D R A F T

NOTICE AND AGENDA

ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE
The meetings will continue to be live streamed on the city's website (https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings)

To participate in the meeting click the following link:
Join Microsoft Teams Meeting
The public can submit comments that will be read at the dais by a staff member to CDPandZCommission@flagstaffaz.gov

PLANNING & ZONING COMMISSION
WEDNESDAY
August 25, 2021

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.

DAVID ZIMMERMAN, CHAIR
MARIE JONES, VICE CHAIR
CAROLE MANDINO
DR. ALEX MARTINEZ
ERIC NOLAN
LLOYD PAUL
RICHARD GUTHRIE

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
Approval of the minutes from the meeting on August 11, 2021.

5. PUBLIC HEARING

A. PZ-19-00204-03 Presidio Tract M
A Conditional Use Permit request from Miramonte Presidio LLC, to establish a Planned Residential Development (PRD) on Tract M within the Presidio in the Pines master planned development. The PRD consists of 39 multi-family residential units on 2.77 acres located at 2940 S Woody Mountain Road within the Highway Commercial (HC) zone.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in the attached report, staff recommends approval of PZ-19-00204-03 with conditions.

B. PZ-19-00022-05 Cedar Medical

A Conditional Use Permit request from Apricus Health to use approximately 17,000 square feet of a forthcoming 44,702 square foot office building located at 1895 N Jasper Drive for a Hospital use. The parcel, APN 101-46-012B, is zoned Research and Development (RD) and is located within the McMillan Mesa Village Specific Plan development area "F".

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, staff recommends approval of PZ-19-00022-05 with conditions.

C. PZ-17-00175-04 Miramonte at Birch

Miramonte Birch & Verde, LLC requests Preliminary Plat approval for Miramonte at Birch Avenue. The subdivision consists of 24 residential condominium units, located at 304-316 E Birch Avenue. The condominium plat is on 0.53 acres in the T4N.1 (Transect) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

6. GENERAL BUSINESS

A. 2020 Annual Report on the Flagstaff Regional Plan 2030

STAFF RECOMMENDED ACTION:

Discussion only

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 8/20/21, at 1:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 20 day of August, 2021.

_____

Tammy Bishop, Administrative Specialist

Planning & Zoning Commission **5. A.**

Meeting Date: 08/25/2021

From: Tiffany Antol, Planning Development Manager

Information

TITLE:

PZ-19-00204-03 Presidio Tract M

A Conditional Use Permit request from Miramonte Presidio LLC, to establish a Planned Residential Development (PRD) on Tract M within the Presidio in the Pines master planned development. The PRD consists of 39 multi-family residential units on 2.77 acres located at 2940 S Woody Mountain Road within the Highway Commercial (HC) zone.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in the attached report, staff recommends approval of PZ-19-00204-03 with conditions.

Attachments

Staff Report
DRAFT Conditional Use Permit
DRAFT Notice of Decision
Prop 207 Waiver
Site Plan Approval Letter
Site Plan Conditions of Approval
Public Comments
Public Comments 2
Application and Narrative
Neighborhood Meeting Plan
Public Participation Report
Civil Site Plan
Landscape Plan
Building Elevations
Floor Plans

Preliminary Lighting Plan

PLANNING AND DEVELOPMENT SERVICES REPORT
CONDITIONAL USE PERMIT

PUBLIC HEARING	**DATE: August 5, 2021**
PZ-19-00204-03	**MEETING DATE: August 25, 2021**
	REPORT BY: Tiffany Antol, AICP

REQUEST:

A Conditional Use Permit request from Miramonte Presidio LLC to establish a Planned Residential Development (PRD) on Tract M within the Presidio in the Pines master planned development. The PRD consists of 39 multi-family residential units on 2.77 acres located at 2940 S Woody Mountain Road within the Highway Commercial (HC) zone.

STAFF RECOMMENDATION:

In accordance with the findings presented in this report, staff recommends approval of PZ-19-00204-03 with conditions.

PRESENT LAND USE:

Undeveloped.

PROPOSED LAND USE:

A Planned Residential Development (PRD) consisting of 39 multi-family residential units.

NEIGHBORHOOD DEVELOPMENT:

North: Presidio in the Pines master planned development, High Density Residential
East: Presidio in the Pines master planned development, High Density Residential
South: Interstate 40
West: Timber Sky master planned development, Residential Single-Family

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I. Project Introduction

A. Background/Introduction

Section 10-40.30.040.B of the Flagstaff Zoning Code (Page 40.30-15), *Allowed Uses,* identifies Planned Residential Development (PRD) as an allowed land use in the Highway Commercial (HC) zone subject to the approval of a Conditional Use Permit (CUP) by the Planning and Zoning Commission. In addition, Section 10-40.60.280 of the Flagstaff Zoning Code (Page 40.60-52), *Planned Residential Development,* lists additional requirements for the PRD related to building types and open space.

The subject property is currently zoned Highway Commercial (HC). Presidio in the Pines was planned and developed using the Traditional Neighborhood District (TND) standards found within the previous Land Development Code. When the Zoning Code was adopted, the TND standards were carried forward in the form of transect zones. While multi-family residential is not specifically permitted within the HC zone, it is permitted as part of a Planned Residential Development (PRD) with the issuance of a CUP. The Zoning Code established the PRD as a mechanism to allow the development of specific transect zone building types (i.e., townhouse, duplex, courtyard apartments, etc.) in non-transect zones. These specific building types, however, are dependent on transect development standards. As such,

this development proposes the use of T4 Neighborhood 2 (T4N.2) transect zone development standards.

Staff recognizes that the proposed courtyard apartments are a departure from the master plan; however, it must be noted that Presidio was the first project within Flagstaff to utilize and implement new urbanism designs. A traditional component of new urbanism design is the designation of commercial development internal to a project. Throughout the country some of these commercial areas were developed and, based on may factors, it was found that over time most internal commercial developments were not economically successful. The largest contribution actor was the lack of sustained traffic, both vehicular and pedestrian, to support the uses. This created a lot of discussion within the new urbanism community. Subsequently, the Congress of New Urbanism (CNU) concluded that such commercial uses/form should continue to be included in new urbanism designs but should be located on the exterior of the development when abutting major transportation corridors. In response, the CNU made changes to the Smart Code principles to implement this revised strategy.

While this location is located on the periphery of the Presidio in the Pines master planned development along a future arterial corridor, access to the site is only possible from the internal residential street due to the preservation of required resources and possible right-of-way acquisition for a future interchange. Commercial development is best focused with the Urban Activity Center located at the intersection of Woody Mountain Road and W Route 66. Staff believes that by including multi-family residential, this minor change in land use within Presidio continues the principles of mixed-use new urbanism which typically includes mixed land uses, compact urban form, infill, minimum densities, walkable neighborhoods, affordable/mixed income housing, neighborhood conservation, and multi-modal transportation.

On May 18, 2004, the City Council approved Ordinance No. 2004-05 that rezoned approximately 91 acres of property from the Rural Residential (RR) Zone as follows: approximately 77 acres to the High Density Residential (HR) Zone, approximately 1 acre to the Single-Family Residential (R1) Zone (formerly known as Urban Residential (UR) Zone), and approximately 13 acres to the Highway Commercial (HC) Zone (formerly known as Urban Commercial (UC) Zone).

On May 18, 2004, the City Council approved Resolution No. 2004-40 that entered the City into a Development Agreement that included the Presidio in the Pines Development Master Plan. A copy of the recorded agreement, with included the Development Master Plan, is on file and available for inspection with the Community Development Department. Subsequently, the Development Agreement has been amended four times by the City Council. The most recent amendment entitled the "Fourth Supplement to the Development Agreement" was approved December 2, 2020. This amendment changed the required land use of Tract M from Church or other Community Use to allow for additional residential development. This amendment consisted of three main points: 1) Tract M will be developed as for-sale, condominium, multi-family development as set forth in the approved Presidio in the Pines Tract M Site Plan, subject to the requirement for a Conditional Use Permit and other requirements of City Code; 2) Developer agrees to form a homeowners' association (HOA) for the project; the Condominium Declarations will include a provision requiring any lease period to be a minimum of thirty days; and 3) Developer agrees to designate a minimum of 10% of the total units to be sold at or below 100% of the Area Median Income ("AMI").

The Final Plat of Presidio in the Pines, which included Tract M, was approved by the City Council and was recorded on May 19, 2005. Development was anticipated to include 470 residential units, construction of the entire on-site private and public roadway system, construction of the required improvements to Woody Mountain Road, construction of the entire on-site public water and sewer systems, construction of the required off-site public water and sewer improvements, and construction of the entire stormwater detention system.

Residential development is permitted within the Highway Commercial (HC) zoning district either as a mixed-use project or as a Planned Residential Development with the issuance of a Conditional Use Permit (CUP) by the Planning

& Zoning Commission. The Planned Residential Development option allows the property owner to propose a wide range of residential development in accordance with the Zoning Code. The property owner, based on current market conditions and existing surrounding uses, is proposing the development of 39 multi-family residential units in three, 3-story courtyard apartment buildings. The applicant intends to submit a condominium plat for the 39-units if the Conditional Use Permit is approved.

II. Required Findings

The Planning Commission may approve the Conditional Use Permit only after making the following three findings:

A. Finding #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 Highway Commercial (HC) zone applies to areas of the City appropriate for a full range of automobile-oriented services. The development of commercial uses in addition to residential uses is encouraged in the HC zone to provide diversity in housing choices; provided, that residential uses are located above or behind commercial buildings so that they are buffered from adjoining highway corridors. The provisions of this zone are also intended to provide for convenient, controlled access and parking, without increasing traffic burdens upon the adjacent streets and highways. This zone is designated primarily at the commercial corridors of the City, with the intention of making the City more attractive as a tourist destination while providing needed commercial activity."

The proposed Planned Residential Development land use is a permitted use in the Highway Commercial (HC) zone with the issuance of a Conditional Use Permit. The residential uses are not part of a mixed-use development (which would be permitted without a CUP) and are not located above or behind a commercial building on this site. The buildings are buffered from the adjacent highway and arterial road corridor through the integration of the site into the Presidio in the Pines development creating a buffer for the proposed residential development. Because access to the arterial corridor is limited for this site, the viability of the site being developed for commercial uses is limited.

B. Finding #2

That granting the conditional use will not be detrimental to the public health, safety, or welfare.

If the proposed project is developed in accordance with City codes, standards, and requirements, the project should not be detrimental to the public health, safety, or welfare.

C. Finding #3

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 (Flagstaff Zoning Code Section 10-20.40.050.E.3):

- *Access, traffic, and pedestrian, bicycle, and vehicular circulation;*
- *Adequacy of site and open space provisions, including resource protection standards, where applicable;*
- *Noise, light, visual, and other pollutants;*
- *Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;*
- *Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable*

minimum requirements;

- *Impact on public utilities;*
- *Signage and outdoor lighting;*
- *Dedication and development of streets adjoining the property; and*
- *Impacts on historical, prehistoric, or natural resources.*

1. Access and Traffic; Pedestrian, Bicycle, and Vehicular Circulation

Access to the site is provided from Presidio Drive South. No traffic impact analysis was required for this development as the density falls within the range of the original development approvals for Presidio in the Pines which already mitigated its anticipated traffic impacts. Pedestrian walkways are provided from the sidewalk along Presidio Drive South to each of three proposed buildings as well as to the other features on site including parking and trash facilities.

The project is required to provide 73 off-street parking spaces; 74 spaces are provided on the site plan. The project must also provide four ADA accessible spaces and two EV-ready spaces as part of the 74 total spaces. The project is providing 12 bicycle parking spaces, which at 16% of the required off-street parking spaces is greater than the 5% required by the Zoning Code. The bike racks are distributed evenly across the three buildings (four racks per building).

2. Adequacy of Site/Open Space/Resource Provisions

The development has a proposed density of 14.09 units per acre, which exceeds the minimum ten dwelling units per acre required by the Zoning Code and falls under the maximum allowed density of 29 units per acre. As previously mentioned, this development is proposed to use the T4N.2 development standards through the Planned Residential Development option. Section 10-40.40.080.A of the Zoning Code (Page 40.40-25) indicates that the primary intent is to create new walkable urban neighborhoods that are in character with established neighborhoods through the integration of small footprint, medium density building types that are likely smaller than those found in other zones.

Section 10-50.110.150 of the Zoning Code (Page 50.110-20) establishes specific development standards for Courtyard Apartments within a transect zone. These standards include setbacks that are reduced from the traditional zoning districts. This development proposal meets the criteria of the Courtyard Apartment standards.

In accordance with Section 10-50.90.020.A of the Zoning Code (Page 50.90-2), the subject property is located within the established Resource Protection Overlay (RPO) zone. When Presidio in the Pines was initially entitled and platted, a Tree Resource Plan was submitted to and approved by the City. Specific resources were not identified for this site and a specific resource protection plan for this site was provided in conjunction with the site plan for this application. The development is required to preserve 30% of the resource trees; the approved resource protection plan shows the applicant will preserve 35.11% of the tree resources on site.

3. Noise, Light, Visual, and Other Pollutants

In accordance with Section 10-50.70.040.B of the Zoning Code (Page 50.70-4), this development is located within Lighting Zone 2. In accordance with Table 10-50.70.050.A of the Zoning Code (Page 50.70-6), the maximum total lumens within Zone 2 is 50,000 lumens per acre. Lighting compliance will be ensured during the building permit review process. A preliminary lighting plan has been provided and is attached to this report.

It is not anticipated that the proposed development will generate noise, light, visual, or other pollutants.

4. Style and Siting of Structure(s) and Relationship to Surrounding Neighborhood

The approved Site Plan (PZ-19-00204-01) for Tract M proposes 39 residential units distributed across three 5,000 square foot, 3-story buildings. The project will be developed as a Planned Residential Development, which requires the applicant to apply Transect Zone, Building Type, and Private Frontage Type standards. The project will use T4N.2 Transect Zone, Courtyard Apartment Building Type, and Forecourt Private Frontage Type standards.

The 39 units result in a density of 14.09 units per acre, which is within the permitted range of 10-22 units per acre for properties in the HC Zone with the Resource Protection Overlay. There are 13 units per building, which range from approximately 500 to 1,300 square feet:

- Studio: 1 unit per building / 3 units total
- 1 BR: 4 units per building / 12 units total
- 2 BR: 6 units per building / 18 units total
- 3 BR: 2 units per building / 6 units total

The three proposed buildings are located on the northwestern half of the property with the parking areas located internal to the site. The Site Plan also identifies land shown in the Regional Plan for future ADOT right of way to allow on/off ramps at I-40 and Woody Mountain Road. No housing or parking is proposed to be in that area. The site is located at the southernmost entrance to the Presidio in the Pines master planned development. The site obtains access through the Presidio development off Presidio Drive South. The surrounding neighborhood consists of attached and detached single-family residential units that are no more than 2-stories in height.

5. Landscaping and Screening

The site is proposed to be landscaped in accordance with the requirements of the Zoning Code. Fencing already exists at the back of the adjacent single-family residential units. Additional landscaping was requested at one of the neighborhood meetings. The applicant followed up with a revised landscape plan at the second neighborhood meeting. This additional landscaping should be included as a condition of approval as it was not considered during the site plan review process.

6. Impact on Public Utilities

The proposed development has no additional impacts to City utilities that were not previously accounted for in the master planning and development of Presidio in the Pines.

7. Signage and Outdoor Lighting

No signage is proposed for this use. Outdoor lighting will be reviewed through a separate permit in conjunction with the building permit application should this Conditional Use Permit be approved.

8. Dedication and Development of Streets

No dedication or development of public streets is required.

9. Impacts on Resources

This site is not currently listed on any state or federal historic registry, nor does the site have any other

historical significance. As previously mentioned, the site is located with the Resource Protection Overlay zone.

Conditions of approval will only be imposed if they are necessary to ensure the intent and purpose of the 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.

III. Citizen Participation

The applicant held the required neighborhood meetings to discuss the proposed Conditional Use Permit application on May 10, 2021, and June 7, 2021, using the Zoom platform. The applicant posted a sign on the property regarding the meeting and sent letters to all neighboring property owners within the Presidio in the Pines development, in addition to the City Registry of Interested Persons. There were 25 attendees at the first meeting and 40 attendees at the second meeting. A summary of the meetings and comments received is attached to this report. Staff has received 14 written comments in opposition to this case and a petition with 60 signatures opposing the application, all of which are attached to this report. Concerns presented to staff focused on lack of parking, traffic congestion, the buildings not fitting the neighborhood because of the height, introduction of college students, community was promised a church or community facility and the proposed project does not serve the community, short term rentals and drainage issues.

IV. Recommendation:

The Inter-Division Staff (IDS) team approved the site plan for this project on September 25, 2021 (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-19-00204-03 and as follows:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application and with the Site Plan as approved by the Inter-Division Staff on September 25, 2020. Modifications to the approved site plan shall require additional review by the IDS team.
2. Additional landscaping along the eastern boundary of the property shall be installed as was presented in the required neighborhood meeting.
3. All parking shall be assigned to the individual condominium units. All parking on adjacent private streets shall be subject to the Homeowners Association parking requirements and violations.

V. Attachments:

The draft documents have been prepared in accordance with the staff recommendation and do not indicate the Commission's final decision. These documents will be updated after the public hearing on this case to reflect the Commission's decision.

- Draft Conditional Use Permit No. PZ-19-00204-03
- Draft Notice of Decision
- Proposition 207 waiver
- Site Plan Conditions of Approval
- Public Comments
- Conditional Use Permit Application
    - Narrative
    - Public Participation Plan
    - Public Participation Report
    - Site Plan
    - Landscape Plan
    - Building Elevation
    - Floor Plans

- Preliminary Lighting Plan

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

Permit No. PZ-19-00204-03
September 4, 2021

Permission is hereby granted to Miramonte Presidio LLC to establish a Planned Residential Development (PRD) use pursuant to Section 10-40.30.040.B of the *Flagstaff Zoning Code* on Tract M within the Presidio in the Pines master planned development. The PRD consists of 39 multi-family residential units on approximately 2.77 acres located at 2940 S Woody Mountain Road in the Highway Commercial Zone, and legally described as Coconino County Assessor parcel number 112-62-483 in the city of Flagstaff, Arizona.

After a public hearing held on August 25, 2021, the Planning and Zoning Commission voted to grant this Conditional Use Permit subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application and with the Site Plan as approved by the Inter-Division Staff on September 25, 2020. Modifications to the approved site plan shall require additional review by the IDS team.
2. Additional landscaping along the eastern boundary of the property shall be installed as was presented in the required neighborhood meeting.
3. All parking shall be assigned to the individual condominium units. All parking on adjacent private streets shall be subject to the Homeowners Association parking requirements and violations.

Furthermore, this permit is issued on the express condition that the use permitted herein 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 Planning 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 Zoning Code.

This Conditional Use Permit shall become null and void one (1) year from the effective date of September 4, 2021, 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.
4. Property Owner shall sign Consent to Conditions/Waiver for Diminution of Value form as a condition of issuance of the Conditional Use Permit by the City.
5. Development of the use shall not be carried out until the applicant has secured all other permits and approvals required by the Zoning Code, the City, or applicable regional, State, and federal agencies.

This document ___ does modify, or _X_ does not modify the provisions of a previous Conditional Use Permit recorded in docket _____, Office of the Coconino County, Arizona, Recorder.

_____
Planning Director, City of Flagstaff

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

STATE OF ARIZONA)
) ss
County of _____)

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 _____, 2021.

_____
Notary Public

My Commission expires: _____

By: _____
Property Owner

STATE OF ARIZONA)
) ss
County of _____)

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 _____, 2021.

_____
Notary Public

My Commission expires: _____

City of Flagstaff

August 26,2021

Mr. Chris Kemmerly
Miramonte Presidio LLC
102 S Mikes Pike
Flagstaff, AZ 86001

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-19-00204-03

Dear Mr. Kemmerly:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Miramonte Presidio LLC for a Conditional Use Permit on the property at 2940 S Woody Mountain Road (APN 112-62-483) in the HC, Highway Commercial Zoning District, to allow the establishment of 39 multi-family residential units square through the Planned Residential Development use as provided in Section 10-40.30.040.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on August 25, 2021, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated August 5, 2021, and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify *granting/denying* the Conditional Use Permit.

Based upon the aforementioned findings, the Commission *approved/denied* a Conditional Use Permit by a vote of ( ) for the use and location described above subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application and with the Site Plan as approved by the Inter-Division Staff on September 25, 2020. Modifications to the approved site plan shall require additional review by the IDS team.
2. Additional landscaping along the eastern boundary of the property shall be installed as was presented in the required neighborhood meeting.
3. All parking shall be assigned to the individual condominium units. All parking on adjacent private streets shall be subject to the Homeowners Association parking requirements and violations.

The above conditions are deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on September 4, 2021, unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

Tiffany Antol, Planning Development Manager
Planning & Development Services
P. 928-213-2605
tantol@flagstaffaz.gov

cc: Current Planning Manager, City Clerk, City Council

When recorded, mail to:
City Clerk
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Arizona 86001

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of certain real property legally described as Coconino County Assessor parcel number 112-62-483 in the city of Flagstaff, Arizona, that is the subject of Conditional Use Permit Application No. PZ-19-00204-03. By signing this document, the undersigned agrees and consents to all of the conditions imposed by the City of Flagstaff in conjunction with the approval of Conditional Use Permit No. PZ-19-00204-03 and waives and fully releases any and all claims and causes of action that the owner may have, now or in the future, for any "diminution in value" and for any "just compensation" under the Private Property Rights Protection Act, Arizona Revised Statutes § 12-1131, et seq., that may now or in the future exist as a result of the approval of Conditional Use Permit No. PZ-19-00204-03. Within ten (10) days after the execution of this Consent to Conditions/Waiver for Diminution of Value by the undersigned, the City Clerk shall cause this document to be recorded in the official records of Coconino County, Arizona.

Dated this _____ day of _____, 2021

PROPERTY OWNER:

_____
Print Name

_____
Sign Name

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2021, by:

_____

_____
Notary Public

My commission expires: _____

City of Flagstaff

Community Development

September 25, 2020

Jack Kemmerly
Miramonte Presidio LLC
4575 N. 1st Ave, #160
Tucson, AZ 85718

RE: Presidio in the Pines Tract M Site Plan Approval (PZ-19-00204-01)

Dear Jack:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-19-00204-01 for the proposed development of three buildings (19,650 square feet total) as multifamily housing using Planned Residential Development standards. The project is located at 2940 S. Woody Mountain Rd. and the Coconino County Assessor Parcel Number for the subject property is 112-62-483. The approval is subject to the attached Conditions of Approval, in addition to the following: 1) City Council approval of a resolution to modify the original Development Agreement for this site to allow a multi-family housing use; and 2) Planning and Zoning Commission approval of Conditional Use Permit to allow the multi-family housing use proposed in this site plan.

Unless modified to comply with the Conditions of Approval, development shall substantially conform to the Site Plan Review Submittal and the approved drawings as follows:

- Site Plan prepared by Mogollon Engineering & Surveying, Inc. dated April 6, 2020, and updated September 17, 2020.
- Landscape & Irrigation Plan prepared by Acuña Coffeen Landscape Architects dated September 17, 2020.
- Floor plans prepared by GLHN Architects & Engineers, Inc. dated January 24, 2020.
- Building Elevations prepared by GLHN Architects & Engineers, Inc. dated April 18, 2019.

This approval shall be valid for a period of one year following the above date, September 24, 2021. If, at the expiration of this period, the property has not been improved for the approved development; or a certificate of occupancy has not been issued; or the site has not been occupied per Zoning Code section 10-20.40.140, the Site Plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

Any future alterations of the approved development will require approval from the Current Planning staff. This may include a Minor Modification to Development Approval, a Minor Improvement Permit, or a new Concept Plan Review; as well as any additional permits required.

The next step in the development process is to amend the Development Agreement and obtain a Conditional Use Permit. Once these items are approved, the project will move to Civil Improvement Plan ("Civil") review. Prior to Civil submittal, please contact the Development Engineering Project Manager assigned to the project, Dana Cole, to schedule a meeting to discuss the application submittal requirements, the review process, and timing of reviews. Dana can be reached at (928) 213-2703 or via e-mail at dcole@flagstaffaz.gov.

I look forward to working with you and your development team through the process to update the Development Agreement, and obtain a Conditional Use Permit, followed by the Civil review process, Building Permit review process, and construction/completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

GM Pearthree

Genevieve Pearthree
Planning Development Manager
City of Flagstaff Current Planning
928-213-2603
gpearthree@flagstaffaz.gov

Attachment: Conditions of Approval

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
E-mail: gpearthree@flagstaffaz.gov
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.

City of Flagstaff
Community Development
Site Plan Review Comments

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.

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)

City of Flagstaff
Community Development
Site Plan Review Comments

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

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

Tiffany Antol

From: Andy flagstache <flagstache@gmail.com>
Sent: Saturday, June 5, 2021 5:48 PM
To: clee@miramontehomes.com
Cc: Tiffany Antol
Subject: Presidio In the Pines-Tract M

Hi,

I have a question about the orientation of the buildings for this project, for the upcoming virtual meeting on June 7.

From the plat, it appears that the walkways and entrances to Buildings 2 and 3 are adjacent to the parking area. Building 1 orientation appears to be a 180 degree opposite of Buildings 2 and 3.

My question: Because of the odd orientation of Building 1, will this encourage residents of Building 1 to use Presidio Dr for parking, rather than the parking area?

Thanks,
Andy Herrock
Email: flagstache@gmail.com

Sent from my BlackBerry - the most secure mobile device

Tiffany Antol

From: Erik Mrdak <erikmrdak90@gmail.com>
Sent: Thursday, June 3, 2021 6:06 PM
To: Tiffany Antol
Subject: Conditional Use Permit - Do Not Support

Good evening,

My name is Erik Mrdak. I live with my wife Ashlynn Mrdak at 2886 W.
Presidio Dr. here in Presidio, we closed on our property last year in December. We heard about the Citizen Participation Neighborhood Meeting re: the horrible plan of Miramontes to build three (3) apartment complexes down the street from us.. I can only imagine how the immediate neighbors are digesting this revenue driving venture. We object profusely to a Conditional Use Permit and plan to support those in favor of denying this radical idea. There is already a lack of space, parking and overall rampant congestion throughout Presidio just to name a few of the reasons additional traffic on such a small parcel of land is a bad idea. In addition, could I please be added to the HOA email list as I did not receive this email directly from the HOA or planning developers. My email is erikmrdak90@gmail.com

Have a great weekend
Thank you

Erik Mrdak, CFBE
Executive Director of Food and Beverage
erikmrdak90@gmail.com
P (830) 872-9836

Tiffany Antol

From: Bruce J Higgins <bh021552@gmail.com>
Sent: Thursday, June 3, 2021 12:47 PM
To: Tiffany Antol
Cc: Bruce J Higgins; Bonnie Higgins
Subject: CUP application in Presidio in the Pines

Hi, Tiffany:

I am offering some concerns related to Miramonte's proposal to build 3 condo-style buildings in Presidio in the Pines. I am unable to attend their information meeting next week as I will be working at that time.

1. Miramonte's proposal does not state how many bedrooms are in these three buildings. My best estimate is that there will be 75. Yet there are only 70 parking spaces in the drawing. It is unrealistic to expect there to be less than 75 automobiles associated with this development, let alone 70. A more realistic number of vehicles is probably 100.

Since residents and renters (even in Air BnBs) are required to park off-street, granting this CUP as proposed will guarantee seriously exacerbating a problem we already have here. This problem exists even when snow removal is not ongoing. It is quite likely to lead to even more sidewalks being blocked by vehicles - a daily/nightly parking violation the City has never enforced since we have lived here.

This proposal should accommodate at least 100 parking spaces, or 125% of whatever bed capacity the development will include. And the City should commit to regular enforcement of parking violations that block sidewalks along City streets.

2. My understanding is that there are plans to put on/off ramps at I-40 and Woody Mountain. If so, does this development make that less economical? Raw land is much cheaper to purchase than a new apartment building.

3. If number 2 is not the case, then presumably all the traffic from this development will head out Woody Mountain Road or Kilte Lane to Flag Ranch Rd, with some also going out via Woody Way. The latter case will exacerbate an ongoing issue the City is currently addressing. How will increased traffic on this route affect the City's current plans?

Thanks for your time, Tiffany.
Bruce Higgins

Tiffany Antol

From: Richard Tutwiler <ttutwiler@gmail.com>
Sent: Sunday, June 6, 2021 2:20 PM
To: clee@miramontehomes.com; Tiffany Antol
Subject: Presidio Tract M Public Comment

I am writing to voice my opposition to the proposed development of 39 condominium units on Tract M of the Presidio in the Pines neighborhood.

As a current homeowner in the area, I am rather shocked and appalled that Miramonte would propose to build 3 towers in the middle of a single-family home neighborhood. As the Presidio in the Pines development approaches completion, the addition of high capacity and unsightly "towers" in the middle of our neighborhood screams of a last-second money grab.

These towers do not at all fit the theme and layout of the neighborhood, and the addition of so much additional vehicles poses a serious problem for the area's limited infrastructure (especially when considering the *other* high-cap development across Woody Mountain Road that was fast-tracked), as well as the safety of the children who play and reside in the area. These apartment buildings (or "condominiums," as both the information packet and citizen participation meeting email calls them different things for some reason) are no doubt intended to bring in college students, who will no doubt race through the neighborhood at breakneck speed, and care little about the long-term health and beautification of the neighborhood, as they'll be moving out of it in a couple years anyway.

I'm honestly shocked that the City of Flagstaff Planning Department, and the City Council they report to, would agree to hear this plan. Again, right at the end of the development cycle for Presidio, which has been marketed to potential homeowners as a single-family neighborhood for years. Build more single family homes on the land if you wish, and I will happily support it. But this last-minute cash grab before cutting and running is as unsightly as it is unethical. And it gives me great pause in supporting Miramonte endeavors in the future.

Thank you for consideration in this matter.

Best regards,

Richard Tutwiler

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, August 5, 2021 9:35 AM
To: Tiffany Antol
Subject: FW: Comment for Project # PZ-19-00204-02

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

From: claudialareina@tutanota.com <claudialareina@tutanota.com>
Sent: Wednesday, August 4, 2021 1:03 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Comment for Project # PZ-19-00204-02

Hi,

My name is Claudia Deley and I am writing to oppose this development project. The land is burning and this development is not meant to serve the community but, instead, privileged people. Miramonte continues to devastate the land in Flagstaff and Arizona in general with its main intention to make a large profit. There is limited housing in Flagstaff and I can understand the need for more. However, this is NOT LOW-COST HOUSING! This development only increases the wage gaps and class gaps we are seeing all over this country. Please, please stop. The land is not unlimited. Money is a construct and when resources are depleted more and more, money means even less. If Miramonte and potential buyers actually care about the beauty of this land, then actually invest in sustainable, low-cost housing meant to coincide with the land instead of destroying more habitats. Thank you for your time.

Your constituent,
Claudia Deley

--
Sent with Tutanota, the secure & ad-free mailbox.

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, August 4, 2021 11:20 AM
To: Tiffany Antol
Subject: FW: Presidio Tract M Parcel #112-62-483

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

From: David Moorehead <dl1664@bellsouth.net>
Sent: Sunday, August 1, 2021 9:59 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Presidio Tract M Parcel #112-62-483

I am writing to state that my husband and I are **strongly against** Miramonte Homes building the three three story condos in Presidio in the Pines. The addition of these condos do not fit the current neighborhood which has been built over the years. . We would instead like to see either homes built in the area in question or as promised to many homeowners when they purchased in Presidio a Church or a something of this nature. In addition the additional car traffic would be horrific.

Thank you for your time.

Lori McCorry and David Moorehead
Presidio Homeowners

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, August 4, 2021 11:20 AM
To: Tiffany Antol
Subject: FW: Presidio in the Pines - Track M

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

From: Lee Rozell <leerozell65@gmail.com>
Sent: Saturday, July 31, 2021 5:09 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Presidio in the Pines - Track M

All,
As a resident of Presidio in the Pines I should be held accountable to be a good neibor, be respectful to others, and charish our community, forest, and city.

Miramonte should be held accountable to provide a quality home, be trustworthy, while doing their best to preserve the god given natural environment that surrounds us.

Elected officials ahould be held accountable to represent their constituents and ensure their interests are what is best for the whole community.

Residents of Presidio in the Pines were told when they purchased their homes that Track M was going to be used for a church or some sort of community facility for Presidio homeowners - we were misled and lied too. This is unacceptable and Miramonte should be held accountable for their actions. Current residents overwhelmingly are against the building of condos shown by previous letters, emails, and petition signed by residents.

If this project is approved these are some of the challenges and negative issues the current residents are up against.
1. Lack of parking for condo residents- overflowing to adjacent streets
2. Investors buying condos and renting/Airbnb causing lack of facilities and neiborhood upkeep
3. Traffic congestion and speeding
4. College atmosphere/parties

5. Possible increased crime that comes with rentals
6. Water drainage/flooding transfered down adjacent residential streets
7. Trash disposal - dumpsters overfilled
8. Decreased Presidio home value
9. Loss off trust between (Miramonte/local officials) and current residents of Presidio

Thanks for you time, respectfully,
Marvin Rozell - Presidio Resident

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, August 4, 2021 11:18 AM
To: Tiffany Antol
Subject: FW: Presidio in the Pines Tract M

Here is an email that came in for the Tract M property to add to your staff report, there are a few that we've received so I'm just going to forward them along to you.

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

-----Original Message-----
From: Dennis Bellamy <slammer737@gmail.com>
Sent: Wednesday, July 28, 2021 10:27 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Presidio in the Pines Tract M

Members, I have been a homeowner in Presidio in the Pines since November 2017(under contract in Dec 2016). At that time, the Miramonte master plan stated the land, which is now called tract M, would be a church or for other "neighborhood use." There was no mention of three, 3-story, condominium buildings. I feel during the last five years, Miramonte has performed some "slight-of-hand" moves changing the plan for this tract of land without any concurrence of our HOA/owners.

I have so many concerns about repurposed land in this subdivision. We are already struggling with parking issues, particularly around our multi-family units (duplexes and cluster homes.) It is difficult to imagine the parking situation with 39 condominium units, each averaging two vehicles. Also, the traffic on Woody Mountain is significantly higher now than it was a few years ago and will continue to grow with the Timber Sky development. Additionally, Woody Mountain carries a lot of crossover traffic to the Gore facilities, Equestrian Estates, and Flagstaff Ranch, south of I-40. Finally, Miramonte has asked for a drainage easement that will add to an already strained drainage plan in our subdivision. Our monsoon storms have highlighted how poorly this area controls water runoff. The proposed drainage easement will release additional water into an area that already has owners using sandbags to keep their front yards from washing out.

Thank you for your time and consideration, Dennis Bellamy

Sent from my iPad

Tiffany Antol

From: Tony Gardiner <tonygardiner5@gmail.com>
Sent: Sunday, August 1, 2021 5:11 PM
To: genevieve.pearthree@flagstaff.gov; Tiffany Antol; CD Front Counter
Subject: Proposed development of Tract M at Presidio in the Pines

Ladies and gentlemen, I write to you as a very concerned owner of property close to the proposed site for tract M in Presidio in the Pines and ask for your review and consideration of my strong objection to this development . Listed below are a number of reasons for the objection.

1)Miramonte, the proposed developer, told all purchasers of their properties that tract M was to be used eventually to construct a church or as a fall back a facility to benefit local residents, i.e. a community center. At no time then or subsequently have any of the owners been told or canvassed regarding a change of use. This at best is misrepresentation and may well have affected the decision of many to purchase homes in this area.

2) It will likely have an adverse effect on the current market value of nearby properties, through no fault of existing homeowners.

3) whilst not a fact that can be substantiated a development of a number of small condos is not in keeping with the locale .

4) Any substantial development in this area will have a dramatic effect on the drainage in the upper portion of the development which is already totally inadequate as has been made obvious during the recent monsoons.

5) Any attempt to mitigate the drainage issue will likely cause irreparable damage to the area, particularly in the region of Josselyn Drive. Trees would have to be removed, changing the character of the area, this would likely cause increased Freeway noise to affected houses and could result in claims on the City to rectify the situation. But paramountly, any increase in water runoff will be disastrous to the area.

6) Whilst I do not profess to be an expert on State or Local law, I believe that it is in the State Statute that any "Change of Use" application must be subject of a PUBLIC MEETING where all interested parties can attend and air their views. As I understand it no such meeting has been held which surely must invalidate any permit that has been issued. Additionally if this is in fact the case then an enquiry must be initiated to determine how the permit was issued.

I would appreciate your response to my points in order that I may decide on how to proceed.

Sincerely

A.M.Gardiner

Tiffany Antol

From: Robert Davis <radavis15@mac.com>
Sent: Tuesday, July 6, 2021 3:36 PM
To: Tiffany Antol
Cc: Alaxandra Pucciarelli; Robert A. Davis
Subject: Comments - Amendment #4 to the Presidio in the Pines Development Agreement and the Miramonte Homes Request for a Conditional Use Permit on Tract M

Tiffany Antol,

The Planning and Zoning Commission **must deny** the Miramonte Homes' request for a Conditional Use Permit on Tract M of the Presidio in the Pines Development Agreement due to the fact that Amendment #4 to the Development Agreement was executed in violation of Arizona State Statutes. Title 9 Section 9-462.04 of the Arizona Statutes requires the notification of the surrounding community and that a Public Hearing be held prior to the action that was taken to amend the Development Agreement based on significant changes in use within a zone.

While the zoning classification of Tract M was not changed the intended land uses of Tract M was changed significantly necessitating a Public Hearing and the proper notification of the surrounding community according to Title 9 of the Arizona Statutes. Amendment #4 resulted in "more than a 10% increase in the number of units that may be developed" and "an increase in the permitted uses" in the zone by adding residential as a permitted use.

In addition, the original Development Agreement required Tract M to be developed as a church use. The Development Agreement specified that if Tract M was not developed as a church use it **"shall be limited to neighborhood indoor uses"**. Deleting this section of the Development Agreement is a significant change to the allowable uses of the zoning for Tract M, thus requiring notification and a Public Hearing according to Title 9 of the Arizona Statutes.

The removal of the church use or other neighborhood indoor use of Tract M, removes a significant benefit from the residents of Presidio of the Pines. They were given no opportunity for community input or a public hearing. When finally having an opportunity for input at two neighborhood meetings, after the fact, there was nearly unanimous opposition to the Miramonte Project and the actions by the City Council to execute Amendment #4.

The Miramonte Project is incompatible with the surrounding community and the other areas of Presidio in the Pines. Given the location of Tract M and the 39 units to the southern entrance to Presidio in the Pines (at the round-about), there is also a public safety issue due to the increase in traffic at that corner.

The Planning and Zoning Commission should:

- **Deny** the Miramonte Homes request for a Conditional Use Permit (CUP) due to it being based on the illegal action of amending the Development Agreement in violation of Title 9 of the Arizona Statutes; and
- Incompatibility with the surrounding community.

Denial of the CUP and cancellation of Amendment #4, due to its illegality, resolves all of Presidio in the Pines resident concerns.

Sincerely,

Robert A. Davis

2912 W Paz de Avenida
Flagstaff, AZ 86001

414-807-3306

Tiffany Antol

From: Robert Davis <radavis15@mac.com>
Sent: Monday, June 7, 2021 11:58 AM
To: clee@miramontehomes.com
Cc: Alaxandra Pucciarelli; Tiffany Antol; Robert A. Davis; Michaelk.vogler@gmail.com; Kim; Whitney Biggerstaff; ellyn_fair@yahoo.com
Subject: Opposition to Miramonte Request for a CUP on Tract M -Neighborhood Signatures in Opposition
Attachments: CUP Petition Signatures.pdf

Charity,

Attached is a Petition in OPPOSITION to the Miramonte Homes request for a Conditional Use Permit (CUP) to build condominiums on Tract M. Over a 2 day period 60 signatures were collected and based on comments many more could be collected, if time permitted.

Please consider this "comments" submitted for the neighborhood Zoom meeting today dat 5:00 pm and submit them to the Planning Commission.

Thanks

Bob Davis
2912 W Paz de Avenida
414-807-3306

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1	Becky Jahn	Becky Jahn	3906 S. Pepita Dr.
2		Crystal McHoog	2955. S Pepita
3		Millie Bracke	2931 W. Presidio Dr
4		Kristin Wiebe	2924 W. Presidio Dr.
5	Norman Conger	Norman Conger	2923 W. Presidio Dr.
6	Brooks Grunct.		2915 W Presidio Dr.
7	Elizabeth Dela		2930 w. Presidio Dr
8		Lisa Galyen	2601 W Josselyn Dr.
9	Ileana Kissinger	Ileana Kissinger	2597 W. Josselyn DR.
10	Priscilla Bowling	Priscilla Bishop	2593 W Josselyn Dr.

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		Adnan Qutifan	2590 W Josselyn Dr.
2		Lisa Winborne	2594 W. Josselyn Dr.
3		Amruta Narumanchi	2598 W. Josselyn Dr.
4		Daniel Hobben	2911 W. Presidio Dr.
5		Allen George	2959 S Pepita Dr
6		Brandon Johnson	2951 S. Pepita Dr
7		Patrick Biggerstaff	2943 S. Pepita Dr.
8		Whitney Biggerstaff	2943 S. Pepita Dr.
9		Joseph Hammer	2935 S. Pepita dr
10		Geoffrey Sitch & Brittany Machala	2922 S. Pepita Dr.

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1	Susan M Summers	Susan M Summers	2918 S. Pepita Dr.
2	Scott D. Summers	Scott D. Summers	2918 S. Pepita Dr
3		Nick Viscassenno	2911 S. Pepita Dr.
4		Fred Avina	2926 S. Tex Ln.
5		Cal Hamren	28964 Paz De Avenida
6		Adam Zorger	2954 S. Tex Ln
7		Truj. Il. Esplain	2946 S. Tex Ln
8		GERSHON ASH	2930 S. TEX LN.
9	Debbie Royal	Debbie Royal	2918 S. Tex Ln
10		JEFF GREENE	2892 W. Patio Del Presidio

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1	Madhumita Dasmahapatra	MADHMITA DASMAHPATRA	2921, South Camel Drive
2	[illegible]	[illegible]	2937 S. Camel Dr.
3	[illegible]	John Rives	2956 S Camel Dr.
4	Richard Allen Pogue	Richard Allen Pogue	2924 S. Camel Dr.
5	[illegible]	Sara Zerger	2954 S. Tex Ln.
6	[illegible]	Katie Runnels	2923 S. Pardo Calle
7	[illegible]	Steve Brigham	2927 S. Pardo Calle
8	[illegible]	Michael Loy	2935 S. Pardo Calle
9	Venkata Yaramasu	Venkata Yaramasu	2939 S. Pardo calle
10	[illegible]	Laura Wade	2943 S. Pardo Calle

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		Penny Lauritsen	2951 S Paseo Calle
2		Matt Sieg	2403 W. Presidio Dr
3		Don Zetich	2928 W. Presidio Dr
4		Shuang-Yi Nien	2900 W Paz De Avenida
5		Joe Elms Jr	2883 W Patio Del Presidio
6		Gianna Elms	2883 W Patio del Presidio
7		Gary Hansen	2572 W. Josselyn Dr.
8		Polly Hansen	2572 W Josselyn Dr.
9		Mrdeak, Ashley	2886 W Presidio
10		Holly Shilling	2892 W. Presido Dr.

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		Anthony Talbert	2531 W. Josselyn Dr
2		Jennifer Vij	2950 ~~2695~~ S. Tex Lane
3		Nirja Patel	2958 S Tex Lane
4		Ray Tolby	2591 W. Josselyn Dr.
5	Jessica Newton	Jessica Newton	2568 W. Josselyn Dr.
6	Jane Kenmore	Jane Kenmore	2562 W Josselyn Dr
7	Janeen Fraser	Janeen Fraser	2538 W. Josselyn Dr.
8		Lindsay Smith	2518 W. Josselyn Dr.
9		Lusine Horoppetian	2510 W Josselyn Dr. Flagstaff AZ 86001
10		Linda Otzen	2910 S Tepeta Dr 86001

Tiffany Antol

From: Genevieve Pearthree
Sent: Wednesday, May 26, 2021 9:03 AM
To: Brandon Johnson
Cc: Tiffany Antol
Subject: Re: Miramonte apartments in Presidio in the Pines

Good morning Brandon,

Thanks for getting in touch. I'm 'ccing Tiffany Antol, who is the point person for this development case moving forward, and who can add your comments to the record. Please forward any future comments or questions to her.

I'm sorry that you did not receive a notification of the first meeting. I'm not sure what happened, but please note that the entire Presidio in the Pines neighborhood will be notified prior to the second neighborhood meeting for this project. So, you should receive a notification soon.

