NOTICE AND AGENDA

PLANNING & ZONING COMMISSION
WEDNESDAY
AUGUST 14, 2019

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

1. Call to Order

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

MARGO WHEELER, CHAIR
DAVID ZIMMERMAN, VICE CHAIR
MARIE JONES
DR. ALEX MARTINEZ
ERIC NOLAN
VACANT
VACANT

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Minutes from the regular meeting on Wednesday, June 26, 2019.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission approve the minutes of June 26, 2019.

5. PUBLIC HEARING

A. Project # PZ-17-00227-03 Miramonte at Ponderosa Parkway

Direct to Ordinance Zoning Map Amendment, by Miramonte Arizona, LLC, of approximately 11.97 acres located at 1650 East Ponderosa Parkway from the Rural Residential (RR) zone to the High Density Residential (HR) zone. The development site is located within the Resource Protection Overlay (RPO).

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Direct to Ordinance Zoning Map Amendment request to the City Council with a recommendation for approval of case PZ-17-00227-03, subject to the following four conditions which will be included into the zoning map amendment ordinance:

1. The subject property must be developed in accordance with the approved site plan and the conditions of appoval dated May 28, 2019. Modifications (other than minor modifications) to the approved site plan will require an amendment to this Direct to Ordinance Zoning Map Amendment request.
2. All other requirements of the Zoning Code and other City codes, ordinances and regulations, shall be met by the proposed development.
3. All terms, conditions, and restrictions detailed within the “Development Agreement Miramonte at Ponderosa Parkway Condominiums” must be fully satisfied.
4. In the event the property is rezoned and the Developer fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classifications of Rural Residential (RR) in accordance with A.R.S. § 9-462.01.

B. Project # PZ-18-00182-02 The Commons at Sawmill

A request from NB SAWMILLTIC 1 LLC, for a Conditional Use Permit from the City of Flagstaff to allow a Rooming and Boarding Facility which permits each of the 448 bedrooms (194 garden style apartments) to be leased individually. The site is 6.71 acres in size and is located at 901 South O’Leary Street, within the High Density Residential (HR) Zone.

STAFF RECOMMENDED ACTION:

In accordance with the findings as presented in this report, staff recommends the Planning and Zoning Commission approve Conditional Use Permit PZ-18-00182-02 with the following conditions:

1. The development complies with all the IDS site plan approval comments, dated February 25, 2019.
2. The site is developed in substantial conformance to the site plan, elevations, and technical documents approved by the Planning and Zoning Commission.
3. The applicant agrees to provide NAIPTA bus passes through the Bulk Purchase Program with each lease (one per bedroom) for a two-year period.

C. Project # PZ-19-00095 Accessory Dwelling Unit

A Zoning Code Text Amendment to amend the Flagstaff Zoning Code (Ordinance No. 2011-20) for the purpose of modifying chapters, divisions, and sections of Title 10 Flagstaff Zoning Code, including the sections of Division 10-40.60: Specific to Uses, and Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, to resolve conflicts, incorporate technical corrections and clarity, and to add new and modify existing requirements, provisions, and definitions.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, find that the requirements of the Zoning Code have been met, and make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

6. **GENERAL BUSINESS**

A. A work session with the Planning and Zoning Commission to discuss the City's concepts to amend the zoning code pertaining mixed-use developments.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

B. A work session with the Planning and Zoning Commission to discuss the City's concepts to amend the zoning code pertaining to the goals, policies, and implementation strategies of the High Occupancy Housing Specific Plan.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

7. **MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

8. **ADJOURNMENT**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on ___________, at _______ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this ______ day of ____________________, 2019.

____

Tammy Bishop, Administrative Specialist

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Tammy Bishop, Environmental Code Technician
Date:	08/09/2019
Meeting Date:	08/14/2019

TITLE:

APPROVAL OF MINUTES

Minutes from the regular meeting on Wednesday, June 26, 2019.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission approve the minutes of June 26, 2019.

Executive Summary:

Minutes are attached.

Attachments: June 26, 2019

Minutes-Draft

City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, June 26, 2019

City Hall Council Chambers, 211 W Aspen

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop at (928) 213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

CALL TO ORDER-The meeting was called to order at 4:02 p.m. by Chairman Wheeler

COMMISSION MEMBERS: Margo Wheeler, Chairman
Dr. Alex Martinez
Marie Jones
Eric Nolan

Absent Excused: David Zimmerman-Vice Chairman
Kyle Anticevich

CITY STAFF: Tiffany Antol, Staff Liaison
Genevieve Pearthree, Associate Planner
Daniel Symer, Zoning Code Manager
Becky Cardiff, Recording Secretary

I. GENERAL BUSINESS

A. PUBLIC COMMENT

(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)

None

B. APPROVAL OF MINUTES

1) Special meeting of June 12, 2019.

Motion to approve the minutes from the regular meeting of June 12, 2019 as submitted.

Moved by Commissioner Nolan **Seconded by** Commissioner Jones Motion carried unanimously.

II. PUBLIC HEARING

A. ZONING CODE TEXT AMENDMENT

For a Zoning Code Text Amendment (Case No.: PZ-19-00094) to amend the Flagstaff Zoning Code (Ordinance No. 2011-20) for the purpose of modifying chapters, divisions, and sections of Title 10 Flagstaff Zoning Code, including the sections of Division 10-20.30: Common Procedures, Division 10-20.40: Permits and Approvals, Division 10-30.60: Site Planning Design Standards, Division 10-40.30: Non-Transect Zones, Division 10-40.40: Transect Zones, Division 10-40.60: Specific to Uses, Division: 10-50.30 Building Height, Division: 10-50.40 Encroachments, Division 10-50.50: Fences and Screening, Division: 10-50.60 Landscaping Standards, Division 10-50.100: Sign Standards, Division 10-50.90: Resource Protection Standards, and Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, to resolve conflicts, incorporating technical corrections and clarity, and to add new, and modify existing, requirements, provisions, and definitions.

Staff Recommendation: Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, find that the required findings of the Zoning Code have been met and make a recommendation to the City Council for approval.

Staff: Dan Symer, Zoning Code Manager

Mr. Symer gave a PowerPoint presentation on the proposed zoning code text amendments and answered questions from Commissioners.

Discussion was held on the proposed amendments

Motion to send to City Council for approval PZ-19-00094 Zoning Text Amendments in accordance with the findings as presented by staff

Moved by Commissioner Jones **Seconded by** Commissioner Nolan Motion carried unanimously.

III. OTHER BUSINESS

A. PINE CANYON CLUB CONDOS

Address:	3000 S. Clubhouse Circle
Assessor's Parcel Number:	105-10-167
Property Owner:	TLC PC Golf, LLC
Applicant:	TLC PC Golf, LLC
Application Number:	**PZ-18-00168-01**
City Staff:	Genevieve Pearthree
Action Sought:	Preliminary Plat

TLC, PC requests preliminary plat approval for Club Cabin Condominiums at the Estates at Pine Canyon Unit 1—a 4-unit residential condominium subdivision at 3000 S. Clubhouse Circle. The condominium plat is on the 10.88-acre Tract K of the Estates at Pine Canyon Unit 1 subdivision in the R1 (Single-Family Residential) Zone.

Recommended Action: Staff recommends the Planning & Zoning Commission forward the Preliminary Plat request to the City Council with a recommendation for approval subject to the findings presented in the Staff Report.

Ms. Pearthree gave a PowerPoint presentation on the proposed preliminary plat and answered questions from Commissioners.

Peter Burger, Symmetry Companies, answered questions about the purpose of the condominium plat

Ms. Antol was present and answered questions from Commissioners

Motion to send to City Council for approval PZ-18-00168-01 Preliminary Plat in accordance with the findings and conditions as presented by staff

Moved by Commissioner Martinez **Seconded by** Commissioner Jones Motion carried unanimously.

IV. WORKSESSION

Request for a work session with the Planning and Zoning Commission to discuss the City's request to amend the zoning code to resolving conflicts, incorporating technical corrections and clarity, add and modify definitions, and to add, delete and modify the codes requirements pertaining to accessory dwelling units and mixed-use developments. The proposed amendments affect, but are not limited to, the provisions of the codes: administration and procedures; non-transect zones; resource protection standards; specific to uses; accessory buildings, structures and uses; and definitions.

Staff: Dan Symer, Zoning Code Manager

Mr. Symer gave a PowerPoint presentation on the proposed zoning code text amendments and answered questions from Commissioners.

Public Comment

David Carpenter, resident, discussed concerns about the mixed use portion of the proposed amendments

Joe Galli, speaking on behalf of the Greater Flagstaff Chamber, expressed concerns about the extreme changes of the proposed amendments

Ms. Antol answered questions from Commissioners

V. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol gave an update on future meetings

ADJOURNMENT

Adjourned at 6:08 p.m.

5. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Alaxandra Pucciarelli, Planning Development Manager - AP
Date:	08/01/2019
Meeting Date:	08/14/2019

TITLE:

Project # PZ-17-00227-03 Miramonte at Ponderosa Parkway
Direct to Ordinance Zoning Map Amendment, by Miramonte Arizona, LLC, of approximately 11.97 acres located at 1650 East Ponderosa Parkway from the Rural Residential (RR) zone to the High Density Residential (HR) zone. The development site is located within the Resource Protection Overlay (RPO).

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Direct to Ordinance Zoning Map Amendment request to the City Council with a recommendation for approval of case PZ-17-00227-03, subject to the following four conditions which will be included into the zoning map amendment ordinance:

1. The subject property must be developed in accordance with the approved site plan and the conditions of appoval dated May 28, 2019. Modifications (other than minor modifications) to the approved site plan will require an amendment to this Direct to Ordinance Zoning Map Amendment request.
2. All other requirements of the Zoning Code and other City codes, ordinances and regulations, shall be met by the proposed development.
3. All terms, conditions, and restrictions detailed within the “Development Agreement Miramonte at Ponderosa Parkway Condominiums” must be fully satisfied.
4. In the event the property is rezoned and the Developer fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classifications of Rural Residential (RR) in accordance with A.R.S. § 9-462.01.

Attachments:
Staff Report
Application
Area Context Map
Legal Notice
Project Narrative
Regional Plan Analysis
Citizen Participation Plan and Meeting Report
Draft Development Agreement

PLANNING AND DEVELOPMENT SERVICES REPORT
DIRECT TO ORDINANCE ZONING MAP AMENDMENT

PUBLIC HEARING	**DATE:**	**August 02, 2019**
PZ-17-00227-03	**MEETING DATE:**	**August 14, 2019**
	REPORT BY:	**Alaxandra Pucciarelli**

REQUEST:
Direct to Ordinance Zoning Map Amendment, by Miramonte Arizona, LLC, of approximately 11.97 acres located at 1650 East Ponderosa Parkway from the Rural Residential (RR) zone to the High Density Residential (HR) zone. The development site is located within the Resource Protection Overlay (RPO).

STAFF RECOMMENDATION:
Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Direct to Ordinance Zoning Map Amendment request to the City Council with a recommendation for approval.

PRESENT LAND USE:
The subject property is approximately 11.97 acres of undeveloped land. The parcel is currently owned by Ponderosa Parkway, LLC.

PROPOSED LAND USE:
The developer proposes the construction of 169 multi-family residential condominium units built in 13 three-story buildings consisting of 13 units each. The development will include 10% "attainable" for-sale units. The site contains the required civic space, common open space, protected tree and slope resources, and on-site surface parking.

NEIGHBORHOOD DEVELOPMENT:
See the attached area context map.

North:	San Francisco de Asis Church zoned Rural Residential (RR) and Medium Density Residential (MR)
East:	Village Shopping Center zoned Highway Commercial (HC)
South:	Commercial uses (including Starbucks, Culvers, and Clean Freak Car Wash) zoned Highway Commercial (HC)
West:	City of Flagstaff Fire Station zoned Rural Residential (RR)

I. Project Introduction

A. Background

The applicant is proposing to amend the City of Flagstaff's Rural Residential (RR) zone for an 11.97-acre parcel to High Density Residential (HR) zone. The parcel is located on East Ponderosa Parkway, just north of Route 66, behind the existing commercial development. The proposed development will consist of 169 multi-family residential for-sale units, constructed as 13 three-story buildings. Each building will consist of 13 units ranging from 500 to 1,300 square feet in size. The remainder of the parcel will be common area regulated by the homeowners' association and the property manager. These areas include tree and steep slope resources, common open space amenities, private access easements, drainage, stormwater detention facilities, and civic space.

B. Proposed Rezoning and Development Plan

The applicant, Miramonte Arizona, LLC, is requesting rezoning approval to permit the development of for-sale condominiums consisting of 169 units. The 13 three-story buildings contain 13 units each, ranging from one to three-bedroom units. The unit mix includes the following:

UNIT DESCRIPTION	NO. OF UNITS PER BLDG.	NO. OF UNITS TOTAL
Studio	1	13
1 Bed/1 Bath	4	52

2 Bed/2 Bath	6	78
3 Bed/2 Bath	2	26
	13	169

The minimum density requirement in the HR zone is 10 units per acre and the maximum density allowed is 22 units per acre (within the RPO). However, the site is located within a Suburban Activity Center which supports a maximum density of 13 units per acre. Based on the entire project area (11.97 acres) the Regional Plan supports a total 156 units. The applicant has committed to meeting the City's Residential Sustainable Building Standards. In return for 100% of the units meeting HERS 50 Standard, the applicant may have up to a 25% bonus. This bonus results in an additional 39 units allowed for a total of 195 units, although the proposal is for only 169 units.

The HR zone permits a maximum building height of 60 feet, or 65 feet for buildings with roofs with a pitch greater than 6:12. However the Regional Plan limits building height in a suburban area to three-stories. The highest roofline of the proposed three-story buildings will be just under 48 feet from finished grade.

II. Staff Site Plan Review

On May 28, 2019, the Inter-Department Staff (IDS) approved an application for Site Plan Review of the proposed development subject to successfully obtaining a Direct to Ordinance Zoning Map Amendment (rezoning). A copy of the application is attached to this report.

A. Zoning – City of Flagstaff Zoning Code

If this Direct to Ordinance Zoning Map Amendment request is approved, approximately 11.97 acres will be rezoned to the High Density Residential (HR) zone. Development of the site will be conditioned to the approved site plan and a final development agreement. Any substantial change to the approved site plan would require a new rezoning request and further review and approvals by the Planning and Zoning Commission and City Council. The Site Plan provided includes a preliminary grading plan, preliminary utility plan, resource protection plan, building floor plans and elevations, exterior lighting plan, and preliminary landscaping plan.

i. Site Planning Standards

In accordance with Section 10-30.60.030 of the Zoning Code a site analysis was completed in conjunction with the concept plan for this project that examines the topography of the site, solar orientation, existing/native vegetation types, view corridors, climate, subsurface conditions, drainage swales and stream corridor, and the built environment and land use context.

ii. Resource Protection

There is a Resource Protection Overlay zone on the subject site. The Zoning Code requires 50% of the tree resources to be saved. The developer proposes to save 52.4% of the existing tree resources. In addition to saving trees throughout the site, the site plan shows clusters of trees to be saved at the southern end of the site and along the natural drainage channel. At the northern portion of the site, there is steep slopes that must be protected. The Zoning Code requires 70% of the slope area to be protected. The proposed development protects 70.8% of the slope resources.

iii. Open Space & Civic Space

The HR zone requires 15% of the gross lot area to be Common Open Space (Table 10-40-30.030.A). A minimum of 78,176 square feet of open space is required for the proposed residential project. The applicant is proposing 287,130 square feet of common open space, which is 55% of the site area. Most of the open space is positioned at the northern portion of the site, where the protected steep slope is located.

Section 10-30.60.060.B.1.b of the Zoning Code requires developments with 50 or more dwelling units to provide a minimum of 5% of the site as Civic Space. This space must be accessible to the general public. A total of 26,059 square feet of civic space is required for this project. The site plan identifies a total of 27,990 square feet of civic space within the residential development, which is 5.4% of the site area. The civic space is divided into three locations on the site. All three include a picnic table and BBQ. The largest area is located at the south corner of the parcel, where the existing ponderosa pines trees will be preserved. This space also serves to buffer the commercial uses from the proposed residential use.

iv. Pedestrian and Bicycle Circulation Systems

The applicant will be installing a 5-foot-wide parkway and 5-foot wide sidewalk along the east side of Ponderosa Parkway. On site, the applicant has proposed sidewalks connecting the buildings, parking areas, the public sidewalks, and the recreational areas. Each building provides bike racks, and the existing FUTS on the west side of Ponderosa Parkway continues into an extensive trail system on McMillian Mesa and ties into Buffalo Park.

v. Compatibility and Architectural Design Standards

Compatibility does not mean "the same as" but rather it refers to how well a new development is sensitive to the character of existing development. The Zoning Code breaks down compatibility into three categories: Patterns of Development, Scale, and Continuity.

Patterns of Development include streetscapes, site relationships, signage, and landscape features. The buildings located along the street frontage have direct pedestrian ties into the public sidewalk. As the development continues up the hillside, the buildings step with the existing topography.

Scale refers to similar or harmonious proportions, overall height and width, the visual intensity of the development, and the building massing. The development breaks up its mass into separate structures that step up the hillside.

Continuity encompasses patterns of development and scale, but also site development, building forms, texture, materials, details, and colors. As further discussed in the Community Character review under the Regional Plan, the building exteriors are in a style compatible with the Flagstaff area. The exterior colors will complement the natural surroundings including utilizing native materials such as malpais stone veneer. The preservation of native pines in and around the buildings adds to the quintessential natural Flagstaff look.

vi. Landscaping

Landscaping plans are not required in conjunction with a Direct to Ordinance Zoning Map Amendment. The applicant provided a conceptual landscaping plan, showing all landscape areas and tree locations. The conceptual plan generally meets the requirements of parking lot landscaping, street buffer landscaping, building foundation, and peripheral buffer landscaping found within Section 10-50.60 of the Zoning Code.

vii. Outdoor Lighting

The subject property is located within Lighting Zone II and is allowed a total of 50,000 lumens per acre. Outdoor lighting plans are not required in conjunction with a Direct to Ordinance Zoning Map Amendment. The developer provided a conceptual outdoor lighting plan. A final lighting plan will be reviewed for compliance at the time of building permit submittal.

viii. Parking

Based on the requirements for market rate units, 302 spaces are required. Guest parking requires an additional 26 parking spaces. This results in 328 total required parking spaces. Since the development is located within a quarter mile of a bus stop, the applicant has taken a 10% reduction in the number of required spaces. By both providing bike racks and protecting resource trees in the parking area there is an additional reduction of 10% allowed. These reductions result in the requirement for 262 parking spaces. The proposed development includes

273 surface parking spaces, including 8 ADA accessible parking stalls. There are also 7 motorcycle parking spaces.

ix. Historic/Cultural Resources

A Cultural Resource Letter Report was completed for the subject property on February 12, 2019. The report states that no archaeological or historic resources of any kind were observed on the property.

B. <u>Public Systems Impact Analysis</u>

i. <u>Traffic/Right-of-Way Impact</u>

The size of this proposed development does not trigger a full Traffic Impact Analysis. In this case, an analysis was required to determine if the access driveways met warrants for a right turn deceleration lane. The analysis showed that the middle driveway, which serves the greatest number of units, required a right turn lane, as shown on the site plan.

ii. <u>Water and Wastewater Impact</u>

A Water and Sewer Impact Analysis (WSIA) was completed by the City on November 30, 2018. The proposed development is located within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. No off-site water or sewer improvements will be required. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

Water

The existing 12" water main stops just north of the project's first driveway. The applicant plans to extend the 12" water main across the entire frontage. Extending the waterline in the right-of-way shall be done according to City of Flagstaff Standards.

Wastewater

There is an existing 12" sewer line running within a public utility easement along the southern boundary that will serve this project. The developer also plans to extend the existing 12" sewer line along the Ponderosa Parkway frontage. Tapping the sewer line in the easement and constructing the sewer in the right-of-way shall be done according to City of Flagstaff Standards.

iii. <u>Stormwater Analysis</u>

The project's overarching drainage concept is to provide peak flow stormwater discharge mitigation (detention), partial stormwater runoff volume mitigation (LID ROCV) and improvement to the water quality of site discharges (LID) and onsite stormwater conveyance improvements. Development of the site will meet the peak flow mitigation, total volume mitigation and water quality requirements through the use of surface water storage systems classified as extended detention basins (EDB), which consist of a detention and a retention storage capacity as well as filtration components. As part of the rezoning request a Drainage Impact Analysis (DIA) is required. The intent is to determine any potential adverse downstream drainage impacts and to identify mitigation options. The project is providing on-site volume mitigation required by the DIA to remove any volumetric increases in stormwater runoff from the site. The total volume of stormwater runoff discharged from the site will be mitigated by the retention volume provided within aforementioned EDB's. Water quality improvements consisting of sediment capture components will be incorporated with the use of Low Impact Development (LID) Integrated Management Practices (IMPs) including sediment traps at inlets to any surface storage systems, and filtration system located within the EBDs. The project will provide the attenuation required to reduce the post development peak runoff to the pre-development rates for the 10-year and 100-year storms.

Per these requirements the developer will mitigate the potential for downstream impacts. Based on the proposed site mitigation measures, the project will not have any additional impacts to the downstream drainage conditions.

C. Residential Sustainable Building Standards

To obtain up to a possible 25% density bonus, this project is meeting the standards listed in Section 10-30.70.040. There are four sections which must be met: 1) Water Resource Protection, 2) Transportation/Air Quality, 3) Waste Reduction During Construction, and 4) Energy Efficiency.

To meet the Water Resource Protection requirement, the landscape design for the development shall not include an oasis zone (hydrozone 1) as otherwise permitted in Section 10-50.60.050(C), Oasis Allowance, and Section 10-50.60.060, Hydrozones. The Transportation/Air Quality requirements are achieved because the development site is located within at least one-quarter mile of a bus stop. In addition, the development is located within at least one-quarter mile of a FUTS trail. The applicant is also considering providing for electric vehicle charging. To achieve the Waste Reduction During Construction requirements, the new development shall have a written solid waste program that includes a plan for the recycling or reuse of all paper, cardboard, plastics, and metals; a plan for the recycling or reuse of all lumber scraps so that they are diverted from the landfill; and a plan for the diversion of all masonry and cementitious materials so that they are diverted from the landfill. The Energy Efficiency component is achieved by applying the HERS rating system. The applicant shall obtain independent third-party verification that the minimum HERS rating has been achieved.

III. Direct to Ordinance Zoning Map Amendment

An application for a Direct to Ordinance Zoning Map Amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and, whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

Direct to Ordinance Zoning Map Amendments shall be evaluated based on the following findings:

A. Finding #1:

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

i. General Plan/Flagstaff Regional Plan (FRP 2030) Process and Analysis Summary

When staff performs a Regional Plan (the "Plan") analysis, staff reviews all maps, text, and goals and policies to determine which are the most relevant in relation to the proposed application. The Plan's Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan provide supplemental information for the interpretation of goals and policies. In the case of any conflict between the Future Growth Illustration and the Plan's goals and policies, the goals and policies will prevail. The Future Growth Illustration has two types of land use designations: "Area Types" describe the place-making context of Urban, Suburban, Rural, or Employment, and "Place Types" such as activity centers, corridors, and neighborhoods which provide the framework for the density, intensities, and mix of uses within the area types.

Staff has identified that the subject property is designated as Existing Suburban and is located within a Future Suburban Activity Center on the Plan's Future Growth Illustration. A Suburban Activity Center is an area typically located at the intersection of two collectors or neighborhood streets, with vertical or horizontal mixed use, serving the surrounding neighborhoods. The City's desired Suburban Activity Centers Characteristics include a density of 6-13 units per acre for residential only developments.

ii. Applicable General Plan Goals and Policies

As part of its review, staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. These goals and policies are located within the applicant's narrative. The following is a discussion of how the project generally meets or conflicts with goals and policies in each chapter.

a. Environmental Planning & Conservation (Air Quality, Climate Change and Adaptation, Dark Skies, Ecosystem Health, Environmentally Sensitive Lands, Natural Quiet, Soils, and Wildlife)

The parcel consists of native ponderosa pine trees, slope resources, and a waterway which will be preserved. A stand of ponderosa pine trees is located off Ponderosa Parkway near the retail businesses. This stand of trees will be preserved which serves to buffer the commercial uses from the residential, provide patrons of the commercial business with a visually appealing natural environment, and provide native habitat for wildlife. Policy OS.1.5 encourages the integration of open space qualities into the built environment. The project breaks up the mass of the development, steeps the design to work with the topography, and protects trees throughout the site.

b. Water Resources (Water Sources, Water Demand, Stormwater and Watershed Management, and Water Quality)

As shown on Map 21, and referenced in Policy WR.4.3. "Development requiring public utility services will be located within the Urban Growth Boundary," the Property is located within the Urban Growth Boundary. There is existing water infrastructure in Ponderosa Parkway and existing sewer adjacent to the site that can support the proposed project. There are no off-site improvements required for sewer or water service. The proposed development complies with the findings of the Drainage Impact Analysis discussed in the Public Systems Impact Analysis section of this report.

In addition, the existing waterway across the southeastern portion of the property will be maintained, as well as the majority of existing trees growing along side it. Policy WR.5.1 encourages development to preserve and restore existing natural watercourse corridors.

c. Efficient Use of Energy Goals and Policies

The Regional Plan Policy E.1.4 promotes cost-effective, energy-efficient technologies and design in all new buildings for residential construction. The project proposes to include several design features that help increase energy efficiency as listed in the developer's narrative. In addition, the applicant has committed to meeting, and in some cases exceeding, the Residential Sustainable Building Standards required by the code to receive a density bonus.

d. Community Character (Scenic Resources and Natural Setting, Heritage Preservation, Community Design, and Arts, Sciences and Education)

Although the Project will be located on a hillside, it is set back behind a row of commercial uses. The buildings will be three-stories tall but will not be built on the top of the slope. This should keep the buildings from protruding above the top of hill and interfering with view corridors of surrounding residential properties as encouraged in Policy CC.1.1. The building exteriors are in a style compatible with the Flagstaff area. Exterior colors will complement the natural surroundings including utilizing native materials such as malpais stone veneer. The homeowners' association will be tasked with ensuring the Project remains well maintained and visually appealing. As discussed above, the preservation of native pines in and around the buildings adds to the quintessential natural Flagstaff look. Policy CC.1.2. states that development should continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.

e. **Growth Areas & Land Use (Reinvestment, Greenfield, Urban Area, Suburban Area, Rural Area, Employment Area, Special Planning Area, and Activity Centers)**
The Project is located within an area identified as an activity center which includes an older strip mall and four newer commercial properties along Route 66. An influx of residents to this area, in walking/biking/bus distance will continue to spur development of the current businesses and increase employment opportunities. Sidewalks, trails, bike paths, and permanent bus routes are already in place for connectivity from the Project to nearby retail and commercial businesses. The Project itself is designed to provide pedestrian flow and access to the adjacent commercial area. Because the Project meets many of the redevelopment goals, the FRP30 supports flexibility and a rezoning of the parcel to encourage a project with higher densities such as the one proposed. The rezoning would bring more residents into the area for the mutual benefit of the preexisting commercial activity. A more concentrated residential use in this area lessens the need for development towards the peripheral of the urban growth boundary. To the extent the development consists of new construction on a vacant lot, the project meets multiple FRP30 greenfield policies. The multi-family units range from studio to 3-bedroom. The applicant has committed to provide 16 "Attainable Housing Units." These units will be disbursed throughout the development to the greatest extent feasible (with no exterior difference between the attainable and market rate units). The units will be sold at or below 100% of of the Area Median Income ("AMI") affordability level.

The Ponderosa Parkway/ Route 66 area has been clearly designated as a future activity center. FRP30 and Flagstaff's High Occupancy Housing Specific Plan acknowledge that activity centers are the most appropriate locations for high density residential development. The visual appearance of the project was designed to be compatible with the natural setting and surrounding area. Given the hilly topography in the activity center, the location of the commercial development strung along the corridor, and real estate available for residential construction, a mixed-use project on this parcel would be geographically isolated. Instead of mixing uses on a single parcel, the project provides a residential component to compliment the more disbursed commercial and recreational uses nearby. The immediate connectivity to alternative transportation and major roadways, ties these uses together to create an activity center that blends the pre-existing with the new in a way that suites the location. In this location, this mix of uses across parcels is fitting. The increase in vehicular traffic resulting from an increased density to the project location will not infringe on nearby residential areas. The only vehicular access to the project is from Route 66 onto Ponderosa Parkway. Beyond that, Ponderosa Parkway terminates on private church property without a public outlet to the McMillan Mesa area. Both roadways and public portion of Ponderosa Parkway are built out to accommodate high volumes of traffic and the City fire station. In addition, the project will have three entrances off Ponderosa Parkway, the second entrance from Route 66 includes a right turn lane. The entrances provide good flow within the development and accommodates Ponderosa Parkway peak flow times.

This project can foster the planned growth in the activity center in a manner compatible with many goals and policies of the FRP30, including Goal LU.18. Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices and Policy LU.18.4. Encourage developers to provide activity centers and corridors with housing of various types and price points, especially attached and multifamily housing.

f. **Transportation (Mobility and Access, Safe and Efficient Multimodal Transportation, Environmental**

Considerations, Quality Design, Pedestrian Infrastructure, Bicycle Infrastructure, Transit, Automobile, Passenger Rail and Rail Freight, Air Travel, and Public Support for Transportation)
The location of project meets FRP30 goals by tying into current existing energy efficient alternative transportation systems, namely the Flagstaff Urban Trail System (FUTS), bus routes for NAIPTA (Northern Arizona Intergovernmental Public Transportation Authority), and roadways with bike lanes or shoulders within the pedestrian shed. One NAIPTA bus stop is located near the project while additional stops on two other bus routes are located within a reasonable walking distance giving bus riders access to multiple routes with minimal transfers. The developer and NAIPTA are exploring participation in NAIPTA's EcoPass program so the homeowners' association can provide bus passes to residents thereby encouraging bus ridership and supporting NAIPTA. The Ponderosa Parkway and Route 66 intersection has traffic lights and crosswalks for a safe pedestrian crossing. Residents can take advantage of these modes of transportation to access employment and recreation. The FUTS trail overlaps the Arizona Trail near the project which also leads to McMillian Mesa and the trail system at Buffalo Park. The Project proposes 5 bike racks for each building to accommodate over 60 bikes throughout the development. Because the Project is centrally located near a railroad crossing, residents will have easy access to other parts of town by way of the Butler Road corridor and I-40 in addition to Route 66.

g. Neighborhoods, Housing, and Urban Conservation
Rezoning to a higher density is appropriate given the zoning and uses surrounding the parcel. Approximately one-third of the parcel is framed by Highway Commercial (HC) zoning, primarily built out as retail with separate access points. The commercial and residential uses will not share a driveway. A higher density development would be mutually beneficial to these commercial neighbors. Another third of the parcel abuts Ponderosa Parkway. The land on the west side of Ponderosa Parkway is zoned Rural Residential (RR), but includes a City fire station. The remainder of the parcel is lined with RR zoning that is currently vacant. However, the natural features of the area limit feasible construction. The slope on a portion of the parcel serves as a buffer between the lower density property adjacent to parcel and the proposed higher density. Although later residential construction may fill in around the parcel, the proposed higher density is effectively insulated.

h. Economic Development
The Project's contribution to the Suburban Activity Center and redevelopment of a mixed-use neighborhood are discussed above. The project helps achieve Goal ED.8: to promote the continued physical and economic viability of the region's commercial districts by focusing investment on existing and new activity centers.

B. <u>Finding #2</u>
To meet the finding the proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City"); and will add to the public good as described in the General Plan.

The applicant identifies this project as a multi-family development which provides entry-level ownership opportunities and much needed "Attainable Housing" for moderate income residents. The project includes 16 for-sale housing units for up to 100% area median income (AMI). The proposed project facilitates efficient use of the current commercial and transportation corridors and contributes to the growth of a preexisting mixed-use neighborhood. The required civic space also provides an amenity to the community and protects a cluster of existing ponderosa pines adjacent to the existing commercial development to the south.

C. <u>Finding #3</u>
To meet the finding the affected site must be determined to be physically suitable in terms of design, location, shape, size, operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger,

jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Staff believes that the proposed application meets this finding. The Inter-Division Staff reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements as well as impact analysis for the site. Any potential impacts were mitigated by the applicant and no off-site improvements are required to serve this development.

IV. DEVELOPMENT AGREEMENT

A draft development agreement, attached to this report, has been prepared and continues to be negotiated throughout the review of this project. The primary purpose of this agreement is to set out roles and responsibilities in regard to the administration of the Attainable Housing units and the Residential Sustainable Building Standards.

V. CITIZEN PARTICIPATION

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for Direct to Ordinance Zoning Map Amendments. In accordance with State Statute, notice of the public hearing was provided by placing an ad in the Daily Sun, posting notices on the property, and mailing a notice to all property owners within 1,000 feet (exceeding the minimum of 300 feet) of the site excluding rights-of-way.

The applicant held one neighborhood meeting regarding this case on May 1, 2019 at 5:30 pm. The meeting was held at the Flagstaff Aquaplex, located at 1702 North Fourth Street in Flagstaff. Per the sign-in sheets, ten (10) individuals attended the meeting. A Neighborhood Meeting Report, attached, was prepared in response to the questions, comments and concerns presented. The meeting began with an introduction of the proposed development by the Applicant, with an overview of the development's components and design. In a charrette-style interaction, the Applicant encouraged attendees' written contribution of any comments or concerns about the proposed development, which were then discussed with the group.

The applicant requested to waive the requirement for a second meeting. This request was approved by the Planning Director.

No letters or emails from the public has been received as of the writing of this report.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Direct to Ordinance Zoning Map Amendment request to the City Council with a recommendation for approval of case PZ-17-00227-03, subject to the following four conditions which will be included into the zoning map amendment ordinance:

1. The subject property must be developed in accordance with the approved site plan and the conditions of approval dated May 28, 2019. Modifications (other than minor modifications) to the approved site plan will require an amendment to this Direct to Ordinance Zoning Map Amendment request.
2. All other requirements of the Zoning Code and other City codes, ordinances and regulations, shall be met by the proposed development.
3. All terms, conditions, and restrictions detailed within the "Development Agreement Miramonte at Ponderosa Parkway Condominiums" must be fully satisfied.
4. In the event the property is rezoned and the Developer fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classifications of Rural Residential (RR) in accordance with A.R.S. § 9-462.01.

Attachments:

- Application
- Area Context Map
- Legal Notice
- Project Narrative
- Regional Plan 2030 Analysis
- Citizen Participation Plan and Meeting Report
- Draft Development Agreement
- NAIPTA correspondence and draft agreement
- Approved Site Plans

MAY 1 6 2019

City of Flagstaff

Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

P: (928) 213-2618
F: (928) 213-2609

FEB 2 1 2019

PREZ/PGM

Date Received	Application for Zoning Map Amendment and/or Minor Regional Plan Amendment	File Number
JAN 2 2 2019		PZ-17-00227-03

Property Owner(s)	Title	Phone	Email
Ponderosa Parkway, LLC	Owner		jkemmerly@miramontehomes.com
Mailing Address 4578 N. 1st Ave, Ste 160			**City, State, Zip** Tucson, Az 85750
Applicant(s) Miramonte Arizona, LLC	**Title** Developer	**Phone** 520-237-6116	**Email** jkemmerly@miramontehomes.com
Mailing Address 102 S. Mikes Pike St			**City, State, Zip** Flagstaff, Arizona 86001
Project Representative) Jack Kemmerly	**Title** VP of Land Development	**Phone** 520-237-6116	**Email** jkemmerly@miramontehomes.com
Mailing Address 102 S. Mikes Pike St			**City, State, Zip** Flagstaff, Arizona 86001
Requested Review	☒ Zoning Map Amendment	☐ Minor Regional Plan Amendment	☐ Continued

Site Address	Parcel Number(s)	Subdivision, Tract & Lot Number
1650 E. Ponderosa Parkway	107-07-002-E	
Existing Zoning District Rural Residential	**Proposed Zoning District:** High Density Residential (HR)	**Existing Regional Plan Land Use Category** Suburban Activity Center

Existing Use	Proposed Use
Vacant	Multi-Family Residential

Property Information:
☐ Yes ☒ No Located in an existing Local/National Historic District? (Name:__________)
☐ Yes ☒ No Existing structures are over 50 years old at the time of application?
☒ Yes ☐ No Subject property is undeveloped land?

Requested Urban Growth Boundary Change (If Applicable)	Proposed Regional Plan Land Use Category
	(same) Suburban Activity Center

Property Owner Signature(required)	Date:	Applicant Signature	Date:
[signature]	1/22/19	[signature]	1/22/19

For City Use

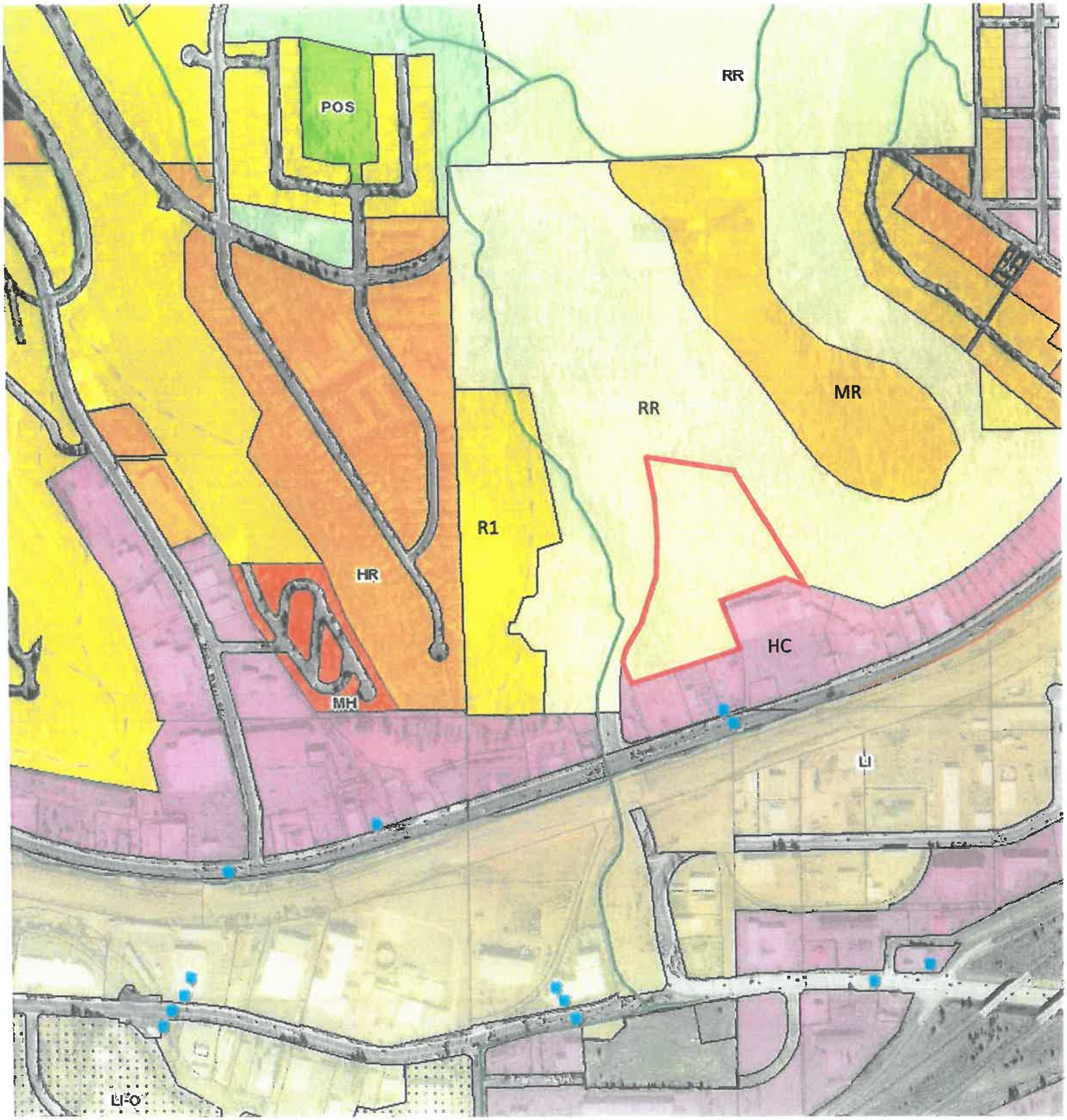
Date Filed:	File Number(s):	Type of Zoning Map Amendment:
P & Z Hearing Date:	Publication and Posting Date:	☐ Small scale
Council Hearing Date:	Publication and Posting Date:	☐ Medium scale
Fee Receipt Number: 1903838	Amount: / Date:	☐ Large scale ☐ Multi-phase scale

Action by Planning and Zoning Commission:	Action by City Council:
☐ Approved	☐ Approved
☐ Denied	☐ Denied
☐ Continued	☐ Continued

Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater
	Alax	Dana	Kent	Scott Kim	Doug

Rev. 2/10/14


PONDEROSA PARKWAY
N SWITZER CANYON DR
E ROUTE 66



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NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, August 14, 2019, at 4:00 p.m. and the Flagstaff City Council will hold a Public Hearing on Tuesday, August 27, 2019, at 6:00 p.m. to consider the following:

A. Explanation of Matters to be considered:

1. A proposed amendment to the official City of Flagstaff zoning map to rezone 11.97 acres from Rural Residential (RR) to High Density Residential (HR) for the purpose of multi-family residential development.

The site currently consists of land owned by Ponderosa Parkway LLC at 1650 East Ponderosa Parkway.

B. General Description of the Affected Area:
Approximately 11.97 acres, Coconino County Assessor's Parcel Number 107-07-002E, situated in the SW Quarter of Section 14, Township 21 North, Range 7 East, located at 1650 East Ponderosa Parkway, City of Flagstaff, Coconino County, Arizona.

The Council hearing for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Interested parties may file comments in writing regarding the proposed amendment or may appear and be heard at the hearing dates set forth above. Maps and information regarding the proposed amendment are available at the City of Flagstaff, Planning and Development Services Section, 211 West Aspen Avenue.

Unless otherwise posted, all Planning and Zoning Commission and City Council meetings are held in the Council Chambers of City Hall, 211 West Aspen Avenue, Flagstaff, Arizona.

PROPOSED ZONING MAP AMENDMENT
From Rural Residential (RR) to High Density Residential (HR) for the purpose of multi-family residential development

ADDRESS: 1650 East Ponderosa Parkway,
APN: 107-07-002E
ACRES: Approximately 11.97 Acres
City of Flagstaff
Coconino County

FOR FURTHER INFORMATION CONTACT
Alaxandra Pucciarelli
Planning Development Manager
Planning & Development Services
211 West Aspen Avenue
Flagstaff, Arizona 86001
(928) 213-2640
apucciarelli@flagstaffaz.gov

Jack Kemmerly
Ponderosa Parkway, LLC
Miramonte Homes, LLC
102 S. Mikes Pike Street
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(928) 774-0028
jkemmerly@miramontehomes.com

Publish: July 27, 2019

Miramonte at Ponderosa Parkway

Zoning Map Amendment - Narrative

Introduction

Ponderosa Parkway, LLC (Applicant) is proposing to amend the City of Flagstaff's Rural Residential (RR) designation for parcel 107-07-002-E to a High Density Residential (HR) use. The proposed multifamily development will consist of 169 for-sale residential condominium units in 13 buildings on the now-vacant parcel. The buildings will modestly rise three-stories and be thoughtfully arranged to preserve a stand of native ponderosa trees and retain open space on the most publicly visible portions of the parcel. In addition to entry-level ownership pricing of the development, ten percent of the total units will be part of a private affordable housing program facilitated by the condominium homeowners' association. In addition, the project will utilize sustainable building practices including water resource protection, energy efficiency, transportation/air quality, and waste reduction during construction.

Figure 1: Proposed building type rendering

MIRAMONTE
HOMES

Application Procedure

The Zoning Map Amendment will be performed through the Direct Ordinance with a Site Plan Submittal process. The proposed project conforms with the Flagstaff Regional Plan 2030 and does not require a Regional Plan Amendment. Ponderosa Parkway, LLC made their first Site Plan submittal to the City of Flagstaff on 10/30/18. This Site Plan entitlement was approved on 5/28/19 by Community Development Staff. This will be a Large-Scale Zoning Map Amendment (100+ residential units) as designated by the City of Flagstaff Zoning Code. A Water Sewer Impact Analysis (WSIA) completed on 12/6/18 concluded that the existing water and sewer infrastructure in Ponderosa Parkway is adequate to serve the proposed project. The proposed HR use meets the intent of the Suburban Activity Center.

Improvements

The 11.96-acre parcel will contain 13 condominium buildings with 13 units each ranging from 500 to 1,300 sf in size. The remainder of the parcel will be common area regulated by a new established Homeowners Association & Property Manager. Common areas will include tree & slope resources, amenities, private access easements, drainage, and detention basins.

Regional Plan Analysis

The proposed project meets the intent of the Regional Plan's Suburban Activity Zone completing the mix of uses in the designated Ponderosa Parkway/Route 66 future activity center. The multi-family use compliments the newer commercial developments fronting Route 66 and will help add value to the older Village Shopping Center to the east of the parcel. The 13 condominium buildings will be built into the hillside stepping with the sloping topography and preserving the top of the hillside visible from Route 66. The project delivers a much-needed housing supply of for-sale units to Flagstaff's missing middle-income working class. The project's goal is to offer a variety of units for sale at less than $300,000 in the heart of the city just minutes from downtown. As a mixed-income development, 10% of the units will be deed restricted as part of the private attainable housing program.

Being centrally located and along major corridors, residents will have multiple transportation options available to them including NAIPTA's Mountain Line, bicycle, and pedestrian accessibility. Each unit will be provided a NAIPTA Mountain Line EcoPass by the Homeowner's Association to further entice residents to utilize alternate means of transportation other than personal vehicles that congest Flagstaff's infrastructure. Ponderosa Parkway Condominiums are also located directly along the Arizona Trail, a National Scenic Trail that begins at the US-Mexico border and runs all the way north to Utah. This connects both pedestrians and bicyclists to endless trail systems throughout the FUTS Trail network and beyond for leisure or daily commutes. As identified in the Regional Plan and reinforced by Flagstaff's High Occupancy Housing Plan (which this project is not subject to), activity centers including this area are the most appropriate locations for higher occupancy housing development as proposed by the Ponderosa Parkway Condominiums.

Attainable Housing

Sixteen condominium units in the Development (10% of the total) will be designated "attainable" units as part of the Ponderosa Parkway Private Mixed-Income Housing Program to be governed by the condominium unit's deed restrictions and be facilitated by the condominium HOA and a contracted third-party nonprofit organization. These Attainable Units are similar "affordable" housing in the City's community land trust program, yet in a condominium, all owners have an undivided interest in the land as part of the legally defined "common elements." This legal ownership structure precludes participation in a community land trust where affordable homes include a ground lease to individual buyers. Through deed restrictions and the HOA, Ponderosa Parkway's private attainable housing program incorporates elements of a community land trust into a private program to bring a new affordable option to Flagstaff home buyers – condominiums.

As with other "affordable" housing, the initial sale of Attainable Units is limited to income eligible buyers for a maximum sales price. Here, eligible buyers would be households of one to 4 persons with an income of 100 percent or less of the City of Flagstaff's Area Median Income Limits (AMI) for the current year. The initial sales price will be no greater than 100 percent AMI maximum home prices for the eligible buyer's income limit.

The Attainable Units will have the same floorplans and exterior appearance as market rate units and be available beginning in the first phase of development. The Attainable Units include studios through three-bedroom units with the unit-mix dictated by the buyer's preference and timing. This flexibility allows the development and delivery of these units to be determined by the qualified buyer's demand. Buyers of Attainable Units will have the same rights and obligations as members of the condominium HOA as owners of market rate units. Energy efficiency features standard on all units will help lower the utility costs for owners across the Development.

As a private program, the Ponderosa Parkway Private Mixed-Income Housing Program should not require City resources to implement. Instead, the HOA will be tasked with operating the program and will have authority to implement and enforce rules and restrictions applicable to all condominium owners, such as limits on short term rentals. To ensure the program starts off well, the Applicant/HOA will contract with a third party nonprofit organization to qualify buyers. The intention is to utilize the same organization that the City of Flagstaff contracts with to qualify buyers for its affordable housing programs. Currently, Housing Solutions of Northern Arizona is contracted with the City and has graciously provided resources and information for Applicant in creation of the Ponderosa Parkway attainable housing program.

Attainable Units must be owner occupied and the entire Development, both attainable and market rate units, will be subject to rules and restrictions limiting short terms rentals. Ponderosa Parkway Condominium is intended to be a housing community for Flagstaff's work force.

Sustainable Building Standards

The proposed development will meet the standards of Section 10-30.70.040 of the City of Flagstaff Zoning Code for residential sustainable building practices which would entitle Applicant to a housing density bonus of 25%. Applicant will only utilize 8% of the bonus. Each residential building (which includes both market rate and attainable units) in the Project will meet or exceed an energy efficiency score of 50 or lower on the HERS rating system (Home Energy Rating System) and be certified by an independent third party. The appliances included with each unit are ENERGY STAR rated. Other standard features in all units include LED lighting (interior and exterior), use of open cell foam insulation in attics & walls, and low-VOC and formaldehyde free materials (i.e., carpet, cabinets, paint). The project will be pre-wired for six electric vehicle charging stations and is ideally located for use of alternative transportation methods.

In the landscaping plan, Applicant will not include an "oasis zone" of high or moderate water use plants that it would otherwise be entitled to. Low water use, native, and drought tolerant plants will be emphasized with seasonal automatic drip watering systems. Reuse of native materials from the site for landscaping and other construction purposes is planned. The dry creek traversing the parcel will not be relocated and to the extent feasible, native plants will be preserved along the banks. Instead of concrete, the interior sidewalks will be constructed of brick pavers.

Land Development

The parcel consists of slope resources which will be preserved per City of Flagstaff requirements noted on the attached Site Plan. The existing dry creek routed through the southeastern portion of the property will be maintained, with a driveway traversing the eastern edge of the channel. The site will drain within the proposed roadways and their drainage infrastructure which include onsite detention on the east edge of the parcel as noted. New water, solid & liquid waste, gas, electric, and low-volt lines will be installed in the proposed private driveways for the multi-family buildings.

Property & Materials Management

The Property's drive aisles, parking, and surface improvements will be maintained by the Homeowners Association & Property Manager. This includes all snow removal and regular maintenance activities. This also includes snow removal on the Ponderosa Parkway sidewalk and maintenance of the Ponderosa Parkway landscaping in the right of way. Five double dumpster enclosures are shown throughout the project on the attached Site Plan and meet the minimum 3 cubic yards of trash and recycling each per 20 units. All turning radii meet City of Flagstaff Engineering Standards and trash collection vehicular movement requirements.

Community Benefit

With the applied-for rezoning, the Flagstaff community gains a multi-family development which provides entry-level ownership opportunities plus much needed attainable housing for moderate to low-income (up to 100 percent AMI) residents. The proposed HR use meets the intent of the Suburban Activity Center. The proposed project is located within the Suburban Activity Center at Ponderosa Parkway and Route 66. A higher density residential use is consistent with the Flagstaff Regional Plan 2030 that encourages compact development in current activity centers. The requested rezoning will not change the Regional Plan area or place type. It will simply allow for higher density at an appropriate location which facilitates efficient use of the current commercial & transportation corridors, and contributes to the growth of a preexisting mixed-use neighborhood. Additional information about the suitability of the site for the proposed amendment is included in the Regional Plan analysis.

An Arizona Developer in Our Community

Finally, the Applicant-developer Miramonte Homes is an Arizona based company founded in Tucson, Arizona in 1992. Miramonte now has a Flagstaff office with its principals residing in the Flagstaff community and invested in its future through numerous notable civic organizations, City and County boards, commissions including participation in crafting the Flagstaff Regional Plan 2030, the County Comprehensive Plan, the County Engineering Plan, etc. Miramonte's completed projects throughout Flagstaff and Arizona reflect a track record of quality construction, responsible planning, and meaningful community involvement.

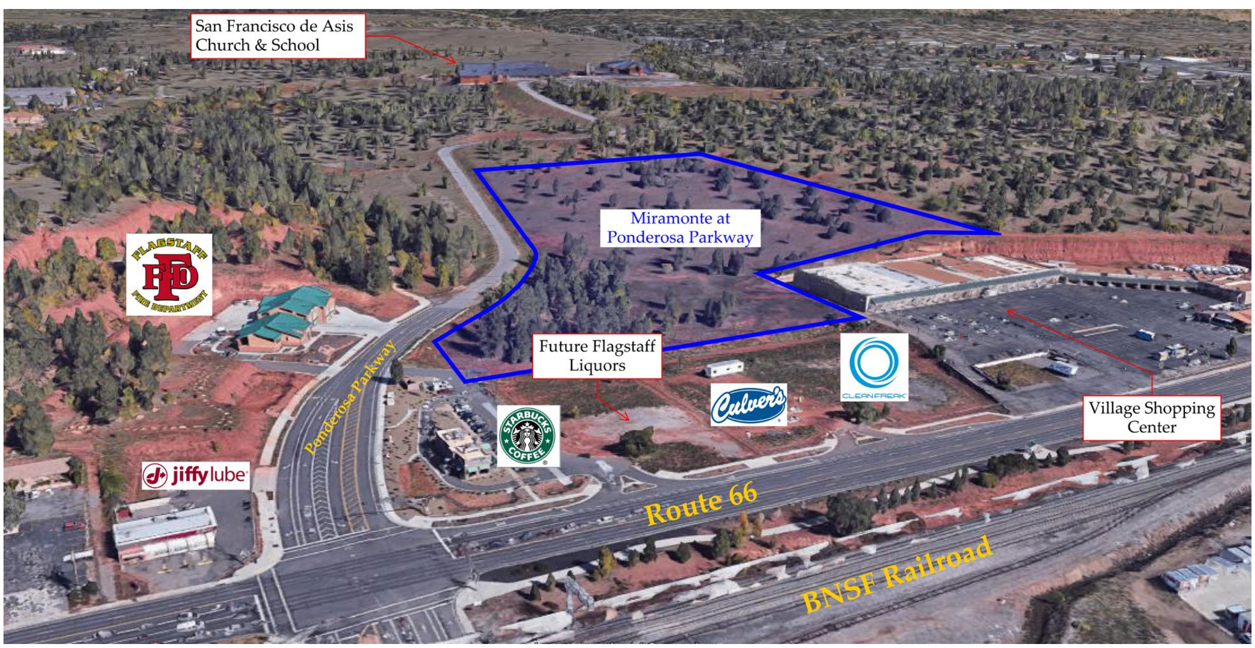
Legal

Sixteenth: SW Quarter: SW Section: 14 Township: 21N Range: 07E PCL LAND SW4 SEC 14; COM SW COR SEC 14; TH N 88-40-05 E 498.63'; TH N 88-46-22 E 94.31'; TH N 88-33-15 E 97.00'; TH N 88-33-15 E 17.13'; TH N 88-49-16 E 33.06' TO PT ON CURVE,RADIUS N 83-36-13 E; TH NLY 266.06' ALNG SAID CURVE, HAVING CENTRAL ANGLE OF 22-52-57 & RADIUS OF 666.20' TPOB; TH CONTINUING NLY 91.43' ALNG SAID CURVE, CENTRAL ANGLE OF 07-51-49 RADIUS 666.20'; TH N 24-20-59 E 100.00' TO BEG OF CURVE CONCAVE TO W, RADIUS PT N 65-39-01 W; TH NLY 161.97' ALNG SAID CURVE, CENTRAL ANGLE OF 16-52-24, RADIUS 550.00'; TH CONTINUING ALNG SAID CURVE 30.02', CENTRAL ANGLE 03-07-38; TH N 04-20-59 E 128.87' TO BEG OF CURVE CONCAVE TO W, RADIUS PT N 85-39-01 W; TH NLY 516.81' ALNG SAID CURVE, CENTRAL ANGLE OF 11-36-44, RADIUS 2550.00';TH S 81-54-10 E 435.11'; TH S 25-00-00 E 595.79'; TH S 71-30-21 W 320.98'; TH S 18-30-39 E 251.55'; TH S 71-29-50 W 566.31'; TH N 18-16-58 W 121.42' TPOB.

