



Shephard ▲ Wesnitzer, Inc.

110 West Dale Avenue

Flagstaff, AZ 86001

928.773.0354

928.774.8934 fax

[www.swiaz.com](http://www.swiaz.com)

*Engineering an environment of excellence.*

## **PROJECT NARRATIVE For HWY 89 & CUMMINGS ANNEXATION SUBMITTAL**

SWI Project #19051  
C.O.F. #PZ-19-00055

Located in Section 07, T 21 N, R 08 E, G&SRM  
City of Flagstaff,  
Coconino County, Arizona

Prepared for:  
KFH Flagstaff Route 66 & Cummings LLC  
2701 E. Camelback Road, #180  
Phoenix, AZ 85016

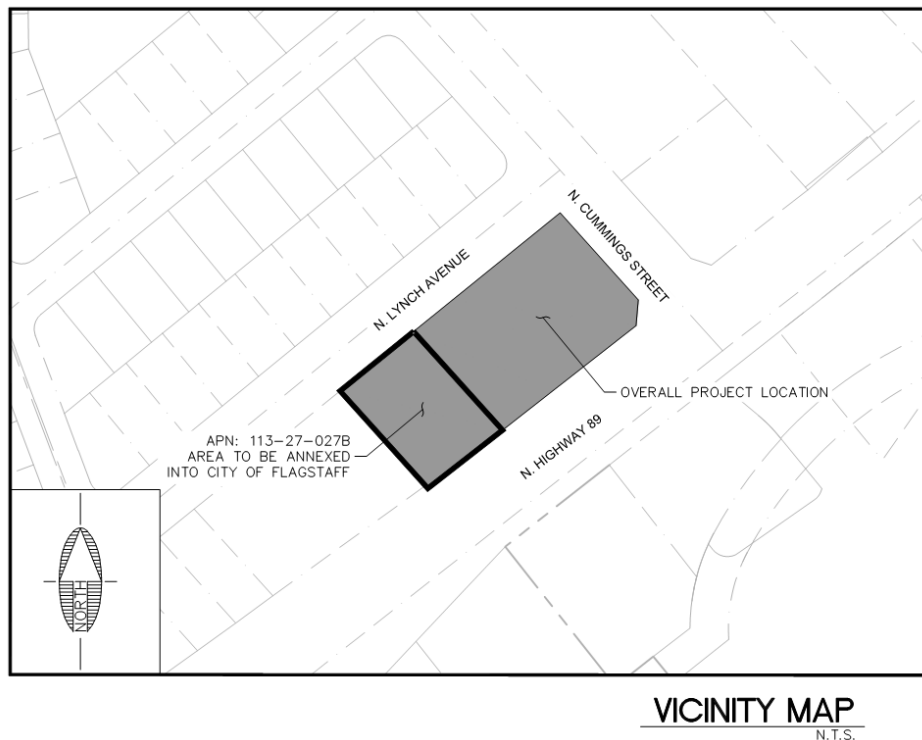
Prepared by:  
Shephard-Wesnitzer, Inc.  
110 W. Dale Avenue  
Flagstaff, AZ 86001  
(928) 773-0354

Revised: February 4, 2020  
Originally Prepared: January 9, 2020

## PROJECT SUMMARY

KFH Flagstaff Route 66 & Cummings LLC is proposing three commercial buildings that consist of a Chipotle, Dunkin Donuts, and Verizon store. The project is located on the northwest corner of the intersection of N. Highway 89 and N. Cummings Street, see the Vicinity Map below. The overall project is within two parcels APNs 113-27-027B and 113-27-029B. The project is positioned in Section 07, Township 21 North, Range 08 East, of the Gila and Salt River Base Meridian, City of Flagstaff, Coconino County, Arizona.

The annexation application is specifically for APN 113-27-027B ( $\pm 0.32$  acres). KFH has the intention of building a restaurant on the subject property, which is currently located within Coconino County CH-10,000 zone. KFH would like to annex this county parcel into the City limits in order to construct the restaurant as part of an overall development that is already within City limits. The proposed city zoning district is Highway Commercial (HC).



## LEGAL ANALYSIS

The parcel requested to be annexed adheres to ARS 9-471 subsection K. The subject parcel is surrounded by the City of Flagstaff on all four sides and is considered as a “county island”. Therefore, the parcel requested to be annexed complies with ARS 9-471. Refer to the Annexation Map in Appendix A for the parcel dimensions.