Best,

Genevieve Pearthree
Planning Development Manager | Current Planning Section
City of Flagstaff | 211 W. Aspen Ave. | Flagstaff, AZ 86001
gpearthree@flagstaffaz.gov | 928-213-2603

From: Brandon Johnson <rotorwind@yahoo.com>
Sent: Tuesday, May 25, 2021 8:32 PM
To: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>
Subject: Miramonte apartments in Presidio in the Pines

5/25/2021
RE: Proposed Miramonte Apartments in Presidio in the Pines
Hello,
This email is to formally announce that I am opposed to Miramonte's plan to put a three story apartment complex in Presidio in the Pines on the corner of Woody Mountain road and West Presidio Drive.
Presidio in The Pines is a residential neighborhood with single family homes and town homes that are one or two stories. A three story building does not fit the aesthetics of the neighborhood. There are no other tall structures in this neighborhood and would stick out like a sore thumb due to the height of the proposed structure.
Another issue with this complex Is it would cause more traffic and parking issues. Presidio already has a problem with parking. Already there are cars parked on the street, so much that at times it is hard to drive through our residential streets. This proposed complex does not have adequate parking planned (less than two spots per unit) and therefore the excess would overflow into Presidio's already crowded streets. In the winter when there is no street parking due to Flagstaff city ordinance this would be especially problematic. During Miramontes "Neighborhood Meeting" on 5/10/21 Miramonte representative stated that they did not conduct a traffic study because it was not required. They also stated the parking was "more than required". What is required and what should be done is two different things. A traffic study should be done. Miramonte sold hundreds of lots in this neighborhood and sold people on the area. Now there are going to just try to maximize profits buy trying to squeeze as many units as possible into the remaining land left. That is not right to everyone who invested in this neighborhood!
I am not against development of the plot of land in question. I think single family homes or more town homes would make sense (max of two stories). Originally the land was slated to be a church. I would be fine with that option as well. Sure, once a week there would be an influx of people in the area but I would take that over a three story apartment building any day!
In the last Neighborhood meeting it was stated that they only sent out notice of this meeting to houses within 300 feet. Well, I live 3 houses down from this proposed development and got no notice! The whole community needs to be notified of these meetings because it will affect the whole neighborhood not just those who live within 300 feet. I have

personally spoken to many neighbors and everyone is upset at this proposed development. The city of Flagstaff needs to hear the citizens voices and they need to be aware of future meetings.
I'm asking for the City of Flagstaff to deny the Conditional Use Permit for this Apartment complex, therefore not allowing this 3 story apartment building to be built. Miramonte should utilize the land for a church as originally planned or use it for single family or town homes that match what is already in the neighborhood.

Please pass this email along to anyone at the City Of Flagstaff that would be in charge of approving/denying the Miramonte Conditional Use Permit.

Thanks for your consideration,
Brandon Johnson
2951 S. Pepita Drive, Flagstaff AZ 86001
602-920-9409

Tiffany Antol

From: Summer Lilly <Summer.Lilly@nahealth.com>
Sent: Friday, June 4, 2021 1:48 PM
To: Tiffany Antol
Subject: Presidio in the Pines Resident Opposition to Tract M Development Conditional Use Permit request

Please see below. Thank you

From: Summer Lilly
Sent: Thursday, June 3, 2021 11:19:43 AM
To: clee@miramontehomes.com
Cc: Tanton@flagstaffaz.gov; apucciarelli@flagstaffaz.gov
Subject: Presidio in the Pines Resident Opposition to Tract M Development Conditional Use Permit request

Summer Johnson
2951 S. Pepita Drive
Flagstaff, Az 86001
928-699-4495
June 3, 2021
Charity Lee, Miramonte Homes

CC: APucciarelli@flagstaffaz.gov, TAntol@flagstaffaz.gov

Dear Ms Lee,

This letter is to serve as my voice of opposition to the proposed apartment/condo complex being considered by Miramonte Builders for the Tract M site in Presidio in the Pines.

I am a born and raised Flagstaff resident, spending all 41 of my years in this community. My husband and I purchased a home on Pepita Drive in 2016, based on the demographics and curb appeal of the neighborhood, for our family. During the purchase decision making process, we were told that Tract M, which is located 3 houses away from our home, would be the site of a church in the future, surrounded by free space. This information greatly influenced our decision to invest hundreds of thousands of dollars into a home purchase in Presidio.

When we found out, the day of a Conditional Use permit "informational" meeting about the proposed apartment/condo building project on Tract M, I felt betrayed by the builders and misled. I have decided to write this letter of opposition and provide some of my concerns about this proposition, from an objective point of view, but I have no hesitation in saying I 100% do not support this proposed build on Tract M.

A 3 story apartment building is not acceptable and will not fit the ambiance of our neighborhood, and will add heightened strain on our parking situation in Presidio, which is already problematic for single home residents. To consider building 39 additional dwellings with only 74 parking spaces for such dwellings, is ludicrous. The parking and traffic from this complex will seep into our residential streets, and cause further

congestion and safety issues for our neighborhood. The more cars parked along the streets is going to increase danger to our residents as pedestrians, as more blind spots will exist that could cause a child to be hit by an oncoming car. As a trauma nurse and an avid cyclist, we know firsthand the devastation car vs pedestrian accidents can cause, as seen in recent events in our own town that resulted in the fatality of a well-known community member on her bike. Adding more cars, and more congested parking on our smaller streets, will increase and possibly bring these same situations to our neighborhood. This risk is not worth financial gain for your company, and the frustrations of the current residents will continue to increase with parking as more cars are introduced to our neighborhood.

There are also no other 3 story building in Presidio, therefore the presence of these buildings would not be conducive to the overall environment we have here in our neighborhood. On Pepita Drive, we are proud of the feel of our street and take great pride in the homes we have all chosen to buy in this neighborhood. Adding an apartment complex right across the street to one of the nicest streets in Presidio will be an eyesore that none of us were led to believe was ever a consideration for that lot, when we purchased.

I understand that no leases less than 30 days will be allowed per your presentation on May 10th, but this in no way decreases the risk of student population leasing these properties from investors who would no doubt be purchasing many of these units. To add a college population right across from our street will increase the noise, the disturbances, and possibly the crime to our area, as well as again, adding to an already volatile parking situation. Cutting down more trees will also add to the noise from the interstate, and we bought here because we enjoy the quiet and peacefulness of the street we live on. Your proposed complex will completely eradicate the reasons we purchased the home we did, and will permanently impact Presidio in a negative manner.

The parking that will be located inside of this complex will also be extremely hazardous in the winter months, when ice is prevalent. There is no direct sun exposure in Tract M that would help with snow and ice melt, so more people will be parking along our streets, causing issues for snow plows and neighbors. How will the maintenance be paid for, to take care of this extra snow and ice in parking? The HOA will have to increase costs to the entire neighborhood, and I do not want my HOA funds going to the maintenance of an apartment complex I was never under the impression would exist.

I have lived in Flagstaff since birth. I work in Flagstaff and serve the community as a nurse. I am raising my children in Flagstaff, specifically in Presidio. I have invested my life into this community, and my hard earned money.

To build your proposed complex will be tearing apart the dream I have worked so hard to achieve. In no way is this proposal acceptable. Allow a church to build on the property, or do the entire City of Flagstaff a favor and leave it as green space that will allow the trees to remain in place, and the neighborhood to maintain some beauty. Flagstaff does not need more apartment style housing growth, and to put profits before the overall good of the community is disheartening and will reflect deeply on your reputation as a builder in this area, as your intentions will continue to show as not ones that keep the community in mind, but rather how much money you can try to squeeze out of whatever property you can purchase.

Please think of Flagstaff. Think of the residents in Presidio who feel misled and who are highly opposed to this building. Think of the safety of our children and families and our street capacity and parking. Think of more than just making money, because the residents here have put so much of our hard earned money into a lifestyle that will completely be interrupted by your proposed apartment/condo complex.

Sincerely,
Summer Johnson
Resident, Presidio in the Pines

Summer Johnson
BSN-RN,CCRN, Flight Nurse
Guardian Air Transport
Flagstaff Medical Center

Tiffany Antol

From: Genevieve Pearthree
Sent: Tuesday, July 6, 2021 3:18 PM
To: p11465@aol.com
Cc: Tiffany Antol
Subject: RE: Tract M Presidio in the Pines

Thanks, Philip, for sharing your comments. I'll make sure they get added to the comments included in the Planning and Zoning Commission packet.

Best,

Genevieve Pearthree
Planning Development Manager | Current Planning
City of Flagstaff | 211 W. Aspen Ave | Flagstaff, AZ 86001
gpearthree@flagstaffaz.gov
Office: 928-213-2603

From: p11465@aol.com <p11465@aol.com>
Sent: Monday, July 5, 2021 10:20 AM
To: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>
Subject: Tract M Presidio in the Pines

Regarding Miramonte's development plan for Tract M of Presidio in the Pines

The original plan approved by the City was to have Tract M developed as a church or something similar. Now that Presidio in the Pines is nearly complete, Miramonte has gone to the City for permission to erect three story tall, high density condos on this tiny lot. They are hoping to construct 39 units on 2.77 acres.

The community has formed a united voice in opposing the Miramonte proposal, however, it is extremely difficult to create the organization needed to oppose such a plan when the board meetings are video-conferences, and the Presidio board itself seems uninvolved.

At this point in time it appears likely that the City will approve some version of the Miramonte plan. The next line of defense are the covenants which legally bind both Miramonte and the residents The covenants require that the Architectural Review Committee (ARC) approve installation of improvements, alterations, repairs, excavation to any lot. Guidelines for the ARC are simple: "The architectural style of the development shall not *in any way*, be altered, modified, or changed...."

The ARC has a broad authority to enforce any standards which it deems appropriate. It is logical that the ARC will limit building height of the new construction to two floors just

like the rest of the development. This is a meaningful change to the current Miramonte plan.

Another significant change is required by Paragraph 11.19.1 of the covenants. "All owners and tenants shall park any and all motorized or non-motorized vehicles in the enclosed garage on the lot...." This covenant would require that 39 one and two car garages be constructed on site.

The two changes required by the covenants are not optional changes; Miramonte must (1) limit construction to two stories, and (2) provide an enclosed garage for each tenant. Tract M cannot be unilaterally withdrawn from Presidio in the Pines HOA without an amendment to the CCRs.

It is critical that the city counsel not interfere in the contractual obligations borne by Miramonte. If the City Counsel approves the Miramonte proposal, the development amendment must respect the two modifications discussed above.

Philip Dunn
p11465@aol.com

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, August 18, 2021 10:03 AM
To: Ryan Carpenter; Tiffany Antol
Cc: Betsy Decker
Subject: RE: Public Comment for Miramonte Tract M Conditional Use Permit

Thank you, your comment has been received.

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

From: Ryan Carpenter <rycarp@gmail.com>
Sent: Sunday, August 15, 2021 12:44 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>; Tiffany Antol <TAntol@flagstaffaz.gov>
Cc: Betsy Decker <betsy_decker@hotmail.com>
Subject: Public Comment for Miramonte Tract M Conditional Use Permit

Dear Flagstaff Planning and Zoning Commission,

I'm writing to share my thoughts about the development plan for Miramonte Tract M in the Presidio in the Pines neighborhood. My wife and I own 2920 West Presidio Drive, which is directly adjacent to this plot of land.

My concerns include the following:

When we purchased our home in late 2017, this site was zoned as a church, or other community enhancement site like a school, daycare, or community building. One of the selling points at the time of the purchase was the development plan for this site. We were not notified of Miramonte's intention to change the designation for this site until after the changes were approved by the city council. This may be the current regulations, but seems unfair to community members that bought their property and home knowing that this land was zoned for a church or community building.

As for the plan of building the three condos, there are many concerns we have with this plan. Although the plan exceeds the city of Flagstaff's parking requirements by one parking spot, it's clear that the city's minimum requirements don't provide adequate parking in many locations throughout

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, August 9, 2021 11:31 AM
To: Tiffany Antol
Subject: FW: Re Philip Dunn letter. Part two of letter

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

-----Original Message-----
From: Linda Dunn <lndadnn@aol.com>
Sent: Thursday, August 5, 2021 10:35 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Re Philip Dunn letter. Part two of letter

Phil's email and phone number were also omitted. Kim at hoa has both our information as we have been communicating with her regularly. It was clearly left off. His email is p11465@aol.com. 804-513-8262

Everyone else had a complete address on this list. He has great experience and expertise in matters like this so I don't believe it was an accidental omission. Please add it to the info sheet.
Sincerely
Linda Dunn.
2477 W Mission Timber Circle (not 2477 MTC) Flagstaff az 86001

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, August 9, 2021 11:28 AM
To: Tiffany Antol
Subject: FW: Miramonte condo project in presidio

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

-----Original Message-----
From: Linda Dunn <lndadnn@aol.com>
Sent: Thursday, August 5, 2021 10:11 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Miramonte condo project in presidio

Hello,

I understand that the miramonte representative has resigned from the presidio hoa board since no more lots are left unsold.

Question....I have asked, but have not received an answer to this question ,,,,,

According to the CCR's and bylaws, in order to be a member of the board, one must personally own a lot in your own name and pay property taxes on that property. I would like to know how a Miramonte representative was allowed to ever serve on the board and why isn't every decision that he ever voted on considered null and void? ....Personally owned lots in ones own name.

We have reached out four times for an answer to this and no one will give the courtesy of an answer. ,,,,

Why is miramonte not subject to the same rules and regulations of the hoa that the rest of the residents are?

And, why are they allowed to break off from the hoa and form their own hoa so not to have to follow the rules regarding having all construction match the current homes in the neighborhood, not a three story monstrosity that will cater towards students with cars.

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, August 9, 2021 11:30 AM
To: Tiffany Antol
Subject: FW: Attachment to hoa information packet

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

From: Linda Dunn <lndadnn@aol.com>
Sent: Thursday, August 5, 2021 10:28 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Attachment to hoa information packet

My husband, Phil Dunn, has been quite involved in submitting information and questions to Kim on the board. He has spent many hours sharing input and experience regarding unwanted projects. He served for many years in the Troon North Board of Directors in Scottsdale. He was actively involved in stopping a motel like structure from being built on a small piece of property off the Troon north golf course. They won this case in az Supreme Court. It was halted. So, it is fair to say he is experienced in the behind the door tactics that are used to push these unwanted projects through to the point where it is almost too late to stop it.

There have been many residents who have heard Phil's questions and concerns voiced on zoom meetings but have not had a way to contact him because no one knows anyone's name.

Re: number 3 on the meeting attendees list below, I believe it is absolutely intentional that his contact info is incomplete. No one else's address is listed as 2477 MTC, who knows what that is? It is 2477 West Mission Timber Circle.

Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, August 10, 2021 10:17 AM
To: Tiffany Antol
Subject: FW: Planning and Zoning Commission - PRESIDIO Tract M

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

-----Original Message-----
From: mail <hamptons107@aol.com>
Sent: Saturday, August 7, 2021 10:49 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Planning and Zoning Commission - PRESIDIO Tract M

This is an email to voice our adamant disapproval of the proposed 3 STORY building / 39 unit apartment complex / sale condos in the Presidio neighborhood.

The developer can say all the "right things" but this needs to remain a family friendly neighborhood without added condo traffic and riffraff.

Not to mention, the amenities and municipalities within this area are already stretched way too thin to add more dwellings.

Thank you.

J. Kirk Hampton

2741 West Jaclyn Drive (Presidio)

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, August 11, 2021 9:05 AM
To: Tiffany Antol
Subject: FW: Public comment for Project PZ-19-00204-02

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

From: Crystal Graziano <Crystal.Graziano@nau.edu>
Sent: Tuesday, August 10, 2021 8:08 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Public comment for Project PZ-19-00204-02

The following is my public comment for Project PZ-19-00204-02, the Miramonte conditional use permit. Meeting on August 25th 4-6pm:

> While I'm not opposed to new housing development in general, I feel this particular location in the Presidio neighborhood could be used better. Specifically, I'd like to see new development that is compatible with the city's climate action plan. For example, if the zoning stayed as originally planned or changed to mixed use, like a small grocery mart under residential units, opportunities arise that could make the neighborhood more walkable, a goal of the climate action plan. Additionally, there is already a lack of public transportation in the area, another thing that clashes with the action plan which has a goal of fewer car trips. If the condo complex is pretty much set in stone as currently planned, can Miramonte speak to how they will strive to complement the Flagstaff climate action plan?

Thank you,

Crystal G

Tiffany Antol

From: Charity Lee <clee@miramontehomes.com>
Sent: Thursday, August 5, 2021 3:02 PM
To: Tiffany Antol
Subject: FW: Tract M in Presidio

FYI

Charity Lee
Northern AZ. Land Acquisition & Development Manager Miramonte Homes
102 S. Mikes Pike
Flagstaff, AZ 86001
Cell: (928) 600-3594

No offer to sell or lease may be made or to purchase or lease may be accepted prior to issuance of an Arizona Public Report. A Public Report is available at the State Real Estate Department website
https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.azre.go%2F&data=04%7C01%7CTAntol%40flagstaffaz.gov%7C27fdb184256f44a1582608d9585cb098%7C5da727b9fb8848b4aa072a40088a046d%7C0%7C0%7C637637977390262746%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=gMrlDMh7c6bg4kpS5cMk9aLBKlsJ6Egh%2FOLkNeKtvb0%3D&reserved=0.
Miramonte Arizona, LLC ROC# 241199. Copyright © 2020 Miramonte Homes. All rights reserved.

-----Original Message-----
From: Phoebe Wood <phoebewood27@gmail.com>
Sent: Thursday, August 5, 2021 2:12 PM
To: Charity Lee <clee@miramontehomes.com>
Subject: Tract M in Presidio

Charity,

I am writing, again, in strong opposition of Tract M in Presidio.

I think it is a terrible idea to put a 3 story apartment complex off of Woody Mountain Rd, and here's why:

1. It will lower home values of Timber Sky and Presidio.

2. It will increase traffic in an already busy area. Gore, our neighborhoods, and Woody mountain dirt road visitors create more traffic than Woody Mountain can handle several times a day already. Serious wrecks happen frequently on Route 66 from the Chevron west because of how busy it is and people waiting at stop signs trying to merge on to Route 66 without a stop light.

3. People move to the edge of town for a reason. It's to enjoy nature and get away from heavy traffic and busyness of downtown and NAU. NAU has put up tall apartments all over. My opinion is keep that stuff by the university. You will drive more college kids into our area which will drive out more affluent tax paying adults, and that will contribute to a less valuable property over time. College kids who have Mommy and Daddy pay the rent for them don't take care of

Tiffany Antol

From: Robert Davis <radavis15@mac.com>
Sent: Wednesday, August 11, 2021 10:39 AM
To: CD P and Z Commission; Tiffany Antol
Cc: Michaelk.vogler@gmail.com; Kyle Winfree; Kim
Subject: Comments - Amendment #4 to the Presidio in the Pines Development Agreement and the Miramonte Homes Request for a Conditional Use Permit on Tract M

(This communication was sent to Tiffany Antol on 7/6/2021. No response, other than an out of office notice, has been received.)

Members of the Planning and Zoning Commission,

The Planning and Zoning Commission **must deny** the Miramonte Homes' request for a Conditional Use Permit on Tract M of the Presidio in the Pines Development Agreement due to the fact that Amendment #4 to the Development Agreement was executed in violation of Arizona State Statutes. Title 9 Section 9-462.04 of the Arizona Statutes requires the notification of the surrounding community and that a Public Hearing be held prior to the action that was taken to amend the Development Agreement based on significant changes in use within a zone.

While the zoning classification of Tract M was not changed the intended land uses of Tract M was changed significantly necessitating a Public Hearing and the proper notification of the surrounding community according to Title 9 of the Arizona Statutes. Amendment #4 resulted in "more than a 10% increase in the number of units that may be developed" and "an increase in the permitted uses" in the zone by adding residential as a permitted use.

In addition, the original Development Agreement required Tract M to be developed as a church use. The Development Agreement specified that if Tract M was not developed as a church use it "**shall be limited to neighborhood indoor uses**". Deleting this section of the Development Agreement is a significant change to the allowable uses of the zoning for Tract M, thus requiring notification and a Public Hearing according to Title 9 of the Arizona Statutes.

The removal of the church use or other neighborhood indoor use of Tract M, removes a significant benefit from the residents of Presidio of the Pines. They were given no opportunity for community input or a public hearing. When finally having an opportunity for input at two neighborhood meetings, after the fact, there was nearly unanimous opposition to the Miramonte Project and the actions by the City Council to execute Amendment #4.

The Miramonte Project is incompatible with the surrounding community and the other areas of Presidio in the Pines. Given the location of Tract M and the 39 units to the southern entrance to Presidio in the Pines (at the round-about), there is also a public safety issue due to the increase in traffic at that corner.

In addition,

The Planning and Zoning Commission should:

- **Deny** the Miramonte Homes request for a Conditional Use Permit (CUP) due to it being based on the illegal action of amending the Development Agreement in violation of Title 9 of the Arizona Statutes; and
- Incompatibility with the surrounding community.

Presidio in the Pines

Homeowners Association
323 S River Run Road, Suite 1, Flagstaff, AZ 86001
Phone: (928) 773-0690
Managed by ◆ Sterling Real Estate Management

08/11/2021

To: City of Flagstaff Community Development
Tiffany Antol, Planning Development Manager

From: The Presidio in the Pines Board of Directors

RE: Tract M, Presidio in the Pines, Proposed Condominium Development

Date: August 11, 2021

The Presidio in the Pines Board of Directors appreciates the opportunity to provide comments on the proposed Conditional Use Permit required to construct 39 condominium units on Tract M of the Presidio in the Pines subdivision, located at 2950 S. Woody Mountain Road.

The property, Tract M, is located at the southeast corner of the overall development at the intersection of Woody Mountain Road and West Presidio Drive. Tract M was established/platted in conjunction with the subdivision of the area and is identified on the Final Plat of Presidio in the Pines, a planned community development. At the time the subdivision was platted, Tract M was identified for future development by the Developer and would not be owned or maintained by the Homeowners Association. However, Tract M, is still considered part of the overall Presidio in the Pines Master planned community and is bound by the Declaration of Covenants, Conditions and Restrictions for the Presidio in the Pines.

As such, the Board of Directors presents the following comments for consideration by the City of Flagstaff:

1. Master Association/Sub Association relationship required.
The proposed condominiums and corresponding homeowners association that will manage and maintain the property and buildings will be a sub-association of the Presidio in the Pines Master Association.

This Master HOA/Sub Association relationship must be identified within the condominium Declaration/CC&Rs and clearly conveyed to all subsequent purchasers that they will be bound by two (2) sets of documents, Association assessments, and rules and regulations.

WHITNEY CUNNINGHAM
WCUNNINGHAM@AWDLAW.COM

August 17, 2021

Via Email (TAntol@flagstaffaz.gov)

Tiffany Antol, Planning Development Manager
City of Flagstaff Planning & Development Services
211 W. Aspen Ave
Flagstaff, AZ 86001

RE: **Tract M, Presidio in the Pines**
Project PZ-19-00204-02

Dear Tiffany:

We have reviewed the August 11, 2021 memorandum submitted by the Presidio in the Pines Homeowners Association. The memo states without explanation that Tract M "is still considered part of the overall Presidio in the Pines Master planned community and is bound by the Declaration of Covenants, Conditions and Restrictions for the Presidio in the Pines." The memo goes on to state expectations of a "Master Association/Sub Association relationship" as well as an assertion of a right of "Architectural Review." Due to some factual inaccuracies in the memo, and to address other items raised in the memo, we provide the following information on behalf of the applicant, Miramonte Homes. To aid in your review of this letter, we attached both the Plat and the CC&Rs.

The Plat dedicates, among other things, all tracts identified within the Plat as part of the subdivision. This includes Tract M. However, while Tract M is part of the overall Presidio in the Pines development, it is not subject to the authority of the Presidio in the Pines Homeowners' Association, Inc. (herein, the "HOA"). This is true for several reasons, all based on the Plat and the CC&Rs.

First, the Plat itself separates Tract M from the HOA: "Tracts A, B & M are for future development and will not be owned or maintained by the Homeowners' Association." (Final Plat at 1, paragraph 9).

Second, the CC&Rs themselves exclude Tract M from anything having to do with the HOA.

- Tract M is not mentioned in the CC&Rs. This is not a meaningless omission because the CC&Rs define the realm of HOA responsibility, as follows: "Association's Responsibilities. The Association is responsible for the proper and efficient management of the Association, the Common Areas, specified front yards and lots, (refer to Section 8.3), and any detention or retention basins shown on the recorded Plat." (CC&Rs § 9.1).

- Only Owners of Lots can be Members of the HOA, and only Members have a right to vote. (CC&Rs § 3.2).

    - Tract M is not a Lot. Lots are defined in Sections 1.18 through 1.25 (Lot Types A through H). These are each a variation of a residential lot, and they are called out, individually by number

improvements on Lots are required to go through the ARC. (CC&Rs § 7.5.1). In addition, neither Tract M nor its owner(s) are part of the Association to begin with, as explained above.

Please let me know if we can address any further questions or concerns about this matter.

Sincerely,

ASPEY, WATKINS & DIESEL PLLC

Whitney Cunningham
WC/gb

C: Christina Rubalcava (CRubalcava@flagstaffaz.gov)

Presidio in the Pines Homeowners' Association, Inc.
c/o Sterling Real Estate Management
323 S. River Run Rd., Suite 1
Flagstaff, AZ 86001

Tiffany Antol

From: Ryan Carpenter <rycarp@gmail.com>
Sent: Sunday, August 15, 2021 12:44 PM
To: CD P and Z Commission; Tiffany Antol
Cc: Betsy Decker
Subject: Public Comment for Miramonte Tract M Conditional Use Permit

Dear Flagstaff Planning and Zoning Commission,

I'm writing to share my thoughts about the development plan for Miramonte Tract M in the Presidio in the Pines neighborhood. My wife and I own 2920 West Presidio Drive, which is directly adjacent to this plot of land.

My concerns include the following:

When we purchased our home in late 2017, this site was zoned as a church, or other community enhancement site like a school, daycare, or community building. One of the selling points at the time of the purchase was the development plan for this site. We were not notified of Miramonte's intention to change the designation for this site until after the changes were approved by the city council. This may be the current regulations, but seems unfair to community members that bought their property and home knowing that this land was zoned for a church or community building.

As for the plan of building the three condos, there are many concerns we have with this plan. Although the plan exceeds the city of Flagstaff's parking requirements by one parking spot, it's clear that the city's minimum requirements don't provide adequate parking in many locations throughout town. Many condo/apartment complexes in town have parking issues that spill out onto the city streets. For example, the on street parking on S. Riordan Ranch Road is nearly always full, and used as overflow parking for the housing complex located there. This is just one example, and is a common issue in Flagstaff. Since we are two houses down from the entrance to the complex, we are concerned that we will have cars parking in front of our home regularly. Although it's illegal to park on the street overnight during the winter months, this is not regularly enforced. In addition to this, since the proposed complex will have its own HOA, there will be no oversight by the Presidio in the Pines HOA regarding these potential parking issues.

The proposed condo complex is not compatible with the remainder of the neighborhood. This neighborhood is made up of exclusively single-family homes, and duplexes. We would be supportive of either single-family homes or duplexes being built on this site, but find it incompatible to have a condo complex in this neighborhood.

The layout and design of the Presidio in the Pines neighborhood is small lots with homes very close to one another. This can cause issues with noise, and neighbors being disruptive. To build an additional 39 units in essence in the back yards of some residents will undoubtedly have negative impacts regarding noise. Yes, there is a small conservation easement that will help with some of the homes on Josselyn Road, but some of the homes on West Presidio Drive will be directly adjacent to this complex and be subjected to additional noise from the residences and traffic.

I understand the need for housing, and specifically affordable housing in Flagstaff. This unit is only adding 3-4 affordable housing units. The rest will be sold at or above market value. I would be much

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2618
F: (928) 779-7684

CUP

Date Received	**Application for Conditional Use**	File Number

Property Owner(s) Miramonte Presidio LLC		**Phone** 520-268-9120
Mailing Address 2502 E. River Road	**City, State, Zip** Tucson, az. 85718	**Email** chris@kemmerly.com
Applicant(s) Chris Kemmerly		**Phone** 520-268-9120
Mailing Address Same as above	**City, State, Zip**	**Email** same as above
Project Representative Charity Lee - Miramonte Homes		**Phone** 928-600-3594
Mailing Address 102 S. Mikes Pike	**City, State, Zip** Flagstaff, az 86001	**Email** clee@miramontehomes.com

Site Address 2940 S. Woody Mtn Rd.	**Parcel Number(s)** 112-62-483	**Subdivision, Tract & Lot Number** Presidio in the Pines Tract M	
Zoning District HC	**Regional Plan Land Use Category** Suburban	**Flood Zone** Zone X	
Property Information:	☐ Yes ☒ No Located in an existing City of Flagstaff Historic District? (Name: _____) ☐ Yes ☒ No Existing structures are over 50 years old at the time of application? ☐ Yes ☒ No Existing structures are pre-World War II housing? ☒ Yes ☐ No Subject property is undeveloped land?		
Surrounding Uses (Res, Com, Ind)	**North** Res	**South** I-40	**East** Res	**West** Res

Note:
Conditional Use Permits are reviewed by City's Planning and Zoning Commission (P&Z), which meets **the second and fourth Wednesday of every month**. Applications are due by the close of business no fewer than 25 days prior to the meeting. You must provide a complete application form, along with the required number of plans and information as indicated in the checklist on the reverse side of this application. **Incomplete submittals will not be scheduled.**

Property Owner Signature	**Date** 4/15/21	**Applicant Signature**	**Date** 4/15/21

For City Use

Date Filed	**File Number and Approval Date:**	
Hearing Date	**Publication and Posting Date(s):**	
Fee Receipt Number	**Amount**	**Date**

Action by Planning and Zoning Commission:

Hearing Date:	**Type of Request:**
☐ Approved	☐ CUP
☐ Denied	☐ Extension
☐ Continued	

Staff Assignments	**Planning**	**Engineering**	**Fire**	**Public Works/Utilities**	**Stormwater**

Conditional Use Permits (CUP)

Conditional uses are those uses which are presumed to be compatible with other authorized or permitted land uses in a zoning district, but require additional discretionary review, and possibly the imposition of conditions, to ensure that their location, design, and character are appropriate at a particular location.

Only those uses which are authorized as conditional uses in Chapters10-40 (Specific to Zones), may be approved as conditional uses.

Further information regarding conditional uses and the CUP process can be found in Section 10-20.40.050 (Conditional Uses) of the Zoning Code

Review

Requests for CUP are reviewed by the City's Planning and Zoning Commission (P&Z), an advisory commission appointed by the City Council.

A public hearing is held in conjunction with the request in conformance with Section 10-20.30.080 of the Zoning Code. Just before the public hearing is opened, Development Services staff presents its report to the P&Z, and the applicant is given an opportunity to make a presentation regarding the request. During the public hearing, any person may give testimony or submit written materials regarding the proposal.

At the conclusion of the public hearing, the P&Z may approve the application as presented, approve the application with conditions, or deny the application. The P&Z may also continue the public hearing to a future meeting if additional information is needed before action can be taken.

P&Z meetings are open to the public in compliance with the State's Open Meeting Law, and agendas are posted at City Hall no less than 24 hours prior to the meeting. Minutes are kept of all P&Z meetings.

Schedule

The Planning and Zoning Commission meets on the second and fourth Wednesday of every month at 4:00 p.m. in the afternoon. An application for a CUP must be made by the close of business at least 30 calendar days prior to a regularly scheduled P&Z meeting.

Please be aware that a project must receive formal Site Plan Review approval from the Planning Director before a CUP application can be submitted.

Attendance by the applicant or a project representative at the Planning and Zoning Commission hearing is mandatory.

Submission Requirements

All applications for CUP must be accompanied by the following information:

- ☐ 10 copies of proposed development plans
- ☐ Location/vicinity map
- ☐ Written response to the 9 standards for granting a CUP
- ☐ List of property owners and parcel numbers, assessor's maps, and pre-addressed, stamped envelopes for properties within 300 feet
- ☐ CUP application fee (see Fee Schedule)

Proposed Development Plans

Proposed development plans that must be submitted in conjunction with a CUP application are the same as those required for formal Site Plan Review (see list below). Refer to the Site Plan Review Application for a complete description of these plans and the information that must be depicted on them.

- ☐ Site plan
- ☐ Building elevations (one copy in color)
- ☐ Building floor plans
- ☐ Landscape plan
- ☐ Resource survey and protection plan (when applicable)
- ☐ Exterior lighting plan
- ☐ Preliminary signage plan
- ☐ Site capacity calculations (when applicable)

All plans submitted with the application must be folded to approximately 8.5 x 11 inches in size.

Location/Vicinity Map

The location/vicinity map shows adjacent streets and properties, as well as the land uses and zoning for those properties. Any contiguous property owned by the property owner or applicant must also be shown. The location/vicinity map must be drawn to scale and include dimensions. The location/vicinity map can be made a part of the site plan where space permits.

9 Standards for Granting a CUP

The CUP may be issued only when the P&Z finds that the applicant has considered and adequately addressed all of the following issues to ensure that the proposed use will be compatible with the surrounding area. Therefore, the CUP application must include a written response indicating how each of the issues is addressed in the CUP proposal. Attach substantiating documentation when necessary.

- ☐ Access and traffic; pedestrian, bicycle and vehicular circulation
- ☐ Adequacy of site and open space provisions, including site capacity and resource protection standards where applicable
- ☐ Noise, light, visual, and other pollutants
- ☐ Proposed style and siting of structure(s), and relationship to the surrounding neighborhood
- ☐ Landscaping and screening provisions
- ☐ Impact on public utilities
- ☐ Signage and outdoor lighting
- ☐ Dedication and development of streets adjoining the property
- ☐ Impacts on historical, prehistoric, or natural resources

Property Owners Within 300 Feet

In order to meet the notice requirements for a public hearing, the applicant is required to provide a list of the names, addresses, and parcel numbers, as well as pre-addressed **stamped** envelopes, for all properties within 300 feet of the subject property, exclusive of rights-of-way. The Coconino County Assessor's Office is the most up-to-date source of information for property ownership. The City uses this information to notify surrounding property owners of the request for CUP.

"Exclusive of rights-of-way" means that where the subject parcel has frontage along a street, measurement of the 300-foot boundary begins on the opposite side of the right-of-way. It is always better to include more properties than required rather than fewer.

The following information regarding surrounding property owners must be submitted with the application for a CUP:

- ☐ A list of the names and addresses of property owners and parcel numbers for properties within 300 feet, exclusive of right-of-way
- ☐ Coconino County Assessor's maps showing all of the properties within 300 feet and indicating book, map, and parcel numbers
- ☐ Pre-addressed, stamped envelopes to all property owners within 300 feet (leave return address blank)

Public notice of the request for CUP is also given by posting a notice on the property and placing a display ad in the newspaper at least 15 days prior to the hearing. Once an application has been made, the City of Flagstaff is responsible for meeting notice requirements.

Application Fee

An application fee payable to the "City of Flagstaff", must be paid at the time an application for a CUP is submitted. The fee helps cover the cost of meeting noticing and advertising requirements.

Signatures

All applications must be signed and dated by both the applicant and the owner of the property.

Applications will not be accepted or scheduled until all of the submission requirements have been met. Once an application has been submitted, neither the application nor accompanying development plans can be amended or modified.

Expiration

A CUP expires one year from the date of P&Z approval unless a grading or building permit is obtained or the use is established. The P&Z may grant a one-time extension of 180 days following a formal request for such an extension by the applicant. The extension must be approved before the expiration date of the CUP.

Appeals

Any person aggrieved by a decision of the P&Z to approve or deny a CUP (including the applicant) may file an appeal with the City Council. An appeal must be submitted in writing to the Planning Director or Community Development Director within 10 days of the P&Z's decision. The City Council will conduct a public hearing and at the conclusion of the hearing shall affirm, reverse, or modify the decision.

For Further Information

For further information regarding the application and submission requirements for a CUP, please contact:

Planning and Development Services Section
City of Flagstaff
211 W Aspen Avenue
Flagstaff AZ 86001

928-213-2618
928-779-7684 Fax

cdfrontcounter@flagstaffaz.gov

MIRAMONTE
HOMES

Miramonte Homes
Chris Kemmerly
2502 E. River Road
Tucson, AZ 85718

April 15, 2021

City of Flagstaff
Planning and Zoning Commission
211 W. Aspen Avenue
Flagstaff, AZ. 86001

Project Name: Presidio in the Pines-Tract M
Project Number: MES #15159

Dear Commissioners,

Please consider our application for a Conditional Use Permit for the construction of a 39-unit multifamily residential project in Presidio in the Pines, a Planned Community Development-Tract M.

PROJECT OVERVIEW:

Miramonte Presidio LLC (Miramonte) is the owner of approximately 2.77 acres located at 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001, Assessor Parcel Number 112-62-483, otherwise known as Tract M (the Project), identified in the Final Plat of Presidio in the Pines a Planned Community Development, in Case 9 Map 72, and recorded in Document Number 3322439 with the Coconino County Recorder (the Final Plat).

Tract M is zoned Highway Commercial (HC) and was originally identified on the Final Plat as a future church site. Miramonte proposes to build a 39-unit multifamily residential project and 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 SF and residential units will range from 514-1,064 SF. The density per acre is 14.09 units and the lot coverage is 12.6%. The intent is to plat the condominium units.

As a condition of Site Plan approval, a Conditional Use Permit (CUP) is required for the PRD in the HC zone. Our application addresses the nine standards for granting a CUP below.

9 STANDARDS FOR GRANTING A CONDITIONAL USE PERMIT:

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

Site access will be located off W. Presidio Drive. The Fire Department has reviewed and has approved of the on-site access.

The City of Flagstaff required a total of seventy-three (73) vehicle parking space. The Project will provide seventy-four (74) vehicle parking spaces which will include four (4) A.D.A compliant spaces and twelve (12) bicycle spaces.

A.D.A Pedestrian access is provided to each building and the public way.

Bike racks will be located at the entrance of each building.

2. Adequacy of Site and Open Space Provisions, Including Site Capacity and Resource Protection Standards Where Applicable

The Project will include 14 units per acre with 49.7% of the site remaining as open space. The Project will protect 35.11 % tree resources of which, 30% is required in the HC zone.

3. Noise, Light, Visual, and Other Pollutants

The Project is bordered by I-40 to the South, S. Woody Mountain Road to the West and W. Presidio Dr. to the North. There is an existing block/sound wall along Woody Mountain Road and I-40 which will provide a barrier between the Project and the roadways. This will help mitigate noise and aid in the visual aesthetics of the Project.

Building lighting will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

4. Proposed Style and Siting of Structures, and Relationship to the Surrounding Neighborhood

The Project is in Presidio in the Pines, a Planned Community Development, a high-density residential neighborhood. The apartment style buildings will be wood and/or masonry construction with slab-on-grade floors. They will be constructed using similar construction materials as to complement the existing neighborhood. Building forward is utilized providing human scale and interest to adjacent surrounding development.

5. Landscaping and Screening Provisions

Landscaping will comply with the requirements of the approved Site Plan and as noted on the Landscaping Plan.

Screening will be accomplished with screen/sound walls on existing boundaries and will comply with the requirements in Section 10-50-50 of the Zoning Code.

6. Impact on Utilities

Presidio is a 790 Lot "Planned Community Development". Utility impacts were analyzed at the rezoning and public improvements were installed per WISA.

7. Signage and Outdoor Lighting

No additional signage is proposed for the Project. If additional signage is installed it will comply with the sign standards in Section 10-50-100 of the Zoning Code.

All exterior lighting will meet the requirements of the City of Flagstaff Outdoor Lighting Standards for shielding, lamp type and maximum lumen output as noted in the Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

8. Dedication and Development of Streets Adjoining the Property

Adjoining streets are fully improved and dedicated to the public.

9. Impacts on Historical, Prehistoric or Natural Resources

A cultural resource survey was completed for the entire area inclusive of this Project area. Mark Reavis, Neighborhood Planner- Heritage Preservation Officer has reviewed the Project and has determined that no additional cultural resource surveys are required.

Thank you for considering our application for a Conditional Use Permit for Presidio in the Pines Tract M. Miramonte looks forward to starting construction on the Project this summer which will provide the much-needed additional housing options for the citizens of Flagstaff.

Sincerely,

Chris Kemmerly
Owner/CEO

MIRAMONTE
HOMES

Neighborhood Meeting and Citizen Outreach Plan

April 27, 2021

Via Email (Genevieve Pearthree Genevieve.Pearthree@flagstaffaz.gov)

Genevieve Pearthree
City of Flagstaff Planning & Development Services
211 W. Aspen Ave
Flagstaff, AZ 86001

RE: **Project:** **Presidio in the Pines- Tract M**
Applicant: **Miramonte Presidio, LLC**

Dear Ms. Pearthree:

In connection with our application for (a) Conditional Use Permit, the applicant, Miramonte Presidio, LLC, (Miramonte) has formulated this Neighborhood Meeting and Citizen Outreach Plan and welcomes feedback from the City of Flagstaff (the "City") regarding any of the details set forth herein. The information herein is intended to comply with relevant portions of the Flagstaff Zoning Code (the "Code"), Section 10-20.30.060.

Introduction

Miramonte Presidio, LLC is proposing to develop a 2.77-acre parcel located at 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001, Assessor Parcel Number 112-62-483, otherwise known as Tract M. The development will consist of three, (3) story apartment buildings consisting of 39-units. The buildings total 19,650 SF and residential units will range from 514-1,064 SF. The density per acre is 14.09 units and the lot coverage is 12.6%.

The Planned Residential Development (PRD) mechanism will be used, following standards: T4.N2 Transect Zone, Apartment Building Type, and Forecourt Private Frontage Type. As a condition of Civil Plan approval, a Conditional Use Permit (CUP) is required for the PRD in the HC zone.

Neighborhood Meeting

A. Purpose

Miramonte understands the purpose of the required neighborhood meeting to encompass the following goals:

- Encourage Miramonte to allow for informed decision making through the dissemination of proposals and alternatives. *See* Code Section 10-20.30.060(B)(1).
- Ensure that Miramonte pursues early and effective citizen participation in conjunction with its applications, giving it the opportunity to understand and try to mitigate any real or perceived impacts its applications may have on the community. *See* Code Section 10-20.30.060(B)(2).
- Ensure that the citizens and property owners within the community have an adequate opportunity to learn about how Miramonte's applications may affect them and to work with Miramonte to resolve concerns at an early stage of the process. *See* Code Section 10-20.30.060(B)(3).
- Facilitate ongoing communication between Miramonte potentially affected citizens and adjacent property owners, City staff, Planning Commissioners and elected officials throughout the application review process. *See* Code Section 10-20.30.060(B)(4).

B. Applicability and Requirements

Miramonte understands its Applications will require it to hold a neighborhood meeting and that it is responsible for the costs associated with the meeting. If the Director requires as much, Miramonte will host additional neighborhood meetings. Miramonte has not yet determined when the required neighborhood meeting will be held, however, Miramonte will inform the City once it has scheduled the neighborhood meeting.

C. Neighborhood Meeting Plan

Pursuant to Code Section 10-20.30.060(C)(2), Miramonte's plan for how it intends to conduct the neighborhood meeting must be submitted to and approved by the Director in compliance with the review schedule. In anticipation of this requirement, Miramonte includes the following proposed plan for conducting the neighborhood meeting. The neighborhood meeting will be hosted at a suitable gathering location at or near the proposed project site. Miramonte may hold the public meeting(s) at the subject site, if it is determined to be a suitable location for the meeting(s). Miramonte intends to hold in-person meetings, assuming that social distancing requirements caused by the COVID-19 pandemic can be met. If in-person meetings are not feasible as a result of the pandemic, then Miramonte will either delay the meeting until such time as in-person meeting can be suitably held or it will conduct the meeting online, if approved by the Director. Again, while

Miramonte has determined the location, date and time of the neighborhood meeting, it will include such information in its plan sent to the Director in compliance with the review schedule.

While the Director may determine that additional notices are required, Miramonte will, at a minimum, provide notices, via first class mail and email (if available) to the following parties:

- Property owners, citizens, jurisdictions and public agencies within 300 feet of the proposed project;
- The head of any homeowners association, or community/neighborhood representative within 1,000 feet of the proposed project;
- All persons or groups whose names are on the registry of persons and groups described in Code Section 10-20.30.080(B) who are interested in receiving such notice; and
- If required by the Director, to any party falling within an expanded notification area.

Further, Miramonte will post a sign on the subject property. The sign posted on the subject property will be at least 4' x 4' and will be clearly visible from Woody Mountain Road and will have an attached information tube containing copies of the meeting notice. This sign will be installed at least 10 days prior the neighbor meeting. In addition, each of these notices will set forth the purpose and substance of the proposed application, and the time, date and place of the neighborhood meeting. Miramonte will submit a copy of such notice to the Director.