Miramonte at Ponderosa Parkway

Regional Plan 2030 Analysis

Ponderosa Parkway, LLC (Applicant) is proposing to amend the City of Flagstaff's Rural Residential (RR) designation for parcel 107-07-002-E to a High Density Residential (HR) use in connection with the Miramonte at Ponderosa Parkway project. As part of the rezoning, the project must be assessed for compatibility with the Flagstaff Regional Plan 2030 (FRP30). The Project is not only consistent with, but also assists the community to meet many of the City's important development goals and policies set forth in the FRP30 including providing the residential component of the future Suburban Activity Center at Ponderosa Parkway / Route 66.



Introduction

The Miramonte at Ponderosa Parkway condominium project (Project) will consist of 169 multi-family residential units built in 13 buildings on an approximately 11.97-acre vacant parcel. The buildings will be 3-stories tall and consist of 13 units each. The remainder of the parcel will be common area to include tree & slope resources, amenities, private access easements, drainage, and detention basins. The Project will be regulated and maintained by a new established homeowners' association.

The development will include 16 attainable housing units dispersed throughout the project for qualified buyers (up to 100 percent area-median income (AMI)). Both the market rate and attainable housing units are currently proposed as for-sale condominiums. By allowing the rezoning, the Flagstaff community gains a compact multi-family development in a current activity center which provides entry-level ownership opportunities and much needed attainable housing for moderate income residents.

Overview

FRP30 notes that the national trend is moving towards smaller houses, smaller lots, multi-family, and multi-generational housing; yet the primary construction over the last 10 years in Flagstaff has been single family home subdivisions (FRP30 IX-3). This Project offers alternatives to these subdivisions that is in line with national trends by placing a multi-family development in a current activity center. Instead of building out towards the edges of the development boundaries, this Project ties into preexisting infrastructure, commercial opportunities, and transportation options to access employment in a central location. According to FRP30, the parcel is in a Suburban Activity Center centered at Ponderosa Parkway and Route 66. The requested rezoning will not change the FRP30 area or place type, it will simply allow for higher density at an appropriate and economically viable location. In FRP30, activity centers are considered the most appropriate location for higher occupancy housing developments.

Narrative

The right project at the right site. To casual observers, hearing about a project on Ponderosa Parkway may conjure ideas of more construction on the beloved open space atop McMillan Mesa, that is not accurate with the proposed development. The Project location is tucked behind a row of commercial buildings (including Starbucks, Culvers, and Clean Freak car wash) and is bounded by a large strip mall along Route 66.

Figure 1: View looking north from Route 66 at Starbucks (left), Culvers (middle), & Clean Freak Car Wash (right)

Efforts to incorporate and preserve the natural environment and resources reflect the thoughtful layout of the development. The proposed 169 units will not be housed in a single monolithic building that dominates the neighborhood. Instead, the units are dispersed through 13 attractive buildings that modestly rise three stories. The buildings are strategically placed on the parcel and incorporated into native stands of trees to create an appealing, natural layout for residents.

The buildings will not rise above the hill or interfere with the viewshed of the surrounding residential areas or neighboring church. They will be appropriately built "into" the hillside instead of "on top" the hillside. This is a more costly building approach, but results in the preservation of an unbroken expanse of hillside at the top of the slope and parcel, the portion most visible to the public from nearby roadways. Lower portions of the development will be shielded from public view with stands of native ponderosa pines to be preserved per the proposed Site Plan.

Homebuying choices for the working class. The Project may be of higher density, but it is not structured to be a student housing development. Attainable units must be primarily owner occupied and all units will be subject to restriction requiring rentals be to a minimum thirty days to encourage owner-occupancy, not vacation rentals. The Project will be marketed as an option for Flagstaff's working residents facing ever rising housing costs. In addition to the for-sale permanent attainable housing component, the units are priced so that home ownership is available to this working middle class. The Project will feature a range of units including studios, one-bedroom, two-bedroom, and three-bedroom condominium units to accommodate families of all sizes at varying price points, all of which will be ENERGY STAR certified by a third party. The Applicant aims to offer a variety of units at less than $300,000. The energy efficiency of the residences and common areas will keep utility expenses in check.

The Project increases an overlooked option – condominiums – to the homebuying residents of Flagstaff. These units will be newly constructed in a community designed from the outset as permanent residences, a benefit that may be lacking in condominiums converted from rental apartments.

FRP30 notes that the growth areas in the last 10 years have primarily been single family subdivisions. This condominium development offers the Flagstaff community a choice of something other than a single-family home on a lot. With the homeowner's association responsible for maintenance and repairs of the common areas and building exteriors, condominiums provide an option for residents to age in place. The Project's close proximity to public transportation further extends independent living feasibility.

A residential addition paired with pre-existing commercial uses. The parcel is currently zoned Rural Residential, and the proposed rezoning seeks to continue the residential nature, albeit with a higher density. Although some new projects may provide mixed use within the project itself, mixed uses on this parcel would undermine the future Activity Center contemplated by FRP30. Instead, the Project provides the residential component required to create mixed-use across the broader activity center. This is an appropriate scale given the location on Route 66 and pre-existing commercial uses. The very convenient alternative transportation ties these uses together and creates a new sense of place lacking in the current area.

Moreover, the adjacent commercial uses will benefit from the increased foot traffic within walking and biking distance. At the time of this submittal, there is no business operating at the former Albertson's grocery store a very short walking distance of the Project. Currently, the minimal residential uses in the area suggest that consumers are either passing by or "commuting" in to patronize the businesses. This Project infills a critical residential gap in the space between the east and west sides of town instead of creeping towards the edges of the development boundary further drawing consumers away from the pre-existing commercial activities.

To satisfy the City's goal of Ponderosa Parkway / Route 66 growing into a Suburban Activity Center, there must be residential options available. The High Occupancy Housing Specific Plan recognizes that activity centers are an appropriate location for this increased density.

The community benefits from the injection of density at a site where the infrastructure and commercial uses support it. The development is proposed in an area along Route 66 currently seeing little residential growth or options for such growth. This unique parcel in the heart of Flagstaff along major corridors and in close proximity to public transportation, bicycle, and pedestrian sidewalk and trail options that should be high-density residential to maximize these benefits listed for future homeowners. This project provides much needed connections and infill infrastructure from the downtown through the 4th Street corridor as championed in the Regional Plan.

The most relevant FRP30 goals and policies are discussed and identified below and organized roughly into topics covered by the corresponding FRP30 chapters.

Growth Areas & Land Use – FRP30 Chapter IX

The Project is located within an area specifically identified as an Activity Center in the FRP30 which includes an older strip mall and four newer commercial properties along Route 66. Just beyond the Project's pedestrian shed is a shopping center where the anchor store front sits vacant. An influx of residents to this area, in walking/biking/bus distance may spur development of the current under endorsed businesses and increase employment opportunities. Sidewalks, trails, bike paths, and permanent bus routes are already in place for connectivity from the Project to three schools, a Community Center, and the area retail and businesses. The Project itself is designed to provide stress-free pedestrian flow and access to the adjacent commercial area.

Because the Project meets many of the redevelopment goals and the Activity Center goals, the FRP30 specifically supports flexibility and a rezoning of the parcel to encourage a project with higher densities such as the one proposed. The rezoning would bring more residents into the area for the mutual benefit of the preexisting commercial activity. A more concentrated residential use in this area lessens the need for development towards the peripheral of the urban growth boundary.

This project also contributes to the community by meeting or exceeding the following Goals and Policies of the Flagstaff Regional Plan;

> Goal LU.1: Invest in existing neighborhoods and activity centers for the purpose of developing complete, and connected places.
>
> Policy LU.1.1. Plan for and support reinvestment within the existing city centers and neighborhoods for increased employment and quality of life.
>
> Policy LU.1.6. Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.
>
> Policy LU.1.7. Consider creative policy and planning tools (such as transfer of develop rights or transfer of development obligations) as a means to incentivize redevelopment and infill.
>
> Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.
>
> Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.
>
> Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
>
> Policy LU.5.3. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.
>
> Policy LU.5.4. Encourage development to be clustered in appropriate locations as a means of preserving natural resources and open space, and to minimize service and utility costs, with such tools as Transfer of Development Rights (TDR).

To the extent the Project consists of new construction on a vacant lot, the Project also meets multiple FRP30 greenfield policies. Multi-family units ranging from studio to 3-bedroom with attainable housing disbursed throughout (with no exterior difference between the attainable and market rate units). As discussed in the transportation section below, the Project's access to alternative transportation facilitates connectivity to other areas.

> Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.

> Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.

Suburban Areas – FRP30 Chapter IX

The Project's ideal central location provides convenient access to alternative transportation methods. A public-private partnership with NAIPTA is being actively negotiated for the Project's homeowners' association to purchase EcoPasses for each of the Project's 169 units. The Project is near NAIPTA bus stops going both directions on Route 66 with direct links to both the Downtown and Mall Connection Centers for transfers to all other NAIPA route lines. A short walk from the Project are bus stops for purple Route 7 (Butler, Huntington, Fourth Street) and green Route 3 (Butler, Soliere) shown on Figure 3. These lines also stop at the Greyhound station on Butler Avenue and near the Amtrak passenger rail station on Route 66 for out of town travel without parking hassles.

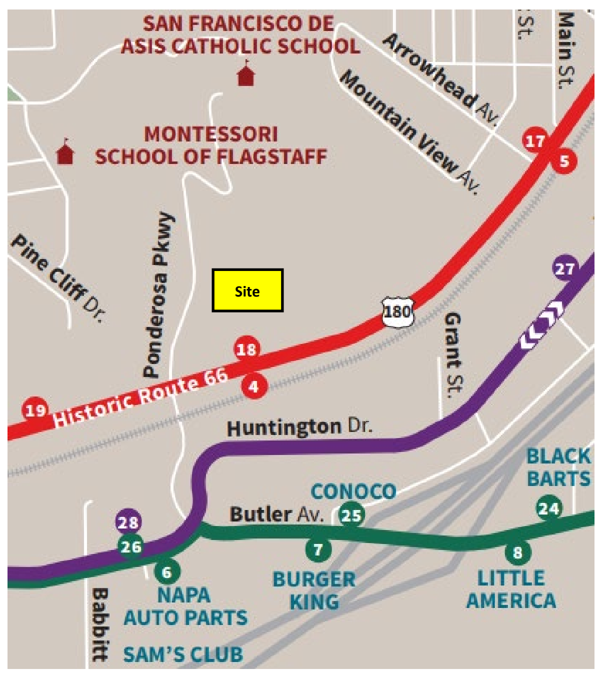


Figure 2: NAIPTA Route Map

The Project is also ideally located for making use of the Flagstaff Urban Trail System (FUTS) that runs along Ponderosa Parkway. From the Project, the FUTS can be taken to three schools, West to a community Center, North for recreational purposes to the McMillan Mesa trails and adjacent Buffalo Park trails with access to the Mt. Elden trail system. This portion of the FUTS also doubles as a section of the magnificent Arizona Trail, a legendary, and historic 800-mile trail crossing Arizona from Mexico to Utah. The FUTS trails, bike routes, and bike lanes near the Project (Figure 3) are well developed and mostly paved. The Route 66 trail provides paved FUTS trails along Route 66 in addition to the bike lanes on the road itself.

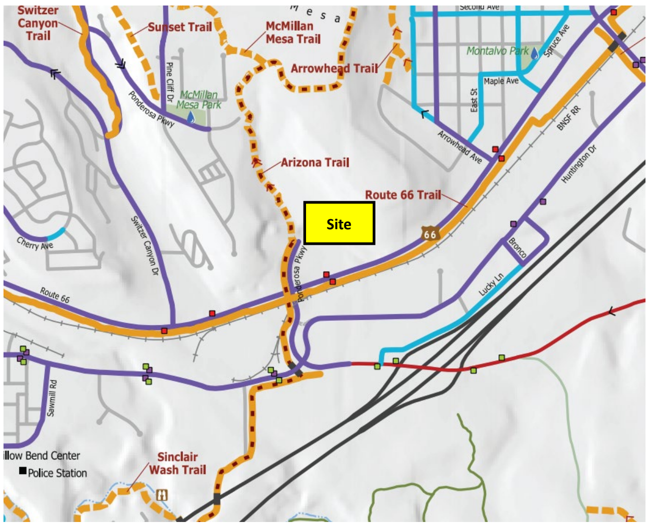


Figure 3: FUTS Trail Map

All of this new infrastructure to the networks provides critical infill in the system from the Downtown area to Fourth Street and both North and South FUTS trails. The trails and paths on Ponderosa Parkway south of the railroad crossing have been improved to incorporate a trail underpass for trail users to safely navigate the Butler intersection. The residents of the Project will now benefit from the capital improvements made in the area to encourage alternative transportation.


Figure 4: Butler Ave-Enterprise Underpass

> Goal LU.13. Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods.
>
> Policy LU.13.1. Prioritize connectivity for walking, biking, and driving within and between surrounding neighborhoods.
>
> Policy LU.13.2. Consider public transit connections in suburban development.
>
> Policy LU.13.3. Consider retro-fitting suburbs for walkability and mixed-use.
>
> Policy LU.13.4. Plan suburban development to include a variety of housing options.

Policy LU.13.9. Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks, community centers, and neighborhoods.

Policy LU.13.10. Protect wildlife corridors where appropriate.

Policy LU.13.11. Promote cluster development as an alternative development pattern in appropriate locations as a means of preserving resources and to minimize service and utility costs.

Activity Centers – FRP 30 Chapter IX

The Ponderosa Parkway/ Route 66 area has been clearly designated as a future activity center. FRP30 acknowledges that activity centers are the most appropriate locations for higher occupancy housing development. Although not technically subject to the Flagstaff's High Occupancy Housing Specific Plan, this plan reiterates the community's desire to cluster denser uses in activity centers. As discussed elsewhere, the visual appearance of the Project was designed to be compatible with the natural setting and surrounding area. The Project will not have the outward appearance of a large student housing project that overshadows the surrounding area. Instead, it will generate a sense of place and a compatibility that is specifically designed to comply with the Activity Center goals and policies.

Given the hilly topography in the activity center, the location of the commercial development strung along the corridor, and real estate available for residential construction, a mixed-use project on this parcel would be geographically isolated and unobtrusive. Instead of mixing uses on a single parcel, the Project provides a residential component to compliment the more disbursed commercial and recreational uses nearby. The immediate connectivity to alternative transportation, major roadways, and the FUTS trail system ties these uses together to create an activity center that blends the pre-existing with the new in a way that suites the location. In this location, this mix of uses across parcels is fitting and absolutely contributes and conforms to the Activity Center concepts.

The increase in vehicular traffic resulting from an increased density to the Project location will not infringe on nearby residential areas. The only vehicular access to the Project is from Route 66 onto Ponderosa Parkway. Beyond that, Ponderosa Parkway terminates on private church property without a public outlet to the McMillan Mesa area. Both roadways and public portion of Ponderosa Parkway are built out to accommodate high volumes of traffic and the City fire station. In addition, the Project will have three entrances into the Project off Ponderosa Parkway, the second entrance from Route 66 includes a right turn lane. The entrances provide good flow within and from the development and accommodates Ponderosa Parkway peak flow times.

As noted, the area is designated as a "future" activity center. This is a thoughtful project that can foster the planned growth in the activity center in a manner compatible with many goals and policies of the FRP30 such as the ones cited below.

> Goal LU.18. Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices.
>
> Policy LU.18.1. Design activity centers and corridors appropriate to and within the context of each area type: urban, suburban, or rural.
>
> Policy LU.18.3. Redevelop underutilized properties, upgrade aging infrastructure, and enhance rights-of-way and public spaces so that existing activity centers and corridors can realize their full potential.
>
> Policy LU.18.4. Encourage developers to provide activity centers and corridors with housing of various types and price points, especially attached and multi-family housing.
>
> Policy LU.18.5. Plan for and support multi-modal activity centers and corridors with an emphasis on pedestrian and transit friendly design.
>
> Policy LU.18.6. Support increased densities within activity centers and corridors.
>
> Policy LU.18.8. Increase residential densities, live-work units, and home occupations within the activity center's pedestrian shed.
>
> Policy LU.18.9. Plan activity centers and corridors appropriate to their respective context and scale.
>
> Policy LU.18.13. Promote higher density development in targeted areas where economically viable and desired by the public.
>
> Policy LU.18.14. Endorse efficiency of infrastructure with compact development within targeted activity centers.
>
> Policy LU.18.18. New development within existing activity centers should enhance the existing street pattern to meet the goals and policies of the Regional Plan related to connectivity and complete streets.

Environmental Planning & Conservation; Open Space
FRP30 Chapters IV, V

Figure 5: Trees to be preserved north of Starbucks

The parcel consists of native ponderosa pine trees, slope resources, and a waterway which will be preserved. A large stand of naturally occurring ponderosa pine trees is located off Ponderosa Parkway near the retail businesses. This stand of trees will be preserved which serves to buffer the commercial uses from the residential, provide patrons of the commercial business with a visually appealing natural environment, and provide native habitat for wildlife.

During construction, methods to minimize disruption to slopes and natural resources such as native trees and plants will be employed. The Project will use native and/or drought tolerant plants in its new landscaping areas and utilize passive rainwater harvesting.

> Policy E&C.6.3. Promote protection, conservation, and ecological restoration of the region's diverse ecosystem types and associated animals.
>
> Policy E&C.6.8. Disturbed areas for improvements and landscaping for new developments shall emphasize the use of native, drought-tolerant or edible species appropriate to the area.
>
> Policy E&C.9.2. Construction projects employ strategies to minimize disturbed area, soil compaction, soil erosion, and destruction of vegetation.
>
> Policy OS.1.5. Integrate open space qualities into the built environment.

Water Resources – FRP30 Chapter VI

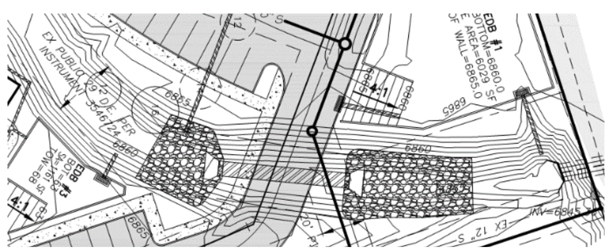


Figure 6: Proposed headwall on Site Plan

The existing waterway routed through the southeastern portion of the parcel will be maintained. The Project includes construction of a headwall east of building 2 to address and prevent additional erosion. Multiple onsite water detention areas will be located on the parcel, remaining flows will drain within the proposed roadways and their drainage infrastructure. By limiting disruption to the slopes during construction, the native plant material will naturally address precipitation in those areas thereby limiting erosion.

A Water Sewer Impact Analysis (WSIA) was completed on 12/6/18 and concluded that the existing water and sewer infrastructure in Ponderosa Parkway is adequate to serve the proposed project.

> Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary.
>
> Policy WR.5.1. Preserve and restore existing natural watercourse corridors, including the 100-year floodplain, escarpments, wildlife corridors, natural vegetation, and other natural features using methods that result in a clear legal obligation to preserve corridors in perpetuity, where feasible.
>
> Policy WR.5.3. Identify downstream impacts as the result of development, and provide for mitigation measures to address impacts. When possible, mitigations should be non-structural in nature.
>
> Policy WR.5.6. Implement stormwater harvesting techniques to support water conservation strategies by collecting and using local precipitation in the vicinity where it falls to support both human and overall watershed health needs.
>
> Policy LU.2.4. Utilize Low Impact Development (LID) strategies and stormwater best practices as part of the overall design for new development.

Energy – FRP30 Chapter VII

Energy efficient features and appliances will be standard for both market rate and attainable housing units. These features include LED lighting (interior and exterior), use of open cell foam insulation in attics & walls, and low-VOC and formaldehyde free materials (i.e., carpet, cabinets, paint). All buildings will be ENERGY STAR certified as verified by a certified third-party inspection company. Green Building construction practices will maximize efficiency, minimize waste and avoid pollution of the building site. Utilizing all onsite appropriate soils for backfills, etc. will also minimize our construction carbon footprint.

See the transportation for discussion of how the project contributes to energy efficient modes of transportation.

> Policy E.1.4. Promote cost-effective, energy-efficient technologies and design in all new and retrofit buildings for residential, commercial, and industrial projects.

Policy E.1.5. Promote and encourage the expansion and use of energy-efficient modes of transportation: a. Public transportation b. Bicycles c. Pedestrians

Community Character – FRP30 Chapter VIII

Although the Project will be located on a hillside, this residential area is set back behind a row of commercial and retail uses. The buildings will be three-stories tall, but will not be built on the highest slope portions of the parcel, therefore will not protrude above the top of hill and interfere with view corridors of surrounding residential properties. As with Applicant's other Miramonte developments in the City, the exterior of the buildings will be quality construction in an attractive style compatible with the Flagstaff area. Exterior colors will complement the natural surroundings including utilizing native materials such as malpais stone veneer. The homeowners' association will be tasked with ensuring the Project remains well maintained and visually appealing. As discussed above, the preservation of native pines in and around the buildings adds to the quintessential natural Flagstaff look.

Figure 7: Proposed building front entry

Policy CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.

Policy CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.

Policy CC.1.5. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas.

Policy CC.1.6. Encourage cluster development to preserve open space, viewsheds, and scenic vistas.

Policy CC.3.1. Encourage neighborhood design to be respectful of traditional development patterns and enhance the overall community image.

Policy CC.3.2. Maintain and enhance existing buildings and blend well-designed new buildings into existing neighborhoods.

Policy CC.4.3. Employ design solutions that balance the interface of the natural and built environments, with the most urbanized core activity areas being the most built, and the most rural areas being the most natural.

Policy CC.4.4. Design streets and parking lots to balance automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.

Policy CC.4.5. Encourage local landscaping using Xeriscape, low-impact principles, and native vegetation wherever possible.

Policy CC.4.6. Use landscaping to benefit the environment and improve aesthetics, in order to maximize the economic benefit that a well landscaped community provides.

Transportation; Recreation – FRP30 Chapters X, XV

The location of project meets FRP30 goals by tying in to current existing energy efficient alternative transportation systems, namely the Flagstaff Urban Trail System (FUTS), bus routes for NAIPTA (Northern Arizona Intergovernmental Public Transportation Authority), and roadways with bike lanes or shoulders within the pedestrian shed. One NAIPTA bus stop is located near the Project while additional stops on two other bus routes are located within a reasonable walking distance giving bus riders access to multiple routes with minimal transfers. The developer and NAIPTA are exploring participation in NAIPTA's EcoPass program so the homeowners' association can provide bus passes to Project residents thereby encouraging bus ridership and supporting NAIPTA.

The Ponderosa Parkway and Route 66 intersection has traffic lights and crosswalks for a safe pedestrian crossing. Residents can take advantage of these modes of transportation to access employment and recreation. The FUTS trail overlaps the famous 800 mile long Arizona Trail near the Project which also leads to three schools, West to a community Center, North for recreational purposes to the McMillan Mesa trails and adjacent Buffalo Park. The Project proposes five bike racks for each building to accommodate a total of over 60 bikes throughout the development. The Project is also ideally located for making exceptional easy use of the Flagstaff Urban Trail System (FUTS) that runs along Ponderosa Parkway for transportation and recreational purposes.

Because the Project is centrally located near a railroad crossing, residents will have easy access to other parts of town by way of the Butler Road corridor and I-40 in addition to Route 66.

> Goal T.1. Improve mobility and access throughout the region.
>
> Policy T.1.1. Integrate a balanced, multimodal, regional transportation system.
>
> Policy T.1.3. Transportation systems are consistent with the place type and needs of people.
>
> Policy T.1.5. Manage the operation and interaction of all modal systems for efficiency, effectiveness, safety, and to best mitigate traffic congestion.
>
> Policy T.3.3. Couple transportation investments with desired land use patterns to enhance and protect the quality and livability of neighborhoods, activity centers, and community places.
>
> Policy Rec.1.1. Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.

Neighborhoods, Housing, & Urban Conservation – FRP30 Chapter XIII

Rezoning to a higher density is appropriate given the zoning and uses surrounding the parcel. Approximately one-third of the parcel is framed by Highway Commercial (HC) zoning, primarily built out as retail with separate access points. The commercial and residential uses will not share a driveway. A higher density development would be mutually beneficial to these Project neighbors.

Another third of the parcel abuts Ponderosa Parkway. The land on the west side of Ponderosa Parkway is zoned Rural Residential (RR), but includes a large local City fire station. The remainder of the parcel is lined with RR zoning that is currently vacant. However, the natural features of the area limit feasible construction. The slope on a portion of the parcel serves as a buffer between the lower density property adjacent to parcel and the proposed higher density. Although later residential construction may fill in around the parcel, the proposed higher density is effectively insulated.

Policy NH.1.1. Preserve and enhance existing neighborhoods.

Policy NH.1.2. Respect traditions, identifiable styles, proportions, streetscapes, relationships between buildings, yards, and roadways; and use historically appropriate and compatible building and structural materials when making changes to existing neighborhoods, especially in historic neighborhoods.

Policy NH.1.3. Interconnect existing and new neighborhoods through patterns of development, with complete streets, sidewalks, and trails.

Policy NH.1.4. Foster points of activities, services, increased densities, and transit connections in urban and suburban neighborhoods.

Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.

Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.

Policy NH.3.5. Encourage and incentivize affordable housing.

Goal NH.6. Neighborhood conservation efforts of revitalization, redevelopment, and infill are compatible with and enhance our overall community character.

Policy NH.6.1. Promote quality redevelopment and infill projects that are contextual with surrounding neighborhoods. When planning for redevelopment, the needs of existing residents should be addressed as early as possible in the development process.

Policy NH 6.2. Use urban conservation tools to revitalize existing underutilized activity centers to their potential.

Economic Development – FRP30 Chapter XIV

The Project's superb contribution to the Suburban Activity Center and redevelopment of a mixed-use neighborhood are discussed above.

Goal ED.8. Promote the continued physical and economic viability of the region's commercial districts by focusing investment on existing and new activity centers.

Goal ED.9. Promote redevelopment and infill as a well-established means to accomplish a variety of community economic, planning, and environmental goals.

MIRAMONTE
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Conclusion

The Miramonte at Ponderosa Parkway condominium project contributes to the Flagstaff community by meeting and exceeding numerous Goals and Policies of the Flagstaff Regional Plan and providing a necessary residential component to develop the Ponderosa Parkway / Route 66 Activity Center and creating a sense of place in an otherwise underutilized area in the center of the City. The large, but visibly subtle build provides infill and higher density at an ideal location along a transportation corridor connected to infrastructure with the capacity to absorb the increase in use. These energy efficient residences geared toward working class residents offer convenient access to alternative transportation and provide economic support to pre-existing commercial uses within walking or biking distance. Preserving an expansive of hillside for open space, conservation of native Ponderosa pine stands, and preventing erosion from a waterway on the parcel benefits residents and the community. Assessing the Project against the Flagstaff Regional Plan demonstrates this is the right project at the right place.

Miramonte at Ponderosa Parkway

Zoning Map Amendment - Citizen Participation Plan

Introduction

Ponderosa Parkway, LLC (Applicant) is proposing to amend the City of Flagstaff's Rural Residential (RR) designation for parcel 107-07-002-E to a High Density Residential (HR) use. The proposed development will consist of 169 multi-family residential units built in 13 buildings on the vacant parcel. The buildings will be 3-stories tall and consist of 13 units each. The development will include 10 percent permanent affordable housing units up to 100 percent area-median income (AMI). The residential units are currently proposed as for-sale condominiums.

Citizen Participation Plan

Neighborhood Meetings

The Applicant will conduct two neighborhood meetings for interested citizens and adjacent property owners that wish to learn about the development and provide input to the development team. The development team will include the Applicant's development team, general contractor, architect, and land owners.

Meeting Structure

Introduction: Circulation of a sign-in sheet, and introduction of the proposed development by the Applicant, with an overview of the development's components and design.

Community Participation: In charrette-style interaction, the Applicant will encourage attendees' written contribution of any comments or concerns about the proposed development, and in particular will solicit attendees' desired community features, amenities, and specific points of concern.

Discussion: Upon collection of the attendees' written responses, the Applicant will discuss some of the comments received and facilitate an open forum discussion with attendees.

Post-Meeting One-on-One: Following the discussion stage, attendees will have the opportunity to discuss the project with various members of the Applicant's team including Project Management, Architects, and City Staff.

February 21, 2019

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Record of Proceedings

The Applicant will create a written summary of the meetings, including the dates and locations of the meetings, copies of all letters and other notices of the meetings, the mailing list used by the Applicant, a map showing the location of property owners and potentially affected citizens, the number and names of attendees (including the sign-in sheet), a dated photograph of the sign required under Section 10-20.30.060(D)(6), a summary of concerns, issues and problems expressed during the meeting any materials or information shared by the Applicant with the attendees, and copies of all attendee written comments. This record of proceedings, together with the Director's Certification, will be submitted to the Director with the next formal submission of the Applicant. It also will be copied to all persons listing their names and addresses on the sign-in sheet. To the extent not expressly stated here, the record of proceedings will comply with Section 10-20.30.060(F).

Notice of Public Hearings & Community Meetings

Each property owner within 1,000 feet of the proposed development will be notified prior to each Community Meeting & Public Hearing per Section 10-20.30.080 of the Flagstaff Zoning Code. A form of notice is attached. The exact dates and locations of the meetings are yet to be determined. A map showing the 1000-foot notice area, as well as the mailing list, is attached. Citizens listed on the Registry of Interested Persons will be notified and included in the community meetings. The proposed notification methods will include mailed notifications, newspaper publication, and posting at the proposed development. The on-site sign will comply with the timing and technical requirements of Section 10-20.30.060(D)(6).

To: Alaxandra Pucciarelli & Tiffany Antol, Current Planning - City of Flagstaff
From: Jack Kemmerly, Miramonte Homes
Date: 5/1/19
RE: Ponderosa Parkway Neighborhood Meeting

Dear Alaxandra & Tiffany,

Thank you both for attending our Neighborhood Meeting this evening 5:30pm at the Aquaplex, ending at 6:15pm. We are pleased to report there were no negative comments received from attendees following the presentation of the project. We followed the same framework as our Public Participation Plan and have provided a summary of open-discussion questions below, attached the Attendee Comment Cards, and the Meeting Sign-In Sheet.

Please let us know if you need anything else from Miramonte Homes in the processing of our Neighborhood Meeting requirement for the Rezoning of 1650 E. Ponderosa Parkway.

Sincerely,

Jack Kemmerly
Ponderosa Parkway, LLC
Miramonte Homes

<u>Meeting Attendee Open Discussion Q&A (5:50pm)</u>
Q: Is Ponderosa the only thoroughfare and how many entrances will there be going into the site?
A: Ponderosa Parkway is the only thoroughfare accessing the site. There will be an internal network of two-lane access roads with parking built onsite. There are 3 entrances total on Ponderosa Parkway, the lower entrance and middle entrance connect for vehicular circulation.

Q: Is this project the first and final phase in this area? Are there any additional projects going towards the church?
A: The Ponderosa Parkway Condominiums (169 units in 13 buildings) is the first & final phase of development by Miramonte Homes in the Ponderosa Parkway area. There will be no additional phases outside of what is proposed on the 1650 E. Ponderosa Parkway parcel in this Zoning Map Amendment.

Q: Is there any green/open space?
A: There are Civic/Open spaces in various pockets throughout the community. They include new landscaping, existing Ponderosa Pine trees, BBQs, and tables. The grouping of trees to the north of the Starbucks driveway will remain.

Q: Who owns the adjacent land to the project?
A: The church owns the parcel that surrounds the north portion of the 1650 E. Ponderosa Parkway parcel, which is north of the Fire Station, north of the Village Shopping Centre, etc.

Q: What is the project time frame?
A: Land development would begin later in 2019 starting with the Ponderosa Parkway roadway improvements. Then proceeding with the on-lot mass grading activities. The project will likely take 3-4 years in its entirety depending on sales and subsequent building starts.

Q: How many total units?
A: 13 buildings with 13 units each for a total of 169 units.

Q: What is the price point?
A: Under $300,000 with 10% of the units being affordable housing up to 100% AMI.

Q: Are the 5 buildings on the hill going to be 3 story?
A: They will, but they will be cut into the hill and their foundations will step with the topography.

Q: Is there fencing surrounding the property?
A: No, the property will remain open. There will be safety railing where required by code for fall protection.

Q: How will these be set up so people working in our town who need affordable housing buy these as opposed to parents buying for students
A: We will be marketing towards the "Missing Middle," Flagstaff's working residents. Including police officers, fire fighters, city staff, nurses, etc who serve the community and hardly make enough to cover Flagstaff's rising living expenses. We will do everything we can to sell to locals.

Q: Can anyone buy the unit and rent it out to someone else?
A: We have a 30-day minimum rental period in the Condominium Declarations governed by the HOA. 1-2 day short term rentals will not be permitted as these Declarations run with the deed of everyone condominium unit.

Q: Why does it need to be 3 stories?
A: In order to make the project financially viable, the 4 units on the 3rd floors of each building are critical to the project's feasibility. This also drives down costs to be able to obtain lower construction pricing to pass onto buyers at lower purchase prices for these units. Also, to justify the high costs of excavating the large amount of rock necessary to develop this site, it is

essential to build more efficient vertically instead of covering more ground area and excavating more rock.

Q: How many parking spaces do you have per building?
A: We are required to have 273 parking spaces for the entire project by code, and we are providing 273 parking spaces.

DRAFT CIRCULATED JULY 29, 2019

REVISIONS TO THIS DOCUMENT PENDING
CITY ATTORNEY REVIEW

UPDATE FORTHCOMING

[RECORDING HEADER AND MARGINS]

Return to:
City Clerk
City of Flagstaff
211 West Aspen Ave.
Flagstaff, AZ 86001

DEVELOPMENT AGREEMENT

Miramonte at Ponderosa Parkway Condominiums

THIS DEVELOPMENT AGREEMENT ("Agreement") by and between the City of Flagstaff, an Arizona municipal corporation ("City") and Ponderosa Parkway, LLC, an Arizona limited liability company ("Developer") is made this ________ day of _____________, 2019.

RECITALS

A. A.R.S. § 9-500.05 authorizes City to enter into development agreements with landowners and persons having an interest in real property located in the City. City and Developer acknowledge this Agreement is a development agreement pursuant to said provision.

B. Developer is the owner of real property located at 1650 E. Ponderosa Parkway, Flagstaff, Arizona (APN 107-07-002E), which is more specifically described in Exhibit "A" (the "Property").

C. Developer proposes to amend the City of Flagstaff's Rural Residential ("RR") zoning designation for the Property to High Density Residential ("HR"). Developer seeks a Zoning Map amendment by way of Direct Ordinance with a Site Plan process.

D. Developer proposes to develop the Property into a multi-family residential community consisting of up to 169 residential condominium units disbursed through thirteen (13) three-story buildings, civic spaces, and open areas. "Project" herein means the development of the Property for the uses, intensities, and densities currently shown in the submitted Site Plans.

E. Flagstaff City Code Division 10-30.70 provides for a density bonus incentive for new residential developments meeting certain residential sustainable building practices. The Project, as shown in the Site Plans, meets said requirements and is eligible for a density bonus.

F. Developer proposes to voluntarily deed restrict a minimum of ten percent (10%) of the proposed residential units in the Project for affordable housing as detailed below.

G. This Agreement is consistent with the Flagstaff Regional Plan 2030 and City's High Occupancy Housing Specific Plan in effect on the date this Agreement is executed.

H. The City has an interest in ensuring that the development of the Property complies with City standards for development and engineering improvements, and the City believes that development of the Property pursuant to this Agreement will result in planning, safety, and other benefits to the City and its residents.

I. The Developer acknowledges that development of the Property pursuant to this Agreement will be beneficial and advantageous to the Developer by providing assurances to the Developer that it will have the ability to develop the Property within the City pursuant to this Agreement, under the zoning described in Recital 3 above, and in accordance with the Site Plan.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises and agreements set forth herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and in order to fulfill the foregoing objectives, the Parties agree as follows:

INCORPORATION OF RECITALS

1. Each of the recitals set forth above is incorporated into this Agreement as though fully set forth herein.

DEVELOPMENT AND ENTITLEMENTS

2. Scope of Development. The City and Developer hereby acknowledge that the City of Flagstaff Development Review Staff approved, subject to conditions, the site plan and building elevations for the Project on ______ attached hereto as Exhibit "B" and incorporated by this reference (collectively the "Site Plan"). The Site Plan sets forth the basic land uses, intensity and density of such uses, relative height, bulk and size of buildings and structures proposed by Developer for development within the Property. The Site Plan sets forth required improvements and dedications for the Project. As depicted on the Site Plan, the overall maximum number of multi-family condominium units on the Property is 169 with a total of @ bedrooms. Notwithstanding the foregoing, the City acknowledges that, while the Developer intends to develop the Project in general conformance with the Site Plan, in order to make the Project economically viable and otherwise feasible, Developer may request amendments to the Site Plan. The City shall process all submittals made by Developer in conformance with its minor site plan modification process, and nothing contained herein shall preclude the City from the exercise of its normal review process and requirements in connection with its approval of such submittals.

3. Zoning Map Amendment. Developer hereby agrees to be subject to the terms, conditions, and stipulations of the rezoning ordinance for PZ-@@ (City Ordinance No. 2019-@@) and Site Plan (PZ-@@). Should the Flagstaff City Council decline to approve the zoning map

amendment, this Agreement will automatically become null and void.

4. Housing Density Entitlement. Developer will meet the minimum standards under Flagstaff City Code Section 10-30.70.040 for residential sustainable building practices. Accordingly, Developer is granted a density bonus of eight percent (8%) to allow an additional 13 units above the maximum 156 units otherwise allowed for the parcel per the City of Flagstaff Code and Flagstaff Regional Plan 2030.

5. Development Standards. The development of the Property, as well as the requirements for off-site and on-site public improvements, will be governed by the Flagstaff Zoning Code, ordinances, regulations, rules, guidelines, and policies controlling permitted uses of the site, design review standards, the density and intensity of uses, and the maximum and minimum height and size of the buildings in existence as of the Effective Date of this Agreement will apply. For any development modifications made after five (5) years from the Effective Date of this Agreement, the current codes, ordinances, regulations, rules, guidelines, and standards in effect at the time of submittal shall apply. Regardless of the time of development, current City Engineering Standards, Building Code, Fire Code, and other Code provisions, regulations, rules, and guidelines will apply to the Project.

DEVELOPER OBLIGATIONS

6. Infrastructure Improvements. All on-site roadway, water, sewer, and stormwater improvements and any required public easements are identified on the Site Plan and will be completed by Developer.

7. Homeowners' Association. Prior to the submittal of the first application for a building permit to City and pursuant to a condominium declaration ("Declaration") by Developer, Developer will form one or more Arizona nonprofit corporations to serve as the homeowners' association(s) ("HOA") for the Project and exercise all rights and obligations as may be granted, undertaken, or assigned to the HOA(s). The Declaration will incorporate the requirements of this Agreement and further provide that either the HOA, a sub-association, or Developer (until such time as Developer, as "Developer," relinquishes control of the HOA(s) to the property owners, as provided in the Declaration) shall manage and maintain the common elements of the Project. The Declaration will identify the HOA that will be assigned all of the Developer's rights and obligations to operate the affordable housing components of the Project.

8. Adjacent Right-of-Way Landscaping Maintenance. All landscaping and irrigation in adjacent right-of-way areas along Ponderosa Parkway shall be maintained by the Developer or its assignee(s).

9. Drainage and Slope Easement. Developer and City will prepare and record a separate easement agreement ratifying the previous conveyance to the City of a drainage and slope easement, including access to maintain the same, as set forth in the Official Records of Coconino County in Instruments 3555010, 3555011, and 3546724.

10. Affordable Housing. The Project will designate a minimum of ten percent (10%) of the total residential condominium ownership units to be sold at or below 100% of the Area Median

Income ("AMI") affordability level ("Affordable Units") as follows:

a. Affordable Units will range in size from studios to two (2) bedroom units and must be occupied by the owner(s) as a primary residence. Developer will assign responsibility for the affordable housing program to a HOA for the Project. Developer or its assignee will contract with a third party entity to manage and oversee the income qualification and other operational elements of the affordable housing component of the Project.

b. *Deed Restrictions*. Affordable Units will be subject to permanent deed restrictions or other binding affordability restrictions that run with the land and require transfer of the Affordable Units to another income qualified household for a maximum sales price ("Deed Restrictions"). Prior to the conveyance of an Affordable Unit from Developer to a third party purchaser, Deed Restrictions for the particular Affordable Unit incorporating the requirements of this Agreement will be approved by the Director of the City of Flagstaff Housing Section and will be recorded by Developer in the official records of Coconino County.

c. *Initial Sale Price*. Developer agrees to restrict the initial transfer of Affordable Units to purchasing households with a maximum household income at or below 100% of the AMI affordability level for Flagstaff based on then current figures as determined by the United States Department of Housing and Urban Development ("HUD") adjusted for household size ("Initial Sales Price").

d. *Maximum Resale Price*. The maximum purchase price an Affordable Unit may be sold to a new owner will be equal to the lesser of: (1) the current appraised value of the Affordable Unit; or (2) the sum of then owner's purchase price of the Affordable Unit plus twenty five percent (25%) of the increase in the market value of the unit if not encumbered (determined by subtracting the purchase price from the current appraised value) ("Maximum Resale Price").

e. The Initial Sale Price or Maximum Resale Price limitation will not apply if an Affordable Unit is not under contract for sale within 90 days from the date the unit is first listed by the current owner with the Multiple Listing Service or similar real estate listing service. If the Affordable Unit is sold without the Initial Sales Price or Maximum Resale Price requirements, Housing Solutions of Northern Arizona, Inc. or its successor in interest shall be paid the difference between the Maximum Resale Price and the unrestricted market rate purchase price.

f. *Conveyance to an Affordable Housing Program*. Developer may convey any Affordable Unit at the Initial Sale Price to a third party entity that operates an affordable housing program whether for affordable ownership or affordable rentals.

11. <u>Materials Management</u>. Developer agrees to incorporate infrastructure to support recycling activities on-site, including the provision of recycling collection locations near those dedicated for trash. During construction, Developer will provide recycling collection on-site.

12. Permits and Building Fees. Developer agrees and understands that upon the submittal date of any application or permit, the current fees in effect at the time of submittal shall apply to the Project.

DEFAULT; REMEDIES

13. Events Constituting Default. A Party shall be deemed to be in default under this Agreement if such Party breaches any obligation required to be performed by the respective Party within any time period required for such performance and such breach or default continues for a period of thirty (30) days after written notice thereof from the Party not in default.

14. Dispute Resolution. In the event that there is a dispute hereunder which the Parties cannot resolve between themselves, the Parties agree that there shall be a forty-five (45) day moratorium on litigation during which time the Parties agree to attempt to settle the dispute by nonbinding mediation before the commencement of litigation. The costs of any such mediation shall be divided equally between City and Developer or in a manner as the mediator may order. If the Parties do not agree to a binding resolution, a Party shall be free to initiate litigation upon the conclusion of mediation.

15. Developer's Remedies. In the event that City is in default under this Agreement and fails to cure any such default within the time period required therefore as set forth above, then, in that event, in addition to all other legal and equitable remedies which Developer may have, Developer may terminate this Agreement by written notice delivered to City.

16. City's Remedies. In the event that Developer is in default under this Agreement, and Developer thereafter fails to cure any such default within the time period described above, then, in that event, in addition to all other legal and equitable remedies which City may have, City may terminate this Agreement by written notice delivered to Developer.

17. Development Rights in the Event of Termination. Upon the termination of this Agreement as provided herein, Developer shall have no further rights to develop the Property pursuant to this Agreement.

18. No Personal Liability. No current or former member, official, or employee of City or Developer when acting within the scope of their official capacity shall be personally liable (a) in the event of any default or breach by City or Developer, as applicable; (b) for any amount that may become due to the nonbreaching Party or its successor or assign; or (c) pursuant to any obligation of City or Developer, as applicable, under the terms of this Agreement.

GENERAL PROVISIONS

19. Effective Date and Term. This Agreement will be effective on the date of recordation, in accordance with A.R.S. § 9-500.05, after execution by Parties ("Effective Date"). The Agreement will automatically terminate thirty (30) years from the Effective Date.

20. Further Assurances. Each Party, promptly upon the request of the other, will take such further actions and will execute, acknowledge and deliver to the other any and all further

instruments as may be necessary or proper to carry out the purpose and intent of this Agreement.

21. Successors and Assigns. All of the provisions hereof will inure to the benefit of and be binding upon the successors and assigns of the Parties pursuant to A.R.S. § 9-500.05(D), except as provided below. Developer's rights and obligations hereunder may only be assigned to a person or entity that has acquired the Property or a portion thereof and only by a written instrument, recorded in the official records of Coconino County, Arizona, expressly assigning such rights and obligations, including, but not limited to, a HOA. All rights and obligations of Developer under this Agreement will constitute covenants that run with the land and will be binding on all of Developer's respective successors and assigns.

a. Notwithstanding the foregoing, City agrees that Developer's common element ownership, operation, and maintenance obligations provided by this Agreement may be assigned to HOA(s) to be established by Developer.

b. Notwithstanding the foregoing, City agrees that Developer's operation, oversight, and management of the affordable housing components of the Project provided by this Agreement may be assigned to HOA(s) to be established by Developer.

c. Notwithstanding any other provisions of this Agreement, Developer may assign all or part of its rights and duties under this Agreement to any financial institution from which such Developer has borrowed funds for developing the Property or a portion thereof.

22. Entire Agreement. This Agreement contains the entire understanding and agreement between the Parties with respect to the subject matter hereof and supersedes any prior written or oral understandings or agreements between the Parties. All exhibits attached hereto are incorporated herein by reference as though fully set forth herein.

23. Modification of Agreement. This Agreement may be amended or cancelled in whole or in part at any time by written amendment executed by the Parties or by their successor in interest or assigns. All amendments to this Agreement must be recorded in the official records of Coconino County, Arizona, within ten (10) days following execution, as required by A.R.S. § 9- 500.05(D).

24. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof and no waiver by the Parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other provision of this Agreement.

25. Counterparts. This Agreement may be executed in any number of counterparts, each of which will constitute an original, but all of which will constitute one and the same agreement.

26. Terms. Common nouns and pronouns will be deemed to refer to the masculine, feminine, neuter, singular, and plural, as the identity of the person may in the context require; and the word "person" or "party" will include a corporation, limited liability company, firm, partnership, proprietorship, or other form of association.

27. Descriptive Headings. The descriptive headings throughout this Agreement are for convenience and reference only, and the words contained therein will in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement.

28. Construction of Agreement. This Agreement has been arrived at by negotiation and will not be construed against either Party or against the Party who prepared the last draft.

29. Governing Law and Venue. This Agreement and the rights of the Parties shall be governed by and construed in accordance with the laws of the State of Arizona. and any litigation brought by either Party against the other to enforce the provisions of this Agreement must be filed in the Coconino County Superior Court or in the United States District Court for the District of Arizona, if appropriate under 28 U.S.C. § 1331.

30. Cancellation for Conflict of Interest. This Agreement is subject to the cancellation provisions of A.R.S. § 38-511.

31. Attorneys' Fees. In the event any action at law or in equity is instituted between the Parties in connection with this Agreement, the prevailing Party in the action will be entitled to its costs including reasonable attorneys' fees and court costs from the non-prevailing Party, as well as expenses incurred in connection with the prosecution or defense of such action. For purposes of this Agreement, the term "attorneys' fees" or "attorneys' fees and costs" will mean the reasonable fees and expenses of in-house and outside counsel to the Parties hereto, which may include reasonable printing, photocopying, duplicating and other expenses, air freight charges, and fees billed for law clerks, paralegals and other persons performing services under the supervision of an attorney, and the reasonable costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section will survive the entry of any judgment, and will not merge, or be deemed to have merged, into any judgment.

32. Negation of Partnership. The Parties specifically acknowledge that the Project will be developed as private property, that no Party is acting as the agent of any other Party in any respect, and that each Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. None of the terms or provisions of this Agreement are intended to create a partnership or other joint enterprise between the Parties.

33. No Obligation to Develop Property. Except as expressly set forth in this Agreement, neither City or Developer will be required to complete any part or all of the development of the Property.

34. No Third-Party Beneficiaries. City and Developer acknowledge and agree that the terms, provisions, and conditions of this Agreement are for the sole benefit of, and may be enforced solely by, City and Developer, and none of the terms, provisions, conditions, and obligations are for the benefit of or may be enforced by any third party.

35. Compliance with All Laws. Developer will comply with all applicable Federal, State, County and City laws, regulations and policies.

36. <u>Time of the Essence</u>. Time is of the essence in implementing the terms of this Agreement.

37. <u>Authorization</u>. The execution and performance of this Agreement has been duly authorized by all necessary laws, resolutions, or corporate actions of the respective Parties. The Parties to this Agreement represent and warrant that the persons executing this Agreement have full authority to bind the respective Parties.

38. <u>Notices.</u> All notices and communications provided for herein, or given in connection herewith, shall be validly made if in writing and delivered personally or sent by registered or certified United States Postal Service mail, return receipt requested, postage prepaid to:

To City:

City Manager
City of Flagstaff
211 West Aspen Avenue
Flagstaff, Arizona 86001

To Developer:

Ponderosa Parkway, LLC
102 S. Mikes Pike Street
Flagstaff, Arizona 86001

or to such other addresses as either party may from time to time designate in writing and deliver in a like manner. Any such change of address notice shall be given at least ten (10) days before the date on which the change is to become effective. Notices given by mail shall be deemed delivered seventy two (72) hours following deposit in the United States Postal Service in the manner set forth above.

39. <u>Recordation of Agreement and Subsequent Amendment; Cancellation.</u> The City will record this Agreement, and any amendment or cancellation of it, in the official records of the Coconino County Recorder no later than ten (10) days after the City and the Developer execute the Agreement, amendment, or cancellation, as required by A.R.S. § 9-500.05.

WAIVER OF CLAIMS

40. <u>Waiver of Claims for Diminution in Value</u>. Developer hereby waives and fully releases any and all financial loss, injury, claims, and causes of action that the Developer may have, now or in the future, for any "diminution in value" and for any "just compensation" under the Private Property Rights Protection Act, codified in A.R.S §§ 12-1131 through 12-1138, in connection with the application of City's existing land use laws and including @Ordinance Number 2019- xx regarding the Property. This waiver constitutes a complete release of any and all claims and causes of action that may arise or may be asserted under the Act with regard to the subject Property. Developer agrees to indemnify, hold harmless, and defend City, its officers, employees, and agents, from any and all claims, causes of actions, demands, losses and expenses, including attorney's fees and litigation costs, that may be asserted by or may result from any of the present or future owners of any interest in the Property seeking potential compensation, damages, attorney's fees, or costs under the Act that they may have, as a result of the application of City's existing land use laws, including @Ordinance Number 2019-xx, upon the Property.

IN WITNESS WHEREOF, the City has caused this Agreement to be executed by its duly authorized representatives, and Developer has signed the same on or as of the day and year first above written.

[Signature page follows]

City of Flagstaff, an Arizona municipal corporation

____
Coral Evans, Mayor
Date__________________________

Attest:

____
City Clerk
Date__________________________

Approved as to form:

____
City Attorney
Date__________________________

Ponderosa Parkway, LLC, an Arizona limited liability company

By____________________________
Its____________________________
Date__________________________

STATE OF ARIZONA)
) ss.
County of Coconino)

On this _____ day of __________, 2019, before me, the undersigned Notary Public, personally appeared ____________________, personally known to me or shown by satisfactory evidence to be the person whose signature appears above, and acknowledged to me that he signed the foregoing document for the purposes therein contained. IN WITNESS WHEREOF, I have set my hand and official seal.

____
Notary Public

Seal:

Exhibit A

Legal Description

Sixteenth: SW Quarter: SW Section: 14 Township: 21N Range: 07E PCL LAND SW4 SEC 14; COM SW COR SEC 14; TH N 88-40-05 E 498.63'; TH N 88-46-22 E 94.31'; TH N 88-33-15 E 97.00'; TH N 88-33-15 E 17.13'; TH N 88-49-16 E 33.06' TO PT ON CURVE,RADIUS N 83-36-13 E; TH NLY 266.06' ALNG SAID CURVE, HAVING CENTRAL ANGLE OF 22-52-57 & RADIUS OF 666.20' TPOB; TH CONTINUING NLY 91.43' ALNG SAID CURVE, CENTRAL ANGLE OF 07-51-49 RADIUS 666.20'; TH N 24-20-59 E 100.00' TO BEG OF CURVE CONCAVE TO W, RADIUS PT N 65-39-01 W; TH NLY 161.97' ALNG SAID CURVE, CENTRAL ANGLE OF 16-52-24, RADIUS 550.00'; TH CONTINUING ALNG SAID CURVE 30.02', CENTRAL ANGLE 03-07-38; TH N 04-20-59 E 128.87' TO BEG OF CURVE CONCAVE TO W, RADIUS PT N 85-39-01 W; TH NLY 516.81' ALNG SAID CURVE, CENTRAL ANGLE OF 11-36-44, RADIUS 2550.00';TH S 81-54-10 E 435.11'; TH S 25-00-00 E 595.79'; TH S 71-30-21 W 320.98'; TH S 18-30-39 E 251.55'; TH S 71-29-50 W 566.31'; TH N 18-16-58 W 121.42' TPOB.

From:	Elizabeth Collins
To:	Alaxandra Pucciarelli; Reid Miller
Cc:	Kate Morley
Subject:	NAIPTA residential ecoPASS
Date:	Thursday, April 25, 2019 11:56:42 AM
Attachments:	image002.png Miramonte, residential ecopass 04.18.2019.doc

Hi Alaxandra and Reid, I wanted to give you an update on NAIPTA's conversation with Jack Kemmerly at Miramonte Homes. He was very interested in an agreement to provide an ecoPASS for each unit and bundle the cost into the HOA fee. NAIPTA was able to adapt our existing employer ecoPASS program into a residential ecoPASS. See attached agreement. I understand Jack is now taking this agreement to his HOA organization for review.

Please note that this agreement is a pilot program as we are currently going through a Fare Study. Part 3 of the agreement outlines this:
3. Pilot Program. It is understood that the initial rate of $33.20 per bed is deemed a pilot program and is subject to change after a Fare Study is conducted. However, this agreement will grandfather the proposed development and any future increase, if applicable, will be capped at ten percent (10%) in any given year.

NAIPTA intends to continue offering the residential ecoPASS program to developers as high-density housing developments are proposed. As we reach out to developers, appropriate City staff will be included on the email and updated on any agreements that are made.

Thank you, Bizzy

From: Jacki Lenners
Sent: Friday, April 19, 2019 9:42 AM
To: Jack Kemmerly <JKemmerly@miramontehomes.com>; Jennifer Mott <JMott@awdlaw.com>
Cc: Elizabeth Collins <ecollins@naipta.az.gov>; Kate Morley <kmorley@naipta.az.gov>; Heather Dalmolin <hdalmolin@naipta.az.gov>
Subject: Miramonte, residential ecopass 04.01.2019

Good Morning Jack and Jennifer,

Please find attached a draft of an ecoPASS agreement for Miramonte's residential project on Ponderosa Parkway. I know we went back and forth on the number of units/residents. For the purposes of this agreement, I assumed that fell in the 51-200 range which is the $33.50/pass price point. If it exceeds the 200 mark, the price would go down to $28.50 per pass.

I've copied our Administrative Director Heather Dalmolin on this email, as she oversees our legal agreements. Please feel free to reply all, or contact Heather directly, with any feedback, questions, etc.