## LEGAL DESCRIPTION

The ALTA for the parcel requested to be annexed is included in Appendix A.

### **ECONOMIC IMPACT ANALYSIS**

The proposed development will have positive economic impacts to the City with the creation of new job positions and stimulation of commercial development. Chipotle will be located on the parcel requested to be annexed. The projected annual sales for Chipotle is approximately \$2.2M. The restaurant will employ three full-time and 20 part-time positions.

### **WATER/SEWER IMPACT ANALYSIS**

There is an existing development, which is currently located on the parcel requested to be annexed, with an existing water connection off of the existing 8" AC water main located in N. Lynch Avenue. The proposed development will not significantly increase the water demand. Therefore, the City of Flagstaff did not require a Water and Sewer Impact Analysis (WSIA) during the Site Plan process. Water to the Chipotle building will be provided by a connection to an existing 8" AC water main located in N. Lynch Avenue on the north side of the site. Sewer for this new development will be provided by a connection to the existing 8" PVC sewer main.

### **DRAINAGE/STORMWATER IMPACT ANALYSIS**

The City requires detention/LID for any commercial development greater than ¼ acre in size. A waiver may be granted for developments with an increase in impervious area of less than 5,000 square feet. Due to the site being currently developed, there is less impervious area proposed in post-development conditions than in pre-development conditions. According to the Drainage Statement provided on the Site Plan, post-development flows are less than pre-development flows; therefore, additional onsite detention for the project is not required. LID is required for this site and is provided by the reduction in post-development impervious area.

The site will be designed to provide positive drainage away from the proposed buildings while not negatively impacting drainage characteristics of the adjacent offsite properties. The majority of the runoff from the site will surface flow towards the southwest corner of the site and eventually enter the existing storm drain system located in N. Highway 89.

### **TRAFFIC IMPACT ANALYSIS**

A Traffic Impact Analysis (TIA) was performed to satisfy the annexation requirements. The intersections at N. Highway 89/N. Cummings Street and N. Cummings Street/N. Lynch Avenue were analyzed with the proposed development. The analysis determined that both intersections were not adversely affected by the proposed development. However, a right turn lane is warranted for the driveway on N. Highway 89. The adjacent right-of-way is currently being administered by the City of Flagstaff and no new right-of-way is part of the annexation.

### **NATURAL RESOURCE PROTECTION PLAN**





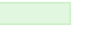
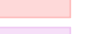

The project site does not fall within the resource protection overlay zone and does not require a Natural Resource Protection Plan (NRPP).