At the meeting(s), Miramonte will circulate a sign-in sheet (or collection of participant information for a virtual meeting), and will provide an introduction of the proposed development, with an overview of the development's design and goals. After Miramonte provides an overview of the proposed project, Miramonte will engage in a charrette-style interaction, encouraging attendees' written contribution of any comments or concerns about the proposed development, and in particular will solicit attendees' desired community outcomes. For a virtual meeting, Miramonte will invite contribution of comments and concerns to be submitted in advance of the meeting via email and at the meeting via chat features through the online meeting service. Upon collection of the attendees' written responses, Miramonte will discuss some of the comments received and facilitate an open forum discussion with attendees. Miramonte will provide attendees with contact information to permit follow up discussions with any interested participant.

D. Record of Proceedings

Pursuant to Code Section 10-20.30.060(F), after the meeting(s), Miramonte will create a written summary of the meeting(s) and will submit the report to the Director in its next formal submission. The report will include the information specified in Code Section 10-20.30.060(F), including (i) certification, on a form established by the Director, that the meeting was properly noticed and conducted; (ii) dates and locations of all meetings; (iii) a copy of the notices provided, including dates and number of mailings or deliveries; (iv) a copy of the mailing list and a summary of where residents, property owners, and potentially affected citizens receiving notices, newsletters, or other

written materials were located; (v) the number and names of people that participated in the process based on the sign-in sheet; and a dated photograph of the sign installed on the subject property, as discussed above.

In addition, Miramonte's report will contain a summary of concerns, issues and problems expressed during the neighborhood meeting(s), including: (i) the substance of the concerns, issues, and problems raised during the process; (ii) how Miramonte has responded to these comments. Further, Miramonte's responses will be included in an associated report.

Finally, Miramonte will provide a copy of the written summary to all attendees who recorded their name on the sign-in sheet. Miramonte welcomes any feedback from the City regarding its proposed neighborhood meeting plan.

Notice of Public Hearings

A. Planning Commission Public Hearing

In addition to the neighborhood meeting(s), the Director must schedule a hearing with the Planning Commission to provide additional opportunities for interested members of the public to be informed of and provide comments on Miramonte's development proposals. Miramonte will notice the public hearing as required by Code Section 10-20.30.080.

As indicated above, Miramonte understands the need for heightened community involvement throughout the application process and welcomes the City's input on any of the information and plans set forth herein. To the extent not expressly indicated, Miramonte intends to conduct the neighborhood meeting(s) and citizen outreach in accordance with the requirements of the Code.

Sincerely,

Charity Lee

Charity Lee
Land Acquisition & Development Manager
Miramonte Homes
102 S. Mikes Pike
Flagstaff, AZ. 86001

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2618
F: (928) 779-7684

CUP

Date Received	**Application for Conditional Use**	File Number

Property Owner(s) Miramonte Presidio LLC		**Phone** 520-268-9120
Mailing Address 2502 E. River Road	**City, State, Zip** Tucson, az. 85718	**Email** chris@kemmerly.com
Applicant(s) Chris Kemmerly		**Phone** 520-268-9120
Mailing Address Same as above	**City, State, Zip**	**Email** same as above
Project Representative Charity Lee - Miramonte Homes		**Phone** 928-600-3594
Mailing Address 102 S. Mikes Pike	**City, State, Zip** Flagstaff, az 86001	**Email** clee@miramontehomes.com

Site Address 2940 S. Woody Mtn Rd.	**Parcel Number(s)** 112-62-483	**Subdivision, Tract & Lot Number** Presidio in the Pines Tract M	
Zoning District HC	**Regional Plan Land Use Category** Suburban	**Flood Zone** Zone X	
Property Information:	☐ Yes ☒ No Located in an existing City of Flagstaff Historic District? (Name: _____) ☐ Yes ☒ No Existing structures are over 50 years old at the time of application? ☐ Yes ☒ No Existing structures are pre-World War II housing? ☒ Yes ☐ No Subject property is undeveloped land?		
Surrounding Uses (Res, Com, Ind)	**North** Res	**South** I-40	**East** Res	**West** Res

Note:
Conditional Use Permits are reviewed by City's Planning and Zoning Commission (P&Z), which meets **the second and fourth Wednesday of every month**. Applications are due by the close of business no fewer than 25 days prior to the meeting. You must provide a complete application form, along with the required number of plans and information as indicated in the checklist on the reverse side of this application. **Incomplete submittals will not be scheduled.**

Property Owner Signature	**Date** 4/15/21	**Applicant Signature**	**Date** 4/15/21

For City Use

Date Filed	**File Number and Approval Date:**	
Hearing Date	**Publication and Posting Date(s):**	
Fee Receipt Number	**Amount**	**Date**

Action by Planning and Zoning Commission:

Hearing Date:	**Type of Request:**
☐ Approved	☐ CUP
☐ Denied	☐ Extension
☐ Continued	

Staff Assignments	**Planning**	**Engineering**	**Fire**	**Public Works/Utilities**	**Stormwater**

Conditional Use Permits (CUP)

Conditional uses are those uses which are presumed to be compatible with other authorized or permitted land uses in a zoning district, but require additional discretionary review, and possibly the imposition of conditions, to ensure that their location, design, and character are appropriate at a particular location.

Only those uses which are authorized as conditional uses in Chapters10-40 (Specific to Zones), may be approved as conditional uses.

Further information regarding conditional uses and the CUP process can be found in Section 10-20.40.050 (Conditional Uses) of the Zoning Code

Review

Requests for CUP are reviewed by the City's Planning and Zoning Commission (P&Z), an advisory commission appointed by the City Council.

A public hearing is held in conjunction with the request in conformance with Section 10-20.30.080 of the Zoning Code. Just before the public hearing is opened, Development Services staff presents its report to the P&Z, and the applicant is given an opportunity to make a presentation regarding the request. During the public hearing, any person may give testimony or submit written materials regarding the proposal.

At the conclusion of the public hearing, the P&Z may approve the application as presented, approve the application with conditions, or deny the application. The P&Z may also continue the public hearing to a future meeting if additional information is needed before action can be taken.

P&Z meetings are open to the public in compliance with the State's Open Meeting Law, and agendas are posted at City Hall no less than 24 hours prior to the meeting. Minutes are kept of all P&Z meetings.

Schedule

The Planning and Zoning Commission meets on the second and fourth Wednesday of every month at 4:00 p.m. in the afternoon. An application for a CUP must be made by the close of business at least 30 calendar days prior to a regularly scheduled P&Z meeting.

Please be aware that a project must receive formal Site Plan Review approval from the Planning Director before a CUP application can be submitted.

Attendance by the applicant or a project representative at the Planning and Zoning Commission hearing is mandatory.

Submission Requirements

All applications for CUP must be accompanied by the following information:

- ☐ 10 copies of proposed development plans
- ☐ Location/vicinity map
- ☐ Written response to the 9 standards for granting a CUP
- ☐ List of property owners and parcel numbers, assessor's maps, and pre-addressed, stamped envelopes for properties within 300 feet
- ☐ CUP application fee (see Fee Schedule)

Proposed Development Plans

Proposed development plans that must be submitted in conjunction with a CUP application are the same as those required for formal Site Plan Review (see list below). Refer to the Site Plan Review Application for a complete description of these plans and the information that must be depicted on them.

- ☐ Site plan
- ☐ Building elevations (one copy in color)
- ☐ Building floor plans
- ☐ Landscape plan
- ☐ Resource survey and protection plan (when applicable)
- ☐ Exterior lighting plan
- ☐ Preliminary signage plan
- ☐ Site capacity calculations (when applicable)

All plans submitted with the application must be folded to approximately 8.5 x 11 inches in size.

Location/Vicinity Map

The location/vicinity map shows adjacent streets and properties, as well as the land uses and zoning for those properties. Any contiguous property owned by the property owner or applicant must also be shown. The location/vicinity map must be drawn to scale and include dimensions. The location/vicinity map can be made a part of the site plan where space permits.

9 Standards for Granting a CUP

The CUP may be issued only when the P&Z finds that the applicant has considered and adequately addressed all of the following issues to ensure that the proposed use will be compatible with the surrounding area. Therefore, the CUP application must include a written response indicating how each of the issues is addressed in the CUP proposal. Attach substantiating documentation when necessary.

- ☐ Access and traffic; pedestrian, bicycle and vehicular circulation
- ☐ Adequacy of site and open space provisions, including site capacity and resource protection standards where applicable
- ☐ Noise, light, visual, and other pollutants
- ☐ Proposed style and siting of structure(s), and relationship to the surrounding neighborhood
- ☐ Landscaping and screening provisions
- ☐ Impact on public utilities
- ☐ Signage and outdoor lighting
- ☐ Dedication and development of streets adjoining the property
- ☐ Impacts on historical, prehistoric, or natural resources

Property Owners Within 300 Feet

In order to meet the notice requirements for a public hearing, the applicant is required to provide a list of the names, addresses, and parcel numbers, as well as pre-addressed **stamped** envelopes, for all properties within 300 feet of the subject property, exclusive of rights-of-way. The Coconino County Assessor's Office is the most up-to-date source of information for property ownership. The City uses this information to notify surrounding property owners of the request for CUP.

"Exclusive of rights-of-way" means that where the subject parcel has frontage along a street, measurement of the 300-foot boundary begins on the opposite side of the right-of-way. It is always better to include more properties than required rather than fewer.

The following information regarding surrounding property owners must be submitted with the application for a CUP:

- ☐ A list of the names and addresses of property owners and parcel numbers for properties within 300 feet, exclusive of right-of-way
- ☐ Coconino County Assessor's maps showing all of the properties within 300 feet and indicating book, map, and parcel numbers
- ☐ Pre-addressed, stamped envelopes to all property owners within 300 feet (leave return address blank)

Public notice of the request for CUP is also given by posting a notice on the property and placing a display ad in the newspaper at least 15 days prior to the hearing. Once an application has been made, the City of Flagstaff is responsible for meeting notice requirements.

Application Fee

An application fee payable to the "City of Flagstaff", must be paid at the time an application for a CUP is submitted. The fee helps cover the cost of meeting noticing and advertising requirements.

Signatures

All applications must be signed and dated by both the applicant and the owner of the property.

Applications will not be accepted or scheduled until all of the submission requirements have been met. Once an application has been submitted, neither the application nor accompanying development plans can be amended or modified.

Expiration

A CUP expires one year from the date of P&Z approval unless a grading or building permit is obtained or the use is established. The P&Z may grant a one-time extension of 180 days following a formal request for such an extension by the applicant. The extension must be approved before the expiration date of the CUP.

Appeals

Any person aggrieved by a decision of the P&Z to approve or deny a CUP (including the applicant) may file an appeal with the City Council. An appeal must be submitted in writing to the Planning Director or Community Development Director within 10 days of the P&Z's decision. The City Council will conduct a public hearing and at the conclusion of the hearing shall affirm, reverse, or modify the decision.

For Further Information

For further information regarding the application and submission requirements for a CUP, please contact:

Planning and Development Services Section
City of Flagstaff
211 W Aspen Avenue
Flagstaff AZ 86001

928-213-2618
928-779-7684 Fax

cdfrontcounter@flagstaffaz.gov

MIRAMONTE
HOMES

Miramonte Homes
Chris Kemmerly
2502 E. River Road
Tucson, AZ 85718

April 15, 2021

City of Flagstaff
Planning and Zoning Commission
211 W. Aspen Avenue
Flagstaff, AZ. 86001

Project Name: Presidio in the Pines-Tract M
Project Number: MES #15159

Dear Commissioners,

Please consider our application for a Conditional Use Permit for the construction of a 39-unit multifamily residential project in Presidio in the Pines, a Planned Community Development-Tract M.

PROJECT OVERVIEW:

Miramonte Presidio LLC (Miramonte) is the owner of approximately 2.77 acres located at 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001, Assessor Parcel Number 112-62-483, otherwise known as Tract M (the Project), identified in the Final Plat of Presidio in the Pines a Planned Community Development, in Case 9 Map 72, and recorded in Document Number 3322439 with the Coconino County Recorder (the Final Plat).

Tract M is zoned Highway Commercial (HC) and was originally identified on the Final Plat as a future church site. Miramonte proposes to build a 39-unit multifamily residential project and 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 SF and residential units will range from 514-1,064 SF. The density per acre is 14.09 units and the lot coverage is 12.6%. The intent is to plat the condominium units.

As a condition of Site Plan approval, a Conditional Use Permit (CUP) is required for the PRD in the HC zone. Our application addresses the nine standards for granting a CUP below.

9 STANDARDS FOR GRANTING A CONDITIONAL USE PERMIT:

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

Site access will be located off W. Presidio Drive. The Fire Department has reviewed and has approved of the on-site access.

The City of Flagstaff required a total of seventy-three (73) vehicle parking space. The Project will provide seventy-four (74) vehicle parking spaces which will include four (4) A.D.A compliant spaces and twelve (12) bicycle spaces.

A.D.A Pedestrian access is provided to each building and the public way.

Bike racks will be located at the entrance of each building.

2. Adequacy of Site and Open Space Provisions, Including Site Capacity and Resource Protection Standards Where Applicable

The Project will include 14 units per acre with 49.7% of the site remaining as open space. The Project will protect 35.11 % tree resources of which, 30% is required in the HC zone.

3. Noise, Light, Visual, and Other Pollutants

The Project is bordered by I-40 to the South, S. Woody Mountain Road to the West and W. Presidio Dr. to the North. There is an existing block/sound wall along Woody Mountain Road and I-40 which will provide a barrier between the Project and the roadways. This will help mitigate noise and aid in the visual aesthetics of the Project.

Building lighting will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

4. Proposed Style and Siting of Structures, and Relationship to the Surrounding Neighborhood

The Project is in Presidio in the Pines, a Planned Community Development, a high-density residential neighborhood. The apartment style buildings will be wood and/or masonry construction with slab-on-grade floors. They will be constructed using similar construction materials as to complement the existing neighborhood. Building forward is utilized providing human scale and interest to adjacent surrounding development.

5. Landscaping and Screening Provisions

Landscaping will comply with the requirements of the approved Site Plan and as noted on the Landscaping Plan.

Screening will be accomplished with screen/sound walls on existing boundaries and will comply with the requirements in Section 10-50-50 of the Zoning Code.

6. Impact on Utilities

Presidio is a 790 Lot "Planned Community Development". Utility impacts were analyzed at the rezoning and public improvements were installed per WISA.

7. Signage and Outdoor Lighting

No additional signage is proposed for the Project. If additional signage is installed it will comply with the sign standards in Section 10-50-100 of the Zoning Code.

All exterior lighting will meet the requirements of the City of Flagstaff Outdoor Lighting Standards for shielding, lamp type and maximum lumen output as noted in the Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

8. Dedication and Development of Streets Adjoining the Property

Adjoining streets are fully improved and dedicated to the public.

9. Impacts on Historical, Prehistoric or Natural Resources

A cultural resource survey was completed for the entire area inclusive of this Project area. Mark Reavis, Neighborhood Planner- Heritage Preservation Officer has reviewed the Project and has determined that no additional cultural resource surveys are required.

Thank you for considering our application for a Conditional Use Permit for Presidio in the Pines Tract M. Miramonte looks forward to starting construction on the Project this summer which will provide the much-needed additional housing options for the citizens of Flagstaff.

Sincerely,

Chris Kemmerly
Owner/CEO

Attendees: June 7th, 2021 Neighborhood Meeting,
Presidio Tract M

No	Name	Address	E-mail	Phone
1	Robert Davis	2912 W. Paz De Avenida	radavis15@mac.com	414-807-3306
2	Erik and Ashlyn Mrdak	2886 W. Presidio Drive	Erikmrdak90@gmail.com	
3	Philip Dunn	2477 WMT		
4	Whitney & Patrick Biggerstaff	2943 S. Pepita Drive		928-814-2033
5	Andrew Pescador	2530 W. Pollo	cirandrew.b.pescador@outlook.com	
6	Mogollon Engineering			
7	David Bink	1750 Ax Handle Way	dave4dl@gmail.com	928-221-0278
8	Lorna Pederson			
9	Brandon & Summer Johnson	2951 S. Pepita Drive	Rotorwind@yahoo.com, summerjmtb@gmail.com	
10	Christina George	2959 S. Pepita Drive	Christina.george610@gmail.com	
11	Tim and Anne King		anne@annekingrealtor.com	
12	Lee Rozell		leerozell65@gmail.com	
13	Linda Otzen	2910 Pepita		
14	Lauri Budzinski	2940 S. Camel Drive	lauribud@gmail.com	
15	Brandon Lee Wilson	2389 S. Cliffview Street	afm1979@msn.com	
16	Alaxandra Pucciarelli		apucciarelli@flagstaffaz.gov	
17	Kera Henscheid		henscheid2@2.com	
18	Sam Wright	2549 W. Pollo Circle	samlwrightjr@gmail.com	602-740-3000
19	Holly Shilling	2892 W. Presidio Drive	hollykirsten.music@gmail.com	
20	Abby Joseph	2518 West Pollo Circle	abby.joseph@icloud.com	
21	Brad L			
22	Tom Summers	2546 Pollo Circle	tomksummers@gmail.com	
23	Bonnie Higgins	2389 W. Mission Timber Circle		
24	Sean Ash	2930 S. Tex Ln.	seanash@gmail.com	
25	Marvin Kissinger	2897 W. Josselyn Drive	calilforniamarvin@comcast.net	928-774-1716
26	Brian Hanabury			
27	Verendra Silva	2874 S. Wright Rd.	varendra.silva@gmail.com	
28	James McKirdy			
29	Ryan Carpenter			
30	April Cool		April.Tuomi84@gmail.com	
31	Nate Geisler			
32	Tiffany Antol	City of Flagstaff	tantol@flagstaffaz.gov	
33	Allen Pogue	2924 S. Camel Drive		
34	Jay and Roxanne Nottinham	2892 W. Pico Del Monte Circle		
35	Crystal DeHoad			
36	Diane D. Bellock	2548 S. Cliffview Street	1diane.bellock@nau.edu	
37	Blair Ballin	2900 Presidio Drive	blairgroup@gmail.com	480-233-6433
38	Chris Kemmerly	Miramonte Homes		
39	Charity Lee	Miramonte Homes		
40	Whitney Cunningham	Aspey Watkins and Diesel		

Topic: Presidio Tract M- Neighborhood Meeting
Date: Jun 7, 2021 04:40 PM Arizona

Meeting Recording:
https://us02web.zoom.us/rec/share/WKq4fJ7Eq_0qu3s0YRdI8GAyycs03OuGKcV9upm7UfDjJ_1UMFX4kyepqbtvvxiY.LcfV7HVH_aEMPj4y

Access Passcode: w4&?@KGP

Comments:

Erik Mrdak
Has there been a study to analyze how an apartment complex would affect the current subdivision?

Miramonte
We have not done a study. The project won't be an apartment complex. We will be building a "for sale" condos. No study on what the condos would be priced at and if there would be a negative or positive effect on the adjacent subdivision.

Whitney & Patrick Biggerstaff
Was it originally the intent to develop Tract M as condos?
And if that was the case, why wasn't it disclosed to us?

Miramonte- The original development had designated the property as a church site or indoor commercial uses as listed in the Land Development Code 10 03-002-004B. December of 2020 the restriction was changed, and the City Council now designated the property for multifamily residential development.

Whitney Cunningham: Miramonte was interested in developing the property and initiated discussions with the City. The Development Agreement needed to be amended. Miramonte proposed the condominiums and the City wanted to eliminate the other proposed uses and was the agreement that was approved by the council and signed by the mayor.

Christina George
2959 S. Pepita Drive
I am directly impacted by the proposed condominiums and can confirm that the traffic study that was performed in the past does not reflect what is going on now and does not take in to account the adjacent development of 199 units across the way. Presidio only has three entrances and exits, and the community of Boulder Point want to restrict to only two entrances.

Miramonte- When the City approves a Site Plan, they consider other developments in the area. Our Site Plan was approved and did not require an additional traffic impact analysis taking all developments in

the area into consideration. Please contact the City of Flagstaff Traffic Engineer for more information on traffic analysis in the area.

Christina George
Community Impact Question. Why is it that we don't know the financial impact of these condos? People on Joselyn paid premiums on their lots. Why were we not notified in 2020 that this proposed development was taking place, and what is Miramonte's plan for snow removal and continued community grooming?

Miramonte-We are following the public process. As a requirement of our Civil Plan approval, we were required to have a community meeting which we've done and are now holding our second meeting. We have notifying the neighborhood as required by the City Code. And for the second meeting notified the entire subdivision. The condo complex will have its own HOA which will regulate snow removal. We don't have a specific plan for snow removal at this time. There will no additional fees incurred for the existing HOA. The Condo will have its own HOA.

Phillip Dunn
2477 W. Mission Timber
Miramonte has given up control of the HOA board. The board should not allow. Would like to know what the boards position is on this project? I'm amazed you can go forward on this without the boards support? I don't think you can find a single resident in this area that is supportive of this change.

Miramonte The board has not had a formal position on this project. The price of the condos has not yet been determined.

Miramonte- The board does not govern Tract M. It is on the original plat. It is one of the reasons why the City required that an HOA would be formed and would govern this development. The Presidio development and HOA do not have governing authority. We mailed notifications to the entire Presidio subdivision.

Brad L- Since last meeting we want to make sure we're understanding that you still need to meet. Are you planning to rezone the property? We thought you were applying for a CUP to change the way the property is zoned. Are these per the amendment that were recently approved? We think the land could be used better for the community.

Miramonte- A Planned Residential Development is allowed in the HC zoning with a conditional use permit. We would present our case to the P&Z commission and the public is welcome to attend the meeting. Tract M has always been zoned HC.

Robert Davis- It's a little confusing on the terminology. The documents the city sent were signed in April 15th and the next day at the HOA meeting they didn't even know of the proposal. The comment was made that Miramonte was to establish a separate HOA for Tract M. A major issue is parking. Where is the additional parking going to go? The additional parking will go into the Presidio neighborhood and the HOA is responsible for monitoring the parking. It is clear that Miramonte hasn't taken into account

the concerns of the neighborhood. We submitted 60 signatures opposing the project. We're not opposed from putting more housing on Tract M, the changing from a church site was not discussed with the neighborhood and the city rewrote Section 6.6 of the master plan with the Amendment 4 which requires a conditional use permit. A conditional use permit is required to get these changes approved, or it stays as a church site. We're asking Miramonte to withdraw its request and resubmit a plan that is compatible with the adjacent development not three-story development. Miramonte misled the neighborhood, people purchased into the development thinking the property would be a church site. When will the P&Z meeting be? When did it go to the city council?

Miramonte- The P&Z meeting has not been set. We will send out notifications to the neighborhood. Resolution 2020-65 was passed unanimously by the City Council to change the site from a church site to a site for condo development.

Crystal DeHoag- You said on street parking won't be allowed. Would a violation be included in the CCRs? The biggest concern is parking. They will likely be rented out to college students, and they would have one car per bedroom at a minimum. Is there anyway to include more parking into the development or have heavy penalties into the CCRs?

Robert Davis- Parking on the City Street is not a violation for the city. Since you have not established your HOA. The only violation for the city is that you don't park on the street from November 1st- March 1st.

Miramonte- We would regulate parking on the street through our HOA and CC&Rs for that Project.

Phillip Dunn- There is no way to track parking and charge it back to someone.

Richard Allen Pogue- Neighborhoods that have these multi-family structures typically have higher rates of crime within a half a mile. Has Miramonte performed crime rate studies?

Miramonte- No, Miramonte has not performed studies on crime rates related to our development. Housing is a crisis in Flagstaff, Miramonte seeks to build housing options for all its citizen of Flagstaff. We are looking at individuals with incomes between $50,000 to $100,000 these would be the individuals that would be purchasing our condos.

Bonnie Higgins- When will you address the questions that have been submitted in the chat? Your development will have an impact on our streets. There will be many more cars in the condo development than 74. There is no way to enforce that. We already have a huge problem with parking on the street and it is impossible to administer. What are the dates for P&Z?
Will you be notifying the entire subdivision?

Miramonte- The questions that have been submitted are related to traffic. Our project does not require a traffic impact analysis because our vehicle trips per hour are less than one hundred. Our project meets or exceeds the requirements of the code. I would suggest you speak with the City of Flagstaff

Traffic Engineer Jeff Bauman. The P&Z meeting has not yet been scheduled. We will be coordinating that meeting and will notify the entire Presidio subdivision and HOA.

Erik Mrdak- This project is not popular with residence who live in Presidio. About 90% of people we've heard from don't support the project. What is the recourse for the residence?

MIramonte- Miramonte wants to build additional housing for residence of Flagstaff. If you oppose the project, you can submit your comments to me, and attend the P&Z meeting.

Brandon Johnson
2951 S. Pepita Drive
Are the P&Z meetings in person or via zoom?

MIramonte
P&Z meetings have been via zoom but may be in person. At this time all of the meetings are held using the TML application.

Brad L- Some of the language you've used here is hard to follow. You've said the development has been approved, but you don't have a CUP, please explain further.

Miramonte- Our Site Plan has been approved at this time, but there are many steps involved in the development process. In order to build a development like this in this location, Miramonte needs entitlement rights, in this zoning we need a conditional use permit, approval of the site plan and approved building plans. Currently the site is zoned HC, no rezoning is needed there. In December the City approved a development approving owner-occupied high-density housing. Fundamentally what is left is the approval of a conditional use permit. The Planning and Zoning Commission will need to approve the conditional use permit. Development would occur quickly thereafter.

Miramonte- As a condition for our civil plan approval we need to receive our conditional use permit. Grading plans have been reviewed by the City of Flagstaff and are currently in review.

Brad L- Will you send a notification on when the P&Z meeting will be held? And many questions should be addressed at the P&Z meeting?

Miramonte- Yes, we will be sending notification of the P&Z meeting. if you would like to be part of the public process you are welcome to attend the P&Z meeting. There will be an opportunity for public comment at the P&Z meeting.

Aaron Shilling- Are trees being cleared on Tract M?

Miramonte- No clearing of trees or improvements are occurring on the site.

Elizabeth Decker- 2920 W. Presidio Drive

Is anyone on the call from the City and/or Planning and Zoning?

Miramonte- Yes, Tiffany Antol and Alax Pucciarelli from the City are on the call.

Elizabeth- Is this meeting a courtesy or are there ways the neighborhood can help to modify the plan? Are we too far down the line to make changes? There are concerns related to the development. Will P&Z hear our concerns?

Tiffany Antol- The important thing would be to know what changes are to be proposed. We haven't heard a lot of suggestions on how to modify the project it's more of a yes or no. If specific comments aren't given related to modifications, then the P&Z wouldn't know what you are proposing? CUP is different than a rezoning. A CUP is a permitted use in the zone. It is contemplated whether or not the use is appropriate in the zoning category. This proposal is 100% residential project and in a commercial district requires a CUP. P&Z would look at very specific findings and how the project fits in with those findings.

James McKirdy-It is nonsense that there would be heavy fees for parking violations. Currently we have a security guard that drives around. It is not a reality to fix parking issues. Will there be regulations against Airbnb? Is this designated as affordable housing and is the City contributing toward affordable housing?

MIramonte- Miramonte will restrict its property to restrict its use against vacation rentals. When we work on the CC&Rs we can look to incorporate parking restrictions in the CC&Rs.

James McKirdy- Regulating parking in the CC&Rs doesn't happen.

MIramonte- Flagstaff has declared a Housing Crisis. This location is going to be a great location for 39 families to find housing in Flagstaff.

James McKirdy- Is the Affordable Housing part of this project?

MIramonte- Yes, Miramonte has designated units as attainable units that are specified in the development agreement. We will be designating 4 units for attainable units.

James McKirdy- Is there anything that can increase that number?

Miramonte- The market rate units support the attainable units.

Christina George- I wanted to express my anger for these proposed units. I was looking forward for the proposed use of Tract M as an adult indoor facility. I was looking forward to a development that was geared toward an adult community. I don't see any additional spaces within the community that could support that.

Lauri Budzinski- People are over it with Miramonte. There is so much information that hasn't been given. Once Miramonte reached buildout they turned the governance over to the HOA and left without finishing curbs, etc. I am finding what I am hearing hard to swallow. I am more concerned about the 200 apartments going in down the street and the traffic. Is a traffic light going in on Woody Mountain Rd?

Miramonte- I spoke to the City Traffic Engineer. Miramonte has contributed toward the traffic light at Woody Mountain Road. Please reach out to the City with additional questions or concerns related to traffic.

Ellyn Hamren- This has been a residential community. There are no apartments around here. Why is the property zoned commercial when there are no commercial around here? We own a lot of rentals in the valley. The clientele that live in condos are not the best. People are considering moving because people who move into condos aren't family oriented and wonder around the neighborhood and people don't feel safe. This property would be better for a church or community center.

Robert Davis- We aren't necessarily opposed to putting more housing, we are opposed to the type of housing. Because Miramonte isn't considering changing the development plan, they are putting us in a position of yes or no. We've suggested alternatives such as single family. Many people have stated that they were fooled when they build their homes because it was stated it would be a church. Miramonte is backing us into a corner. We don't want them to build condos. Condos aren't compatible with the neighborhood.

Brad L- What effect will this development have on the housing crisis?

Miramonte- There are material shortages across the board from lumber to paint. By the time we start constructing vertically it will probably be over 12 months.

Phillip Dunn- Are any of the board members from Presidio on this call? Everyone should attend the board meeting tomorrow and give them a piece of our mind.

MIramonte- No

Chat File
June 7th, 2021

00:08:55 Robert Davis: Robert Davis
00:09:25 Robert Davis: 2912 W paz de Avenida 414-807-3306 radavis15@mac.com
00:11:29 Erik Mrdak: Erik Mrdak
00:11:38 Erik Mrdak: 2886 W. Presidio Dr
00:11:42 AshLynn Mrdak: AshLynn Mrdak
2886 W Presidio Drive
00:12:51 Philip Dunn: Phil Dunn 2477 WMT
00:13:32 Erik Mrdak: Erik Mrdak 830-872-9836 erikmrdak90@gmail.com
00:14:25 AshLynn Mrdak: AshLynn Mrdak
2886 w Presidio Drive ashlynn.mrdak@gmail.com
5803627154
00:14:39 Whitney & Patrick Biggerstaff: Whitney & Patrick Biggerstaff, 928-814-2033
wnbiggerstaff@gmail.com 2943 S Pepita Dr
00:15:01 Andrew Pescador: Andrew Pescador
2530 W Pollo Cir
andrew.b.pescador@outlook.com
00:18:29 ROB BEGLEY: Rob
00:18:38 ROB BEGLEY: Kent & Rob
00:19:03 ROB BEGLEY: Rob & Kent-Mogollon Engineering
00:19:12 David Brink: David Brink
1750 Ax Handle Way
dave4dl@gmail.com
928-221-0278
00:19:53 Lorna Pederson: Lorna B Pederson
00:20:32 Rotorwind: Brandon & summer Johnson
2951 S Pepita drive
Flagstaff 86001
Rotorwind@yahoo.com
00:22:42 Christina George: Christina George 2959 S Pepita Dr, Flagstaff 86001
Christina.George610@gmail.com
00:23:00 anne@annekingrealtor.com: Tim and Anne king 2880 West Presidio
anne@annekingrealtor.com
00:23:26 Lauri Budzinski: Lauri Budzinski
2940 S Camel Dr
lauribud@gmail.com
00:23:26 Brian Lee Wilson: Brian Lee Wilson
00:23:37 Brian Lee Wilson: 2389 S. Cliffview Street
00:23:48 Brian Lee Wilson: AFM1979@msn.com
00:23:54 Holly Shilling: Holly shilling. 2892 w Presidio dr. hollykirsten.music@gmail.com
00:23:55 Abby Joseph: Abigail joseph 2518 west Pollo circle abby.joseph@icloud.com

00:24:10 Brad L: Yes
00:25:12 Tom Summers: Tom Summers 2546 Pollo Circle Tomksummers@gmail.com
00:28:22 David Brink: Brian Hanabury, Tom Summers, Corinne Burford, Ryan Carpenter, and Sean Ash, it looks look you are unmuted
00:32:02 Brad L: Brad L blawry3@gmail.con
00:32:19 Bonnie Higgins: Bonnie Higgins 2389 W Mission Timber Cir.
00:32:24 Sean Ash: seanash@gmail.com
00:38:01 Lorna Pederson: Can you mute everyone? I believe you can.
00:39:38 Marvin Kissinger: Marvin & Ileana Kissinger californiamarvin@comcast.net 2597 W Josselyn Drive 928-774-1716
00:40:31 Brian A Hanabury: Can that traffic report be shared?
00:41:10 AshLynn Mrdak: I can't imagine squeezing another 131 units anyhow
00:41:59 Crystal DeHoag: You said that no on street parking will be allowed. How will that be monitored and enforced?
00:42:05 Whitney & Patrick Biggerstaff: Can you please mute everyone?
00:42:10 Philip Dunn: Like to ask some questions. Phil DUNN
00:42:55 Brad L: I believe you can mute as the host
00:44:28 Crystal DeHoag: those that call in cannot raise their hand or type
00:44:58 Bonnie Higgins: Will Miramonte administer parking and ticket residents parking on-street?
00:45:16 AshLynn Mrdak: How is the parking going to be monitored? Since don't have security driving around or a gate house? And will tickets be administered?
00:46:27 Brad L: Good question
00:46:37 Rotorwind: Miramonte own letter listed them as apartments!!!
00:46:38 Summer Johnson: The on street parking won't be "allowed" but I doubt there will be any monitoring or enforce. I still strongly oppose this proposal.
00:46:45 blair ballin: Any rental restrictions? Meaning are these allowed to be sold to investors?
00:47:17 Summer Johnson: Blair, only less than 30 day rentals. Meaning hello NAU students
00:47:33 AshLynn Mrdak: I strongly oppose this proposal
00:48:38 Roxanne D Nottingham: Can you explain what the "vehicle trips per hour" is? It seems like adding 70+ vehicles there would add a lot of traffic moving along Woody Mountain road.
00:48:44 Brad L: Why didn't you mention this last meeting?
00:50:13 Crystal DeHoag: the city did not seek out miramonte and request condos
00:50:16 Summer Johnson: Everyone who bought in Presidio under the impression that a church was going to be built on that property has been misled. If we had known this could be "condos" we would not have bought here.

Very disappointed in Miramonte.
00:50:33 anne@annekingrealtor.com: Agree. I strongly oppose this.
00:50:33 AshLynn Mrdak: We were told when buying in June of 2020 miramonte was completely done building in this area. Why were we not told this was a possibility?? We probably would have not decided to buy! Affordable housing changes the whole integrity of this division!
00:50:54 Robert Davis: When was it before the Council? That does not seem to be correct.

00:51:13 Whitney & Patrick Biggerstaff: Was there ever a notice about this proposed change sent out to the residents last April or 2020?
00:53:29 Crystal DeHoag:please note that a 3 story building at that entrance will ensure that one of our primary entrances will not get any sun, and will be ice packed throughout the winter
00:53:51 Summer Johnson: Good point, Crystal.
00:54:03 Whitney & Patrick Biggerstaff: Here, here Christina!!
00:54:24 AshLynn Mrdak: No one knew about the first meeting?? Why
00:54:27 Whitney & Patrick Biggerstaff: This all seems very sneaky.
00:54:35 Lauri Budzinski: I did not receive notice of the 1st meeting
00:54:36 Christina George: Why can't I hear anything?
00:54:56 Crystal DeHoag:I am glad that the word has gotten out more for this meeting and we can see that with the attendance here today
00:55:35 AshLynn Mrdak: We didn't receive any emails or letters. We had them forwarded to us by fellow residents.
00:55:47 Summer Johnson: The notification about the first meeting was only those within "300 feet" and being 3 houses down, we didn't get a notice.
The whole scheme has been handled very poorly by Miramonte and it is not considering the best interest of the families and home owners who have already invested so much into our community.
00:56:09 anne@annekingrealtor.com: Never received any communication....heard from a fellow neighbor about this.
00:56:26 Crystal DeHoag:do we have any board members here today?
00:57:11 AshLynn Mrdak: When is this board meeting? And how can we all attend
00:57:13 Whitney & Patrick Biggerstaff: Miramonte approached the City first, and then notified the HOA Board.
00:58:19 Summer Johnson: Not provided for as it was never meant to be condos.. it was meant to be open space and a church.
That is what we were told when WE bought our home in 2016..

Obviously we were very misled.
00:58:51 anne@annekingrealtor.com: Who told you it was going to be a church?
00:59:01 Whitney & Patrick Biggerstaff: But we never heard anything about the change in April of 2020.
00:59:06 Crystal DeHoag:we all thought it would be a church
00:59:24 anne@annekingrealtor.com: So frustrating...
00:59:35 Summer Johnson: The realtor, as well as the Miramonte and Capstone realtors we spoke with when looking at lots.
00:59:53 Sean Ash: Common entrance does not seem to designate two communities... If that's the case (2 separate communities) then Miramonte entrance should be off of Woody Mountain Rd.
01:00:18 Marvin Kissinger: What is the financial impact of this project on our HOA fees and property taxes?
01:00:21 Bonnie Higgins: how can I get in line to ask a question?
01:00:55 Summer Johnson: LOTS of misleading information.
01:01:00 Lauri Budzinski: I also would like to ask a question

01:01:19 Crystal DeHoag:they must granted a CUP, Conditional Use Permit to do this
01:02:24 Sean Ash: This was a done deal BEFORE anyone in Presidio was informed about it
01:02:29 AshLynn Mrdak: Since that will have a different HOA and it's affordable housing how are they going to regulate the difference since we are so close? Will they be able to use our parks? I'm assuming so and why? We pay for the upkeep of the park? How is this going to be regulated?
01:02:38 Bonnie Higgins: When we bought our property in the initial offering it was designated for a church.
01:02:50 Summer Johnson: It seems with all the construction activity the past few days on that lot, they are already clearing it for the condos..

Which gives me little faith they care about what we are saying and how we feel.
01:03:34 Holly Shilling: when is the meeting
01:03:35 Sean Ash: Yes Summer
01:05:17 Erik Mrdak: Robert Davis great point
01:05:41 Brian A Hanabury: Alaxandra Pucciarelli
Current Planning & Zoning Manager
Email APucciarelli@flagstaffaz.gov
Phone: 928-213-2640
01:05:42 Summer Johnson: Yes, Mr. Davis.

Thank you for your proactive work in looking out for your neighbors.
01:06:02 Sean Ash: Condo owners can't be differentiated from home owners, so our HOA dues will be paying for them to use common areas
01:06:36 Bonnie Higgins: Many of the bedrooms will have 2 residents, each with a car. So the number of parking spaces needs to be much higher than the 70 planned spaces.
01:06:38 Crystal DeHoag:excellent research Robert
01:07:34 Summer Johnson: I second that, Robert
01:07:43 James McKirdy: here here robert!
01:07:44 Ryan Carpenter: Well said Robert!
01:07:53 Lauri Budzinski: here here Robert
01:08:06 AshLynn Mrdak: Low affordable housing/smaller condos WILL bring NAU students to the community. How will that traffic and noises be regulated really? Which means more cars. What a disaster
01:08:06 April Cook: Agreed!
01:08:10 Whitney & Patrick Biggerstaff: Valid concerns.
01:08:17 Sean Ash: THANK YOU Robert!
01:08:19 James McKirdy: miramonte want the $$$ - they could give less of a shit
01:08:28 Summer Johnson: I feel this may justify a consultation with an attorney, honestly.
01:08:32 Rotorwind: Robert is 100% right!!!!!
01:09:24 Bonnie Higgins: would the notice of P&Z meeting be sent to all Presidio residents?
01:09:29 Erik Mrdak: We will contribute to hiring an attorney
01:09:46 Bonnie Higgins: would the notice of P&Z meeting dates be sent to all Presidio residents?
01:10:01 Whitney & Patrick Biggerstaff: Has Miramonte always owned Tract M?
01:10:11 James McKirdy: so the counsel - without talking to the community... approved this?

01:10:20 Whitney & Patrick Biggerstaff: From the original developer in 2004/2006?
01:11:06 James McKirdy: the streets are public - how on earth can they be ticketed...
01:11:28 AshLynn Mrdak: And how would that be regulated?
01:11:37 Bonnie Higgins: and we have a HUGE problem now with on-street parking. The condos will make it worse. Who will administer parking violations?
01:11:54 James McKirdy: exactly robert
01:11:55 Summer Johnson: They only regulate weeds now.. I doubt they will regulate parking
01:12:08 James McKirdy: horseshit
01:12:31 AshLynn Mrdak: Doesn't seem like she knows, it's all about money!! What do we do call the police department every time someone sees cars. No way that will work
01:13:32 Summer Johnson: Thank you, Allen. A very valid concern and very legitimate
01:13:50 AshLynn Mrdak: Goal to Make Money
01:13:55 James McKirdy: miramonte's goal is to make money
01:14:03 James McKirdy: it's a business
01:14:07 Summer Johnson: Miramonte's goal is to take advantage of as many potential residents as possible ..
01:14:11 Nate Geisler: Way to support young professionals I completely support it.
01:14:37 James McKirdy: (how do i get on the call list to "raise my hand")
01:14:44 Summer Johnson: I'm a born and raised Flagstaff "young professional"'and I completely do not support this.
01:14:59 AshLynn Mrdak: Absolutely do not support this!!
01:15:00 Rotorwind: Miramonte is just a greedy developer. They don't care about Presidio or flagstaff! They sold all the lots they could and don't care about all of us that invested hundreds of thousands of dollars in this neighborhood
01:15:03 April Cook: How will you have affordable housing when there is no affordable transportation out here?
01:15:14 Nate Geisler: So am I and I completely do
01:15:30 April Cook: The current HOA does not enforce parking, how do you plan to enforce parking?
01:16:41 AshLynn Mrdak: Agreed
01:16:48 Whitney & Patrick Biggerstaff: So, what I've gotten from this meeting today is because Tract M was never designated as part of our HOA/Presidio Development, Miramonte never had to disclose any of these changes.
01:17:25 Summer Johnson: We were fleeced
01:17:30 Holly Shilling: Where is the study showing a need for work force housing? MIRAMONTE is building condos selling for 330k + for two bedroom units. How is that for "work force"
01:18:28 AshLynn Mrdak: How and can we even get this overturned?
01:18:53 Rotorwind: Make noise!!!
01:19:00 Brian A Hanabury: https://www.flagstaff.az.gov/directory.aspx?EID=148
01:20:15 AshLynn Mrdak: This will cause damage
01:20:28 James McKirdy: Charity - that's not answering the question
01:20:33 Holly Shilling: We would love a community center.