Have a wonderful weekend…

Jacki

Jacki Lenners
Marketing Manager
Mountain Line
3773 N. Kaspar Dr., Flagstaff, AZ 86004
W: 928.679.8933
C: 602.791.6879
www.mountainline.az.gov

ML Logo for Email

AGREEMENT FOR TRANSIT PASSES

THIS AGREEMENT FOR TRANSIT PASSES ("Agreement") is entered into by, between and among the Northern Arizona Intergovernmental Public Transportation Authority, a corporate body and political subdivision of the State of Arizona ("NAIPTA"), and Miramonte Homes ("Developer") authorized to conduct business in the State of Arizona. NAIPTA and Developer are collectively referred to herein as "Parties," or individually as a "Party."

RECITALS:

A. NAIPTA is a public intergovernmental public transportation authority created pursuant to the provisions of Arizona Revised Statutes, Title 28, Chapter 26, and is responsible for providing certain public transit services in the City of Flagstaff, including the campus of Northern Arizona University.

B. Developer is the owner of Miramonte at Pondersosa Parkway, (the "Property"), within the City of Flagstaff.

C. Residents of the City have identified mitigation of traffic congestion as a significant community goal. Developer has proposed, as a means of mitigating traffic congestion, an agreement whereby the residents would purchase Residential ecoPASSes through their HOA fees for the next 10 years.

D. NAIPTA is authorized to enter into this Agreement with Developer pursuant to the provisions of A.R.S. § 28-9124.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing recitals and mutual promises set forth in this Agreement, NAIPTA and Developer agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms and conditions pursuant to which NAIPTA will provide to the Property a residential ecopass program for all households. The pass will provide access to all Mountain Line Transit routes within the City of Flagstaff.

2. Payment by Developer. Developer will pay NAIPTA the sum of $33.50 per bed for 10 years, adjusted annually to reflect changes in the Transportation Consumer Price Index, for the Term of this Agreement. Payments will be made in 4 equal quarterly installments of the annual fee due for total beds of __________, in advance, on the first day of each quarter beginning with July 1, 2019.

3. Pilot Program. It is understood that the initial rate of $33.20 per bed is deemed a pilot program and is subject to change after a Fare Study is conducted. However, this agreement will grandfather the proposed development and any future increase, if applicable, will be capped at ten percent (10%) in any given year.

4. **General Provisions.**

4.1 Term. This Term of this Agreement shall be for ten (10) years, unless terminated sooner as provided herein and will autorenew for 10 years in perpetuity unless notice is provided by either party no less than 180 days prior to the authorenewal.

4.2 Notices and Filings. All notices, filings, consents, approvals and other communications provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and (i) delivered personally, (ii) sent by recognized courier service for next business day delivery or (iii) sent by certified United States Mail, postage pre-paid and return receipt requested, if to:

NAIPTA:		Developer:
With Copy to:		With Copy to:

or to such other address or addresses as may hereafter be specified by notice given by any of the above for itself to the others. Any notice or other communication directed to either Party shall become effective upon the earliest of the following: (a) actual receipt by that Party; or (b) thirty-six (36) hours after deposit with the United States Postal Service, addressed to the Party.

4.3 Default. Failure or unreasonable delay by a Party to perform or otherwise act in accordance with any term or provision hereof shall constitute a breach of this Agreement. Any breach not cured within thirty (30) days after written notice is received from another Party, shall constitute a default under this Agreement; provided, however, that if the failure is such that more than thirty (30) days would reasonably be required to perform such action or comply with any term or provision hereof, then the Party shall have such additional time as may be necessary to perform or comply so long as the Party commences performance or compliance within said thirty (30) day period and diligently proceeds to complete such performance or fulfill such obligation. Any notice of a breach shall specify the nature of the alleged breach and the manner in which said breach may be satisfactorily cured, if possible. The thirty (30) day period shall not apply where an ordinance or statute requires NAIPTA to perform or otherwise act in a period in excess of thirty (30) days.

4.4 Dispute Resolution. If a dispute arises out of or relates to this Agreement and if the dispute cannot be settled through negotiation, the Parties agree that there shall be a forty-five (45) day moratorium on litigation while the parties first try in good faith to resolve the dispute by mediation before resorting to some other dispute resolution procedure. Mediation will be self-administered and conducted under the CPR Mediation Procedures established by the CPR Institute for Dispute Resolution, 366 Madison Avenue, New York, New York 10017, (212) 949-6490, www.cpradr.org with the exception of the mediator selection provisions, or the procedures used by the Alternative Dispute Resolution ("ADR") Program at the Coconino County Superior Court. The parties shall agree upon a attorney mediator, failing which on the application of either party to the Director of the ADR Program ("Director") at the Coconino County Superior Court, an attorney mediator will be appointed promptly by the Director for that purpose. Each party agrees to bear its own costs in mediation. The Parties will not be obligated to mediate if an indispensable party is unwilling to join the mediation. This section does not constitute a waiver of a Party's right to initiate legal action if a dispute is not resolved through good faith mediation, or if provisional relief is required under the Arizona Rules of Civil Procedure.

4.5 Choice of Law and Venue. Any dispute, controversy, claim or cause of action arising out of or related to this Agreement shall be governed by the substantive law of the State of Arizona, without regard to principles of conflicts of law. The sole and exclusive venue for any such dispute shall be the Superior Court of the State of Arizona, in and for the County of Coconino, and each Party waives the right to object to venue in Coconino County or to remove an action from such court for any reason. The Parties confirm that this Section 5.6 has been separately bargained for and constitutes additional consideration for NAIPTA's entering into this Agreement.

4.6 Good Standing and Authority. The Parties represent and warrant that each is duly formed and validly existing under applicable state laws and that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each such individual is signing.

4.7 Assignment. The provisions of this Agreement are binding upon and shall inure to the benefit of the Parties, and all of their successors in interest and assigns; provided; however, that a party's rights and obligations hereunder may be assigned, in whole or in part, only to a person or entity that has acquired any applicable property rights and has expressly assumed all of the rights and obligations of the assigning party.

4.8 Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other agreement between the Parties. No term or provision of this Agreement is intended to, or shall be for the benefit of any person or entity not a party hereto, and no such other person or entity shall have any right or cause of action hereunder.

4.9 Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof; and no waiver of any breach shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant, or condition of this Agreement. No waiver shall be effective unless it is writing and is signed by the Party asserted to have granted such waiver.

4.10 Further Documentation. The Parties agree in good faith to execute such further or additional instruments and documents and to take such further acts as may be necessary or appropriate to fully carry out the intent and purpose of this Agreement.

4.11 Fair Interpretation. The Parties have been represented by counsel in the negotiation and drafting of this Agreement and this Agreement shall be construed according to the fair meaning of its language. The rule of construction that ambiguities shall be resolved against the Party who drafted a provision shall not be employed in interpreting this Agreement.

4.12 Heading The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of any provision of this Agreement.

4.13 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

4.14 Computation of Time. In computing any period of time under this Agreement, the date of the act or event from which the designated period of time begins to run shall not be included. The last day of the period so completed shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or Legal holiday. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. (Arizona time) on the last day of the applicable time period provided herein.

4.15 Conflict of Interest. This Agreement is subject to the terms of Arizona Revised Statutes § 38-511.

4.16 Entire Agreement. This Agreement, together with the following Exhibits attached hereto (which are in incorporated herein by this reference) constitutes the entire agreement between the Parties.

All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written are superseded by and merged in this Agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date(s) written below.

NAIPTA:

By: ____________________________

Date: ___________________________

APPROVED AS TO FORM:

By: _________________________________
Dickinson Wright PLLC
NAIPTA General Counsel

DEVELOPER:

____
an Arizona limited liability company

By: ___________________________
Its: ___________________________
Date: _________________________

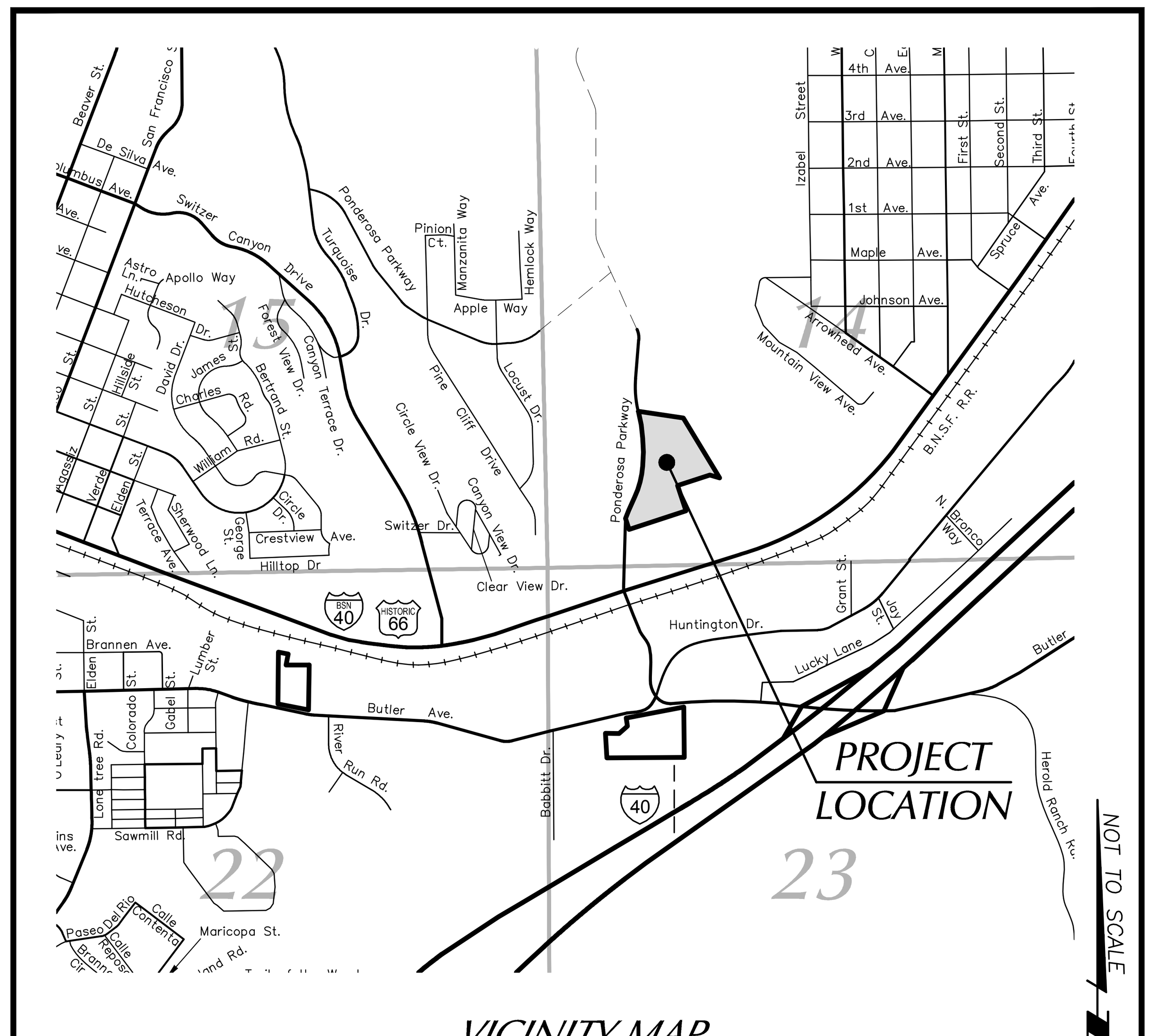
.

SITE PLAN
FOR
PONDEROSA PARKWAY

LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

LEGEND & ABBREVIATIONS

	CENTERLINE (CL or ℄)
	RIGHT OF WAY (R.O.W.)
	PROPERTY LINE (PL or ℘)
EX W	EXISTING WATER LINE
8"W	NEW WATER LINE (WL)
8"S	NEW SEWER LINE (SL)
FS	NEW FIRE SERVICE (FS)
WS	NEW WATER SERVICE (WS)
BSL	NEW BUILDING SUPPLY LINE (BSL)
SS	NEW SEWER SERVICE (SS)
EX S	EXISTING SEWER MANHOLE
S	NEW SEWER MANHOLE (MH)
	EXISTING EDGE OF PAVEMENT / CURB
	NEW EDGE OF PAVEMENT / CURB
	PUBLIC UTILITY EASEMENT (PUE)
GL	GRADING LIMITS (GL)
EX OVHD	EXISTING OVERHEAD UTILITY LINE (EX OVHD)
	EXISTING FIRE HYDRANT (EX FH)
	NEW FIRE HYDRANT (FH)
	EXISTING WATER VALVE (EX WV)
	NEW WATER VALVE (WV)
	EXISTING WATER METER (EX WM)
	NEW WATER METER (WM)
	EXISTING STREET LIGHT (EX SL)
	NEW STREET LIGHT (SL)
X-ING	CROSSING
RP	RADIUS POINT
R	RADIUS
IS	INTERSECTION
DC	DEPRESSED CURB
BC	BACK OF CURB (TOP)
FC	FACE OF CURB (TOP)
BSW	BACK OF SIDEWALK
FSW	FACE OF SIDEWALK
C&G	CURB AND GUTTER
EOP	EDGE OF PAVEMENT
S/W	SIDEWALK
PKY	PARKWAY
D/W	DRIVEWAY
℄ or FL	FLOWLINE
EG	EXISTING GRADE
FG	FINISH GRADE
EOL	END OF LINE BLOWOFF
TS&V	TAPPING SLEEVE and VALVE
SDMH	STORM DRAIN MANHOLE
DB	DRAIN BASIN
CB	CATCH BASIN
TW	TOP OF WALL
GB	GRADE BREAK
(TYP)	TYPICAL
EX	EXISTING
SHT	SHEET
VG	VALLEY GUTTER
FF	FINISH FLOOR ELEVATION
EA	EACH
LF	LINEAL FEET
SF	SQUARE FOOT
SY	SQUARE YARDS
CY	CUBIC YARDS
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
G	GUTTER
P	PAVEMENT
C	CONCRETE
LT	LEFT
RT	RIGHT
TRANS	TRANSITION
B.F.P.	BACK FLOW PREVENTION
HC	HANDICAP
MES	MOGOLLON ENGINEERING & SURVEYING, INC.
C.O.F.	CITY OF FLAGSTAFF



VICINITY MAP
N.T.S.

INDEX TO SHEETS

UNIT COUNT and PARKING INFORMATION

PARKING CALCULATIONS:	TOTAL No. OF UNITS		PARKING PER UNIT	REQUIRED PARKING SPACES
MARKET RATE UNITS				
STUDIO UNITS:	13	x	1.25	16.25 (16)
ONE BEDROOM UNITS:	52	x	1.5	78
TWO BEDROOM UNITS:	78	x	2	156
THREE BEDROOM UNITS:	26	x	2	52
TOTAL UNITS:	169			302

VISITOR PARKING:	0.25/EACH 2+ BEDROOM = 104*0.25 = 26
REQUIRED PARKING:	328 SPACES REQUIRED
PARKING REDUCTIONS:	20% MAXIMUM = 66 SPACE MAX. REDUCTION
10% PER 10-50.80.060 A (TRANSIT):	33 SPACE REDUCTION
5% PER 10-50.80.060 E (FOREST RESOURCES):	16 SPACE REDUCTION
5% MAX. PER 10-50.80.060 F (BIKE PARKING):	16 SPACE REDUCTION (5 BIKE RACKS / BUILDING) 64 BIKE RACKS / 4 = 16 SPACE REDUCTION
REQUIRED PARKING:	263 SPACES REQUIRED
TOTAL AUTOMOBILE PARKING PROVIDED:	273 (INCLUDING 8 H.C. SPACES)
TOTAL MOTORCYCLE PARKING PROVIDED:	7 (DOES NOT APPLY TO TOTAL)

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

SUSTAINABLE BUILDING STANDARD DENSITY BONUS

MEETS ALL THE MINIMUM STANDARDS AS SPELLED OUT IN THE DEVELOPMENT AGREEMENT PER C.O.F. ZONING CODE SECTION 10-30.70.040

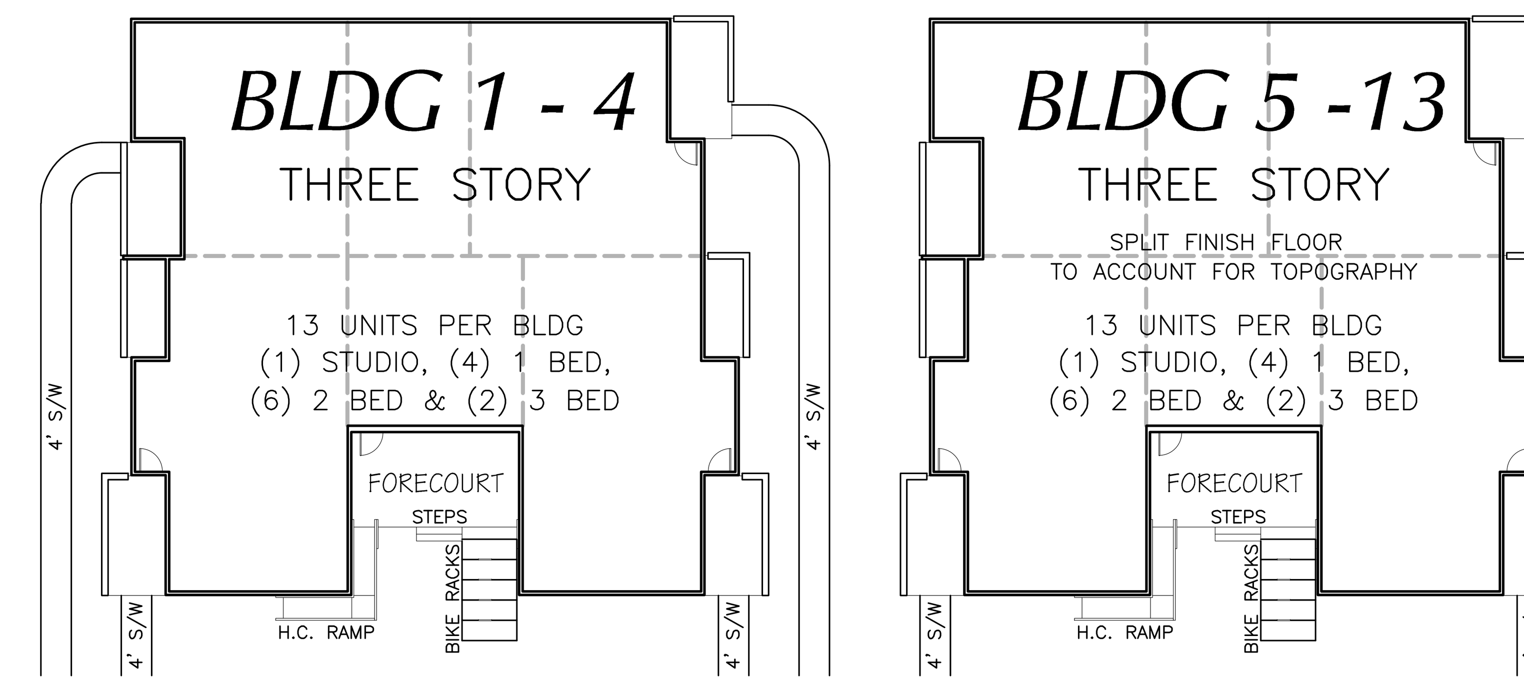
MAXIMUM UNITS ALLOWED PER THE REGIONAL PLAN:	156
PERCENTAGE OF UNITS MEETING HERS 50 STANDARD PER TABLE 10-30.70.303A	100%
DENSITY BONUS FOR 100% OF UNITS MEETING HERS 50 STANDARD:	25%
DENSITY BONUS:	156 x 0.25 = 39
MAXIMUM NUMBER OF UNITS ALLOWED AFTER DENSITY BONUS:	156 + 39 = 195
TOTAL NUMBER OF UNITS:	169 (AFTER DENSITY BONUS)

PROJECT INFORMATION

PROJECT NAME:	PONDEROSA PARKWAY
PROJECT LOCATION:	1650 E. PONDEROSA PARKWAY
ASSESSORS PARCEL NUMBER:	107-07-002E
TOTAL SQUARE FOOTAGE:	521,174 PRE R.O.W. DEDICATION
TOTAL ACREAGE:	11.9645± PRE R.O.W. DEDICATION
TOTAL SQUARE FOOTAGE:	519,944 POST R.O.W. DEDICATION
TOTAL ACREAGE:	11.9363± POST R.O.W. DEDICATION
CURRENT ZONING DISTRICT:	RR - RURAL RESIDENTIAL
PROPOSED ZONING DISTRICT:	HR - HIGH DENSITY RESIDENTIAL
REGIONAL PLAN DESIGNATION:	SUBURBAN ACTIVITY CENTER
ALLOWED DENSITY PER THE REGIONAL PLAN:	6 MIN. - 13 MAX. PER ACRE
MAXIMUM UNITS ALLOWED PER THE REGIONAL PLAN:	156
SUSTAINABLE BUILDING STANDARD DENSITY BONUS:	DENSITY BONUS OF 25% (SEE SUSTAINABLE BUILDING STANDARD DENSITY BONUS NOTE ON THIS SHEET)
TOTAL NUMBER OF UNITS:	169 (AFTER DENSITY BONUS)
DENSITY (UNITS PER ACRE):	14.13
CURRENT USE:	VACANT
PROPOSED USE:	CONDOS
FEMA FLOOD ZONE:	ZONE "X" (NO SHADING)
LOCATED WITHIN THE R.P.O. ZONE:	YES
OWNER/DEVELOPER:	PONDEROSA PARKWAY, L.L.C. MR. JACK KEMMERLY 2502 E. RIVER RD. TUCSON, AZ. 85718 (928) 774-0028

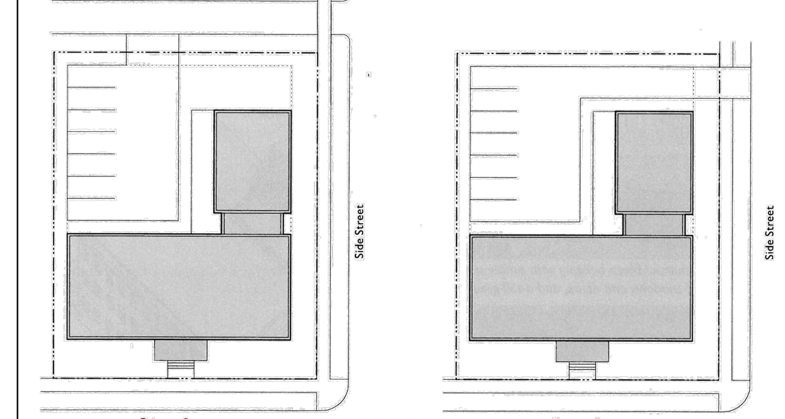
PRELIMINARY BUILDING FOOTPRINTS

SCALE: 1"=20'



Building Types 10-50.110.170

Apartment Building



Typical Alley-loaded Plan Diagram *Typical Front-loaded Plan Diagram*

Key

---ROW/Property Line ▇ Building Area

B. Lot	
Lot Size[1]	
Width	100' min.; 150' max.
Depth	100' min.; 150' max.
C. Number of Units	
Units	8 min; 32 max.
D. Pedestrian Access	
Main Entrance Location	Primary Street
Each unit may have an individual entry.	
E. Allowed Frontages	
Porch	Forecourt
Stoop	

F. Vehicle Access and Parking	
Where an alley is present, parking and services shall be accessed from the alley.	
Parking spaces may be enclosed, covered or open. Garages may be detached or tuck-under.	
G. Private Open Space	
Area	15% of lot area min.
Width	40' min.
Depth	40' min.
No private open space is required.	
H. Building Size and Massing	
Main Body	
Width	200' max.
Secondary Wing	
Width	40' max.
Miscellaneous	
Height	See transect zone in which the building is proposed.

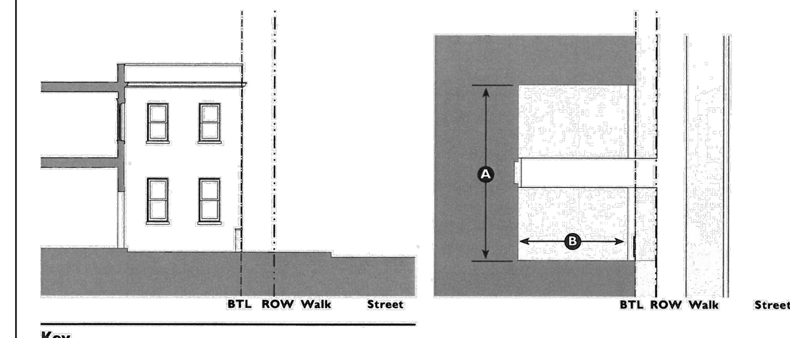
End Notes

[1] Applies to newly created lots.

(Section 10-50.110.170 amended by Ord. 2016-07, adopted Feb. 16, 2016)

Flagstaff Zoning Code 50.110-33

Specific to Private Frontages 10-50.120.080



Key

---- ROW/Property Line
--- Setback Line

10-50.120.080 Forecourt

A. Description

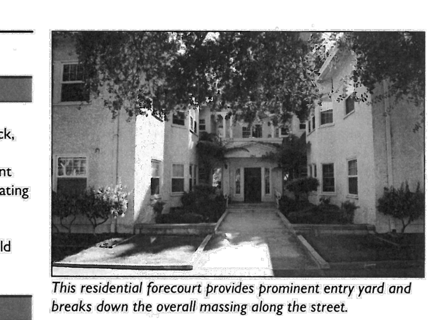
A portion of the main façade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings or as an additional shopping or restaurant seating area within commercial areas when it is designed with a hard surface and landscaping as an edge treatment. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

B. Size		
Width, Clear	12' min.	A
Depth, Clear	12' min.	B

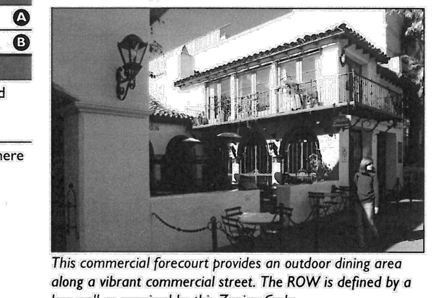
C. Miscellaneous

In commercial areas this Frontage Type should be used sparingly and should not be repeated along a block frontage.

A short wall or fence shall be placed along the BTL where it is not defined by a building.

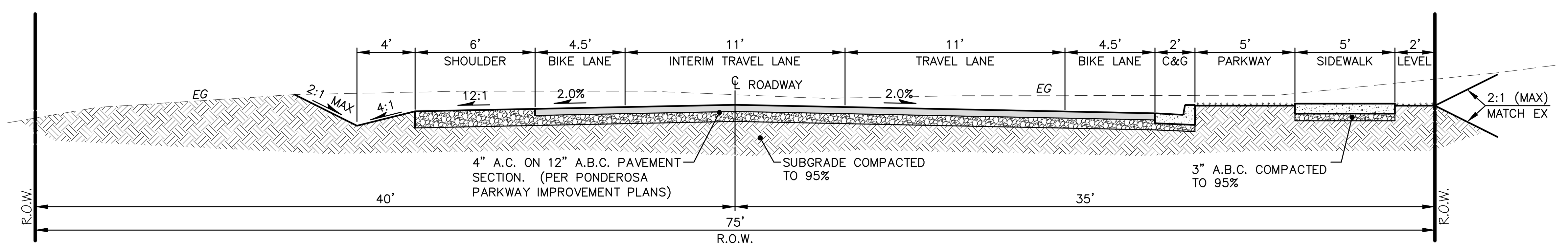


This residential forecourt provides prominent entry yard and breaks down the overall massing along the street.



This commercial forecourt provides an outdoor dining area along a vibrant commercial street. The ROW is defined by a low wall as required by this Zoning Code.

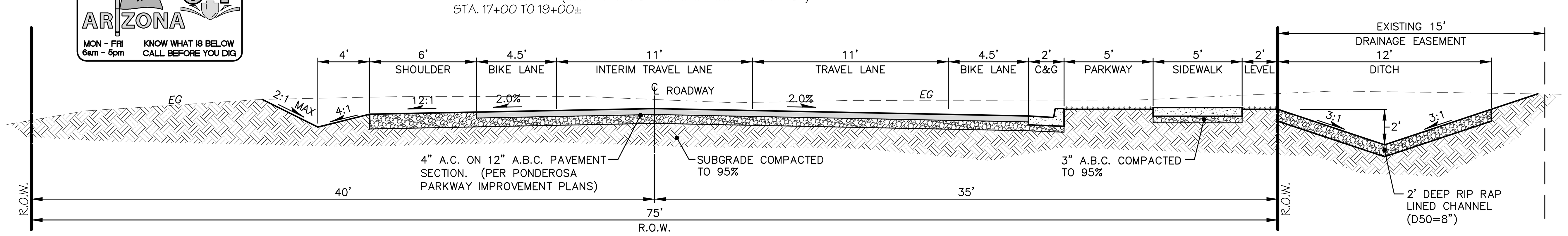
Flagstaff Zoning Code 50.120-9



TYPICAL ROADWAY CROSS SECTION

(PUBLIC IMPROVEMENT) N.T.S.
MINOR COLLECTOR (C.O.F. STD. DET. No. 10-09-035 - MODIFIED)
STA. 17+00 TO 19+00±

ARIZONA 811
MON - FRI 6am - 5pm
KNOW WHAT IS BELOW CALL BEFORE YOU DIG



TYPICAL ROADWAY CROSS SECTION

(PUBLIC IMPROVEMENT) N.T.S.
MINOR COLLECTOR (C.O.F. STD. DET. No. 10-09-035 - MODIFIED)
STA. 19+00 TO 25+05±

Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

PONDEROSA PARKWAY
SITE PLAN FOR MIRAMONTE HOMES
COVER SHEET - PROJECT INFORMATION
8/5/19
MES# 18275

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

DATE: 8/5/19	PROJECT NO. 18275	REVISIONS: PER C.O.F. COMMENTS DATED 1/25/19
DESIGNED BY: RCI/MWE	FN: SHEET01.DWG	PER C.O.F. COMMENTS DATED 3/11/19
DRAWN BY: RCI/MWE	VERT SCALE: N/A	PER C.O.F. COMMENTS DATED 5/2/19
CHECKED BY: RCI/MWE	HOR SCALE: N/A	PER C.O.F. E-MAIL DATED 8/2/19

COF PROJECT #PZ-17-00227-01

DEPARTURE SIGHT TRIANGLES
MINOR APPROACH
CLEAR VIEW ZONES

POSTED SPEED LIMIT PONDEROSA PARKWAY = 30
DESIGN SPEED = 30 MPH – PONDEROSA PARKWAY
14.5' FROM MAJOR ROAD TRAVEL WAY

CASE B1 LEFT TURN FROM MINOR (STOP CONTROL)
I.S.D. TO RIGHT=1.47(30)(7.5+0.5)=352.8' (355')

CASE B2 RIGHT TURN FROM MINOR (STOP CONTROL)
I.S.D. TO LEFT=1.47(30)(6.5)=286.6 (290')

NOTE: ALL MINOR ROAD APPROACH GRADES ARE LESS THAN 3%, NO ADJUSTMENT FOR GRADE FOR CASE B1 AND B2 (STOP CONDITION) IS REQUIRED PER A.A.S.H.T.O. STANDARDS.

APPROACH SIGHT TRIANGLES
PONDEROSA PARKWAY: 30 MPH

LOCATION	DIRECTION	ISD (FT)	% GRADE	ADJUSTMENT	ADJ. ISD (FT)
SOUTH	NB	140	−4.4%	1.1	154
DRIVEWAY	SB	140	+4.4%	1.0	140
MIDDLE	NB	140	+7%	0.9	126
DRIVEWAY	SB	140	−7%	1.1	154
NORTH	NB	140	+7%	0.9	126
DRIVEWAY	SB	140	−7%	1.1	154

NOTE: MINOR APPROACH DEPARTURE SIGHT TRIANGLES CONTROL.

OPEN SPACE

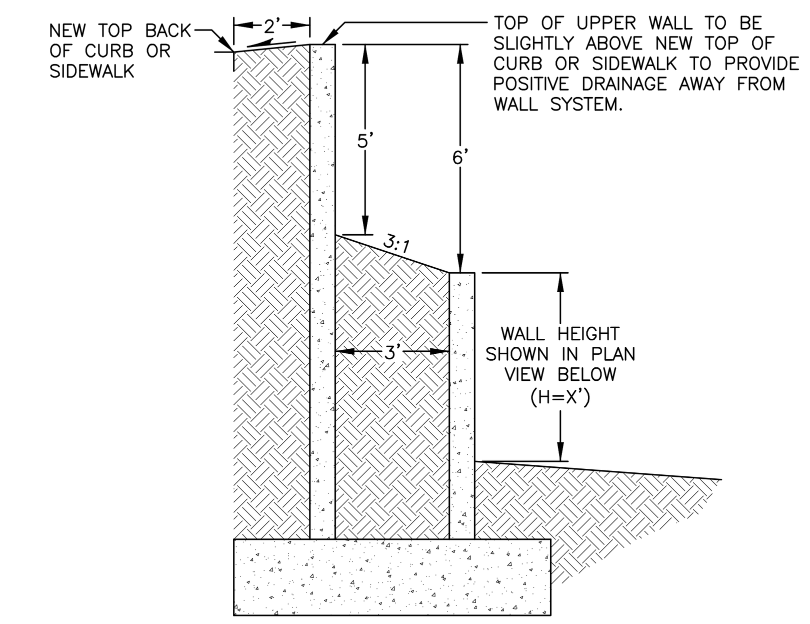
TOTAL LOT AREA:	521,174	S.F.
MINUS CIVIC SPACE:	27,990	S.F.
MINUS IMPERVIOUS SURFACES:	206,054	S.F.
EQUALS OPEN SPACE AREA:	287,130	S.F.
OPEN SPACE PERCENTAGE:	55.09	%

CIVIC SPACE

CIVIC SPACE 1:	6,655	S.F.
CIVIC SPACE 2:	4,160	S.F.
CIVIC SPACE 3:	17,175	S.F.
TOTAL CIVIC SPACE:	27,990	S.F.
CIVIC SPACE PERCENTAGE:	5.4	%

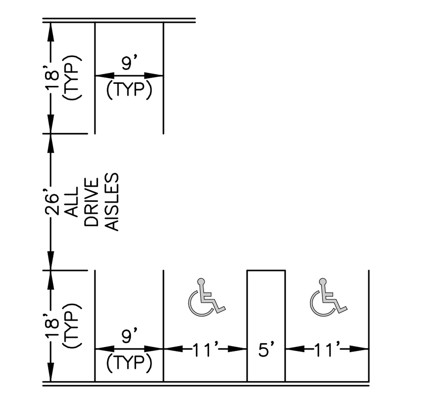
RAINWATER HARVESTING REQUIREMENTS

USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.



PRELIMINARY TERRACED WALL DETAIL

PRIVATE IMPROVEMENT N.T.S.

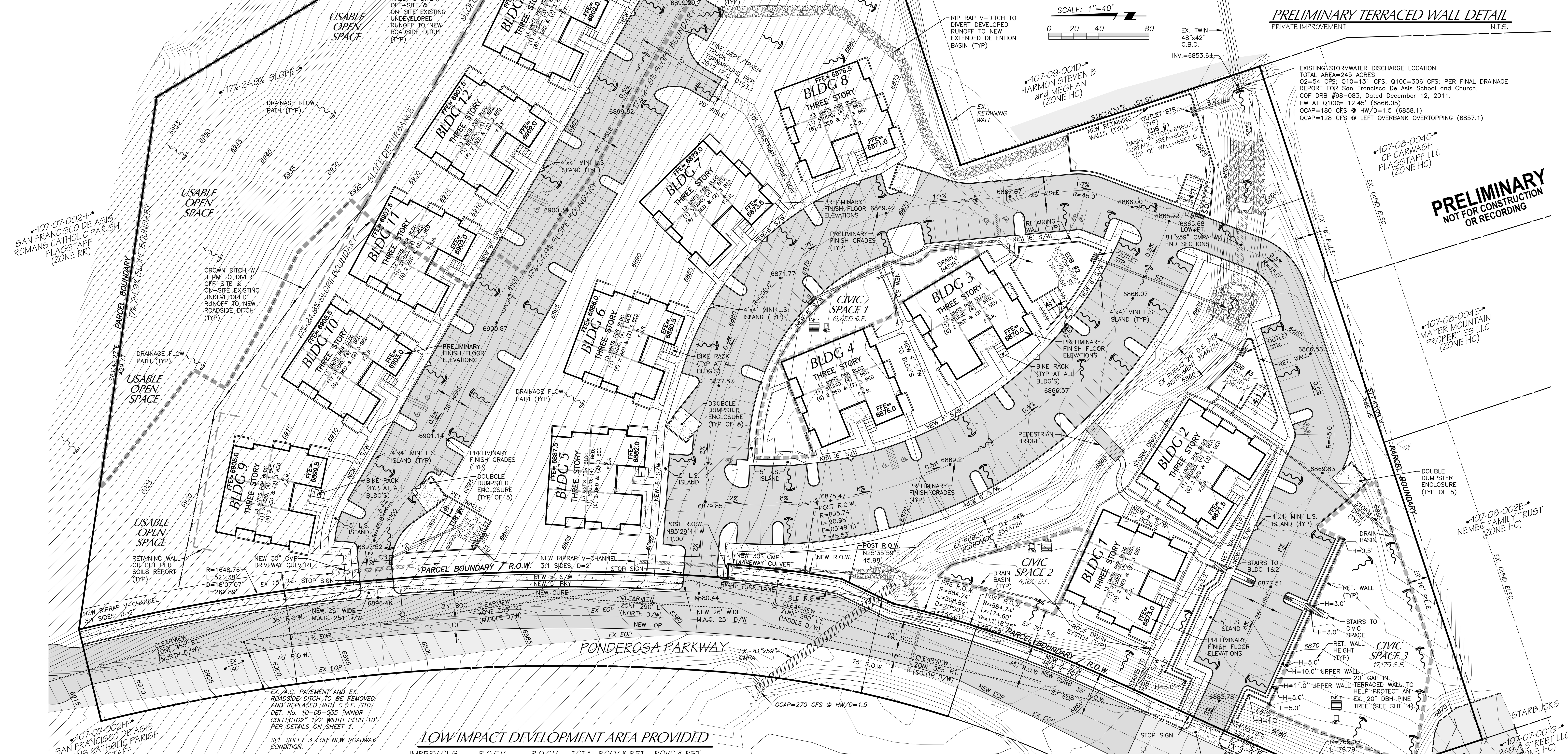


TYPICAL DRIVE AISLE & PARKING SPACES

PRIVATE IMPROVEMENT N.T.S.

SCALE: 1"=40'

0 20 40 80



IMPERVIOUS SURFACES

NEW BUILDINGS:	78,689	S.F.
CONCRETE SIDEWALKS:	25,645	S.F.
ON-SITE A.C. PAVEMENT:	99,585	S.F.
TRASH ENCLOSURES:	2,135	S.F.
TOTAL IMPERVIOUS SURFACES:	206,054	S.F.
ROCV REQUIRED:	206,054 x 1/12 = 17,172	C.F.

LOW IMPACT DEVELOPMENT AREA PROVIDED

L.I.D. BASIN	IMPERVIOUS SURFACE (S.F.)	R.O.C.V. REQ'D (C.F.)	R.O.C.V. DEPTH (FT.)	TOTAL ROCV & RET. PROVIDED (C.F.)	ROVC & RET. DEPTH (FT.)	LOCATION
E.D.B. No. 1	105,777	8,815	1.45'	18,520	3.00'	SURFACE
E.D.B. No. 2	68,563	5,714	2.44'	5,873	2.50'	SURFACE
E.D.B. No. 3	14,187	1,182	1.00'	3,765	3.00'	SURFACE
E.D.B. No. 4	17,512	1,459	1.92'	2,547	3.00'	SURFACE

NOTE: FINAL DRAINAGE DESIGN WILL INFILTRATE AND RETAIN (WITH METERING IN 24 TO 36 HOURS) A 100-YEAR DEVELOPED VOLUME SUFFICIENT TO REDUCE TOTAL 100-YEAR VOLUME DISCHARGED FROM THE SITE TO LESS THAN PRE-DEVELOPED 100-YEAR VOLUME.

SHEET NO. 2 OF 6

CONCEPT-08

COF PROJECT # PZ-17-00227-01

PONDEROSA PARKWAY
SITE PLAN FOR MIRAMONTE HOMES
PRELIMINARY GRADING PLAN

5/16/19

MES# 18275

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

Mogollon Inc ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

DATE: 5/16/19	REVISIONS: PER C.O.F. COMMENTS DATED 11/19/18
DESIGNED BY: MHE	PER C.O.F. COMMENTS DATED 1/25/19
DRAWN BY: MHE	PER C.O.F. COMMENTS DATED 3/11/19
CHECKED BY: KVH	PER C.O.F. COMMENTS DATED 5/2/19
PROJECT NO. 18275	
FN: SHEET-02.DWG	
VERT SCALE: N/A	
HOR SCALE: 1"=40'	

P.U.E.'s FOR WATER & SEWER

EASEMENTS ARE NOT FULLY LABELED FOR CLARITY:
(2) UTILITY LINES = 26' WIDE P.U.E.
(1) UTILITY LINE = 20' WIDE P.U.E.
FIRE HYDRANT LINES = 8' WIDE P.U.E. EXTENDED 4' BEYOND F.H.
WATER METER = 6' WIDE P.U.E. EXTENDED 4' BEYOND W.M.

PUBLIC WATER & SEWER MAINS

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC.

WATER & SEWER SERVICES

ALL NEW SEWER SERVICES SHALL BE 4" MINIMUM AND ALL NEW WATER SERVICES SHALL BE A 2". FIRE SPRINKLER LINE SIZE SHALL BE 4" MINIMUM.

FIRE PREVENTION

A NFPA 13R FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT. ADDITIONALLY, A FIRE ALARM SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE IS REQUIRED.

FIRE SPRINKLER ROOMS

THE FIRE SPRINKLER ROOMS ARE CALLED OUT AS "F.S.R." IN EACH BUILDING

FIRE DEPARTMENT CONNECTION

FIRE DEPARTMENT CONNECTIONS ARE IDENTIFIED AS "F.D.C. #". # INDICATES BUILDING NUMBER.

FIRE HYDRANTS

FIRE HYDRANTS LOCATED IN CURBED LANDSCAPE ISLANDS SHALL HAVE PROTECTIVE BOLLARDS IN ACCORDANCE WITH C.O.F. STD. DET. No. 13-03-012

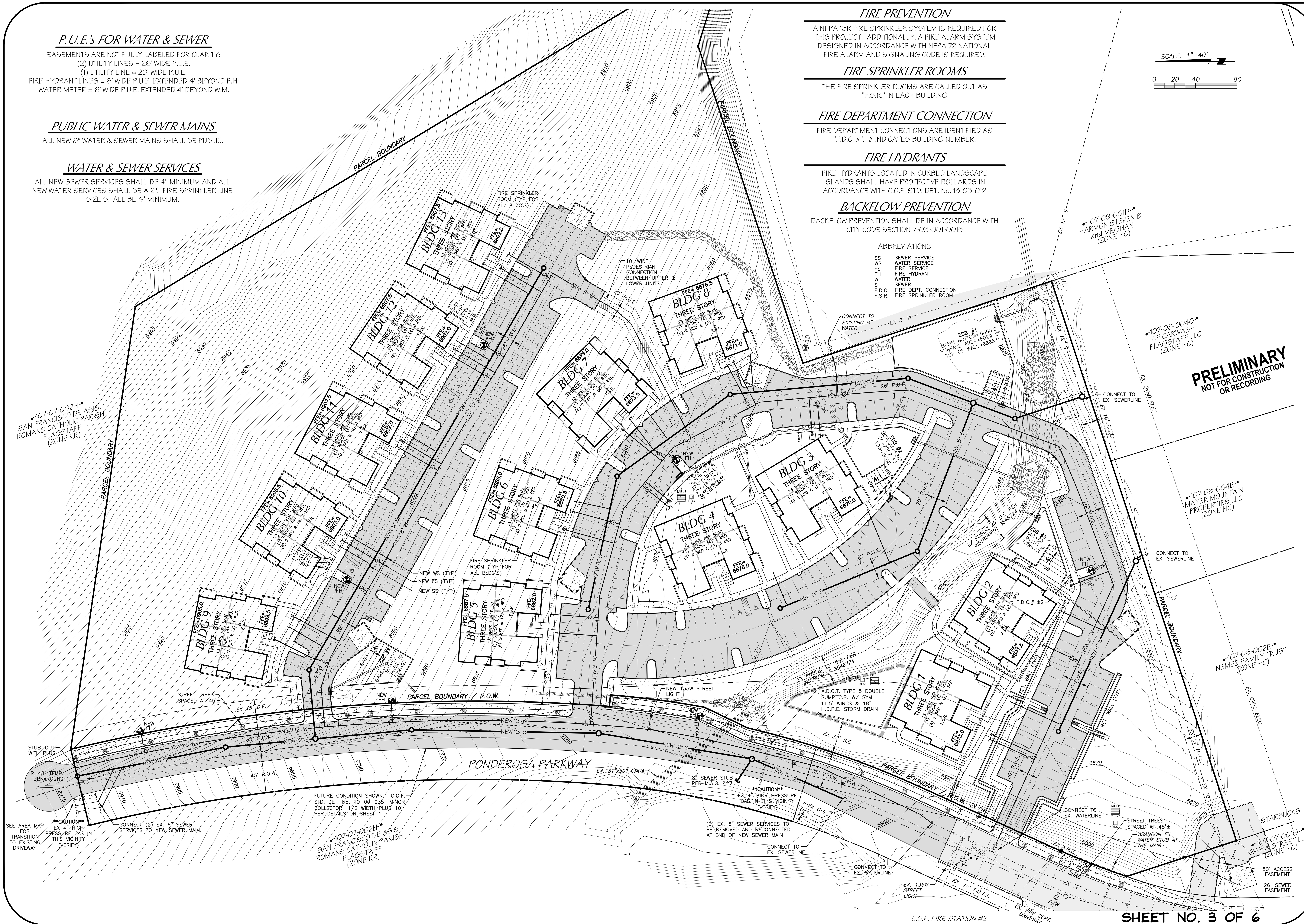
BACKFLOW PREVENTION

BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH CITY CODE SECTION 7-03-001-0015

ABBREVIATIONS

SS	SEWER SERVICE
WS	WATER SERVICE
FS	FIRE SERVICE
FH	FIRE HYDRANT
W	WATER
S	SEWER
F.D.C.	FIRE DEPT. CONNECTION
F.S.R.	FIRE SPRINKLER ROOM

SCALE: 1"=40'
0 20 40 80



PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

Mogollon Inc ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

PONDEROSA PARKWAY
SITE PLAN FOR MIRAMONTE HOMES
PRELIMINARY UTILITY PLAN
5/16/19
MES#18275

DATE: 5/16/19	REVISIONS: PER C.O.F. COMMENTS DATED 11/19/18
PROJECT NO. 18275	
DESIGNED BY: MHE	PER C.O.F. COMMENTS DATED 2/26/19
FN: SHEET-03.DWG	
DRAWN BY: MHE	PER C.O.F. COMMENTS DATED 3/11/19
VERT SCALE N/A	
CHECKED BY: KVH	PER C.O.F. COMMENTS DATED 5/2/19
HOR SCALE 1"=40'	

SHEET NO. 3 OF 6

CONCEPT-08

COF PROJECT # PZ-17-00227-01

PRE DEVELOPMENT TREE POINTS

1 POINT TREES	55	x	1	=	55
2 POINT TREES	48	x	2	=	96
4 POINT TREES	38	x	4	=	152
8 POINT TREES	16	x	8	=	128
20 POINT TREES	0	x	20	=	0
TOTAL TREE POINTS				=	431
50% OF TOTAL				=	216

SLOPE CALCULATIONS

NO SLOPES OVER 24.99%

17-24.99% SLOPE:	133,440	S.F.
MAX. 30% DISTURBANCE:	40,032	S.F.
SLOPE DISTURBANCE:	38,990	S.F.
SLOPE DISTURBANCE:	29.2	%
EXCESS SLOPE:	1,042	S.F.
EXCESS SLOPE TREE POINTS:	21	

(1,042 / 50 = 20.8)

THE CROWN DITCH WITH BERM IS INCLUDED IN THE SLOPE DISTURBANCE CALCULATIONS.

POST DEVELOPMENT TREE POINTS

1 POINT TREES	19	x	1	=	19
2 POINT TREES	15	x	2	=	30
4 POINT TREES	17	x	4	=	68
8 POINT TREES	11	x	8	=	88
20 POINT TREES	0	x	20	=	0
SUB TOTAL TREE POINTS				=	205
EXCESS SLOPE POINTS				=	21
TOTAL TREE POINTS				=	226
TREE SAVE PERCENTAGE				=	52.4

TREE TO BE SAVED

TREE TO BE REMOVED

PONDEROSA PARKWAY
SITE PLAN FOR MIRAMONTE HOMES
RESOURCE PROTECTION PLAN

5/16/19

MES#18275

Mogollon Inc
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

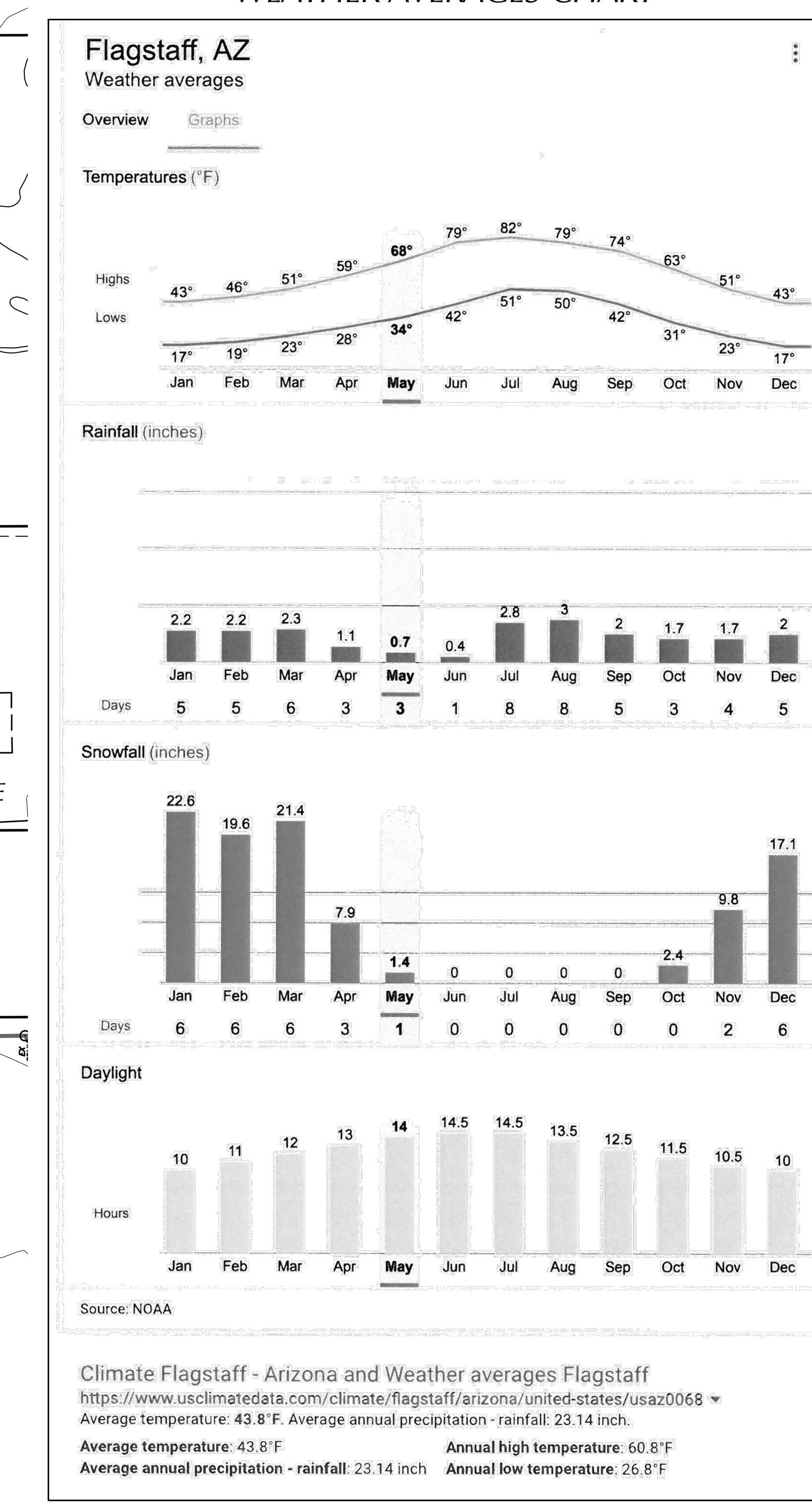
PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

DATE: 5/16/19	PROJECT NO. 18275	REVISIONS: PER C.O.F. COMMENTS DATED 11/19/18
DESIGNED BY: MWE	FN: SHEET-04.DWG	PER C.O.F. COMMENTS DATED 1/25/19
DRAWN BY: MWE	VERT SCALE: N/A	PER C.O.F. COMMENTS DATED 3/11/19
CHECKED BY: KVH	HOR SCALE: 1"=40'	PER C.O.F. COMMENTS DATED 5/2/19

CONCEPT-08

COF PROJECT # PZ-17-00227-01

WEATHER AVERAGES CHART



SLOPES

THERE ARE SLOPES BETWEEN 17% - 24.9% LOCATED WITHIN THE PROJECT AREA (SEE SHEET 2 FOR LOCATION)

PRECIPITATION PATTERN NOTE

THERE ARE TWO DISTINCT PERIODS OF PRECIPITATION IN FLAGSTAFF. THE FIRST OCCURS DURING THE WINTER MONTHS FROM NOVEMBER THROUGH APRIL WHEN THE JET STREAM CAN BE LOCATED OVER THE STATE ALLOWING PACIFIC STORM SYSTEMS TO MOVE OVERHEAD. THE OTHER DISTINCT PERIOD IS CLASSIFIED AS THE SUMMER RAINY SEASON, OR 'SUMMER MONSOON.' THE MONSOON RAINY PERIOD USUALLY OCCURS DURING JULY AND AUGUST WHEN MOST OF ARIZONA IS SUBJECTED TO WIDESPREAD THUNDERSTORM ACTIVITY. THESE THUNDERSTORMS ARE EXTREMELY VARIABLE IN INTENSITY AND LOCATION AND OCCUR MAINLY BETWEEN THE HOURS OF 11 a.m AND 6 p.m.. SOME OF THESE STORMS CAN REACH SEVERE LEVELS, WITH LARGE HAIL, DAMAGING WINDS, AND OCCASIONALLY EVEN A TORNADO. (EXCERPT FROM THE CITY OF FLAGSTAFF SUSTAINABILITY PROGRAM RECOMMENDATIONS - CLIMATE SECTION - DATED OCTOBER 17, 2012)

SOIL PROPERTIES

SOILS ARE BROLLIAR STONY CLAY LOAM, COLLBRAN STONY CLAY LOAM & PITS - DUMPS COMPLEX BASED ON INFORMATION PROVIDED BY THE U.S DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE - CUSTOM SOIL RESOURCE REPORT (DATED MAY 30, 2018)

NOTE

THE INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, NO FIELD WORK HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC. THERE ARE NO PREHISTORIC OR HISTORIC SITES, STRUCTURES OR ROUTES LOCATED ON THE SUBJECT PARCELS.