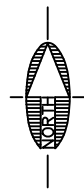
## Appendix A

PLOTTED: Jan 27, 2020-10:42am

FILE: P:\2019\19051\DRAWINGS\SITE PLAN\19051-ANNEXATION MAP 8.5X11.DWG CPHAM

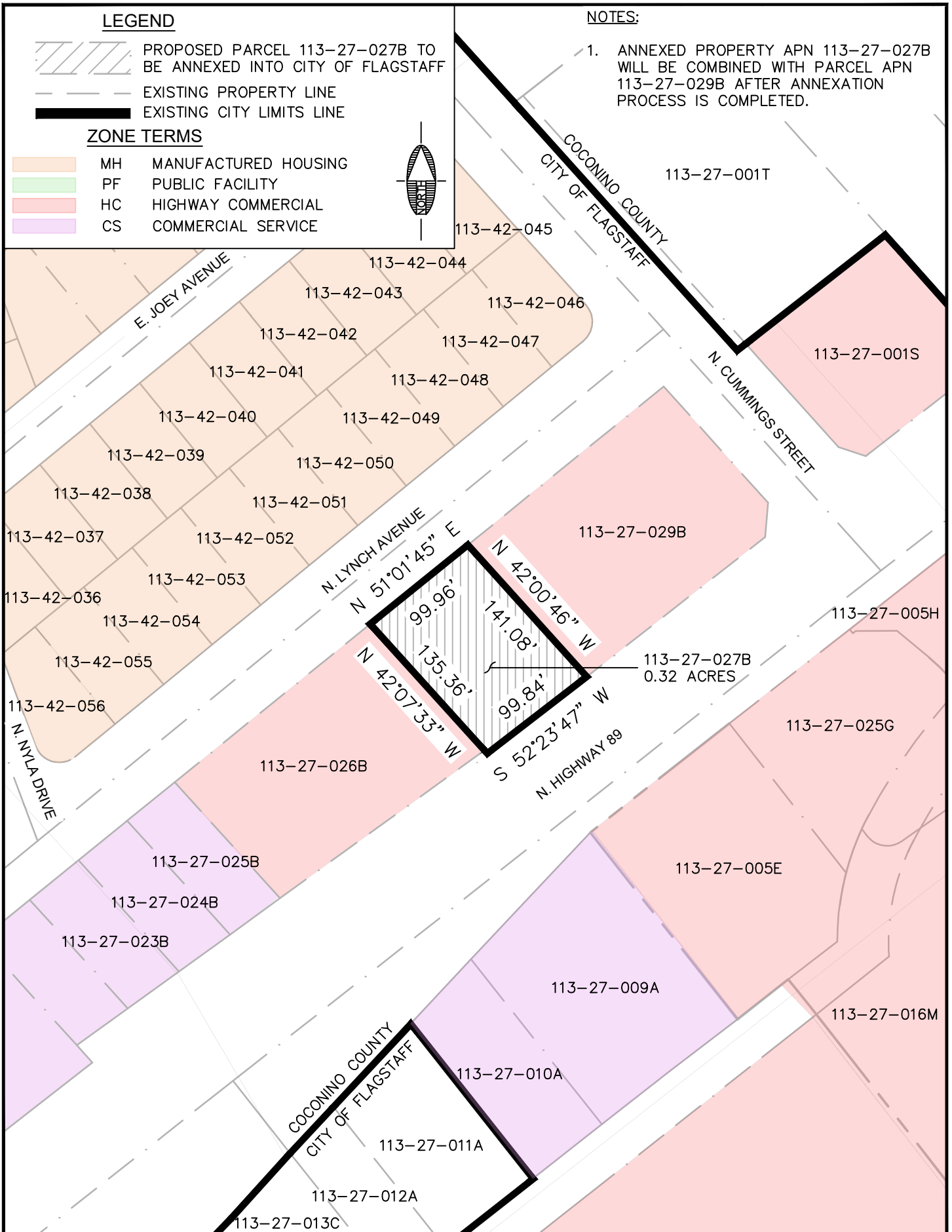
**LEGEND**

-  PROPOSED PARCEL 113-27-027B TO BE ANNEXED INTO CITY OF FLAGSTAFF
  -  EXISTING PROPERTY LINE
  -  EXISTING CITY LIMITS LINE
- ZONE TERMS**
-  MH MANUFACTURED HOUSING
  -  PF PUBLIC FACILITY
  -  HC HIGHWAY COMMERCIAL
  -  CS COMMERCIAL SERVICE



**NOTES:**

1. ANNEXED PROPERTY APN 113-27-027B WILL BE COMBINED WITH PARCEL APN 113-27-029B AFTER ANNEXATION PROCESS IS COMPLETED.



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Shephard Wesnitzer, Inc.

JOB NO.	19051
DATE	JAN 20
SCALE	1" = 100'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

HWY 89 & CUMMINGS

FLAGSTAFF  
ARIZONA

ANNEXATION MAP

SHEET  
**1**  
OF 1

**Schedule "B" title Notes**

Item numbers per commitment for title insurance prepared by Pioneer Title Agency, Inc. Order No. 70506614-005-JRK dated April 15, 2019, and amended on July 9, 2014. The following are easements disclosed within said report. The reviewer should refer to the above stated title report for additional items of record that may affect said land.

Ⓢ Indicates plotted item hereon  
(Surveyor's comments in parentheses)

Ⓢ Easements and other matters which may be disclosed by Combination Request Form: Recorded in Instrument No. 14-3691724

Purpose: to combine lots 19 and 20 into one parcel for tax purposes.  
(Has no effect on the subject property except to combine lots 19 and 20 into one contiguous parcel)

**LEGAL DESCRIPTION** Order No. 70506614-005-JRK

The land referred to herein below is situated in the County of Coconino, State of Arizona, and is described as follows:

Lots 19 and 20, Winifred Lynch Ranch Subdivision, as shown on the plat thereof, recorded in Book 2 of Maps, Page 15, records of Coconino County, Arizona.