01:20:43 Summer Johnson: It will damage the ambiance, the safety, the valuation of those homes surrounding this proposed development.
01:21:04 AshLynn Mrdak: Exactly summer
01:21:58 James McKirdy: james mckirédy - 2884 w patio del presidio
01:22:21 Tiffany Antol: All of our meetings are currently held using the Teams Application
01:22:32 James McKirdy: mckirdy - damned thumbs
01:22:34 April Cook: April Cook 2916 W Paz De Avenida
01:22:47 Allen Pogue: I didn't state my address earlier but it was sent in a DM to the host. 2924 S Camel Dr. I have no further questions.
01:23:26 Roxanne Nottingham: Jay and Roxanne Nottingham 2892 W. Pico Del Monte Cir
01:24:24 AshLynn Mrdak: Is the city getting a payout on building this also?
01:26:42 Summer Johnson: There are plenty of other projects underway in Flagstaff for this type of housing. It doesn't need to be brought into our neighborhood.
01:26:49 AshLynn Mrdak: Some affordable housing projects get state funding is this happening?
01:27:03 Sean Ash: Council and liberal Mayor are notorious for pushing thru projects like this
01:28:04 Sean Ash: The only way to fight this is to get an attorney
01:28:12 Ryan Carpenter: That's great news about the petition. Who was this document submitted to?
01:28:16 Tiffany Antol: Please reach out to Tiffany Antol the Planning Development Manager on this application if you have specific questions.
01:28:18 James McKirdy: sean ash - i agree
01:29:01 Summer Johnson: They are moving Lots of dirt on tract M. Even

today.
Lots of dirty moving
01:29:05 Summer Johnson: Dirt*
01:29:13 Crystal DeHoag: they are just removing the dirt mounds that were put there last year
01:29:56 Summer Johnson: Not removing trees at this time, just dirt.
01:31:51 Crystal DeHoag: 2 story buildings with heavy fines for parking violations
01:32:27 Sean Ash: it's a done deal folks.. We need an attorney...
01:32:42 James McKirdy: crystal - with respect. you can't regulate parking on public streets.... it's a nicety that doesn't exist in the real world specifically because our streets are public
01:33:05 Erik Mrdak: Modifications would be the type of residences that are being presented i.e. apartments/condos
01:33:18 Rotorwind: Put it back to a church! Or housing max of 2 stories
01:36:31 Summer Johnson: This will not stop college rentals which is a big concern. Anyone else remember the naked college guys near the park a couple years ago? Keep the neighborhood family safe and friendly.
01:37:17 Summer Johnson: Studios and 1 bedroom are not for families
01:37:54 Marvin Kissinger: It was appreciated in adding more shrubs and trees!
01:38:20 Erik Mrdak: attainable housing, rent controlled, city reductions for tax purposes

01:38:49 Summer Johnson: I thought Timber Sky was taking care of the affordable housing offerings.
01:39:55 Erik Mrdak: James great questions
01:40:29 James McKirdy: shoot me a text folks - i'm off - i've gotta cook some dinner with the bride.
01:40:38 James McKirdy: 203-560-5569
01:41:18 Summer Johnson: FAMILIES
01:43:50 Marvin Kissinger: Place 1st floor underground so there are only 2 floors above ground, need lower profile!
01:44:27 Erik Mrdak: Home Owners need to hire an attorney specializing in this type of law. We are out gunned with Whitney C as Mir. Attorney
01:44:46 Crystal DeHoag: if the building nearest the entrance was 2 story...that would help. 2 could be the same #outsidetheboxthinking
01:45:54 Rotorwind: Attend HOA meetings and more importantly planning and zoning meeting and speak your minds!
01:46:39 AshLynn Mrdak: Traffic light will just hold things up more!!!! How about don't over crowd instead
01:47:01 Sean Ash: anyone know who the councilman for this area is?
01:49:28 Roxanne Nottingham: Well said Robert
01:49:44 Erik Mrdak: Exactly, Robert is correct we are not opposed to something just not what is being proposed
01:50:34 Sean Ash: Sean Ash
01:50:44 Sean Ash: 2930 S. Tex Ln.
01:50:51 April Cook: April.Tuomi84@gmail.com
01:50:59 Summer Johnson: Summer Johnson
2951 S Pepita Drive
Summerjmtb@gmail.com

Completely oppose this proposal for the record.
01:51:02 Sean Ash: seanash@gmail.com
01:52:03 Varendra Silva: Varendra Silva 2874 S Wright Rd. varendra.silva@gmail.com
Community Center would be great. Would increase the quality of life of the community. Traffic/safety/quality of life may take a hit with these condos. I'm about putting housing in, but isn't that what the space near Timber Sky is for?
01:52:45 Debbie Rozell: Lee Rozell. Leerozell65@gmail.com
01:52:48 Sean Ash: If anyone is interested in talking about hiring an attorney email me seanash@gmail.com This is a done deal and just air**ing your grievances will do nothing**

Neighborhood Meeting

Date: May 10, 2021 04:40 PM Arizona

Meeting Recording:

https://us02web.zoom.us/rec/share/Rise8nQvxagWXtPAoW8LE5nvjJKSWsVp9G_ZxvC_XgSiE9C3tgCEoaz0DAQtBc1-.kdn1PeUauOUvkiPs

Access Passcode: $k7NpAYR

Attendees:

1. Charity Lee- Miramonte Homes, 102 S. Mikes Pike, Flagstaff, AZ. 86001
2. Margaret and Norman Conger 2923 W. Presidio Dr. Flagstaff, AZ. 86001, 928-556-0206
3. Robert Davis- 2912 W. Paz De Avenida, Flagstaff, AZ. 86001, 414-807-3306
4. Chrystal DeHoag-2955 S. Pepita, Flagstaff, AZ. 86001, crystal@bellainvgroup.com
5. Marvin Kissinger-2597 W. Josselyn Drive, Flagstaff, AZ. 86001, 928-774-1716, californiamarvin@comcast.net
6. Gerry Grey- 2502 E. Riffa Road, Tucson, AZ., 520-577-3332
7. Mogollon Engineering, 411 W. Santa Fe Avenue, Flagstaff, AZ. 86001
8. Debbie Nankivell- 2918 S. Pardo Calle
9. Tracy Schwimmer 2290 W. Mission Timber Circle, 6139 E. Calle Del Media, Scottsdale, AZ. 85251 marcschwim@aol.com
10. Scott and Tonya Courtright 2428 W. Mission Timber Circle, Flagstaff, AZ. 86001, 602-920-0761
11. Lori McCorry, 2462 W. Clement Circle, Flagstaff, AZ. 86001, 404-324-1639
12. Brad 2892 S. Pantano Seco Lane, Flagstaff, AZ. 86001
13. Chris Kemmerly, 2502 E. River Road, Tucson, AZ.
14. Betsy Decker and Ryan Carpenter 2920 W. Presidio, Flagstaff, AZ. 86001, 928-380-0006
15. Alaxandra Pucciarelli- City of Flagstaff
16. Railyn Stokes 2860 W. Pico Del Monte Circle, Flagstaff, AZ. 86001, 870-925-0907
17. Brent Ballard 2948 S. Camel Drive, Flagstaff, AZ. 86001, 10838 N. 10th Place, Phoenix AZ. 85020, arizonalifestyle@aol.com
18. Brandon and Summer Johnson, 2951 S. Pepita Drive Flagstaff, Az. 86001, 928-699-4495
19. Whitney Biggerstaff 2943 S. Pepita Drive Flagstaff, AZ. 86001, 928-814-2033,
20. Linda Kiehne, Remax Peak Properties 717 W. Riordan Rd. Flagstaff, AZ. 86001
21. Genevieve Pearthree- City of Flagstaff
22. Hartley Roadie
23. Whitney Cunningham- Aspey Watkins and Diesel, Flagstaff, Az. 86001
24. Brian Hanabury
25. Prissy Y

Comments/Questions

1. **Marvin Kissinger**
   "Is there a buffer between the project? We live on the east side of the project and want to know if there is a buffer zone between the project and our fence. We're lot 41. The county drawings show a line, we assuming that was a buffer. We had to pay a premium for the lot and assumed that was because of the trees. Want to retain as much forest as we can. The parking lot will take a lot of trees. Any information and details we can get would be appreciated. Can we get a copy of the Site Plan?"
   - **Mogollon Engineering-** "There is a Tract that is owned by the HOA between your backyard. We will investigate that and provide information back to Marvin on screening. We will be saving 35% of the trees. There is a buffer. We don't have the distance at the moment. We can expand the view to show the distance. On the county website, Tract U. Lot around 60' wide, estimating there is a little over 100'. We can send you some additional information showing how far it is. What are we using to screen between our project and Tract U? Miramonte will get that information. We will send a copy of the Site Plan.
2. **Debbie Nankivell**
   "Didn't receive the letter in the mail but received an e-mail from the HOA, Is this a done deal?"
   Charity Lee- "We would need a conditional use permit to build this project. This site was the prior site for a church. We have had churches approach us to construct on the site which would be a greater density. Miramonte would prefer to construct homes."
   -
3. **Crystal Dehog**
   "Does this have to go to City Council to be approved.

   Genevieve- "This is a conditional use permit that would need to go before the Planning and Zoning Commission. P&Z hears conditional use permits and they have to meet requirements in the code to receive the conditional use permit. City Council typically does not hear conditional use permits. Tentatively scheduled for June 9th but not set in stone. "

4. **Margaret Carger**
   "Concerned about parking. Concerned that the project will draw students which have multiple cars. Will there be restrictions for parking? Across the street there are college students. Does not believe the project has sufficient parking."
   Charity Lee- The project allows for 74 parking spaces with 4 ADA spaces. The intent is to condo the project and offer a for sale project. We meet the requirements of the parking for the project. It is not our intent to have parking on Presidio Drive but to have parking within our development. The City of Flagstaff would enforce if there are violations of parking.

5. **Robert Davis**
   "Concerned about trees and parking. Three story buildings are not compatible with the surrounding neighborhood. Sky Cottages is doing one- and two-story buildings. Does not think

overall design is compatible with the community. Makes sense to do some housing, additional family housing makes sense. Would be nice to keep greenspace. Compliance on parking, not even two spaces per unit, which will make people park on the street and under the HOA parking on the street isn't allowed. This is a current problem. Does not think the design, three story condos is compatible. Safety is also a concern with people coming off Woody Mountain Rd., it is a very busy area. Putting this structure in this location is a safety hazard. You stated that a traffic study isn't required, however the City just approved Sky Cottages which is over 200 units, there will be a lot of traffic on Woody Mountain Rd. Agree with Marvin, we bought our houses because of the trees, you are getting rid of 65% of the trees. The area of parking will take away trees. Your open space on the drawing is by Woody Mountain Rd. We're on lot 4 and have been here since 2014, every time trees are cut down it increases the noise into the neighborhood. Can hear the traffic from I-40 more and more. Parking under the HOA rules, residents can't park in front of their house, the fact that you have less than two spaces per condo will cause parking on the street. Number of parking spaces insufficient. Build homes like off Joselyn, would make more sense than the proposed development. I'm opposed of the development."

Charity Lee- "Currently the property is zoned HC which allows for structures up to 60' and under T4N2 we could build up to four stories and our development is proposing three stories. Also, a 250-seat church facility could be built under the current zoning. We are proposing additional parking than is required. When we evaluated the traffic our peak hours were 39 vehicle trips per hours which is less than 100 trips per hour which triggers a traffic impact statement. Our Site Plan has been approved by the City of Flagstaff. The property is not designated open space. A development that is much more impactful could be build on the property. We need additional work force housing, which is the goal of Miramonte Homes. "

6. **Brandon and Summer Johnson**

"Concerned about the value of the homes with the new development. Worried that condos will be purchased by investors. Don't want three story condos. When we bought the house, we were specifically told that the property would be a church. We spend hundreds of thousands of dollars. We are worried about the value of our house, and that the condos would be bought by investors. Single family housing would be great, or a church would be fine, but a development with three stories is very upsetting, which will change the way our neighborhood feels. It would change our development. There are 1300 housing going in the street across from us and more multi-family across from us."

7. **Crystal Dehoag**

"Valid concern that units will be purchased by investors. Concerned with parking. HOA regulates parking. Wants to know if we can add more parking into the design. Do you have a unit mix? Valid concern that investors will purchase. Miramonte will build a beautiful product, but concerned with parking. HOA regulates parking on that street. Would like more parking on the development. Where will the mailboxes be?"

Charity Lee

- 12- One bedrooms
- 18- Two bedrooms

- 6- Three bedrooms

Mogollon- Miramonte will work with the post office to determine the location of the mailboxes.

Charity Lee - There will be one mailbox per building.

8. **Railyn Stokes**
"She wasn't notified of the meeting. Concerned, that they didn't receive notification. Afraid that this is not an accurate representation of who would be against the project. The development will impact more people than 300'. Would like the entire neighborhood to be notified.
Charity Lee- We notified everyone within 300'

9. **Brent Ballard**
"Could the entire project be purchased by a REIT? Would Miramonte be building apartments? Like the look of the project. Will there be low-income housing? Supportive of the project. "
Chris Kemmerly- "This is a condo for sale project, we are not interested in selling to a REIT. We will have a restriction of 30-day rentals, so we don't have short term rentals. No, this product will be for sale condos and will include the 30-day restriction. No there will not be low-income housing. At this time lumber has gone up 600% which has put a lot of pressure on housing and increased prices and has caused an increase in housing prices. We don't know what we will price them at right now. "

10. **Lori**
"How much will the units cost?
- Miramonte has not determined the price of the units at this time.

11. **Allan Gerston**
"The project does not conform to the original plat." Supportive of Robert Davis. What is being promoted is anything but conforming to what the existing neighborhood is. Suddenly high density is what is being proposed. Can not understand that people within 300' were notified. Where is the common sense? Find it disturbing to see this development spring up. It would be better to see affordable housing which would serve a better purpose. Not supportive of high density."

12. **Whitney Biggerstaff**
"Did not receive notice. Bought in the area because it was a family neighborhood." Must be 301' from the development, because she did not receive notice. Not entirely opposed of the development. Been here seven years. Charity, you mentioned that the housing would be for teachers, nurses, but I don't think that Flagstaff housing prices support that. When do you plan to start construction?
- **Charity Lee-** There is a process. We have received our Site Plan approval, then Civil Plan approval, then subdivision plat and starting vertical construction by next summer. Horizontal construction would start sooner, so you would see

development occurring. There will also be more community meetings and will keep you informed of additional meetings.

13. **Vivian Collins- 2361 Mission Timber**
"Concerned with additional traffic into the neighborhood." Student Council doing a traffic study and considering closing Woody Way. Very concerned about traffic? How will we accommodate all of that traffic? Traffic statement

Charity Lee- "Entrance into the project would be off Presidio Drive South not off Woody Mountain Road. I appreciate your comments, our project will not be an impact to traffic. Not only does the City consider our project but considers other surrounding developments impact on traffic. "

14. **Railyn Stokes**
"Concerned with traffic." Can we ask the City to reevaluate the traffic? Or should we do that on our own?

15. **Genevieve Peartree**
"We will be having a second meeting and will invite traffic to address the traffic concerns." Given the concerns from the neighborhood we will require an additional meeting. We will have someone from the traffic section at the City to address the concerns.

16. **Robert Davis**
"Sky Cottages put a restriction and added clauses that you can not rent out the units. Miramonte should look at restrictions. The City negotiated provisions with Vintage Partners for the Sky Cottages that wouldn't allow for a renter to then rent out the unit. The City staff should consider including provisions like that. Sky Cottages will also have a property manager. HOA is responsible for parking. The HOA attorneys have said that they must give two warnings, the only enforcement is to put an assessment on the property owner for violations. We're paying for security to put stickers on the cars. There really isn't authority with the HOA for parking violations. The Planning Commission should negotiate additional restrictions and City Staff should consider addressing homeowner's concerns."

17. **Chrystal Dehog-**" Sky Cottages are rentals and cannot sublease."

18. **Robert Davis-** "This is not a good plan that the HOA monitors parking. P&Z should add restrictions on Miramonte."

19. **Betsy and Ryan Carpenter**
"Echo other concerns about parking. Multiple cars will be per unit which will overflow onto the street. The prior proposal for a church would be once per week. Against the project".

20. **Brad**

"As far as I understand that under the Arizona Statute there isn't statute regarding Air B and B's Is there a statute for short term rentals?"

Charity/Whitney Cunningham- No, there is not state law restricting Air B and B's however Miramonte can restrict our property and will do so.

21. **Marvin Kissinger**- "Have a concern with emergency vehicles getting out of the development. Sky Cottages will have their own security. Will there be security? We were hoping Miramonte would stand up and use the property for overflow parking or open space.

    Charity Lee- No security, because they will be individually owned condos.

22. **Lori**
    "Will we be notified of additional meetings, since we were not notified about this. 300' is ridiculously small. Thinks the entire community should be notified. The HOA should notify prior to the day of. "

23. **Genevieve**
    "We will expand the notification area for the next neighborhood meeting and also an expanded area for P&Z and we will require an ad in the newspaper for the next neighborhood meeting and P&Z. Notification is required 10 days in advance of the meeting. We will work with Charity to look at the radius. The HOA did receive notice, we understand your frustrations and will ensure it won't happen again."

24. **Vivian Collins- "**Will they do another traffic study if they close Wood Way? The current traffic study does not take the road closure into consideration. If Woody Way does close. Traffic is going to get worse. We are against the project unless traffic is addressed."

25. **Lori-** "The City isn't going to close Wood Way" Boulder Point will be upset and will continue to argue to have the road closed.

    Charity Lee- The City of Flagstaff Traffic Engineer will need to address the concerns regarding traffic.

26. **Genevieve-** "Chris or Whitney can you address the short-term rental again, as there may have been some confusion?"

27. **Chris Kemmerly-** "We will include a 30-day restriction to prohibit VRBOs." No short-term rentals.

28. **Whitney Cunningham**- The City of Flagstaff is limited in what restrictions they can impose. Miramonte can impose deed restrictions for the property to prohibit rentals of less than 30

days. Which is an effective tool in preventing short term rentals. Private property owner can restrict its own property.

Comments from Chat:

00:25:23 Mogollon Engineering: Mogollon Engineering
00:26:14 Lori: Lori McCorry
00:26:48 Lori: Lori McCorry
00:44:44 Brad's iPad: You can use coconino county parcel viewer
00:47:09 Lori: can we all get a copy of the site plan?
00:49:33 Lori: I have a question?
01:01:59 Tracy: Wouldn't that still require community approval?
01:02:51 Marvin Kissinger: A Church meets one day a week.
01:03:17 Brandon and Summer Johnson: Thank you, Marvin!
01:08:14 Marvin Kissinger: Renting out the units is a valid concern and parking and safety responses on a two lane road coming into this complex is a real concern!
01:09:21 Crystal DeHoag:we didn't receive notice either
01:09:22 Brandon and Summer Johnson: We received no notification as well
01:10:03 Brandon and Summer Johnson: I'm pretty sure I live within 300 feet and was not included
01:11:17 Lori: Railyn, FYI Good news ,The road to boulder pointe in not going to be closed
01:12:33 Lori: How much will these cost?
01:13:30 Railyn Stokes: Thanks, Lori! Happy to hear that. Disappointed that the entire community hasn't been given the opportunity to participate in this conversation. That feels slightly under the table.
01:13:45 Lori: I agree
01:14:28 Whitney Biggerstaff: I have a couple questions.- Whitney Biggerstaff
01:14:44 Lori: A church would be great. One day a week'
01:15:32 Brandon and Summer Johnson: Thank you, Allen.
01:15:37 Tracy: Totally agree--it impacts every homeowner in Presisio regardless of how close they are to this planned complex
01:15:37 Lori: You go Allan
01:16:24 Railyn Stokes: Very much appreciate all you have to say, Allan!!
01:20:16 Brandon and Summer Johnson: Please keep us on the list as well.. or add us since we have received nothing prior to today... thank you
01:22:10 Brandon and Summer Johnson: They can't ... and it will be an issue.
01:22:30 Brad's iPad: It is going to impact
01:23:18 Marvin Kissinger: Traffic is a major concern and emergency vehicles getting in and out!
01:23:38 Brandon and Summer Johnson: MAJOR concern.
01:28:05 Lori: Will we all get notices when the city is having meetings regarding this matter.

01:29:33 Brandon and Summer Johnson: We spent hundreds of thousands of dollars on our home and enjoy the quiet environment of our street and area of our neighborhood. Adding these condos changes the neighborhood. Noise. Traffic. Population. More cars. If condos had been disclosed when we were looking to purchase, we would not have purchased. We were told it would be a church. I think this would be a mistake for our neighborhood and do not support it.
01:30:58 Whitney Biggerstaff: Same, Summer!! Had we known this were an option, it would've changed our plans significantly.
01:32:29 Brandon and Summer Johnson: Thank you, Ms Pearthree.
01:34:12 Allan Gerston: The HOA is great for finding weeds on your property, and nothing else!
01:34:37 ddb2: I recommend including Boulder Pointe residents for future notification(s) due to traffic considerations. Thank you.
01:34:46 Brandon and Summer Johnson: Allen, YES!!!
01:36:51 Brandon and Summer Johnson: Church: ok

Condos: opposed
01:39:24 Allan Gerston: Allan Gerston-2393 W. Mission Timber Cir: I stand against this high density project that is inconsistent to the subdivision that we all live in-the Presdio. Miramonte seems to be more interested in squeezing "blood" from this turnip. High density with limited parking means only parking and traffic issues. Where is the common sense here?
01:40:04 ddb2: Diane Bellock
01:40:16 ddb2: Diane Bellock 2548 S Cliffview St Flagstaff, AZ 86001
01:40:43 ddb2: Thank you neighbors!
01:40:46 Whitney Biggerstaff: Whitney Biggerstaff- My husband Patrick and I are concerned about the number of units and lack of parking for that area. We are opposed.

Charity Lee

From: Robert Davis <radavis15@mac.com>
Sent: Thursday, May 6, 2021 2:51 PM
To: Charity Lee; Genevieve.Pearthree@flagstaffaz.gov
Cc: info@vintagevp.com; Kim; Robert Davis
Subject: Miramonte Request for Conditional Use Permit at Presidio in the Pines - Tract M

Charity Lee,

Comments Regarding the Miramonte Request for a Conditional Use Permit at 2940 Woody Mountain Rd

These comments are provided for Citizen Participation and Feedback at the virtual meeting on Monday, May 10, 2021 at 5:00 pm. The request for a Conditional Use Permit is to allow Miramonte to build 3 3-story apartment buildings on the lot.

These comments are in total opposition of the planned proposal, for the following reasons:

- **Compatibility -** The proposal for apartments is not compatible with the surrounding communities of single-family homes surrounding the proposed site;

- **Incompatible Design** – These would be the only 3-story structures in the community or any of the surrounding communities;

- **Safety** – The proposed 39 units would result in excessive additional traffic on one of the main entrances to Presidio in the Pines (South Presidio Dr.) creating a safety hazard;

- **Woody Mountain Road Traffic** – The 39 units would result in addition traffic burden on Woody Mountain in addition to the 202 additional unit being added by the construction of Sky Cottages by Vintage Partners;

- **Destruction of the Environment** – The building of 39 units would remove a substantial number of pine trees further ruining the environment along South Presidio Dr. This would further destroy the environment along South Presidio as was done further east; and

- **Sound Pollution** – The trees create a barrier to the traffic noise from I-40. As more trees have been removed and hard-surface building constructed the noise from I-40 has increased.

The address provided is deceptive in that the entrance would probably be on South Presidio DR.; not on the busier Woody Mountain Road near the round-about.

The letter requested our ideas and suggestions. Alternatives that would be more compatible to the community include:

- **Green Space / Park** – The trees and environment could be saved and used for the current residents' enjoyment;

- **Additional Single-family Homes –** The lot space could be used to build 3-4 single family homes that are compatible to the surrounding lots; or

- **Combination of Homes and Green Space** – Combining the two ideas above.

If there are any questions regarding these comments, please contact me at:

Robert A. Davis

29112 W Paz de Avenida

Flagstaff, AZ 86001

414-807-3306 radavis15@mac.com

CC:

Walter Crutchfield, Vintage Partners

Charity Lee

From: Daniel Hiel <ecdiego.1@hotmail.com>
Sent: Monday, May 10, 2021 3:49 PM
To: Charity Lee
Subject: 3 story building

I'm not available for the meeting this evening however I would like to comment about the proposal to build 3 story buildings in our area. I view this as opening a door to higher buildings throughout Flagstaff including the new hospital near Ft. Tuthill. Do we as a community want to loss our unique small town feel. One of the quickest ways to loss that feeling is to have tall imposing buildings spread throughout. I personally prefer maintaining the small town feel.

Regards,

Daniel Hiel
Flagstaff

Get Outlook for iOS

Charity Lee

From: jmorgan2919@gmail.com
Sent: Tuesday, May 11, 2021 11:25 AM
To: Kim Tittelbaugh; genevieve.pearthree@flagstaff.gov; Charity Lee
Subject: project# PZ-17-00227-03 APN :112-62-483

Kim
Where"s the HOA on this new project. Seems as if it was quite silent. I only found out about it late yesterday. Wonder why, another Miramonte just slide it through, not giving much notice. Question, nothing said about parking... Let's say 39 units, only 1 car per unit. Let's get real more like 1 and 1/2 per unit. Where will they all park? Couple that with the 208 units going in across the street. Why was nothing said, Think I know, as I've been hear since the start and am well aware of how certain people get their way. I hope the city will not allow this to go forward, but there again I have little faith. When I first moved here 30 yrs ago, there were bumper stickers,DON'T PHX FLAG. Well our city council made sure that wouldn't happen. We are heading more in the direction of CA. What happened to Small Mountain Town?

Thank You (Not That I Don't That it A Rubber Stamp Away)

John Morgan
2919 S Pepita Dr.
Flag 86001
928-774-1725
morganj29119@gmail.com
Someday I'll run into Mr. Miramonte
AKA Chris K.Again

Charity Lee

From: Linda Otzen <sralydia@gmail.com>
Sent: Monday, June 7, 2021 5:10 PM
To: Charity Lee
Subject: Address

Follow Up Flag: Follow up
Flag Status: Flagged

Charity this is Linda Otzen and I am attending Zoom tonight

2910 S Pepita Dr
928-856-0086

I couldn't sign in. Thanks

Sent from my iPhone

Charity Lee

From: Sandi Dunmyer <sandi.dunmyer@gmail.com>
Sent: Friday, June 4, 2021 6:01 PM
To: Charity Lee
Subject: Apartment complex near Presidio take 2!

Realized al had some typos on first try, was writing on my phone...

Dear Charity Lee,

When I bought my home in January of 2020, I bought it here because I have access to forest, open land and a safe and great neighborhood while being situated on the corner of West Patio Del Presidio and West Pico Del Monte. I went to college in Flagstaff many years ago and couldn't wait to get back for the quiet, outdoor living, space, trees and the amazing people here but mostly for a safe and less busy place with a caring community to raise my son.

I have been observing all of the back and forth regarding the potential apartments/condos going up near our community. I am 100% against it!

The traffic and parking has already gotten quite heavy and also controversial in our neighborhood and this would make it many times worse. Besides that, it would completely degrade the level of our nice neighborhood as well as Timber Sky.

Apartments/condos would bring much more traffic, worse parking issues, more college kids, more rentals where people don't care about their homes and how they are kept up, more noise, less overall safety, more crime is likely and a much less desirable community in general. It will definitely lower our property values in Presidio.

Due to my career in transportation and complaints of traffic and speeders, for the last couple weeks I have been participating with City of Flagstaff traffic engineers on a speed study. This was requested because of people's incredible speeds on West Patio Del Presidio. The current volumes and speeds were quite surprising and not in a good way.

If you make the decision to go ahead with the apartment complex you will lose the trust of our community.

Please make the decision to value quality of life over the almighty dollar or Flagstaff and our neighborhood specifically will continue to become like other undesirable places to be. If we wanted to live in the valley we would but we want to live in our quiet, peaceful, loving and secluded Flagstaff!

Thank you for making the right choice and keeping Flagstaff, specifically Presidio, the amazing community it is!

Regards,

Sandi Dunmyer
C 206.409.1555

Charity Lee

From: sandi taylor-dunmyer <sanditd69@gmail.com>
Sent: Friday, June 4, 2021 5:24 PM
To: Charity Lee
Cc: sandi.dunmyer@gmail.com
Subject: Apartment complex near Presidio

Dear Charity Lee,

When I bought my home in January of 2020, I bought it here because I have access to forest, open land and a safe and great neighborhood while being situated on the corner of West Patio Del Presidio and West pico Del Monte. I went to college in Flagstaff many years ago and couldn't wait to get back for the quiet, outdoor living, space, trees and the amazing people here but mostly for a safe and less busy place with a caring community to raise my son.

I have been observing all of the back and forth regarding the potential apartments going up near our community. I am 100% against it! The traffic and parking has already gotten quite heavy and also controversial in our neighborhood and this would make it many times worse. Besides that, it would completely degrade the level of our nice neighborhood as well as Timber Sky.

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Due to my career and complaints of traffic and speeders, I have been participating in the last couple weeks with city of Flagstaff on a speed study because of peoples incredible speeds on West Patio Del Presidio. The current volumes and speeds were quite surprising.

If you make the decision to go ahead with the apartment complex you will lose the trust of our community.

Please make the decision to value quality of life over the almighty dollar or Flagstaff and our neighborhood specifically will continue to become like other undesirable places to be. If we wanted to live in the valley we would but we want to live in our quiet, peaceful, loving and secluded Flagstaff!

Thank you fir making the right choice and keeping Flagstaff, specifically Presidio, the amazing community it is!

Regards,

Sandi Dunmyer
C 206.409.1555

Charity Lee

From: Phoebe Wood <phoebewood27@gmail.com>
Sent: Friday, May 28, 2021 5:50 AM
To: Charity Lee
Subject: Apartments off Woody Mountain Road

Hello Charity,

I am a homeowner and resident of Presidio in the Pines neighborhood since 2017.
I think it is a terrible idea to put a 3 story apartment complex off of Woody Mountain Rd, and here's why:

1. It will lower home values of timber sky and Presidio.
2. It will increase traffic in an already busy area. Gore, our neighborhoods, and Woody mountain dirt road visitors create more traffic than Woody mountain can handle several times a day already. Serious wrecks happen frequently on Route 66 from the chevron west because of how busy it is and people waiting at stop signs trying to merge on to Route 66 without a stop light.

3. People move to the edge of town for a reason. It's to enjoy nature and get away from heavy traffic and busyness of downtown and NAU. NAU has put up tall apartments all over. My opinion is keep that stuff by the university. You will drive more college kids into our area which will drive out more affluent tax paying adults, and that will contribute to a less valuable property over time. College kids that mommy and daddy pay the rent for don't take care of their properties, I already see it in the homes that affluent parents buy houses for in Presidio. Their trash blows up and down our street, they park 5+ cars at a single family home blocking the street frequently.

4. I don't think the nice neighborhoods near this area would appreciate this. Flagstaff ranch, equestrian estates, etc.

Thank you for your time. Flagstaff is a beautiful city and has a unique charm to it. I personally think the city is allowing too many new developments that are hurting that draw, and cutting down too many pine trees. It's not affordable to live in Flagstaff, but building your 3 story apartments is not going to help that situation, but that's a whole other topic.

Charity Lee

From: Robert Davis <radavis15@mac.com>
Sent: Wednesday, June 2, 2021 5:41 PM
To: Charity Lee
Cc: Robert A. Davis; Kim; Pucciarelli Alaxandra
Subject: Comments in Opposition to the Miramonte Homes Request for a Conditional Use Permit for Tract M
Attachments: Planning Commision Comments.pdf

Charity,

Attached is a document outlining my comments in opposition to the Miramonte Home request for a Conditional Use Permit for Tract M in the Presidio in the Pines Community.

These comments are being submitted for the June 7, 2021 Neighborhood Meeting and to the City Planning Commission, if Miramonte Homes continues to move forward with the request.

Sincerely,

Robert A Davis
2912 W Paz de Avenida

414-807-3306

Charity Lee

From: Erik Mrdak <erikmrdak90@gmail.com>
Sent: Thursday, June 3, 2021 6:04 PM
To: kim@sterlingrem.com; Charity Lee; tantol@flagstaff.gov; AshLynn Mrdak
Subject: Conditional Use Permit

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening,

My name is Erik Mrdak. I live with my wife Ashlynn Mrdak at 2886 W.
Presidio Dr. here in Presidio, we closed on our property last year in December. We heard about the Citizen Participation Neighborhood Meeting re: the horrible plan of Miramontes to build three (3) apartment complexes down the street from us.. I can only imagine how the immediate neighbors are digesting this revenue driving venture. We object profusely to a Conditional Use Permit and plan to support those in favor of denying this radical idea. There is already a lack of space, parking and overall rampant congestion throughout Presidio just to name a few of the reasons additional traffic on such a small parcel of land is a bad idea. In addition, could I please be added to the HOA email list as I did not receive this email directly from the HOA or planning developers. My email is erikmrdak90@gmail.com

Have a great weekend
Thank you

Erik Mrdak, CFBE
Executive Director Food and Beverage
erikmrdak90@gmail.com
P (830) 872-9836

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		Becky Jahn	2906 S. Pepita Dr.
2		Crystal DeHoog	2955. S Pepita
3		Millie Brackie	2931 W. Presidio Dr
4		Kristin Wiebe	2924 W. Presidio Dr
5		Norman Conger	2923 W. Presidio Dr.
6			2915 W Presidio Dr.
7			2920 W. Presidio Dr
8		Lisa Galyen	2601 W Josselyn Dr.
9		Ileana Kissinger	2597 W. Josselyn DR.
10		Priscilla Bradley	2593 W. Josselyn Dr.

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#	Signature	Name (Printed)	Street Address
1		Adnan Qutifan	2590 W Josselyn Dr.
2		Lisa Winborne	2594 W. Josselyn Dr.
3		Amruta Narumanchi	2598 W. Josselyn Dr.
4		Daniel Hobben	2911 W. Presidio Dr.
5		Allen George	2959 S. Pepita Dr
6		Brandon Johnson	2951 S. Pepita Dr
7		Patrick Biggerstaff	2943 S. Pepita Dr.
8		Whitney Biggerstaff	2943 S. Pepita Dr.
9		Joseph Hammer	2935 S. Pepita dr
10		Geoffrey Sitch & Brittany Machala	2922 S. Pepita Dr.

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#	Signature	Name (Printed)	Street Address
1	Susan M Summers	Susan M Summers	2918 S. Pepita Dr.
2	Scott D. Summers	Scott D. Summers	2918 S. Pepita Dr
3		Nick Vascassenno	2911 S. Pepita Dr.
4		Fred Avina	2926 S. Tex Ln.
5		Cal Hamren	2896 W Paz De Avenida
6		Adam Zarger	2954 S. Tex Ln
7		Trujillo Esplain	2946 S. Tex Ln
8		GERSHON ASH	2930 S. TEX LN.
9	Debbie Rorl	Debbie Rorl	2918 S. Tex Ln
10		JEFF GREENE	2892 W. PATIO DEL PRESIDIO

PETITION

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#	Signature	Name (Printed)	Street Address
1	Madhumita Dasmahapatra	MADHMITA DASMAHPATRA	2921, South Camel Drive
2	WENDELL GEIST		2937 S. Camel Dr.
3		John Rives	2956 S Camel Dr.
4	Richard Allen Pogue	Richard Allen Pogue	2924 S. Camel Dr.
5		Sara Zerger	2954 S. Tex Ln.
6		Katie Runnels	2923 S. Pardo Calle
7		Steve Brigham	2927 S. Pardo Calle
8	Michael Loy	Michael Loy	2935 S. Pardo Calle
9	Venkata Yaramasu	Venkata Yaramasu	2939 S. Pardo Calle
10	Laura Wade	Laura Wade	2943 S. Pardo Calle

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#	Signature	Name (Printed)	Street Address
1		Penny Lauritsen	2951 S Paseo Calle
2		Matt Sieg	2903 W. Presidio Dr
3		Don Zetich	2928 W. Presidio Dr
4		Shuang-Yi Nien	2900 W Paz De Avenida
5		Joe Elms Jr	2883 W Patio Del Presidio
6		Gianna Elms	2883 W Patio del Presidio
7		Gary Hanson	2572 W. Josselyn Dr.
8		Polly Hanson	2572 W Josselyn Dr.
9		Frank, Ashlynn	2886 W Presidio
10		Holly Shilling	2892 W. Presido Dr.

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#	Signature	Name (Printed)	Street Address
1		Anthony Talbert	2531 W. Josselyn Dr
2		Jennifer Vij	2950 ~~3000~~ S. Tex Lane
3		Nisaja Patel	2958 S Tex Lane
4		Raj Talbert	~~2591~~ W. Josselyn Dr.
5	Jessica Newton	Jessica Newton	2568 W. Josselyn Dr.
6	Jane Kenmore	Jane Kenmore	2562 W Josselyn Dr
7	Janeen Fraser	Janeen Fraser	~~2538~~ W. Josselyn Dr.
8		Lindsay Smith	2518 W. Josselyn Dr.
9		Lusine Harapetian	2510 W Josselyn Dr. Flagstaff AZ 86001
10		Linda Otzen	2910 S Tepeta Dr 86001

Charity Lee

From: p11465 <p11465@aol.com>
Sent: Sunday, June 6, 2021 11:40 AM
To: Charity Lee
Subject: Fw: Miramonte development

Sent from the all new AOL app for iOS

Begin forwarded message:

On Sunday, June 6, 2021, 10:33 AM, p11465 <p11465@aol.com> wrote:

Until recently I was a board member of the Troon North HOA in Scottsdale. Several year's ago we were faced with a nearly identical situation where a developer wanted a zoning interpretation that allowed high density construction.

When we began to organize opposition we found that the developer had been working on the project secretly and had a several month head start on us. They had hired the ex~zoning director as a consultant and had been working with the current staff.

When we tried to hire a zoning attorney we found that it was nearly impossible because all the successful ones had some sort of relationship with the developer.

What really turned the corner for us was hiring a city government lobbyist. Suddenly, the city council members were happy to meet with us and listen to our concerns. The city planning department stopped the back door developer meetings.

The lobbyist was was able to get publicity, slow down the board's actions and organize our response. When the council met to consider our issue, we had hundreds of neighbors in attendance. That was basically hundreds of votes in November.

We need to slow down the whole process, catch up and focus our opposition. Hiring a respected lobbyist or influential attorney is our best option.

Philip Dunn
2477 w Mission Timber Cir

Sent from the all new AOL app for iOS

Charity Lee

From: Lee Rozell <leerozell65@gmail.com>
Sent: Friday, June 4, 2021 11:31 AM
To: Charity Lee
Subject: Miramonte Appartments

Follow Up Flag: Follow up
Flag Status: Flagged

Charity Lee,
When we bought our home 7 years ago we were told that townhomes were going in where you are planning to put Appartments. Not good business!! We moved here from the Valley to get rid of the congestion you find in a big city. You are making this place so congested that your not giving the trees room to grow. You are stuffing 50 lbs of crap in a 30 lb bag.

By making this decision you have lost the trust of your community. This decision will increase traffic, crime, while lowering the value of our homes which is a product of rentals in a college town. I really feal for the families in the adjacent homes. I guess the visual and safety of an apartment parking lot is a safe place to let your kids go out to play.

You still have an opportunity to do the right thing!

Marvin & Debbie Rozell
Residents 480-326-4827

Charity Lee

From: David Dostalik <davidd@cox.net>
Sent: Thursday, June 3, 2021 7:02 PM
To: Charity Lee
Subject: neighborhood meeting / 39 condominium units

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, I would like to add a comment that I am opposed to the proposed development of 39 condominium units on Tract M of the Presidio in the Pines neighborhood.

Thanks

David Dostalik
2497 W Pollo Cr
Flagstaff, AZ 86001
619-504-7798

Charity Lee

From: S Beck <snowaloha@yahoo.com>
Sent: Monday, May 10, 2021 6:25 PM
To: Charity Lee
Subject: Notification

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Charity,

Please include us regarding any notifications about the proposed 39 residential units at 2940 Woody Mountain Rd.

Thanks,

Steve and Stephanie Beck
2494 W Pollo Cir
Flagstaff, AZ 86001

Phone call on May 12th, 2021 from Ellen Hamren, Ellyn_fair@yahoo.com, 602-703-7779, 2896 W. Paz De Avenida

Ellen is concerned about the traffic. High density project in the neighborhood. The other developments on the other side of the road will also increase traffic, adding more traffic to a two-lane road. There is not enough parking proposed for our development. The residence would park on the street or visitors would park on the street. Consider doing two story buildings instead of three. This would be less density. The development is not practical. There is better land to develop a high-density project off of Rt 66. Consider building more two- and three-bedroom units.

June 2, 2021

To: Charity Lee (clee@miramontehomes.com
CC:

- **Planning Commission Members:**
  - **David Zimmerman, Chairman**
  - **Marie Jones, Vice Chair**
  - **Carole Mandino**
  - **Dr. Alex Martinez**
  - **Dr. Eric Nolan**
  - **P. Lloyd Paul**
  - **Gaylene Soper**
- **City Community Development Department (APucciarelli@flagstaffaz.gov)**
- **Presidio in the Pines HOA**

I am a resident of Presidio in the Pines ("Presidio") living at 2912 W Paz de Avenida. I am writing in opposition to the Miramonte Homes request for a Conditional Use Permit for construction of 39 condominiums on Tract M located in Presidio in the Pines community ("Presidio").

Alternatives are far more reasonable:

- The options under current zoning for a church or community center;
- More of the current structures in Presidio;
- Green space / Parking for the community; or
- A combination of these alternatives.

To be clear, this opposition is not to additional housing or construction on Tract M; rather it is opposition to the request for 39 condominium units comprised of three 3-story buildings for 1, 2, and 3 bedroom units with the associated parking, traffic and removal of trees causing several community issues.

The three major objections are:

- **Misleading to Homeowners** - Several homeowners testified at the Public Hearing that Miramonte misled them as to the intended purpose of Tract M when they were considering purchasing a home in Presidio. It was stated that a church or community center was planned for this tract and that they took that into consideration when buying. Construction of 3-story buildings would have changed their decision to buy.
- **Incompatible with Community** - There are no other 3-story buildings in Presidio or the surrounding communities. Presidio (and planned Sky Cottages) are 1 and 2 story single family homes that are predominately owner or lesser occupied.
- **Parking Issues** - The proposed condos provide a parking lot of 74 spaces for the 39 units. This is insufficient when considering multiple cars per unit and visitors. Parking is an issue for the Presidio owners since the HOA CC&Rs do not allow resident parking on the street. Any overflow from the proposed condos would not be allowed to park on the street. Visitors would add to the congestion.

In addition to these 3 major issues there are several other concerns expressed by the current residents:

- **Safety** - Parents have safety concerns for their children due to the additional traffic. Also, buildings on that side of the street have ice and snow issues during the winter.
- **Additional traffic on Presidio and the Woody Mountain Round-about.** With the planned addition of Timber Sky and recent addition of Sky Cottages there is already a significant traffic increased planned. No traffic study has been conducted taking into account the Miramonte proposal.
- **Destruction of the Environment** – The building of 39 units would remove a substantial number of pine trees further destroying the environment along South Presidio as was done further east;
- **Sound Pollution** – The trees create a barrier to the traffic noise from I-40. As more trees have been removed and hard-surface building constructed, the noise from I-40 has increased; and
- **Impact on HOA Costs** - There would be increased costs to the HOA for snow removal, maintenance, and security impacting all residents. The condos would have separate expenses in addition to those affecting the whole HOA, but there will be an impact on current HOA residents.

Summary
The proposed 3-story condominiums are **NOT REQUIRED** to be built in the proposed location and are **NOT COMPATIBLE** with the surrounding community.

Sincerely,

Robert A. Davis
2912 W Paz de Avenida

414-807-3306
radavis15@mac.com

Charity Lee

From: Whitney Biggerstaff <wnbiggerstaff@gmail.com>
Sent: Monday, June 7, 2021 3:15 PM
To: Charity Lee; Tanton@flagstaffaz.gov; apucciarelli@flagstaffaz.gov
Subject: Presidio in the Pines Resident Opposition to Tract M Development Conditional Use Permit Request

Follow Up Flag: Follow up
Flag Status: Flagged

June 7, 2021

Whitney & Patrick Biggerstaff

2943 S. Pepita Dr.

Flagstaff, AZ 86001

Dear Charity Lee

My husband, Patrick, and I are writing to share our opposition to the proposed development by Miramonte on Tract M in the Presidio in the Pines neighborhood. When we built our home in the fall of 2014, it was our understanding that that this open area would be saved for either a church or community center. Either, in our opinion would be a much better option. The proposed development of 3 three-story buildings, with 39 total units, will cause tremendous congestion and are unfit when it comes to the design and character of our neighborhood. Currently there are no three-story buildings in the neighborhood.

One of the things we appreciate about Presidio in the Pines is the lower HOA dues we pay, compared to other neighborhoods with HOAs. What will be the impact on our dues to maintain this new development? How will those residents be held accountable and responsible if they have their own dues? Miramonte builds a beautiful home, but we do not feel these condos will be a good fit for the neighborhood.

Patrick and I are concerned about the potential traffic impact on the neighborhood, as we already suffer some issues with that. We are also concerned about the increase in noise this will cause. Between cutting down the trees along I-40 and all the additional vehicles, the noise will vastly increase. We also feel very misled by Miramonte. I believe receiving this news would have been difficult regardless, but the lack of initial communication makes the whole thing seem sneaky. However, we do appreciate the two letters we received after the first Zoom meeting. We thank you for listening to those of us who attended the call.

Patrick and I are not opposed to more housing, but the proposed condos do not seem like a good fit for the neighborhood and area. We would much prefer more single-family homes, a church, a community center, or more green space/park area.

Patrick and I thank you for considering our comments. We look forward to the next Zoom meeting on June 7th, 2021.

Charity Lee

From: The Summers Family <tomksummers@gmail.com>
Sent: Thursday, June 3, 2021 7:05 PM
To: Charity Lee
Subject: Presidio In The Pines Tract M

Follow Up Flag: Follow up
Flag Status: Flagged

Charity
My name is Tom Summers and my wife and I are in Presidio on Pollo Circle. I have lived in a Miramonte Home since January 2018. I have reviewed the sent material as well as the Resolution for a Development Agreement Amendment dated 12-1-2020 (I assume that info is current) and I have just a couple comments.

1) The 30 day restriction on short term rental is to short a period. This still allows these units to be rented 12 times a year and too many people fine ways around this. I feel it would be much better for the community if the minimum was set to 90 days. Ninety days sends a message that these units are to be lived in and are not investment rental properties.
2) That both sides of Presidio Drive be set as no parking any time. This could be on the south side from the project driveway to Woody Mtn and on the north side from the street to Woody Mtn. This would leave the entrance open and plenty of space for snow removal.

Thanks for your time and could you send a link back via e-mail for the zoom call, the link in the letter will be a monster to type in.