SHEET NO. 5 OF 6

COF PROJECT # PZ-17-00227-01

PONDEROSA PARKWAY
SITE PLAN FOR MIRAMONTE HOMES
AREA MAP & SITE ANALYSIS

5/16/19
MES#18275

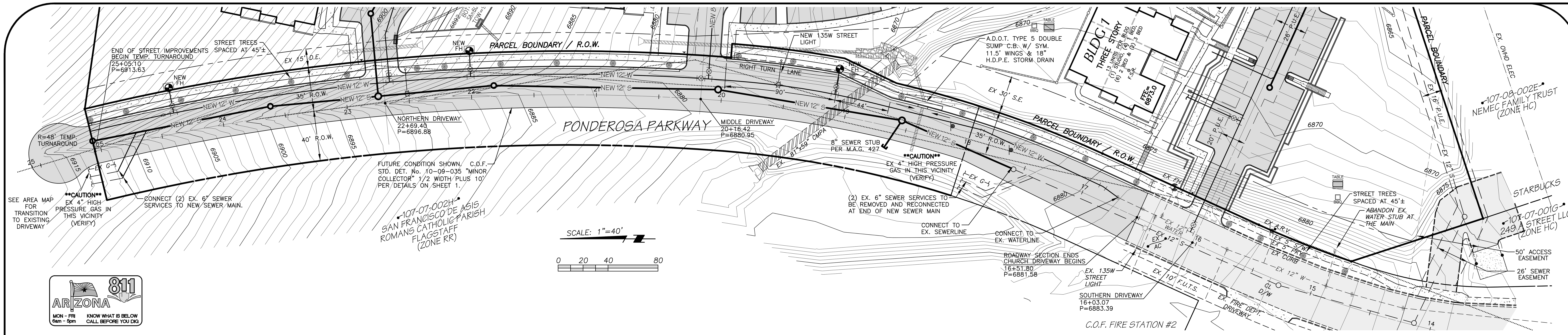
Mogollon Inc ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

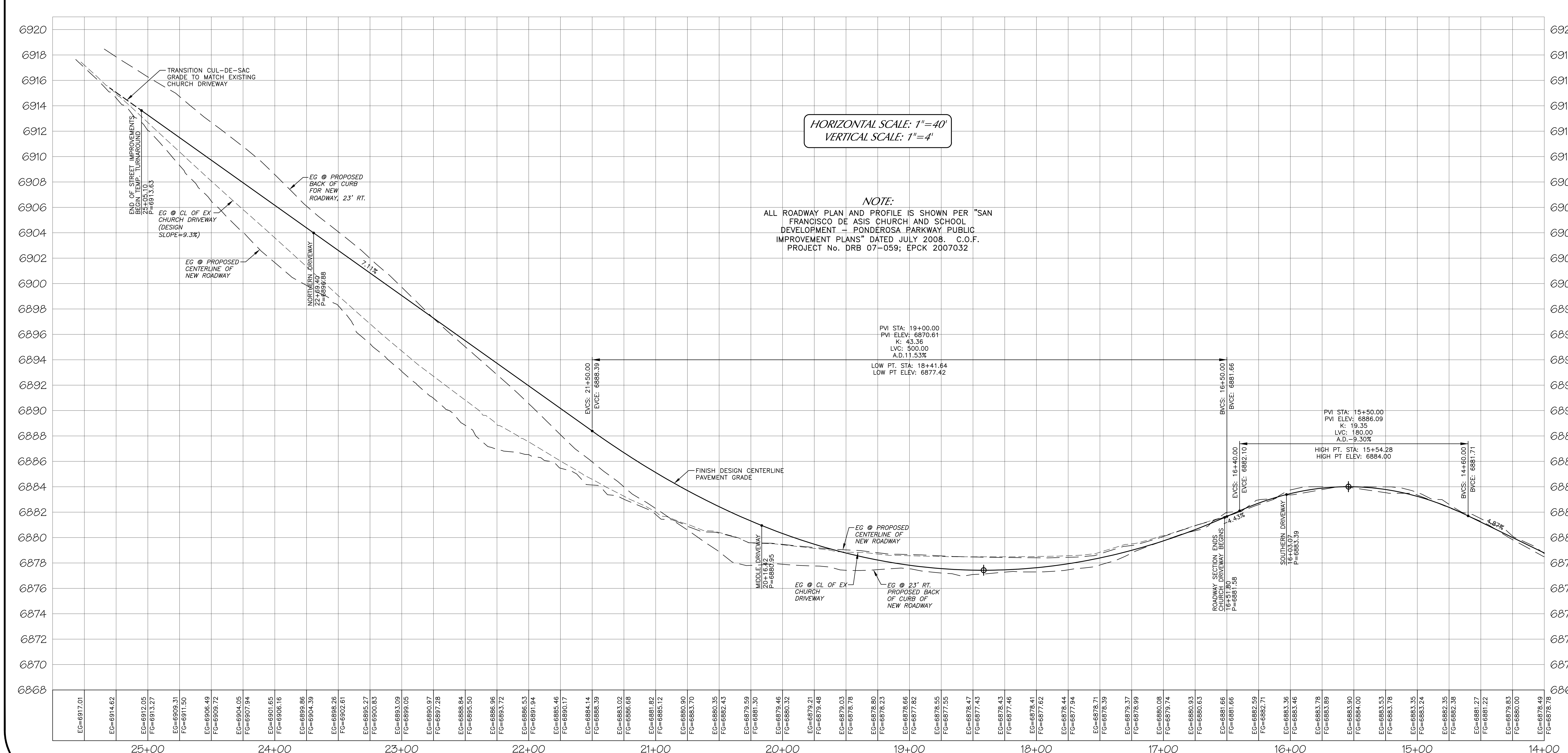
PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

DATE: 5/16/19
DESIGNED BY: MWE
DRAWN BY: MWE
CHECKED BY: KVH

PROJECT NO. 18275
FN: SHEET-05.DWG
VERT SCALE: N/A
HOR SCALE: 1"=80'

REVISIONS: PER C.O.F. COMMENTS DATED 11/19/18
PER C.O.F. COMMENTS DATED 1/25/19
PER C.O.F. COMMENTS DATED 3/11/19
PER C.O.F. COMMENTS DATED 5/2/19





PONDEROSA PARKWAY
SITE PLAN FOR MIRAMONTE HOMES
PONDEROSA PARKWAY PLAN & PROFILE

5/16/19
MES# 18275

Mogollon Inc ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

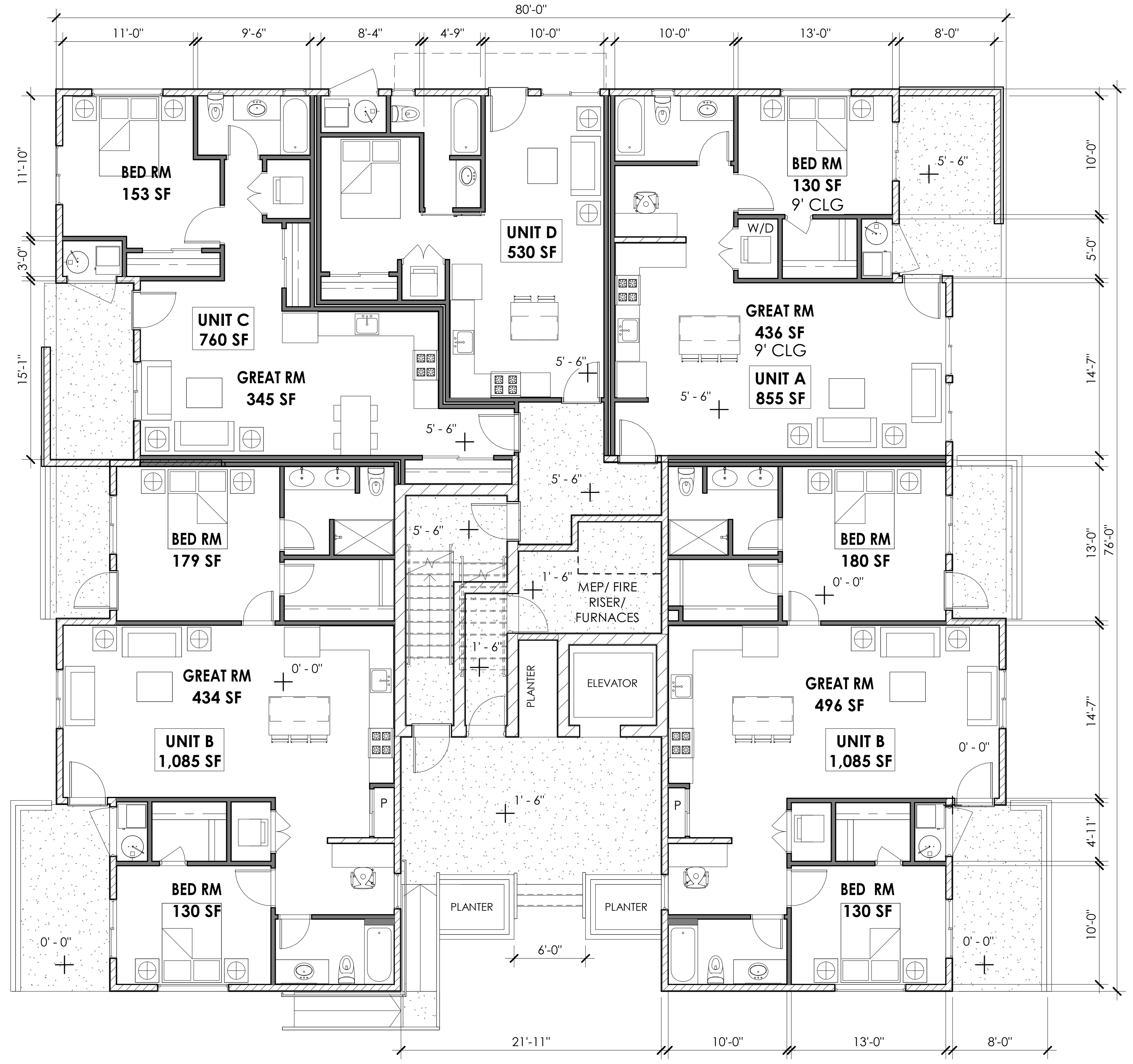
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

REVISIONS: PER C.O.F. COMMENTS DATED 11/19/18
PER C.O.F. COMMENTS DATED 1/25/19
PER C.O.F. COMMENTS DATED 3/11/19
PER C.O.F. COMMENTS DATED 5/2/19

DATE: 5/16/19
DESIGNED BY: MWE
DRAWN BY: MWE
CHECKED BY: KVH
PROJECT NO. 18275
FN: SHEET-06.DWG
VERT SCALE: N/A
HOR SCALE: 1"=40'

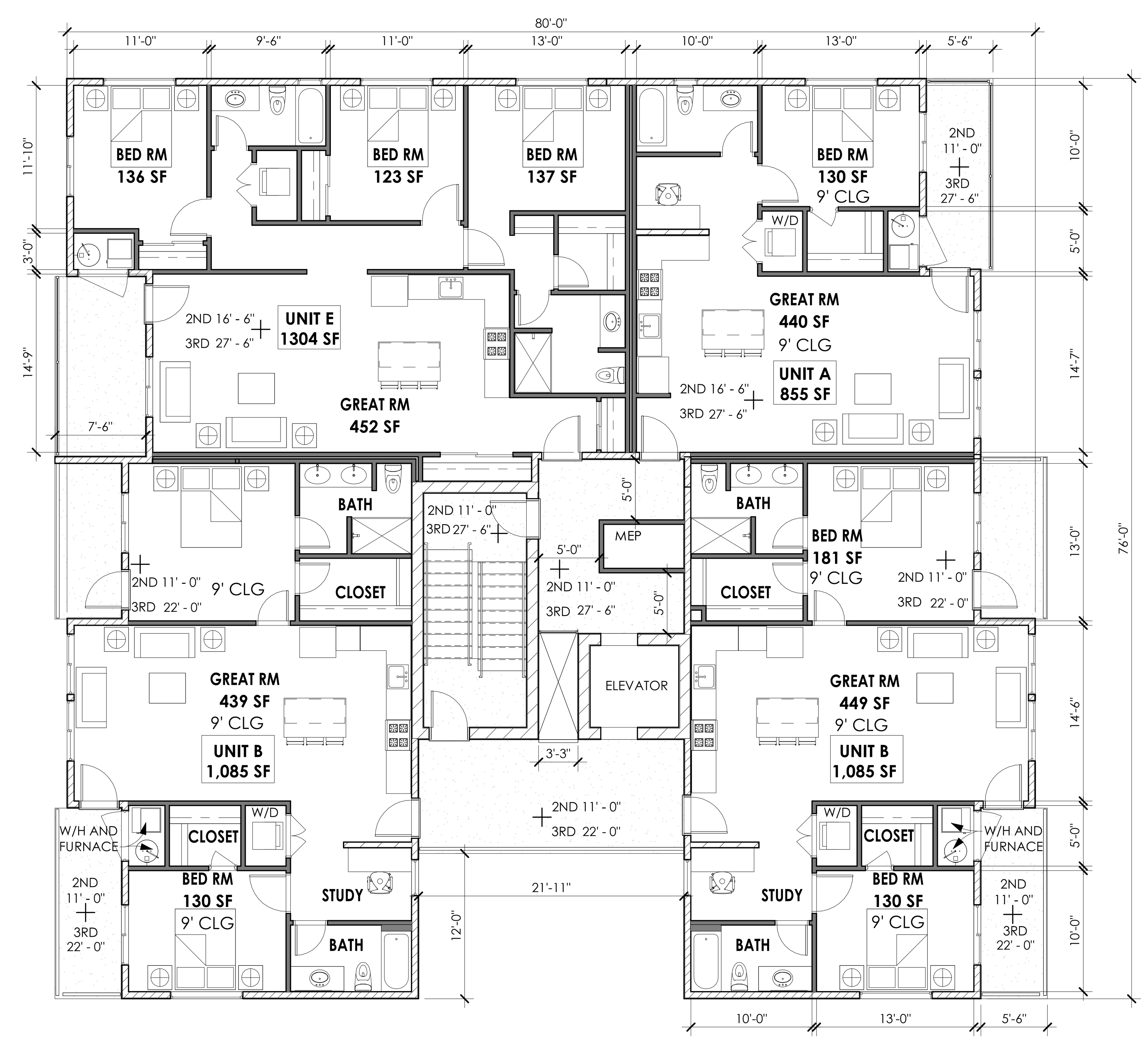
CONCEPT-08

COF PROJECT # PZ-17-00227-01



C3 1ST FLOOR

SCALE: 1/8" = 1'-0"



C7 2ND/ 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

NO	REVISIONS/SUBMISSIONS	DATE

MIRAMONTE HOMES

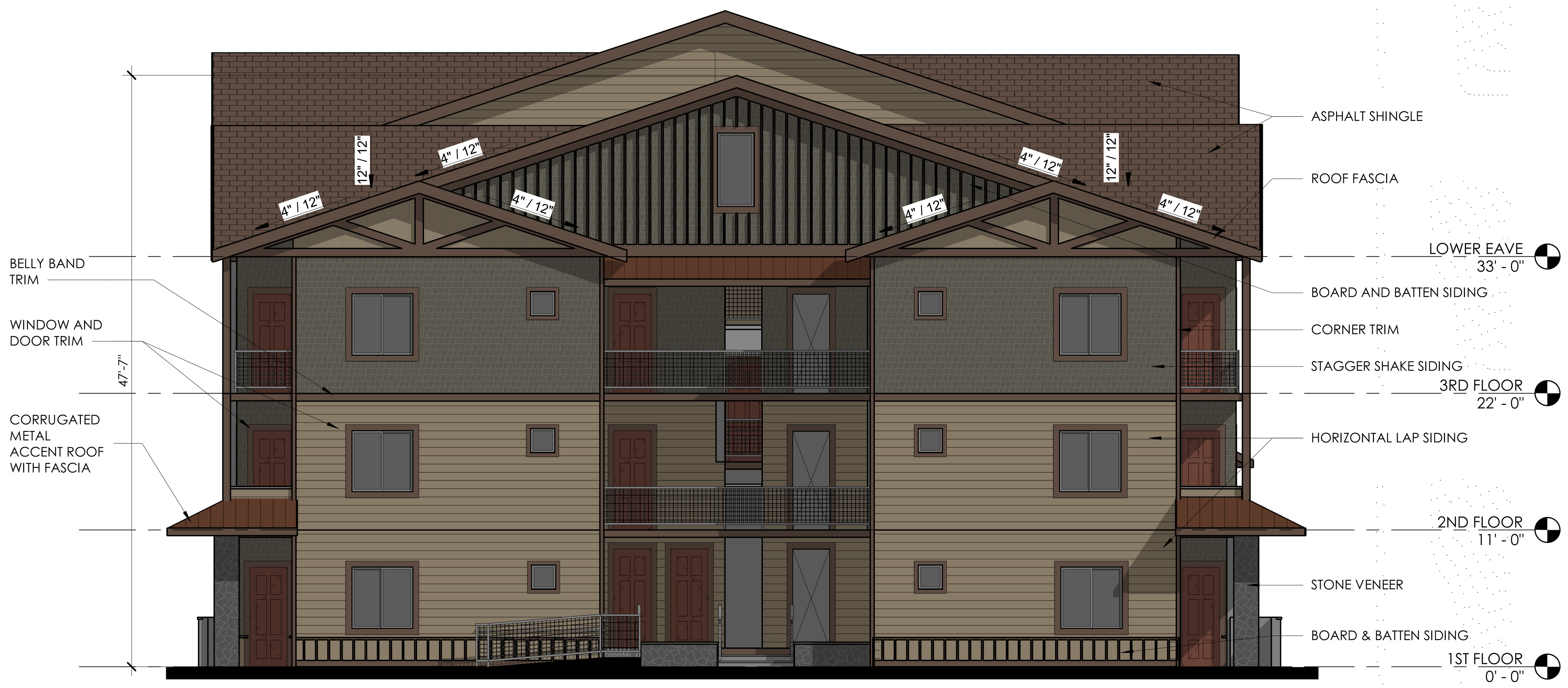
MIRAMONTE HOMES
PONDEROSA PARKWAY
FLAGSTAFF, ARIZONA
FLOOR PLANS

GLHN
ARCHITECTS & ENGINEERS, INC
2939 E. Broadway Blvd. Tucson, AZ. 85716
T 520.881.4546 F 520.795.1822 GLHN.com

NOT FOR CONSTRUCTION

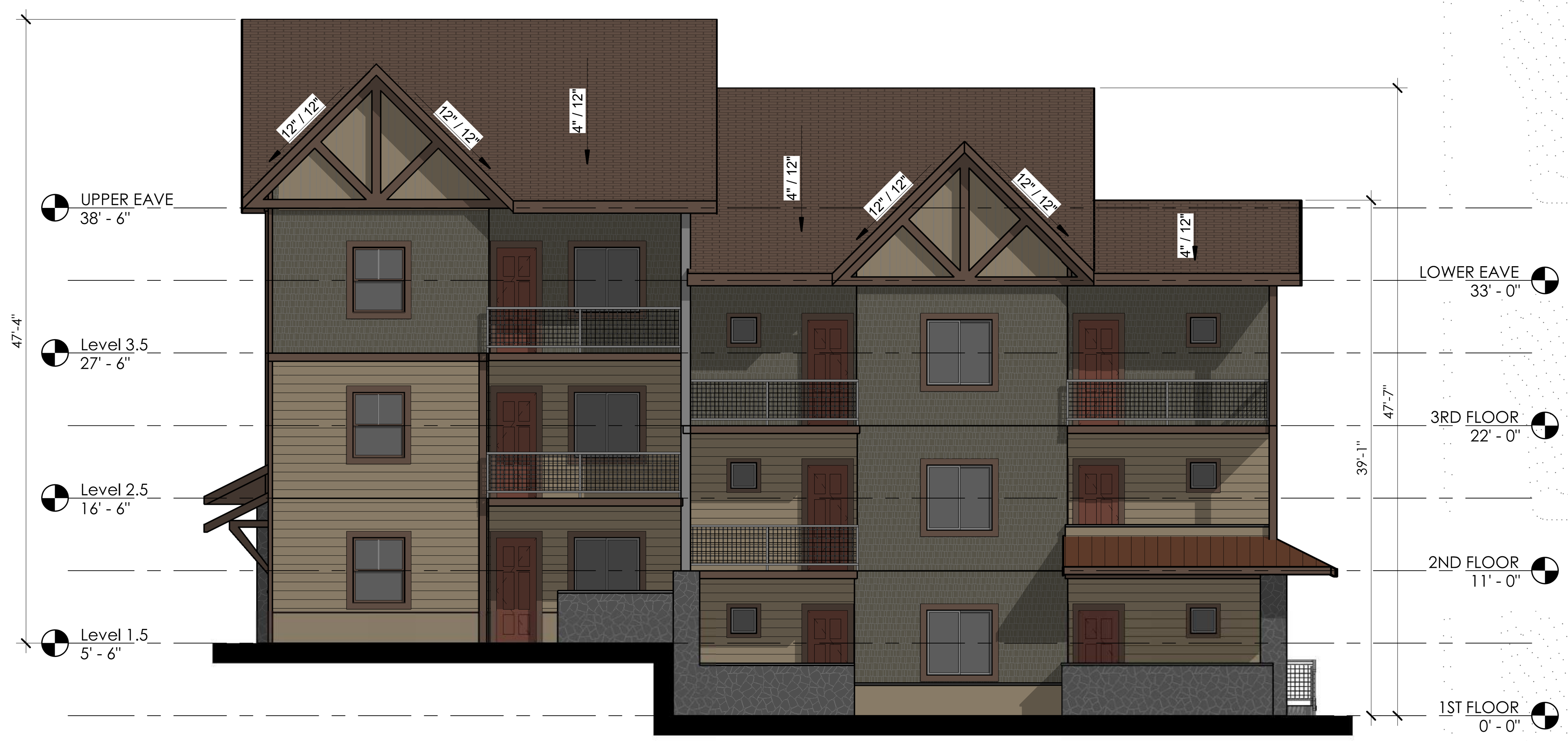
PROJECT NO.:	18048
DESIGN BY:	BH/SL
DRAWN BY:	SL/TR
CHECKED BY:	BH/SL
DATE:	2/16/2019

AL110



E1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

E6 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

A6 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
Rookwood Brown	Weathered Shingle	Weathered Shingle	Rookwood Medium Brown	Sycamore Tan	Downing Earth
Renwick Olive	Roycroft Brass	Rookwood Brown	Downing Earth	Roycroft Pewter	Roycroft Bronze Green
Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown
Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown

Corten Steel

Certainteed Shingles

Malpais Stone Veneer

DATE
REVISIONS/SUBMISSIONS
No

MIRAMONTE HOMES

MIRAMONTE HOMES
PONDEROSA PARKWAY
FLAGSTAFF, ARIZONA
ARCHITECTURAL STYLE 1

GLHN
ARCHITECTS & ENGINEERS, INC
2939 E. Broadway Blvd. Tucson, AZ. 85716
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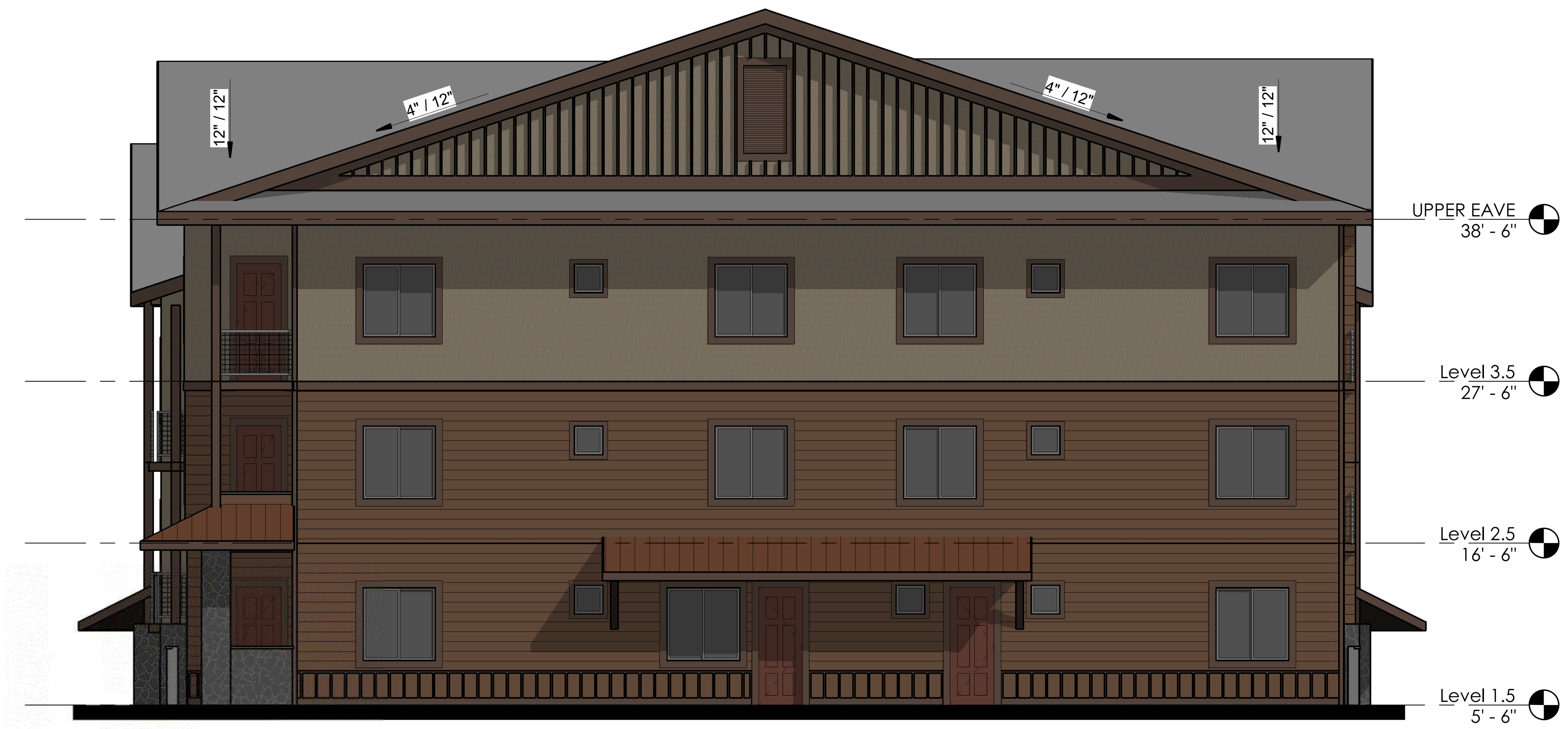
CONCEPTUAL

PROJECT NO.	18048
DESIGN BY:	SL
DRAWN BY:	TR/SK
CHECKED BY:	BH
DATE:	4/18/2019

AB110

E1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



E6 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

A1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

A6 EAST ELEVATION

SCALE: 1/8" = 1'-0"

Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
Rookwood Brown	Weathered Shingle	Weathered Shingle	Rookwood Medium Brown	Sycamore Tan	Downing Earth
Renwick Olive	Roycroft Brass	Rookwood Brown	Downing Earth	Roycroft Pewter	Roycroft Bronze Green
Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown
Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown

Corten Steel

Certainteed Shingles

Malpais Stone Veneer

DATE

REVISIONS/SUBMISSIONS

No

MIRAMONTE HOMES

MIRAMONTE HOMES
PONDEROSA PARKWAY
FLAGSTAFF, ARIZONA
ARCHITECTURAL STYLE 2

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CONCEPTUAL

PROJECT NO.	18048
DESIGN BY:	SL
DRAWN BY:	TR/SK
CHECKED BY:	BH
DATE:	4/18/2019

AB111

E1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

E6 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

A1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

A6 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
Rookwood Brown	Weathered Shingle	Weathered Shingle	Rookwood Medium Brown	Sycamore Tan	Downing Earth
Renwick Olive	Roycroft Brass	Rookwood Brown	Downing Earth	Roycroft Pewter	Roycroft Bronze Green
Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown
Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown

Corten Steel

Certainteed Shingles

Malpais Stone Veneer

DATE
REVISIONS/SUBMISSIONS
No

MIRAMONTE HOMES

MIRAMONTE HOMES
PONDEROSA PARKWAY
FLAGSTAFF, ARIZONA
ARCHITECTURAL STYLE 1

GLHN
ARCHITECTS & ENGINEERS, INC
2939 E. Broadway Blvd. Tucson, AZ. 85716
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CONCEPTUAL

PROJECT NO.	18048
DESIGN BY:	SL
DRAWN BY:	TR/SK
CHECKED BY:	BH
DATE:	5/16/2019

AB113

E1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

E6 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

A1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

A6 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
Rookwood Brown	Weathered Shingle	Weathered Shingle	Rookwood Medium Brown	Sycamore Tan	Downing Earth
Renwick Olive	Roycroft Brass	Rookwood Brown	Downing Earth	Roycroft Pewter	Roycroft Bronze Green
Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown
Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown

Corten Steel

Certainteed Shingles

Malpais Stone Veneer

No	REVISIONS/SUBMISSIONS	DATE

MIRAMONTE HOMES

MIRAMONTE HOMES
PONDEROSA PARKWAY
FLAGSTAFF, ARIZONA
ARCHITECTURAL STYLE 2

GLHN
ARCHITECTS & ENGINEERS, INC
2939 E. Broadway Blvd. Tucson, AZ. 85716
T.520.881.4546 F.520.795.1822 GLHN.com

CONCEPTUAL

PROJECT NO.	18048.00
DESIGN BY:	SL
DRAWN BY:	TR/SK
CHECKED BY:	BH
DATE:	2019/05/16

AB114

GENERAL NOTES

A. EACH UNIT SHALL HAVE ONE UNIT ADJACENT TO THE ENTRY DOOR AND ONE UNIT ADJACENT TO THE PATIO DOOR. TOTAL OF 416 LUMINAIRES.

1 **LIGHITNG SITE PLAN**

SCALE: 1" = 50'-0"

OUTDOOR LIGHTING CODE COMPLIANCE - LUMEN CALCULATION

CITY OF FLAGSTAFF

FIXTURE ID	FIXTURE QUANTITY	LIGHT SOURCE TYPE	LUMENS PER LUMINAIRE	LUMEN MULTIPLIER	FULL CUT-OFF	UNDER CANOPY	PARTIALLY SHIELDED LUMENS	NON-NARROW SPECTRUM AMBER LED	FULLY SHIELD AND PARTIALLY SHIELDED
SA	35	AMBER LED	3,391	1.00	YES	NO			118,685
SB	6	AMBER LED	2,207	1.00	YES	NO			13,242
WA	416	AMBER LED	1,703	0.25	YES	YES			177,112
TOTAL OUTDOOR LIGHT OUTPUT LIMITS PER TABLE 10-50.70.050.A, COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL			LIGHTING ZONE	SITE ACRES	ALLOWED PER ACRE FOR LED (divided by 1.43)		5500 3846	5000 3497	50000 34965
			2	11.97	TOTAL SITE LUMENS ALLOWED		46,038	41,853	418,531
					TOTAL LUMENS USED ON SITE:		**0**	**0**	**309,039**

No	REVISIONS/SUBMISSIONS	DATE

MIRAMONTE HOMES

MIRAMONTE HOMES
PONDEROSA PARKWAY
FLAGSTAFF, ARIZONA

LIGHTING SITE PLAN AND CALCULATIONS

GLHN
ARCHITECTS & ENGINEERS, INC
3030 N. 3rd Street, Suite 600, Phoenix, AZ. 85012
T 602.368.9393 F 520.795.1822 GLHN.com

NOT FOR CONSTRUCTION

PROJECT NO.:	18048.00
DESIGN BY:	BW
DRAWN BY:	BW
CHECKED BY:	RAA
DATE:	2018/10/30

ES101

PONDEROSA PARKWAY LANDSCAPE PLAN

LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

RAINWATER HARVESTING REQUIREMENTS

USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS & UTILIZE PASSIVE RAINWATER HARVESTING.

NOTES:

1. ROOF RUNOFF COLLECTED IN GUTTERS/DOWNSPOUTS WILL PASSIVELY IRRIGATE AT-GRADE LANDSCAPING
2. ALL LANDSCAPING INSTALLED PER CITY OF FLAGSTAFF LANDSCAPE STANDARDS SECTION 10-50.60

PROJECT INFORMATION

PROJECT NAME:	MIRAMONTE AT PONDEROSA PARKWAY
PROJECT LOCATION:	1650 E. PONDEROSA PARKWAY
APNs:	107-07-002E
TOTAL SQUARE FOOTAGE:	521,413.2 SQUARE FEET
TOTAL ACREAGE:	11.97 ACRES
CURRENT ZONING DISTRICT:	RURAL RESIDENTIAL (RR)
PROPOSED ZONING DISTRICT:	HIGH DENSITY RESIDENTIAL (HR)
TOTAL NUMBER OF RESIDENTIAL:	169 UNITS
DENSITY:	14.11 UNITS/ACRE
HEIGHT:	3 STORIES
CURRENT USE:	VACANT
DEVELOPER:	MIRAMONTE HOMES 102 S. MIKES PIKE ST. FLAGSTAFF, AZ 86001 928-774-0028

LANDSCAPE NOTES

1. ALL MAINTENANCE SHALL BE PERFORMED PER FLAGSTAFF CITY CODE SECTION #910.12.
2. MAINTENANCE SHALL BE PERFORMED ON A MONTHLY BASIS AS FOLLOWS:
   A. PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS.
   B. REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF THE SAME SIZE AND TYPE.
   C. REPLACEMENT OF ERODED OR WASHEDOUT D.G. WITH SAME.
   D. MAINTENANCE OF IRRIGATION SYSTEM.
3. DECOMPOSED GRANITE (D.G.) SHALL BE INSTALLED TO A 2" DEPTH OVER ALL PLANTERS AND DISTURBED AREAS INCLUDING ADJACENT RIGHTS OF WAY .
4. MATERIALS WITHIN SITE VISIBILITY TRIANGLES SHALL BE PLACED AND MAINTAINED SO AS NOT TO INTERFERE WITH A VISIBILTY PLANE DESCRIBED BY 2 HORIZONTAL LINES 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

IRRIGATION NOTES

1. MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
2. ALL MAINLINE SHOWN IS CL200 PVC., ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
3. INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
4. SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQ'S.
5. IRRIGATION DESIGN PRESSURE 30 PSI FOR SYSTEM. CONTRACTOR SHALL VERIFY EXIST. WATER PRESSURE AT VALVE & NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES, BETWEEN EXISTING & DESIGN PRESSURE PRIOR TO CONTINUING WORK.
6. ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
7. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
8. EACH CONTROLLER TO BE EQUIPPED WITH RAIN SHUT OFF SENSOR AND MOISTURE SENSOR.

TABULATIONS

STREET BUFFER:	1050.23 LF/25 = 42 TREES 84 SHRUBS 84 GROUND COVERS REQUIRED
PERIPHERAL BUFFER:	2443.02 LF/25 = 98 TREES 196 SHRUBS 196 GROUND COVERS REQUIRED
PARKING AREAS:	273 / 8 * 2 = 68 TREES 136 GROUND COVERS
BUILDING FOUNDATIONS (PER BLDING):	367 LF/25 = 14.68 TREES 29.36 SHRUBS
TOTAL FOR 13 BUILDINGS:	191 TREES 382 SHRUBS 382 GROUND COVERS REQUIRED
TOTAL PLANTS REQUIRED:	399 TREES 798 SHRUBS 798 GROUND COVERS REQUIRED
EXISTING TREES CREDITS:	157 TREES 314 SHRUBS 314 GROUND COVERS
NEW TREES PROVIDED:	260
NEW SHRUBS PROVIDED:	520 (2 PLANTED @ EACH TREE)
NEW GROUNDCOVER PROVIDED:	520 (2 PLANTED @ EACH TREE)

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
TREES					
	ACER FREEMANII	AUTUMN BLAZE MAPLE		6' HT.	11
	CERCIS OCCIDENTALIS	WESTERN REDBUD		6' HT.	27
	FRAXINUS VELUTINA	ARIZONA ASH	NATIVE	15 G.C.	47
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST		6' HT	63
	MALUS SPECIES	FLOWERING CRAB APPLE		6' HT	15
	PICEA PUNGENS	COLORADO BLUE SPRUCE		6' HT	59
	PINUS EDULIS	PINYON PINE	NATIVE	15 G.C.	38
SHRUBS					
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	NATIVE	1 G.C.	151
	BERBERIS FREMONTII	FREMONT BARBERRY	NATIVE	1 G.C.	66
	FALLUGIA PARADOXA	APACHE PLUME	NATIVE	1 G.C.	89
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER		5 G.C.	107
	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 G.C.	107
GROUND COVERS AND ACCENTS					
	ARABIS CAUCASICA	WALL ROCKCRESS		1 G.C.	191
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP		1 G.C.	246
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER		1 G.C.	83

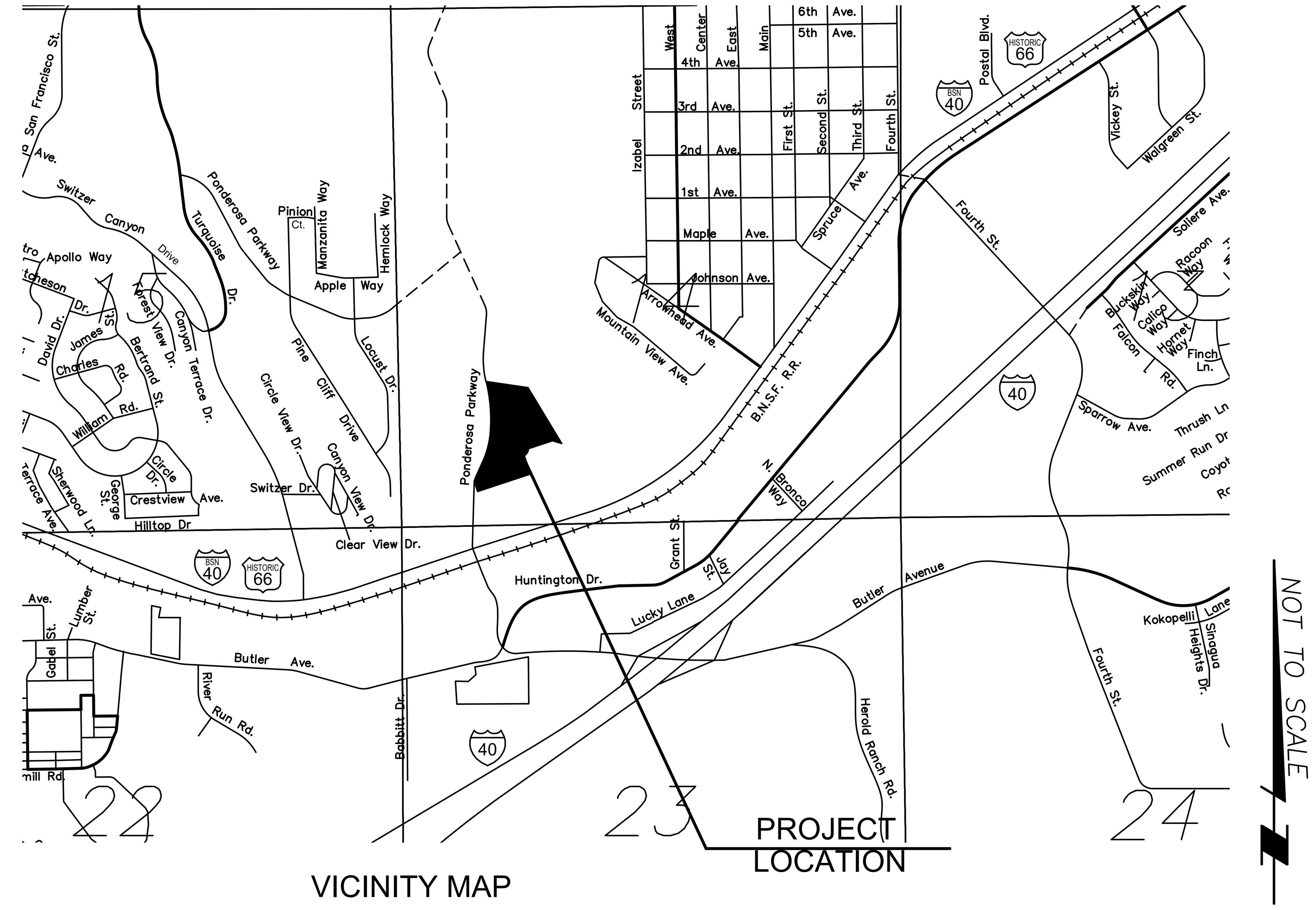
EXISTING TREE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
6	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER	94
6	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER	64

CALIPER	EXISTING TREE CREDITS CALCULATIONS	CREDITS
6"-10"	25 @ 1:1	25
10"-18"	63 @ 2:1	126
>18"	2 @ 3:1	6
	TOTAL	157

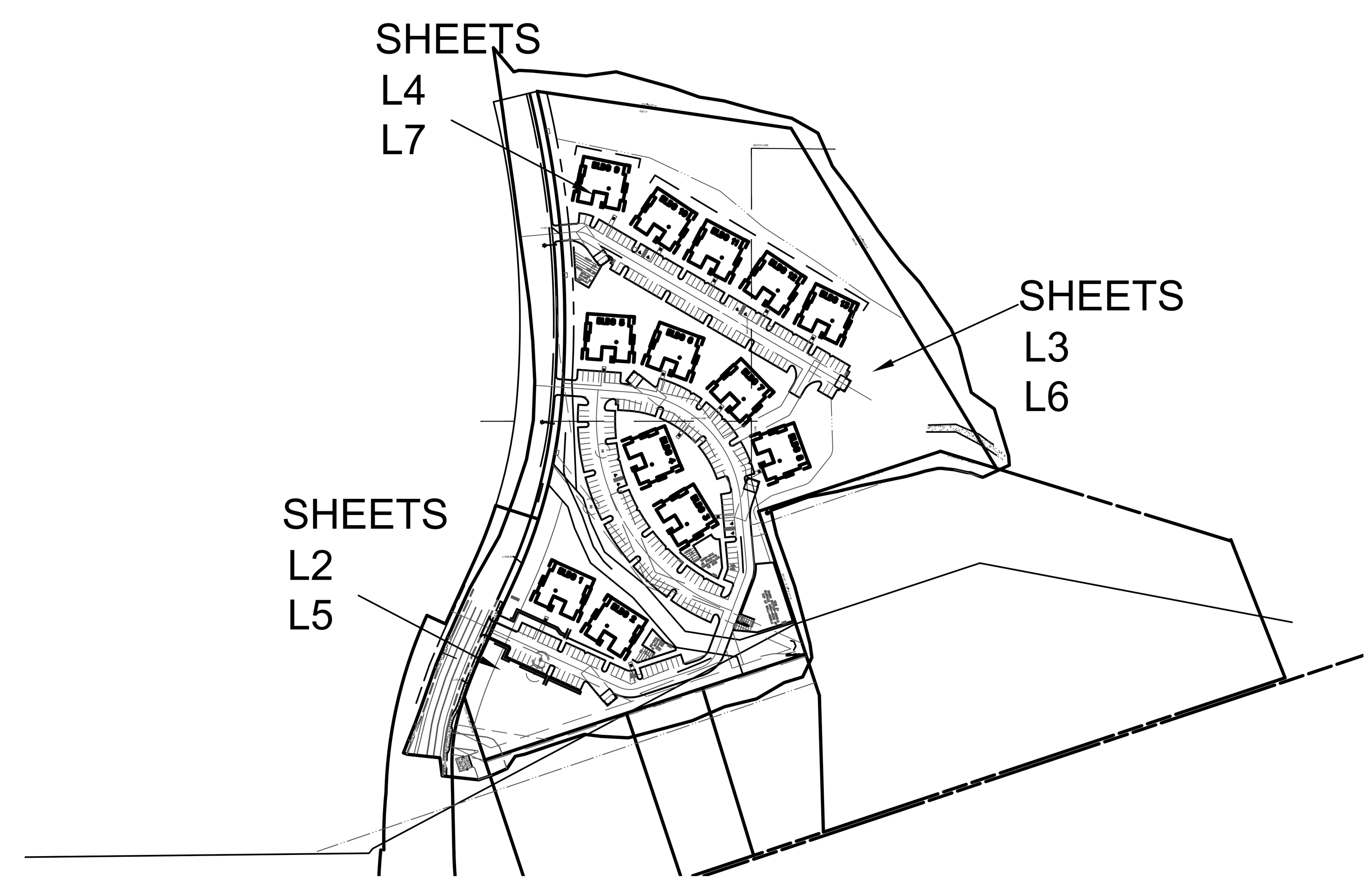
IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
C	CONTROLLER	RAINBIRD ESP−SMT − WALL MOUNT 4 STA.	6
C6	CONTROLLER	RAINBIRD ESP−SMT − WALL MOUNT 6 STA.	1
	BACKFLOW PREVEVTER	FEBCO 825Y 3/4"	2
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	7
	DRIP VALVE ASSEMBLY ANTI-SYPHON	RAINBIRD XACZ-075-PRF	12
	TREE EMITTER	RAINBIRD XB-10-6	272
	SHRUB EMITTER	RAINBIRD XB-10-6	815



VICINITY MAP

N.T.S.



KEY PLAN

SCALE 1" = 200'

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 12666
STEVE ACUNA
Expires 3/31/20

PONDEROSA PARKWAY	HORIZ.
LANDSCAPE PLAN COVER SHEET	VERT.
Acuña Coffeen Landscape Architects 3532 N. Avenida Albor Tucson, Arizona 85745 (520) 441-2754	F.B.
L1 OF 4	DESIGN SA DRAWN SA CHKD. SA JOB NO.

5-19

LANDSCAPE PLAN

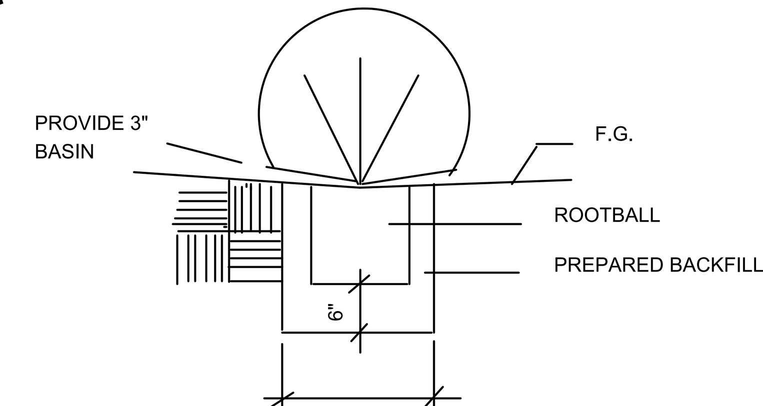
North
1"=30'

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME
TREES		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
SHRUBS		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
	BERBERIS FREMONTII	FREMONT BARBERRY
	FALLUGIA PARADOXA	APACHE PLUME
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER

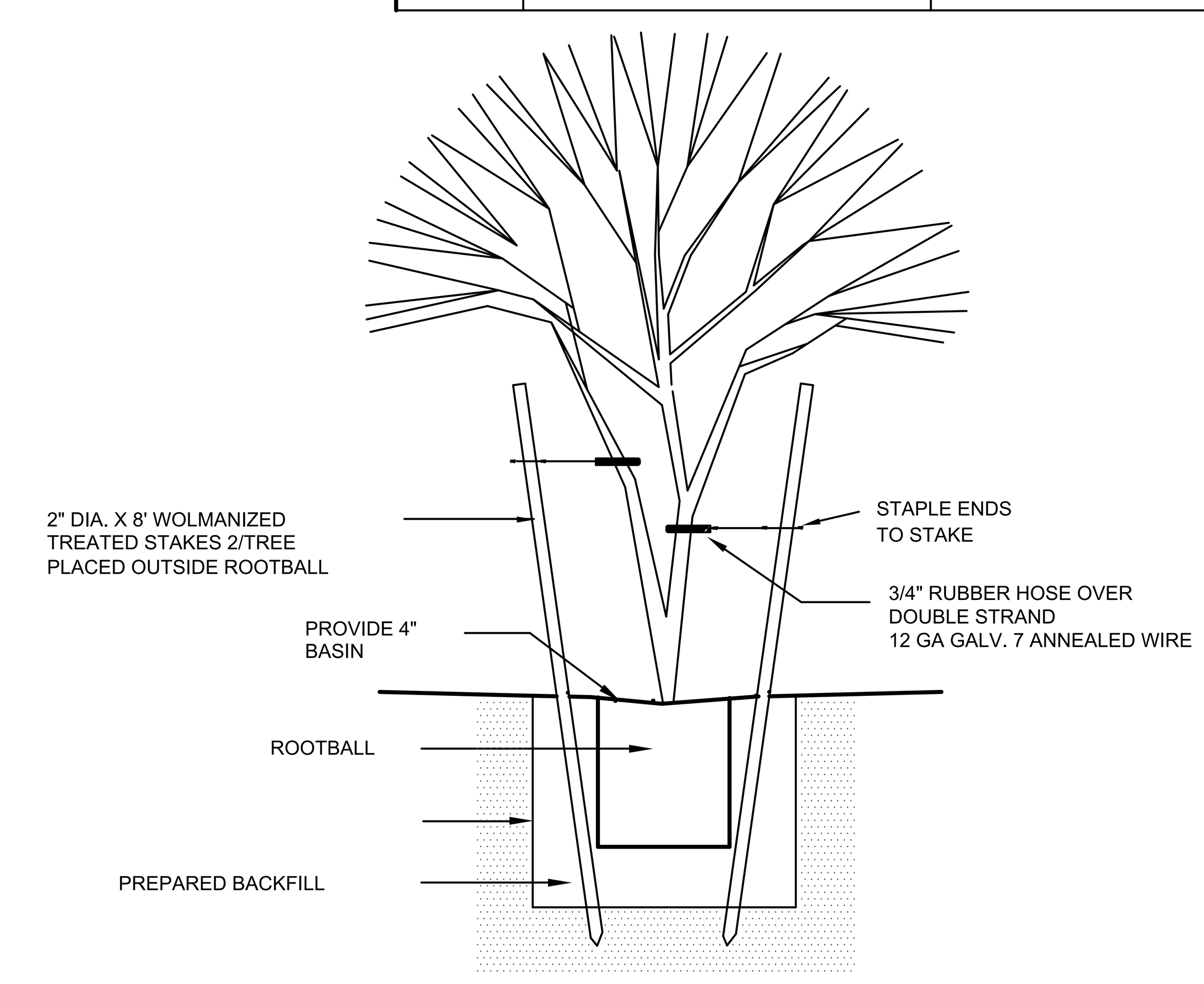
EXISTING TREE LEGEND

SYMBOL	DESCRIPTION
6	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER
6	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER



1 SHRUB PLANTING DETAIL

NTS



* NO STAKES FOR BOXED TREES SIZES

2 TREE PLANTING DETAIL

NTS

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
12666
STEVE ACUNA
Expires 3/31/20

PONDEROSA PARKWAY

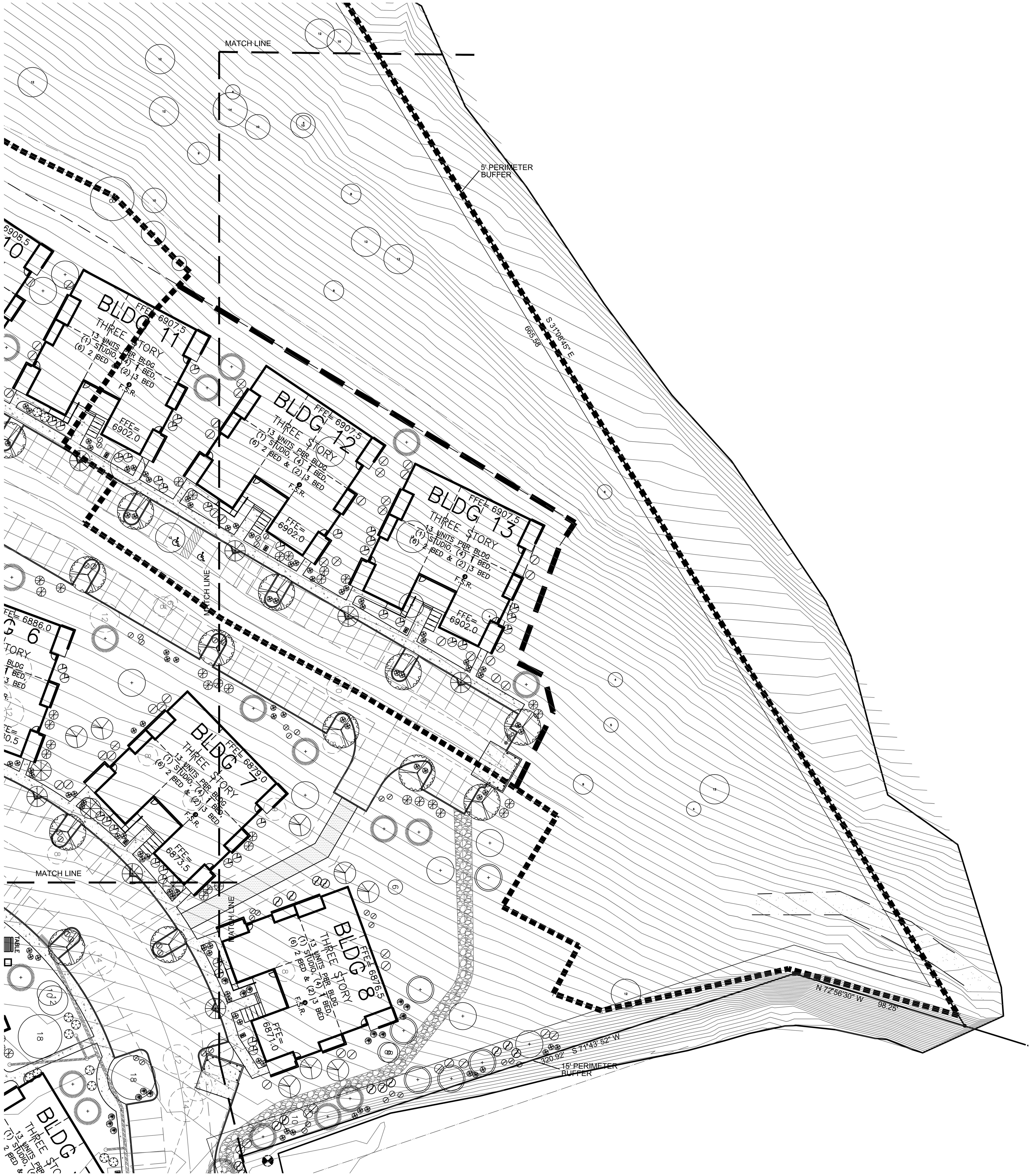
LANDSCAPE PLAN

Acuña Coffeen Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
(520) 441-2754

L2 OF 4

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

5-19



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME
TREES		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
SHRUBS		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
	BERBERIS FREMONTII	FREMONT BARBERRY
	FALLUGIA PARADOXA	APACHE PLUME
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER

EXISTING TREE LEGEND

SYMBOL	DESCRIPTION
6	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER
6	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER

LANDSCAPE PLAN

North
1"=30'

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
12666
STEVE
ACUNA
5-14-19
Expires 3/31/20

PONDEROSA PARKWAY

LANDSCAPE PLAN

Acuña Coffeen
Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
(520) 441-2754

L3 OF 4

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

5-19

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME
TREES		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
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SHRUBS		
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L4 OF 4

HORIZ.	
VERT.	
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DESIGN	SA
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JOB NO.	

5-19

5. B.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Neil Gullickson, Planning Development Manager

Date: 08/02/2019

Meeting Date: 08/14/2019

TITLE:

Project # PZ-18-00182-02 The Commons at Sawmill

A request from NB SAWMILLTIC 1 LLC, for a Conditional Use Permit from the City of Flagstaff to allow a Rooming and Boarding Facility which permits each of the 448 bedrooms (194 garden style apartments) to be leased individually. The site is 6.71 acres in size and is located at 901 South O'Leary Street, within the High Density Residential (HR) Zone.

STAFF RECOMMENDED ACTION:

In accordance with the findings as presented in this report, staff recommends the Planning and Zoning Commission approve Conditional Use Permit PZ-18-00182-02 with the following conditions:

1. The development complies with all the IDS site plan approval comments, dated February 25, 2019.
2. The site is developed in substantial conformance to the site plan, elevations, and technical documents approved by the Planning and Zoning Commission.
3. The applicant agrees to provide NAIPTA bus passes through the Bulk Purchase Program with each lease (one per bedroom) for a two-year period.

