



City of Flagstaff

Community Development Division

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 Flagstaff, AZ 86001 F: (928) 213-2609
 www.flagstaff.az.gov

ANX

RECEIVED
 Date Received
OCT 29 2019

Application for Annexation

File Number
P2-19-00055-03

Property Owner(s) KFH Flagstaff Route 66 & Cummings LLC	Title	Phone 480-516-3499	Email
Mailing Address 2701 E. Camelback Road, #180		City, State, Zip Phoenix, AZ 85018	
Applicant Amy McCaughy	Title	Phone 480-516-3499	Email amy@camelbackpartners.com
Mailing Address 2701 E. Camelback Road, #180		City, State, Zip Phoenix, AZ 85018	
Project Representative Stephen Irwin	Title	Phone 928-773-0354	Email sirwin@swiaz.com
Mailing Address 110 West Dale Ave.		City, State, Zip Flagstaff, AZ, 86001	

Site Address 4409 N. Highway 89, Flagstaff, AZ, 86004	Parcel number(s) 113-27-027B	Subdivision, Tract & Lot Number Winifred Lynch Ranch, Lots 19 & 20
Existing Zoning District CH-10,000	Existing Regional Plan Land Use Category Suburban	
Proposed Zoning District Highway Commercial	Proposed Regional Plan Land Use Category Suburban	
Present Use Sounds Good - Car Stereo Store	Proposed Use Chipote	

Summarize Reason for Request (Attach additional sheets if necessary):

See the attached sheet for the reason for the request.

Note:

Indicate how the annexation will not be detrimental to the majority of persons or properties in the surrounding area, or to the community in general. If a modification to the Regional Land Use and Transportation Plan or a Zoning Map Amendment is requested, clearly state the reasons for such changes (a separate application is required).

Property Owner Signature: Date: 9/30/19
 Applicant Signature: Date: 9/30/19

For City Use

Date Filed:	Fee Receipt Number:	Amount:	Date:
Type of Request: <input type="checkbox"/> Annexation <input type="checkbox"/> Continued			
Publication and Posting Date(s):		File Number:	
Action by Planning and Zoning Commission:		Action by City Council	
Hearing Date:		Hearing Date:	
<input type="checkbox"/> Approved <input type="checkbox"/> Continued <input type="checkbox"/> Denied		<input type="checkbox"/> Approved <input type="checkbox"/> Continued <input type="checkbox"/> Denied	

Staff Assignments: Planning: *Paul* Engineering: *James* Fire: *Kent* Stormwater: *Doney* Utilities/PW: *Stacy*



Shephard  Wesnitzer, Inc.

110 West Dale Avenue

Flagstaff, AZ 86001

928.773.0354

928.774.8934 fax

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 Sections 16, 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

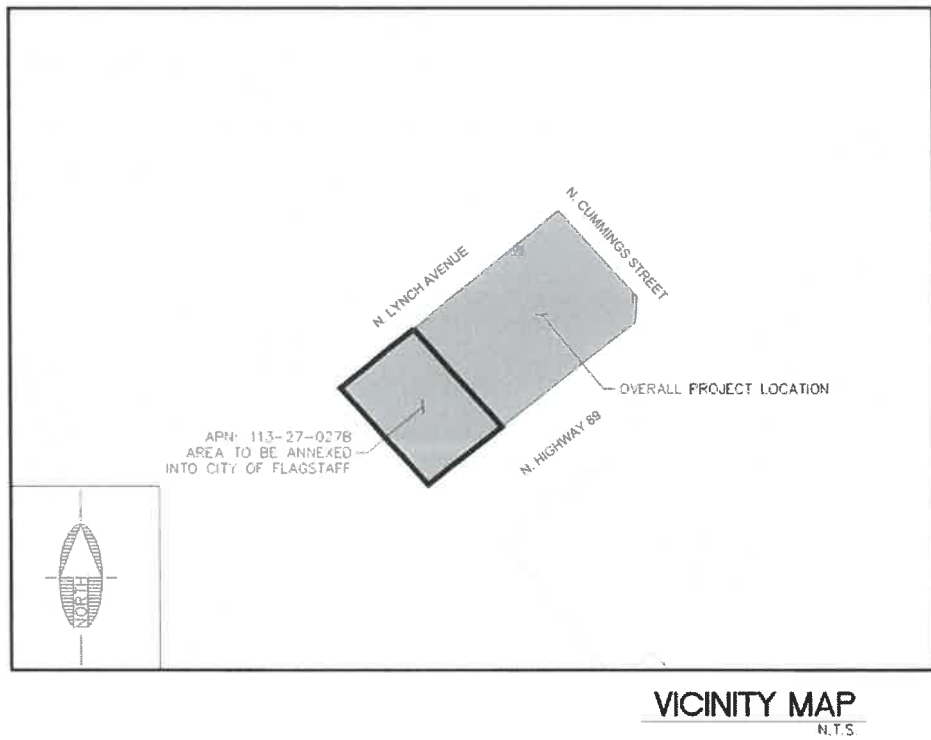
Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