Tom Summers

Sent from Mail for Windows 10

June 6, 2021

To: Charity Lee (clee@miramontehomes.com

I am a property owner in Presidio in the Pines (Presidio), located at 2942 S Tex Lane. I am writing in opposition to the Miramonte Homes (Miramonte) request for a Conditional Use Permit to construct 39 condominiums on Tract M located in Presidio.

The opposition is not to additional housing or construction on Tract M; rather it is to the construction of 39 condominium units with associated parking, traffic, and removal of trees.

The three major objections are as follows:

1. Misleading to homeowners. Several homeowners testified at the Public Hearing that Miramonte misled them as to the intended purpose of Tract M at the time such individuals were considering purchasing a home in Presidio. They were informed that a church or community center was planned for this tract; information regarding multi-unit housing units would have impacted their decision to purchase.
2. Incompatible with the community. There are no other 3-story buildings in Presidio or the surrounding communities. Predominant structures are currently 1- and 2-story single family homes.
3. Parking issues. The proposed condos provide 74 parking spaces for 39 units. This is not sufficient when considering multiple cars per unit, in addition to parking to accommodate visitors. Parking is currently an issue for the Presidio owners as current CC&R's do not allow resident parking on the street at certain times of the year. Any overflow from the proposed condos would not be allowed to park on the street; visitors will add to the congestion.

Additional concerns are expressed by the current residents:

1. Safety. Additional traffic raises concern for children's safety.
2. Additional traffic on Presidio and the Woody Mountain round-about. The Timber Sky addition and Sky Cottages will result in a significant increase in traffic. No traffic study has been conducted taking into account the Miramonte proposal.
3. Destruction of the environment. Removal of a substantial number of pine trees will further destroy the environment along South Presidio as was done further east.
4. Sound pollution. The trees create a barrier to the traffic noise from I-40. As more trees have been removed and hard-surface buildings constructed, the noise has increased and will further increase with removal of additional trees for construction.
5. Impact on HOA costs. Increased costs for snow removal, maintenance, and security will impact all residents with an increase in HOA fees.

Alternatives exist that will be more acceptable to current property owners and residents:

1. The options under current zoning for a church or community center,
2. Additional structures representative of current 1- and 2-story buildings in Presidio,
3. Green space or parking for the community, or
4. A combination of these alternatives.

In summary, the proposed 3-story condominiums are not required to be built in the proposed location and are not compatible with the surrounding community design and elevations.

Sincerely,

Carleen E Shilling, Manager
AEME Remo LLC

602.432.6278
carleenshilling@gmail.com

Charity Lee

From: Linda Dunn <lndadnn@aol.com>
Sent: Monday, June 7, 2021 11:38 AM
To: Charity Lee
Subject: Questions for today's meeting

We would like to present the following comments/questions to be addressed at tonight's virtual meeting.

Miramonte has given up control of the Presidio Board. Since the residents now control the Board it is critical that no controversial changes to the development plan be made without their enthusiastic support. The city zoning department is supporting a position that has no support in the community.

Why?
———-

What is the Board's position on this project?

Do the CCR's need to be amended to allow this development to proceed?

Will the Board allow an amendment to the CCR's to be presented?

What makes Miramonte think the community will pass this?

———-

Since there has been little or no community awareness, and even less support for this project, why is the City Zoning Department proceeding as if this is an approved project?

———-

Linda and Phil Dunn
2477 W Mission Timber Circle
Flagstaff, AZ. 85262

Charity Lee

From: Daniel Hiel <ecdiego.1@hotmail.com>
Sent: Monday, May 10, 2021 4:40 PM
To: Charity Lee
Subject: Re: 3 story building

Thanks, I got spell checked and didn't catch it. I meant lose.

Get Outlook for iOS

From: Charity Lee <clee@miramontehomes.com>
Sent: Monday, May 10, 2021 4:35:46 PM
To: Daniel Hiel <ecdiego.1@hotmail.com>
Subject: RE: 3 story building

Daniel, thank you for your comment. I will mention it at the meeting tonight.

Charity Lee
Northern AZ. Land Acquisition & Development Manager
Miramonte Homes
102 S. Mikes Pike
Flagstaff, AZ 86001
Cell: (928) 600-3594

MIRAMONTE
HOMES

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From: Daniel Hiel <ecdiego.1@hotmail.com>
Sent: Monday, May 10, 2021 3:49 PM
To: Charity Lee <clee@miramontehomes.com>
Subject: 3 story building

I'm not available for the meeting this evening however I would like to comment about the proposal to build 3 story buildings in our area. I view this as opening a door to higher buildings throughout Flagstaff including the new hospital near Ft. Tuthill. Do we as a community want to loss our unique small town feel. One of the quickest ways to loss that feeling is to have tall imposing buildings spread throughout. I personally prefer maintaining the small town feel.

Regards,

Daniel Hiel

Charity Lee

From: AshLynn Mrdak <ashlynn.mrdak@gmail.com>
Sent: Monday, June 7, 2021 4:44 PM
To: AshLynn Mrdak
Cc: Charity Lee; kim@sterlingrem.com; tantol@flagstaff.gov
Subject: Re: Conditional Use Permit

Good evening,

My name is AshLynn Mrdak I live at 2886 W. Presidio Dr.. We close on our property in December and we're very excited to be in this neighborhood. Which one reason we purchased in this area is because it's families not college students not affordable housing. The community is very quaint and quiet. A lot of retirees and tons of families. We had asked about the empty lot And we were told it was going to be part of the community and no more houses were to be built. They stated to us that they were actually done building in this area. That is one of the reasons we did go ahead and purchase in here if we would have known that they were going to be building apartments solo in square footage which means college students and affordable living. We would've stayed where we lived in FlagRanch.
We already have an issue with parking especially in the winter if you put in all those apartment buildings I know it's saying 39 you have to times that by Almost each bedroom because what's going to happen is college students are going to rent those and they have girlfriends who have their own cars boyfriends that have their own cars. I know that it has been stated they will not be parking in front of our homes and will not be part of our HOA. But, as we all know that's never how it really works out. We don't have security driving around and making sure that these people are going to be following our HO a bylaws when we're right directly next to them. I believe that this is going to make a bigger impact a negative impact that can be avoided. Please consider everyone's outrage on this signatures have been given emails letters there gonna be a huge amount of people attending the zoom meeting we encourage you not to do this. Thank you for listening to my rant and everyone else's. We hope as a neighborhood the right thing is done to make this neighborhood better not make it decrease in value and change the integrity of this neighborhood.

Thank you for your time,
AshLynn Mrdak

On Thu, Jun 3, 2021 at 6:04 PM Erik Mrdak <erikmrdak90@gmail.com> wrote:

> Good evening,
>
> My name is Erik Mrdak. I live with my wife Ashlynn Mrdak at 2886 W. Presidio Dr. here in Presidio, we closed on our property last year in December. We heard about the Citizen Participation Neighborhood Meeting re: the horrible plan of Miramontes to build three (3) apartment complexes down the street from us.. I can only imagine how the immediate neighbors are digesting this revenue driving venture. We object profusely to a Conditional Use Permit and plan to support those in favor of denying this radical idea. There is already a lack of space, parking and overall rampant congestion throughout Presidio just to name a few of the reasons additional traffic on such a small parcel of land is a bad idea. In addition, could I please be added to the HOA email list as I did not receive this email directly from the HOA or planning developers. My email is erikmrdak90@gmail.com
>
> Have a great weekend

Thank you

Erik Mrdak, CFBE
Executive Director Food and Beverage
erikmrdak90@gmail.com
P (830) 872-9836

Charity Lee

From: Lee Rozell <leerozell65@gmail.com>
Sent: Friday, June 4, 2021 6:12 PM
To: Charity Lee
Subject: Re: Miramonte Apartments
Attachments: image001.jpg

Charity,
Thanks for the timely response. The letter sent out to us on 24 May said three, (3) story appartment buildings. No matter what you want to call it, you misled Presidio in the Pines residents. That is why you are having a neiborhood meeting.

I appreciate you reaching out but the way I see it the decision to move forward has already been made.

Thanks The Rozells

On Fri, Jun 4, 2021, 4:00 PM Charity Lee <clee@miramontehomes.com> wrote:

> Hi Lee,
>
> The development will be 39 units for sale condos. I encourage you to attend the meeting on Monday, June 7th at 5:00 pm. Here is a link to the meeting.
>
> Join Zoom Meeting
>
> https://us02web.zoom.us/j/85028306631?pwd=aG9aUEZFRHc5SHZaWjYzT2ZWeVBRQT09
>
> Meeting ID: 850 2830 6631
>
> Passcode: 725157
>
> One tap mobile
>
> +12532158782,,85028306631#,,,,*725157# US (Tacoma)
>
> +13462487799,,85028306631#,,,,*725157# US (Houston)
>
> Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 850 2830 6631

Passcode: 725157

Find your local number: https://us02web.zoom.us/u/kwQF6rKHS

Charity Lee

Northern AZ. Land Acquisition & Development Manager

Miramonte Homes

102 S. Mikes Pike

Flagstaff, AZ 86001

Cell: (928) 600-3594



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From: Lee Rozell <leerozell65@gmail.com>
Sent: Friday, June 4, 2021 11:31 AM
To: Charity Lee <clee@miramontehomes.com>
Subject: Miramonte Appartments

Charity Lee,

When we bought our home 7 years ago we were told that townhomes were going in where you are planning to put Appartments. Not good business!! We moved here from the Valley to get rid of the congestion you find in a big city. You are making this place so congested that your not giving the trees room to grow. You are stuffing 50 lbs of crap in a 30 lb bag.

By making this decision you have lost the trust of your community. This decision will increase traffic, crime, while lowering the value of our homes which is a product of rentals in a college town. I really feal for the families in the adjacent homes. I guess the visual and safety of an apartment parking lot is a safe place to let your kids go out to play.

You still have an opportunity to do the right thing!

Marvin & Debbie Rozell

Residents 480-326-4827

Charity Lee

From: Charity Lee
Sent: Monday, June 7, 2021 12:26 PM
To: Robert Davis
Cc: Pucciarelli Alaxandra; Tiffany Antol; Michaelk.vogler@gmail.com; Kim; Whitney Biggerstaff; ellyn_fair@yahoo.com
Subject: RE: Opposition to Miramonte Request for a CUP on Tract M -Neighborhood Signatures in Opposition

Robert,

I have received your petition and will include it in the packet to the City. I encourage you to attend the neighborhood meeting tonight, June 7th, 2021, at 5:00 PM. Below is a link to the meeting.

Charity Lee is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting
https://us02web.zoom.us/j/85028306631?pwd=aG9aUEZFRHc5SHZaWjYzT2ZWeVBRQT09

Meeting ID: 850 2830 6631
Passcode: 725157
One tap mobile
+12532158782,,85028306631#,,,,*725157# US (Tacoma)
+13462487799,,85028306631#,,,,*725157# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
Meeting ID: 850 2830 6631
Passcode: 725157
Find your local number: https://us02web.zoom.us/u/kwQF6rKHS

Charity Lee
Northern AZ. Land Acquisition & Development Manager Miramonte Homes
102 S. Mikes Pike
Flagstaff, AZ 86001
Cell: (928) 600-3594

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-----Original Message-----
From: Robert Davis <radavis15@mac.com>
Sent: Monday, June 7, 2021 11:58 AM
To: Charity Lee <clee@miramontehomes.com>
Cc: Pucciarelli Alaxandra <APucciarelli@flagstaffaz.gov>; Tiffany Antol <TAntol@flagstaffaz.gov>; Robert A. Davis <radavis15@mac.com>; Michaelk.vogler@gmail.com; Kim <kim@sterlingrem.com>; Whitney Biggerstaff <wnbiggerstaff@gmail.com>; ellyn_fair@yahoo.com
Subject: Opposition to Miramonte Request for a CUP on Tract M -Neighborhood Signatures in Opposition

Charity,

Attached is a Petition in OPPOSITION to the Miramonte Homes request for a Conditional Use Permit (CUP) to build condominiums on Tract M. Over a 2 day period 60 signatures were collected and based on comments many more could be collected, if time permitted.

Please consider this "comments" submitted for the neighborhood Zoom meeting today at 5:00 pm and submit them to the Planning Commission.

Thanks

Bob Davis
2912 W Paz de Avenida
414-807-3306

Charity Lee

From: Charity Lee
Sent: Tuesday, June 8, 2021 8:37 AM
To: Jason Tauscher
Subject: RE: Presidio in the Pines-Tract M

Good morning Jason,

Tract M was always planned for development. The parcel is zoned highway commercial and multi-family development is allowed in highway commercial zoning. Miramonte is seeking a conditional use permit (CUP) because we are seeking to do a Planned Residential Development, which is allowed in highway commercial zoning with a CUP.

The plan for our development is as follows.

Studio: total of 3 studio consisting of 1 unit per building.
1 BR: (12) 1 Bedroom units, which is 4 units per building.
2 BR: (18) 2-bedroom units= 6 units per building.
3 BR: (6) 3-bedroom units= 2 units per building.

The required parking was 73 spaces, Miramonte will provide 74 spaces which includes 4 ADA spaces and 12 bike parking spaces.

A traffic impact analysis was performed for the Presidio Subdivision which was originally planned for 790 units. The existing unit count for Presidio is 570, with Miramonte's additional units the unit count will be 609, which is 181 units less than originally planned. The peak vehicle traffic trips per hour for our project is calculated at around 21. Anything less than 100 doesn't require an additional traffic impact analysis.

The project will be managed by a separate HOA. Currently, our landscaping plan does not include a dog park. We can consider this into our design.

We plan to go to the Planning and Zoning Commission in July or August. I will be sending out notifications to the neighborhood and will be posting a sign for the meeting. You are welcome to attend the meeting.

Please feel free to reach out if you have any additional questions.

Sincerely,

Charity Lee
Northern AZ. Land Acquisition & Development Manager
Miramonte Homes
102 S. Mikes Pike
Flagstaff, AZ 86001
Cell: (928) 600-3594

MIRAMONTE
HOMES

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From: Jason Tauscher <jason@roverrealty.net>
Sent: Monday, June 7, 2021 7:14 PM
To: Charity Lee <clee@miramontehomes.com>
Subject: Presidio in the Pines-Tract M

I apologize, I have kept this paper on my desk for a week now planning on attending the meeting, but I'm at work and of course got distracted.

I really just had two questions.
1) Assuming 39 units are built and the average unit has 2 to 2.5 vehicles per unit (doesn't include visitors at any given moment), will the proposed parking lot have around 100 parking spots? I ask because the only and closest location for overflow parking is down Presidio Dr and Pepita Dr which is in front of many peoples' homes. The potential construction of these multi residential units weren't disclosed as potential parking/traffic issues to the neighborhood when I bought, I can't imagine the earlier phase units knew about them. This type of overflow parking will certainly create significant disruption to the current residents' tranquility through the increased frequency of use of the streets, sidewalks, noise, and lights. Please advise.
2) More of a development question: Is there going to be an onsite enclosed dog park area built for these 39 units? My concern with the development is that residents will have easy/close access to the park/dog park. I don't think there would be any legitimate issue with this, if the 39 units are contributing to the HOA fees (which manage the upkeep of the park), but if the units don't contribute, it's an issue. If I lived in one of those units and didn't have a designated area, I would definitely take my dog down to the park. As a matter of fact, I probably still would take my dogs down there when I had the time to walk.

Thank you for your time.

--
Jason Tauscher
Business Operations Manager
Rover Realty LLC
(o) 602-782-2444
(c) 480-570-9163
www.roverrealty.net

Charity Lee

From: Charity Lee
Sent: Monday, June 7, 2021 12:24 PM
To: Linda Dunn
Subject: RE: Questions for today's meeting

Dear Linda,

The property is currently zoned Highway Commercial, a condo development is approved in Tract M and was passed by the City Council in December of 2020. Miramonte's plan is to do a Planned Residential Development which is an allowed use in Highway Commercial Zoning with a conditional use permit. We are required to do a neighborhood meeting per the zoning code and will then go to Planning and Zoning Commission. I encourage you to attend the neighborhood meeting tonight, June 7th, 2021, at 5:00 PM via zoom. Below is a link to the meeting.

Charity Lee is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting
https://us02web.zoom.us/j/85028306631?pwd=aG9aUEZFRHc5SHZaWjYzT2ZWeVBRQT09

Meeting ID: 850 2830 6631
Passcode: 725157
One tap mobile
+12532158782,,85028306631#,,,,*725157# US (Tacoma)
+13462487799,,85028306631#,,,,*725157# US (Houston)

Dial by your location
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 900 9128 US (San Jose)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)

Meeting ID: 850 2830 6631
Passcode: 725157
Find your local number: https://us02web.zoom.us/u/kwQF6rKHS

Charity Lee
Northern AZ. Land Acquisition & Development Manager Miramonte Homes
102 S. Mikes Pike
Flagstaff, AZ 86001
Cell: (928) 600-3594

No offer to sell or lease may be made or to purchase or lease may be accepted prior to issuance of an Arizona Public Report. A Public Report is available at the State Real Estate Department website www.azre.go. Miramonte Arizona, LLC ROC# 241199. Copyright © 2020 Miramonte Homes. All rights reserved.

-----Original Message-----
From: Linda Dunn <lndadnn@aol.com>
Sent: Monday, June 7, 2021 11:38 AM
To: Charity Lee <clee@miramontehomes.com>
Subject: Questions for today's meeting

We would like to present the following comments/questions to be addressed at tonight's virtual meeting.

Miramonte has given up control of the Presidio Board. Since the residents now control the Board it is critical that no controversial changes to the development plan be made without their enthusiastic support. The city zoning department is supporting a position that has no support in the community.

Why?
———————-

What is the Board's position on this project?

Do the CCR's need to be amended to allow this development to proceed?

Will the Board allow an amendment to the CCR's to be presented?

What makes Miramonte think the community will pass this?

———————-

Since there has been little or no community awareness, and even less support for this project, why is the City Zoning Department proceeding as if this is an approved project?

———————-

Linda and Phil Dunn
2477 W Mission Timber Circle
Flagstaff, AZ. 85262

Charity Lee

From: RICK LOPEZ <RICKLOPEZ12@msn.com>
Sent: Monday, May 10, 2021 5:05 PM
To: Charity Lee
Subject: Tonights Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Charity Lee,

I have tried logging on to the zoom meeting and I can't seem to replicate the link. If you can't get that to me so I can listen in, can you just e-mail me the highlights tomorrow? Thank you, Rick Lopez

Affidavit of Sign Posting

Case Number: PZ-19-00204-02

Project Name: Miramonte Presidio Tract M

Applicant Name: Miramonte Presidio, LLC

Location: 2940 S. Woody Mountain Rd. Flagstaff, AZ. 86001

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property ~~15~~ 10 days prior to the ~~hearing~~ neighborhood meeting and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.**

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: Chantal Lee

SUBSCRIBED AND SWORN before me this 25th day of May, 2021 by:

Kimberly F Cotter
Notary Public

OFFICIAL SEAL
Kimberly F Cotter
NOTARY PUBLIC - ARIZONA
Coconino County
COMM # 592152
My Comm. Expires December 1, 2024

My Commission Expires:

12/1/24

Public Hearing Notice Sign Specification

- The sign shall be a minimum of 3 feet x 3 feet in size.
- The sign shall be constructed of laminated coroplast, laminated plywood, or other suitable construction material.
- The sign shall have a white background with black lettering. The least expensive process is laminated direct printing.
- The minimum lettering size shall be 1.2 inch for lowercase and 1 inch for upper case.
- The words "Public Hearing" shall be a minimum of 2 inches in size (Sign lettering should be formatted to match the example below).
- The content of the sign shall match the example below and include specific case details.
- The sign shall be securely fastened to wooden or metal stakes.
- The applicant is responsible for maintaining the integrity and accuracy of the sign.
- The height of the sign shall be at least 4 feet from finished grade to top of sign and shall not be obstructed from view.

City of Flagstaff

PUBLIC HEARING
Planning and Zoning Commission: (Date and Time)

LOCATION OF HEARING(S):
REQUEST:
PROPOSAL:
GENERAL LOCATION:
SIZE OF SITE:
CASE#
APPLICANT/CONTACT:
PHONE #:
Planning & Development Services Department: 928-213-2600
Posting Date:

Affidavit of Notifications to Affected Property Owners

Case Number: P2-19-00204-02

Project Name: Miramonte Presidio Tract M

Applicant Name: Miramonte Presidio, LLC

Location: 2940 S. Woody Mountain Road, Flagstaff, Az. 86001

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.**

10 neighborhood meeting

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: Charity Lee

SUBSCRIBED AND SWORN before me this 25th day of May, 2021 by:

Kimberly F Cotter
Notary Public

OFFICIAL SEAL
Kimberly F Cotter
NOTARY PUBLIC - ARIZONA
Coconino County
COMM # 592152
My Comm. Expires December 1, 2024

My Commission Expires:

12/1/24

Mailing Notification Instructions

Every mailed notice of a public hearing shall include:

- The date, time, location and purpose of the hearing;
- The name of the body conducting the hearing, and a telephone number to receive additional information;
- The location and times at which the complete application and development file may be viewed by the public;
- The address or location of the subject property;
- A general description of the proposed development or action and the property included in the application;
- A statement that any interested person or authorized agent may appear and be heard;
- A statement describing how and when to submit written comments;
- The existing zone classification; and
- The words "Zoning," "Annexation," or "Conditional Use Permit" as applicable.

Notices of required public hearings shall be sent by first class mail to the following persons:

- Each real property owner (if different from the applicant) as shown on the last assessment of the property, of any land within the areas subject to the application for which the public hearing is required.
- Each real property owner (if different from the applicant) as shown on the last assessment of the property of any land which is located within 300 feet of the property subject to the application for which the public hearing is required. The Director may expand the notification area based on the location and context of the subject property if it is determined that the potential impact of the development extends beyond the required notification boundary.
- The situs or actual address of all tenants and residents living on the subject property.
- All local government agencies which have reviewed and commented on the proposed development or Zoning Map amendment or which abut the subject property.

Additional noticing requirements:

In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided as described in subsections (2) and (3) below:

- A 10 percent or more increase or decrease in the number of square feet or units that may be developed.
- A 10 percent or more increase or reduction in the allowable height of buildings.
- An increase or reduction in the allowable number of stories of buildings.
- A 10 percent or more increase or decrease in setback or open space requirements.
- An increase or reduction in permitted uses.

2. Notice shall be sent to all persons or groups whose names are on the registry of persons and groups described in subsection (B) of this section who are interested in receiving such notice.

3. Notice shall be provided to real property owners in compliance with at least one of the following notification procedures:

- Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose real property would be directly governed by the changes.
- Notice shall be included with water bills or other City mass mailings.
- Notice shall be published in a newspaper of general circulation published or circulated in the City in the form of a "display ad" covering not less than one-eighth of a full page.

MIRAMONTE
HOMES

May 24, 2021

Via First Class Mail

RE: Invitation for Citizen Participation Neighborhood Meeting
For: Conditional Use Permit
Property Owner: Miramonte Presidio, LLC ("Miramonte")
Project Name: Presidio in the Pines-Tract M
Project No. MES #15159
Property Address: 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001
A.P.N.: 112-62-483

Dear Neighbors and Interested Parties:

We are pleased to invite you to a virtual Neighborhood Meeting, as an opportunity for you to provide your comments related to the request for a Conditional Use Permit for the property located at 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001.

Miramonte Presidio, LLC ("Miramonte") is the owner of the 2.77-acre property and proposes to build three, (3) story apartment buildings, offering 39 residential units ranging in size from 514-1064 SF, the buildings will total 19,650 SF. The project will be a Planned Residential Development (PRD) using the following standards: T4.N2 Transect Zone, Apartment Building Type, and Forecourt Private Frontage Type with density per acre of 14.09 units and the lot coverage of 12.6%. A Conditional Use Permit is required for the PRD in the HC zone. The intent is to plat the condominium units.

At the meeting, we will share additional documents and information about the project. The meeting structure will include an introduction of the project, optional written contribution from attendees, discussion of attendees' written contribution, and an opportunity for discussion with the various project team members.

The meeting will be held virtually

Monday, June 7th, 2021
at 5:00PM
To attend the meeting, login to the zoom link.
https://us02web.zoom.us/j/85028306631?pwd=aG9aUEZFRHc5SHZaWjYzT2ZWeVBRQT09
or dial in: 1-346-248-7799 US
Meeting ID: 850 2830 6631
Passcode: 725157

MIRAMONTE
HOMES

Interested persons may submit their comments/questions in advance of the meeting to, Charity Lee, clee@miramontehomes.com, or by mail at Miramonte Homes, 102 S. Mikes Pike, Flagstaff, AZ. 86001. For more information call (928)600-3594.

For Additional Information Contact:
Tiffany Antol, Planning Development Manager
City of Flagstaff, Community Development Department
211 W. Aspen Avenue, Flagstaff, Arizona, 86001
tantol@flagstaffaz.gov
(928) 213-2605

The developer, Miramonte Presidio, LLC, engineering team, and City of Flagstaff planning representatives will be available at the meeting to answer your questions.

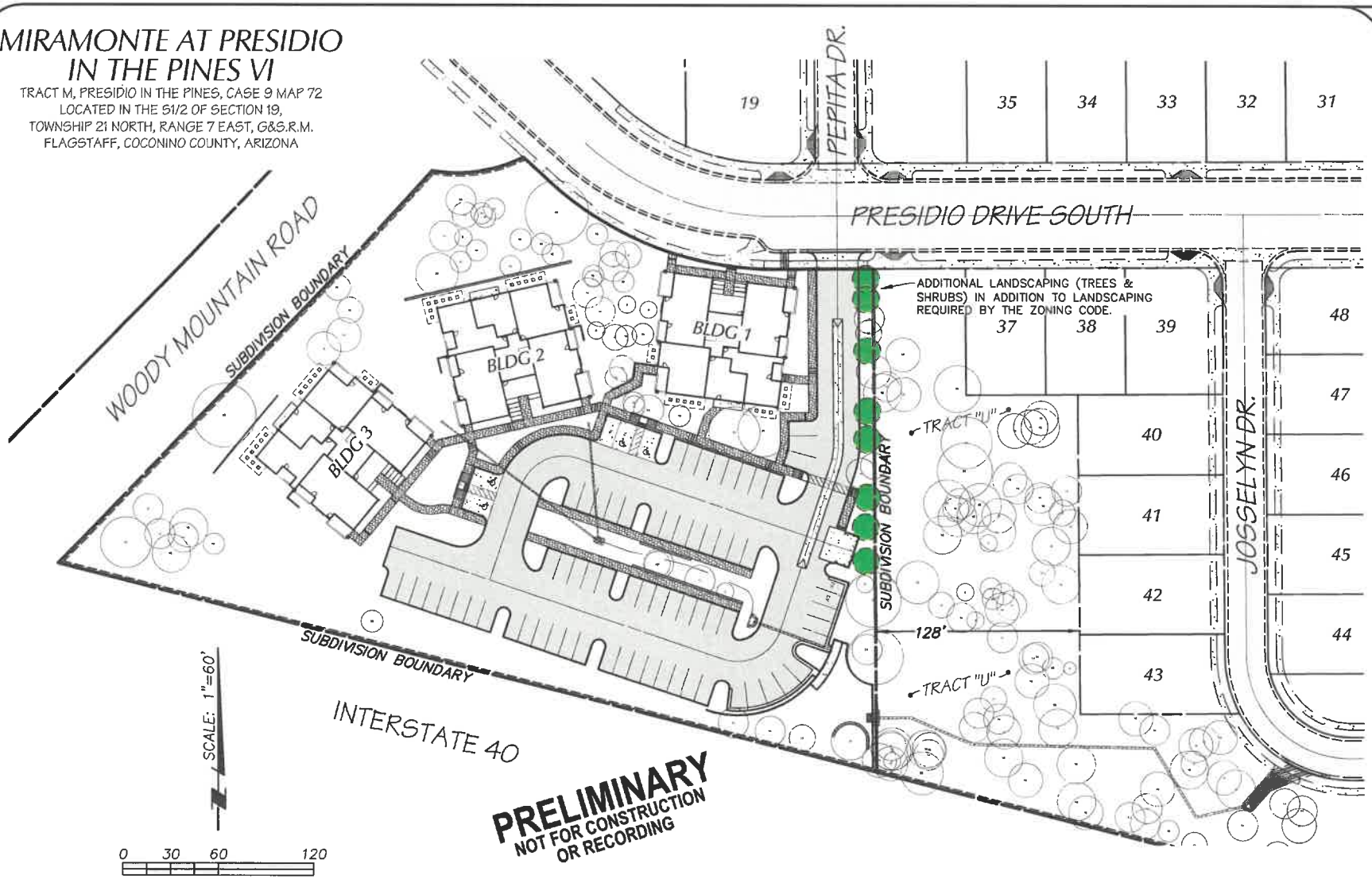
Sincerely,

Charity Lee
Land Acquisition and Development Manager
Miramonte Homes
102 S. Mikes Pike St.
Flagstaff, Az 86001
(928)600-3594
clee@miramontehomes.com

Encl.
Vicinity Map
Site Plan Exhibit
Architectural Drawings
Assessor's Map

MIRAMONTE AT PRESIDIO IN THE PINES VI

TRACT M, PRESIDIO IN THE PINES, CASE 9 MAP 72
LOCATED IN THE S1/2 OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET 1 OF 1

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

MIRAMONTE
AT PRESIDIO IN THE PINES VI
LANDSCAPE EXHIBIT

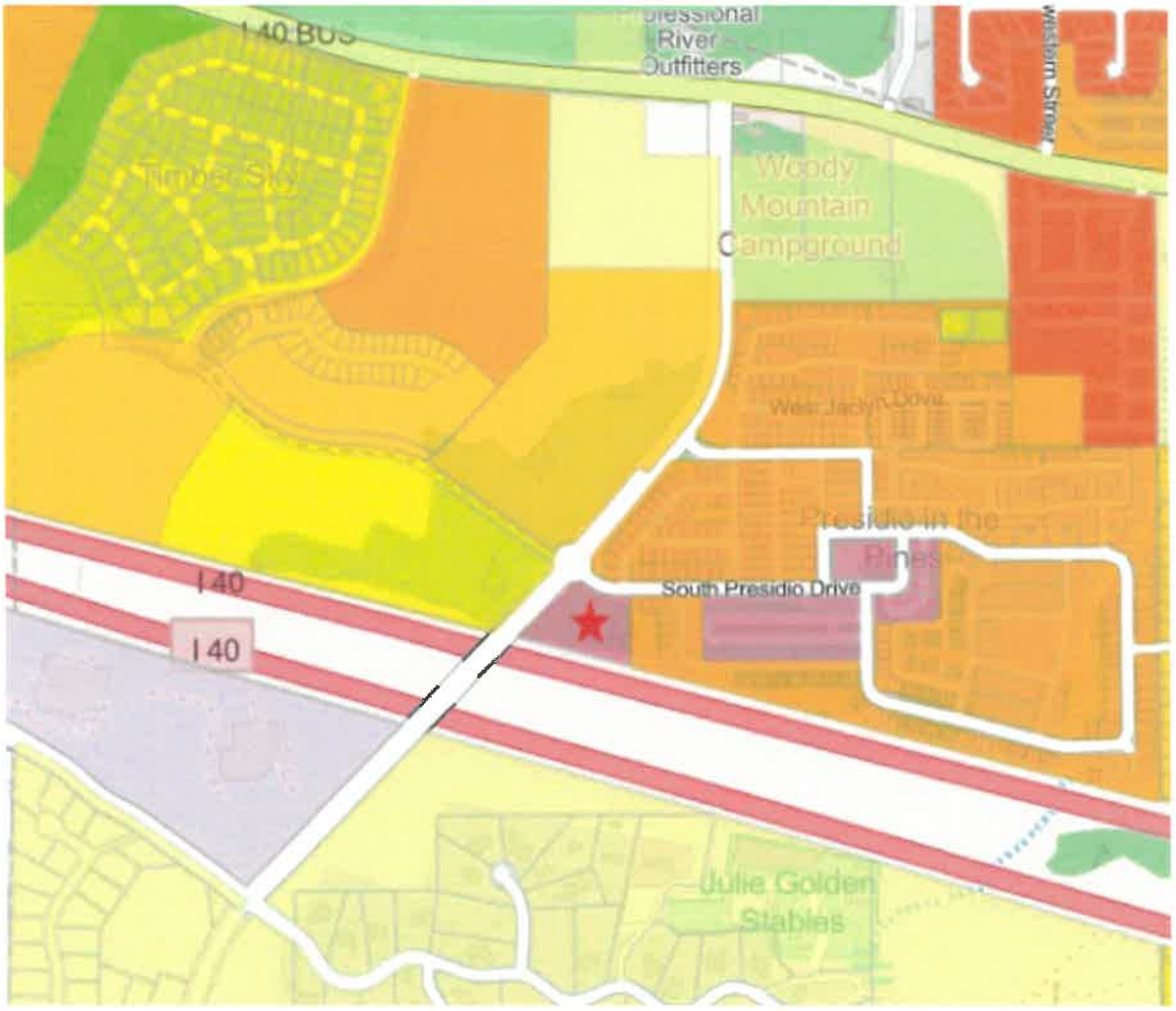
5/21/21
MES# 15159

DATE: 5/21/21 | PROJECT NO. 15159 | REVISIONS:
DESIGNED BY: MWE | Pw: LS-EXHIBIT.DWG
DRAWN BY: MWE | VERT SCALE: N/A
CHECKED BY: RDB | HOR SCALE: 1"=60'

Project Name: Presidio in the Pines- Tract M

Project Number: PZ-19-00204-02

A.P.N 112-62-483



Highway Commercial (HC) | Medium Density Residential (MR) | High Density Residential (HR) | Single-family Residential (R1)

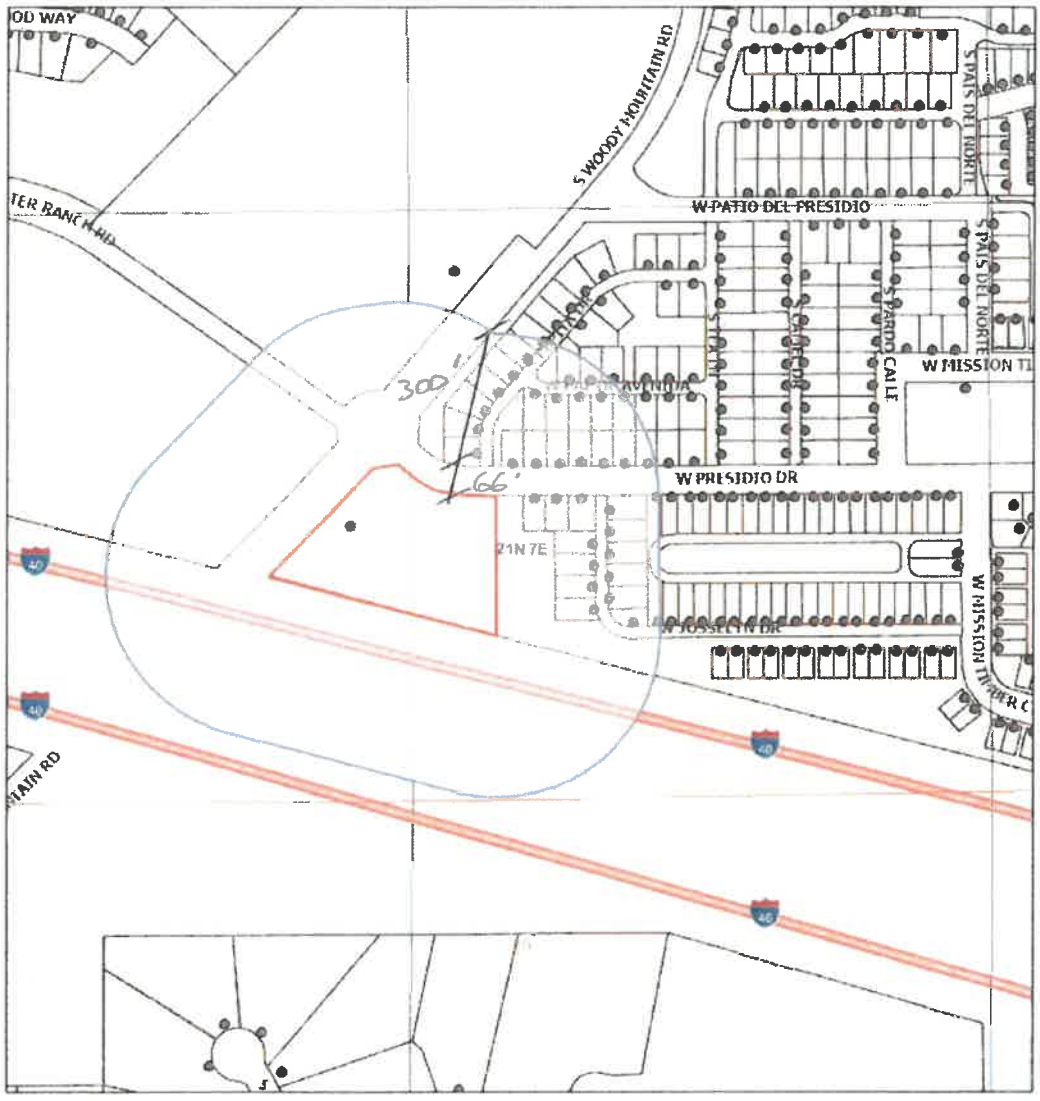
Rural Residential (RR) | Research and Development (RD) | Manufactured Housing (MH) | Public Facility (PF)

Parcel Report

Area of Interest (AOI) Information

Area : 1,081,998.74 ft²

Apr 7 2021 11:13:43 Mountain Standard Time

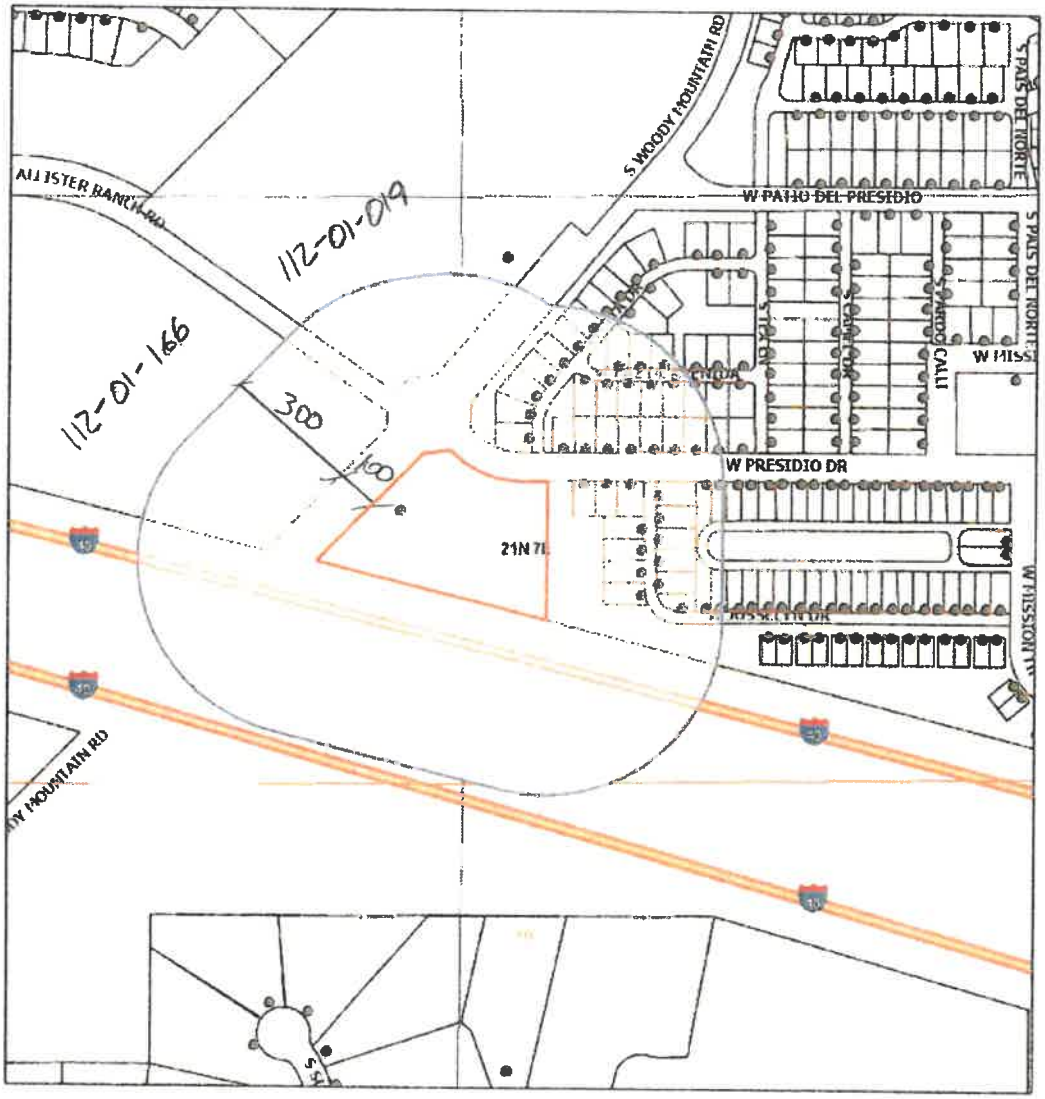


Parcel Report

Area of Interest (AOI) Information

Area : 1,215,651.78 ft²

Apr 7 2021 11:01:52 Mountain Standard Time



County Boundary
Municipal Boundaries
Coconino County Parcels
Addresses
Primary
Secondary

Land Ownership
Private
Private
State Trust
PLSS Intersected
PLSS Section

1:4,614

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

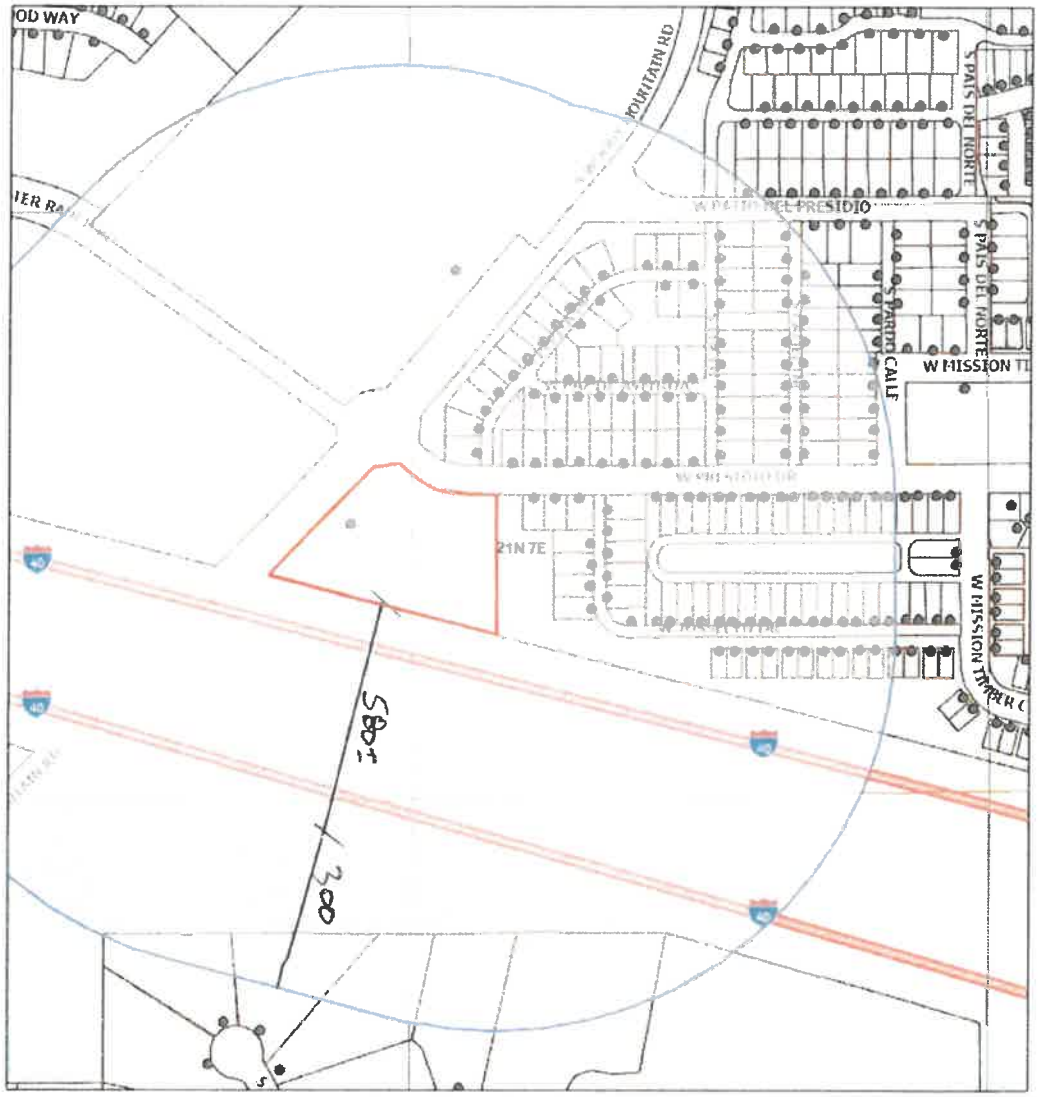
400' 100' ROW

Parcel Report

Area of Interest (AOI) Information

Area : 3,988,314.18 ft²

Apr 7 2021 11:10:45 Mountain Standard Time



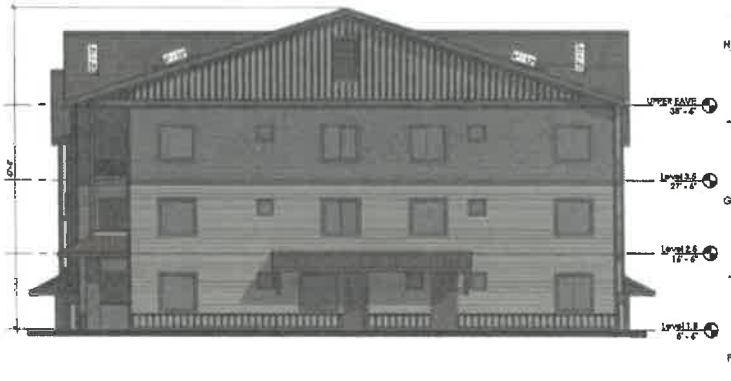
County Boundary
Municipal Boundaries
Coconino County Parcels
Addresses
Primary
Secondary

Land Ownership
Private
Private
State Trust
PLSS Intersected
PLSS Section

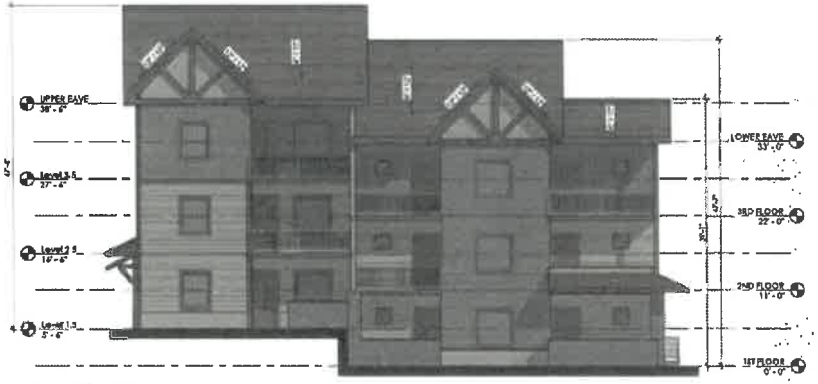
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0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km



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



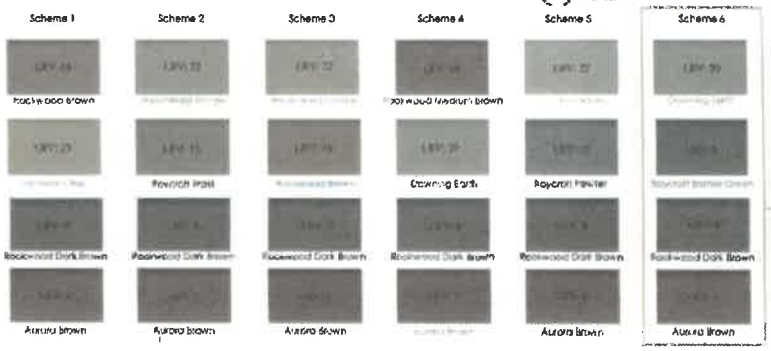
E6 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



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



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





MIRAMONTE HOMES

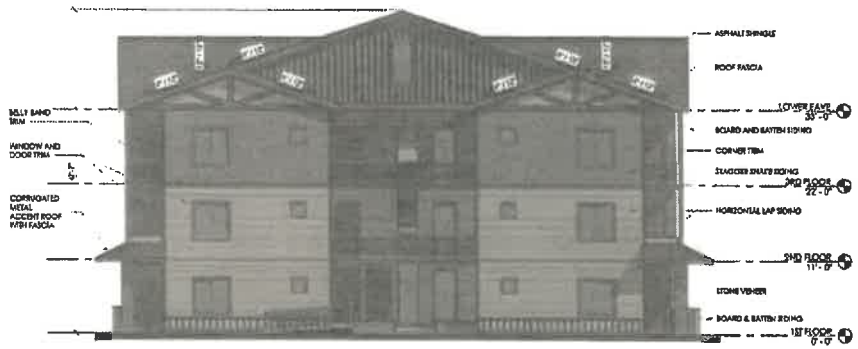
MIRAMONTE HOMES
AT MIRAMONTE AT PRESIDIO IN THE PINES VI
FLAGSTAFF, ARIZONA
ARCHITECTURAL STYLE 1

GLHN
ARCHITECTS & ENGINEERS, INC.