Attachments:

- Staff Report
- Conditional Use Permit
- Site Location
- Site Plan Comments
- Project Narrative/Findings
- Site Plan
- Landscape Plan
- Resource Plan

PLANNING AND DEVELOPMENT SERVICES REPORT
CONDITIONAL USE PERMIT

PUBLIC HEARING	**DATE:** July 26, 2019
PZ-18-00182-02	**MEETING DATE:** August 14, 2019
	REPORT BY: Neil Gullickson

REQUEST:

A request from NB SAWMILLTIC 1 LLC, for a Conditional Use Permit from the City of Flagstaff to allow a Rooming and Boarding Facility which permits each of the 448 bedrooms (194 garden style apartments) to be leased individually. The site is 6.71 acres in size and is located at 901 South O'Leary Street, within the High Density Residential (HR) Zone.

STAFF RECOMMENDATION:

In accordance with the findings as presented in this report, staff recommends the Planning and Zoning Commission approve Conditional Use Permit PZ-18-00182-02 with the following conditions:

1. The development complies with all the IDS site plan approval comments, dated February 25, 2019.
2. The site is developed in substantial conformance to the site plan, elevations, and technical documents approved by the Planning and Zoning Commission.
3. The applicant agrees to provide NAIPTA bus passes through the Bulk Purchase Program with each lease (one per bedroom) for a two-year period.

PRESENT LAND USE:

The site is occupied by fourteen (14) residential apartment buildings, one clubhouse building, and parking.

PROPOSED LAND USE:

The applicant would like to lease individual bedrooms with common cooking and living space instead of leasing by unit. Other than changes to the landscaping and parking areas, no physical changes to the existing buildings are proposed.

NEIGHBORHOOD DEVELOPMENT:

North:	Single and multi-family residential uses, HR, High Density Residential Zone;
West:	Cemetery and NAU, PF, Public Facilities Zone;
East:	Undeveloped City Property, FUTS and Lonetree Road, PF, Public Facilities Zone;
South:	Lonetree Road single and multi-family residential uses, MR, Medium Density Residential Zone.

REQUIRED FINDINGS:

The Planning Commission may approve the Conditional Use Permit only after making the findings, below, that the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following (Section 10-20.40.050.E of the City of Flagstaff Zoning Code):

1. That the conditional use is consistent with the objectives of the Zoning Code and the purpose of the zone in which the site is located.
2. That granting the conditional use will not be detrimental to the public health, safety, or welfare. The factors to be considered in making this finding shall include, but not be limited to:
    a) Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.
    b) Hazard to persons or property from possible explosion, contamination, fire, or flood; and,
    c) Impact on surrounding areas arising from unusual volume or character of traffic.
3. That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:
    a) Access, traffic, and pedestrian, bicycle, and vehicular circulation;
    b) Adequacy of site and open space provisions, including resource protection standards, where applicable;
    c) Noise, light, visual, and other pollutants;
    d) Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;
    e) Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements;
    f) Impact on public utilities;
    g) Signage and outdoor lighting;
    h) Dedication and development of streets adjoining the property; and
    i) Impacts on historical, prehistoric, or natural resources.

Conditions of approval will only be imposed if they are necessary to ensure the intent and purpose of this Zoning Code are met; to ensure compatible and complementary development of the property; and to ensure the provision of appropriate off-site improvements will be fulfilled.

STAFF REVIEW:

INTRODUCTION AND DISCUSSION

The applicant, NB SAWMILLTIC 1 LLC, through their consultant Nick Wood, has applied for a Conditional Use Permit for a Rooming and Boarding Facility, an allowed use in the High-Density Residential Zone. Allowed uses in the residential districts are exhibited in Table 10-40.30.030.B of the Zoning Code. Rooming and Boarding is defined by the Code as:

Rooming and Boarding Facility: *A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities and sororities.*

The Commons at Sawmill is an existing apartment complex with 194 residential units, including 448 leasable bedrooms. Each of the 14 residential buildings on the site is roughly 10,000 square feet in size, 3-story, and roughly 48-feet tall. A mixture of one-, two- and three-bedroom units are located within the complex. A two story, approximately 5,000 square feet clubhouse/amenities facility is nearing completion and is located at the south end of the site. As noted earlier, no changes to the existing buildings are proposed as part of this Conditional Use Permit application. A Conditional Use Permit is required by the Zoning Code before using the Rooming and Boarding land use which, if approved, will allow the lease of individual bedrooms.

FINDINGS

As noted above in the Required Findings section of this report, the Commission may approve the CUP only after making the findings (listed above). The following provides information regarding the application either supporting or not supporting the findings:

1. The conditional use is consistent with the objectives of the Zoning Code and the purpose of the zone in which the site is located. *The HR Zone is intended to provide an environment having maximum living amenities on-site while providing affordable housing residential design flexibility, more efficient use of open space, and better separation of pedestrian and vehicular traffic. The existing development was constructed in compliance with the standards of the HR zone and has been found in compliance with the intent of the zone.*

2. The granting of the requested conditional use permit will not be detrimental to the public health, safety, or welfare so long as it is operated in compliance with this permit.

   a) Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.
   b) Hazard to persons or property from possible explosion, contamination, fire, or flood.
   c) Impact on surrounding areas arising from unusual volume or character of traffic.

   This complex has been in existence since 1994; no changes to the site that would lead to nuisance is expected. No additional volume or change in traffic patterns are expected due to the proposed change of use.

   Attached is a memo from Emergency Services that identifies the frequency of calls to student housing developments/Rooming and Boarding uses. The memo indicates that .22 calls per bed is the average for student housing projects; this number tends to drop as the complex grows older. The data provide by the applicant in their attached <u>Conditional Use Permit Findings</u> *indicates that the average at the Commons at Sawmill is .09 calls per bed (when towing related calls are removed, .24 with towing) less than the average number of calls. The applicant has indicated that currently there is no on-site private security at this site nor does the property participate in the Crime Free Housing Program.*

3. The proposed use is reasonably compatible with the types of uses permitted in the surrounding area. The applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:

Access, Traffic, and Pedestrian, Bicycle, and Vehicular Circulation

Vehicular access to the site is via a single driveway on to South O'Leary Street, which leads to South Lonetree Road and West Franklin Avenue. Pedestrian and bicycle movement also use South O'Leary Street. Two informal trails systems exist: one at the south end of the site which accesses the adjacent FUTS system, and the second crosses the City property (Citizens Cemetery) to the west and on to the NAU campus. The City's Capital Improvements Division is working on the development of a formalized pedestrian connection adjacent to the north property line of this site that will access the NAU Campus.

In order to encourage transit use and support the requested reduction in parking. The applicant has agreed to provide an Eco Pass to all residents for a period of two (2) years. At the end of two years, the owner will evaluate the usage, interest, and economic impacts the program has on the site.

The Zoning Code requires Rooming and Boarding uses provide one parking space per each bedroom. This site would require 449 spaces; a 10% reduction for access to transit and a 5% reduction for bicycle parking brings the requirement to 383 spaces. Provided on this site are 387 spaces, which meets the requirement.

Adequacy of Site/Open Space/Resource Provisions

This application does not propose any additional open space. The previous owner-initiated construction of a new leasing office that includes an exercise room and common room for use by the residents. That building is presently being completed by the current property owner; occupancy is anticipated before the start of the school year this fall.

This site is located within the Resource Protection Overlay Zone and is subject to the Code requirements applicable to the Zone. This proposal does not involve the removal of any forest resources nor does it modify any qualifying slope areas. There is no floodplain located on this site.

Noise, Light, Visual, and Other Pollutants

The application does not propose any changes to the exterior of the buildings or current lighting.

Style and Siting of Structure and Relationship to Surrounding Neighborhood

No changes to the exterior of the building have been proposed; pictures of the buildings have been provided by the applicant and are attached to this report.

Landscaping and Screening

As part of the CUP application, the site's landscaping, which is currently deficient when compared to current code standards, will be brought up to current standards. Landscaping plans for the site have been attached to this report. The parking lots were not designed with parking lot or terminal islands; new parking lot planting will require the creation of diamond-shaped tree wells throughout the site. These islands will include curbs and new trees. New plantings are being provided around each of the buildings to meet the building perimeter requirement.

Impact on Public Utilities

No changes to the existing water delivery or waste removal systems are proposed in association *with the CUP application.*

Signage and Outdoor Lighting
No new signage or additional outdoor lighting is proposed as part of this request. The Zoning Code sets a threshold of 25% increase of square footage at the site before current lighting must be brought into conformance with the current Code.

Any new signage will be required to apply for a Sign Permit and comply with the current Zoning Code.

Dedication and Development of Streets
No additional rights-of-way are required at this location. The existing street and pedestrian infrastructure are in place across the frontage of this property.

Impacts on Resources
There will be no impacts to historical, prehistoric, or natural resources. This site is located within the Resource Protection Overlay, no trees or other resources (slope or floodplain) are proposed to be modified by this application. Based on the scope of work, a Cultural Resource Study was not required.

After review of the application, staff believes that the findings as applicable to this application have been addressed by the applicant.

PUBLIC CONTACTS:

On November 14, 2018, the applicant held a neighborhood meeting at the Boys and Girls Club of Flagstaff. No members of the public attended the meeting. As of the date of this report, staff has received no written or phone comments regarding the application. The Neighborhood Meeting Notification letter is attached as part of the applicant's information packet.

RECOMMENDATION:

The Development Review staff approved the site plan for this project on February 25, 2019 (conditions attached). Staff recommends that the request for the CUP be granted by the Planning and Zoning Commission with the requirements included in Conditional Use Permit No. PZ-18-00182-02. The conditions for this CUP include:

1. The development complies with all the IDS site plan approval comments, dated February 25, 2019.
2. The site is developed in substantial conformance to the site plan, elevations, and technical documents approved by the Planning and Zoning Commission.
3. The applicant agrees to provide NAIPTA bus passes through the Bulk Purchase Program with each lease (one per bedroom) for a two-year period.

ATTACHMENTS

- Conditional Use Permit No. PZ-18-00182-02 and Proposition 207 waiver
- Conditional Use Permit Application
- Site Location & Zoning Map
- Conditions of Site Plan Approval, dated February 25, 2019
- Project Narrative and Developer Findings
- Applicant’s supplemental information titled “Building Elevations”
- Site Plan and supplemental plan sheets

COCONINO COUNTY, ARIZONA RECORDER
CONDITIONAL USE PERMIT
FROM GRANTOR: CITY OF FLAGSTAFF
COCONINO COUNTY, ARIZONA
OFFICE OF PLANNING AND ZONING
TO GRANTEE: CITY OF FLAGSTAFF

Permit No. PZ 18-00182-02
August 14, 2019
CUP

Permission is hereby granted to the City of Flagstaff to allow the existing apartment complex at 901 South O'Leary Street to become a Rooming and Boarding Facility, and legally described as Coconino County Assessor parcel number 104-09-002F in the City of Flagstaff, Arizona.

After a public hearing held on August 14, 2019, the Planning and Zoning Commission voted to grant this Conditional Use Permit. Subject to the following conditions:

1. The development complies with all the IDS site plan approval comments, dated February 25, 2019.
2. The site is developed in substantial conformance to the site plan, elevations and technical documents approved by the Planning and Zoning Commission.
3. The applicant agrees to provide NAIPTA bus passes through the Bulk Purchase Program with each lease (one per bedroom) for a two-year period.

Furthermore, this permit is issued on the express condition that the use herein permitted shall conform in all relevant respects to the ordinances of the City of Flagstaff and the laws of the State of Arizona.

Any and all conditions endorsed on this permit are subject to periodic review by the City of Flagstaff's Development Services Director. Following review, the Planning and Zoning Commission shall be notified when the conditions of operation imposed in the approval and issuance of this permit have not been or are not being complied with.

The Planning and Zoning Commission shall consider the matter of revocation and set the permit for public hearing. If the Planning and Zoning Commission finds, following the public hearing, that the conditions imposed in the issuance of this permit are not being complied with, this permit may be revoked and further operation of the use for which this permit was approved shall constitute a violation of the City of Flagstaff Land Development Code.

This Conditional Use Permit shall become null and void one (1) year from the effective date of August 14, 2019, unless the following shall have occurred:

1. A building permit has been issued and construction begun and diligently pursued; or
2. The approved use has been established; or
3. An extension has been granted by the Planning and Zoning Commission. Such extension shall be for a maximum of one hundred eighty (180) days and no extension may be granted which would extend the validity of the permit more than eighteen (18) months beyond the date of approval of the permit.

This document ____ does modify, or ___does not modify the provisions of a previous Conditional Use Permit recorded in instrument _______, Office of the Coconino County, Arizona, Recorder.

____
Development Services Director, City of Flagstaff

By: ________________________________
Applicant (if other than the property owner)

STATE OF ARIZONA)
) ss
County of Coconino)

Before me, the undersigned Notary Public personally appeared_______________ ________ who executed the foregoing document for the purposes contained therein.

SUBSCRIBED AND SWORN to before me this ______ day of _________, 2019

____
Notary Public

My Commission expires: ________________

By: ________________________________
Property Owner

STATE OF ARIZONA)
) ss
County of Coconino)

Before me, the undersigned Notary Public personally appeared________________ _________ who executed the foregoing document for the purposes contained therein.

SUBSCRIBED AND SWORN to before me this ______ day of__________, 2019

____
Notary Public

My Commission expires: __________________

Location & Vicinity Map

Feet
0 110 220 440

May 1, 2019

THIS MAP WAS GENERATED BY THE COCONINO COUNTY WEB MAP APPLICATION.
IT IS FOR GENERAL PUPOSES ONLY. NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.

COCONINO COUNTY ARIZONA

City of Flagstaff
Community Development
Substantive Review Comments

Project Name: Commons at Sawmill February 25, 2019
Project No.: PZ 18-00182-01
Project Address: 901 South O'Leary Street

Application Type: Site Plan
Review Type: Substantive Site Plan Submittal

Project Manager: Neil Gullickson
E-mail: ngullickson@flagstaffaz.gov
Phone: 928-213-2614

Status of Review: Approved w/ Conditions
In accordance with ARS 9-835(J), the Substantive Review of the application is complete, and the application has been approved subject to the following conditions and comments. This correspondence is being transmitted on Day 12 of the 22-day Substantive Review Timeframe.

CONDITIONS APPROVAL/COMMENTS:

Provide a copy of these conditions with responses when submitting for either building permit or civil plan review.

Current Planning
Neil Gullickson, Planning Development Manager

Substantive Current Planning: Current Planning, Neil Gullickson Approved with Conditions 2/25/2019
General Comments
1. A conditional use permit is required. The CUP process and requirements are in section 10-20.40.050 of the Zoning Code. Regarding the findings of the CUP, your draft document section 2.a indicates this development generates few violations, provide a comparison between this complex and other similar student housing projects.
2. Provide for the CUP:
* The CUP application.
* 10 copies of the Site plan, Sheet 1-5 of 6 by Woodson Engineering and sheet 2 of the ALTA survey by Superior Surveying Services Inc.
* 10 copies of the resource plan
* 10 copies of the landscape plan.
* A packet (10 copies) that includes the final Conditional Use Permit Narrative, the site photos, the floor plan drawings, the Building Layout and Unit Mix graphic, the records of Proceedings, less Exhibit B and the project narrative.
3. The fee for the CUP review is $3,000 and is expected with the application.

Future submission requirements
1. Provide a detail on the landscaping plans that show how the trees will be planted in the areas that will be covered by pavers.
2. Review section 10-50.60. 050.C: Oasis Allowance and provide notes or explain in the narrative how the proposed sod area near the clubhouse meet the requirements of this section.
3. Referencing sheet L-4, the note that states "Additional Trees Counted Towards Parking Lot Deficiency (43 Trees) shows a small circle as the symbol. This symbol gets lost on the landscape plan and I cannot identify these trees, revise the symbol and easily identify these trees.
4. Sheet L4, show me where in the code you can use shrubs and ground covers to credit for trees. I do not believe this type of credit exist. Remove the this from the plan and verify that all required trees are/will be provided.

Other
1. Recent review of nearby student projects by the Council encouraged the developer to purchase Eco Passes, transit ridership bus pass for all residents for a period of 5-years, Staff is encouraging the developer to discuss this option with NAIPTA.
2. Staff encourages the applicant to review the City's web site specifically, City Council Reports 2019, the memo by Dan Musselman of the PD, dated 1/28/2019 discussing impact fees and consider the impacts that this type of development has on the city 's emergency response processes.
3. Regarding section 3.e of the draft Conditional Use Permit Draft Narrative. The landscape discussion seems weak in compared to the new landscaping that will be provided via this CUP review.

Substantive Building & Safety: Building Safety, Victoria St. Clair Approved 02/19/2019
No Comments

Substantive Engineering: Engineering, James Boyer Approved 02/19/2019
No Comments

Substantive Fire Prevention: Fire Prevention, Kent Snide Approved 02/13/2019
No Comments

Substantive Public Works: Public Works, Scott Overton Approved 02/14/2019
No Comments

Substantive Water Services: Water Services, Jim Davis Approved 02/11/2019
No Comments

Substantive Traffic: Traffic, Reid Miller Approved 02/13/2019
No Comments

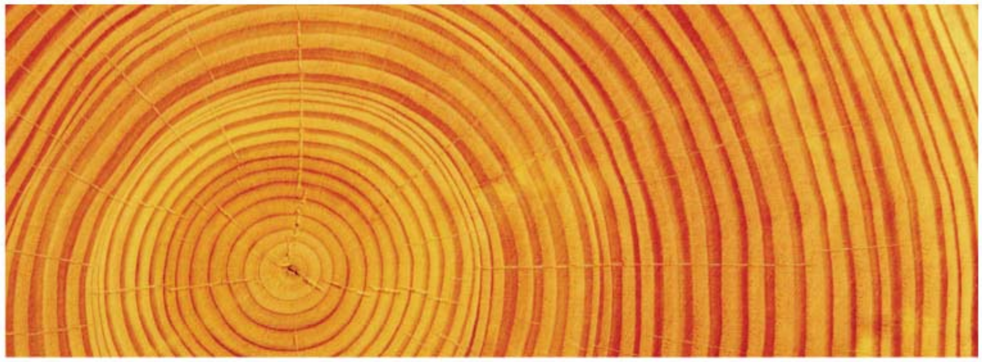
Substantive Stormwater: Stormwater, Douglas Slover Approved 02/20/2019
General Comments
1. None

<u>Substantive Housing:</u> Housing, Jennifer Mikelson Approved 02/14/2019
No Comments

<u>Substantive HPC/Comm Design:</u> Heritage Preservation, Alaxandra Pucciarelli Approved 02/12/2019
No Comments

<u>Substantive Parks:</u> Public Works, Amy Hagin Approved 02/18/2019
No Comments

Snell & Wilmer



The Commons at Sawmill

Written Response to Required Findings ("Narrative")

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Taylor Moran
Assistant Planner

Snell & Wilmer
L.L.P.
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May 7, 2019

Neil Gullickson
Planning Development Manager
Community Development Department
City of Flagstaff
211 W Aspen Ave
Flagstaff, AZ 86001

Re: Conditional Use Permit Draft Narrative for Staff Review - Commons at Sawmill

Dear Neil:

On behalf of NB Sawmill TIC 1, LLC, ("NB") I am pleased to submit this Conditional Use Permit narrative of findings for its approximately 6.71-acre property located at 901 S O'Leary Street in Flagstaff, Arizona (the "Property"), otherwise known as Coconino County Assessor's Parcel Number (APN) 10409002F (Exhibit A). The Property is an existing garden style apartment community with 194 dwelling units/448 total beds (the "Project"). No new development is proposed with this request; rather, this request is simply to fulfill a technical requirement by the City of Flagstaff Zoning Ordinance.

The purpose of this letter is to provide: (i) a description of the Conditional Use Permit requested herein; and, (ii) a summary of the findings for approval for this request required by City of Flagstaff Zoning Code Section 10-20.40.50.E.

I. Description of Request

NB purchased the Property as an established student housing community in February of 2016. After purchasing the Property, it came to NB's attention that, although student housing (i.e. "rooming and boarding") land uses are permitted with a Conditional Use Permit in the High Density Residential (HR) Zone ("HR Zone"), a Conditional Use Permit had never been approved for the Property nor requested by any of the preceding owner/operators. Because the Property was acquired to be operated under NB's "by the bed" rental model, and understood at the time of purchase to be allowed to have such use, this request for a Conditional Use Permit is required to meet the technical requirements of the Zoning Code to formalize the history use of the Property as a "by the bed" student housing rental community.

II. Conditional Use Permit Findings

Zoning Code Section 10-20.40.050.E establishes "findings" that are required to be met for approval of a Conditional Use Permit ("CUP"). As set forth below, this request meets each of these criterion.

1. "*That the conditional use is consistent with the objectives of this Zoning Code and the purpose of the zone in which the site is located*."

The HR Zone is intended to, among other objectives, provide medium to high density multiple-family residential development (Code Section 10-40.30.030.A.6). The Project provides an appropriate residential density proximate to NAU and nearby commercial uses, including restaurants and entertainment. Further, with its rent-by-the-room leasing structure, the Project provides more affordable living accommodations for students at an optimal location near campus.

Therefore, the proposed CUP is consistent with the objectives of the Zoning Code and the purpose of the HR Zone and meets this criterion.

2. "*That granting the conditional use will not be detrimental to the public health, safety or welfare. The factors to be considered in making this finding shall include, but not be limited to:*"

a. "Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination"

The requested CUP, which is for an established use, has and will not cause property damage or nuisance from noise, smoke, odor, dust, vibration or illumination beyond that of that which would be typical for a similarly situated multi-family community and/or that of the ambient conditions in the surrounding area.

One nuisance concern associated with student housing uses is a perceived increase in calls for service or general police related activities at such developments. Since the Project has been operating as a student focused development, this situation permits a unique opportunity to evaluate the impact of the proposed use before its approval. In response to our request for "Calls for Service" data from the Flagstaff Police Department, information was provided from March 2018 to March 2019 (Exhibit A).

Out of 106 calls for service over that one-year period, 65 were related to private towing actions (a common request near campus). Six were related to traffic violations (related to the public road in front of the Project) and another 12 were civil matters, field interview, animal control or service functions. The remaining criminal matters that resulted in a call for service (deposition of said calls is unknown, so this data just represents a call for service, not validity of such calls) total 23, and include only 11 "disturbing the peace" calls. In review of this data, it appears that, on average, there are approximately two (2) calls for service a month that are related to activities on the Property that are truly "criminal" in nature.

Even if all 106 calls for service are associated with the Property, the result is a ratio of .24 calls per bed per year (for all types of calls for service; removing towing only, ratio drops to .09 calls per bed per year).

For comparison, the City Council Report dated January 28, 2019, prepared by Police Chief Musselman and Fire Chief Gaillard, the 2018 calls for service for four multi-family developments (away from the university) where:

"Elevation Apartments, 5000, N. Mall Way, calculated at .17 calls per bed per year.
Country Club Vista Apartments, 5250 E. Cortland Blvd., .24 calls per bed per year.
Greenlaw Apartments, 2600 E. Seventh Ave., calculated at .13 calls per year per bed.
Butterfield Apartments, 4015 E. Soliere Ave., calculated at .31 calls per bed per year.

The four complexes when averaged together resulted in an average call load of .22 calls per bed per year" (Page 2).

In review of the available data, it appears that the Property is well within the range of "standard" apartment complexes as to calls for service.

In summary, the Project will not result in any additional risk of property damage or nuisance beyond what is typical for multi-family developments elsewhere in the City.

b. "Hazard to persons or property from possible explosion, contamination, fire or flood"

The CUP is for a residential use; thus, it will not cause possible explosion, contamination, fire or flooding beyond those risks associated with other HR Zoned properties and/or HR allowed land uses.

c. "Impact on surrounding areas arising from unusual volume or character of traffic"

This CUP is requested is for the formalization of an already established student housing use. Because of the nature of the Project and its proximity to the NAU campus and nearby commercial services and amenities, the project conceivably minimizes vehicular trips per day compared to a typical multi-family residential use, rather than increase vehicular trips, as alternative transportation modes (i.e. walking and biking) are often utilized and necessitated due to parking limitations on-campus and within the immediate surrounding area.

The Project meets all of Criterion #2.

3. "*That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The conditional use permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area*:"

a. "*Access, traffic, and pedestrian, bicycle and vehicular circulation*"

The Project is an established use; therefore, site access and circulation will not change with this approval (its traffic pattern is already well established). Existing pedestrian and bicycle traffic may be higher than typical multi-family communities (as there is more similarity in ages of the population), however the advantage is that there should be reduced vehicular trips to and from the Property as a result as well as more of a spread between on and off-peak movements due to the variety of class schedules of student residents.

b. "*Adequacy of site and open space provisions, including resource protection standards, where applicable*"

Upon purchasing the Property, NB desired to construct on-site improvements for ancillary amenities to increase livability at the Property. These improvements, which include a new clubhouse, were approved by the City and are under construction at the Property. With these new improvements, there is an increase in open space and amenity areas at the Property for tenant use. These are more than adequate for the residents.

This CUP request does not propose any new physical improvements to the site, simply approval of the leasing structure. The existing city-approved resource protection plan associated with the clubhouse improvements is not changing, so there are no impacts to resources on-site.

c. "*Noise, light, visual and other pollutants*"

A student house/multi-family use does not, and will not, emit unusual noise, light, visual and other pollutants beyond that of that which would be typical for a multi-family community and/or that of the ambient conditions in the surrounding area and as otherwise allowed in the HR Zoning District.

d. "*Proposed style and siting of structure(s), and relationship to the surrounding neighborhood*"

There are no new proposed buildings as part of this request. The existing Project is compatible with the surrounding area, as it provides for HR zone compliant building setbacks. Further, significant mature landscaping exists along S. O'Leary Street and S. Lone Tree Road, which buffers the Project from adjacent uses.

e. "*Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements*"

The Project is established, therefore there is not a significant opportunity to increase landscaping at the Property. As noted above, significant landscaping exists along two (2) sides of public rights-of-way where the Property is visible, which helps to buffer the Project from other uses and the broader public. With respect to landscaping along West Hoskins, adjacent property owners have significant landscaping for privacy of their properties that provides buffers for both sides of the street. In addition to the existing landscaping, NB proposes adding to the existing landscaping on-site. The development does not meet current landscaping expectations under the Zoning Code, particularly related to landscaping in the parking lot areas. If approved, NB will improve this landscaping by adding trees and other vegetation as noted on the provided landscaping plans. This will enhance the site landscaping and improve the visual quality of the project. Exhibit B illustrates the new improvements in comparison to today's condition.

f. "*Impact on public utilities*"

Approval of this use will not impact public utilities, as the land use is already developed and does not propose any new improvements/changes to the unit mix.

g. "*Signage and outdoor lighting*"

No new signage or outdoor lighting is proposed as part of this request.

h. "*Dedication and development of streets adjoining the property*"

The surrounding streets have already been improved to their full and final design. Since this CUP does not propose any new development, no new street dedications or development improvements should be required nor are known to be necessary.

i. "*Impacts on historical, prehistoric or natural resources*"

No new development is proposed that would impact historical, prehistoric or natural resources at the Property.

The Project meets the requirements of Criterion #3.

V. **Summary**

This is a technical request for a Conditional Use Permit to allow for an already established student housing community at the Property. If granted, this CUP will formally allow a by-the-bed lease structure at the Property under the HR Zoning District and the "Rooming and Boarding" provisions of the Zoning Code. No new development is proposed at the Property, therefore there will be no new impacts to the surrounding area beyond that of existing ambient conditions. Furthermore, upon approval, NB will add additional landscaping to the property, improving the visual quality of the project.

Thank you for your careful consideration and we look forward to discussing this request with you at our hearing.

Respectfully submitted,

Snell & Wilmer

Noel J. Griemsmann, AICP
Sr. Urban Planner

Exhibit A – Calls for Service Data

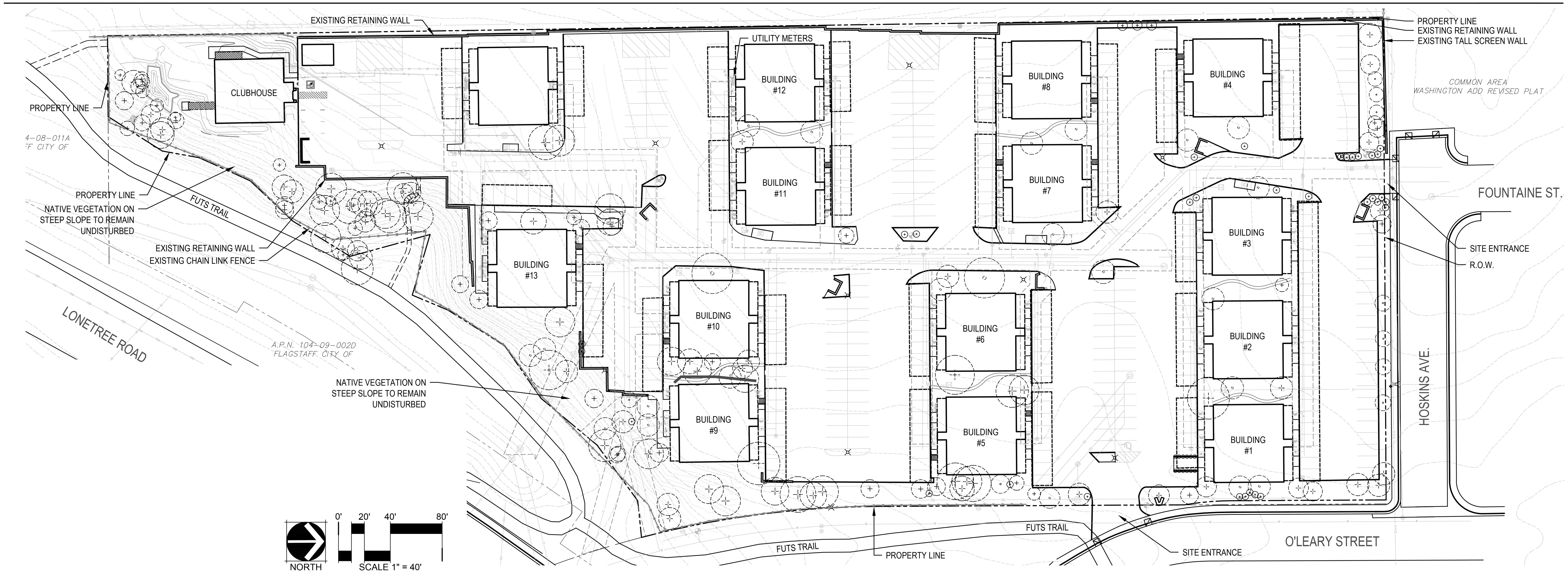
901 S O LEARY ST
CALLS FOR SERVICE MARCH 1, 2018 TO MARCH 1, 2019

CALL ID	CASE ID	ACC ID	DATE	NATURECODE	NATURECODE DESCRIPTION
E18072762			9/4/2018 0:00	FI	FIELD INTERVIEW CONTACT
E18073753			9/7/2018 0:00	DTP	DISTURBING THE PEACE
E18076245			9/14/2018 0:00	PPT	PRIVATE PROP TOW
E18076248			9/14/2018 0:00	PPT	PRIVATE PROP TOW
E18076252			9/14/2018 0:00	PPT	PRIVATE PROP TOW
E18076258			9/14/2018 0:00	PPT	PRIVATE PROP TOW
E18076259			9/14/2018 0:00	PPT	PRIVATE PROP TOW
E18076262			9/14/2018 0:00	PPT	PRIVATE PROP TOW
E18076264			9/14/2018 0:00	PPT	PRIVATE PROP TOW
E18076268			9/14/2018 0:00	PPT	PRIVATE PROP TOW
E18076565			9/15/2018 0:00	PPT	PRIVATE PROP TOW
E18076570			9/15/2018 0:00	PPT	PRIVATE PROP TOW
E18076574			9/15/2018 0:00	PPT	PRIVATE PROP TOW
E18076577			9/15/2018 0:00	PPT	PRIVATE PROP TOW
E18076666			9/16/2018 0:00	MSG	MESSAGE FOR FIELD UNIT
E18077742			9/20/2018 0:00	SUSP	SUSPICIOUS
E18078688			9/23/2018 0:00	PPT	PRIVATE PROP TOW
E18078693			9/23/2018 0:00	PPT	PRIVATE PROP TOW
E18078701			9/23/2018 0:00	PPT	PRIVATE PROP TOW
E18080021			9/28/2018 0:00	TS	TRAFFIC STOP
E18080319			9/28/2018 0:00	PPT	PRIVATE PROP TOW
E18080323			9/28/2018 0:00	PPT	PRIVATE PROP TOW
E18080348			9/29/2018 0:00	DTP	DISTURBING THE PEACE
E18080382			9/29/2018 0:00	DUI	DRIVING UNDER THE INFLUENCE
E18080600			9/29/2018 0:00	PPT	PRIVATE PROP TOW
E18080601			9/29/2018 0:00	PPT	PRIVATE PROP TOW
E18080603			9/29/2018 0:00	PPT	PRIVATE PROP TOW
E18080605			9/29/2018 0:00	PPT	PRIVATE PROP TOW
E18080613			9/29/2018 0:00	PPT	PRIVATE PROP TOW
E18082344			10/6/2018 0:00	TRES	TRESSPASSING
E18082539			10/6/2018 0:00	PPT	PRIVATE PROP TOW
E18082540			10/6/2018 0:00	PPT	PRIVATE PROP TOW
E18082544			10/6/2018 0:00	PPT	PRIVATE PROP TOW
E18084202			10/12/2018 0:00	PPT	PRIVATE PROP TOW
E18084209			10/12/2018 0:00	PPT	PRIVATE PROP TOW
E18084218			10/12/2018 0:00	PPT	PRIVATE PROP TOW
E18085967			10/19/2018 0:00	DTP	DISTURBING THE PEACE
E18086256			10/19/2018 0:00	PPT	PRIVATE PROP TOW
E18086257			10/19/2018 0:00	PPT	PRIVATE PROP TOW
E18086258			10/19/2018 0:00	PPT	PRIVATE PROP TOW
E18086263			10/19/2018 0:00	PPT	PRIVATE PROP TOW
E18086265			10/19/2018 0:00	PPT	PRIVATE PROP TOW
E18086269			10/19/2018 0:00	PPT	PRIVATE PROP TOW
E18086547			10/20/2018 0:00	PPT	PRIVATE PROP TOW
E18086664	P1814393		10/21/2018 0:00	CDAM	CRIMINAL DAMAGE
E18086736			10/21/2018 0:00	PPT	PRIVATE PROP TOW
E18086740			10/21/2018 0:00	PPT	PRIVATE PROP TOW
E18086742			10/21/2018 0:00	PPT	PRIVATE PROP TOW
E18087433	P1814531		10/24/2018 0:00	PROP	PROPERTY
E18088249			10/26/2018 0:00	PPT	PRIVATE PROP TOW
E18088259			10/26/2018 0:00	PPT	PRIVATE PROP TOW
E18088417			10/27/2018 0:00	DTP	DISTURBING THE PEACE
E18088418			10/27/2018 0:00	DTP	DISTURBING THE PEACE
E18088437			10/27/2018 0:00	DTP	DISTURBING THE PEACE
E18088601			10/27/2018 0:00	PPT	PRIVATE PROP TOW
E18090717			11/3/2018 0:00	PPT	PRIVATE PROP TOW
E18091724	P1815265		11/7/2018 0:00	THEFT	THEFT
E18092611			11/9/2018 0:00	PPT	PRIVATE PROP TOW
E18092857			11/10/2018 0:00	PPT	PRIVATE PROP TOW
E18092858			11/10/2018 0:00	PPT	PRIVATE PROP TOW
E18092992	P1815490		11/11/2018 0:00	DRUG	DRUG OFFENSES
E18094276			11/16/2018 0:00	AOA	ASSIST OTHER AGENCY

E18094610			11/16/2018 0:00	PPT	PRIVATE PROP TOW
E18094819			11/17/2018 0:00	BURG	BURGLARY
E18099493	P1816572	P1816572	12/5/2018 0:00	961	ACCIDENT NON INJURY
E18099521			12/5/2018 0:00	911	911 HANG UP
E18100246			12/7/2018 0:00	PPT	PRIVATE PROP TOW
E18100607	P1816770		12/8/2018 0:00	DUI	DRIVING UNDER THE INFLUENCE
E18101107	P1816866		12/10/2018 0:00	BURG	BURGLARY
E18101272			12/11/2018 0:00	PARK	PARKING PROBLEM/ENFORCEMENT NAUPD
E18102307			12/14/2018 0:00	PPT	PRIVATE PROP TOW
E18102313			12/14/2018 0:00	PPT	PRIVATE PROP TOW
E18102321			12/14/2018 0:00	PPT	PRIVATE PROP TOW
E18102325			12/14/2018 0:00	PPT	PRIVATE PROP TOW
E18102328			12/14/2018 0:00	PPT	PRIVATE PROP TOW
E18102414	P1817058		12/15/2018 0:00	CDAM	CRIMINAL DAMAGE
E18104992			12/24/2018 0:00	PUBL	PUBLIC ASSIST
E18105610			12/27/2018 0:00	REPO	VEHICLE REPO
E18105893			12/28/2018 0:00	CIVIL	CIVIL MATTER
E19006811			1/26/2019 0:00	PPT	PRIVATE PROP TOW
E19007003			1/26/2019 0:00	TS	TRAFFIC STOP
E19008822			2/2/2019 0:00	PPT	PRIVATE PROP TOW
E19008826			2/2/2019 0:00	PPT	PRIVATE PROP TOW
E19008831			2/2/2019 0:00	PPT	PRIVATE PROP TOW
E19008833			2/2/2019 0:00	PPT	PRIVATE PROP TOW
E19009043			2/2/2019 0:00	PPT	PRIVATE PROP TOW
E19009717			2/6/2019 0:00	PARK	PARKING PROBLEM/ENFORCEMENT NAUPD
E19009847	P1901747		2/6/2019 0:00	TRES	TRESSPASSING
E19009890			2/6/2019 0:00	WARR	ARREST WARRANT SERVICE
E19010481			2/8/2019 0:00	PUBL	PUBLIC ASSIST
E19010565			2/8/2019 0:00	PPT	PRIVATE PROP TOW
E19010816	P1901938		2/9/2019 0:00	DTP	DISTURBING THE PEACE
E19010900			2/10/2019 0:00	PUBL	PUBLIC ASSIST
E19012414			2/15/2019 0:00	PPT	PRIVATE PROP TOW
E19012416			2/15/2019 0:00	PPT	PRIVATE PROP TOW
E19012738			2/17/2019 0:00	PPT	PRIVATE PROP TOW
E19013821			2/21/2019 0:00	DTP	DISTURBING THE PEACE
E19013823			2/21/2019 0:00	DTP	DISTURBING THE PEACE
E19014787	P1902585		2/24/2019 0:00	DTP	DISTURBING THE PEACE
E19014795			2/24/2019 0:00	FU	FOLLOW UP REPORT
E19018534			3/10/2019 0:00	DTP	DISTURBING THE PEACE
E19019444			3/13/2019 0:00	SUSP	SUSPICIOUS
E19020574			3/18/2019 0:00	SUSP	SUSPICIOUS
E19020598			3/18/2019 0:00	ATL	ATTEMPT TO LOCATE
E19021136			3/20/2019 0:00	ACO	ANIMAL CONTROL
E19022862			3/27/2019 0:00	1017	PAPER SERVICE

Exhibit B – Existing vs Proposed Landscaping Exhibit

EXISTING LANDSCAPE CONDITIONS



PROPOSED LANDSCAPE IMPROVEMENTS

CHECKED BY: AH
DRAWN BY: AH, KW

NORRIS DESIGN
Planning | Landscape Architecture | Branding

6 East Aspen Avenue
Suite 260
Flagstaff, AZ 86001
P 928.233.3021
www.norris-design.com

COMMONS AT SAWMILL

901 S. O'LEARY ST
FLAGSTAFF, AZ 86001

OWNER:

NB PRIVATE CAPITAL

130 VANTIS DRIVE, SUITE 160
ALISO VIEJO, CA 92656
949.243.5315

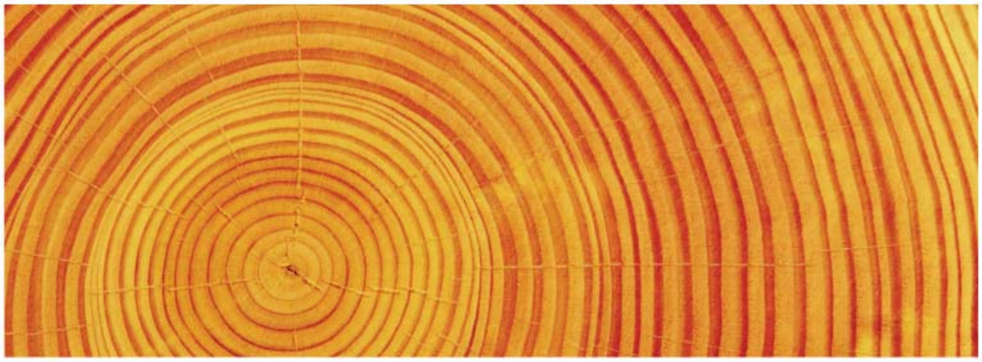
NOT FOR CONSTRUCTION

DATE:
LANDSCAPE EXHIBIT
03.08.19

SHEET TITLE:
EXISTING VS PROPOSED CONDITIONS

L-1

Snell & Wilmer



The Commons at Sawmill

Building Elevations

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Taylor Moran
Assistant Planner


1



13


D 25
D 26
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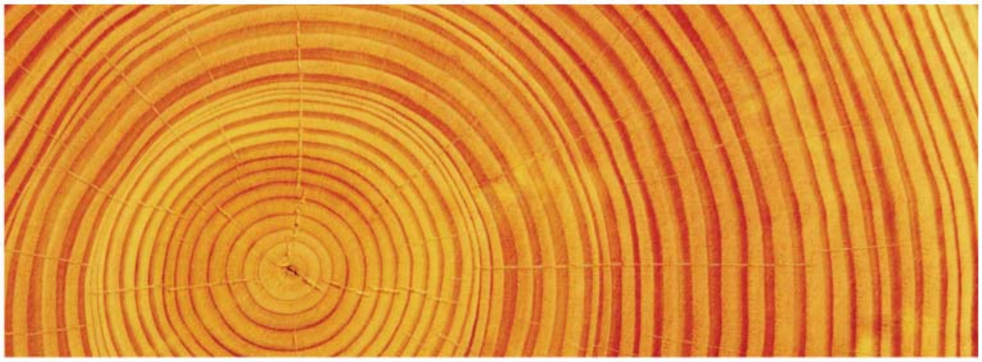
D 29
5
SOUTH
93-98


7


13

Snell & Wilmer



The Commons at Sawmill

Building Layout and Unit Mix Exhibit

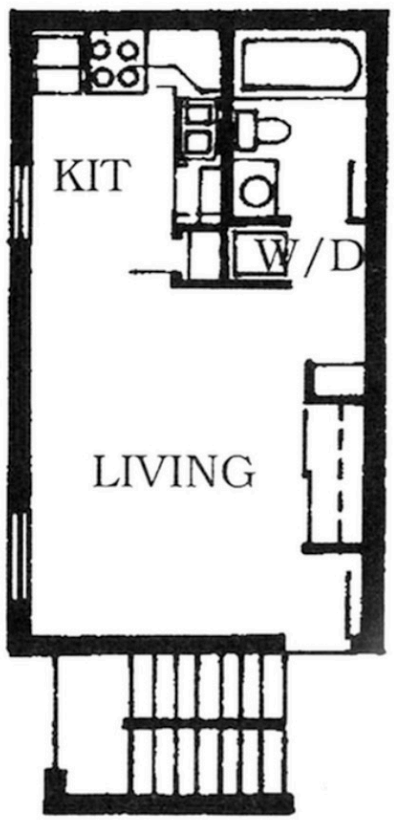
Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Taylor Moran
Assistant Planner

COMMONS AT SAWMILL:
Building Layout and Unit Mix

Studio



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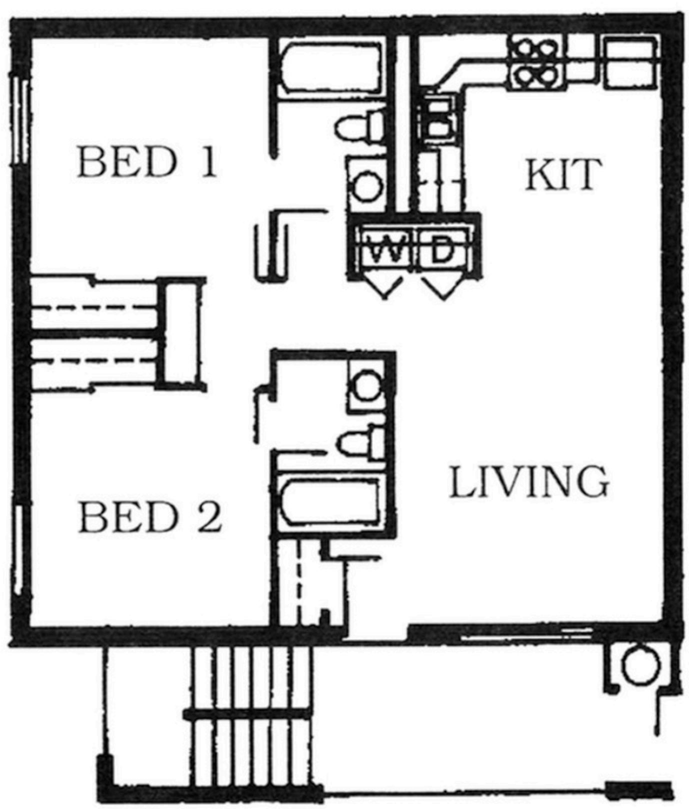

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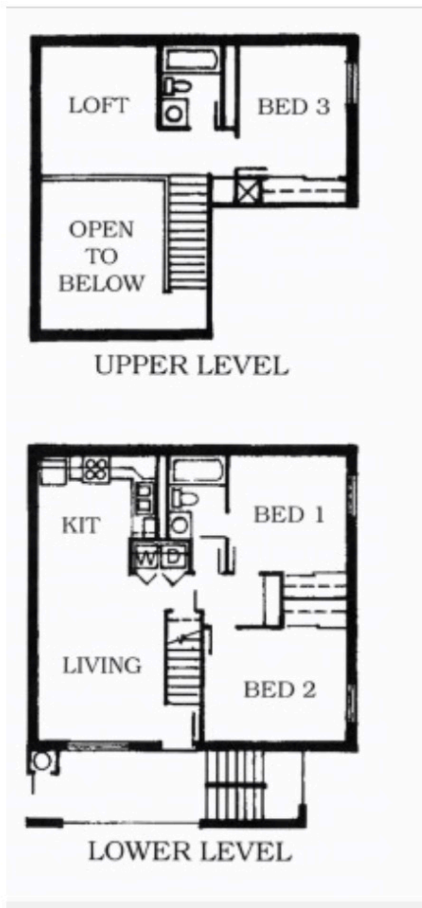
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UPPER LEVEL
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D
LIVING
BED 2
LOWER LEVEL

Snell & Wilmer

The Commons at Sawmill

Record of Proceedings

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

1. **Certification**

This Record of Proceedings for the Commons at Sawmill (Case No. PZ 18-00182) (the "Project") is being submitted pursuant to Flagstaff Zoning Code (the "Code") Section 10-20.30.060.F.

2. **Details of Techniques**

a. **Date and Location of Neighborhood Meeting**

The neighborhood meeting for the Project was held on November 14, 2018 from 6:30 P.M. to 7:30 P.M., as advertised. The neighborhood meeting took place at the Boys & Girls Club of Flagstaff, located at 301 South Paseo Del Flag in Flagstaff, Arizona.

b. **Notification**

The notification letters are attached as Exhibit A.

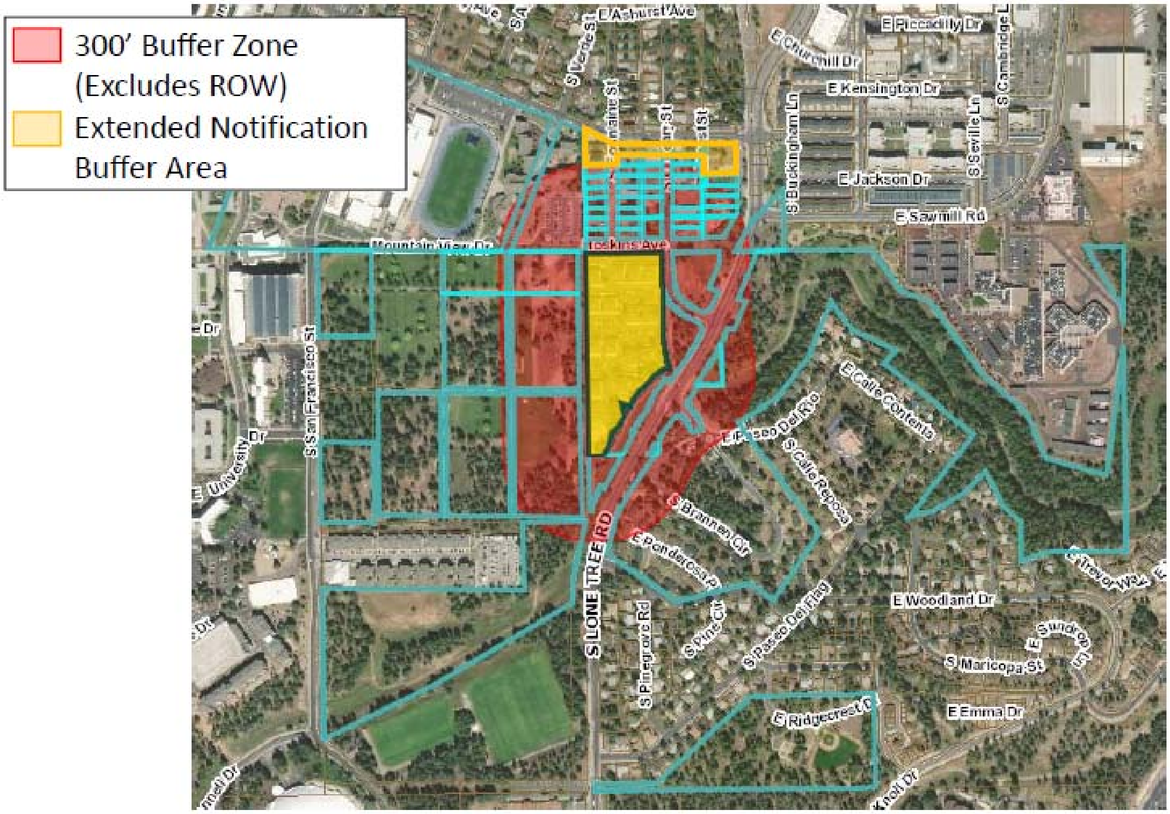
A total of three-hundred ninety-six (396) notice letters were mailed by the applicant; forty-five (45) of those were sent to property owners of record, three-hundred thirty-six (336) were sent to tenants residing at the Property, and fifteen (15) were sent to City identified registered neighborhood organizations and interested persons.

c. **Notification Parties and Summary of Their Locations**

The notification was mailed via first class mail to: (i) property owners within 300 feet, exclusive of rights-of-way from the Project; (ii) the situs or actual address of all tenants and residents living at the Property; and (iii) homeowners associations and registered interested persons within 1,000 feet of the Property, as required by Code Section 10-20.30.060.D. In addition to the notification parties required by the Code, the notification area was extended to include property owners generally located at the southwest corner of East Franklin Avenue and South Lone Tree Road.

A corresponding list of property owners, tenants residing at the Property, and City identified registered neighborhood organizations and interested persons that were provided notice is attached as Exhibit B.

Please see the notification buffer area map on the following page for the general location of the property owners that were included in the neighborhood meeting notification effort.



d. Number of Participants

As noted on the sign-in sheet (Exhibit C) for the neighborhood meeting, there were zero (0) attendees.

e. Neighborhood Meeting Notification Sign

One (1) neighborhood meeting notification sign was installed at the property in advance of the neighborhood meeting, pursuant to Code Section 10-20.30.060.D.6. The notification sign was posted at the northeastern portion of the Property, fronting on South O’Leary Street. Please see Exhibit D for a dated photograph of the sign installation.

3. A Summary of the Neighborhood Meeting

There was no stakeholder participation at the neighborhood meeting. The applicant will continue to be available to respond to public comment throughout the Conditional Use Permit process.

Snell & Wilmer

Exhibit A

Notification Letter

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

Snell & Wilmer
L.L.P.
LAW OFFICES

One Arizona Center
400 E. Van Buren, Suite 1900
Phoenix, AZ 85004-2202
602.382.6000
602.382.6070 (Fax)
www.swlaw.com

Nicholas J. Wood
(602) 382-6269
nwood@swlaw.com

November 5, 2018

Re: Neighborhood Meeting Notification for the Property Located at 901 South O'Leary Street in Flagstaff, Arizona ("The Commons at Sawmill")

Dear Property Owner or Neighborhood Association Representative:

On behalf of NB Private Capital, we are pleased to invite you to a neighborhood meeting regarding the property located at 901 South O'Leary Street, commonly known as the Commons at Sawmill. The purpose of the neighborhood meeting is to inform you of the Conditional Use Permit ("CUP") that we will be proposing for the existing student housing project. Please note that there will be no proposed changes in land use at the site. Our request is simply to fulfill a technical requirement by the City of Flagstaff.

The neighborhood meeting is scheduled as follows:

Wednesday, November 14, 2018
6:30 PM to 7:30 PM
Boys and Girls Club of Flagstaff
301 South Paseo Del Flag
Flagstaff, AZ 86001

Please contact me or my staff urban planner, Noel Griemsmann, AICP, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com to learn more about the case and express your thoughts. The City of Flagstaff Planner assigned to this case is Neil Gullickson. Mr. Gullickson can answer your questions regarding the City's review and hearing processes as well as the staff position once their staff report is complete. You may contact Mr. Gullickson at (928) 213-2614 or via e-mail to ngullickson@flagstaffaz.gov.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal.

Sincerely,

Snell & Wilmer

Nicholas J. Wood

4845-1740-6585

Snell & Wilmer
L.L.P.

November 5, 2018
Page 2

Exhibit A – Site Aerial

Tenant Notification Letter

November 5, 2018

Re: Notification Regarding a Pending Application Being Processed with the City of Flagstaff for the Commons at Sawmill

Dear Tenant:

This letter is to inform you that the property ownership of The Commons at Sawmill will be filing a Conditional Use Permit application with the City of Flagstaff for rooming and boarding (single room occupancy rentals) at the Commons, which is a technical requirement by the City of Flagstaff.

Prior to formally filing the request, a neighborhood meeting is being held to inform interested parties about the request. Enclosed for your reference is a general notification that has been mailed to interested persons. **Please note that this process <u>does not</u> affect the terms of your current lease**; this notice is being provided as a general requirement by the City's Zoning Ordinance.

Please feel free to contact the Commons at Sawmill property manager with any questions that you may have as follows:

Name: Marie Diaz
Telephone: (520) 491-9642
E-Mail Address: mdiaz@redstoneresidential.com

Sincerely,

Blake Wettengel
CEO
NB Private Capital, LLC

4849-1672-8954

Snell & Wilmer
L.L.P.
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400 E. Van Buren, Suite 1900
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602.382.6070 (Fax)
www.swlaw.com

Nicholas J. Wood
(602) 382-6269
nwood@swlaw.com

November 5, 2018

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Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal.

Sincerely,

Snell & Wilmer

Nicholas J. Wood

Snell & Wilmer
L.L.P.