Excepting Therefrom the following described parcel:

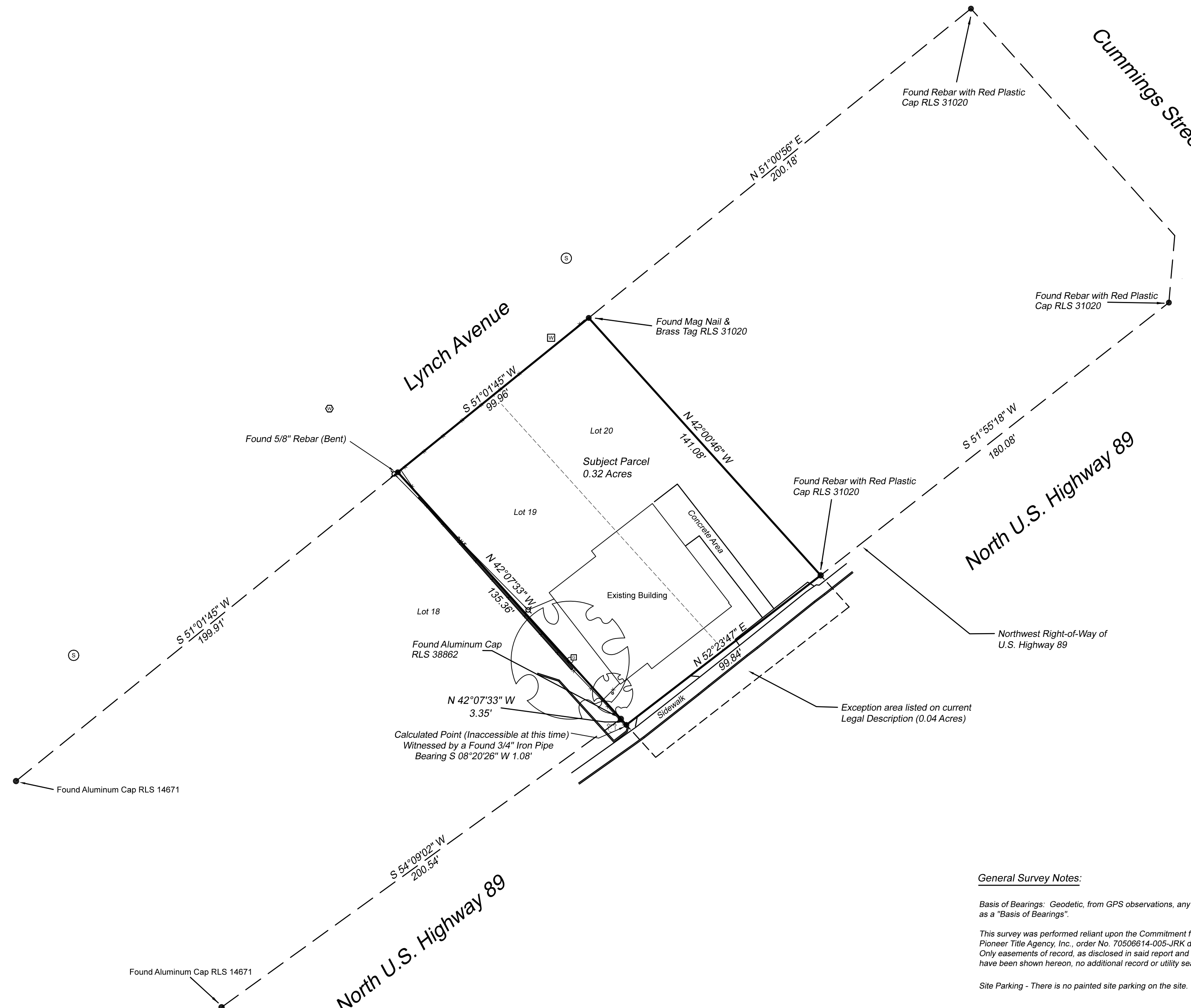
Beginning at the Southerly corner of said lot 19;  
Thence North 42°03'16" West, along the Southwesterly line of said lot, a distance of 17.20 feet;  
Thence North 52°00'55" East, a distance of 99.99 feet to the Northeasterly line of said lot 20;  
Thence South 42°00'28" East, along the Northeasterly lot line, a distance of 17.24 feet to the Easterly corner of said lot 20;  
Thence South 52°02'17" West (South 52°17' West, recorded), along the Southeasterly line of said lots 19 and 20, coincident with the existing Northwesterly right-of-way line of U.S. Highway 89, a distance of 99.99 feet to the Point of Beginning.