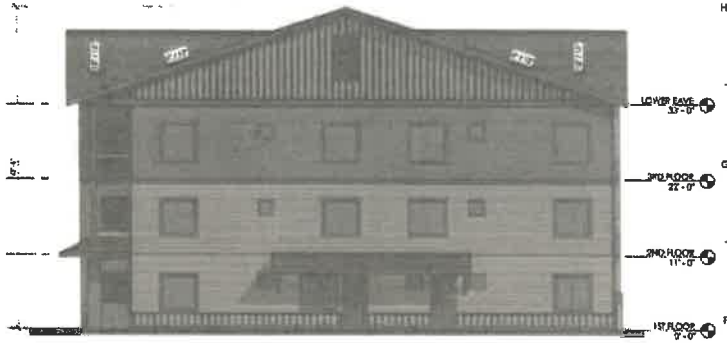
CONCEPTUAL

PROJECT NO.	18048
DESIGN BY:	SL
DRAWN BY:	TB/SC
CHECKED BY:	SH
DATE:	4/18/2019

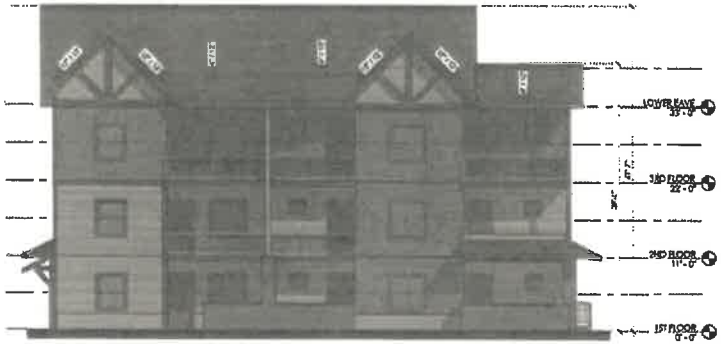
AB110



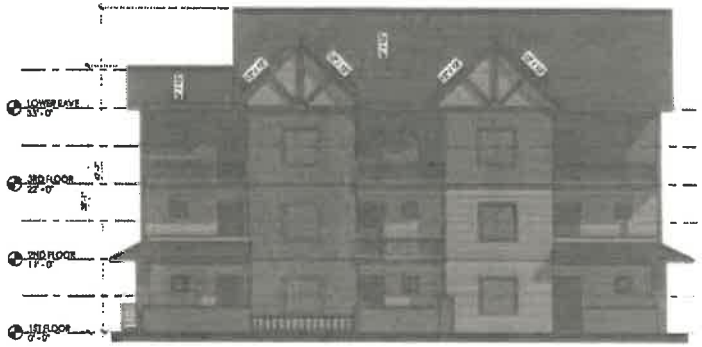
E1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



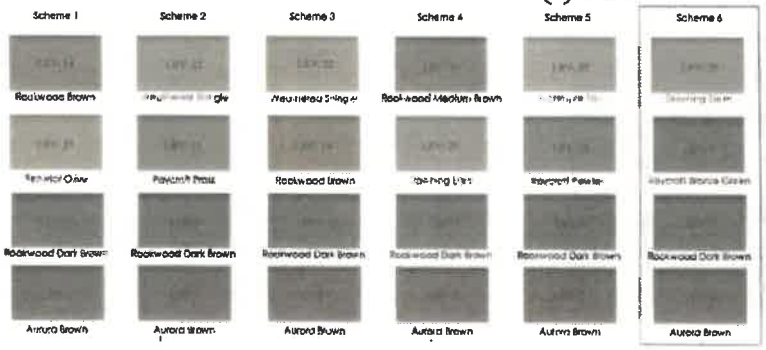
E6 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

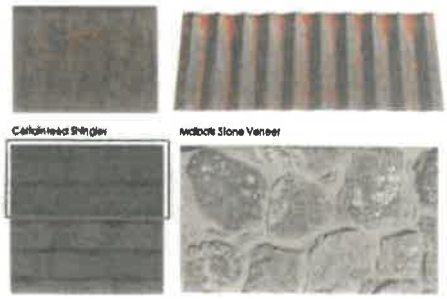


A1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



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





MIRAMONTE HOMES

GLHN ARCHITECTS & ENGINEERS, INC

MIRAMONTE HOMES
MIRAMONTE AT PRESIDIO IN THE PINES VI
FLAGSTAFF, ARIZONA
ARCHITECTURAL STYLE 1

CONCEPTUAL

PROJECT NO. 18048
DESIGN BY: EL
DRAWN BY: TR/DE
CHECKED BY: EH
DATE: 5/16/2019

AB113

MIRAMONTE
HOMES

April 29, 2021

Via First Class Mail

RE: Invitation for Citizen Participation and Feedback
For: Conditional Use Permit
Property Owner: Miramonte Presidio, LLC ("Miramonte")
Project Name: Presidio in the Pines-Tract M
Project No. PZ-17-00227-03
Property Address: 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001
A.P.N.: 112-62-483

Dear Neighbors and Interested Parties:

We are pleased to invite you to a virtual Neighborhood Meeting, as an opportunity for you to provide your ideas, suggestions, and comments related to the request for a Conditional Use Permit for the property located at 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001.

Miramonte Presidio, LLC ("Miramonte") is the owner of the 2.77-acre property and proposes to build three, (3) story apartment buildings, offering 39 residential units ranging in size from 514-1064 SF, the buildings will total 19,650 SF. The project will be a Planned Residential Development (PRD) using the following standards: T4.N2 Transect Zone, Apartment Building Type, and Forecourt Private Frontage Type with density per acre of 14.09 units and the lot coverage of 12.6%. A Conditional Use Permit is required for the PRD in the HC zone. The intent is to plat the condominium units

At the meeting, we will share additional documents and information about the project. The meeting structure will include an introduction of the project, optional written contribution from attendees, discussion of attendees' written contribution, and an opportunity for discussion with the various project team members.

The meeting will be held virtually

Monday, May 10, 2021
at 5:00PM

To attend the meeting, login to the zoom link.
https://us02web.zoom.us/j/83968865477?pwd=dU85NkxrbEJ6YVhLcnZGQ3o2RFZuQT09
or dial in: +1-346-248-7799 US
Meeting ID: 839 6886 5477
Passcode: 708197

MIRAMONTE
HOMES

Interested persons may submit their comments/questions in advance of the meeting to, Charity Lee, clee@miramontehomes.com, or by mail at Miramonte Homes, 102 S. Mikes Pike, Flagstaff, AZ. 86001. For more information call (928)600-3594.

For Additional Information Contact:
Genevieve Pearthree, Planning Development Manager
City of Flagstaff, Community Development Department
211 W. Aspen Avenue, Flagstaff, Arizona, 86001
Genevieve.Pearthree@flagstaffaz.gov
(928) 213-2603

The developer, Miramonte Presidio, LLC, engineering team, and City of Flagstaff planning representatives will be available at the meeting to answer any questions you may have as well as listen to your suggestions.

Thank you for your time and consideration.

Sincerely,

Charity Lee

Charity Lee
Land Acquisition and Development Manager
Miramonte Homes
102 S. Mikes Pike St.
Flagstaff, Az 86001
(928)600-3594
clee@miramontehomes.com

Encl. Vicinity Map

AVERY 5160
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

Friends of Flagstaff's Future
P.O. Box 23462
Flagstaff, AZ 86002

Charlie Silver
720 West Aspen Avenue
Flagstaff, AZ 86001

Northern Arizona Association of Realtors, Jeffrey Herd
1515 East Cedar Avenue, Suite C-4
Flagstaff, AZ 86004

Maury Herman
Coast and Mountain Properties
3 North Leroux Street
Flagstaff, AZ 86001

Jess McNeely
Coconino County Community Development
2500 N Fort Valley Rd. Bldg 1
Flagstaff, Az 86001-1287

Rachel Bass
3083 W. Easterday Lane
Flagstaff 86001

Mary Beth Dreusike
US Navy, Intergovernmental Branch
850 Pacific Highway
Building 1 – 5th Floor, Suite 513
San Diego, CA 92132

Nat White
1120 North Rockridge Road
Flagstaff, AZ 86001

Northern Arizona Building Association
1500 East Cedar Avenue, Suite 86
Flagstaff, AZ 86004

Tish Bogan-Ozmun
5271 Mt. Pleasant Drive
Flagstaff, AZ 86004

Jay Christelman
Coconino County Community Development
2500 N Fort Valley Rd. Bldg 1
Flagstaff, Az 86001-1287

Steve Finch
Flagstaff Lodging, Restaurant & Tourism Association
PO Box 30622

Norm Wallen
3716 N Grandview
Flagstaff, Az 86004

Dorenda Coleman
Arizona Army National Guard, AZAA-FMO
5636 E McDowell Rd, M5330
Phoenix, AZ 85008

Michele A. James
Executive Director
Friends of Flagstaff's Future
P.O. Box 23462
Flagstaff, Arizona 86002

Betsy McKellar
330 S Ash Lane
Flagstaff, AZ 86004

Marilyn Weissman
1055 East Apple Way
Flagstaff, AZ 86001

Tyler Denham
800 W Forest Meadows St, Apt 119
Flagstaff, AZ 86001

Adrian Skabelund
819 West Grand Canyon Ave.
Flagstaff, AZ 86001

Celia Barotz
3354 N Crest Street
Flagstaff, AZ 86001

David Carpenter
495 S River Run Suite 100
Flagstaff, AZ 86001

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Mount Calvary Lutheran Church
2605 N Ft Valley Rd
Flagstaff AZ 86001

Gregory Lucero
2927 W Presidio Dr
Flagstaff AZ 86001

Kristin Wiebe
2924 W Presidio Dr
Flagstaff AZ 86001

Kissinger Marvin & Ileana Living Trust
2597 W Josselyn Dr
Flagstaff AZ 86001

Rhods Trust
1405 Stone Meadow Dr
Camarillo CA 93010

Lance Rohs
2602 W Josselyn Dr
Flagstaff AZ 86001

Jahn Family Living Trust
536 E Ames Pl
Phoenix AZ 85004

Nicholas Vascassenno
8423 W Mary Ann Dr
Peoria AZ 85382

Julia Reynolds
PO Box 3944
Flagstaff AZ 86003

Aeme Remo LLC
2313 E Scarlet Bugler Cir
Payson AZ 85541

Gheorghe Pertea
2919 W Presidio Dr
Flagstaff AZ 86001

Millie Brockie
PO Box 1608
Tuba City AZ 86045

Ryan Carpenter
2920 W Presidio Dr
Flagstaff AZ 86001

David Boateng
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MIRAMONTE
HOMES

Neighborhood Meeting and Citizen Outreach Plan

April 27, 2021

Via Email (Genevieve Pearthree Genevieve.Pearthree@flagstaffaz.gov)

Genevieve Pearthree
City of Flagstaff Planning & Development Services
211 W. Aspen Ave
Flagstaff, AZ 86001

RE: **Project:** **Presidio in the Pines- Tract M**
Applicant: **Miramonte Presidio, LLC**

Dear Ms. Pearthree:

In connection with our application for (a) Conditional Use Permit, the applicant, Miramonte Presidio, LLC, (Miramonte) has formulated this Neighborhood Meeting and Citizen Outreach Plan and welcomes feedback from the City of Flagstaff (the "City") regarding any of the details set forth herein. The information herein is intended to comply with relevant portions of the Flagstaff Zoning Code (the "Code"), Section 10-20.30.060.

Introduction

Miramonte Presidio, LLC is proposing to develop a 2.77-acre parcel located at 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001, Assessor Parcel Number 112-62-483, otherwise known as Tract M. The development will consist of three, (3) story apartment buildings consisting of 39-units. The buildings total 19,650 SF and residential units will range from 514-1,064 SF. The density per acre is 14.09 units and the lot coverage is 12.6%.

The Planned Residential Development (PRD) mechanism will be used, following standards: T4.N2 Transect Zone, Apartment Building Type, and Forecourt Private Frontage Type. As a condition of Civil Plan approval, a Conditional Use Permit (CUP) is required for the PRD in the HC zone.

Neighborhood Meeting

A. Purpose

Miramonte understands the purpose of the required neighborhood meeting to encompass the following goals:

- Encourage Miramonte to allow for informed decision making through the dissemination of proposals and alternatives. *See* Code Section 10-20.30.060(B)(1).
- Ensure that Miramonte pursues early and effective citizen participation in conjunction with its applications, giving it the opportunity to understand and try to mitigate any real or perceived impacts its applications may have on the community. *See* Code Section 10-20.30.060(B)(2).
- Ensure that the citizens and property owners within the community have an adequate opportunity to learn about how Miramonte's applications may affect them and to work with Miramonte to resolve concerns at an early stage of the process. *See* Code Section 10-20.30.060(B)(3).
- Facilitate ongoing communication between Miramonte potentially affected citizens and adjacent property owners, City staff, Planning Commissioners and elected officials throughout the application review process. *See* Code Section 10-20.30.060(B)(4).

B. Applicability and Requirements

Miramonte understands its Applications will require it to hold a neighborhood meeting and that it is responsible for the costs associated with the meeting. If the Director requires as much, Miramonte will host additional neighborhood meetings. Miramonte has not yet determined when the required neighborhood meeting will be held, however, Miramonte will inform the City once it has scheduled the neighborhood meeting.

C. Neighborhood Meeting Plan

Pursuant to Code Section 10-20.30.060(C)(2), Miramonte's plan for how it intends to conduct the neighborhood meeting must be submitted to and approved by the Director in compliance with the review schedule. In anticipation of this requirement, Miramonte includes the following proposed plan for conducting the neighborhood meeting. The neighborhood meeting will be hosted at a suitable gathering location at or near the proposed project site. Miramonte may hold the public meeting(s) at the subject site, if it is determined to be a suitable location for the meeting(s). Miramonte intends to hold in-person meetings, assuming that social distancing requirements caused by the COVID-19 pandemic can be met. If in-person meetings are not feasible as a result of the pandemic, then Miramonte will either delay the meeting until such time as in-person meeting can be suitably held or it will conduct the meeting online, if approved by the Director. Again, while

Miramonte has determined the location, date and time of the neighborhood meeting, it will include such information in its plan sent to the Director in compliance with the review schedule.

While the Director may determine that additional notices are required, Miramonte will, at a minimum, provide notices, via first class mail and email (if available) to the following parties:

- Property owners, citizens, jurisdictions and public agencies within 300 feet of the proposed project;
- The head of any homeowners association, or community/neighborhood representative within 1,000 feet of the proposed project;
- All persons or groups whose names are on the registry of persons and groups described in Code Section 10-20.30.080(B) who are interested in receiving such notice; and
- If required by the Director, to any party falling within an expanded notification area.

Further, Miramonte will post a sign on the subject property. The sign posted on the subject property will be at least 4' x 4' and will be clearly visible from Woody Mountain Road and will have an attached information tube containing copies of the meeting notice. This sign will be installed at least 10 days prior the neighbor meeting. In addition, each of these notices will set forth the purpose and substance of the proposed application, and the time, date and place of the neighborhood meeting. Miramonte will submit a copy of such notice to the Director.

At the meeting(s), Miramonte will circulate a sign-in sheet (or collection of participant information for a virtual meeting), and will provide an introduction of the proposed development, with an overview of the development's design and goals. After Miramonte provides an overview of the proposed project, Miramonte will engage in a charrette-style interaction, encouraging attendees' written contribution of any comments or concerns about the proposed development, and in particular will solicit attendees' desired community outcomes. For a virtual meeting, Miramonte will invite contribution of comments and concerns to be submitted in advance of the meeting via email and at the meeting via chat features through the online meeting service. Upon collection of the attendees' written responses, Miramonte will discuss some of the comments received and facilitate an open forum discussion with attendees. Miramonte will provide attendees with contact information to permit follow up discussions with any interested participant.

D. Record of Proceedings

Pursuant to Code Section 10-20.30.060(F), after the meeting(s), Miramonte will create a written summary of the meeting(s) and will submit the report to the Director in its next formal submission. The report will include the information specified in Code Section 10-20.30.060(F), including (i) certification, on a form established by the Director, that the meeting was properly noticed and conducted; (ii) dates and locations of all meetings; (iii) a copy of the notices provided, including dates and number of mailings or deliveries; (iv) a copy of the mailing list and a summary of where residents, property owners, and potentially affected citizens receiving notices, newsletters, or other

written materials were located; (v) the number and names of people that participated in the process based on the sign-in sheet; and a dated photograph of the sign installed on the subject property, as discussed above.

In addition, Miramonte's report will contain a summary of concerns, issues and problems expressed during the neighborhood meeting(s), including: (i) the substance of the concerns, issues, and problems raised during the process; (ii) how Miramonte has responded to these comments. Further, Miramonte's responses will be included in an associated report.

Finally, Miramonte will provide a copy of the written summary to all attendees who recorded their name on the sign-in sheet. Miramonte welcomes any feedback from the City regarding its proposed neighborhood meeting plan.

Notice of Public Hearings

A. Planning Commission Public Hearing

In addition to the neighborhood meeting(s), the Director must schedule a hearing with the Planning Commission to provide additional opportunities for interested members of the public to be informed of and provide comments on Miramonte's development proposals. Miramonte will notice the public hearing as required by Code Section 10-20.30.080.

As indicated above, Miramonte understands the need for heightened community involvement throughout the application process and welcomes the City's input on any of the information and plans set forth herein. To the extent not expressly indicated, Miramonte intends to conduct the neighborhood meeting(s) and citizen outreach in accordance with the requirements of the Code.

Sincerely,

Charity Lee

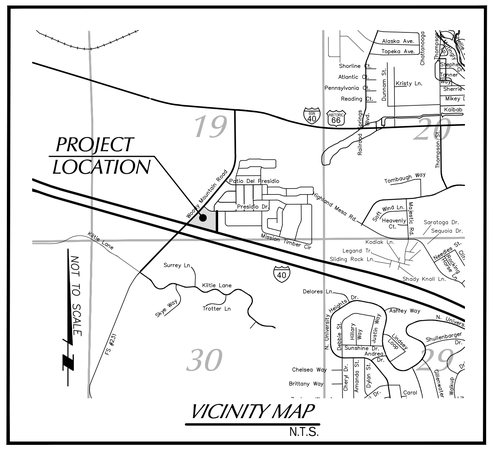
Charity Lee
Land Acquisition & Development Manager
Miramonte Homes
102 S. Mikes Pike
Flagstaff, AZ. 86001

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 BUILDLING 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
FFE	FINISH FLOOR ELEVATION (PRELIMINARY)
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.
E.V.	ELECTRIC VEHICLE
C.O.F.	CITY OF FLAGSTAFF

CITY OF FLAGSTAFF
SITE PLAN
FOR
MIRAMONTE AT PRESIDIO IN THE PINES VI

TRACT M, PRESIDIO IN THE PINES, CASE 9 MAP 72
LOCATED IN THE S1/2 OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

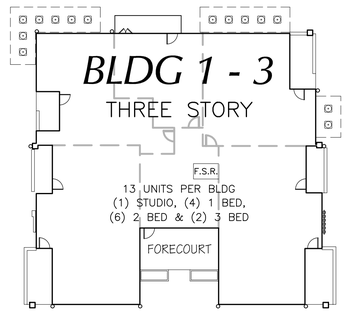


VICINITY MAP
N.T.S.

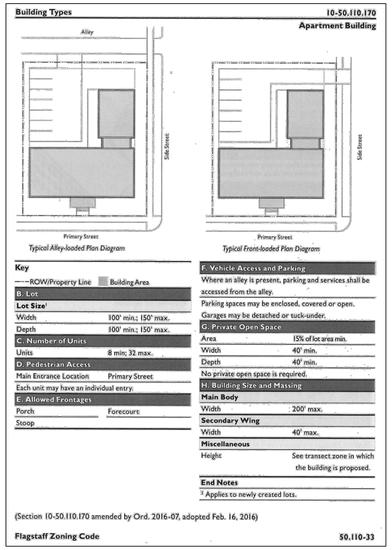
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

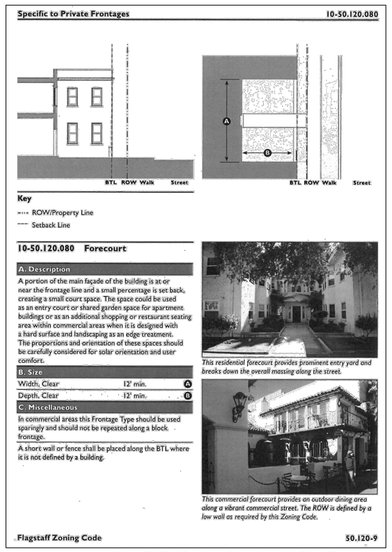
INDEX TO SHEETS

1	COVER SHEET, PROJECT INFORMATION
2	GRADING & DRAINAGE
3	UNDERGROUND UTILITIES
4	RESOURCE PROTECTION
5	AREA MAP



PRELIMINARY BUILDING FOOTPRINT
SCALE: 1"=20'
Gross floor area = 5081 sf





UNIT COUNT and PARKING INFORMATION

	TOTAL No. OF UNITS		PARKING PER UNIT	REQUIRED PARKING SPACES
MARKET RATE UNITS				
STUDIO UNITS:	3	x	1.25	3.75 (4)
ONE BEDROOM UNITS:	12	x	1.5	18
TWO BEDROOM UNITS:	18	x	2	36
THREE BEDROOM UNITS:	6	x	2	12
TOTAL MARKET RATE UNITS:	39			70
VISITOR PARKING:	0.25/EACH 2+ BEDROOM = 24*0.25 = 6			
REQUIRED PARKING:	76 SPACES REQUIRED			

PARKING REDUCTIONS: 20% MAXIMUM = 15 SPACE MAX. REDUCTION
5% MAX. PER 10-50.80.060 F: 3 SPACE REDUCTION
(12 BIKE RACKS / 4 = 3)
REQUIRED PARKING (AFTER REDUCTIONS): 76 - 3 = 73 SPACES REQUIRED (AFTER REDUCTION)
TOTAL PARKING PROVIDED: 74 SPACES
TOTAL HANDICAP PARKING PROVIDED: 4 SPACES

IMPERVIOUS SURFACES

EXISTING IMPERVIOUS:	0 S.F.
NEW BUILDINGS:	19,650 S.F.
NEW A.C. PAVEMENT, CURB & DUMPSTER:	33,185 S.F.
NEW CONCRETE SIDEWALKS:	7,545 S.F.
NEW BIKE RACKS:	240 S.F.
TOTAL NEW IMPERVIOUS:	60,620 S.F.

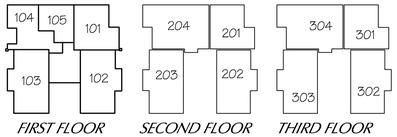
ROCV REQUIRED = 60,620 x 1/12 = 5,052
ROCV PROVIDED = 5,175 C.F. AT 2.15' PONDING

ADEQUATE WATER SUPPLY

THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION No. 41-900002.0002.

ADDRESSING

2940 S. WOODY MOUNTAIN ROAD



FIRST FLOOR UNIT NUMBERS
SECOND FLOOR UNIT NUMBERS
THIRD FLOOR UNIT NUMBERS

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

PROJECT INFORMATION

SUBDIVISION NAME:	MIRAMONTE AT PRESIDIO IN THE PINES VI
PROJECT LOCATION:	2940 S. WOODY MOUNTAIN ROAD
LEGAL DESCRIPTION:	TRACT "M" PRESIDIO IN THE PINES
INSTRUMENT No:	3633963
APN NUMBER:	112-62-483
TOTAL LOT S.F.:	120,564
TOTAL LOT ACREAGE:	2.76777±
NUMBER OF LOTS:	39
DENSITY:	14.09 UNITS / ACRE (10 min., 22 max.)
ZONING DISTRICT:	HC (P.R.D. UTILIZING THE T4N.2 ZONE)
REGIONAL PLAN DESIGNATION:	SUBURBAN
BUILDING TYPE:	APARTMENT
FRONTAGE TYPE:	FORECOURT
CURRENT USE:	VACANT
PROPOSED USE:	CONDOMINIUMS
FLOODPLAINS:	NONE
OWNER/DEVELOPER:	MIRAMONTE PRESIDIO LLC. 4578 N 1ST AVE. NO. 160 TUCSON, AZ. 85718

PRELIMINARY FINISH FLOOR ELEVATIONS

THE FINISH FLOOR ELEVATIONS SHOWN ON THIS SITE PLAN ARE TO BE CONSIDERED PRELIMINARY, FINISH FLOOR ELEVATIONS MAY CHANGE WITH THE DESIGN OF THE CIVIL CONSTRUCTION DOCUMENTS

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

ALL EASEMENTS ARE IN ACCORDANCE WITH C.O.F. ENGINEERING STANDARDS SECTION 13-09-001-0008
(2) UTILITY LINES = 26' WIDE P.U.E.
(1) UTILITY LINE = 20' WIDE P.U.E.
FIRE HYDRANTS = 8' WIDE P.U.E. EXTENDED 4' BEYOND F.H.
WATER METER = 6' WIDE P.U.E. EXTENDED 3' 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 6" MINIMUM AND ALL NEW WATER SERVICES SHALL BE 2".

EXISTING CONTOURS

THE EXISTING CONTOURS SHOWN HEREON ARE BASED ON CITY OF FLAGSTAFF G.I.S. DATA WHICH IS BASED ON THE NAVD 88 DATUM. THE PRESIDO IN THE PINES APPROVED CONSTRUCTION DOCUMENTS ARE BASED ON THE NGVD 29 DATUM. THE CONTOURS SHOWN HAVE BEEN LABELED TO REFLECT THE 3.412' DIFFERENCE (BASED ON VERTICAL DATUM CONVERSION FACTORS FOR THE CLAY AVENUE WASH - FEMA FLOOD INSURANCE STUDY (DATED SEPTEMBER 3, 2010))

OPEN SPACE

TOTAL LOT AREA:	120,564 S.F.
LESS IMPERVIOUS AREAS:	60,620 S.F.
OPEN SPACE AREA:	59,944 S.F.
OPEN SPACE PERCENTAGE:	49.7 %

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

MIRAMONTE AT PRESIDIO IN THE PINES VI
SITE PLAN - COVER SHEET & PROJECT INFO
9/17/20
MES# 15159

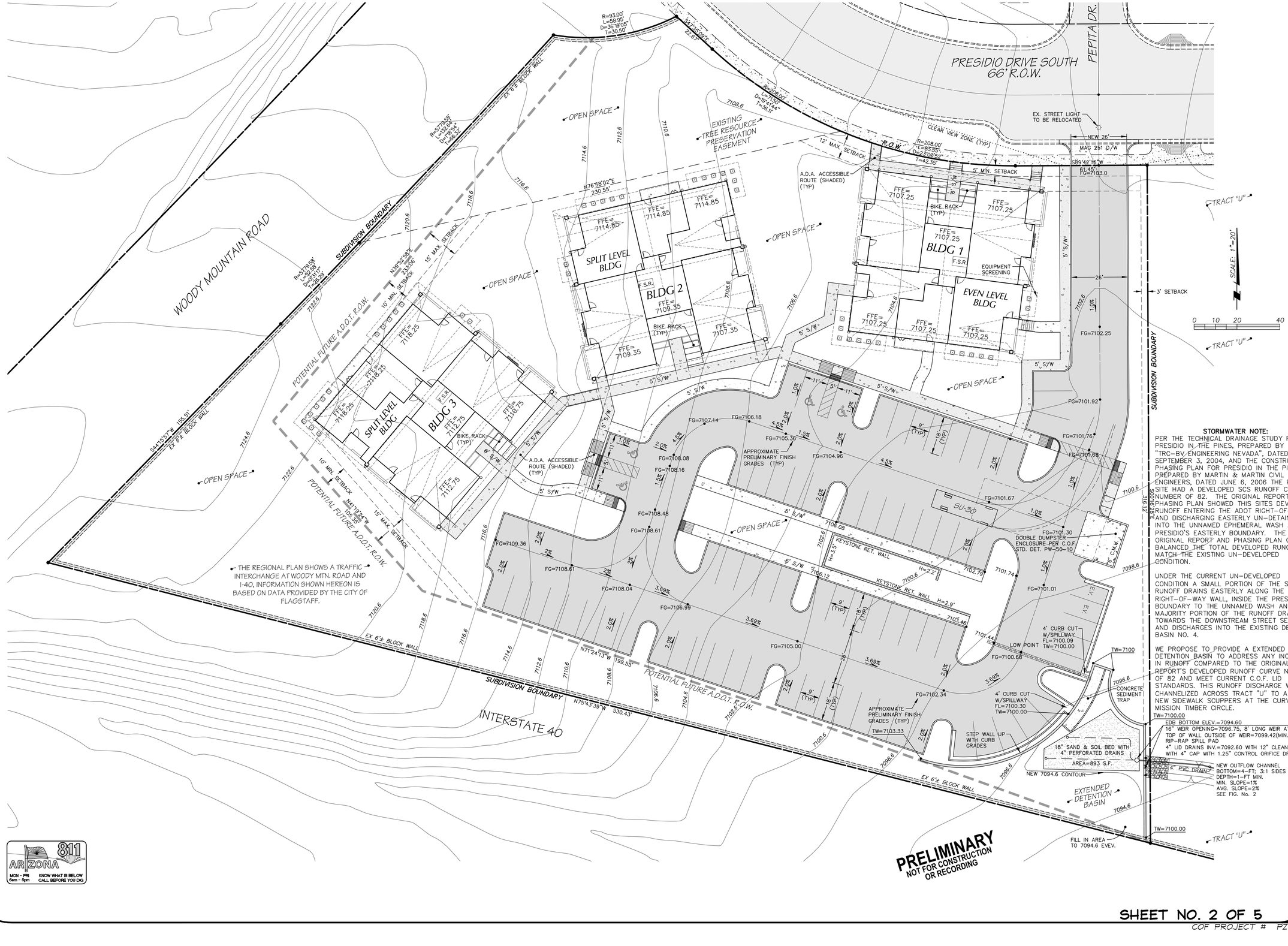
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE:	9/17/20
DESIGNED BY:	TMHE
DRAWN BY:	TMHE
CHECKED BY:	KVH
PROJECT NO:	15159
FN:	SHEET-01.DWG
VERT. SCALE:	N/A
HOR. SCALE:	1"=40'

REVISIONS PER C.O.F. COMMENTS DATED 5/6/20

SITE #9

SHEET NO. 1 OF 5
COF PROJECT # PZ-19-00204



STORMWATER NOTE:

PER THE TECHNICAL DRAINAGE STUDY FOR PRESIDIO IN THE PINES, PREPARED BY "TRC-BV ENGINEERING NEVADA", DATED SEPTEMBER 3, 2004, AND THE CONSTRUCTION PHASING PLAN FOR PRESIDIO IN THE PINES, PREPARED BY MARTIN & MARTIN CIVIL ENGINEERS, DATED JUNE 6, 2006 THE PROJECT SITE HAD A DEVELOPED SCS RUNOFF CURVE NUMBER OF 82. THE ORIGINAL REPORT AND PHASING PLAN SHOWED THIS SITES DEVELOPED RUNOFF ENTERING THE ADOT RIGHT-OF-WAY AND DISCHARGING EASTERLY UN-DETAINED INTO THE UNNAMED EPHEMERAL WASH ALONG PRESIDIO'S EASTERLY BOUNDARY. THE ORIGINAL REPORT AND PHASING PLAN OVERALL BALANCED THE TOTAL DEVELOPED RUNOFF TO MATCH THE EXISTING UN-DEVELOPED CONDITION.

UNDER THE CURRENT UN-DEVELOPED CONDITION A SMALL PORTION OF THE SITE'S RUNOFF DRAINS EASTERLY ALONG THE I-40 RIGHT-OF-WAY WALL, INSIDE THE PRESIDIO'S BOUNDARY TO THE UNNAMED WASH AND A MAJORITY PORTION OF THE RUNOFF DRAINS TOWARDS THE DOWNSTREAM STREET SECTIONS AND DISCHARGES INTO THE EXISTING DETENTION BASIN NO. 4.

WE PROPOSE TO PROVIDE A EXTENDED DETENTION BASIN TO ADDRESS ANY INCREASE IN RUNOFF COMPARED TO THE ORIGINAL REPORT'S DEVELOPED RUNOFF CURVE NUMBER OF 82 AND MEET CURRENT C.O.F. LID STANDARDS. THIS RUNOFF DISCHARGE WILL BE CHANNELIZED ACROSS TRACT "U" TO A SET OF NEW SIDEWALK SCUPPERS AT THE CURVE ON MISSION TIMBER CIRCLE.

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

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 2 OF 5

SITE #9

COF PROJECT # PZ-19-00204

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411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

9/17/20

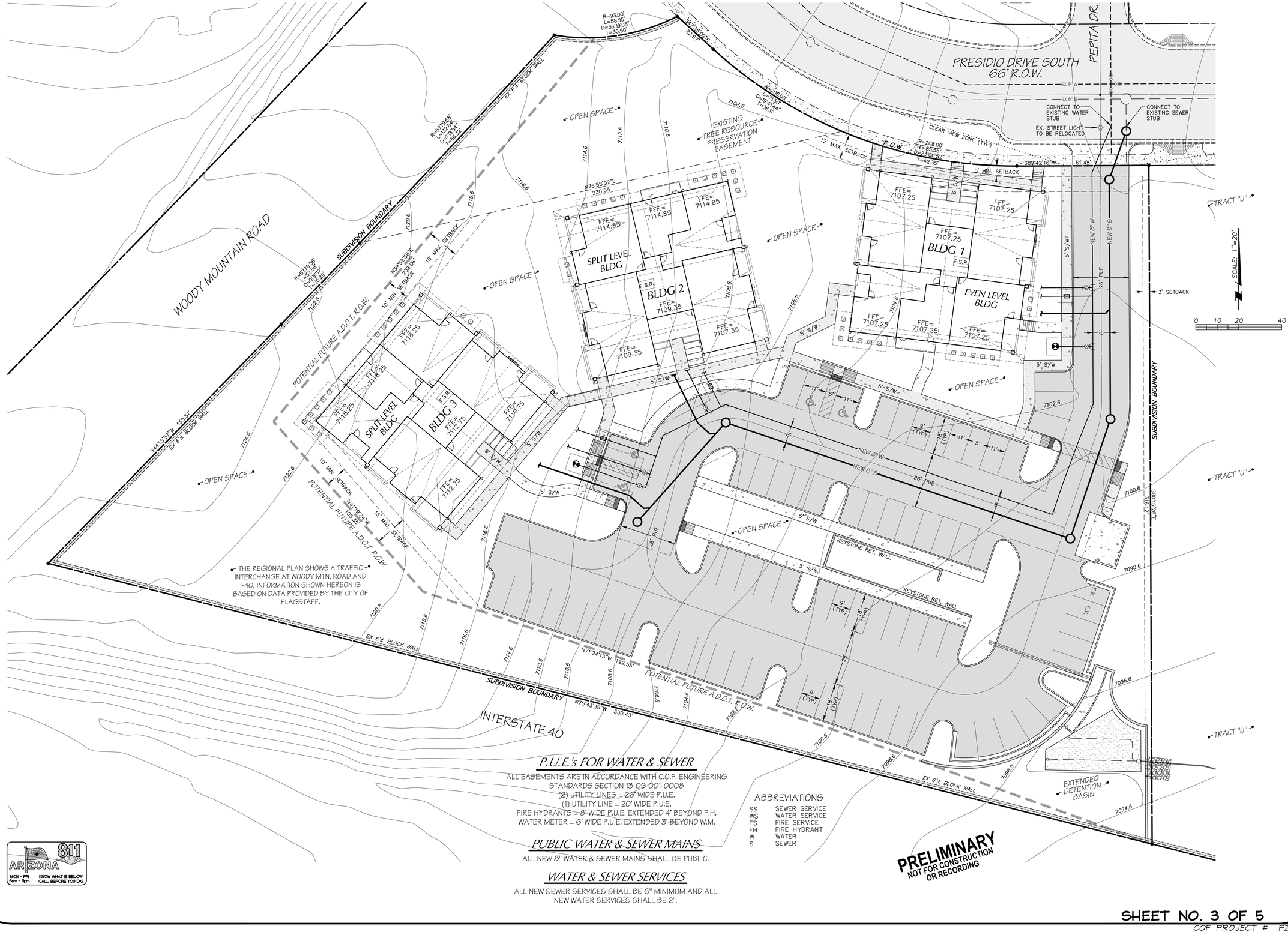
MES# 15159

MIRAMONTE AT PRESIDIO
IN THE PINES VI
SITE PLAN - GRADING & DRAINAGE

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE	REVISIONS PER C.O.F. COMMENTS DATED 5/6/20
9/17/20	

PROJECT NO. 15159
FN: SHEET-02.DWG
VERT SCALE: N/A
HOR SCALE: 1"=20'
DESIGNED BY: MKE
DRAWN BY: MKE
CHECKED BY: KVH



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

ALL EASEMENTS ARE IN ACCORDANCE WITH C.O.F. ENGINEERING STANDARDS SECTION 13-09-001-0008
(2) UTILITY LINES = 26' WIDE P.U.E.
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WATER METER = 6' WIDE P.U.E. EXTENDED 3' 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 6" MINIMUM AND ALL NEW WATER SERVICES SHALL BE 2".