November 5, 2018
Page 2

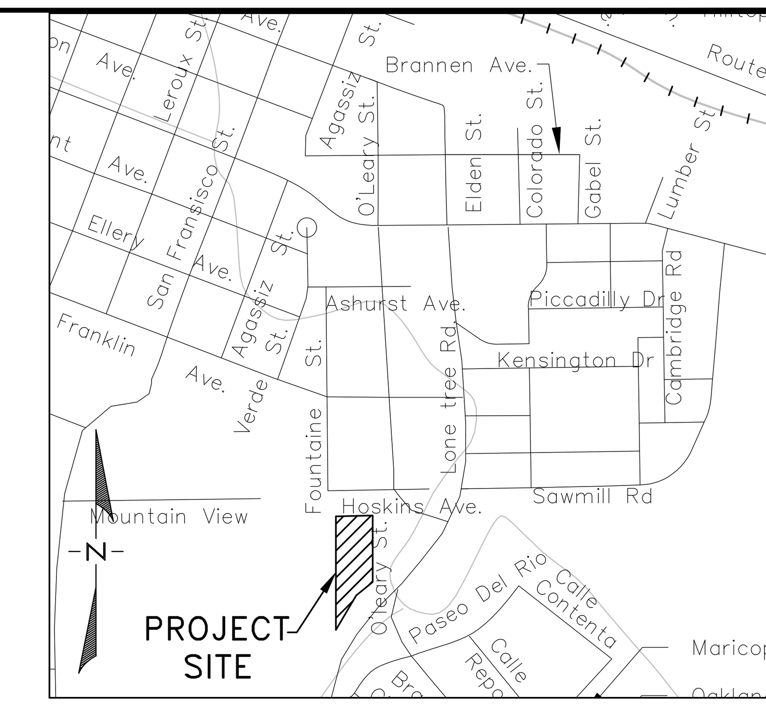
Exhibit A – Site Aerial

SITE PLAN FOR
THE COMMONS AT SAWMILL

AN EXISTING APARTMENT COMPLEX IN THE SW QUARTER OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING CONCRETE
- EXISTING STRUCTURE
- EXISTING PAVEMENT
- EXISTING DRAINAGE FLOW
- PROPOSED DRAINAGE FLOW
- PROPOSED PROPERTY LINE
- PROPOSED CONCRETE
- PROPOSED STRUCTURE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- EXISTING SIGN POST



VICINITY MAP
NOT TO SCALE

NOTES

PROJECT NAME:	COMMONS AT SAWMILL APARTMENTS
SITE ADDRESS:	901 S. O LEARY STREET
APN	104-09-002F
PROPERTY SIZE:	6.71 ACRES
EXISTING ZONING:	HIGH DENSITY RESIDENTIAL (IN RPO) RMM AT TIME OF DEVELOPMENT (1991) LEGALLY NON-CONFORMING WITHIN RPO
EXISTING USE:	ROOMING AND BOARDING FACILITY
MAX DENSITY:	29 (OUTSIDE RPO), 22 (IN RPO)
EXISTING DENSITY:	28.9 UNITS PER ACRES 194 APARTMENTS 448 BEDS
EXISTING BLDG HEIGHT:	48'±
MAX HEIGHT ALLOWED:	60'
NUMBER OF FLOORS;	3 FLOORS
FLOOR AREA:	11,280 SQ FT
PARKING REQUIRED:	1 SPACE PER BEDROOM + 1 SPACE FOR OWNER/MANAGER 449 SPACES
DISTANCE TO TRANSIT:	300' (WITHIN ¼ MILE)
TRANSIT REDUCTION(10%):	-44 SPACES
BICYCLE PARKING:	EXISTING 120 SPACES (LOOP STYLE 40 RACKS X 3 BIKES, 6 LOCATIONS) NEW 24 SPACES (LOOP STYLE 8 RACKS X 3 BIKES) TOTAL 144 SPACES
BICYCLE SPACES REQ'D.:	23 (5% OF PARKING TOTAL) EXCEEDS REQUIREMENT BY 97 SPACES
BICYCLE REDUCTION(5%):	-22 SPACES
PARKING REQUIRED:	449-22-44=383 SPACES
EXISTING PARKING:	387 SPACES (INCLUDES 2 ADA SPACES)

MEETS PARKING REQUIREMENTS

SEE PARKING STATEMENT BY CIVTECH DATED 1/18/19

TOPOGRAPHY SHOWN ON IS BASED ON CITY OF FLAGSTAFF GIS DATA.

REFER TO PZ-16-00199 FOR CLUBHOUSE IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION

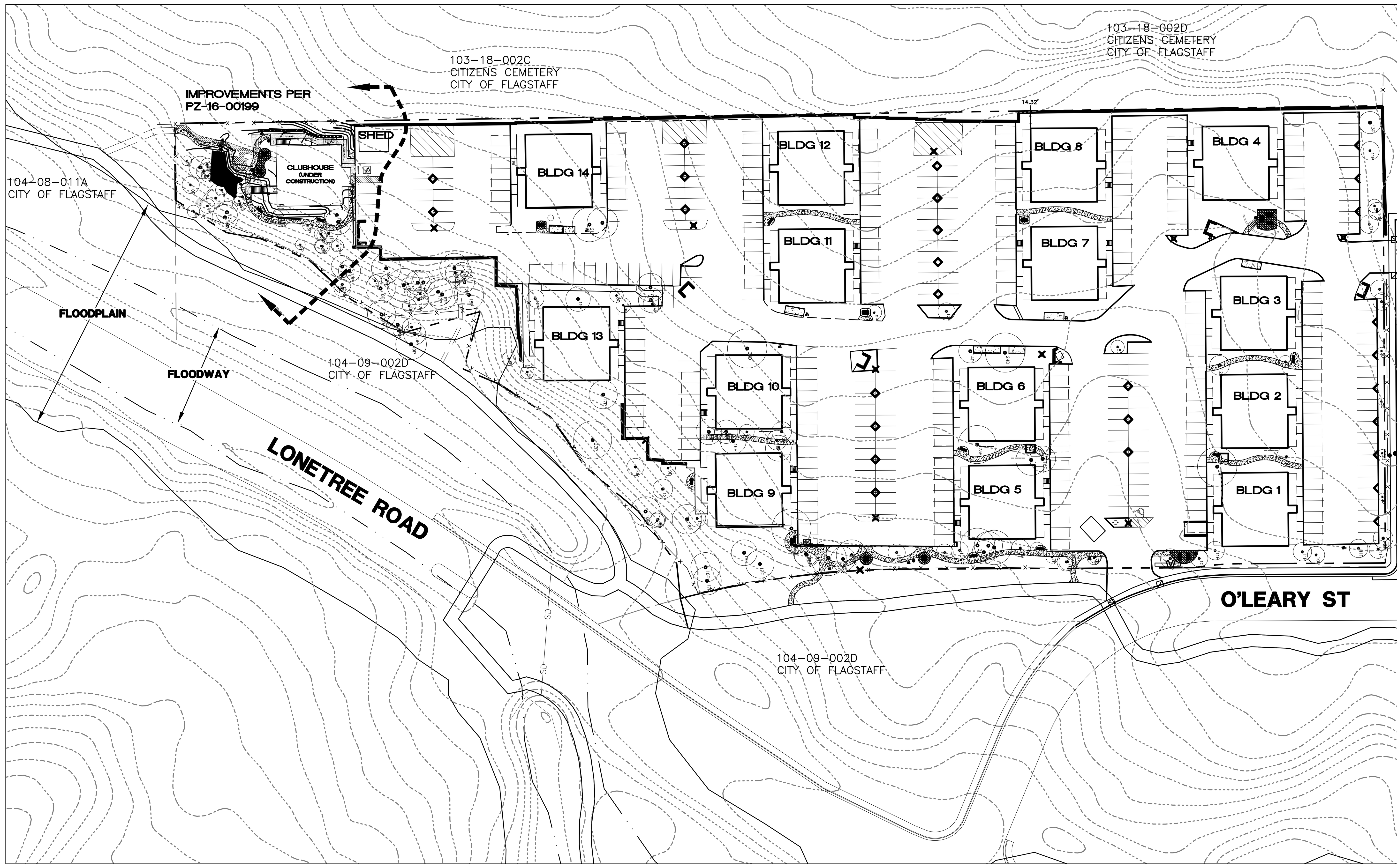
THE EXISTING APARTMENT BUILDINGS WILL NOT BE MODIFIED.

NO ADDITIONAL PARKING WILL BE CONSTRUCTED

SITE IS LEGALLY NON-CONFORMING WITHIN THE RPO. EXISTING RESOURCES AND ARE SHOWN ON PRELIMINARY NATURAL RESOURCE PROTECTION PLAN.

TOTAL IMPERVIOUS AREA:

EXISTING	-	4.84 acres
NEWLY ADDED	-	0 SF
TOTAL SITE	-	4.84 acres
ROCV	-	0
IMP	-	0



SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN
4	MATERIALS MANAGEMENT PLAN
ALTA 1	ALTA/NSPS LAND TITLE SURVEY
ALTA 2	ALTA/NSPS LAND TITLE SURVEY

FLOOD ZONE NOTE

THIS PARCEL LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AND ZONE AE (SPECIAL FLOOD HAZARD AREA, BASE FLOOD ELEVATION DETERMINED).

FOR FLOOD ZONE DESIGNATIONS OF THIS PROJECT SITE, SEE CITY OF FLAGSTAFF FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 4005C-6817G DATED SEPTEMBER 3, 2010, PANEL 6817 OF 8475 OF COCONINO COUNTY, ARIZONA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CONCEPT APPROVAL

THE CITY OF FLAGSTAFF APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS OR OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

A guide to getting underground facilities located before you dig

Know what's below.
Call before you dig.

Call 811 or visit www.Arizona811.com

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124 N. ELDEN ST. FLAGSTAFF, AZ 86001
(928) 774-4636 WWW.WOODSONENG.COM

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

OWNER/DEVELOPER
ATTN:KEVIN ZINKE
NB PRIVATE CAPITAL
130 VANTIS DRIVE SUITE 160
ALISO VIEJO, CA 92656
(949)243-5315

CIVIL ENGINEER
WOODSON ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
(928) 774-4636

116048

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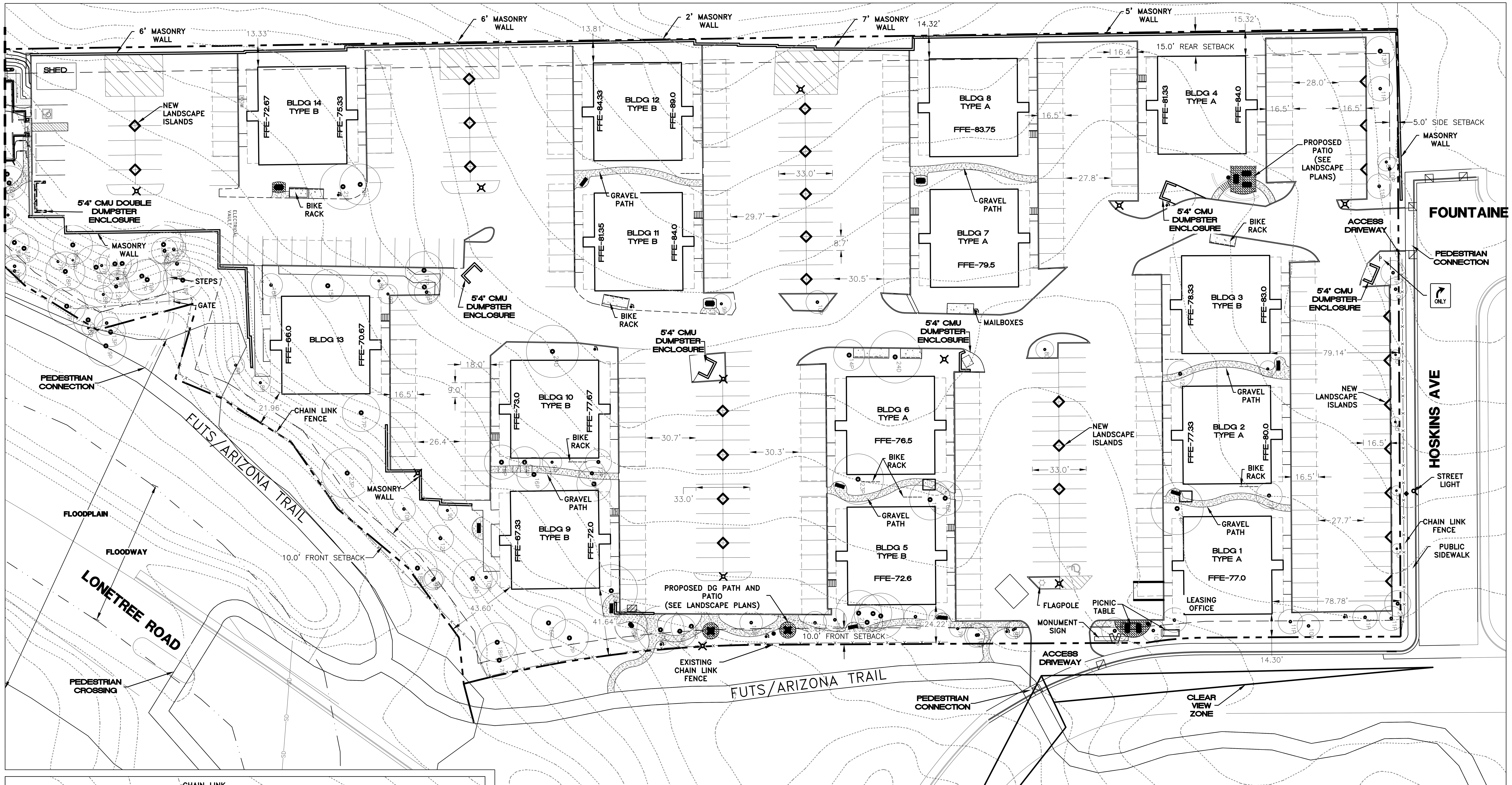
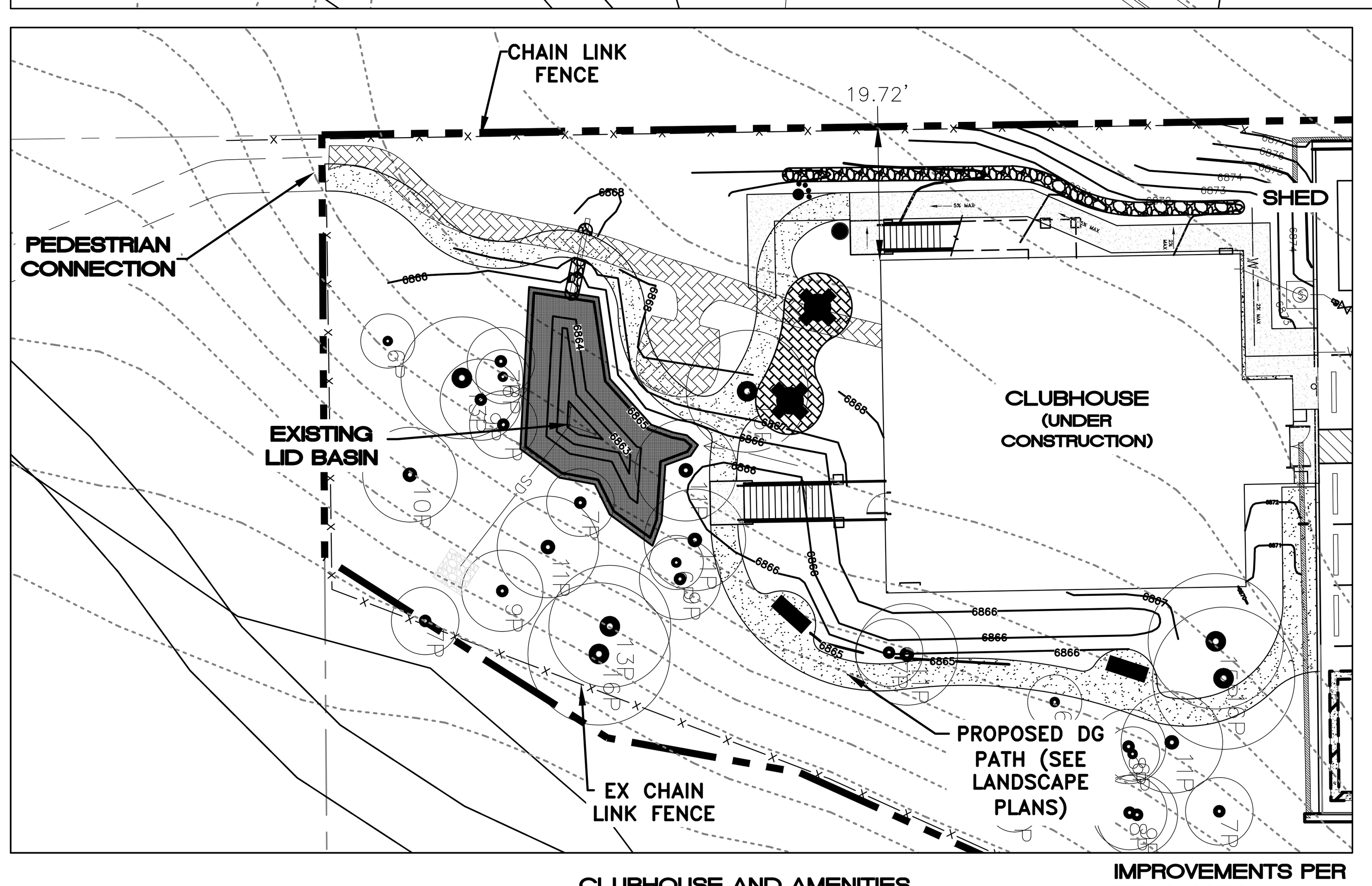
1/21/19

COMMONS AT SAWMILL
SITE PLAN

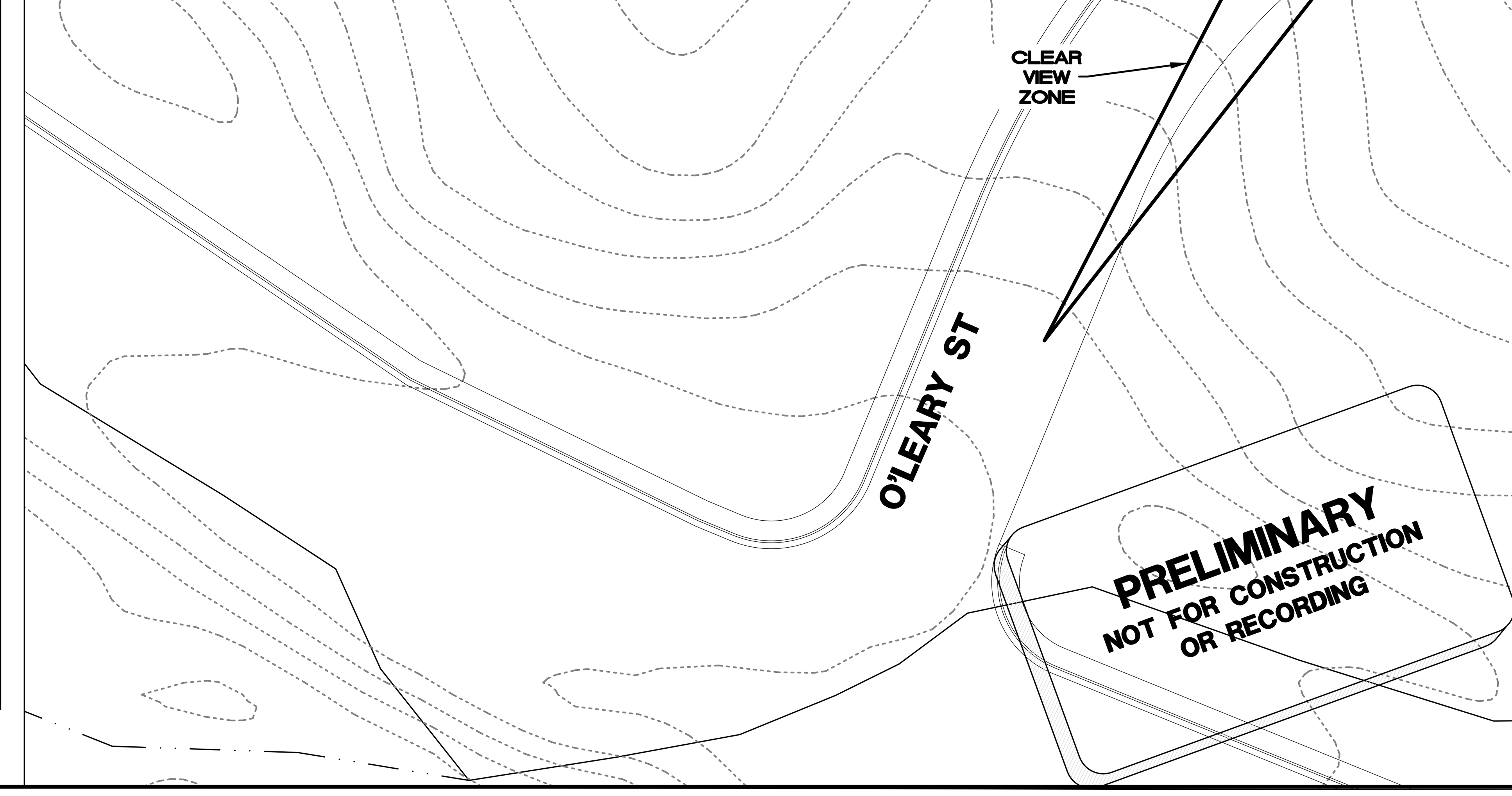
DRAFTED BY: AAS
DATE: 1/21/19
PROJ. NO.: 116048
FN: 116048 SITE PLAN





CLUBHOUSE AND AMENITIES
1"=20'

IMPROVEMENTS PER PZ-16-00199



NOTES

SEE ALTA SHEETS 5 AND 6 FOR BOUNDARY AND UTILITY EASEMENT LOCATIONS

FINISHED FLOORS PER CONSTRUCTION PLAN AS-BUILTS BY WFM ENGINEERS AND SURVEYORS DATED 11/21/92

N
0 15 30 60
SCALE: 1" = 30'

GENERAL NOTES

FIELD TOPOGRAPHY AND BOUNDARY SURVEY INFORMATION USED TO PREPARE THIS DRAWING WERE MADE BY SUPERIOR SURVEYING SERVICES, INC. IN JUNE, 2016.
CONTOURS ARE BASED ON CITY OF FLAGSTAFF GIS DATA

ALL ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS (EXCEPT AS NOTED).

THE INFORMATION ON THESE CONSTRUCTION PLANS CONCERNING THE TYPE, SIZE, AND LOCATION OF UTILITIES HAS BEEN SHOWN BASED ON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINATION OF EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES, IN PLACE, UNLESS OTHERWISE NOTED OR SPECIFIED.

SHEET 2 OF 6

116048

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1/21/19

COMMONS AT SAWMILL
SITE PLAN

DRAFTED BY: AAS
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PROJ. NO.: 116048
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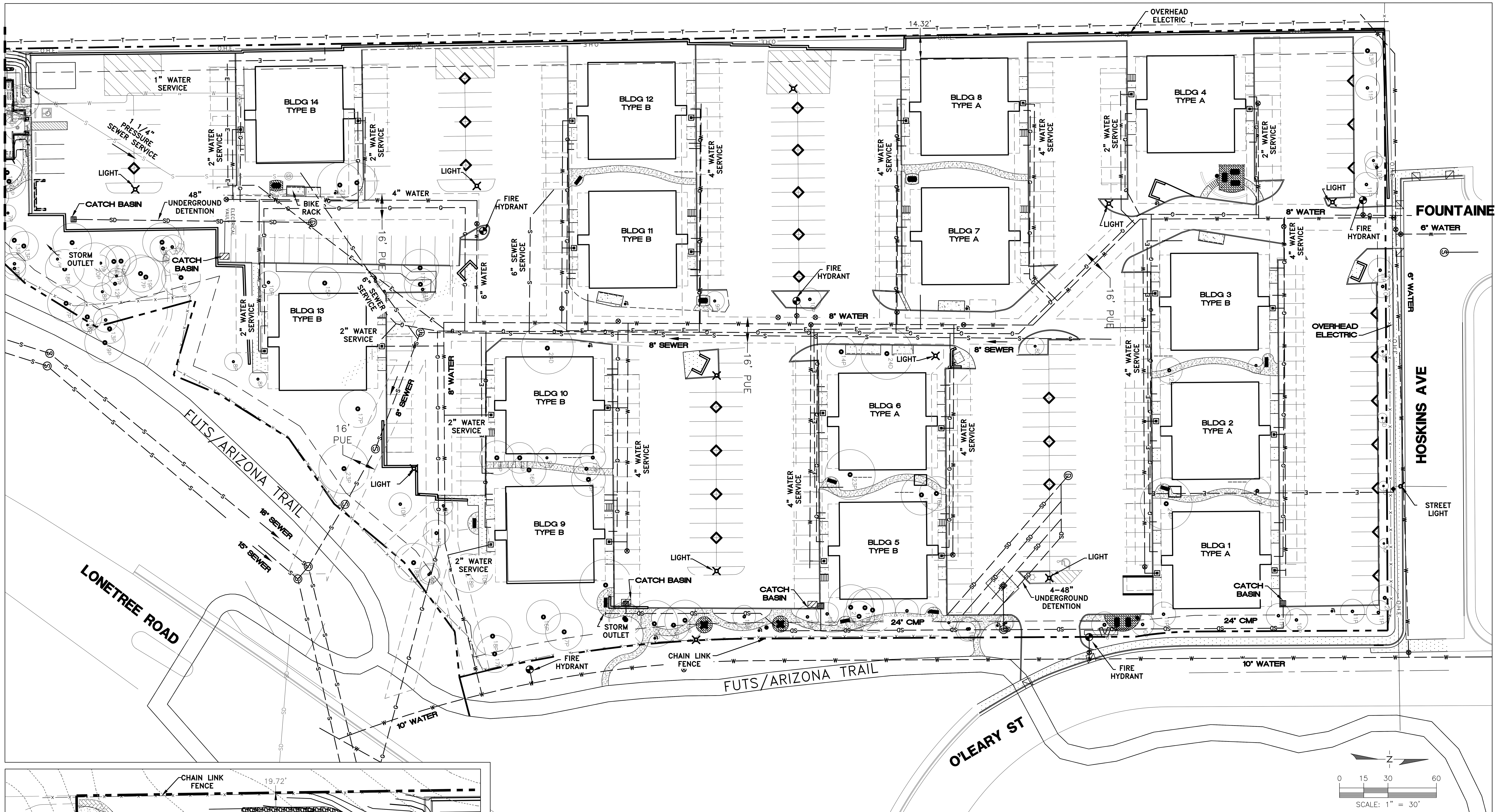

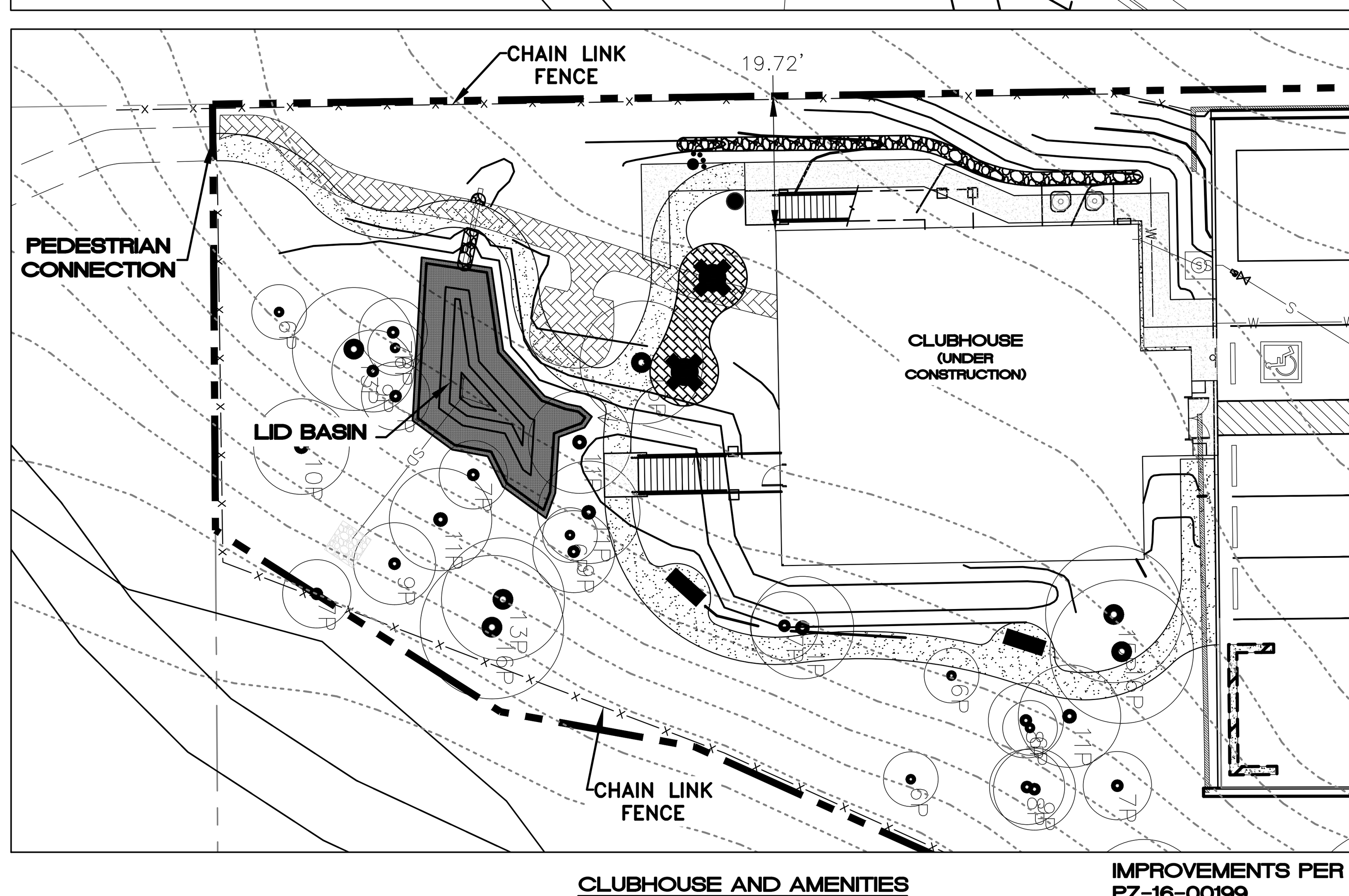

CLUBHOUSE AND AMENITIES
1"=20'

IMPROVEMENTS PER
PZ-16-00199
PZ-16-00199-02

NOTES

SEE ALTA SHEETS 5 AND 6 FOR BOUNDARY AND UTILITY EASEMENT LOCATIONS

FINISHED FLOORS PER CONSTRUCTION PLAN AS-BUILTS BY WFM ENGINEERS AND SURVEYORS DATED 11/21/92

GENERAL NOTES

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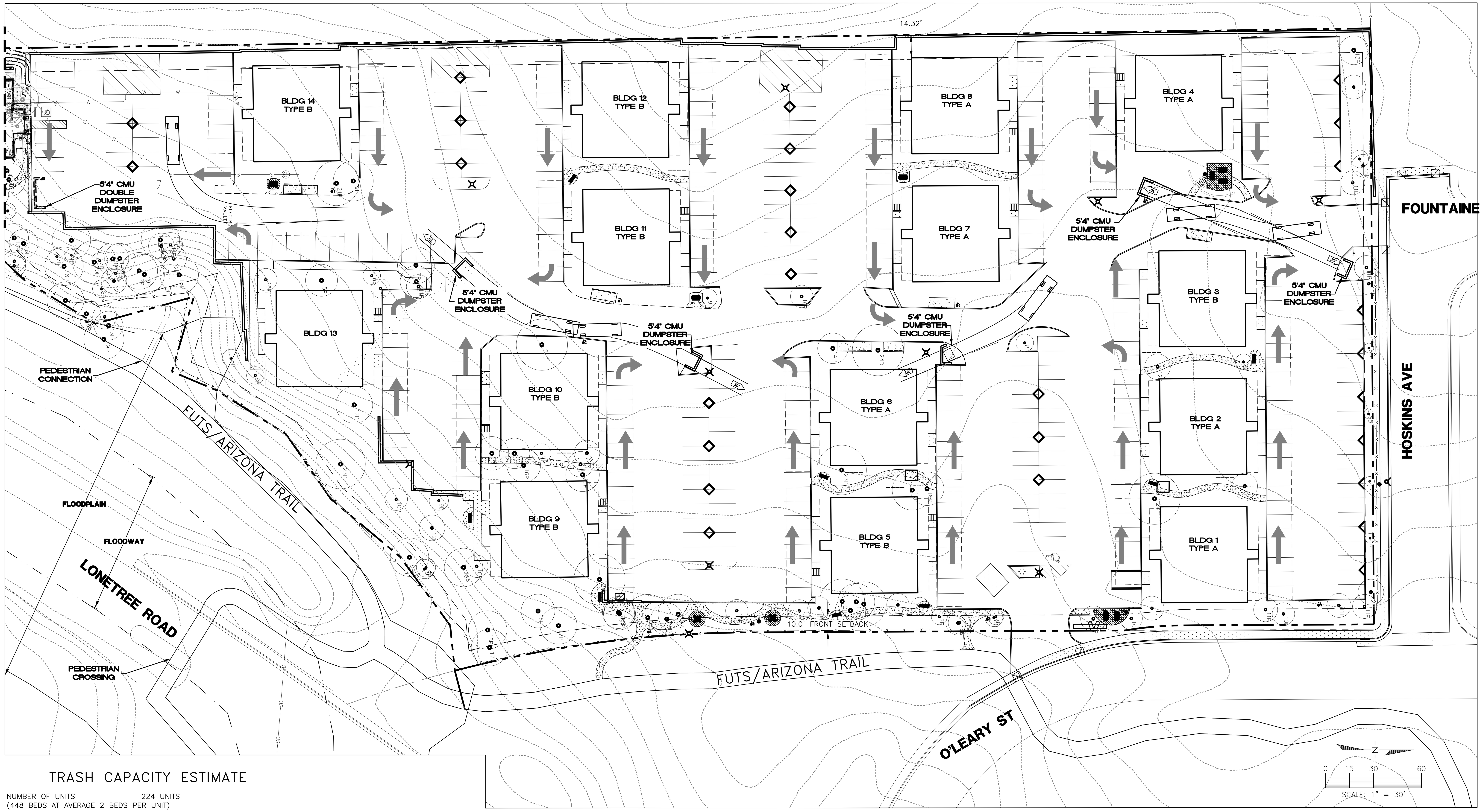
1/21/19

COMMONS AT SAWMILL
UTILITY PLAN

DRAFTED BY: AAS
DATE: 1/21/19
PROJ. NO.: 116048
FN: 116048 SITE PLAN



TRASH CAPACITY ESTIMATE

NUMBER OF UNITS (448 BEDS AT AVERAGE 2 BEDS PER UNIT)	224 UNITS
DUMPSTER LOCATIONS	5 SINGLE 1 DOUBLE (1 TRASH 1 RECYCLE) 7 TOTAL
MINIMUM BIN CAPACITY (6 CY PER 20 UNITS)	67.2 CY
RECOMMENDED NUMBER OF BINS (1 ENCLOSURES PER 6 CY)	11.2 BINS PER WEEK
ENCLOSURES ON SITE	7 EXISTING TRASH BINS
PICK UPS PER WEEK	3 (MONDAY, WEDNESDAY, FRIDAY)
EXISTING CAPACITY	21 BINS PER WEEK

SITE EXCEEDS THE TRASH CAPACITY RECOMMENDED

EXISTING OPERATIONS

INDIVIDUAL RENTERS ARE RESPONSIBLE FOR TAKING TRASH AND RECYCLABLES TO THE DUMPSTERS. TYPICAL FLOW DIAGRAMS ARE SHOWN ABOVE.

THE CITY OF FLAGSTAFF PROVIDES COLLECTION SERVICES.

TRASH PICKUP IS SCHEDULED THREE TIMES A WEEK ON MONDAY, WEDNESDAY AND FRIDAY.

DURING MOVE-IN AND MOVE-OUT PERIODS, THE ONSITE STAFF WILL REQUEST ADDITIONAL PICKUPS AS NEEDED.

THE SITE WAS CONSTRUCTED IN 1992 BEFORE RECYCLING WAS OFFERED AS A COMMON SERVICE. NO RECYCLING BINS WERE IN THE ORIGINAL DESIGN. ONE RECYCLING BIN HAD BEEN ADDED TO THE SOUTH END OF THE COMPLEX. THAT BIN WILL BE RELOCATED AS SHOWN TO A NEW DOUBLE ENCLOSURE WITH THE CLUBHOUSE AMENITIES CONSTRUCTION.

EXISTING ENCLOSURES

THE EXISTING ENCLOSURES WERE CONSTRUCTED IN 1992 WITH THE APARTMENT COMPLEX. THEY ARE 10'X6' CMU WALLS WITH A HEIGHT OF 5'4".

AS PART OF THE CLUBHOUSE AMENITIES CONSTRUCTION (PZ 16-00199-02), A NEW DOUBLE ENCLUSURE WILL BE CONSTRUCTED PER FLAGSTAFF STANDARD DETAIL PW-50-10.

INDICATES PATTERN OF USE FOR DUMPSTER LOCATIONS

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

GENERAL NOTES

FIELD TOPOGRAPHY AND BOUNDARY SURVEY INFORMATION USED TO PREPARE THIS DRAWING WERE MADE BY SUPERIOR SURVEYING SERVICES, INC. IN JUNE, 2016.
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1/21/19

COMMONS AT SAWMILL
SITE PLAN
MATERIAL MANAGEMENT PLAN

DRAFTED BY: AAS
DATE: 1/21/19
PROJ. NO.: 116048
FN: 116048 SITE PLAN

PLANT SCHEDULE

SYM.	GENUS & SPECIES COMMON NAME	QTY (PUB.)	PLANTING SIZE	ESTIMATED MATURE SIZE	DESIGN SPACING
TREES (DECIDUOUS CANOPY)					
	Acer x freemanii Autumn Blaze Maple	8	2.0" CALIPER B&B	45' H X 30' W	AS SHOWN
	Gleditsia triacanthos inermus 'Skyline' Skyline Honey Locust	17	2.0" CALIPER B&B	50' H X 40' W	AS SHOWN
	Quercus macrocarpa Bur Oak	1	2.0" CALIPER B&B	60' H X 40' W	AS SHOWN
TREES (EVERGREEN)					
	Juniperus chinensis 'Blue Point' Blue Point Juniper	11	6' HT, B&B	18' H X 5' W	AS SHOWN
	Picea pungens 'bakeri' Bakeri Spruce	7	6' HT, B&B	30' H X 12' W	AS SHOWN
	Pinus edulis Pinyon Pine	18	#15 GALLON	35' H X 20' W	AS SHOWN
	Pinus ponderosa Ponderosa Pine	6	#15 GALLON	70' H X 35' W	AS SHOWN
TREES (DECIDUOUS ORNAMENTAL)					
	Acer tataricum Hot Wings Maple	3	6' HT, B&B MULTI-STEM	20' H X 20' W	AS SHOWN
	Amelanchier x grandiflora Autumn Brilliance Serviceberry	2	6' HT, B&B MULTI-STEM	20' H X 20' W	AS SHOWN
	Populus tremuloides Quaking Aspen	30	#15 GALLON SINGLE STEM	35' H X 15' W	AS SHOWN
	Prunus cerasifera 'krauter' Fruitless Purpleleaf Plum	7	2" CAL, B&B SINGLE STEM	20' H X 15' W	AS SHOWN
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	12	2" CAL, B&B SINGLE STEM	30' H X 15' W	AS SHOWN
DECIDUOUS SHRUBS - LARGE 7'-9'					
	Buddleia davidii Butterfly Bush - Purple	3	5-GALLON	10' H X 8' W	7'-8' O.C.
	Cotoneaster acutifolia Peking Cotoneaster	7	5-GALLON	10' H X 7' W	6'-7' O.C.
	Ribes aureum Golden Currant	6	5-GALLON	7' H X 7' W	6'-7' O.C.
	Shepherdia argentea Russet Buffaloberry	6	5-GALLON	10' H X 8' W	7'-9' O.C.
	Syringa vulgaris Common Purple Lilac	3	5-GALLON	12' H X 10' W	9'-12' O.C.
DECIDUOUS SHRUBS - MEDIUM 5'-7'					
	Aronia melancarpa Black Chokeberry	31	5-GALLON	4' H X 5 W	4'-5' O.C.
	Caryopteris x clandonensis Blue Mist Spirea	8	5-GALLON	3' H X 5' W	4'-5' O.C.
	Physocarpus opulifolius Mountain Ninebark - Dwarf	10	5-GALLON	6' H X 5' W	4'-5' O.C.
	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	18	5-GALLON	2' H X 6' W	4'-5' O.C.

SYM.	GENUS & SPECIES COMMON NAME	QTY (PRI)	QTY (PUB)	PLANTING SIZE	ESTIMATED MATURE SIZE	DESIGN SPACING
DECIDUOUS SHRUBS - SMALL 2'-5'						
	Berberis thunbergii 'Atropurpurea Nana' Crimson Pygmy Barberry		6	5-GALLON	2' H X 3' W	3'-4' O.C.
	Cornus sericea 'Arctic FIre' Arctic Fire Dogwood		41	5-GALLON	4' H X 4' W	4'-5' O.C.
	Cotoneaster apiculatus Cranberry Cottoneaster		12	5-GALLON	2' H X 4' W	3'-4' O.C.
	Perovskia atriplicfolia 'Little Spire' Dwarf Russian Sage		27	5-GALLON	2' H X 3' W	3'-4' O.C.
	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla		56	5-GALLON	3' H X 3' W	3'-4' O.C.
	Rosa woodsii Woods' Rose		27	5-GALLON	3' H X 3' W	3'-4' O.C.
	Spirea x bumalda 'Limemound' Limemound Spirea		36	5-GALLON	2' H X 3' W	3'-4' O.C.
	Symphoricarpos albus Snowberry		89	5-GALLON	3' H X 3' W	3'-4' O.C.
EVERGREEN SHRUBS						
	Arctostaphylos x coloradoensis panchita Panchito Manzanita		9	5-GALLON	1' H X 5' W	4'-5' O.C.
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper		49	5-GALLON	1' H X 6' W	4'-5' O.C.
	Juniperus x pfitzeriana Sea Green Juniper		2	5-GALLON	8' H X 8' W	7'-8' O.C.
	Mahonia aquifolium Oregon Grape Holly		42	5-GALLON	6' H X 6' W	5'-6' O.C.
	Picea pungens 'R.H. Montgomery' R.H. Montgomery Spruce		1	5-GALLON	6' H X 5' W	5'-6' O.C.
	Pyracantha angustifolia 'Gnozam' Pyracantha, Narrowleaf Firethorn		43	5-GALLON	5' H X 5' W	5'-6' O.C.
ORNAMENTAL GRASS						
	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass		89	1-GALLON	4' H X 3' W	3'-4' O.C.
	Muhlenbergia rigens Deergrass		27	1-GALLON	4' H X 4' W	3'-4' O.C.
ACCENT PERENNIALS						
	Achillea x Moonshine Moonshine Yarrow		27	1-GALLON	16"H X 18" W	1.5' O.C.
	Echinacea purpurea Purple Coneflower		27	1-GALLON	18" H X 18" W	1.5' O.C.
	Geranium x 'Johnson's Blue' Johnson's Blue Cranesbill		27	1-GALLON	8"H X 24" W	2' O.C.
	Sedum spectabile 'Autumn Joy' Autumn Joy Sedum		25	1-GALLON	18" H X 18" W	1.5' O.C.
GROUNDCOVER PERENNIALS						
	Galium odoratum Sweet Woodruff		150	1-GALLON	6" H X 18" W	1.5' O.C.
	Mahonia repens Creeping Mahonia		150	1-GALLON	6" H X 18" W	1.5' O.C.
	Ajuga reptans Burgundy Carpet Bugle		150	1-GALLON	6" H X 12" W	1.5' O.C.

MONTANE GRASS SEED MIX

MONTANE GRASS SEED MIX BY WESTERN NATIVE SEED:
www.westernnativeseed.com

SPECIES	COMMON NAME	%
Elymus trachycaulus	Slender Wheatgrass	25.0
Bromus marginatus	Mountain Brome	24.5
Pascopyrum smithii	Western Wheatgrass	20.0
Festuca arizonica	Arizona Fescue	12.5
Koeleria macrantha	Junegrass	6.0
Bouteloua gracilis	Blue Grama	5.0
Poa fendleriana	Mutton Grass	4.0
Elymus elymoides	Bottlebrush Squirreltail	2.0
Muhlenbergia montana	Mountain Muhly	1.0

SEEDING RATE AT 9 OUNCES PER 1,000 S.F.

TURF SOD MIX

LOCAL BLUEGRASS MIX SOD. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL.

LANDSCAPE AND IRRIGATION NOTES

1. EXISTING SHRUB BEDS ARE MULCHED WITH RED LAVA ROCK CINDERS. ALL NEW SHRUB BEDS SHALL BE MULCHED WITH RED LAVA ROCK CINDERS TO MATCH. ALL EXISTING SHRUB BEDS SHALL BE REFRESHED WITH RED LAVA ROCK CINDERS.
2. EXISTING DECOMPOSED GRANITE PATHS SHALL BE REFRESHED WITH DECOMPOSED GRANITE TO MATCH. NEW DECOMPOSED GRANITE PATHS SHALL MATCH EXISTING.
3. NEW CONCRETE FLATWORK SHALL BE STANDARD GRAY.
4. NEW CONCRETE PAVER PATIOS SHALL MATCH THE EXISTING CONCRETE PAVERS ON SITE AND SHALL BE A MIX OF EARTH TONES.
5. IT IS ANTICIPATED THAT THE EXISTING IRRIGATION SYSTEM SHALL BE UPDATED TO PROVIDE ADEQUATE WATER TO THE ADDITIONAL PLAN MATERIAL. AN ANALYSIS OF THE EXISTING IRRIGATION SYSTEM IS TO BE PERFORMED.
6. LANDSCAPE BEDS SHALL BE DRIP IRRIGATED. SOD SHALL BE SPRAY IRRIGATED. SEEDED AREAS ARE TO BE IRRIGATED BY HAND FOR ESTABLISHMENT, ONCE ESTABLISHED WILL RECEIVE NO IRRIGATION.
7. NATIVE TREE PLANT SIZES MAY BE PLANTED AS #15 GALLON CONTAINERS. NATIVE TREES ARE CONSIDERED TO BE ASPEN, PINON PINE AND PONDEROSA.

NORRIS DESIGN
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Flagstaff, AZ 86001
P 928.233.3021
www.norris-design.com

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FLAGSTAFF, AZ 86001

OWNER:
NB PRIVATE CAPITAL
130 VANTIS DRIVE, SUITE 160
ALISO VIEJO, CA 92656
949.243.5315

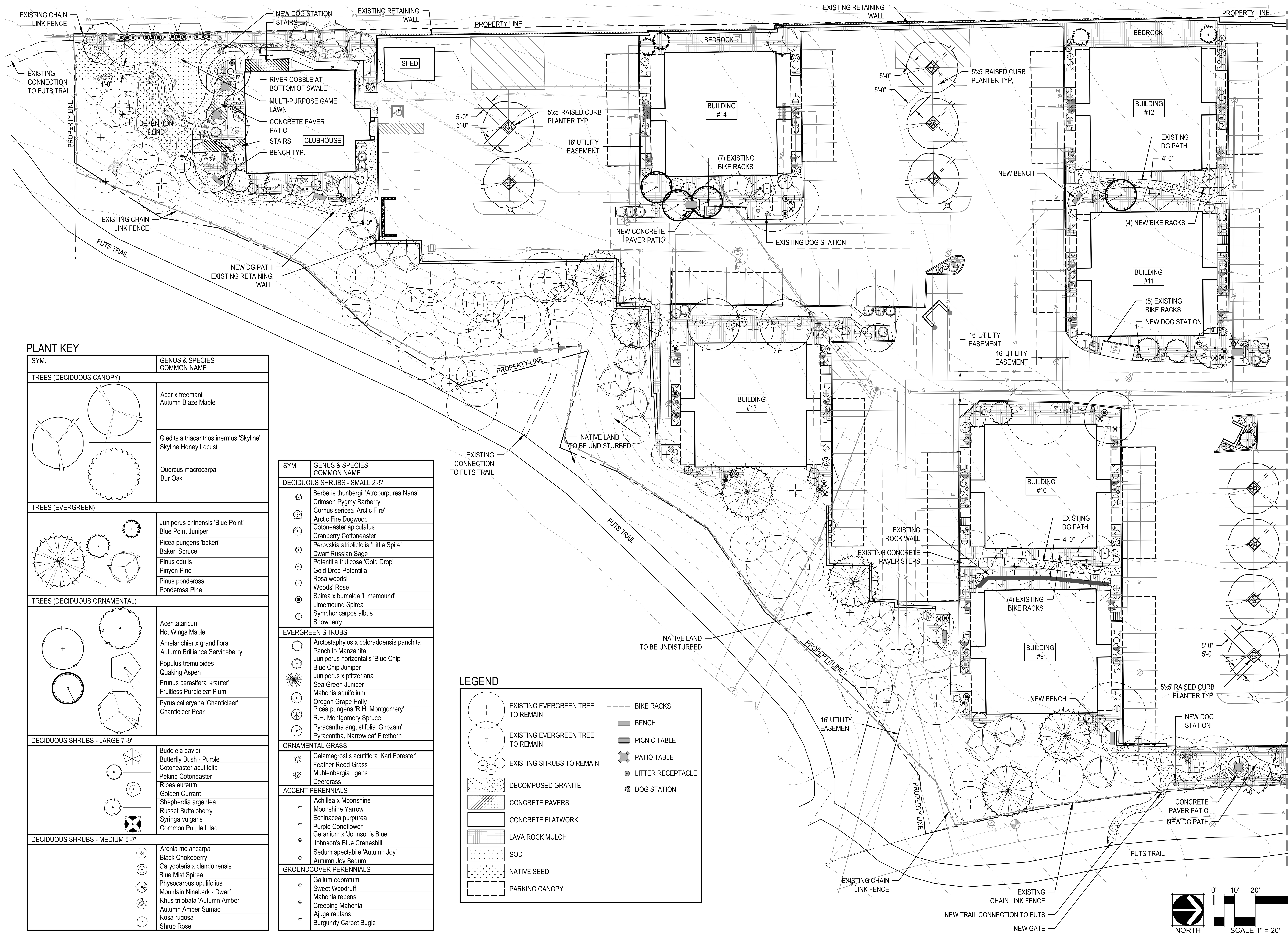
NOT FOR CONSTRUCTION

DATE:
SITE PLAN 01/22/19

SHEET TITLE:
LANDSCAPE NOTES & PLANT SCHEDULE

L-1

CHECKED BY: AH
DRAWN BY: AH, KW



PLANT KEY

SYM.	GENUS & SPECIES COMMON NAME
TREES (DECIDUOUS CANOPY)	
	Acer x freemanii Autumn Blaze Maple
	Gleditsia triacanthos inermus 'Skyline' Skyline Honey Locust
	Quercus macrocarpa Bur Oak
TREES (EVERGREEN)	
	Juniperus chinensis 'Blue Point' Blue Point Juniper
	Picea pungens 'bakeri' Bakeri Spruce
	Pinus edulis Pinyon Pine
	Pinus ponderosa Ponderosa Pine
TREES (DECIDUOUS ORNAMENTAL)	
	Acer tataricum Hot Wings Maple
	Amelanchier x grandiflora Autumn Brilliance Serviceberry
	Populus tremuloides Quaking Aspen
	Prunus cerasifera 'krauter' Fruitless Purpleleaf Plum
	Pyrus calleryana 'Chanticleer' Chanticleer Pear
DECIDUOUS SHRUBS - LARGE 7'-9'	
	Buddleia davidii Butterfly Bush - Purple
	Cotoneaster acutifolia Peking Cotoneaster
	Ribes aureum Golden Currant
	Shepherdia argentea Russet Buffaloberry
	Syringa vulgaris Common Purple Lilac
DECIDUOUS SHRUBS - MEDIUM 5'-7'	
	Aronia melancarpa Black Chokeberry
	Caryopteris x clandonensis Blue Mist Spirea
	Physocarpus opulifolius Mountain Ninebark - Dwarf
	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac
	Rosa rugosa Shrub Rose

SYM.	GENUS & SPECIES COMMON NAME
DECIDUOUS SHRUBS - SMALL 2'-5'	
	Berberis thunbergii 'Atropurpurea Nana' Crimson Pygmy Barberry
	Cornus sericea 'Arctic FIre' Arctic Fire Dogwood
	Cotoneaster apiculatus Cranberry Cottoneaster
	Perovskia atriplicifolia 'Little Spire' Dwarf Russian Sage
	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla
	Rosa woodsii Woods' Rose
	Spirea x bumalda 'Limemound' Limemound Spirea
	Symphoricarpos albus Snowberry
EVERGREEN SHRUBS	
	Arctostaphylos x coloradoensis panchita Panchito Manzanita
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper
	Juniperus x pfitzeriana Sea Green Juniper
	Mahonia aquifolium Oregon Grape Holly
	Picea pungens 'R.H. Montgomery' R.H. Montgomery Spruce
	Pyracantha angustifolia 'Gnozam' Pyracantha, Narrowleaf Firethorn
ORNAMENTAL GRASS	
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	Muhlenbergia rigens Deergrass
ACCENT PERENNIALS	
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	Echinacea purpurea Purple Coneflower
	Geranium x 'Johnson's Blue' Johnson's Blue Cranesbill
	Sedum spectabile 'Autumn Joy' Autumn Joy Sedum
GROUNDCOVER PERENNIALS	
	Galium odoratum Sweet Woodruff
	Mahonia repens Creeping Mahonia
	Ajuga reptans Burgundy Carpet Bugle

LEGEND

EXISTING EVERGREEN TREE TO REMAIN	BIKE RACKS
EXISTING EVERGREEN TREE TO REMAIN	BENCH
EXISTING SHRUBS TO REMAIN	PICNIC TABLE
DECOMPOSED GRANITE	PATIO TABLE
CONCRETE PAVERS	LITTER RECEPTACLE
CONCRETE FLATWORK	DOG STATION
LAVA ROCK MULCH	
SOD	
NATIVE SEED	
PARKING CANOPY	

CHECKED BY: AH
DRAWN BY: AH, KW

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Planning | Landscape Architecture | Branding

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Suite 260
Flagstaff, AZ 86001
P 928.233.3021
www.norris-design.com

COMMONS AT SAWMILL
901 S. O'LEARY ST
FLAGSTAFF, AZ 86001

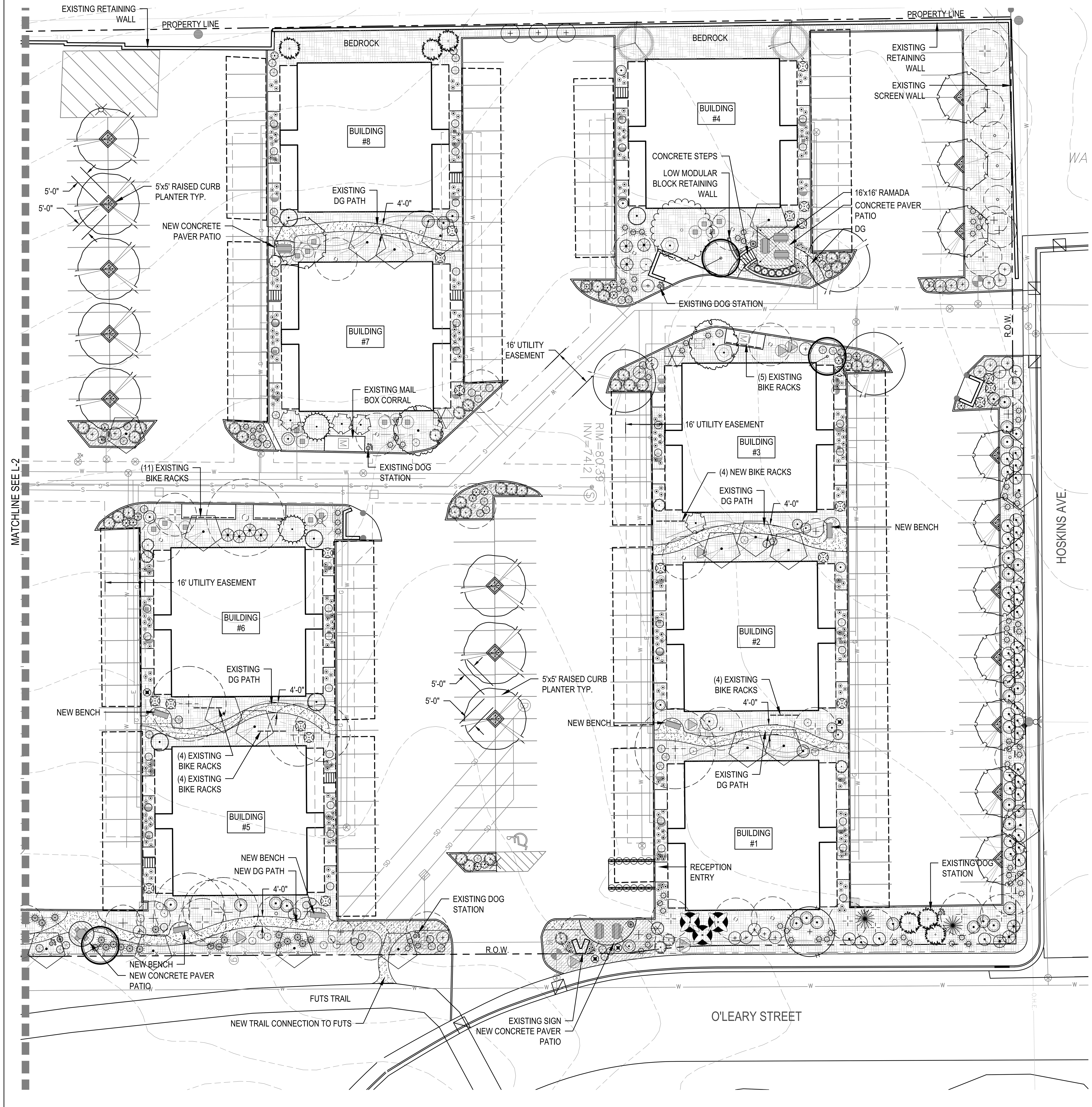
OWNER:
NB PRIVATE CAPITAL
130 VANTIS DRIVE, SUITE 160
ALISO VIEJO, CA 92656
949.243.5315

NOT FOR CONSTRUCTION

DATE:
SITE PLAN 01/22/19

SHEET TITLE:
LANDSCAPE PLAN

L-2



PLANT KEY

SYM.	GENUS & SPECIES COMMON NAME
TREES (DECIDUOUS CANOPY)	
	Acer x freemanii Autumn Blaze Maple
	Gleditsia triacanthos inermus 'Skyline' Skyline Honey Locust
	Quercus macrocarpa Bur Oak
TREES (EVERGREEN)	
	Juniperus chinensis 'Blue Point' Blue Point Juniper
	Picea pungens 'bakeri' Bakeri Spruce
	Pinus edulis Pinyon Pine
	Pinus ponderosa Ponderosa Pine
TREES (DECIDUOUS ORNAMENTAL)	
	Acer tataricum Hot Wings Maple
	Amelanchier x grandiflora Autumn Brilliance Serviceberry
	Populus tremuloides Quaking Aspen
	Prunus cerasifera 'krauter' Fruitless Purpleleaf Plum
	Pyrus calleryana 'Chanticleer' Chanticleer Pear
DECIDUOUS SHRUBS - LARGE 7'-9'	
	Buddleia davidii Butterfly Bush - Purple
	Cotoneaster acutifolia Peking Cotoneaster
	Ribes aureum Golden Currant
	Shepherdia argentea Russet Buffaloberry
	Syringa vulgaris Common Purple Lilac
DECIDUOUS SHRUBS - MEDIUM 5'-7'	
	Aronia melancarpa Black Chokeberry
	Caryopteris x clandonensis Blue Mist Spirea
	Physocarpus opulifolius Mountain Ninebark - Dwarf
	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac
	Rosa rugosa Shrub Rose

SYM.	GENUS & SPECIES COMMON NAME
DECIDUOUS SHRUBS - SMALL 2'-5'	
	Berberis thunbergii 'Atropurpurea Nana' Crimson Pygmy Barberry
	Cornus sericea 'Arctic FIre' Arctic Fire Dogwood
	Cotoneaster apiculatus Cranberry Cottoneaster
	Perovskia atriplicifolia 'Little Spire' Dwarf Russian Sage
	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla
	Rosa woodsii Woods' Rose
	Spirea x bumalda 'Limemound' Limemound Spirea
	Symphoricarpos albus Snowberry
EVERGREEN SHRUBS	
	Arctostaphylos x coloradoensis panchita Panchito Manzanita
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper
	Juniperus x pfitzeriana Sea Green Juniper
	Mahonia aquifolium Oregon Grape Holly
	Picea pungens 'R.H. Montgomery' R.H. Montgomery Spruce
	Pyracantha angustifolia 'Gnozam' Pyracantha, Narrowleaf Firethorn
ORNAMENTAL GRASS	
	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass
	Muhlenbergia rigens Deergrass
ACCENT PERENNIALS	
	Achillea x Moonshine Moonshine Yarrow
	Echinacea purpurea Purple Coneflower
	Geranium x 'Johnson's Blue' Johnson's Blue Cranesbill
	Sedum spectabile 'Autumn Joy' Autumn Joy Sedum
GROUNDCOVER PERENNIALS	
	Galium odoratum Sweet Woodruff
	Mahonia repens Creeping Mahonia
	Ajuga reptans Burgundy Carpet Bugle

LEGEND

- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING SHRUBS TO REMAIN
- DECOMPOSED GRANITE
- CONCRETE PAVERS
- CONCRETE FLATWORK
- LAVA ROCK MULCH
- SOD
- NATIVE SEED
- PARKING CANOPY
- BIKE RACKS
- BENCH
- PICNIC TABLE
- PATIO TABLE
- LITTER RECEPTACLE
- DOG STATION

NORTH

0' 10' 20' 40'

SCALE 1" = 20'

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SHEET TITLE:
LANDSCAPE PLAN

L-3

CHECKED BY: AH
DRAWN BY: AH, KW

*PEDESTRIAN AMENITY SPACE NEAR THE CLUBHOUSE (SOD AREA) TO BE USED FOR SOCIAL GATHERING AND VARIOUS RECREATIONAL ACTIVITIES (LAWN GAMES, PICNICKING, READING).

