

Exhibit B

Planning Exhibit:

DEVELOPMENT AREA E1 – Parcel 1 (APN 101-46-012A) of
Development area E lot split 3.337 acres*

Zoning District Business Park –

Development Option Congregate care allowed specific to and only with approved site plan PZ-18-00061-02
Business Park Uses

Specific Performance Standards

a) Business Park Use

Maximum Gross FAR	.33
Minimum LSR	.35
Maximum Net FAR	.50
Maximum Building Height	35 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Scale	Community
Maximum Floor Area	110,424 SF

b) All Other Uses (incl. Congregate Care)

Maximum Gross FAR	.61
Minimum LSR	.40
Maximum Net FAR	.55
Maximum Building Height	40 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Scale	Community
Maximum Floor Area	101,930 SF

Restrictions

- 1) Setback from the Forest Ave right-of-way shall be a minimum of 75 feet for buildings and parking.
- 2) Building height shall be limited to one story within 100 feet of Forest Ave.
- 3) No commercial lodging will be allowed.
- 4) No restaurant development option will be allowed.

NOTE: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The Flagstaff Zoning Code should be consulted for current specific standards.

*Base Site Area

DEVELOPMENT AREA E2 – Parcel 2 (APN 101-46-012B) of
Development area E lot split 4.657 acres*

Zoning District Business Park

Development Option Business Park Uses

Specific Performance Standards

a) Business Park Use

Maximum Gross FAR	.33
Minimum LSR	.35
Maximum Net FAR	.50
Maximum Building Height	35 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Scale	Community
Maximum Floor Area	110,424 SF

b) All Other Uses

Maximum Gross FAR	.30
Minimum LSR	.40
Maximum Net FAR	.55
Maximum Building Height	40 feet
Parking – See Flagstaff Zoning Code Table 10-50.80.040.A	
Maximum Scale	Community
Maximum Floor Area	101,930 SF

Restrictions

- 1) Setback from the Forest Ave right-of-way shall be a minimum of 75 feet for buildings and parking.
- 2) Building height shall be limited to one story within 100 feet of Forest Ave.
- 3) No commercial lodging will be allowed.
- 4) No restaurant development option will be allowed.

NOTE: See also the first page of this section for description of other development criteria and controls. The above areas and standards are for planning purposes only. The Flagstaff Zoning Code should be consulted for current specific standards.

*Base Site Area