ABBREVIATIONS

SS	SEWER SERVICE
WS	WATER SERVICE
FS	FIRE SERVICE
FH	FIRE HYDRANT
W	WATER
S	SEWER

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

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

SHEET NO. 3 OF 5

SITE #9

COF PROJECT # PZ-19-00204

MIRAMONTE AT PRESIDIO
IN THE PINES VI
SITE PLAN - UNDERGROUND UTILITIES

9/17/20

MES# 15159

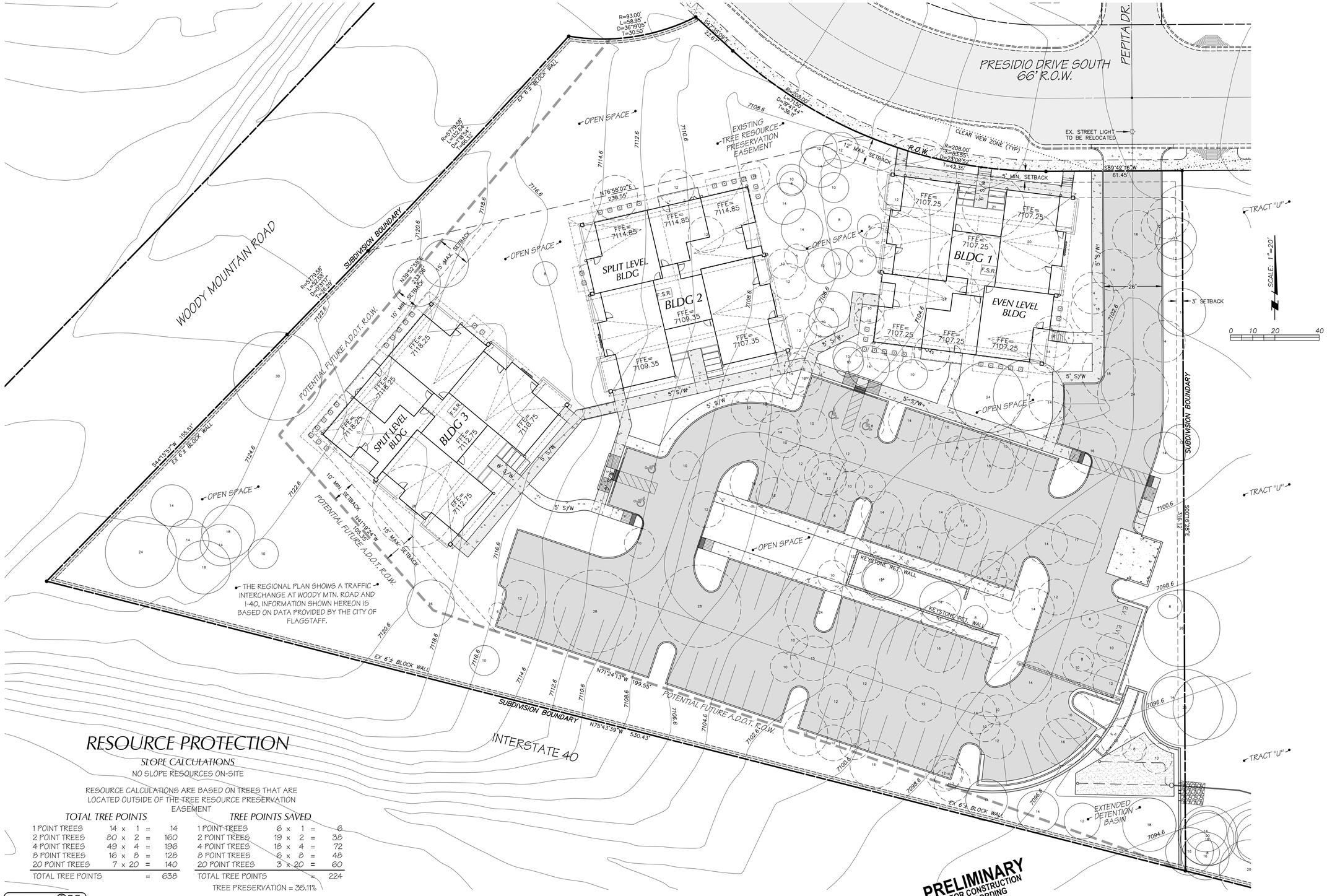
Mogollon Inc
ENGINEERING &SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 9/17/20
DESIGNED BY: MKE
DRAWN BY: MKE
CHECKED BY: KVH

PROJECT NO. 15159
FN: SHEET-03.DWG
VERT SCALE: N/A
HOR SCALE: 1"=20'

REVISIONS: PER C.O.F. COMMENTS DATED 5/6/20



RESOURCE PROTECTION

SLOPE CALCULATIONS

NO SLOPE RESOURCES ON-SITE

RESOURCE CALCULATIONS ARE BASED ON TREES THAT ARE LOCATED OUTSIDE OF THE TREE RESOURCE PRESERVATION EASEMENT

TOTAL TREE POINTS

1 POINT TREES	14	x 1	=	14
2 POINT TREES	80	x 2	=	160
4 POINT TREES	49	x 4	=	196
8 POINT TREES	16	x 8	=	128
20 POINT TREES	7	x 20	=	140
TOTAL TREE POINTS			=	638

TREE POINTS SAVED

1 POINT TREES	6	x 1	=	6
2 POINT TREES	19	x 2	=	38
4 POINT TREES	18	x 4	=	72
8 POINT TREES	6	x 8	=	48
20 POINT TREES	3	x 20	=	60
TOTAL TREE POINTS			=	224

TREE PRESERVATION = 35.11%

TREE TO BE SAVED

TREE TO BE REMOVED

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

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 4 OF 5

COF PROJECT # PZ-19-00204

SITE #9

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411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

MIRAMONTE AT PRESIDIO
IN THE PINES VI
SITE PLAN - RESOURCE PROTECTION

9/17/20
MES# 15159

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 9/17/20
DESIGNED BY: MNE
DRAWN BY: MNE
CHECKED BY: KVH

PROJECT NO. 15159
FN: SHEET-04.DWG
VERT SCALE: N/A
HOR SCALE: 1"=20'

REVISIONS PER C.O.F. COMMENTS DATED 5/6/20

EXISTING CONTOURS

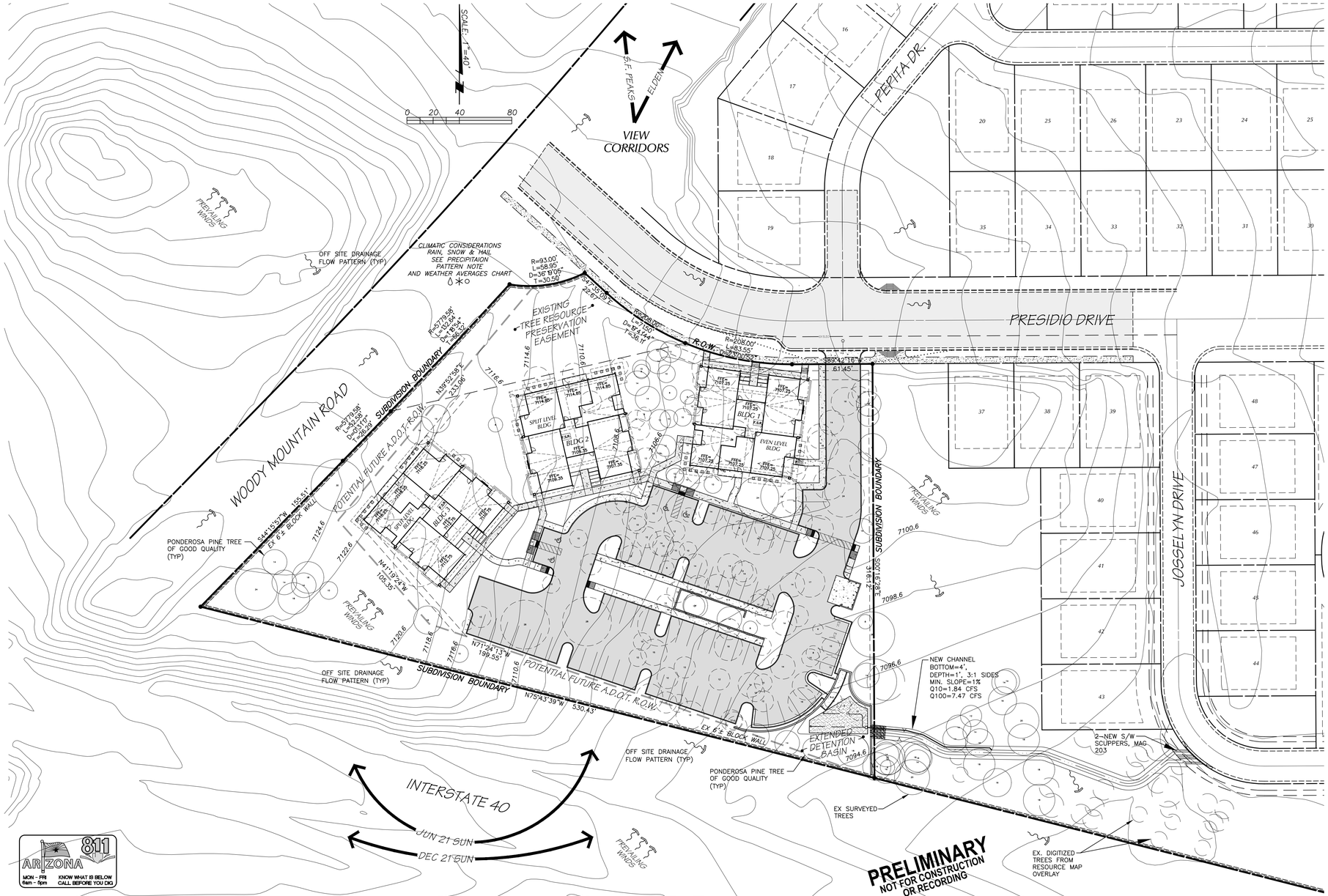
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PER THE TECHNICAL DRAINAGE STUDY FOR PRESIDIO IN THE PINES, PREPARED BY "TRC–BV ENGINEERING NEVADA", DATED SEPTEMBER 3, 2004, AND THE CONSTRUCTION PHASING PLAN FOR PRESIDIO IN THE PINES, PREPARED BY MARTIN & MARTIN CIVIL ENGINEERS, DATED JUNE 6, 2006 THE PROJECT SITE HAD A DEVELOPED SCS RUNOFF CURVE NUMBER OF 82. THE ORIGINAL REPORT AND PHASING PLAN SHOWED THIS SITES DEVELOPED RUNOFF ENTERING THE ADOT RIGHT–OF–WAY AND DISCHARGING EASTERLY UN–DETAINED INTO THE UNNAMED EPHEMERAL WASH ALONG PRESIDIO'S EASTERLY BOUNDARY. THE ORIGINAL REPORT AND PHASING PLAN OVERALL BALANCED THE TOTAL DEVELOPED RUNOFF TO MATCH THE EXISTING UN–DEVELOPED CONDITION.

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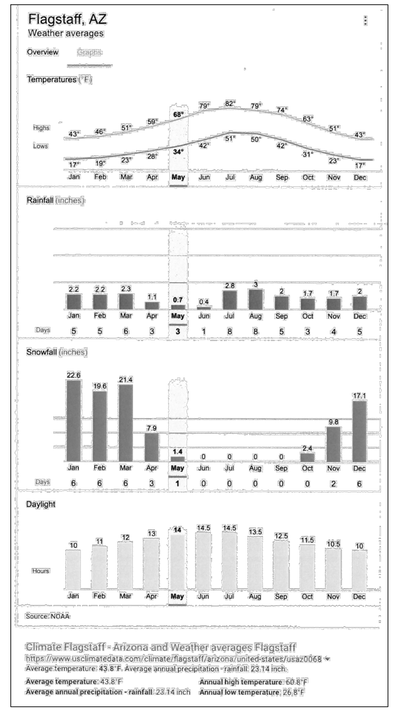
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811 ARIZONA
MON - FRI 6am - 5pm
KNOW WHAT IS BELOW CALL BEFORE YOU DIG

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

WEATHER AVERAGES CHART



SLOPES

THERE ARE NO SLOPES OVER 17% LOCATED WITHIN THE PROJECT AREA.

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 BASED ON INFORMATION PROVIDED BY THE U.S DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE - CUSTOM SOIL RESOURCE REPORT (DATED MARCH 26, 2020)

NOTE

THERE ARE NO PREHISTORIC OR HISTORIC SITES, STRUCTURES OR ROUTES LOCATED ON THE SUBJECT PARCELS.

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 5 OF 5

COF PROJECT # PZ-19-00204

SITE #9

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

9/17/20
MES# 15159

MIRAMONTE AT PRESIDIO
IN THE PINES VI
SITE PLAN - AREA MAP

DATE: 9/17/20
DESIGNED BY: MKE
DRAWN BY: MKE
CHECKED BY: KVH
PROJECT NO. 15159
FN: SHEET-05.DWG
VERT SCALE: N/A
HOR SCALE: 1"=40'
REVISIONS: PER C.O.F. COMMENTS DATED 5/6/20

MIRAMONTE AT PRESIDIO
IN THE PINES VI
LANDSCAPE PLAN

TRACT M, PRESIDIO IN THE PINES, CASE
LOCATED IN THE S1/2 OF SECTION 19
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 PRESIDIO IN THE PINES VI
PROJECT LOCATION:	2940 S. WOODY MOUNTAIN
APNs:	112-62-48
TOTAL SQUARE FOOTAGE:	120564 SQUARE FEET
TOTAL ACREAGE:	2.77 ACRES
CURRENT ZONING DISTRICT:	HC (P.R.D. UTILIZING THE T4N.2
REGIONAL PLAN DESIGNATE:	SUBURBAN
TOTAL NUMBER OF RESIDENTIAL:	39 UNITS
DENSITY:	14.09 UNITS / ACRE (10 MIN., 22
BUILDING TYPE:	APARTMENT
FRONTAGE TYPE:	FORECOURT
CURRENT USE:	VACANT
PROPOSED USE:	CONDOMINIUM
FLOOD PLAINS:	NONE
DEVELOPER:	MIRAMONTE HOMES
	102 S. MIKES PIKE ST.
	FLAGSTAFF, AZ 86001
	928-774-0028

TABULATIONS

STREET BUFFER:	930 LF/25 = 37 TREES 74 SHRUBS 74 GROUND COVERS REQUIRED
EXISTING TREES CREDITS:	49 TREES 98 SHRUBS 98 GROUND COVERS
PERIPHERAL BUFFER:	316 LF/25 = 13TREES 26 SHRUBS 26 GROUND COVERS REQUIRED
EXISTING TREES CREDITS:	13 TREES 26 SHRUBS 26 GROUND COVERS
PARKING AREAS:	74 / 8 * 2 = 19 TREES 38 GROUND COVERS
EXISTING TREES CREDITS:	7 TREES 14 SHRUBS 14
PLANTS REQUIRED:	5 TREES 10 SHRUBS 10 GROUND COVERS
BUILDING FOUNDATIONS (BUILDING 1):	367 LF/25 = 14.68 TREES 29.36 SHRUBS 15 TREES 30 SHRUBS 30 GROUND COVERS REQUIRED
EXISTING TREES CREDITS:	24 TREES 48 SHRUBS 48 GROUND COVERS
BUILDING FOUNDATIONS (BUILDING 2):	367 LF/25 = 14.68 TREES 29.36 SHRUBS 15 TREES 30 SHRUBS 30 GROUND COVERS REQUIRED
EXISTING TREES CREDITS:	26 TREES 52 SHRUBS 52 GROUND COVERS
BUILDING FOUNDATIONS (BUILDING 3):	367 LF/25 = 14.68 TREES 29.36 SHRUBS 15 TREES 30 SHRUBS 30 GROUND COVERS REQUIRED
EXISTING TREES CREDITS:	11 TREES 22 SHRUBS 22 GROUND COVERS
PLANTS REQUIRED:	4 TREES 8 SHRUBS 8 GROUND COVERS
TOTAL PLANTS REQUIRED: WITHOUT CREDITS	114 TREES 228 SHRUBS 228 GROUND COVERS REQUIRED
TOTAL PLANTS REQUIRED: WITH CREDITS	
NEW TREES PROVIDED:	273
NEW SHRUBS PROVIDED:	546 (2 PLANTED @ EACH TREE)
NEW GROUNDCOVER PROVIDED:	546 (2 PLANTED @ EACH TREE)

LANDSCAPE NOTES

1. ALL MAINTENANCE SHALL BE PERFORMED PER FLAGSTAFF CITY CODE SECTION #910.12.
   A. PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS.
   B. REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF THE SAME SIZE AND TYPE.
2. MAINTENANCE SHALL BE PERFORMED ON A MONTHLY BASIS AS FOLLOWS:
   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 VISIBILITY PLANE DESCRIBED BY 2 HORIZONTAL LINES 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

PLANT LIST

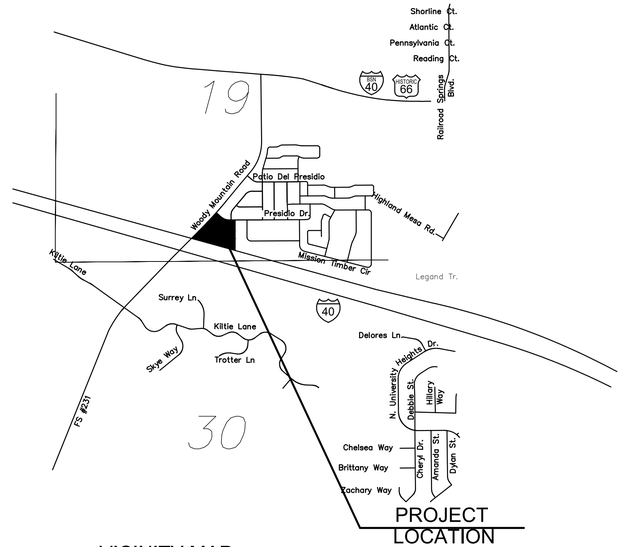
KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD		6' HT.	5
	FRAXINUS VELUTINA	ARIZONA ASH	NATIVE	15 G.C.	4
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST		6' HT	7
	MALUS SPECIES	FLOWERING CRAB APPLE		6' HT	2
SHRUBS					
	BERBERIS FREMONTII	FREMONT BARBERRY	NATIVE	1 G.C.	16
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER		5 G.C.	8
	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 G.C.	10
GROUND COVERS AND ACCENTS					
	ARABIS CAUCASICA	WALL ROCKCRESS		1 G.C.	16
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER		1 G.C.	20

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
C	CONTROLLER	RAINBIRD ESP-SMT – WALL MOUNT 4 STA.	1
	BACKFLOW PREVEVTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	2
	TREE EMITTER	RAINBIRD XB-10-6	18
	SHRUB EMITTER	RAINBIRD XB-10-6	70

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.



VICINITY MAP

N.T.S.

NOT TO SCALE

	BLDG 1 FOUNDATION EXISTING TREE CREDITS	
CALIPER	CALCULATIONS	CREDITS
6"-10"	2 @ 1:1	2
10"-18"	8 @ 2:1	16
>18"	2 @ 3:1	6
	TOTAL	24

	BLDG 2 FOUNDATION EXISTING TREE CREDITS	
CALIPER	CALCULATIONS	CREDITS
6"-10"	2 @ 1:1	2
10"-18"	12 @ 2:1	24
>18"	0 @ 3:1	0
	TOTAL	26

	BLDG 3 FOUNDATION EXISTING TREE CREDITS	
CALIPER	CALCULATIONS	CREDITS
6"-10"	0 @ 1:1	0
10"-18"	4 @ 2:1	8
>18"	1 @ 3:1	3
	TOTAL	11

	STREET BUFFER EXISTING TREE CREDITS	
CALIPER	CALCULATIONS	CREDITS
6"-10"	1 @ 1:1	1
10"-18"	20 @ 2:1	40
>18"	3 @ 3:1	9
	TOTAL	49

	PERIPHERAL BUFFER EXISTING TREE CREDITS	
CALIPER	CALCULATIONS	CREDITS
6"-10"	0 @ 1:1	0
10"-18"	5 @ 2:1	10
>18"	1 @ 3:1	3
	TOTAL	13

	PARKING AREA EXISTING TREE CREDITS	
CALIPER	CALCULATIONS	CREDITS
6"-10"	1 @ 1:1	1
10"-18"	3 @ 2:1	6
>18"	0 @ 3:1	0
	TOTAL	7

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
12666
STEVE
ACUNA
9-17-20
ARIZONA U.S.A.
Expires 3/31/23

MIRAMONTE AT PRESIDIO
IN THE PINES IV
LANDSCAPE PLAN COVER SHEET

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

L1 OF 4

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

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME
TREES		
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
SHRUBS		
	BERBERIS FREMONTII	FREMONT BARBERRY
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER

BLDG 1 FOUNDATION EXISTING TREE

BLDG 2 FOUNDATION EXISTING TREE

BLDG 3 FOUNDATION EXISTING TREE

STREET BUFFER EXISTING TREE

PERIPHERAL BUFFER EXISTING TREE

PARKING AREA EXISTING TREE

SEE SHEET L1 FOR TREE CREDITS



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

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MIRAMONTE AT PRESIDIO
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LANDSCAPE PLAN

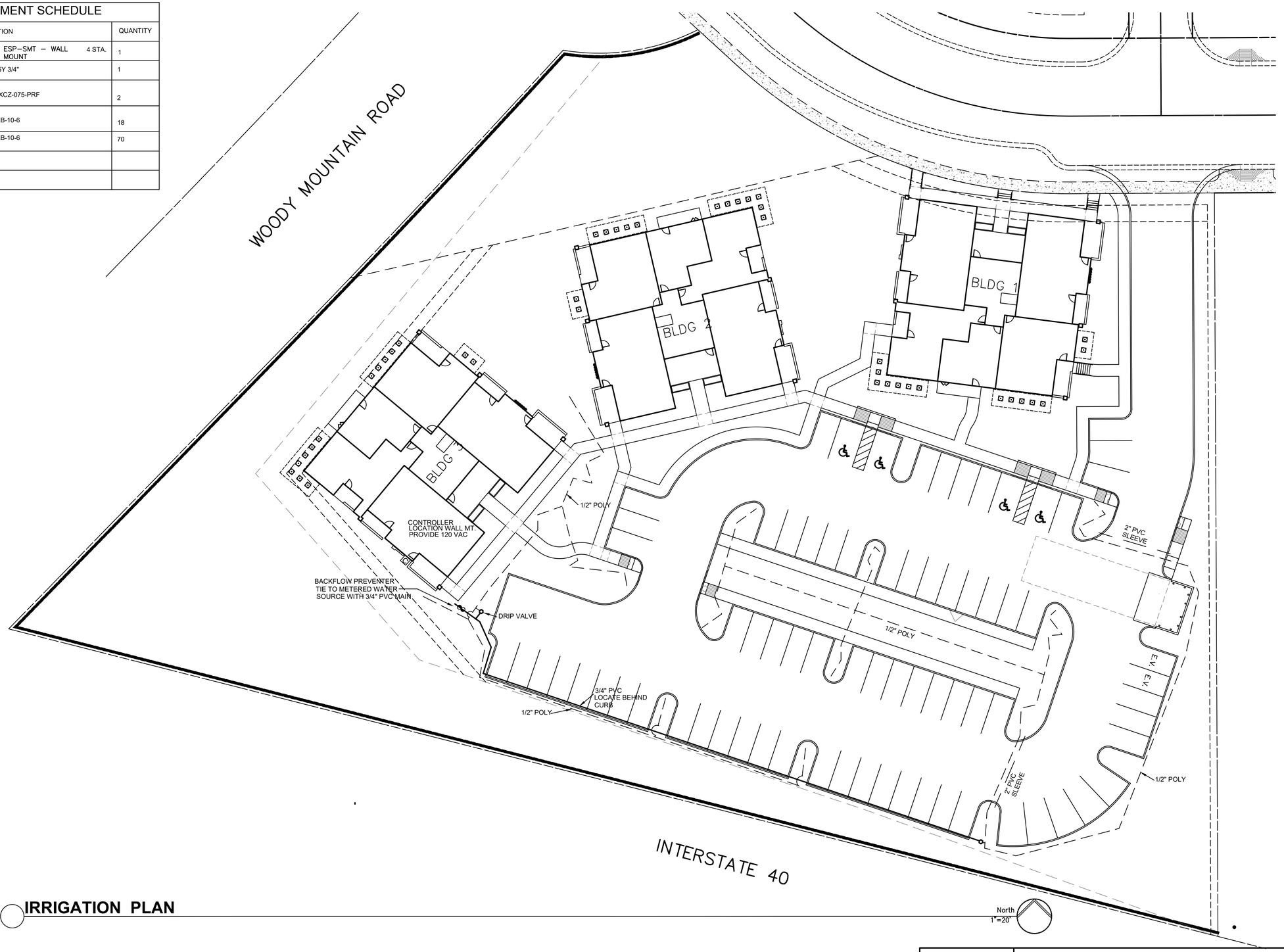
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VERT.	
F.B.	
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DRAWN	SA
CHKD.	SA
JOB NO.	

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
C	CONTROLLER	RAINBIRD ESP–SMT – WALL MOUNT 4 STA.	1
	BACKFLOW PREVEVTER	FEBCO 825Y 3/4"	1
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	2
	TREE EMITTER	RAINBIRD XB-10-6	18
	SHRUB EMITTER	RAINBIRD XB-10-6	70



IRRIGATION PLAN

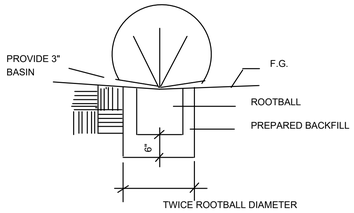
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MIRAMONTE AT PRESIDIO
IN THE PINES IV
IRRIGATION PLAN

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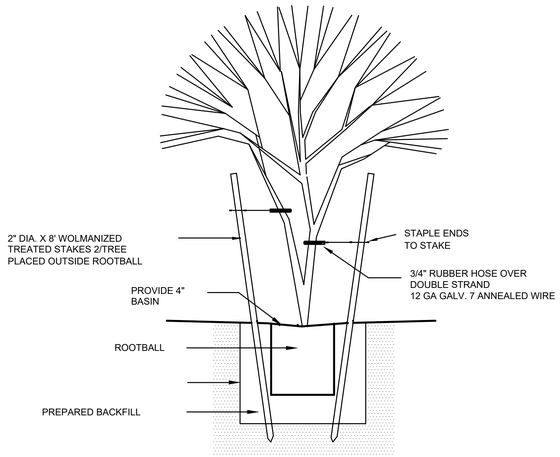
L3 OF 4

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



1 SHRUB PLANTING DETAIL

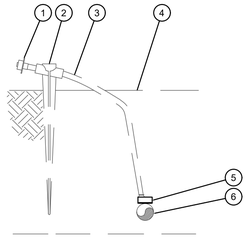
NTS



* NO STAKES FOR BOXED TREES SIZES

2 TREE PLANTING DETAIL

NTS

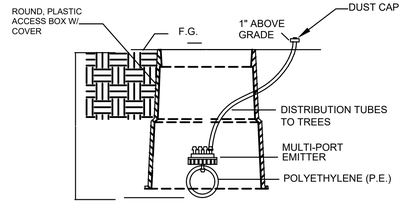


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ½" TUBING STAKE: RAIN BIRD TS-025
3. ½" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. FINISH GRADE
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING

3 SINGLE OUTLET EMITTER DETAIL

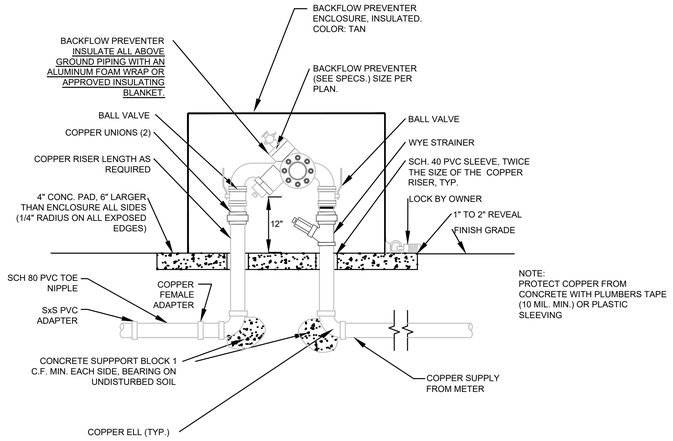
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NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.



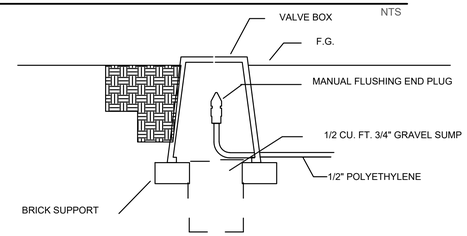
3A MULTI OUTLET EMITTER DETAIL

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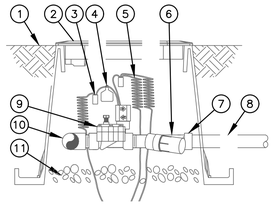
4 BACKFLOW PREVENTER DETAIL

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5 HOSE END CAP DETAIL

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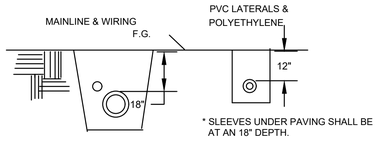


1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

6 DRIP VALVE ASSEMBLY

NTS

USE NON PRESSURE REGULATING FILTER WHERE REMOTE PRESSURE REGULATORS ARE USED.



* SLEEVES UNDER PAVING SHALL BE AT AN 18" DEPTH.

7 TRENCHING DETAIL

NTS

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
12666
STEVE ACUNA
DATE SIGNED 9-17-20
ARIZONA U.S.A.
Expires 3/31/23

MIRAMONTE AT PRESIDIO
IN THE PINES IV
LANDSCAPE DETAILS

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L4 OF 4

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JOB NO.	



E1 SOUTH ELEVATION

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



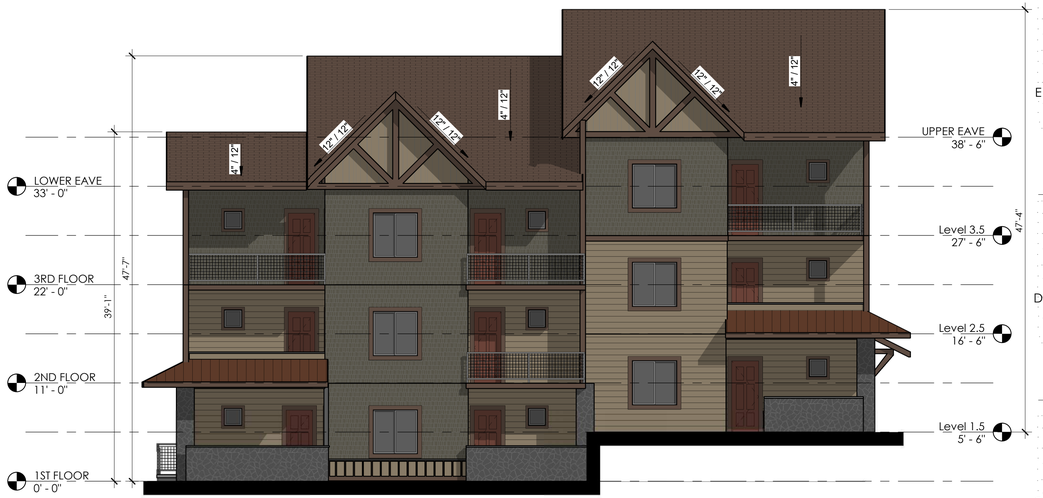
E6 NORTH ELEVATION

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
LRV: 14	LRV: 22	LRV: 22	LRV: 10	LRV: 27	LRV: 20
Rookwood Brown	Weathered Shingle	Weathered Shingle	Rookwood Medium Brown	Sycamore Tan	Downing Earth
LRV: 25	LRV: 15	LRV: 14	LRV: 20	LRV: 13	LRV: 9
Renwick Olive	Roycroft Brass	Rookwood Brown	Downing Earth	Roycroft Pewter	Roycroft Bronze Green
LRV: 8	LRV: 8	LRV: 8	LRV: 8	LRV: 8	LRV: 8
Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown
LRV: 7	LRV: 7	LRV: 7	LRV: 7	LRV: 7	LRV: 7
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 1

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CONCEPTUAL

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DRAWN BY:	TR/SK
CHECKED BY:	BH
DATE:	4/18/2019

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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
	LRV: 14	LRV: 22	LRV: 22	LRV: 10	LRV: 27	LRV: 20
	Rookwood Brown	Weathered Shingle	Weathered Shingle	Rookwood Medium Brown	Sycamore Tan	Downing Earth
	LRV: 25	LRV: 15	LRV: 14	LRV: 20	LRV: 13	LRV: 9
	Renwick Olive	Roycroft Brass	Rookwood Brown	Downing Earth	Roycroft Pewter	Roycroft Bronze Green
	LRV: 8	LRV: 8	LRV: 8	LRV: 8	LRV: 8	LRV: 8
	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown
	LRV: 7	LRV: 7	LRV: 7	LRV: 7	LRV: 7	LRV: 7
	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

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PONDEROSA PARKWAY
FLAGSTAFF, ARIZONA
ARCHITECTURAL STYLE 1

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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"



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MIRAMONTE HOMES

MIRAMONTE HOMES
PONDEROSA PARKWAY
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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
	LRV: 14	LRV: 22	LRV: 22	LRV: 10	LRV: 27	LRV: 20
	Rookwood Brown	Weathered Shingle	Weathered Shingle	Rookwood Medium Brown	Sycamore Tan	Downing Earth
	LRV: 25	LRV: 15	LRV: 14	LRV: 20	LRV: 13	LRV: 9
	Renwick Olive	Roycroft Brass	Rookwood Brown	Downing Earth	Roycroft Pewter	Roycroft Bronze Green
	LRV: 8	LRV: 8	LRV: 8	LRV: 8	LRV: 8	LRV: 8
	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown
	LRV: 7	LRV: 7	LRV: 7	LRV: 7	LRV: 7	LRV: 7
	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown

Corten Steel





Certainteed Shingles



Malpais Stone Veneer



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MIRAMONTE HOMES
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EVEN-LEVEL BUILDINGS

GENERAL NOTES:

1. WHERE ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, OR OTHER ITEMS ARE RECESSED IN FIRE RATED FIXTURES, WALLS OR PARTITIONS, LINE THE BACK AND SIDES OF THE WALL AND RECESS WITH GYPSUM WALL BOARD TO MAINTAIN FIRE-RESISTIVE CONSTRUCTION OF THE WALL.
2. THE CONTRACTOR SHALL COORDINATE ALL TRADES FOR ALL OPENINGS THROUGH NEW OR EXISTING CONSTRUCTION FOR DUCTS, PIPES, CONDUITS, CABINETS, AND EQUIPMENT. VERIFY SIZES, AND LOCATIONS.
3. USE APPROVED FIRESTOP SLEEVES, AND SEALANTS WHERE PIPES, DUCTS, CONDUITS, OR OTHER SYSTEMS PENETRATE FIRE OR SMOKE-RESISTIVE WALLS.
4. PACK INSULATION AROUND PIPES, CONDUITS, DUCTS, OR OTHER EQUIPMENT THAT PENETRATE NON-RATED PARTITIONS. (Spray Insulation)
5. ALL TRADES WORKING CONCURRENTLY TOGETHER WHICH ARE INTERDEPENDENT INSTALLATIONS SHALL COORDINATE AND SEQUENCE THEIR INSTALLATIONS TO FACILITATE THE TIMELY INSTALLATION OF BOTH TRADES.
6. ALL TRADES SHALL REPORT DEFECTIVE CONDITIONS OF OTHER WORK INTENDED TO SUPPORT THEIR INSTALLATION 5 WORKING DAYS PRIOR TO THEIR SCHEDULED START DATE.
7. PER IBC 2018, 703.7 FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SEE GENERAL NOTES (FIRE ASSEMBLIES) HEREIN FOR ADDITIONAL INFO.

KEYNOTE LEGEND

1	ELEVATOR PIT TO BE 4' MIN. BELOW FFE OF FIRST LEVEL CORE
2	PATIO TO HAVE A MINIMUM 2% SLOPE DOWN AWAY FROM BUILDING AND DRAIN TO PATIO WALL END OPENING, SEE CIVIL DRAWINGS
3	DEPRESS STEM 4" AND POUR SLAB OVER, SEE DEATIL B5/D1.1 AND STRUCTURAL DRAWINGS
4	REFER TO CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATIONS
5	THRESHOLDS AT DOORWAYS: BASE DESIGN (TYPE B UNITS) SHALL BE 4" MAX IN HEIGHT WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS (2017 ICC A117.1 SECTION 1104.4.2). DESIGN OPTION (TYPE A UNITS) SHALL BE 1/2" MAX IN HEIGHT. RAISED THERSHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTION 302 AND 303 OF 2017 ICC A117.1.
6	LETTERS 4" TALL ON EXTERIOR OF DOOR STATING "FIRE RISER ROOM". IN CONTRASTING COLOR FROM BACKGROUND.
7	KNOX LOCK BOX PER LOCAL FIRE DEPARTMENT, LOCATION APPROXIMATE, COORDINATE WITH FIRE DEPARTMENT.
8	STAIRS: MAX RISER HEIGHT SHALL BE 7", MIN TREAD DEPTH SHALL BE 11" (2018 IBC SECTION 1011.5.2) MIN HEAD ROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6'-8" (2018 IBC 1011.3) THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.
9	STACKABLE WASHER AND DRYER FOR BASE DESIGN (TYPE B), 2-IN-1 WASHER/ DRYER FOR DESIGN OPTION (TYPE A), FRONT LOAD PER 2017 ICC A117.1 SECTION 611. DRYER WITH METAL VENT DUCT WITH SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER, SEE MECH DRAWINGS. WASHING MACHINE WITH PRE-FABRICATED GALVANIZED METAL PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR, DRAIN TO EXTERIOR.
10	UNDERCUT OR PROVIDE 10"X10" VENT AT BOTTOM HALF OF LAUNDRY DOOR
11	UPPER CABINETS, WALL MOUNTED ABOVE, 12" DEEP TYPICAL. 36" UPPER AND 42" UPPER OPTIONAL.
12	OPTIONAL KITCHEN ISLAND, PROVIDE 40" MIN CLEARANCE ALL THE WAY AROUND, INCLUDING COUNTER AND OTHER APPLIANCES.
13	SHOWER OR TUB/ SHOWER COMBO. PROVIDE A SMOOTH HARD, NON-ABSORBENT SURFACE OVER MOISTURE-RESISTANT GYPSUM BOARD TO HEIGHT OF MIN 70" ABOVE THE DRAIN INLET. LOCATE SHOWER HEAD AT +84" AFF, PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS, SEE A3.3 AND G1.0 FOR CLEARANCE AND HEIGHTS. COORD. SHORT WALL DIM. W/ INSTALLED PRE-FAB UNIT. EXTEND 3' BEYOND UNIT.
14	COOKING APPLIANCES: 30" RANGE WITH 30" MICRO/ HOOD. LIGHT. EXHAUST FAN ABOVE. RANGE VENT TO BE VENTED TO EXTERIOR PER MECHANICAL PLAN. ALL KITCHEN APPLIANCES IN BASE DESIGN (TYPE B UNITS) TO COMPLY WITH 2017 ICC A117.1 SECTION 1104.12.2; IN DESIGN OPTION (TYPE A UNITS) TO COMPLY WITH 2017 ICC A117.1 SECTION 1103.12.5
15	TOILET WITH SOLID BLOCKING FOR FUTURE GRAB BARS, SEE A3.3 AND G1.0 FOR CLEARANCE AND HEIGHTS. BASE DESIGN (TYPE B) SHOWN. SEE A3.3 FOR DESIGN OPTION (TYPE A)
16	SEMI-RECESSED FIRE RATED FIRE EXTINGUISHER CABBINET
17	ELEVATOR SHAFT. COMFIRM CLEAR DIMENSION WITH ELEVATOR SHOP DRAWINGS
18	OWNER PROVIDED AMD INSTALLED MANUFACTURED PLANTERS
19	ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS
20	MECHANICAL ROOM WITH FURNACE AND INSTAHOT FOR INDIVIDUAL DWELLING UNIT, SEE MECH AND PLUMBING DRAWINGS
21	EMERGENCY ESCAPE AND RESCUE OPENING (EVERY SLEEPING ROOM). WINDOW WITH SILL HEIGHT 3'-0" (NOT MORE THAN 44"). OPERABLE OPENING NOT LESS THAN 5.7 SF (5 SF AT LEVEL 1) WITH NET CLEAR HEIGHT NOT LESS THAN 24", NET CLEAR WIDTH NOT LESS THAN 20" (2018 IRC SECTION R310.1, R310.2)
22	HANDRAILS ON EACH SIDE WALL AT STAIRCASE (2018 IBC SECTION 1011.11) HANDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1014. SEE DETAIL A1/D1.3.4
23	KITCHEN SINK AND WORK SURFACE WIDTH AND HEIGHT REQUIREMENT FOR DESIGN OPTION (TYPE A UNITS) SEE G1.0 (2017 ICC A117.1 FIG 1103.12.3 AND 1103.12.4)

do we need to install railing and keyed gate?

1:20 MAX. SLOPE, AS REQUIRED, COORDINATE WITH CIVIL SITE PLAN

A1 EVEN-LEVEL BUILDINGS - 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

No	REVISIONS/SUBMISSIONS	DATE

MIRAMONTE HOMES

MIRAMONTE HOMES
PONDEROSA PARKWAY

EVEN-LEVEL BUILDINGS - 1ST FLOOR PLAN

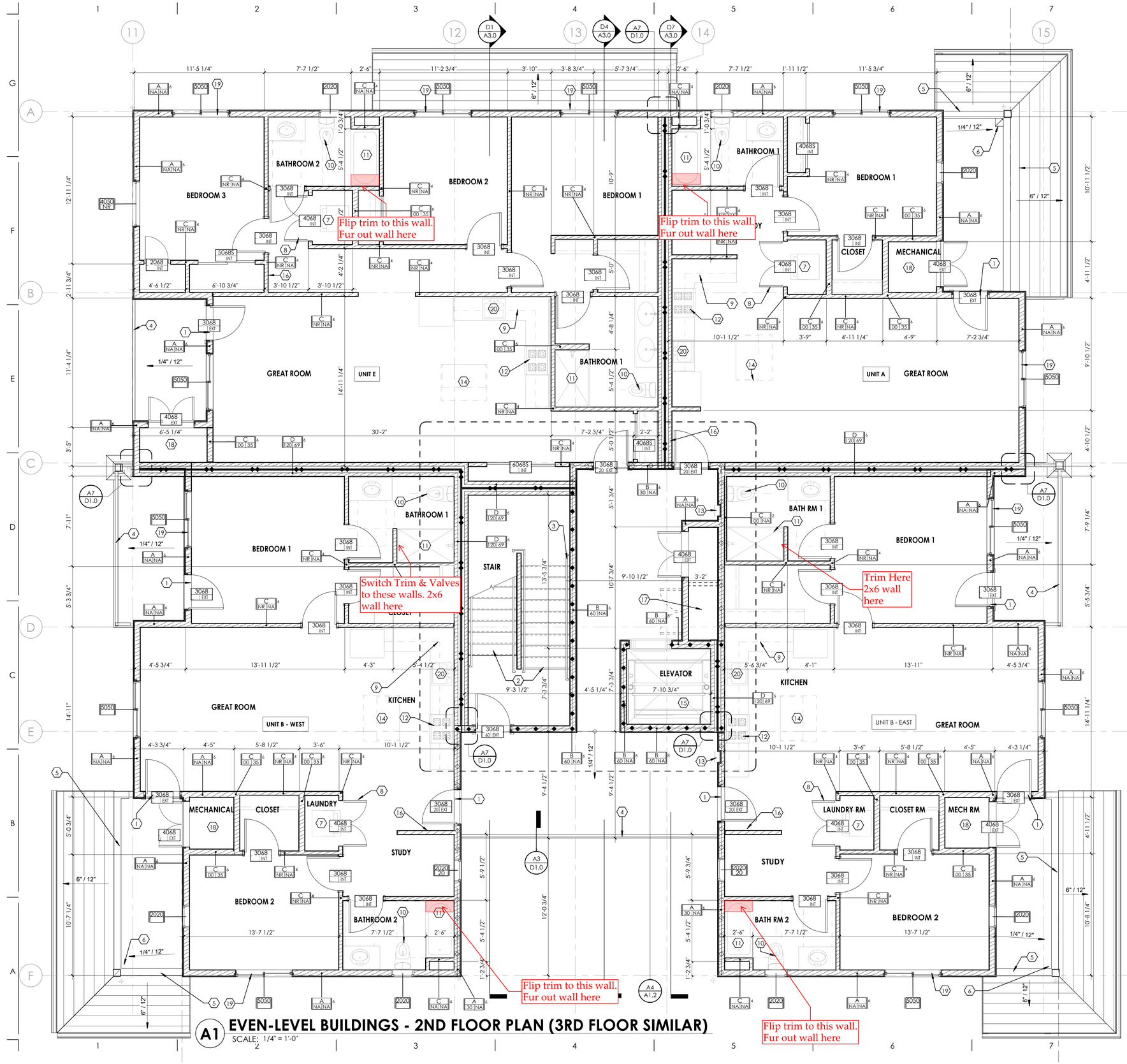
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REGISTERED ARCHITECT 22445 CARLOS E. KILGORE JR. ARIZONA U.S.A.
Expires 06/30/2021

PROJECT NO.:	18048.00
DESIGN BY:	SL
DRAWN BY:	TR
CHECKED BY:	CK
DATE:	2020/01/24

A1.0

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A1 EVEN-LEVEL BUILDINGS - 2ND FLOOR PLAN (3RD FLOOR SIMILAR)

SCALE: 1/4" = 1'-0"

EVEN-LEVEL BUILDINGS

GENERAL NOTES:

1. WHERE ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, OR OTHER ITEMS ARE RECESSED IN FIRE RATED FIXTURES, WALLS OR PARTITIONS, LINE THE BACK AND SIDES OF THE WALL AND RECESS WITH GYPSUM WALL BOARD TO MAINTAIN FIRE-RESISTIVE CONSTRUCTION OF THE WALL.
2. THE CONTRACTOR SHALL COORDINATE ALL TRADES FOR ALL OPENINGS THROUGH NEW OR EXISTING CONSTRUCTION FOR DUCTS, PIPES, CONDUITS, CABINETS, AND EQUIPMENT. VERIFY SIZES, AND LOCATIONS.
3. USE APPROVED FIRESTOP SLEEVES, AND SEALANTS WHERE PIPES, DUCTS, CONDUITS, OR OTHER SYSTEMS PENETRATE FIRE OR SMOKE-RESISTIVE WALLS.
4. PACK INSULATION AROUND PIPES, CONDUITS, DUCTS, OR OTHER EQUIPMENT THAT PENETRATE NON-RATED PARTITIONS.
5. VERIFY ALL ROUGH-IN DIMENSIONS, AND SERVICE CONNECTION REQUIREMENTS FOR OWNER-FURNISHED EQUIPMENT, AND EQUIPMENT INCLUDED IN THIS CONTRACT.
6. ALL TRADES WORKING CONCURRENTLY TOGETHER WHICH ARE INTERDEPENDENT INSTALLATIONS SHALL COORDINATE AND SEQUENCE THEIR INSTALLATIONS TO FACILITATE THE TIMELY INSTALLATION OF BOTH TRADES.
7. ALL TRADES SHALL REPORT DEFECTIVE CONDITIONS OF OTHER WORK INTENDED TO SUPPORT THEIR INSTALLATION 5 WORKING DAYS PRIOR TO THEIR SCHEDULED START DATE.
8. NEW MATERIALS, EQUIPMENT, ASSEMBLIES, COMPONENTS, ACCESSORIES, ETC. SHALL MATCH & CONFORM TO THE `SAME PRODUCTS IN THE EXISTING FACILITY AS DEFINED IN THE OWNER'S 'MAINTENANCE & OPERATIONS' STANDARD TO ASSURE UNIFORMITY, INTERCHANGEABILITY, AND COMPATIBILITY WITH AND BETWEEN EXISTING AND NEW.
9. ALL EXISTING AND NEW PENETRATIONS THROUGH NON-RATED WALL MEMBRANES, ABOVE CEILINGS, SHALL BE SEALED WITH DRYWALL TAPE AND MUD, AIR TIGHT, BOTH SIDES OF WALL. AT VISUALLY EXPOSED FACES WHERE NO CEILING IS PRESENT FINISH AND PAINT ADJACENT SURFACE TO MATCH EXISTING OR AS SCHEDULED FOR NEW WORK.
10. PER IBC 2018, 703.7 FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SEE GENERAL NOTES (FIRE ASSEMBLIES) HEREIN FOR ADDITIONAL INFO.