**ALTA/NSPS LAND TITLE SURVEY**  
Lots 19 and 20 of the Winifred Lynch Ranch Subdivision, Located in Section 7,  
Township 21 North, Range 8 East, Gila and Salt River Base and Meridian  
COCONINO COUNTY, ARIZONA

**LEGEND**

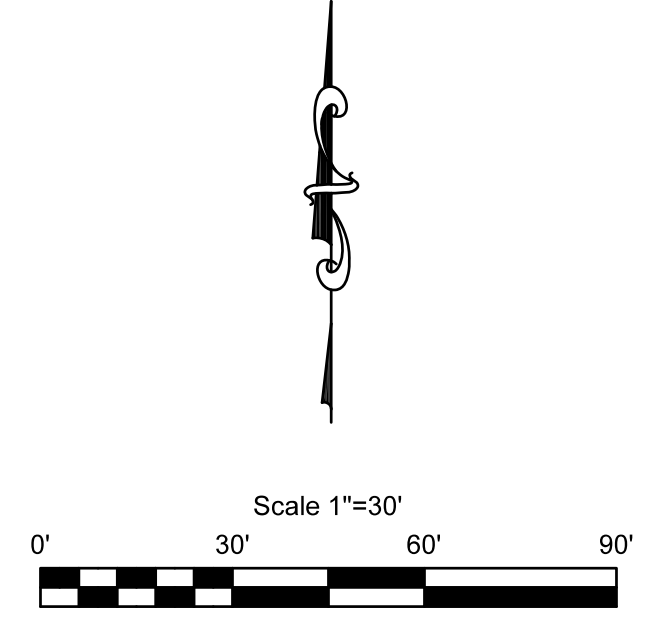
These standard symbols will be found in the drawing.

- ☐ Gas Meter
- ☐ FFE
- ☐ Fence Post
- ☐ Fire Hydrant
- ☐ Bollard
- ☐ Utility Poles/Light Poles
- ☐ Water Valves
- ☐ Sanitary Sewer Manhole
- ☐ ATT/Century Link Junction Box
- ☐ Electric Junction Box
- ☐ Water Meter
- ☐ Grease Trap Lids
- ☐ Traffic Signal Post
- ☐ FENCES
- Corner Monument (As Noted)
- ☐ Deciduous Tree
- ☐ Pine Tree (Decorative Not Ponderosa)



**Encroachment Notes:**  
No visible encroachments were observed during the course of this survey.

**General Survey Notes:**  
Basis of Bearings: Geodetic, from GPS observations, any line shown hereon can be used as a "Basis of Bearings".  
This survey was performed reliant upon the Commitment for Title Insurance prepared by Pioneer Title Agency, Inc. order No. 70506614-005-JRK dated 04/15/2019 and amended on 08/07/2019. Only easements of record, as disclosed in said report and surface evidence of utilities have been shown hereon, no additional record or utility searches were performed.  
Site Parking - There is no painted site parking on the site.



**ALTA/NSPS LAND TITLE SURVEY CERTIFICATE**

- To:
- Pioneer Title Agency, Inc.
  - Old Republic National Title Insurance Company, A Florida Corporation
  - Academy Bank, N.A. ISAOA/ATIMA
  - KFH Flagstaff Cummings II, LLC, an Arizona Limited Liability Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 8, 11, 13, and 14 of table A thereof. The field work was completed on May 22, 2019.

Date of Plat or Map 8/14/2019.

Richard A. Reece  
Professional Land Surveyor, RLS 59307  
in the State of Arizona



Survey Conducted By: <b>APEX LAND SURVEYS</b> 5634 N. Juliane Drive Williams, Arizona 86046 Phone: (928) 863-5790	Survey Conducted For: <b>Pioneer Title Agency</b> 112 N. Elden Flagstaff, AZ 86001	Property Address: 4409 N. Highway 89 Flagstaff Coconino County, Arizona Assessor Parcel Number: 113-27-027B	Date: 08/14/2019 Drawn By: RAR Job No. 04-30-19RR_ALTA Sheet 1 of 1
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