



City of Flagstaff
Community Development
Site Plan Review Comments

Project Name: Presidio in the Pines Tract M
Project No.: PZ-19-00204-01
Project Address: 2940 S. Woody Mountain Rd.

Date: September 25, 2020

Application Type: Site Plan
Review Type: Substantive
Review Number: 2

Project Manager: Genevieve Pearthree
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Phone: 928-213-2603

Status of Review: Approved with Conditions

The Inter-Division Staff (IDS) Review has approved the Site Plan application for Presidio in the Pines Tract M subject to the conditions and comments listed below. These comments are delivered to the applicant on day 15 of the 22-day Substantive Review Period in accordance with ARS 9-835(J).

Project Summary

The applicant proposes to build a 39-unit multifamily residential project on 2.77 acres in the HC (Highway Commercial) Zone at 2940 S. Woody Mountain Rd. (APN 112-62-483). This project is located on Tract M of the Presidio in the Pines VI subdivision. The applicant proposes to use the Planned Residential Development (PRD) mechanism to develop three 3-story apartment buildings, some of which are split-level, using the following standards: T4.N2 Transect Zone, Apartment Building Type, and Forecourt Private Frontage Type. The buildings total 19,650 sq. ft., and residential units will range from 514 – 1,064 sq. ft., the density per acre is 14.09 units, and the lot coverage is 12.6%. The applicant intends to plat these units as condominiums.

A PRD in the HC zone requires the applicant to obtain a Conditional Use Permit (CUP) as a condition of Site Plan approval. Further, the original Development Agreement for the Presidio in the Pines subdivision identified the subject parcel as a Church Site, but stated “in the event that the Church Site... is not developed as a church use, alternative development of the Church Site shall be limited to neighborhood indoor uses permitted in the Urban Commercial zoning district as defined in Section 10-03-002-0004(B) of the Land Development Code.” This means that City Council must approve an amendment to the original Development Agreement to accommodate the new multifamily residential use.

The property is in a Resource Protection Overlay Zone and has an existing Tree Resource Preservation Easement from the original subdivision plat that will not be disturbed as part of the construction of this project. Further, the Regional Plan shows a traffic interchange at Woody Mountain Rd. and I-40. Thus, the applicant is showing potential future ADOT right of way and has located all development outside that area.



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CONDITIONS/COMMENTS:

Current Planning:

Second Review, **Approved with Conditions**, 9/25/20

Genevieve Pearthree, Planning Development Manager

Conditions of Approval

1. Staff approval of this project is contingent on the following:
 - a. City Council approval of a resolution to modify the original Development Agreement for this site to allow a multi-family housing use.
 - b. Planning and Zoning Commission approval of Conditional Use Permit to allow multifamily housing (as a Planned Residential Development) to be built on this HC-zoned site.
2. Please address the following at Civil Plans:
 - a. Landscaping Standards ([10-50.60](#)):
 - i. Parking Area interior landscaping
 1. Provide 1 tree, two shrubs, and two ground cover in the parking lot peninsula next to the ADA spaces by building 1. Landscaping requirements are for each parking lot peninsula to have this amount of landscaping.
 - ii. Staff encourages planting a few more trees and/or shrubs and/or groundcover in the center parking lot island, since there is quite a large bare spot on the side closest to buildings 2 and 3.
3. Please address the following at Building Permit:
 - a. Architectural Design Standards ([10-50.20](#))
 - i. The windows still are required to be recessed. Ideally, they would be at least 1.5" back from building face, so that the windows are recessed in proportion to the building size as required in the Architectural Design Standards. However, Staff understands that recessed windows can be tricky given modern window construction. Therefore, Staff is willing to work with you to be creative to meet the intent of this section of the Zoning Code, such as using thicker trim.
 - ii. So, please propose how you intend to meet this requirement.
 - b. Building Floor Plans
 - i. Clarify/correct the general function or use of each room with building permit for rooms that are mislabeled (for example, some of the rooms are labeled study when they should be bedroom, greatroom, etc.)
 - c. Building Elevations
 - i. All four elevation sheets that were submitted meet the Architectural Design Standards and are approvable.
 - ii. Clarify the building floor plans and elevations that correspond to each building on site (label them Building 1, 2, and 3). Remove the set of elevations that does not correspond to a specific building.

General Comments

1. Fences and Screening ([10-50.50](#))
 - a. All ground and rooftop mounted mechanical and electrical equipment must be screened from public view to the height of the tallest equipment or be enclosed in a building.