Revised: January 31, 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 Sections 16, 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 (±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

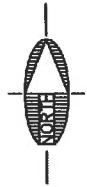
FILE: P:\2019\19051\DRAWINGS\SITE PLAN\19051-ANNEXATION MAP 8.5X11.DWG CPHAM

LEGEND

-  PROPOSED PARCEL 113-27-027B TO BE ANNEXED INTO CITY OF FLAGSTAFF
-  EXISTING PROPERTY LINE
-  EXISTING CITY LIMITS LINE

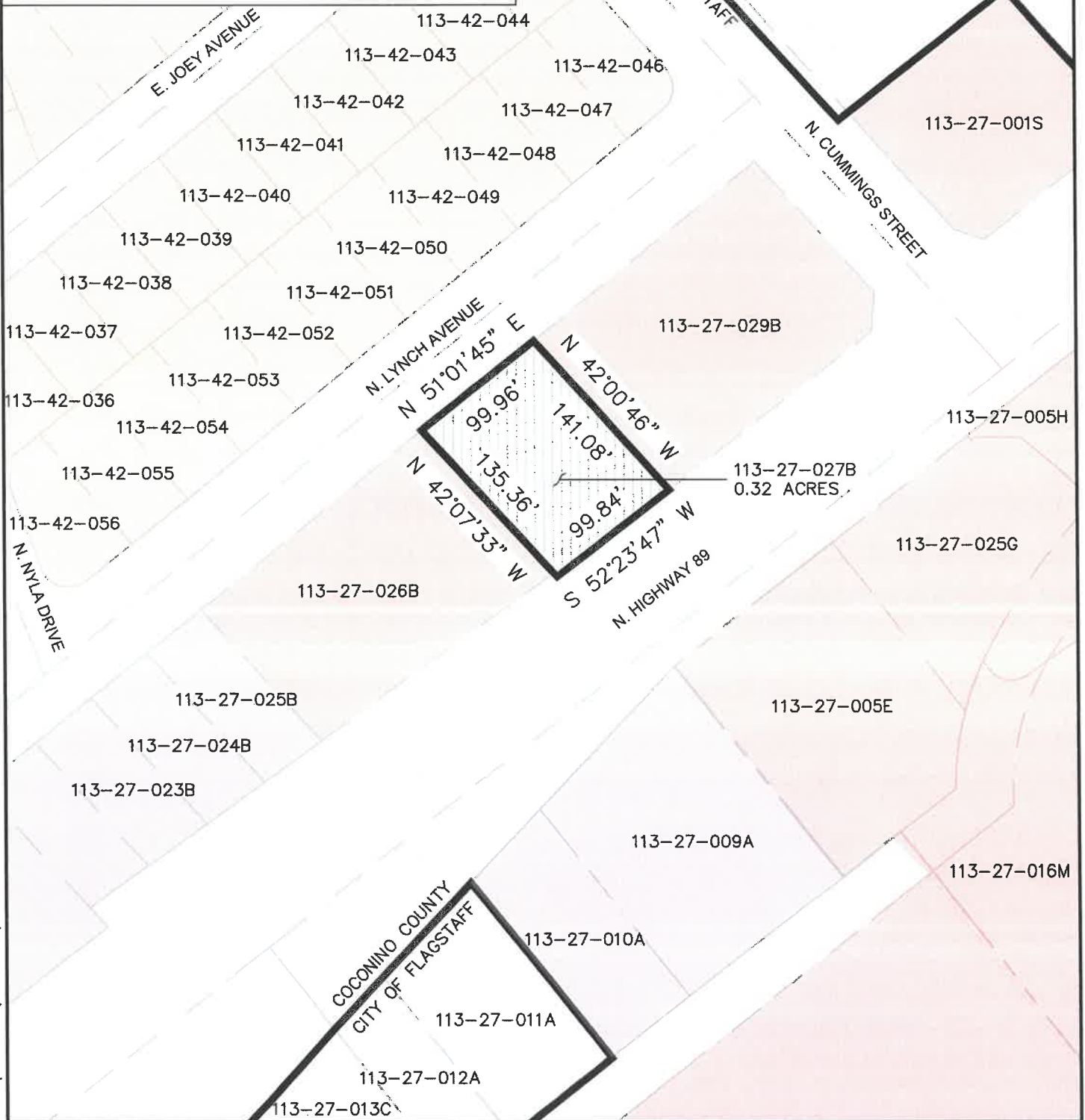
ZONE TERMS

-  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.



Shephard Wesnitzer, Inc.

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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