LANDSCAPE BUFFER CALCULATIONS

BUILDING FOUNDATION (LABELED "BF#" ON THIS SHEET)		REQUIRED	MIN. SIZE REQ.	EXISTING	PROVIDED	TOTAL	UNDER/OVER
CLUBHOUSE TOTAL L.F.: 225	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 9 2 PER TREE = 18 2 PER TREE = 18	2" CALIPER 5 GALLON 1 GALLON	0 0 0	11 27 21	11 27 21	+2 * +9 +3
BUILDING #1 TOTAL L.F.: 250	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 10 2 PER TREE = 20 2 PER TREE = 20	2" CALIPER 5 GALLON 1 GALLON	9 5 0	3 39 43	12 44 43	+3 * +24 +23
BUILDING #2 TOTAL L.F.: 250	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 10 2 PER TREE = 20 2 PER TREE = 20	2" CALIPER 5 GALLON 1 GALLON	5 0 0	5 27 30	10 27 30	0 * +7 +10
BUILDING #3 TOTAL L.F.: 250	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 10 2 PER TREE = 20 2 PER TREE = 20	2" CALIPER 5 GALLON 1 GALLON	3 1 0	7 22 30	10 23 30	0 * +3 +10
BUILDING #4 TOTAL L.F.: 200	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 8 2 PER TREE = 16 2 PER TREE = 16	2" CALIPER 5 GALLON 1 GALLON	1 1 0	7 24 48	8 25 48	0 * +9 +32
BUILDING #5 TOTAL L.F.: 250	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 10 2 PER TREE = 20 2 PER TREE = 20	2" CALIPER 5 GALLON 1 GALLON	12 2 0	4 33 44	16 35 44	+6 * +15 +24
BUILDING #6 TOTAL L.F.: 250	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 10 2 PER TREE = 20 2 PER TREE = 20	2" CALIPER 5 GALLON 1 GALLON	6 0 0	4 28 30	10 28 30	+0 * +8 +10
BUILDING #7 TOTAL L.F.: 250	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 10 2 PER TREE = 20 2 PER TREE = 20	2" CALIPER 5 GALLON 1 GALLON	4 0 0	6 32 33	10 32 33	0 * +12 +13
BUILDING #8 TOTAL L.F.: 200	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 8 2 PER TREE = 16 2 PER TREE = 16	2" CALIPER 5 GALLON 1 GALLON	2 0 0	7 23 30	9 23 30	+1* +7 +14
BUILDING #9 TOTAL L.F.: 250	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 10 2 PER TREE = 20 2 PER TREE = 20	2" CALIPER 5 GALLON 1 GALLON	14 0 0	4 22 27	18 22 27	+8 * +2 +7
BUILDING #10 TOTAL L.F.: 250	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 10 2 PER TREE = 20 2 PER TREE = 20	2" CALIPER 5 GALLON 1 GALLON	9 0 0	2 24 30	11 24 30	+1* +4 +10
BUILDING #11 TOTAL L.F.: 250	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 10 2 PER TREE = 20 2 PER TREE = 20	2" CALIPER 5 GALLON 1 GALLON	4 0 0	6 22 33	10 22 33	0 * +2 +10
BUILDING #12 TOTAL L.F.: 200	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 8 2 PER TREE = 16 2 PER TREE = 16	2" CALIPER 5 GALLON 1 GALLON	3 0 0	5 22 30	8 22 30	0 * +6 +14
BUILDING #13 TOTAL L.F.: 250	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 10 2 PER TREE = 20 2 PER TREE = 20	2" CALIPER 5 GALLON 1 GALLON	6 0 0	5 27 27	11 27 27	+1* +7 +7
BUILDING #14 TOTAL L.F.: 200	TREES SHRUBS GROUNDCOVERS	1 PER 25 LINEAR FEET = 8 2 PER TREE = 16 2 PER TREE = 16	2" CALIPER 5 GALLON 1 GALLON	2 0 0	8 20 30	10 20 30	+2 * +4 +14
PARKING AREA							
TOTAL PARKING SPACES 388	TREES SHRUBS GROUNDCOVERS MIN. INTERIOR LANDSCAPED AREA	2 PER 8 PARKING SPACES = 97 2 PER TREE = 194 2 PER TREE = 194 30sf PER SPACE = 11,640sf	2" CALIPER 5 GALLON 1 GALLON	11 13 0 4,613sf	34 125 117 336sf	45 138 117 4,949sf	-52 * -56 -77
ADDITIONAL TREES COUNTED TOWARDS PARKING LOT DEFICIENCY							
				8	35	43	+43

DOUBLE COUNTED SHRUBS/GROUNDCOVERS BETWEEN BUILDINGS: 1,2,3 AND 5,6 AND 7,8 AND 9,10 AND 11,12 (TOTAL DOUBLE COUNTED SHRUBS/2)	N/A -27 SHRUBS 0 GROUNDCOVERS
TOTAL OVER/UNDER	-9 TREES +36 SHRUBS +124 GROUNDCOVERS

* TREES TO MAKE UP PARKING LOT DEFICIENCY ARE COUNTED INDIVIDUALLY THROUGHOUT THE SITE - SEE PLAN ABOVE

LANDSCAPE BUFFER CALCULATIONS

RESIDENTIAL PARCEL 6.71 ACRES		REQUIRED	MIN. SIZE REQ.	EXISTING	PROVIDED	TOTAL	UNDER/OVER
PERIPHERAL BUFFER AND STREET BUFFER (20' WIDTH)							
TOTAL L.F. 920	TREES SHRUBS GROUNDCOVER/ ORNAMENTAL GRASS	1 PER 25 LINEAR FEET = 37 2 PER TREE = 74 2 PER TREE = 74	2" CALIPER 5 GALLON 1 GALLON	34 12 0	23 105 69	57 117 69	+19 +43 -5
PARKING LOT SCREENING							
22 STALLS	TREES SHRUBS GROUNDCOVER/ ORNAMENTAL GRASS	N/A 2 PER STALL = 44 N/A	2" CALIPER 5 GALLON 1 GALLON	6 0 0	9 47 23	15 47 23	+15 +3 +23

THIS CHART IS SEPARATE FROM THE PARKING LOT TREE AND SHRUB DEFICIENCY CALCULATIONS

PROPOSED TREE EQUIVALENTS

10 FIVE GALLON SHRUBS = 1 TREE
20 ONE GALLON GROUNDCOVERS = 1 TREE
2 ONE GALLON GROUNDCOVERS = 1 FIVE GALLON SHRUB (PER CODE)
1 ONE GALLON GROUNDCOVER = 1 ONE GALLON ORNAMENTAL GRASS

LEGEND

- STREET BUFFER
- PARKING AREA
- PEDESTRIAN AMENITY SPACE/CIVIC SPACE
- BUILDING FOUNDATION
- PERIPHERAL BUFFER
- ADDITIONAL TREES COUNTED TOWARDS PARKING LOT DEFICIENCY (43 TREES)
- ## BUILDING FOUNDATION TREE COUNT

SITE DEVELOPMENT REQUIREMENTS - RESIDENTIAL PARCEL 292,357 SF / 6.71 ACRES	REQUIRED	PROVIDED
PEDESTRIAN AMENITY SPACE/CIVIC SPACE	14,618 (5.0% OF TOTAL AREA)	21,475 s.f. (7.3% OF TOTAL AREA)
OPEN SPACE	43,853 (15.0% OF TOTAL AREA)	76,000 s.f. (26.0% OF TOTAL AREA)

HYDROZONE 1: OASIS ZONE ALLOWANCE	MAXIMUM ALLOWANCE	PROVIDED
SOD SOUTH OF CLUBHOUSE	14,618 s.f.	940 s.f.

HYDROZONE 2: TRANSITION ZONE ALLOWANCE	MAXIMUM ALLOWANCE	PROVIDED
ALL LANDSCAPE BEDS	N/A	41,760 s.f.

HYDROZONE 3: NATIVE ZONE ALLOWANCE	MAXIMUM ALLOWANCE	PROVIDED
ALL SEED AREAS AND NATURAL AREAS	N/A	26,320 s.f.

NORTH
0' 20' 40' 80'
SCALE 1" = 40'

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949.243.5315

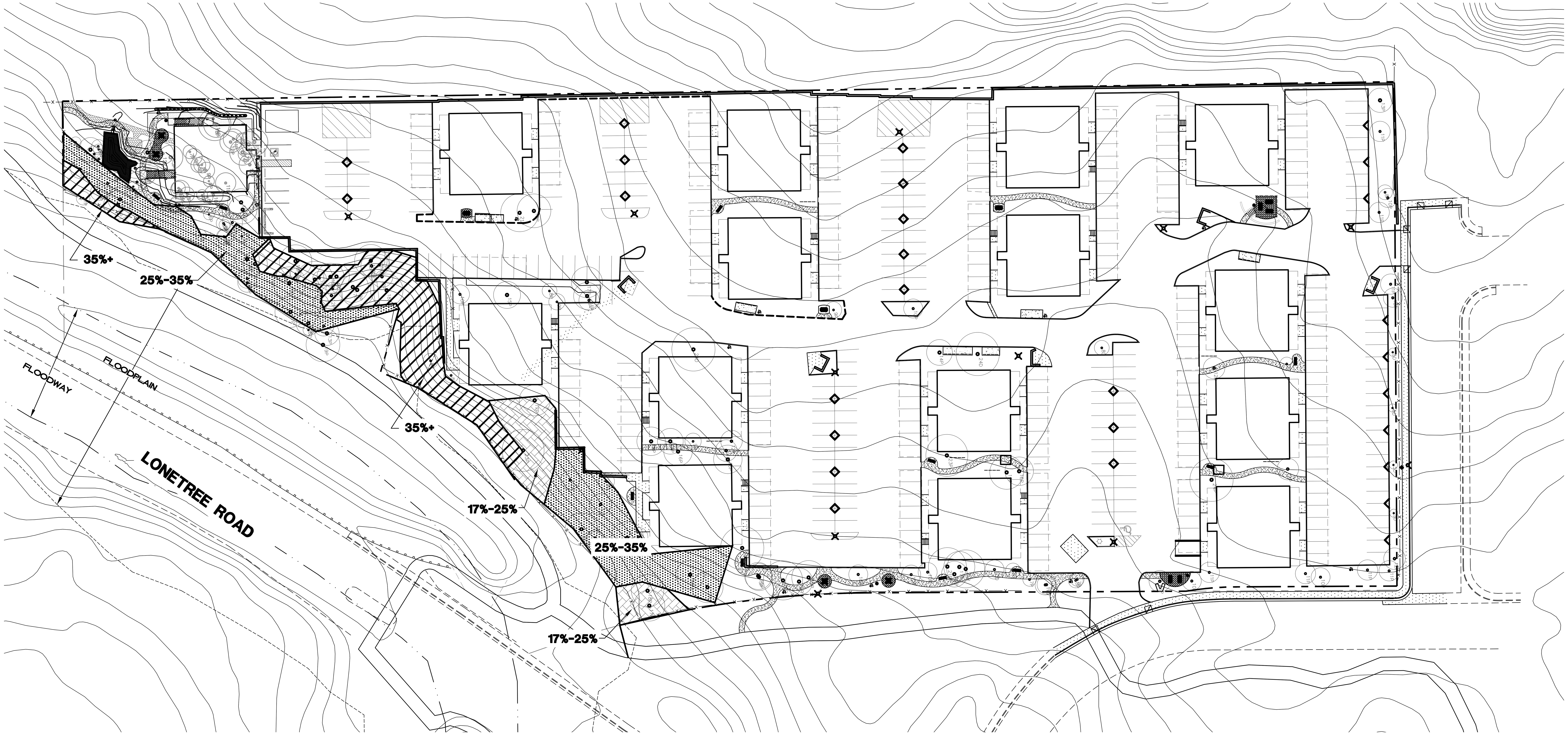
NOT FOR CONSTRUCTION

DATE:
SITE PLAN 01/22/19
SITE PLAN 03/12/19

SHEET TITLE:
LANDSCAPE CALCULATIONS

L-4

CHECKED BY: AH
DRAWN BY: AH, KW



SCALE: 1" = 40'
CONTOUR INTERVAL: 1'

NO SLOPE OR FOREST RESOURCE
DISTURBANCE AS PART OF THIS PROJECT

Slope Resources	
Category	**Area (acres)**
17-24%	0.08
25%-35%	0.248
35%+	0.177
Total:	0.505

Forest Resources (points)	
Existing Tree Points	313
Clubhouse Disturbance	58
Points Remaining on Site	255

167 POINT DEDUCTED FROM EXISTING TREE POINTS FOR TREES WITHIN THE STEEP SLOPE RESOURCE AREA

PHASE 2 AMENITY DISTURBANCE IS NOT GOING TO BE CONSTRUCTED. 28 POINTS WILL REMAIN ON SITE

LEGEND

EXISTING PROPERTY BOUNDARY

SLOPE 17% TO 25%

SLOPE 25% TO 35%

SLOPE 35%+

6P EXISTING TREE (DIAMETER AND P=PINE, J=JUNIPER, D=DECIDUOUS)

116048

WOODSON ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 • WWW.WOODSONENG.COM

1/21/19

COMMONS AT SAWMILL
NATURAL RESOURCE PROTECTION PLAN

DRAFTED BY: AAS
DATE: 1/21/19
PROJ. NO.: 116048
FN: 116048 SITE PLAN

SHEET 1 OF 1

5. C.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Dan Symer, Zoning Code Manager
Date:	08/01/2019
Meeting Date:	08/14/2019

TITLE:

Project # PZ-19-00095 Accessory Dwelling Unit

A Zoning Code Text Amendment to amend the Flagstaff Zoning Code (Ordinance No. 2011-20) for the purpose of modifying chapters, divisions, and sections of Title 10 Flagstaff Zoning Code, including the sections of Division 10-40.60: Specific to Uses, and Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, to resolve conflicts, incorporate technical corrections and clarity, and to add new and modify existing requirements, provisions, and definitions.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, find that the requirements of the Zoning Code have been met, and make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

Attachments: Planning and Zoning Commission Report
Attachment 1 Draft Text

PLANNING AND DEVELOPMENT SERVICES REPORT
Zoning Code Text Amendment

PUBLIC HEARING	DATE:	August 1, 2019
PZ-19-00095	MEETING DATE:	August 14, 2019
	REPORT BY:	Dan Symer, AICP

REQUEST:
For a Zoning Code Text Amendment (Case No.: PZ-19-00095) to amend the Flagstaff Zoning Code (Ordinance No. 2011-20) for the purpose of modifying chapters, divisions, and sections of Title 10 Flagstaff Zoning Code, including the sections of Division 10-40.60: Specific to Uses, and Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, to resolve conflicts, incorporate technical corrections and clarity, and to add new and modify existing, requirements, provisions, and definitions.

STAFF RECOMMENDATION:
Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, find that the requirements of the Zoning Code have been met, and make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

I. Project Introduction

A. Background

The Zoning Code was adopted by the City Council on November 1, 2011, to replace the former Land Development Code. Since its adoption, the code has been amended several times to address procedures, add clarity, resolve conflicts, address planning initiatives (accessory dwelling units), incorporate applicant's requests (West University Drive Entrance Sign District), and to address changes in state law and U.S. Supreme Court decisions (i.e. Reed vs the Town of Gilbert). In addition, on June 12, 2019 the Planning and Zoning Commission recommended approval to the City Council of an amendment to the Zoning Code to address a series of technical, conflict resolution, and clarity modifications – including adding the Seasonal Amusement/Entertainment and Sales, Indoor and related provisions to the Light Industrial (LI) zone. Also, on June 26, 2019 the Planning and Zoning Commission recommended approval to the City Council of an amendment to the Zoning Code to address a series of miscellaneous technical, conflict resolution, and clarity modifications.

B. Proposed Amendment

The proposed amendment includes multiple changes to the Zoning Code to resolve conflicts, incorporate technical corrections, add clarity, and to simplify the existing requirements. New provisions are being added, and several sections of the reference divisions are being modified, relocated, or deleted. The proposed amendment includes:

- Accessory Dwelling Units (ADUs) (10-40.60.030): Modify the design and development standards for ADUs to reclassify attached and detached ADUs to attached, detached, and interior ADUs. Revise, consolidate, and clarify the provisions for the ADUs to address the new types of ADUs. Incorporate provisions related to subdividing a lot that contains an existing ADU. Incorporate clarifications and modifications pertaining to an ADU on a lot greater than one acre.
- Definition of Specialized Terms, Phrases, and Building Functions (Division 10-80.20): Modify and add various definition of the Zoning Code, including: Accessory Dwelling Unit (ADU), Attached; Accessory Dwelling Unit (ADU), Detached; and Accessory Dwelling Unit (ADU), Interior.

II. Zoning Code Text Amendment

An application for a Zoning Text Amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General

Plan (Regional Plan) and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and, whether the amendment should be granted, or denied.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

A. Finding #1:

- The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;

  The most significant of the proposed modifications pertains to the reclassification attached and detached ADUs to attached, detached, and interior ADUs. This modification is intended to provide clarity to the different types of ADUs, and maintains promoting this use, where appropriate (NH 3.2 of the Regional Plan).

  The proposed amendments are primarily to resolve conflicts, incorporate technical corrections and add clarity to the Zoning Code. Clerical in nature, the amendments do not substantively modify the existing provisions of the Zoning Code and maintains consistency and conformance with the objectives and policies of the Regional Plan (General Plan) and applicable specific plans.

B. Finding #2

- The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City;

  The proposed amendments are not anticipated to be detrimental to the public interest, health, safety, convenience or welfare of the City. These amendments are primarily to resolving conflicts, incorporate technical corrections and add clarity to the Zoning Code.

C. Finding #3

- The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

  The proposed amendments enhance the zoning code's internal consistency by resolving conflicts, incorporate corrections and adding clarity. Furthermore, the proposed amendments are intended to maintain the zoning code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable and easily understood.

V. CITIZEN PARTICIPATION

In accordance with State Statute and the Zoning Code, the Planning and Zoning Commission work session and public hearing for these amendments was advertised in the Arizona Daily Sun on May 29, 2019. Also, persons of interest that are on file with the Planning and Development Services Department were notified of the work sessions and hearings via first class mail. Also, on June 10, 2019 a public open house meeting was held. This meeting was attended by one person that merely desired to obtain a copy of the proposed amendments.

VI. PLANNING AND ZONING COMMISSION WORK SESSION

At the June 26, 2019 Planning and Zoning Commission Work Session, staff reviewed the text amendment application with the Commission. The Commission had a series of questions to clarify there understanding of the code and editorial comments.

Attachments:

1. Proposed Ordinance Revisions

Proposed Flagstaff Zoning Code Amendment.

Accessory Dwelling Units

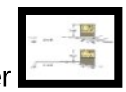
Case No. PZ-190095

HOW TO READ THIS DOCUMENT

Unless otherwise stated, provisions that are being deleted are shown in bold red strikethrough text, like this: ~~Provisions that are being deleted are shown with a bold red strikethrough text.~~

Provisions that are being added are shown in bold blue text, like this: Provisions that are being added are shown in bold blue text.

Graphics/Figures that are being deleted are indicated with an "X" over the graphic/figure.

Graphics/Figures that are being added are indicated with a border  around the graphic/figure.

Tables that are being deleted are indicated with an "X" over the Tables.

Tables that are being added are indicated with a thick border  around the Tables.

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.60.030 Accessory Dwelling Units (ADUs)., subsection A. Applicability., as follows – including adding grid lines to the table:

10-40.60.030 Accessory Dwelling Units (ADUs)

A. Applicability. Accessory dwelling units (ADUs) or carriage houses (see Section 10-50.110.040, Carriage House,) where allowed by Division 10-40.30, Non-Transect Zones, and Division 10-40.40, Transect Zones, are subject to the ~~following~~ requirements ~~and standards.~~ of this section.

~~1. Existing Dwelling. An ADU may only be permitted on a lot if a detached single-family dwelling already exists on the lot or the single-family dwelling will be constructed in conjunction with the ADU.~~

~~2. Occupancy. The property owner, which shall include title holders and contract purchasers, must occupy either the primary residence or the ADU as their principal residence. The residence or ADU that is not occupied by the property owner may be rented or leased for a period of no less than 30 days to unrelated persons.~~

~~3. Movable Habitable Space. A mobile home, recreational vehicle, or other movable habitable space that does not comply with the Building Code shall not be used as an ADU. A manufactured or modular unit placed on a~~

~~permanent foundation may be used as a second unit in compliance with this section.~~

~~4.~~ B. ~~Not Intended for Sale.~~ Not to be sold. An ADU shall not be sold separately from the primary structure.

Section 2. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.60.030 Accessory Dwelling Units (ADUs)., subsection B. Design and Development Standards., as follows – including adding grid lines to the table:

10-40.60.030 Accessory Dwelling Units (ADUs)

~~B.~~ C. Design, ~~and~~ Development and Exception Standards.

~~1. An ADU shall meet the design and development standards established in Table 10-40.60.030.A, Design and Development Standards, and Table 10-40.60.030.B, Building Form Standard Exceptions.~~

~~2. The maximum height of all accessory buildings and structures shall comply with Table 10-40.60.030.A, Design and Development Standards, unless the zone or overlay zone has a more restrictive height limit.~~

1. An ADU shall comply with Table 10-40.60.030.C. Design, Development and Exceptions Standards.

Table 10-40.60.030.A : Design and Development Standards	
Size	An ADU, excluding any garage or carport area and other non-living areas such as workshops or greenhouses, shall be no less than 300 square feet in gross floor area and shall not exceed 600 square feet in gross floor area, except that on residential lots one acre or more in size, the area of an ADU may be increased to a maximum of 1,000 square feet. The area of ADUs that utilize alternative green construction methods that cause the exterior wall thickness to be greater than normal shall be measured based on the interior dimensions of the walls.
Building Height	Standards for the height of accessory structures and ADUs are established in Table 10-40.60.020.A, Accessory Structure Height and Location Standards.
Density	In single-family residential zones no more than one ADU per single-family residential lot may be established. In multifamily residential zones the density limit applicable to that zone shall apply.

Table 10-40.60.030.A : Design and Development Standards	
Amenities	An ADU shall contain a kitchenette and bathroom (sink, toilet, shower), as well as living and sleeping spaces, which may be in the same room (i.e., a studio).
Attachment	An attached ADU shall share at least one wall or roof structure with the primary dwelling and shall have an access connection to a common area within the primary dwelling that is either continuously open or may be locked off with the use of a door. An attached ADU may have an additional external access. An ADU not meeting these requirements is a detached ADU.
Number of occupants	No more than two persons shall reside in an ADU.
Architectural Compatibility	• ADU shall be designed as a subordinate structure to the primary structure on the in terms of its mass, size and architectural character. • ADU shall maintain the architectural design, character, style and appearance of the primary structure as a single-family dwelling. • Exterior materials, windows, doors, roof pitch, and architectural details shall be consistent and compatible between the primary residence and the ADU. • Windows facing an adjoining residential property shall be designed to protect the privacy of neighbors; alternatively, fences, or walls shall be required to provide screening in compliance with Division 10-50.50, Fences and Screening.
Alley Orientation	When an ADU is adjacent to an alley, every effort shall be made to orient the ADU to the alley with the front access door and windows facing the alley. Parking provided off the alley shall maintain a 24-foot back-out area, inclusive of the alley.
Entrance	An entrance to an attached ADU or an ADU located within a primary residence shall be located on the side or rear of the primary residence, and shall not face a street.
Parking	Parking shall be in compliance with Division 10-50.80, Parking Standards, and the parking standards in Division 10-40.40, Transect Zones.

Table 10-40.60.030.A : Design and Development Standards	
Utility Service	An ADU shall be connected to the utilities (except telephone and television) of the primary dwelling unit and may not have separate services.
Building Form Standards	ADUs shall meet the same building form standards as a principal building in the zone. See Table 10-40.60.020.A, Accessory Structure Height and Location Standards.
Home Occupations	Home occupations shall be allowed subject to Section 10-40.60.180, Home Occupations, in either the ADU or the primary residence, but not both.

Table 10-40.60.030.B: Building Form Standard Exceptions[1]			
	Parcel/Lot Size (Min.)	Setback (Min.)	Lot Coverage
Detached	6,000 sf	In compliance with Table 10-40.60.020.A	Exempt from lot coverage requirements[1]
Attached	No minimum[1]	In compliance with the standards of the underlying zone	
End Notes			
[1]ADUs in the RR zone shall meet the requirements established in Section 10-40.30.030(C).			

Table 10-40.60.030.C.

Accessory Dwelling Units Design, Development and Exceptions Standards.

Table 10-40.60.030.C. Accessory Dwelling Units Design, Development and Exceptions Standards.	
(1) ADU Standards	(a) Attached ADU: An Attached ADU shall share a common wall or roof structure with the remainder of the primary dwelling unit, and comply with the fire separations of the building and fire codes. (b) Detached ADU: A Detached ADU shall be physically detached, from the primary dwelling unit, including a separate roof structure, and comply with the fire separations of the building and fire codes. (c) Interior ADU: An interior ADU is a delineated area within the primary dwelling unit, and is neither attached or detached. (Please refer to the definition of Attached, Detached, and Interior ADU in Division 10-80.20.)
(2) Alley Orientation (Detached ADU)	(a) When a detached ADU is adjacent to an alley, the ADU's primary entry/exit access door and windows shall face the alley, unless approved by the Planning Director.
(3) Amenities	(a) An ADU shall contain independent living, sleeping, eating, cooking, and sanitation facilities as part of the ADU, which may be in the same room (i.e., a studio/efficiency dwelling).
(4) Architectural Compatibility	(a) An Attached or Detached ADU shall be designed as a subordinate structure to the primary structure on the lot or parcel in terms of its mass and size; and, the ADU's architectural character (colors, details, doors, materials, roof pitch, and windows, etc.) shall be compatible with the primary dwelling unit. (b) An Interior ADU shall be designed as an integrated and subordinate part of the primary dwelling unit. The Interior ADU shall, at a minimum, have interior pedestrian access to the common areas such as a foyer, living room, laundry room, basement, etc., of the primary dwelling unit, and share the primary entrance and exit. Exterior modifications to accommodate an interior ADU, shall be developed with an architectural character (colors, details, doors, materials, roof pitch, and windows, etc.) with the existing structure. (c) Windows facing an adjoining residential property shall be designed to protect the privacy of neighbors; alternatively, fences, or walls shall be required to

Table 10-40.60.030.C. Accessory Dwelling Units Design, Development and Exceptions Standards.	
	provide screening in compliance with Division 10-50.50, Fences and Screening.
(5) Building Form and Property Development Standards	(a) Setbacks. An ADU shall comply with the setback requirements of the property's zone, and as allowed in (d) and 14 of this table. (b) Building height. The maximum height of an attached and detached ADU, measured in accordance with 10-50.30.030: 24 feet (c) Lot Coverage. The lot coverage requirements of a property's zone shall: (i) Not apply to attached and detached ADU; and, (ii) Apply to a dwelling unit containing an interior ADU. (d) Encroachment into setbacks. (i) The encroachments specified in Section 10-50.40.020 are allowed. (ii) The development of a detached ADU on the second floor of a garage that was developed prior to February 16, 2016, and is in the required setback(s), shall be allowed, provided that no exterior additions or an increase in building height was developed to accommodate the ADU.
(6) Density	(a) In single-family residential zones no more than one ADU per single-family residential lot or parcel is allowed. (b) In zones that allow multiple-family developments, the density requirements of the zone count an ADU as a dwelling unit.
(7) Entrance (Attached and Interior ADU)	(a) Attached ADU. The pedestrian entrance to an Attached ADU shall not face the same street as the pedestrian entrance of the primary dwelling unit, except: (i) In zones that allow duplexes that are not required to be part of a Planning Residential Development; (ii) If the façade of the ADU with the pedestrian entrance is setback at least 50 feet from the property line; or (iii) If the ADU's pedestrian entrance will not be visible from the same street that the pedestrian entrance

Table 10-40.60.030.C. Accessory Dwelling Units Design, Development and Exceptions Standards.	
	of the primary dwelling unit is visible from. (b) Interior ADU. A pedestrian entrance to an Interior ADU shall be located on the interior side or rear side of the primary dwelling unit, and may be located on a street side façade of the primary dwelling unit, provided that the primary entrance to the primary dwelling does not face the same street side.
(8) Home Occupations	(a) Home occupations shall be allowed subject to Section 10-40.60.180, Home Occupations, in either the ADU or the primary residence, but not both.
(9) Lot Size, (Detached ADU)	(a) Minimum lot size: 6,000 square feet.
(10) Movable Habitable Space	(a) A mobile home, recreational vehicle, or other movable habitable space shall not be used as an ADU. (b) A manufactured or modular unit placed and secured on a permanent foundation in conformance with the Building Code may be used as an ADU in compliance with this section.
(11) Number of occupants	(a) Maximum number of persons allowed to reside in an ADU: two persons.
(12) Required Occupancy	(a) The property owner, which includes title holders and contract purchasers, shall occupy either the primary residence or the ADU as their principal residence. The residence or ADU that is not occupied by the property owner that is rented or leased shall be for a period of no less than 30 days.
(13) Parking	(a) Parking shall be in compliance with Division 10-50.80, Parking Standards, and the parking standards in Division 10-40.40, Transect Zones. (b) Parking provided with alley access shall maintain a 24-foot wide back-out area, inclusive of the alley.
(14) Placement	(a) An ADU shall be constructed or placed on the same lot or parcel as the primary dwelling unit. (a) An ADU is allowed only on a lot or parcel containing a detached single-family dwelling unit.

Table 10-40.60.030.C. Accessory Dwelling Units Design, Development and Exceptions Standards.	
	(b) An ADU is not allowed on a lot or parcel containing a duplex or triplex on properties zoned Rural Residential (RR), Estate Residential (ER), Single-Family Residential (R1), Single-Family Residential Neighborhood (R1N), Manufactured Housing (MH). (c) Additional placement regulations are contained in Section 10-40.60.030.D.
(15) Size, ADU	(a) Minimum Size: 300 square feet in gross floor area. (b) Maximum Size. (i) Lots less than one acre: 600 square feet in gross floor area. (ii) Lots equal to or greater than one acre: 1,000 square feet in gross floor area; but, an ADU shall not be larger than fifty percent of the gross floor area of the primary dwelling unit, or 600 square feet, whichever is greater. (c) Allowance for Green Construction. The maximum size of an ADU constructed with green construction methods that cause the exterior walls to be greater than eight-inches shall be: (i.) Minimum Size: 300 square feet in gross floor area, minus the area of the exterior walls. (ii) Maximum Size. (ii.a.) Lots less than one acre: 600 square feet in gross floor area, minus the area of the exterior walls. (ii.b.) Lots equal to or greater than one acre: 1,000 square feet in gross floor area; but, an ADU shall not be larger than fifty percent of the gross floor area of the primary dwelling unit, or 600 square feet, whichever is greater. The area of the ADU shall include the area of the exterior walls.
(16) Subdividing a lot with an ADU	(a) Attached and Interior ADU. A lot or parcel containing an ADU shall not be subdivided into two or more lots or parcels unless each lot or parcel complies with the Zoning Code and Subdivision Ordinance. The ADU shall completely remain on one lot.

Table 10-40.60.030.C. Accessory Dwelling Units Design, Development and Exceptions Standards.	
	(b) Detached ADU. The lot or parcel containing a Detached ADU shall not be subdivided into two or more lots or parcels unless each lot or parcel complies with the Zoning Code and Subdivision Ordinance. (i) When an existing detached ADU will remain on the new lot or parcel created by subdivision, the property owner is required to modify the primary dwelling unit and ADU of the subdivided lots to comply with the Flagstaff City Code, including providing separate utility services connected to each unit, and obtain a new Certification-of-Occupancy for the units (when required by the Building Official), prior to City Staff recording the subdivision of the property. The ADU that remains on the new lot or parcel shall be considered a primary dwelling unit, unless a new primary dwelling unit is constructed on the new lot or parcel.
(17) Utility Service	(a) An ADU shall be connected to the utilities (except telephone and television) of the primary dwelling unit and may not have separate services.

Section 3. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.60.030 Accessory Dwelling Units (ADUs)., subsection C. Building Placement., as follows:

10-40.60.030 Accessory Dwelling Units (ADUs)

~~C.~~ D. Building Placement. In addition to the standards provided in Table ~~10-40.60.030.A~~ 10-40.60.030.C. ~~, Design and Development Standards~~ , ADUs proposed as part of the subdivision platting and approval process may be located on the rear or interior side property line under the following conditions ~~as~~ illustrated in Figures ~~**10-40.60.030A**~~ **10-40.60.030.D.1.** and ~~**10-40.60.030B**~~ **10-40.60.030.D.2., and:**

1. The ADU is located above a garage; and
2. Four ADUs designed and constructed together are located at the common intersection of the rear and interior side of four lots; or
3. Two ADUs designed and constructed together and with direct access to an alley are located at the common intersection of the rear and interior side of two lots.

~~**Figure 10-40.60.030A**~~ ~~**Figure 10-40.60.030B**~~

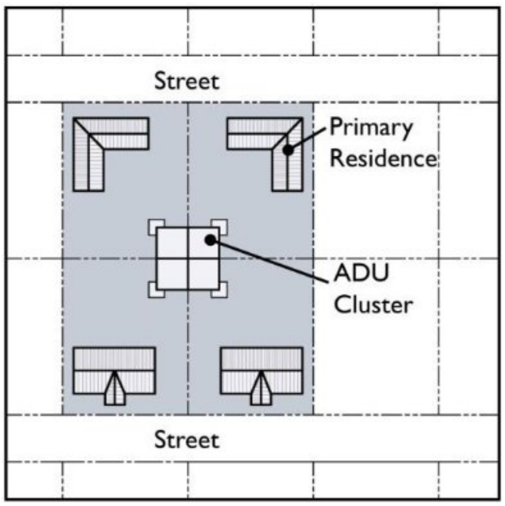


Figure 10-40.60.030.D.1.

Four ADUs located at the common intersection of the rear and interior side of four lots

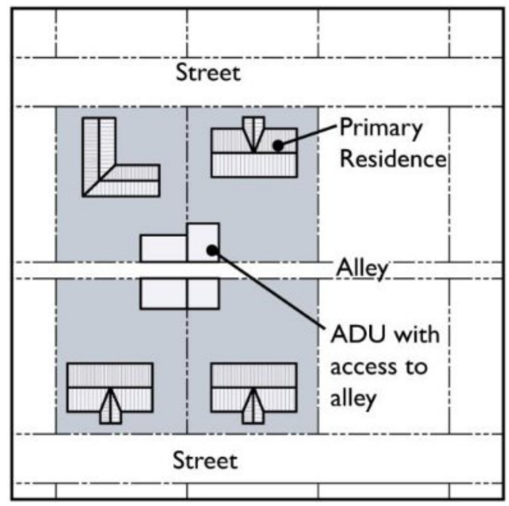


Figure 10-40.60.030.D.2.

Two ADUs with direct access to an alley

<u>Section 4.</u> Amend the subsection letter of Title 10 FLAGSTAFF ZONING CODE, Section 10-40.60.030 Accessory Dwelling Units (ADUs)., subsection D. Restrictive Covenant., as follows:

10-40.60.030 Accessory Dwelling Units (ADUs)

~~**D.**~~ **E. Restrictive Covenant.**

<u>Section 5.</u> Amend the subsection letter of Title 10 FLAGSTAFF ZONING CODE, Section 10-40.60.030 Accessory Dwelling Units (ADUs)., subsection E. Findings for Approval of ADUs., as follows:

10-40.60.030 Accessory Dwelling Units (ADUs)

~~E.~~ F. Findings for Approval of ADUs. An application for approval of an ADU shall be based on the following findings:

1. The exterior design of the ADU is compatible with the primary residence and does not dominate it or surrounding properties. This has been achieved through use of compatible and complimentary architectural building forms, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.
2. The exterior design of the ADU is in suitable proportion with and maintains the scale of the neighborhood.

3. The ADU does not result in excessive noise, traffic or parking congestion.
4. The site plan provides open space and landscaping that is useful for both the ADU and the primary residence. Open space and landscaping provides for privacy and screening of adjacent properties.
5. The location and design of the ADU maintains a compatible relationship to adjacent properties and does not significantly impact the privacy, light, air, solar access or parking of adjacent properties.
6. Major access stairs, decks, entry doors and major windows on one and one-half and two story structures face the primary residence to the maximum extent it is feasible, or the rear alley, if applicable. Windows that face neighboring side or rear setbacks are installed so the bottom of the window is a minimum of six feet above the floor.
7. Buildings, structures, and other features of the site plan, such as walkways and driveways, are oriented and located to maintain natural and historic resources to the maximum extent feasible and to minimize alteration of natural landforms.

<u>Section 6.</u> Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-80.20.010 Definitions, "A", for the terms, "Accessory Dwelling Unit (ADU), Attached", and "Accessory Dwelling Unit (ADU), Detached", and add the term "Accessory Dwelling Unit (ADU), Interior", as follows:

10-80.20.010 Definitions, "A"

Accessory Dwelling Unit (ADU), Attached: ~~A subordinate living unit added to or created within a primary dwelling that provides basic requirements for independent living, sleeping, eating, cooking, and sanitation. The ADU shares a common wall or roof structure with the primary dwelling and has an access connection to a common area within the primary dwelling.~~ Is a subordinate dwelling unit on a lot or parcel that is physically attached to the primary dwelling unit by a wall or roof. An Attached ADU does not include a duplex, two-family dwelling, townhouse or townhome, condominium unit, single room occupancy development or co-housing.

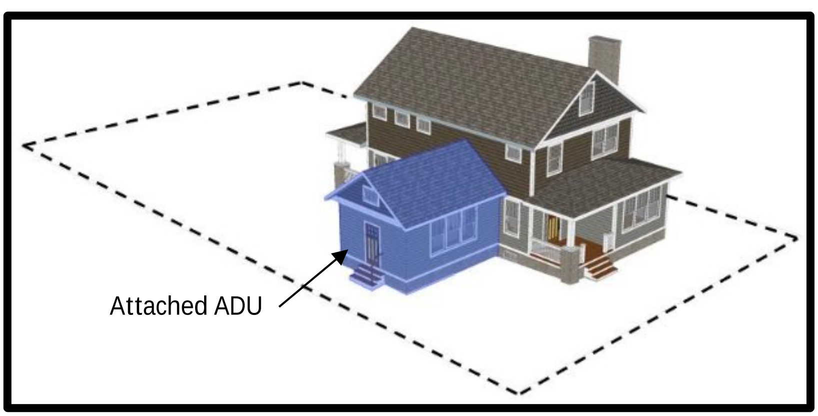


Figure 10-80.20.010. Accessory Dwelling Unit (ADU), Attached.

Accessory Dwelling Unit (ADU), Detached: ~~A subordinate living unit added to or detached from a primary dwelling that has a primary access that is completely detached from the primary dwelling and that provides basic requirements for independent living, sleeping, eating, cooking, and sanitation.~~ Is a subordinate dwelling unit on a lot or parcel that is physically detached from the primary dwelling unit.

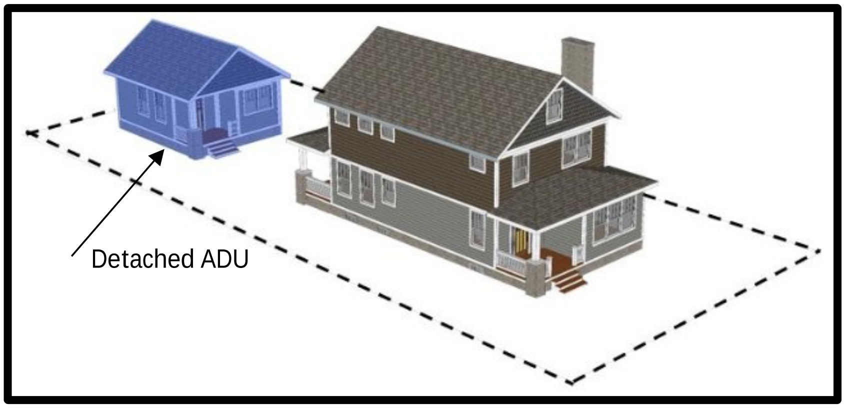


Figure 10-80.20.010. Accessory Dwelling Unit (ADU), Detached.

Accessory Dwelling Unit (ADU), Interior: Is a delineated living area located within a dwelling unit that has interior pedestrian access to the common area of the dwelling unit, such as a foyer, living room laundry room, basement, etc., shares a primary entrance and exit, contains permanent facilities for living, sleeping, eating, cooking and sanitation, and may have a separate secondary entrance/exit.

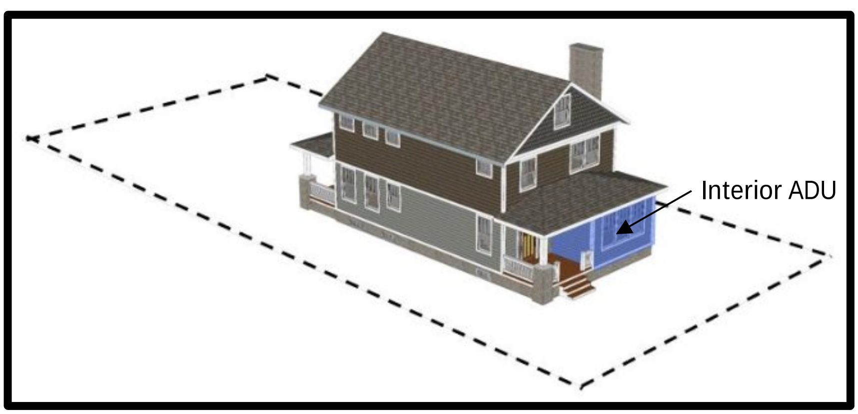


Figure 10-80.20.010. Accessory Dwelling Unit (ADU), Interior.

6. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Dan Symer, Zoning Code Manager
Date:	08/01/2019
Meeting Date:	08/14/2019

TITLE

A work session with the Planning and Zoning Commission to discuss the City's concepts to amend the zoning code pertaining mixed-use developments.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

Attachments: Staff Memo
Attachment 1. Street Improvement Cross Sections

Community Development Department
Planning and Development Services

Date: August 14, 2019
TO: Planning and Zoning Commission
FROM: Dan Symer, AICP, Zoning Code Manager
Through: Neil Gullickson, AICP, Interim Current Planning Manager
RE: Planning and Zoning Commission Work Session

Request:

1. Request for a work session with the Planning and Zoning Commission to continue discussions with the Commission pertaining to mixed-use developments.

Purpose of the Work Session:

On June 26, 2019, the staff reviewed a series of proposed amendments to the Zoning Code regarding mixed-use development and received comments from the Commission and the public regarding the proposed amendments. The purpose of the requested work session is to address the Commission's request for additional information pertaining to the proposed setbacks from the curb location as they relate to the cross section of the street improvements (curb, parkway, sidewalk, etc.) and the adjacent building.

Street Improvements Cross Sections.

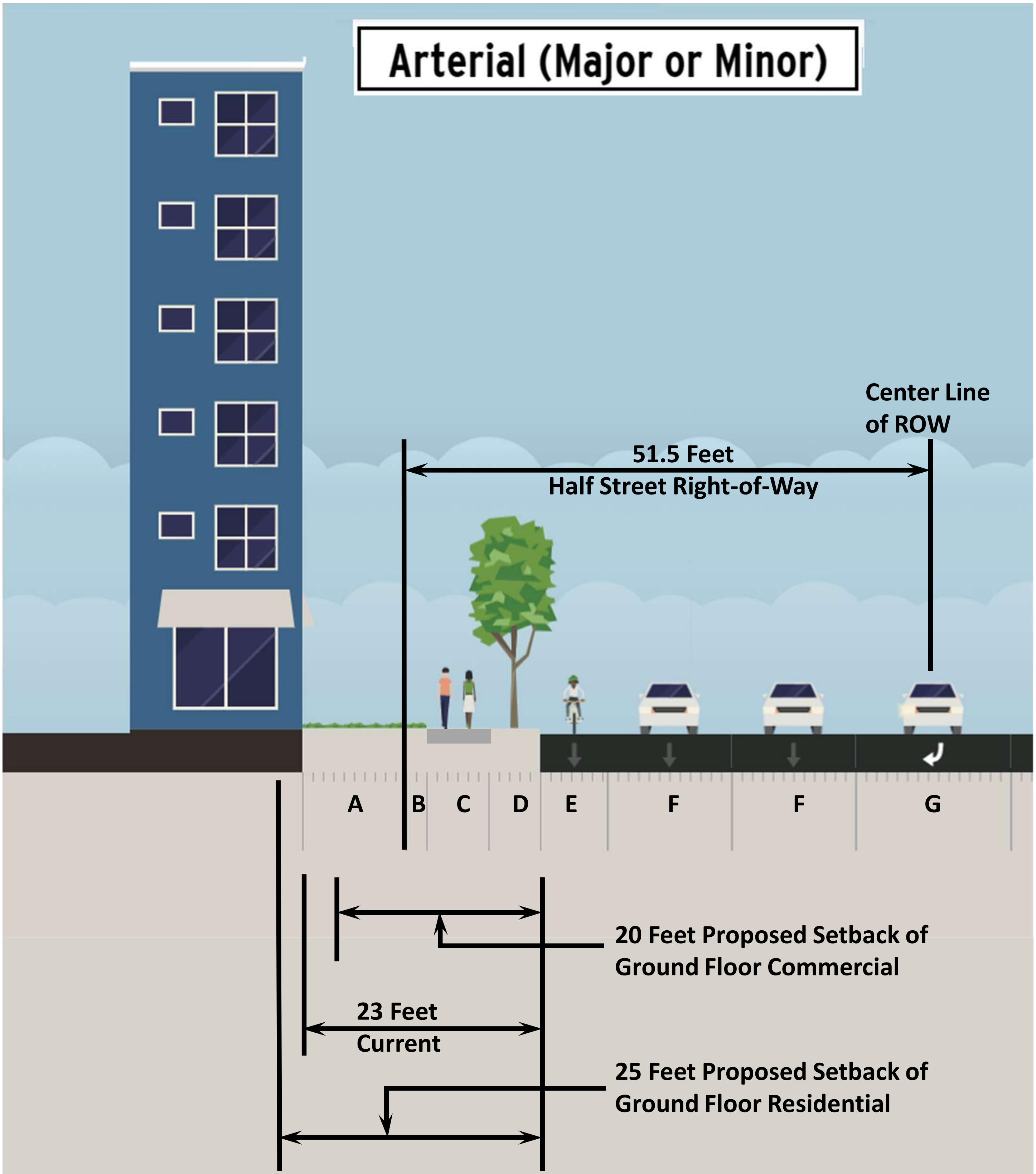
Included as Attachment #1 are diagrams of the City's half-street cross sections of the typical street improvements. The diagrams are based on the City's Engineering Design Standard Specifications and Details 2017, Details 10-09-032 through 10-09-036. In addition, the cross sections include information regarding the existing and proposed setback requirements. As illustrated in the cross sections, the street improvements are contained within the typical right-of-way width.

As it pertains to the required landscape buffer area between the building and sidewalk, the Zoning Code allows the landscape buffer improvements in urban formats to be modified to accommodate active pedestrian uses and activities, sidewalk cafes, tree wells, planters, and the placement of such amenities as bike racks, potted plants, or benches.

For your reference, the engineering details as are available on the City's website at https://www.flagstaff.az.gov/DocumentCenter/View/13743.