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- i. If there will be any rooftop mounted equipment, the screening materials must be materials architecturally compatible with the finishes and character of the principal structures as shown in Figure 10-50.50.040B, Rooftop Equipment Screening.
 - b. Refuse and recycling containers shall be screened by solid fences or walls constructed to a minimum height of six feet and designed to match the building materials of the primary building on the site and the Engineering Standards.
 - c. All fences and walls not covered under a building permit shall require an approved [Minor Improvement Permit](#) prior to installation.
2. Outdoor Lighting Standards ([10-50.70](#))
 - a. All exterior lighting shall meet the requirements of the City of Flagstaff Outdoor Lighting Standards for shielding, lamp type, and maximum lumen output.
 - i. This project is in Lighting Zone 2, which permits a maximum of 50,000 lumens per acre (or 34,965 lumens per acre if using all LED or NSALED [Narrow-Spectrum Amber LED] luminaires).
 - ii. No more than 10% of the total allowed lumens may be from non NSALED (Narrow Spectrum Amber LED) or non-LPS (Low Pressure Sodium) luminaires.
 - iii. No more than 11% of the total allowed lumens may be partially-shielded. No unshielded lumens are allowed.
 - b. The applicant shall apply for an Outdoor Lighting Permit with Building Permit submittal, and shall have an approved Outdoor Lighting Permit prior to installing outdoor lighting.
3. Sign Standards ([10-50.100](#))
 - a. All signage shall comply with the requirements of this section.
 - b. The applicant will need to obtain an approved Permanent Sign Permit prior to installing any permanent signage.
 - c. Note that freestanding signs that meet the following requirements also need an approved Building Permit prior to installation:
 - i. Ground or pole mounted signs more than 6 feet in height measured from grade to top of sign
 - ii. The aggregate area of all signs on the sign structure measures more than 35 square feet
 - iii. There are electrical (the sign is illuminated).

Future Submittal Requirements/Process

1. Development Agreement amendment (City Council approval)
2. Conditional Use Permit
3. Civil Plans
 - a. Include the bike-rack detail with civil plans
4. Grading Permit
5. Public Improvements Permit
6. Building Permits (can submit concurrently with Civil Plans)
 - a. Submit Outdoor Lighting Permit concurrently
7. Permanent Sign Permit (if applicable)
8. Minor Improvement Permit (if applicable)



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Building & Safety:

First Review, **Approved**, 4/28/20
Victoria St. Clair, Building Plans Examiner

Engineering:

Second Review, **Approved with Conditions**, 9/24/20
Dana Cole, Development Engineering Project Manager

Conditions of Approval

1. Provide Phase 1 report prior to, or with, the p-plat submittal.

General Comments

1. None

Future Submittal Requirements

1. None

Fire Prevention:

First Review, **Approved with Conditions**, 4/30/20
Kent Snide, Fire Inspector II

Conditions of Approval

1. Additional fire hydrant required in front of Bldg. #1. Hydrant shall be located on the same side of driveway as building #1.

General Comments

1. None

Future Submittal Requirements

1. None

Public Works:

First Review, **Approved**, 4/28/20
Scott Overton, Streets Section Director—Public Works

Water Services:

Second Review, **Approved**, 9/21/20
Jim Davis, Water Services Plan Reviewer

Traffic:

First Review, **Approved**, 4/24/20
Reid Miller, Traffic Engineering Project Manager

Stormwater:

Second Review, **Approved**, 9/23/20



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Douglas Slover, Project Manager

Housing:

First Review, **Approved**, 4/27/20
Jennifer Mikelson, Housing Analyst

Heritage Preservation/Community Design

First Review, **Approved**, 4/28/20
Mark Reavis, Neighborhood Planner – Heritage Preservation Officer

Conditions of Approval

1. None

General Comments

1. A cultural resource survey had been completed for entire area inclusive of this project area.

Future Submittal Requirements

1. None

Parks:

First Review, **Approved**, 5/6/20
Amy Hagin, Parks Manager

Sustainability

First Review, **Approved**, 5/6/20
Jenny Neimann, Sustainability Specialist

Conditions of Approval

1. None

General Comments

1. The applicant is encouraged to consider the installation of solar panels (also known as photovoltaic, or PV panels), on available roof space. Large buildings such as these residential buildings are the Flagstaff community's best opportunity for the installation of solar infrastructure within city limits. This building's location near the highway to the south and significant height means it has significant solar potential. Solar can benefit developments in several ways, including additional revenue, and tax incentives may be available. APS also currently has programming that may be available to the applicant to support solar installation and provide financial benefits. COF sustainability staff is happy to support the applicant in this process if desired -- feel free to contact us.

Future Submittal Requirements

1. None