



City of Flagstaff
Community Development
Site Plan Review Comments

Project Name: 1600 E Butler Phase 1 and 2
Project No.: PZ-20-00071-04
Project Address: 1600 E Butler

Date: May 3, 2021

Application Type: Site Plan
Review Type: Conditions of Approval

Project Manager: Tiffany Antol
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Phone: 928-213-2605

Status of Review: **Approved with Conditions**

CONDITIONS/COMMENTS:

Fire Prevention: Christopher Jack
Approved 02/08/2021
No Comments

Public Works: Scott Overton
Approved 02/02/2021
No Comments

Stormwater: Douglas Slover
Approved with Conditions 02/09/2021

Conditions of Site Plan Approval

1. Sheet C1 identifies the floodplain. FEMA note identifies that a portion of the property a zone AE. Show the limits of the zone AE in relation to the adjacent Zone AH.
2. Sheet C1 shows an existing detention facility. Provide the water surface elevation for the 100-year event or overflow spillway elevation.

General Comments

1. Function of the detention outlets will need to consider the adjacent regional detention facility backwater condition during flow routing.

Future Submittal Requirements

1. Provide drainage report with Civil Submittal.
2. Provide ECP with Civil Submittal.
3. Provide O&M manual with Civil Submittal.



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Housing: Jennifer Mikelson

Approved 01/26/2021

No Comments

Heritage Preservation: Mark Reavis

Approved with Conditions 02/08/2021

1. Cultural Resource Study (Phase 1) revised and reviewed and accepted by HPC - HPO awaiting required mitigation product to be in an acceptable form as reviewed by HPO.

Building & Safety: Victoria St. Clair

Approved with Conditions 02/08/2021

Conditions of Site Plan Approval

1. A commercial building permit is required for each structure of this project. The services of an Arizona Registered Design Professional is required. Standard building permit submittal requirements can be obtained from the Community Development front counter at Flagstaff City Hall or on the City of Flagstaff website.

<https://www.flagstaff.az.gov/494/Building-Safety>

General Comments

1. The Building Safety Program reserves the right to make additional comments during actual plan submittal and review of building permit applications.

Parks: Amy Hagin

Approved 02/09/2021

No Comments

Current Planning: Tiffany Antol

Approved with Conditions 03/18/2021

Conditions of Site Plan Approval

1. Any expansion or alteration of the approved site plan or exterior elevations, unless necessary to comply with these conditions of approval, may require site plan review and approval prior to building permit submittal.
2. Bicycle parking racks shall be provided per the City of Flagstaff standards. Detailed bicycle rack information shall be provided in conjunction with the building permit application.
3. An Outdoor Lighting Permit with light fixture cut sheets and lumen calculation table shall be submitted in conjunction with the building permit application.
4. Signage is not included within this approval. A separate sign permit will be required for all signage at the time of building permit submittal.
5. Any mechanical equipment or utility cabinets not shown on the approved site plan necessary to complete the project will be required to be screened from the public right-of-way. This includes any roof mounted equipment or cabinets located along the property frontage including the right-of-way.
6. A Conditional Use Permit is required prior to the submittal of civil plans or a building permit.



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Development Engineering: James Boyer

Approved with Conditions 03/09/2021

1. A Cross Access Easement Agreement with the MRF must be provided at Civil Plan submission.

Water Services: Jim Davis

Approved with Conditions 03/08/2021

Approved with Conditions:

1. The City has concerns on the grading required for the new driveway. Please provide a grading detail on how our concerns will be addressed. Per the City of Flagstaff Engineering Standards, the developer must maintain minimum 3 ft. of subgrade cover over the existing 27 inch water transmission main within the new driveway and the area of the driveway in the light industrial area, on the east side of the parcel. These concerns must be addressed at the Civil Plan submittal. The transmission main pipe is 27 inch, Ameron Prestressed Concrete Cylinder Pipe, it is extremely expensive to relocate and is very difficult to work with, in fact there are only a handful of contractors who we will allow to make any and all repairs and vertical realignments of this transmission main. The new pipe that will be used must be 30-inch Class 250 DIP and fully joint restrained. The transmission main should be potholed early on the design process.
2. The new public sewer main must connect to the existing City of Flagstaff Manhole 8-058, all of the existing 8 inch sewer service and manhole must be removed, and manhole 8-058, replaced with a new manhole. Show the manhole replacement on the Civil Plan submittal.

Traffic: Reid Miller

Approved with Conditions 05/03/2021

1. The western most driveway shall be designed to not allow left turns out, per the TIA. This shall be addressed on the construction plans.
2. Provide an easement for a bus shelter behind the sidewalk of the right turn lane at the main driveway.
3. The north leg of the Babbitt Dr. intersection needs to be reconstructed to align with the south leg of the intersection.
4. The Traffic Impact Analysis is still in review. Further comments on the site plan may apply after the TIA is approved.

Multimodal: Martin Ince

Approved with Conditions 04/22/2021

1. The corner radii at the middle and western driveways must be reduced to meet City standards.
2. Align sidewalk curb ramps to be in the same direction as crossings.
3. Provide dimensions for width of the right turn lane and bike lane. It is recommended that the bike lane include enough width to allow a buffer between the bike lane and the adjoining through lane.
4. Address previous comments regarding bike racks with building permit submittal.