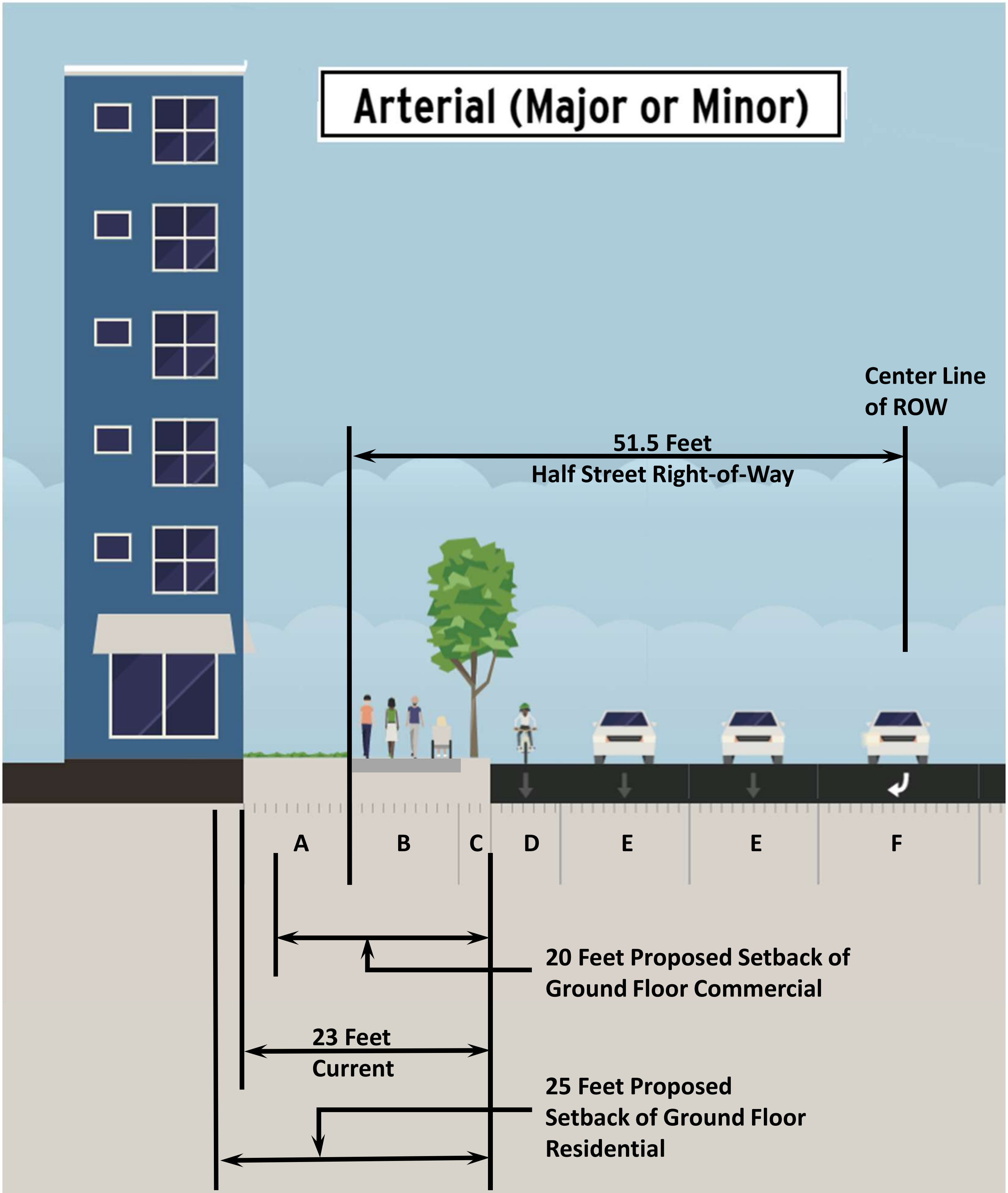
Attachments:

1. Street Improvement Cross Sections



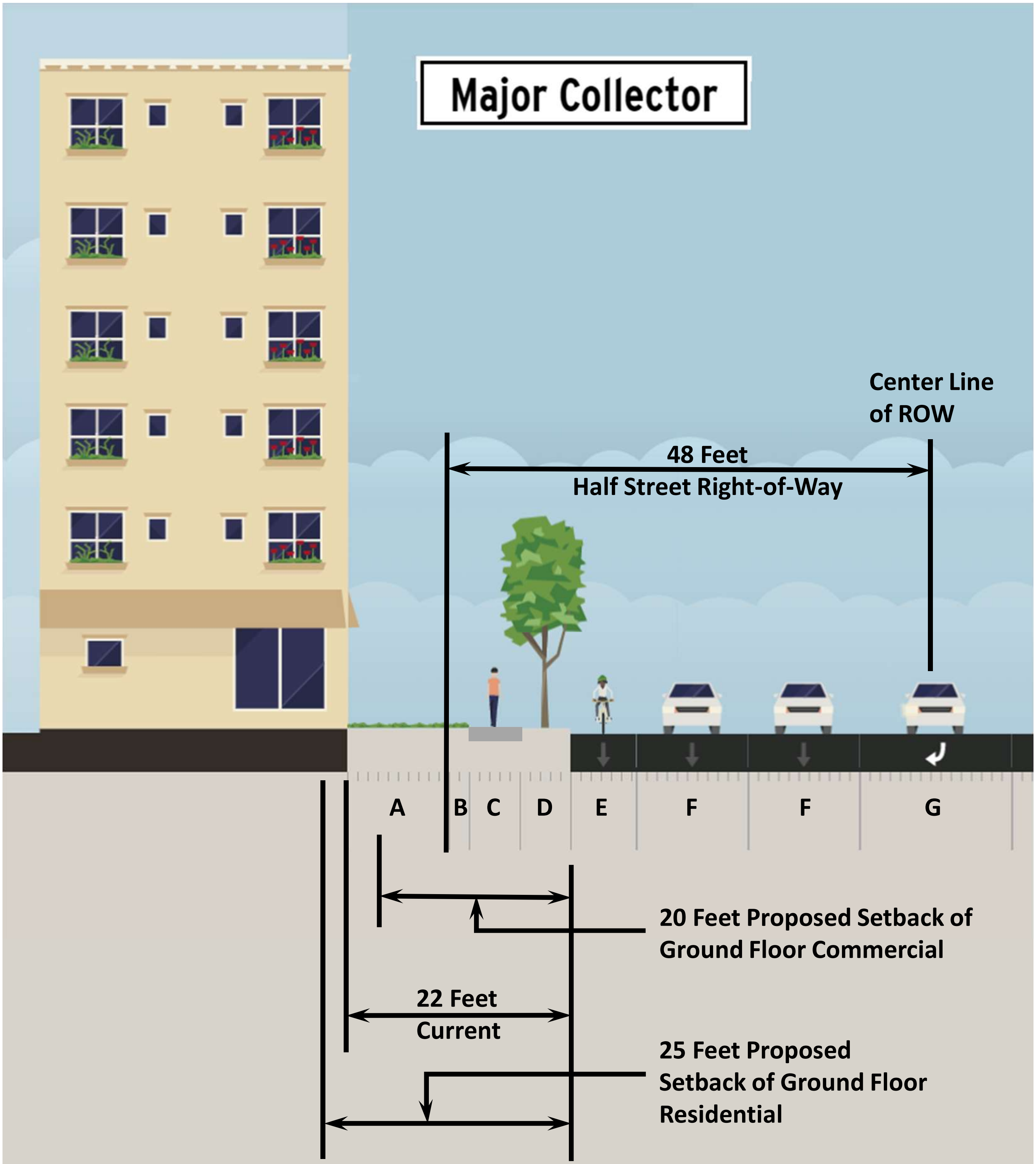
<u>Current requirements:</u>

A.	Landscape Buffer:	10 Feet	E.	Bike lane and Curb:	6.5 Feet
B.	Right-of-way Buffer:	2 Foot	F.	Through Lane:	11 Feet
C.	Sidewalk:	6 Foot	G.	Turn Lane:	15 Feet
D.	Parkway:	5 Foot			



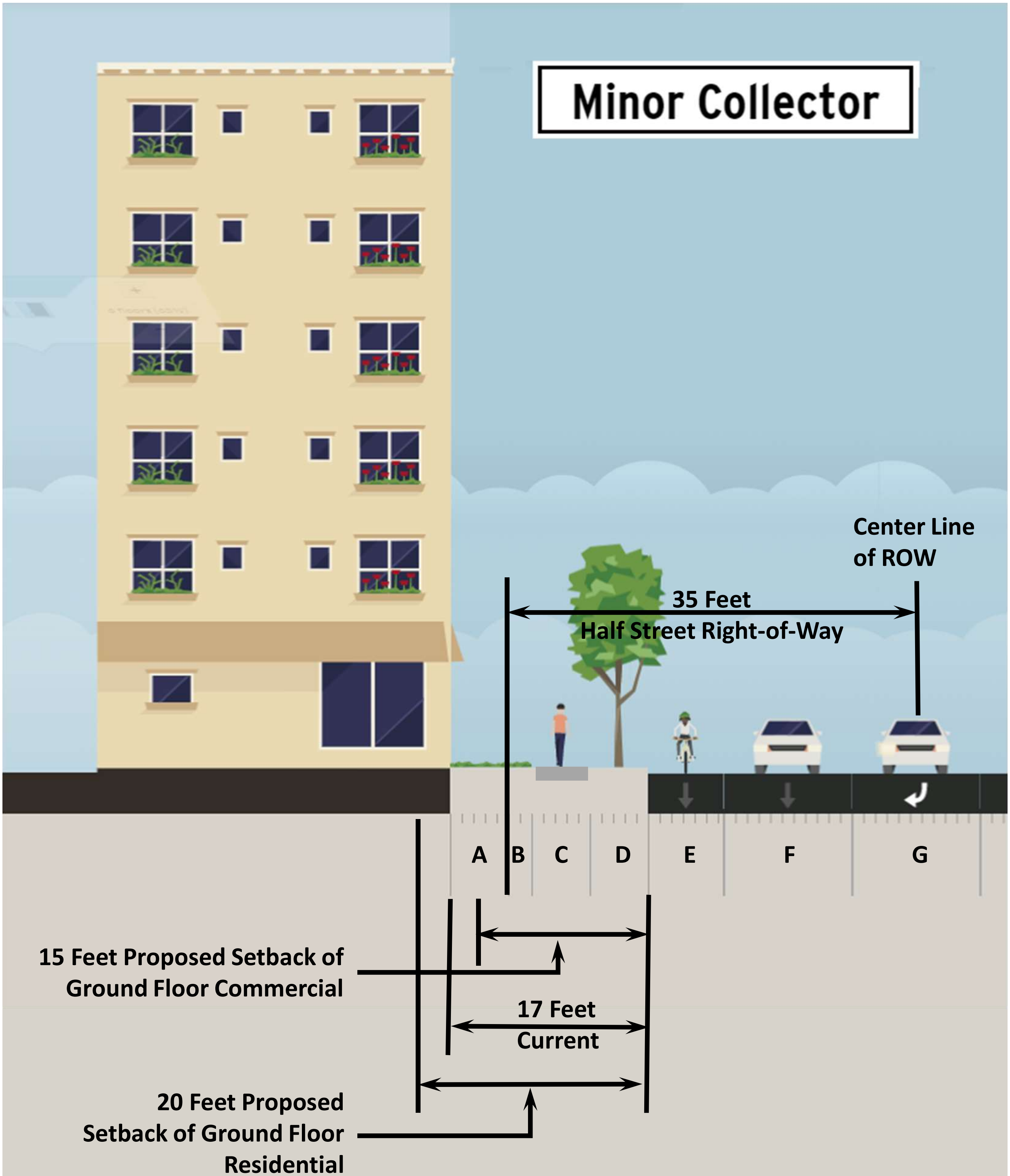
Current requirements:

A.	Landscape Buffer:	10 Feet	D.	Bike lane and Curb:	6.5 Feet
B.	Sidewalk:	10 Foot	E.	Through Lane:	11 Feet
C.	Parkway:	3 Foot	F.	Turn Lane:	15 Feet



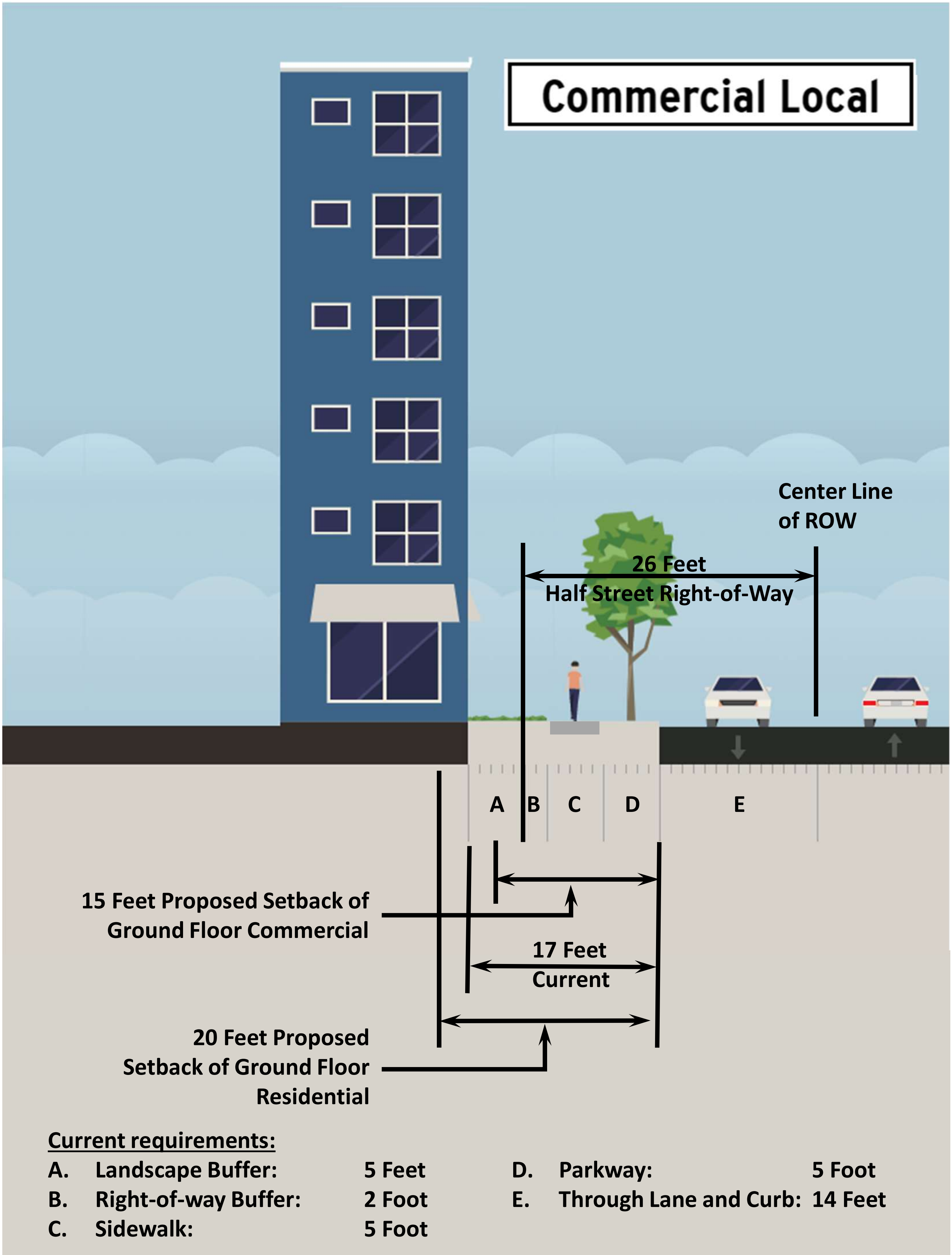
Current requirements:

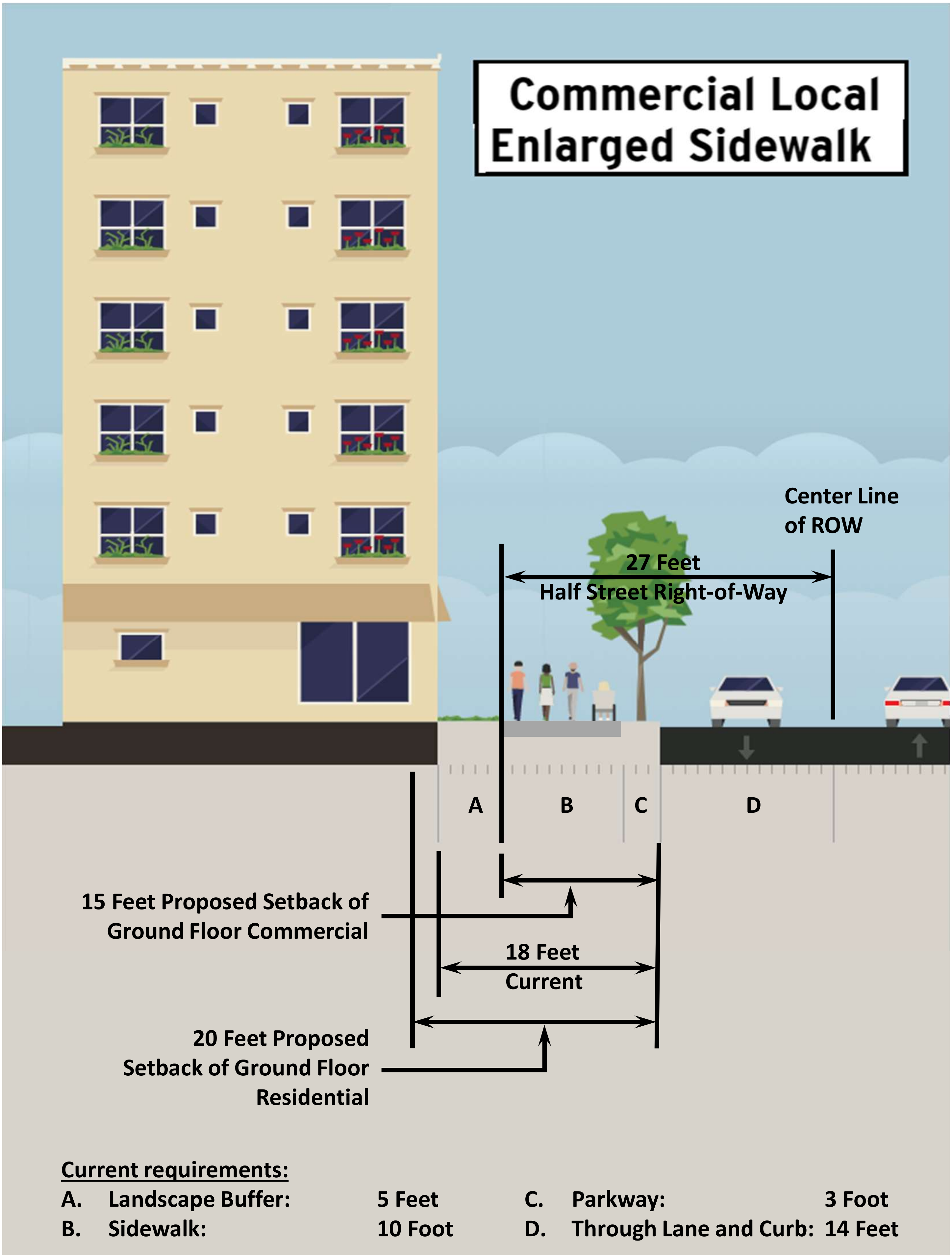
A.	Landscape Buffer:	10 Feet	E.	Bike Lane and Curb:	6.5 Feet
B.	Right-of-way Buffer:	2 Foot	F.	Through Lane:	11 Feet
C.	Sidewalk:	5 Foot	G.	Turn Lane:	15 Feet
D.	Parkway:	5 Foot			

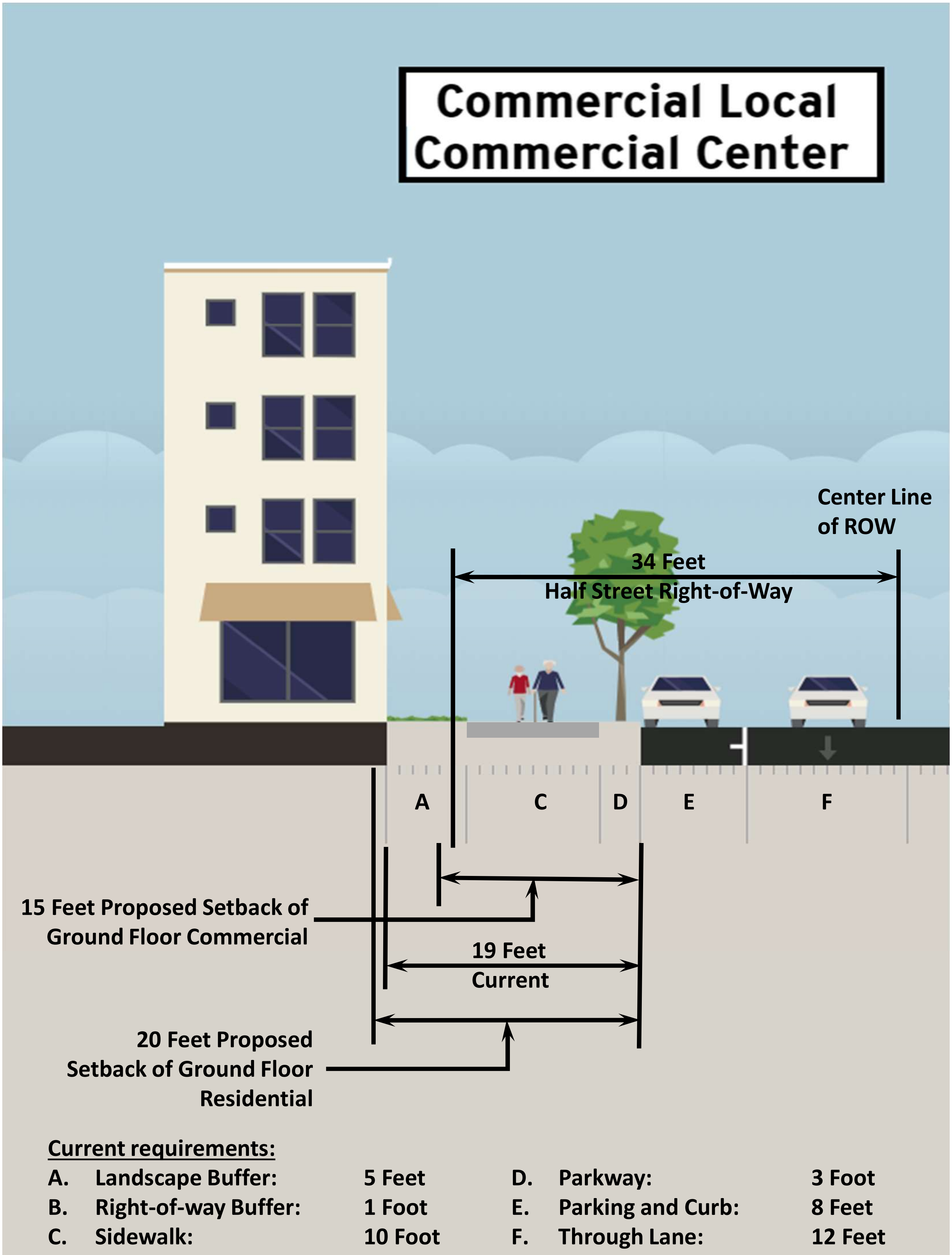


<u>Current requirements:</u>

A. Landscape Buffer: 5 Feet
B. Right-of-way Buffer: 2 Foot
C. Sidewalk: 5 Foot
D. Parkway: 5 Foot
E. Bike lane and Curb: 6.5 Feet
F. Through Lane: 11 Feet
G. Turn Lane: 15 Feet


Commercial Local
Center Line of ROW
26 Feet
Half Street Right-of-Way
A
B
C
D
E
15 Feet Proposed Setback of Ground Floor Commercial
17 Feet Current
20 Feet Proposed Setback of Ground Floor Residential
Current requirements:
A. Landscape Buffer: 5 Feet
B. Right-of-way Buffer: 2 Foot
C. Sidewalk: 5 Foot
D. Parkway: 5 Foot
E. Through Lane and Curb: 14 Feet


Commercial Local
Enlarged Sidewalk
Center Line
of ROW
27 Feet
Half Street Right-of-Way
A
B
C
D
15 Feet Proposed Setback of
Ground Floor Commercial
18 Feet
Current
20 Feet Proposed
Setback of Ground Floor
Residential
Current requirements:
A. Landscape Buffer: 5 Feet
B. Sidewalk: 10 Foot
C. Parkway: 3 Foot
D. Through Lane and Curb: 14 Feet



Commercial Local
Commercial Center
Center Line
of ROW
34 Feet
Half Street Right-of-Way
A
C
D
E
F
15 Feet Proposed Setback of
Ground Floor Commercial
19 Feet
Current
20 Feet Proposed
Setback of Ground Floor
Residential
Current requirements:
A. Landscape Buffer: 5 Feet
B. Right-of-way Buffer: 1 Foot
C. Sidewalk: 10 Foot
D. Parkway: 3 Foot
E. Parking and Curb: 8 Feet
F. Through Lane: 12 Feet

6. B.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Dan Symer, Zoning Code Manager
Date:	08/01/2019
Meeting Date:	08/14/2019

TITLE

A work session with the Planning and Zoning Commission to discuss the City's concepts to amend the zoning code pertaining to the goals, policies, and implementation strategies of the High Occupancy Housing Specific Plan.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

Attachments: Staff Memo
Attachment 1. Community Commercial (CC) Zone Building Height
Attachment 2. Map of Community Commercial (CC) Zone Locations
Attachment 3. High Occupancy Housing Development Draft Concepts

Community Development Department
Planning and Development Services

Date: August 14, 2019
TO: Planning and Zoning Commission
FROM: Dan Symer, AICP, Zoning Code Manager
Through: Neil Gullickson, AICP, Acting Current Planning Manager
RE: Planning and Zoning Commission Work Session

Request:

1. A work session with the Planning and Zoning Commission to discuss the City's concepts to amend the zoning code pertaining to the goals, policies, and implementation strategies of the High Occupancy Housing Specific Plan.

Purpose of the Work Session:

The purpose of the work session is to discuss and receive comments on the proposed concepts for the Two implementation tasks of the High Occupancy Housing Specific Plan.

Introduction:

In February 2018, the City Council adopted the citywide High Occupancy Housing Specific Plan (HOH Plan). Developed in response to the communities' dialogue pertaining to previously proposed high intensity, mid-rise developments near historic neighborhoods that primarily catered to college students, the plan is intended to provide direction in the form of goals and policies to accommodate a variety of housing options in areas of the city that can support infill, redevelopment, and mixed-use activities. In addition, the plans goals and policies address enhancing and maintaining the city's character and provide guidance for the future developments that would be considered High Occupancy Housing (HOH).

The goals, policies, and implementation strategies of the HOH Plan address a broad spectrum of topics (Please refer to Chapters 4 and 5 of the HOH Plan). To address the code specific items, staff will break up the implementation tasks into smaller, and related topics. Goals, policies, and implementation strategies of the HOH Plan that are not specific to a HOH development may be incorporated in to related amendments. Staff is anticipating that at least four related Zoning Code amendments will be proposed. It is the intent that these amendments will not be reliant on each other. Each separate amendment is anticipated to address specific items that are closely related.

The work session will cover two separate amendments. These amendments are:

1. Case No. PZ-19-00123, A request to amend the allowed building height of the Community Commercial (CC) zone from sixty (60) feet to forty-five (45) feet (Attachment 2). A map of the Community Commercial (CC) zones within the city is included as Attachment 3. (Based on HOH Plan Strategies to be Implemented by 2019, bullet 5, Page 102)

2. Case No. PZ-19-00124, a request to amend the Zoning Code to implement several goals, policies, and implementation strategies of the HOH plan that are specific to HOH developments. The initial concepts (Attachment 3) that this amendment is anticipated to include are:
    a. Definitions;
        i. Create the definition for the land use of High Occupancy Housing Development
        ii. Create the definition for the land use of Mixed-Use High Occupancy Housing Development
    b. Add the land use of Mixed-Use High Occupancy Housing Development to the commercial zones subject to the approval of a Conditional Use Permit;
    c. Conditional Use Permit HOH Specific Criteria Considerations;
    d. Maximum bedroom densities.
    e. Specific to use property development criteria;
    f. Parking requirements and allowance; and
    g. Deletion of the Rooming and Boarding land use.

The anticipated timeline for these amendments is:

- August 2019 – Public Open House Meeting
- September 2019 – Potential Planning Commission Work Session
- October 2019 – Potential City Council Work Session
- October 2019 – Potential Planning Commission Hearing
- November 2019 – Potential City Council Public Hearing (1st Reading of Ordinance)
- November 2019 – Potential City Council Hearing (2nd Reading of Ordinance/Adoption)
- December 2019 – Potential Ordinance Effective Date

Attachments:

1. Community Commercial (CC) Zone Building Height
2. Map of Community Commercial (CC) zone Locations
3. High Occupancy Housing Development Draft Concepts

Community Commercial (CC) Zone Building Height

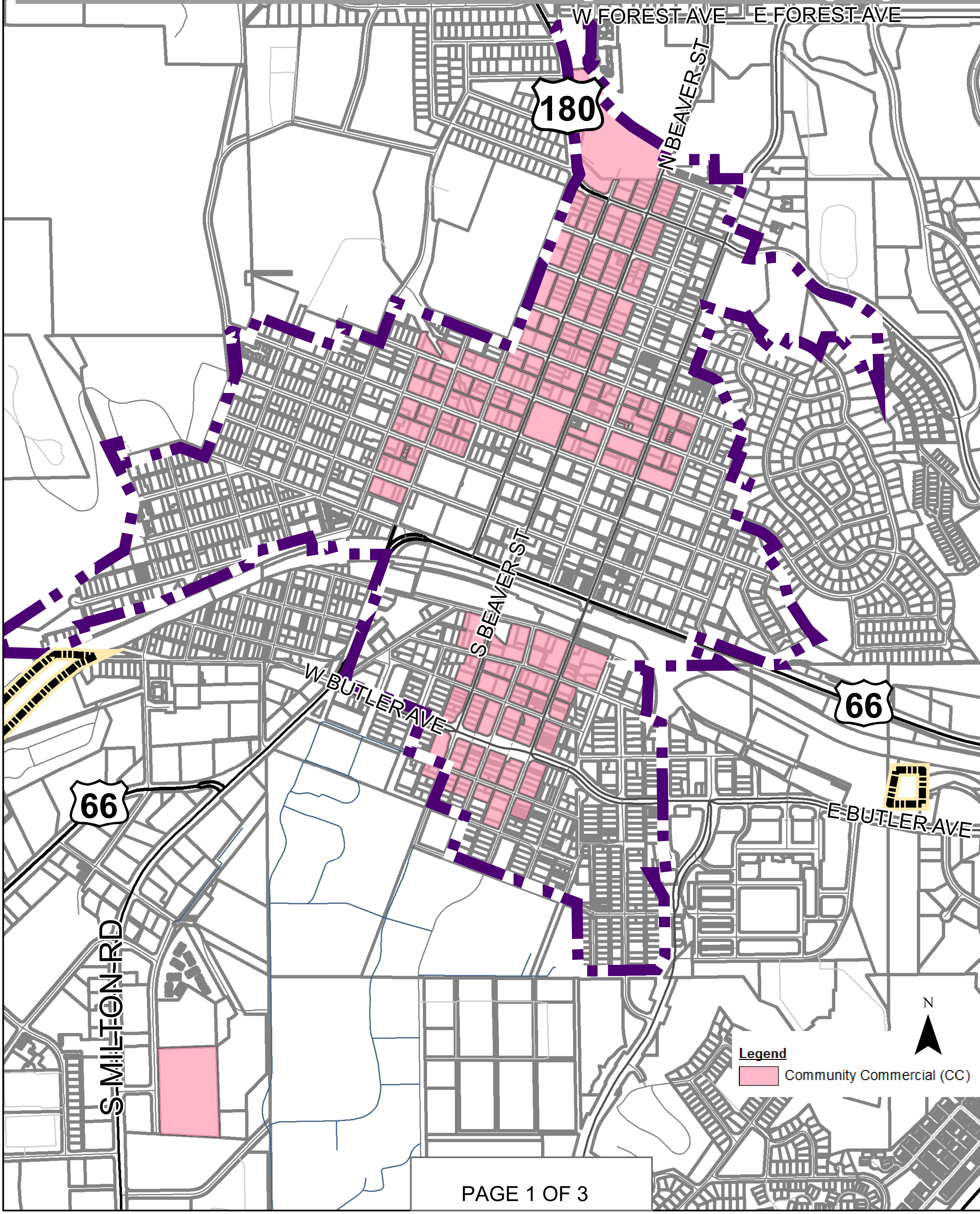
Properties with the Community Commercial (CC) zone are primarily located in older neighborhoods of the city (near Downtown and of the intersection of North of N. Fourth Street and Route 66). These neighborhoods typically consist of one, two and three-story structures. During the public hearings and workshops for the High Occupancy Housing Plan, the community had expressed concerns that (tall mid-rise buildings, such as The Hub and The Standard developments) are out of context with the existing surroundings, and have a negative effect on the neighborhoods. In response to the community's concerns, the adopted HOH implementation strategies (Strategies to be Implemented by 2019, bullet 5, Page 102) recommend changing the allowed building height in the Community Commercial (CC) zone from 60 feet to 45 feet. The development referred to as Mr. Flagstaff (shown below) on the southwest corner N Agassiz St and E Butler Ave is approximately 43 feet to the parapet, excluding the tower elements and rooftop deck cover.

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.040 Commercial Zones, C. Commercial Zones – Building Form and Property Development Standards., Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards, as follows:

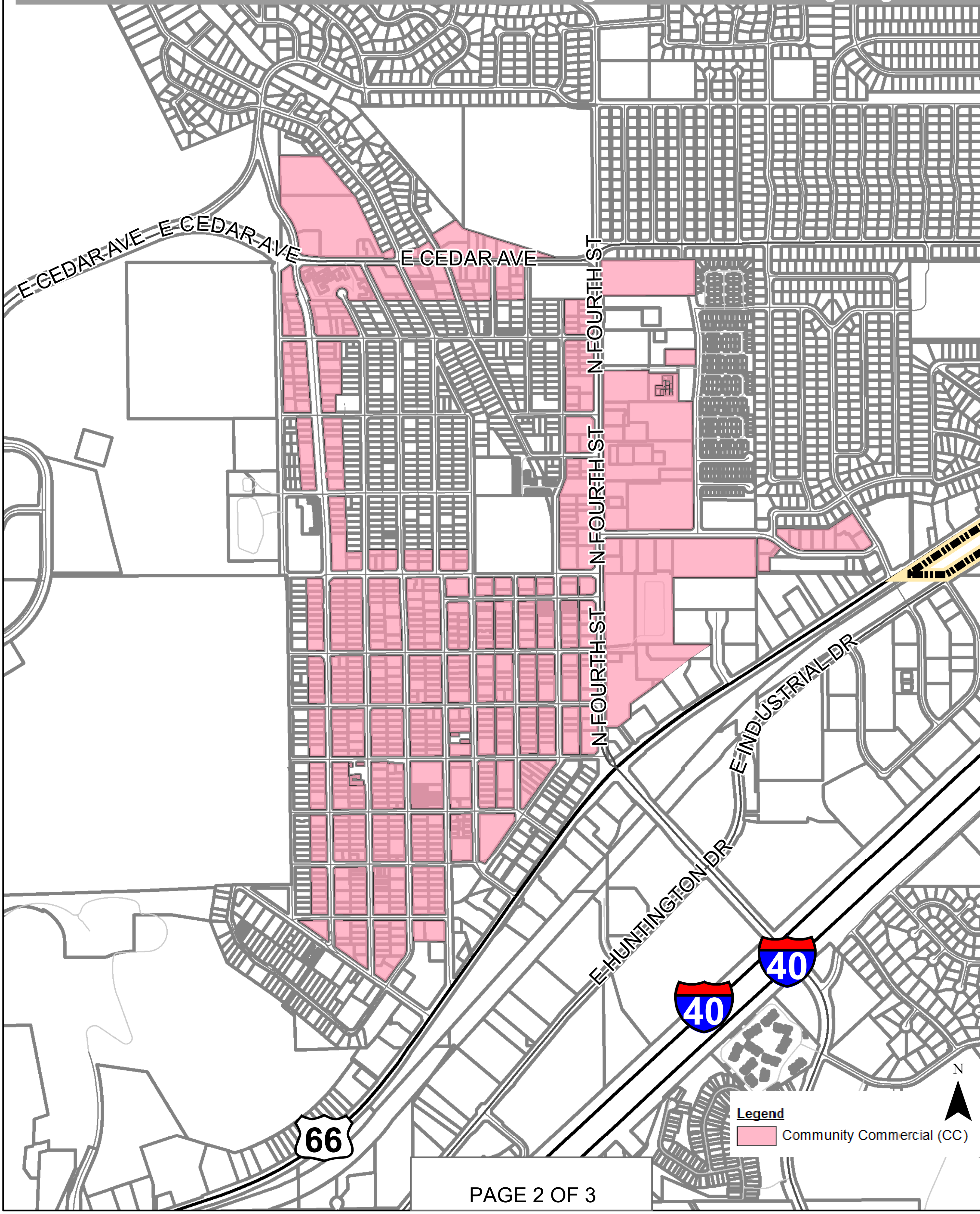
10-40.30.040 Commercial Zones
C. Commercial Zones – Building Form and Property Development Standards.

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards					
	Commercial Zones				
	SC	CC	HC	CS	CB
Building Form Requirements					
Building Height (max.)	35'	~~60' [4, 7]~~ 45' [4, 7]	60'[4]	60'[4]	60'[4]

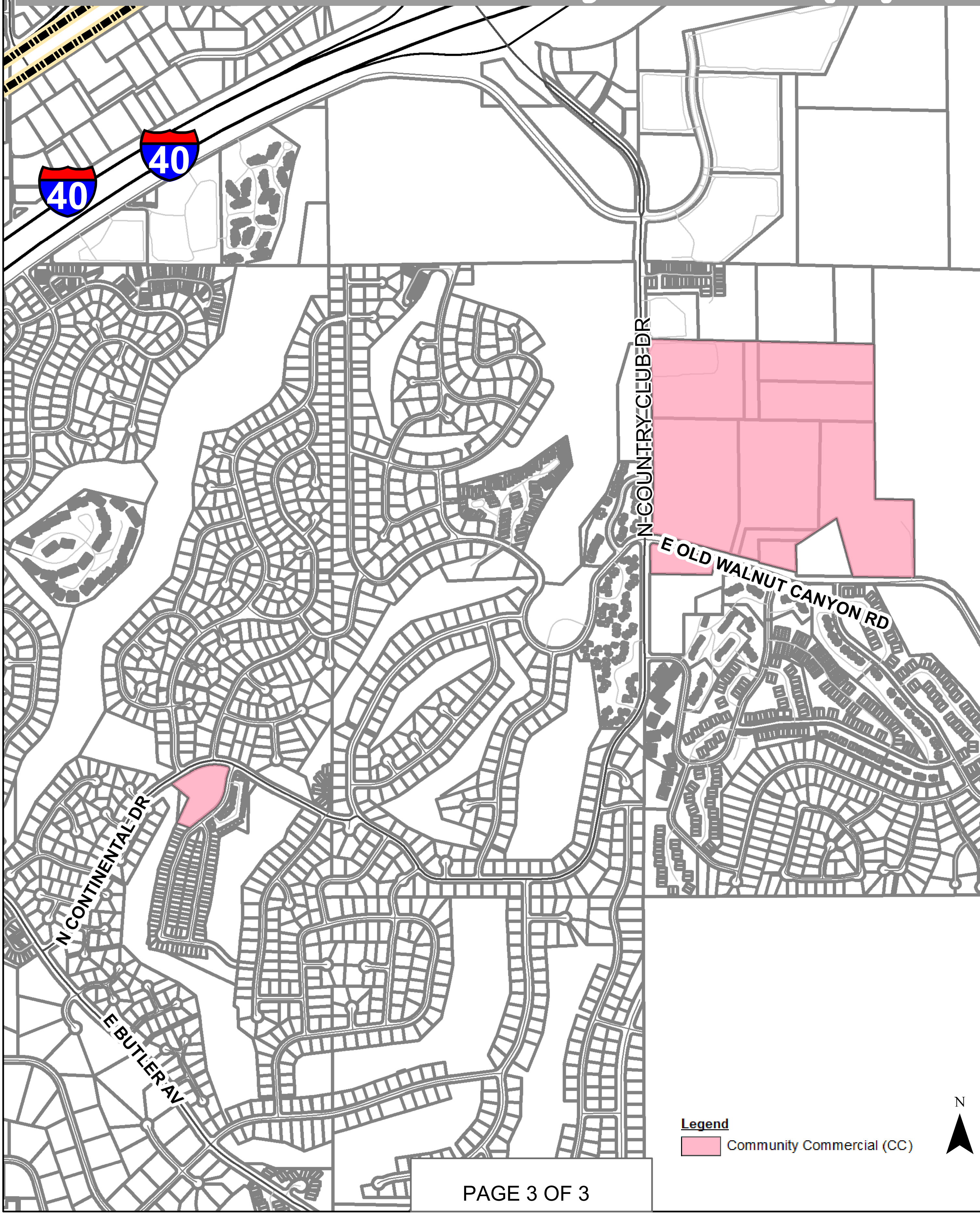
City of Flagstaff Zoning Map
Locations of the Community Commercial (CC)



City of Flagstaff Zoning Map
Locations of the Community Commercial (CC)



City of Flagstaff Zoning Map
Locations of the Community Commercial (CC)



<u>High Occupancy Housing Development Draft Concepts</u>

I. High Occupancy Housing Development Definitions.

A. This amendment introduces a new land use category definition to the Zoning Code for a High Occupancy Housing Development (HOHD). Based on the High Occupancy Housing Plan (HOHP) (Strategies to be Implemented by 2019, bullet 2, page 102), and public comments received during and after the HOHP development and adoption, a HOHD occurs in many forms. The most common characteristics of a HOHD include a large number of dwelling units per acre, bedrooms per acre, bedrooms per dwelling unit, and a ratio of bedrooms to sanitation facility (bathrooms) near to one-to-one.

1. High Occupancy Housing Development: Is any of the following:

   a. A mixed-use or multiple-family development that consists of one or more structures, or portion thereof, with three or more dwelling(s) units, and:

      1. has a density greater than 29 dwelling units per gross acre;
      2. has a bedroom to gross acre ratio greater than 72.5;
      3. has a bedroom to dwelling unit ratio greater than 2.5;
      4. has a per dwelling unit bedroom to sanitation facility ratio less than 1.3, excluding 1- and 2-bedroom units; and
      5. more than 10 percent of the dwelling units have four bedrooms, or more; or

   b. A single-family attached or detached dwelling, duplex, or triplex, that contains one or more dwelling units with four bedrooms or more, and a bedroom to sanitation facility ratio of less than 1.3, excluding developments in the Rural Residential (RR) and Estate Residential (ER) zones and an accessory dwelling units.

2. Mixed-use High Occupancy Housing Development: Is development that conforms with the definitions of High Occupancy Housing Development and Mixed-use.

B. Follow Up Questions Pertaining to the High Occupancy Housing Development Definition:

1. The Regional Plan Policy LU.18.17. states, "Mixed-use developments over 50 dwelling units per acre should be located in regional-scale activity centers."

   - Should development in a Regional Activity Center be allowed up to 50 dwelling units per acre before being considered a HOHD if the development does not trip one of the other HOHD definition criteria?

2. Except for mixed-use developments, the maximum density of a residential development in areas of the City that have the Resource Protection Overlay zone is 22 dwelling units per acre.

   - Should a lower density, such as 22 dwelling units per acre, be used to qualify a development as a High Occupancy Housing Development in Resource Protection Overlay?

II. Conditional Use Permit Additional Criteria Considerations.

A. The purpose of Conditional Use Permits is to provide a process for reviewing uses that are permitted in an applicable zone, but that requires a discretionary review to ensure specific criteria are complied with, and the possible imposition of conditions to mitigate the effects of the use. The

Planning and Zoning Commission, and on occasion the City Council, decides whether or not to approve a Conditional Use Permit.

All uses that require a Conditional Use Permit are subject to the following criteria:

1. Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;
2. Hazard to persons or property from possible explosion, contamination, fire or flood; and
3. Impact on surrounding areas arising from unusual volume or character of traffic.

In addition to the above criteria, a use that requires a Conditional Use Permit may be subject to additional criteria that are only applicable to a specific use.

B. Proposed Zoning Code Additional Conditional Use Permit Criteria for a High Occupancy Housing Development.

To address the goals and policies of the Regional Plan and High Occupancy Housing Plan HOHP, the proposed Zoning Code amendment includes adding additional Conditional Use Permit criteria specific to a HOHD.

1. The property owner has submitted plans that demonstrate how the development can be converted from a high occupancy housing development, without substantial structural or substantial plumbing modifications, to a traditional multiple-family development consisting of studio, 1 bedroom, 2 bedroom, and 3 bedroom units.
2. The HOHD is located in an activity center delineated in the General Plan.

   (Based on Regional Plan Policies LU 7.1, LU 18.2, LU 18.7, LU 18.14, HOHP Policies 2.1 and 2.6).
3. The HOHD that contains more than 50 dwelling unit per acre or 125 bedrooms per acre, shall be located in a regional activity center delineated in the General Plan.

   (Based on Regional Plan Policy LU 18.17).
4. The lot or parcel that contains the HOHD shall be connected to a permanent transit stop by a continuously improved pedestrian sidewalk or improved trail that does not exceed more than 1200 feet.

   (Based on Regional Plan Policy E1.5, HOHP Policy 2.5)
5. The HOHD is designed with a character, including mass, scale, height, colors and other elements, that is compatible with the existing structures of the neighborhood were the HOHD is located.

   (Based on Regional Plan Policies CC 2.8, CC 3.1, CC 3.2, NH 1.2, NH 1.7, LU 18.9, LU 18.14, HOHP Policy 2.1)
6. Property owner, and owner's management company or representative(s) shall operate the HOHD in accordance with an approved safety plan and, a “good neighbor” plan approved by the Flagstaff Police Department’s Crime Free Multihousing program. The property owner shall obtain a new approval of the safety plan from the Flagstaff Police Department’s Crime Free Multihousing program every two years, and each time there is a change in the property ownership, owner's management company and/or representative(s).

   (Based on HOHP Policies 7.4 and 7.7, HOHP Strategies to be implemented 2023, bullet 7, page 105)

C. Follow Up Question Pertaining to the High Occupancy Housing Development Additional Conditional Use Permit Criteria.

   1. Does the propose criteria capture your thoughts as it pertains to additional considerations that should be evaluated in the decision to approve or not approve a Conditional Use Permit for a High Occupancy Housing Development? If not, what other considerations should be incorporated?

III. Specific to Use Requirement.

A. Specific to use requirements are site planning, development, and operating standards for certain land uses. Typically, these requirements must be met prior to the issuance of a building permit for the development. To address the goals and policies of the Regional Plan and HOHP, the proposed Zoning Code amendment includes adding specific requirements for a HOHD.

B. Proposed Zoning Code Specific to Use Requirements for any High Occupancy Housing Development.

   1. A mixed-use High Occupancy Housing Development shall comply with the mixed-use development standards of the Zoning Code.

      (Based on HOHP Policies 2.2, 2.4, and 4.1)

   2. Prior to the issuance of a building permit for the HOHD, the property owner shall obtain approval of a safety plan from the Flagstaff Police Department's Crime Free Multihousing program.

      (Based on HOHP Plan Policy 7.7)

   3. Prior to the issuance of a building permit for the HOHD, the property owner shall obtain approval of a "good neighbor" plan from the Flagstaff Police Department's Crime Free Multihousing program that all tenants are required to sign and comply with as part of the tenant's lease.

      (Based on Regional Plan CC 3.1, on HOHP Plan Policy 7)

   4. Prior to the issuance of a building permit for the HOHD, the property owner shall obtain approval of a waste management plan from the City's Public Works Director that shall be implemented to the reduce waste generated by the development.;

      (Based on HOHP Plan Policy 6.1)

   5. Prior to the final approval of a subdivision that creates one or more lots or parcels that would contain a development conforming to the definition of a HOHD, the property owner shall obtain approval of a Conditional Use Permit for the property that would contain the HOHD.

      (Based on the proposed definition of HOHD)

C. Follow Up Question Pertaining to the Specific to Use Requirements for any High Occupancy Housing Development.

   1. Does the propose requirements capture your thoughts as it pertains to this use?

IV. Vehicle Parking Requirement Considerations.

A. The purpose of the Zoning Code's parking requirements are to regulate and ensure that developments provide adequate motor vehicle parking, and meet different community goals. As it pertains to the residential parking requirements, the Zoning Code has different requirements for different dwelling unit types.

In accordance with the HOHP Strategies to be implemented by 2019, bullet 3, the parking regulations for residential development are recommended to modified to be based on the bedrooms in a unit.

During and after the public outreach and hearings on the HOHP, and comments received to date of the Southside Plan, single, duplexes, and triplexes that are considered HOHD (based on the proposed definition) have the greatest negative impacts pertaining to overflow parking on the streets of the neighborhood. On the other hand, larger HOHDs with managed private parking has not shown to have a significant impact on the streets of a neighborhood.

B. Proposed Zoning Code Parking Requirement Amendment for a High Occupancy Housing Developments with Three Dwelling Units or Less:

   1. High Occupancy Housing Developments, with three dwelling units, or less (single-family, duplex, and triplex):

      - 1 parking space per bedroom.

C. Follow Up Question Pertaining to the Parking Requirement for a High Occupancy Housing Developments with Three Dwelling Units or Less.

   1. Is the proposed parking requirement for any High Occupancy Housing Development that contains three dwelling units or less (single-family, duplex, and triplex) appropriate?

D. Proposed Zoning Code Parking Requirement Amendment Options for a High Occupancy Housing Development with Four Dwelling Units and Above.

   1. For consideration, three options are proposed. These are:

      Option 1

      - 1 parking space per bedroom.
        - o Example using the "The Standard" mixed-use development as an example, the residential parking requirement would be:
          - ▪ 942 bedrooms x 1 space per bedroom = 942 spaces

      Note: The total parking requirements for a development based on Option 1 above would be allowed to be reduced for transit incentives and providing high-security bicycle parking.

      Option 2

      - First 100 bedrooms: 0.90 parking spaces per bedroom.
      - Remaining bedrooms greater than 100: 0.80 parking space per bedroom.
        - o Example using the "The Standard" mixed-use development as an example, the residential parking requirement would be:
          - ▪ 942 bedrooms → (100 x 0.90 space per bedroom) + (842 x 0.80 space per bedroom) = 764 spaces

      Option 3 (This option is based on the City's 2015 parking study of student housing developments)

      - 0.77 parking space per bedroom.

- Example using the "The Standard" mixed-use the development as an example, the residential parking requirement would be:
  - 942 bedrooms x 0.77 space per bedroom = 726 spaces

Note: The total parking requirements for a development based on Option 2 and 3 would not be allowed to be reduced for transit incentives and providing high-security bicycle parking. These ratios have a reduction for transit and bike parking built into the ratios.

E. Follow Up Questions Pertaining to the Parking Requirement for any High Occupancy Housing Developments with four dwelling units and above.

1. Which of the above options would be appropriate for any High Occupancy Housing Developments with four dwelling units and above? If one of the options is not appropriate, what do you think the parking requirements should be?

V. Parking Reductions Concepts.

A. To address and incentivize the goals and policies of the Regional Plan and the HOHP pertaining to multi-modal transportation (walking, cycling, public transit, etc.) and alternative transportation options, the proposed Zoning Code amendment includes adding specific options to reduce a High Occupancy Housing Development's parking requirement.

B. Concept 1. Proposed Zoning Code Amendment Pertaining to Reductions for Providing Free Annual Transit Passes to Residents:

1. A HOHD shall be allowed up to a maximum 20% reduction in the total required parking for providing free transit passes to residents, subject to the following criteria:
   a. The reduction may not be used for a Single Family Residential, Duplex, or Triplex HOHD
   b. May only be used for developments that have a parking requirement of 50 spaces, or greater.
   c. The number of free annual parking passes to be provided shall be at least equal to the number of parking spaces that are reduced.
   d. The property owner's requirement to provide the free parking passes shall be perpetual.
   e. The lot or parcel that contains the HOHD shall be connected to a permanent transit stop with a continuously improved pedestrian sidewalk or improved trail that does not exceed more than 1200 feet.

   (Based on HOHP Policies 3.1, 3.3, and 3.5).

C. Follow Up Questions pertaining to the proposed transit reductions provisions for High Occupancy Housing Developments.

1. Is the reduction amount sufficient, or to high? If the reduction to high, what should the reduction be? Should there be additional criteria? If so, what additional criteria do you recommend?

D. Concept 2. Proposed Zoning Code Amendment to Incorporate a Reduction in the Requirement for Providing Additional High-security Bike Parking Spaces.

1. A HOHD with a parking requirement equal to or greater than 50 parking spaces may be allowed to reduce the parking requirements by one parking space for every four high-security (a separate secured and monitor bike room, bike lockers, etc.) spaces, up to a maximum of 10 percent of the total parking required. The high-security bike parking spaces provided to achieve

a reduction are in addition to the minimum required high-security bike parking requirements for an HOHD.

(Based on Regional Plan Policies E1.5, and T1.6 and HOHP Policies 3.1, 3.2 and 3.3)

E. Follow Up Questions pertaining to the proposed high-security bike parking reduction provisions for a High Occupancy Housing Developments.

1. Is the reduction amount sufficient, or too high? If the reduction is too high, or too low, what should the reduction be? Should there be additional criteria? If so, what additional criteria do you recommend?

F. Concept 3. Proposed Zoning Code Amendment to Incorporate a Reduction in the Requirement for Providing Additional High-security Bike Parking Spaces.

1. A High Occupancy Housing Development that provides car share options with dedicate parking for the vehicles within the development is being considered as a method to reduce a development's required number of parking spaces. Car share is a method of providing vehicles for persons to use when they do not have their own vehicle. Car share programs allow residents to rent a vehicle when needed, typically by the hour, day, etc. Therefore, the general intent is to reduce the number of parking spaces that are provided for each bedroom or dwelling unit.

   There are a variety of different car share programs. Zipcar, Enterprise CarShare, Car2go, Maven, and UHaul CarShare are some companies that provide carshare services. Zipcar and Enterprise CarShare operate in and around Northern Arizona University.

   (Based on High Occupancy Housing Plan, Strategies to be implemented by 2023, bullet 1, page 106)

G. Follow Up Questions pertaining to providing a parking reduction for the incorporation of in any High Occupancy Housing Developments.

- Should the parking requirements of a HOHD be allowed to be reduced when carshare facilities and vehicles are provided in a HOHD?
- What considerations should be required to allow a reduction in the parking requirements of HOHD when carshare facilities and vehicles are provided?

H. Follow Up Question pertaining to the total parking reduction for any HOHD.

1. Please provide your thoughts on the maximum amount that the parking requirements for a High Occupancy Housing Development should be allowed to be reduced. e.g. 5%, 10% 20%, etc.

VI. Maximum Bedrooms per Acre Allowances for the Medium Density Residential (MR) and High Density Residential (HR) zone.

A. The proposed Zoning Code amendment is intended to address the Strategies to be Implemented by 2019, bullet 2, page 102, of the HOHP that recommends adding maximum bedroom densities to the Medium Density Residential (MR) and High Density Residential (HR). Currently, these zones do not have maximum bedroom per acre density regulations. Consistent with the HOHP, the proposed bedrooms per acre is based on the allowed unit densities of the zone multiplied by 2.5.

B. The Proposed Zoning Code Amendment to Add Maximum Bedrooms per Acre Density Regulations to the Medium Density Residential (MR) and High Density Residential (HR)

1. Medium Density Residential (MR):
   a. Maximum bedrooms per acre outside of the Resource Protection Overlay: 35
      (2.5 bedrooms per dwelling unit x 14 dwelling units per acre = 35 bedrooms per acre)

   b. Maximum bedrooms per acre in the Resource Protection Overlay: 22.5
      (2.5 bedrooms per dwelling unit x 9 dwelling units per acre = 22.5 bedrooms per acre)

2. High Density Residential (HR) maximum bedrooms per acre: 72.5
   a. Maximum bedrooms per acre outside of the Resource Protection Overlay: 72.5
      (2.5 bedrooms per dwelling unit x 29 dwelling units per acre = 72.5 bedrooms per acre)

   b. Maximum bedrooms per acre in the Resource Protection Overlay: 55
      (2.5 bedrooms per dwelling unit x 22 dwelling units per acre = 55 bedrooms per acre)

VII. Deletion of the Rooming and Boarding Land Use.

A. One of the objectives of the HOHP is to replace the Rooming and Boarding land use with the HOHD land use (Strategies to be implemented by 2019, bullet 2, page 102).
   - The Rooming and Boarding land use is defined in the Zoning Code as: A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities and sororities.

   The Rooming and Boarding land use would still be allowed, although the use would be considered a HOHD.

B. Currently, the Rooming and Boarding land use is allowed as a conditional use with the approval of a Conditional Use Permit in the following:
   - Residential Zones:
     - Manufactured Housing (MH)
     - Estate Residential (ER)
     - Medium Density Residential (MR)
     - High Density Residential (HR)
   - Commercial Zones:
     - Suburban Commercial (SC)
     - Community Commercial (CC)
     - Highway Commercial (HC)
     - Commercial Service (CS)
     - Central Business (CB)

C. Follow-up Questions pertaining to the Replacement of Rooming and Boarding

   1. When the Rooming and Board land use is replaced with the High Occupancy Housing Development land use should it remain as a conditional use, or should it be in removed from any one of the following zones:

      - Manufactured Housing (MH),
      - Estate Residential (ER),
      - Medium Density Residential (MR),
      - High Density Residential (HR)?

   2. The High Occupancy Housing Plan implies that a HOHD is to be part of a mixed-use development. Currently, the Rooming and Boarding land use does not require a commercial

component to be part of a rooming and boarding development. Should HOHD be allowed as a Conditional Use Permit in a commercial zone without being a mixed-use development?