KEYNOTE LEGEND

1	THRESHOLDS AT DOORWAYS: BASE DESIGN (TYPE B UNITS) SHALL BE 4" MAX IN HEIGHT WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS (2017 ICC A117.1 SECTION 1104.4.2), DESIGN OPTION (TYPE A UNITS) SHALL BE 1/2" MAX IN HEIGHT, RAISED THERSHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTION 302 AND 303 OF 2017 ICC A117.1.
2	STAIRS: MAX RISER HEIGHT SHALL BE 7", MIN TREAD DEPTH SHALL BE 11" (2018 IBC SECTION 1011.5.2) MIN HEAD ROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6'-8" (2018 IBC 1011.3) THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.
3	HANDRAILS ON EACH SIDE WALL AT STAIRCASE (2018 IBC SECTION 1011.11) HANDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1014, SEE DETAIL A1/D1.3.4
4	GUARDRAIL SHALL BE NO LESS THAN 42" IN HEIGHT AT EDGE OF BALCONIES. GUARDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1015. SEE DETAILS ON D1.0.
5	GUARD WALL NO LESS THAN 42" IN HEIGHT, SIDING ON BALCONY SIDE WITH TYVEK BUILDING WRAP ON BOTH SIDES, SHEATHING AND WALL STUD SIZE PER STRUCTURE, TOP WITH GALVANIZED METAL FLASHING CAP AND SELF-ADHEARING FLASHING OVER TYVEK, PAINTED METAL FLASHING TO MATCH METAL ROOF. SEE F5/D1.2
6	FLOOR DRAIN CONNECT TO DOWNSPROUT
7	STACKABLE WASHER AND DRYER FOR BASE DESIGN (TYPE B), 2 IN 1 WASHER/ DRYER FOR DESIGN OPTION (TYPE A), FRONT LOAD PER 2017 ICC A117.1 SECTION 611, DRYER WITH METAL VENT DUCT WITH SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER, SEE MECH DRAWINGS. WASHING MACHINE WITH PRE-FABRICATED GALVANIZED METAL PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR, DRAIN TO EXTERIOR.
8	UNDERCUT OR PROVIDE 10"X10" VENT AT BOTTOM HALF OF LAUNDRY DOOR
9	UPPER CABINETS, WALL MOUNTED ABOVE, 12" DEEP TYPICAL, 36" UPPER AND 42" UPPER OPTIONAL.
10	TOLIET WITH SOLID BLOCKING FOR FUTURE GRAB BARS, SEE A3.3 AND G1.0 FOR CLEARANCE AND HEIGHTS, BASE DESIGN (TYPE B) SHOWN, SEE A3.3 FOR DESIGN OPTION (TYPE A)
11	SHOWER OR TUB/ SHOWER COMBO. PROVIDE A SMOOTH HARD, NON-ABSORBENT SURFACE OVER MOISTURE-RESISTANT GYPSUM BOARD TO HEIGHT OF MIN 70" ABOVE THE DRAIN INLET. LOCATE SHOWER HEAD AT +84" AFF. PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS, SEE A3.3 AND G1.0 FOR CLEARANCE AND HEIGHTS. COORD. SHORT WALL DIM. W/ INSTALLED PRE-FAB UNIT. EXTEND 3" BEYOND UNIT.
12	COOKING APPLIANCES; 30" RANGE WITH 30" MICRO/ HOOD. LIGHT, EXHAUST FAN ABOVE. RANGE VENT TO BE VENTED TO EXTERIOR PER MECHANICAL PLAN. ALL KITCHEN APPLIANCES IN BASE DESIGN (TYPE B UNITS) TO COMPLY WITH 2017 ICC A117.1 SECTION 1104.12.2; IN DESIGN OPTION (TYPE A UNITS) TO COMPLY WITH 2017 ICC A117.1 SECTION 1103.12.5
13	SEMI-RECESSED FIRE RATED FIRE EXTINGUISHER CABBINET
14	OPTIONAL KITCHEN ISLAND, PROVIDE 40" MIN CLEARANCE ALL THE WAY AROUND, INCLUDING COUNTER AND OTHER APPLIANCES.
15	ELEVATOR SHAFT, COMFIRM CLEAR DIMENSION WITH ELEVATOR SHOP DRAWINGS
16	ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS
17	ELEVATOR CONTROL ROOM, AT 3/F ONLY, SEE CORE PLAN. COMFIRM CLEARANCE AND FIRE-RATING REQUIREMENT WITH ELEVATOR SHOP DRAWINGS
18	MECHANICAL ROOM WITH FURNACE AND INSTAHOT FOR INDIVIDUAL DWELLING UNIT. SEE MECH AND PLUMBING DRAWINGS
19	EMERGENCY ESCAPE AND RESCUE OPENING (EVERY SLEEPING ROOM). WINDOW WITH SILL HEIGHT 3'-0" (NOT MORE THAN 44"), OPERABLE OPENING NOT LESS THAN 5.7 SF (5 SF AT LEVEL 1) WITH NET CLEAR HEIGHT NOT LESS THAN 24", NET CLEAR WIDTH NOT LESS THAN 20" (2018 IRC SECTION R310.1, R310.2)
20	KITCHEN SINK AND WORK SURFACE WIDTH AND HEIGHT REQUIREMENT FOR DESIGN OPTION (TYPE A UNITS) SEE G1.0 (2017 ICC A117.1 FIG 1103.12.3 AND 1103.12.4)

No	REVISIONS/SUBMISSIONS	DATE

MIRAMONTE HOMES

MIRAMONTE HOMES
PONDEROSA PARKWAY

EVEN-LEVEL BUILDINGS - 2ND AND 3RD FLOOR PLAN

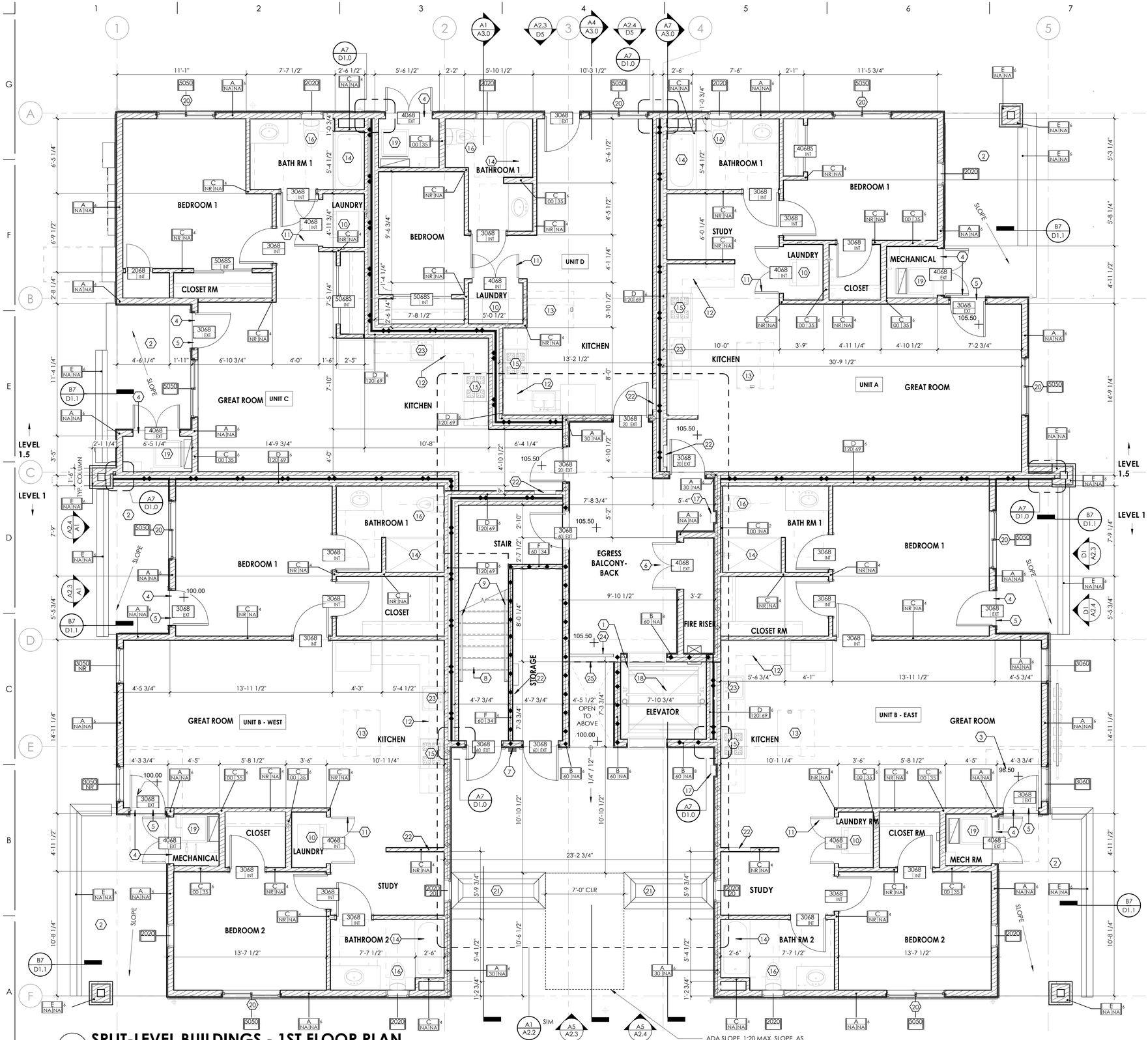
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T 520.881.4546 F 520.795.1822 GLHN.com

REGISTERED ARCHITECT
STATE OF ARIZONA
22445
CARLUS E. KILGORE JR.
Date Signed 01/24/2020
ARIZONA U.S.A.
Expires 06/30/2021

PROJECT NO.:	18048.00
DESIGN BY:	SL
DRAWN BY:	TR
CHECKED BY:	CK
DATE:	2020/01/24

A1.1

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A1 SPLIT-LEVEL BUILDINGS - 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SPLIT-LEVEL BUILDINGS

GENERAL NOTES:

1. WHERE ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, OR OTHER ITEMS ARE RECESSED IN FIRE RATED FIXTURES, WALLS OR PARTITIONS, LINE THE BACK AND SIDES OF THE WALL AND RECESS WITH GYPSUM WALL BOARD TO MAINTAIN FIRE-RESISTIVE CONSTRUCTION OF THE WALL.
2. THE CONTRACTOR SHALL COORDINATE ALL TRADES FOR ALL OPENINGS THROUGH NEW OR EXISTING CONSTRUCTION FOR DUCTS, PIPES, CONDUITS, CABINETS, AND EQUIPMENT. VERIFY SIZES, AND LOCATIONS.
3. USE APPROVED FIRESTOP SLEEVES, AND SEALANTS WHERE PIPES, DUCTS, CONDUITS, OR OTHER SYSTEMS PENETRATE FIRE OR SMOKE-RESISTIVE WALLS.
4. PACK INSULATION AROUND PIPES, CONDUITS, DUCTS, OR OTHER EQUIPMENT THAT PENETRATE NON-RATED PARTITIONS.
5. VERIFY ALL ROUGH-IN DIMENSIONS, AND SERVICE CONNECTION REQUIREMENTS FOR OWNER-FURNISHED EQUIPMENT, AND EQUIPMENT INCLUDED IN THIS CONTRACT.
6. ALL TRADES WORKING CONCURRENTLY TOGETHER WHICH ARE INTERDEPENDENT INSTALLATIONS SHALL COORDINATE AND SEQUENCE THEIR INSTALLATIONS TO FACILITATE THE TIMELY INSTALLATION OF BOTH TRADES.
7. ALL TRADES SHALL REPORT DEFECTIVE CONDITIONS OF OTHER WORK INTENDED TO SUPPORT THEIR INSTALLATION 5 WORKING DAYS PRIOR TO THEIR SCHEDULED START DATE.
8. NEW MATERIALS, EQUIPMENT, ASSEMBLIES, COMPONENTS, ACCESSORIES, ETC. SHALL MATCH & CONFORM TO THE SAME PRODUCTS IN THE EXISTING FACILITY AS DEFINED IN THE OWNER'S 'MAINTENANCE & OPERATIONS' STANDARD TO ASSURE UNIFORMITY, INTERCHANGEABILITY, AND COMPATIBILITY WITH AND BETWEEN EXISTING AND NEW.
9. ALL EXISTING AND NEW PENETRATIONS THROUGH NON-RATED WALL MEMBRANES, ABOVE CEILINGS, SHALL BE SEALED WITH DRYWALL TAPE AND MUD, AIR TIGHT, BOTH SIDES OF WALL. AT VISUALLY EXPOSED FACES WHERE NO CEILING IS PRESENT FINISH AND PAINT ADJACENT SURFACE TO MATCH EXISTING OR AS SCHEDULED FOR NEW WORK.
10. PER IBC 2018, 703.7 FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SEE GENERAL NOTES (FIRE ASSEMBLIES) HEREIN FOR ADDITIONAL INFO.

KEYNOTE LEGEND

1	ELEVATOR PIT TO BE 4' MIN. BELOW FFE OF FIRST LEVEL CORE
2	PATIO TO HAVE A MINIMUM 2% SLOPE DOWN AWAY FROM BUILDING AND DRAIN TO PATIO WALL END OPENING. SEE CIVIL DRAWINGS
3	REFER TO CIVIL DRAWINGS FOR FINISHED FLOOR ELEVATIONS
4	DEPRESS STEM 4" AND POUR SLAB OVER. SEE DEATIL B5/D1.1 AND STRUCTURAL DRAWINGS
5	THRESHOLDS AT DOORWAYS; BASE DESIGN (TYPE B UNITS) SHALL BE 4" MAX IN HEIGHT WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS (2017 ICC A117.1 SECTION 1104.4.2). DESIGN OPTION (TYPE A UNITS) SHALL BE 1/2" MAX IN HEIGHT. RAISED THERSHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTION 302 AND 303 OF 2017 ICC A117.1.
6	LETTERS 4" TALL ON EXTERIOR OF DOOR STATING "FIRE RISER ROOM". IN CONTRASTING COLOR FROM BACKGROUND.
7	KNOX LOCK BOX PER LOCAL FIRE DEPARTMENT. LOCATION APPROXIMATE. COORDINATE WITH FIRE DEPARTMENT.
8	STAIRS: MAX RISER HEIGHT SHALL BE 7". MIN TREAD DEPTH SHALL BE 11" (2018 IBC SECTION 1011.5.2) MIN HEAD ROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6'-8" (2018 IBC 1011.3) THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.
9	HANDRAILS ON EACH SIDE WALL AT STAIRCASE (2018 IBC SECTION 1011.11) HANDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1014. SEE DETAIL A1/D1.3.4
10	STACKABLE WASHER AND DRYER FOR BASE DESIGN (TYPE B), 2 IN 1 WASHER/ DRYER FOR DESIGN OPTION (TYPE A). FRONT LOAD PER 2017 ICC A117.1 SECTION 611. DRYER WITH METAL VENT DUCT WITH SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER. SEE MECH DRAWINGS. WASHING MACHINE WITH PRE-FABRICATED GALVANIZED METAL PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR. DRAIN TO EXTERIOR.
11	UNDERCUT OR PROVIDE 10"X10" VENT AT BOTTOM HALF OF LAUNDRY DOOR
12	UPPER CABINETS, WALL MOUNTED ABOVE, 12" DEEP TYPICAL, 36" UPPER AND 42" UPPER OPTIONAL.
13	OPTIONAL KITCHEN ISLAND, PROVIDE 40" MIN CLEARANCE ALL THE WAY AROUND, INCLUDING COUNTER AND OTHER APPLIANCES.
14	SHOWER OR TUB/ SHOWER COMBO, PROVIDE A SMOOTH HARD, NON-ABSORBENT SURFACE OVER MOISTURE-RESISTANT GYPSUM BOARD TO HEIGHT OF MIN 70" ABOVE THE DRAIN INLET. LOCATE SHOWER HEAD AT +84" AFF. PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS. SEE A3.3 AND G1.0 FOR CLEARANCE AND HEIGHTS. COORD. SHORT WALL DIM. W/ INSTALLED PRE-FAB UNIT. EXTEND 3' BEYOND UNIT.
15	COOKING APPLIANCES: 30" RANGE WITH 30" MICRO/ HOOD. LIGHT. EXHAUST FAN ABOVE. RANGE VENT TO BE VENTED TO EXTERIOR PER MECHANICAL PLAN. ALL KITCHEN APPLIANCES IN BASE DESIGN (TYPE B UNITS) TO COMPLY WITH 2017 ICC A117.1 SECTION 1104.12.2: IN DESIGN OPTION (TYPE A UNITS) TO COMPLY WITH 2017 ICC A117.1 SECTION 1103.12.5
16	TOLIET WITH SOLID BLOCKING FOR FUTURE GRAB BARS, SEE A3.3 AND G1.0 FOR CLEARANCE AND HEIGHTS, BASE DESIGN (TYPE B) SHOWN, SEE A3.3 FOR DESIGN OPTION (TYPE A)
17	SEMI-RECESSED FIRE RATED FIRE EXTINGUISHER CABBINET
18	ELEVATOR SHAFT. COMFIRM CLEAR DIMENSION WITH ELEVATOR SHOP DRAWINGS
19	MECHANICAL ROOM WITH FURNACE AND INSTAHOT FOR INDIVIDUAL DWELLING UNIT, SEE MECH AND PLUMBING DRAWINGS
20	EMERGENCY ESCAPE AND RESCUE OPENING (EVERY SLEEPING ROOM). WINDOW WITH SILL HEIGHT 3'-0" (NOT MORE THAN 44"). OPERABLE OPENING NOT LESS THAN 5.7 SF (5 SF AT LEVEL 1) WITH NET CLEAR HEIGHT NOT LESS THAN 24", NET CLEAR WIDTH NOT LESS THAN 20" (2018 IRC SECTION R310.1, R310.2)
21	OWNER PROVIDED AMD INSTALLED MANUFACTURED PLANTERS
22	ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS
23	KITCHEN SINK AND WORK SURFACE WIDTH AND HEIGHT REQUIREMENT FOR DESIGN OPTION (TYPE A UNITS) SEE G1.0 (2017 ICC A117.1 FIG 1103.12.3 AND 1103.12.4)
24	GUARDRAIL SHALL BE NO LESS THAN 42" IN HEIGHT AT EDGE OF BALCONIES. GUARDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1015. SEE DETAILS ON D1.0.
25	CMU STEMWALL TO LEVEL 1.5, SEE STRUCTURE

No	REVISIONS/SUBMISSIONS	DATE

MIRAMONTE HOMES

MIRAMONTE HOMES
PONDEROSA PARKWAY

SPLIT-LEVEL BUILDINGS - 1ST FLOOR PLAN

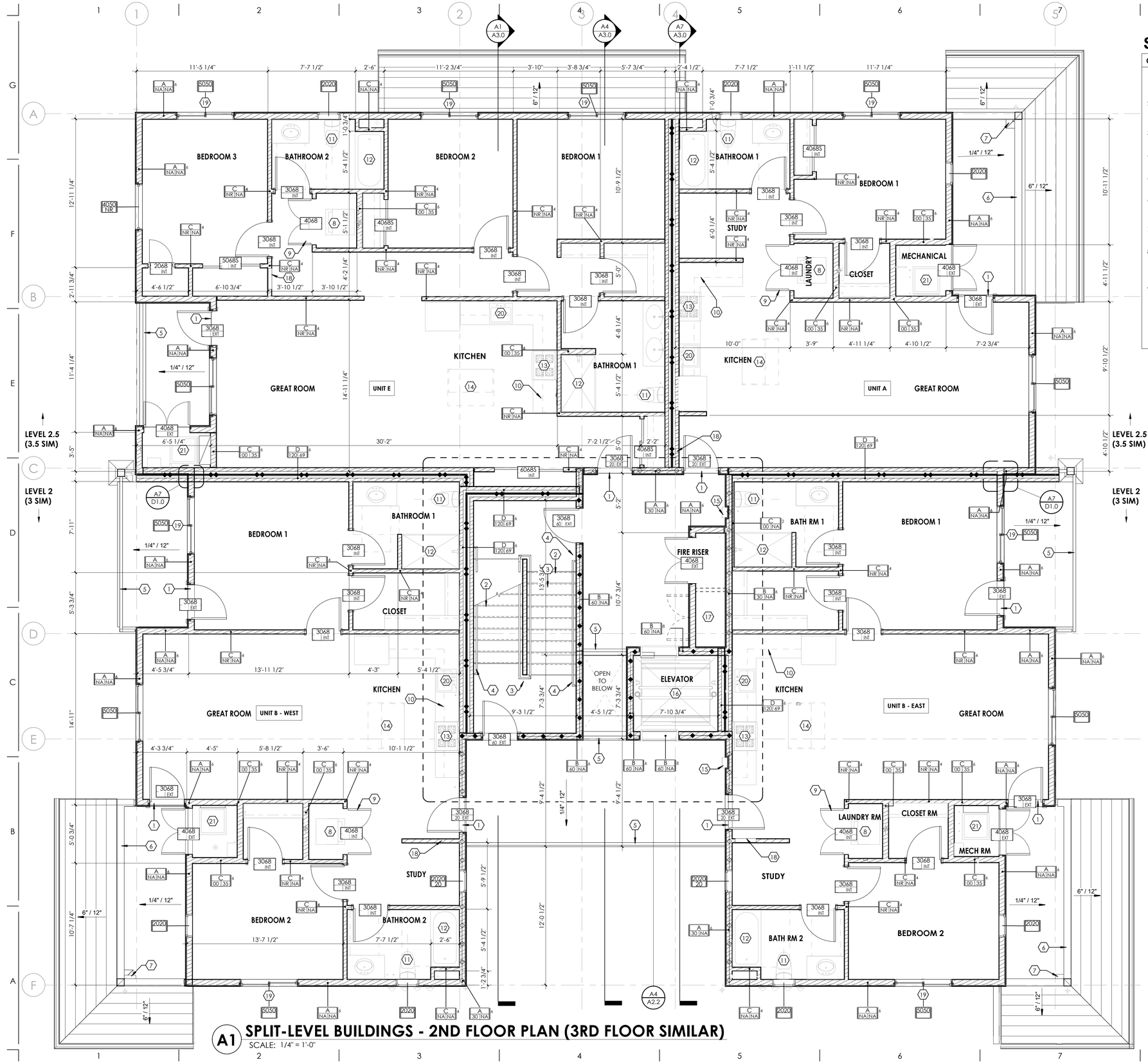
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REGISTERED ARCHITECT
STATE OF ARIZONA
22445
CARLLIS E. KILGORE JR.
Date Signed 01/24/2020
ARIZONA U.S.A.
Expires 06/30/2021

PROJECT NO.:	18048.00
DESIGN BY:	SL
DRAWN BY:	TR
CHECKED BY:	CK
DATE:	2020/01/24

A2.0

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A1 SPLIT-LEVEL BUILDINGS - 2ND FLOOR PLAN (3RD FLOOR SIMILAR)

SCALE: 1/4" = 1'-0"

SPLIT-LEVEL BUILDINGS

GENERAL NOTES:

1. WHERE ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, OR OTHER ITEMS ARE RECESSED IN FIRE RATED FIXTURES, WALLS OR PARTITIONS, LINE THE BACK AND SIDES OF THE WALL AND RECESS WITH GYPSUM WALL BOARD TO MAINTAIN FIRE-RESISTIVE CONSTRUCTION OF THE WALL.
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3	HANDRAIL ATTACHED TO GUARDRAIL SYSTEM AT ALL STAIRS. SEE DETAILS ON D1.3
4	HANDRAILS ON EACH SIDE WALL AT STAIRCASE (2018 IBC SECTION 1011.11) HANDRAIL DESIGN TO COMPLY WITH 2018 IBC SECTION 1014. SEE DETAIL A1/D1.3.4
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16	ELEVATOR SHAFT, COMFIRM CLEAR DIMENSION WITH ELEVATOR SHOP DRAWINGS
17	ELEVATOR CONTROL ROOM, AT 3/F ONLY, SEE CORE PLAN, COMFIRM CLEARANCE AND FIRE-RATING REQUIREMENT WITH ELEVATOR SHOP DRAWINGS
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20	KITCHEN SINK AND WORK SURFACE WIDTH AND HEIGHT REQUIREMENT FOR DESIGN OPTION (TYPE A UNITS) SEE G1.0 (2017 ICC A117.1 FIG 1103.12.3 AND 1103.12.4)
21	MECHANICAL ROOM WITH FURNACE AND INSTAHOT FOR INDIVIDUAL DWELLING UNIT, SEE MECH AND PLUMBING DRAWINGS

No	REVISIONS/SUBMISSIONS	DATE

MIRAMONTE HOMES

MIRAMONTE HOMES
PONDEROSA PARKWAY

SPLIT-LEVEL BUILDINGS - 2ND AND 3RD FLOOR PLAN
AND 2ND FLOOR REFLECTED CEILING PLAN

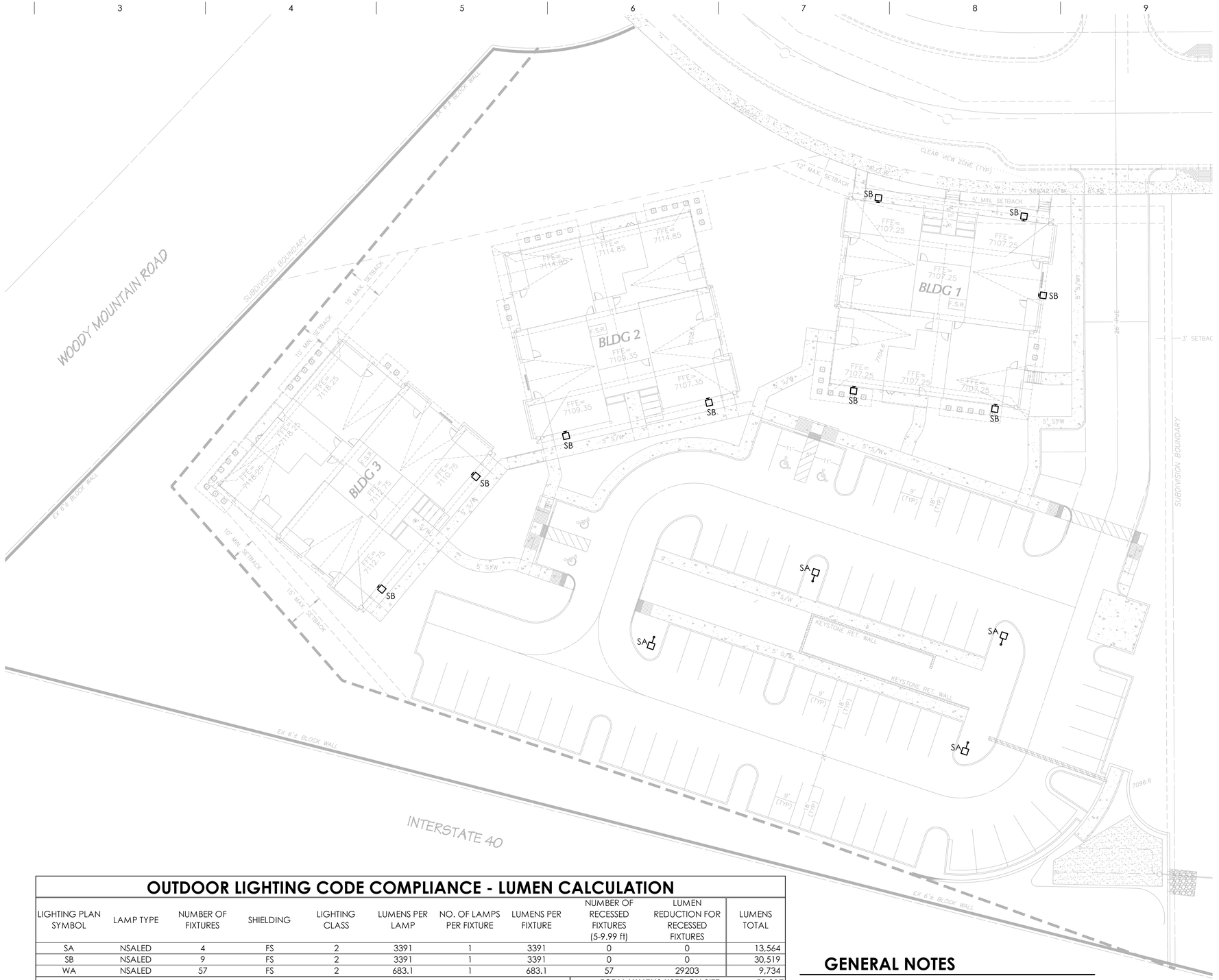
GLHN
ARCHITECTS & ENGINEERS, INC
2939 E. Broadway Blvd. Tucson, AZ 85716
T. 520.881.4646 F. 520.795.1622 GLHN.com

REGISTERED ARCHITECT
22445
CARLUS E. KILGORE JR.
ARIZONA U.S.A.
Expires 06/30/2021

PROJECT NO.:	18048.00
DESIGN BY:	SL
DRAWN BY:	TR
CHECKED BY:	CK
DATE:	2020/01/24

A2.1

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OUTDOOR LIGHTING CODE COMPLIANCE - LUMEN CALCULATION

LIGHTING PLAN SYMBOL	LAMP TYPE	NUMBER OF FIXTURES	SHIELDING	LIGHTING CLASS	LUMENS PER LAMP	NO. OF LAMPS PER FIXTURE	LUMENS PER FIXTURE	NUMBER OF RECESSED FIXTURES (5-9.99 ft)	LUMEN REDUCTION FOR RECESSED FIXTURES	LUMENS TOTAL
SA	NSALED	4	FS	2	3391	1	3391	0	0	13,564
SB	NSALED	9	FS	2	3391	1	3391	0	0	30,519
WA	NSALED	57	FS	2	683.1	1	683.1	57	29203	9,734
								TOTAL LUMENS USED ON SITE:		**53,817**

TOTAL OUTDOOR LIGHT OUTPUT LIMITS PER DIVISION 10-50.70 (OUTDOOR LIGHTING STANDARDS) OF THE ZONING CODE FOR CITY OUTDOOR LIGHTING STANDARDS	LIGHTING ZONE	SITE ACRES		
	2	2.77	ALLOWED PER ACRE	50,000
			FOR LED (divided by 1.43)	34,965
			TOTAL SITE LUMENS ALLOWED	96,853

GENERAL NOTES

A. EACH UNIT PORCH HAS ONE "WA" FIXTURE FOR A TOTAL OF 19 FIXTURES PER BUILDING. THE FIXTURE SHALL BE MOUNTED SUCH THAT ALL PARTS OF THE LIGHT FIXTURE ARE AT LEAST 5'-0" FROM THE NEAREST OUTDOOR OVERHANG EDGE.

A2 LIGHTING SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

MIRAMONTE HOMES

MIRAMONTE HOMES
MIRAMONTE AT PRESIDIO IN THE PINES VI

LIGHTING SITE PLAN AND CALCULATIONS

GLHN
ARCHITECTS & ENGINEERS, INC
7939 E. Broadway Blvd. Tucson, AZ 85716
T 520.881.4646 F 520.795.1822 GLHN.com

Registered Professional Engineer
14857
ROBERT A. ALCALA
Date Signed 6/11/21
ARIZONA U.S.A.

PROJECT NO.:	21041.00
DESIGN BY:	BW
DRAWN BY:	BW
CHECKED BY:	YZ
DATE:	2021/06/11

ES101

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Planning & Zoning Commission **5. B.**

Meeting Date: 08/25/2021

From: Patrick St. Clair, Planning Development Manager

Information

TITLE:

PZ-19-00022-05 Cedar Medical

A Conditional Use Permit request from Apricus Health to use approximately 17,000 square feet of a forthcoming 44,702 square foot office building located at 1895 N Jasper Drive for a Hospital use. The parcel, APN 101-46-012B, is zoned Research and Development (RD) and is located within the McMillan Mesa Village Specific Plan development area “F”.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, staff recommends approval of PZ-19-00022-05 with conditions.

Attachments

PZ-19-00022-05 CUP Staff Report
Vicinity Map
Surrounding Uses Map
Draft Conditional Use Permit PZ-19-00022-05
Draft Notice of Decision
Proposition 207 Waiver
Site Plan Approval Letter
Site Plan Conditions of Approval
Approved Minor Modification to Development Approvals application
Site Plan Drawings
CUP application
CUP Narrative
Public Participation Plan
Public Participation Report
Public Hearing Newspaper Ad

PLANNING AND DEVELOPMENT SERVICES REPORT
CONDITIONAL USE PERMIT

PUBLIC HEARING	**DATE: August 5, 2021**
PZ-19-00022-05	**MEETING DATE: August 25, 2021**
	REPORT BY: Patrick St. Clair

REQUEST:

A Conditional Use Permit request from Apricus Health to use approximately 17,000 square feet of a forthcoming 44,702 square foot medical office building located at 1895 N Jasper Drive for a Hospital use. The parcel, APN 101-46-012B, is zoned Research and Development (RD) and is located within the McMillan Mesa Village Specific Plan development area "F".

STAFF RECOMMENDATION:

In accordance with the findings presented in this report, staff recommends approval of PZ-19-00022-05 with conditions.

PRESENT LAND USE:

Currently the parcel is being developed for the construction of a medical office building approved by right through Site Plan approval PZ-19-00022-02 on April 16, 2021. The development has approved civil drawings and building permit drawings.

PROPOSED LAND USE:

The applicant proposes to occupy approximately 17,000 square feet of a medical office building to accommodate a Hospital use. The hospital will include 6-8 emergency rooms and provide 8-10 recovery rooms.

NEIGHBORHOOD DEVELOPMENT:

North: Undeveloped (RD zone) parcel; Forest Avenue
East: 1840 Jasper Dr – Cedar Medical Collaborative medical offices (RD zone), 1851 N Gemini – Rehabilitation Hospital of Norther Arizona (RD zone)
South: Highgate Senior Living facility (CC zone)
West: Open space reserved for resource protection within the McMillan Mesa Village Specific Plan (RD zone)

I. Project Introduction

A. Background/Introduction

City Staff approved a Site Plan Application for a 44,702 square foot, single-story, medical office building on April 16, 2021. Table 10-40.30.050.B of the Flagstaff Zoning Code, *Industrial Zones - Allowed Uses*, identifies "Office" as a permitted land use in the Research and Development (RD) Zone. On August 4, 2021, staff approved a Minor Modification to Development Approval which revised the approved Site Plan to include minor changes necessary for the proposed Hospital use. The Hospital use requires the addition of an ambulance drop-off area and a service drive on the north façade of the building. Hospital is a permitted land use in the RD Zone subject to the approval of a Conditional Use Permit (CUP). The approved Site Plan application, drawings, and conditions of approval are attached to this report.

The proposed medical office building is oriented to face N Jasper Drive providing views to Mt. Elden and the San

Francisco Peaks to the west and north. The building entrances are oriented on the east, north and south of the building, including the proposed hospital entry, with the parking areas located behind or to the side of the building. Associated site improvements, such as landscaping, pedestrian and bicycle circulation routes, parking, outdoor lighting, and infrastructure are provided for the hospital as part of the development of the medical office building.

II. Required Findings

The Planning Commission may approve the Conditional Use Permit only after making the following three findings:

A. Finding #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.

Per the Flagstaff Zoning Code: "The Research and Development (RD) zone applies to areas of the City appropriate for the development of a mix of professional and administrative facilities, research and testing institutions, light manufacturing uses, green technology facilities, and offices. The uses are grouped in a campus or park-like setting in keeping with the natural scenic beauty of the City. This zone is intended to promote the provision of ample off-street parking, loading areas, and landscape buffers to protect residential and commercial zones from incompatible land uses. In addition, this zone accommodates residential uses as a secondary use to allow for more housing options."

The Property is located within Planning Area F of the McMillan Mesa Specific Plan, which provides for similar goals and objectives for this Property as the RD zoning district. According to the McMillan Mesa Specific Plan, Planning Area F is intended to include "high technology research and development, corporate office and light manufacturing businesses located in a landscaped campus or park-like setting."

The RD Zone allows Medical Offices and allows Hospital uses with the granting of a CUP. The purpose of a CUP is to provide a process for reviewing uses and activities that are permitted in an applicable zone, but that require more discretionary review and the possible imposition of conditions to mitigate the effects of the proposed use. Staff believes the greatest impact the Hospital use would have on the surrounding neighborhood is the proposed ambulance traffic. The applicant has stated that virtually all ambulance traffic associated with the Facility will be ambulance discharges from the Facility to another hospital. Of these discharges, most will be ordinary medical transports (with no ambulance lights or sirens), rather than trauma-level transports. Emergency transports are anticipated to occur infrequently—likely once or twice a month. Staff recommends the condition that, unless warranted by traffic or other safety issues, ambulance sirens for the Hospital use will not be activated until the intersections of Gemini Road and Forest Avenue.

B. Finding #2

That granting the conditional use will not be detrimental to the public health, safety, or welfare.

If the proposed project is developed in accordance with City codes, standards, and requirements, the project should not be detrimental to the public health, safety, or welfare.

C. Finding #3

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 (Flagstaff Zoning Code Section 10-

20.40.050.E.3):

- *Access, traffic, and pedestrian, bicycle, and vehicular circulation;*
- *Adequacy of site and open space provisions, including resource protection standards, where applicable;*
- *Noise, light, visual, and other pollutants;*
- *Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;*
- *Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements;*
- *Impact on public utilities;*
- *Signage and outdoor lighting;*
- *Dedication and development of streets adjoining the property; and*
- *Impacts on historical, prehistoric, or natural resources.*

1. Access and Traffic; Pedestrian, Bicycle, and Vehicular Circulation

A Traffic Impact Analysis (TIA) was not required for the medical office building or the proposed Hospital use. These uses are not anticipated to generate more traffic than was anticipated by the original TIA prepared for the McMillan Mesa Village rezoning and Specific Plan. Access to the Facility will be provided via two new ingress/egress driveways that will be constructed along N Jasper Drive and separated by approximately 265 feet for appropriate spacing. Both entries will be connected by an internal driveway that circulates around the building to provide a convenient and continuous circulation route to/from the Facility. The Project's access and drive locations also have well defined ingress and egress locations and a clear and safe on-site vehicular circulation pattern.

The Project provides connections to the existing pedestrian and bicycle network within McMillan Mesa. Specifically, along the Property's Forest Avenue frontage to the north/northwest is the existing Cedar Trail, part of the City's Flagstaff Urban Trails System (FUTS). The Project has been designed in recognition of its unique location next to the FUTS. The Project includes new concrete sidewalks that will provide a direct pedestrian linkage and bicycle connectivity between the Property, Cedar Trail, and N Jasper Drive. In addition, a significant portion of the Project's civic space is located in the northwest portion of the Property next to Forest Avenue to further link and establish pedestrian and bicycle connections to Cedar Trail. The Project development also includes new sidewalk and parkway along N Jasper Dr. The proposed ambulance circulation does not conflict with the on-site pedestrian and bicycle access.

The required parking for the proposed facility has been calculated using the medical office parking standards which requires 1 parking space per employee plus 5 parking spaces per doctor. Based on these requirements a total of 175 spaces are required. For each 25 vehicular spaces required, the Zoning Code allows for the substitution of one standard space with a motorcycle space. No additional parking reductions are utilized. The approved site plan shows 169 vehicle spaces and 6 motorcycle parking spaces. Of the 169 vehicle parking spaces, 7 accessible parking spaces are provided, complying with parking requirements. A minimum of three EV-ready parking spaces are required as part of the total vehicle spaces and those final locations will be reviewed and approved as part of the building permit review for tenant improvements within the building. The project is providing 12 bicycle parking spaces, which at 7% of the required off-street parking spaces is greater than the 5% required by the Zoning Code.

2. Adequacy of Site/Open Space/Resource Provisions

The site plan shows the proposed building complying with all the required development standards of the RD Zone and the McMillan Mesa Village Specific Plan including setbacks, building height, lot coverage, and

Floor Area Ratio (FAR). The lot coverage is 22%, less than the maximum 25% permitted in the zone. The FAR is 0.22, less than the maximum 0.50 allowed.

The approved Site Plan for the development shows that the proposal exceeds the minimum requirements for Civic Space. For developments with over 20,0000 square feet, civic space is required to be provided at a rate of 5% of the gross development site. A total of 10,150 square feet is required and the Site Plan shows 19,067 square feet of civic space dispersed in three areas. These spaces include pathways and seating areas to link pedestrian and bicycle movement between N Jasper Drive and Forest Avenue through the site.

The subject property is in the Resource Protection Overlay and resource protection for the parcel was achieved with compliance to the resource protection standards included in the McMillan Mesa Village Specific Plan.

3. Noise, Light, Visual, and Other Pollutants

The proposed hospital use will not have a detrimental impact in terms of noise, light, visual or other pollutants in the area. It is anticipated that almost all ambulance traffic associated with the facility will be as discharges to other hospital facilities as medical, not trauma-level discharges. Regardless, no ambulance lights or sirens will be associated with these discharges, day, or night. Occasional emergency transports may occur, but with less frequency than other uses surrounding the site. Staff recommends a condition that, unless warranted by traffic or other safety issues, ambulance sirens for the Hospital use will not be activated until the intersections of Gemini Road and Forest Avenue.

The hospital use will require an on-site generator for emergency situations. Staff is working with the applicant to determine final generator location for the hospital.

All exterior lighting will be required to comply with the City of Flagstaff's strict outdoor lighting requirements which supports and maintains our designation as an International Dark Sky City. In accordance with Section 10-50.70.040.B of the Zoning Code (Page 50.70-4), this development is located within Lighting Zone 2. In accordance with Table 10-50.70.050.A of the Zoning Code (Page 50.70-6), the maximum total lumens within Zone 2 is 50,000 lumens per acre. Lighting compliance has been ensured during the building permit review process. The medical office building project has an approved Outdoor Lighting Plan and any modifications or additions to the outdoor lighting will be reviewed by staff.

4. Style and Siting of Structure(s) and Relationship to Surrounding Neighborhood

The project has been designed in accordance with the Site Planning Design Standards as identified in the Zoning Code. The building mass is oriented along N Jasper Drive and sets parking to the side or behind the structure. Sited to maximize views of the mountains to the north and northwest of the building, the site plan establishes clear on-site pedestrian, bicycle, and vehicular circulation routes across the site and around the building. The pedestrian and bicycle routes connect on-site civic spaces with FUTS and off-site sidewalks. Parking areas beside the building along N Jasper Dr will be screened from the ROW with compliant vegetation.

Architecturally, the project complies with the architectural design standards of the zoning code. The design uses primarily masonry and metal in earth tone finishes and incorporates various parapet heights and sloped roofs common to Flagstaff design traditions.

The surrounding neighborhood consists of Guardian Medical Transport and the Rehabilitation Hospital of

Northern Arizona to the east, both of which are two-stories. Highgate, a Congregate Care Facility located to the south, is a three-story structure. Currently under construction to the southeast, is a one-story medical office building.

5. Landscaping and Screening

The site will be landscaped in accordance with the requirements of the Zoning Code, per the design shown in the attached landscaping plan. The development utilizes a 5% reduction in landscaping which is permitted when public space is provided on-site.

6. Impact on Public Utilities

The proposed development has no additional impacts to City utilities that were not previously accounted for in the master planning and development of McMillan Mesa. The proposed Hospital use has similar demands on existing public utilities than the medical office development. No off-site improvements are required of the development.

7. Signage and Outdoor Lighting

The attached building elevations show areas for proposed building mounted signage. The project will require an approved permanent sign permit or approved comprehensive sign plan for the property.

As noted in section #3 above, the shell building project has already obtained an approved Outdoor Lighting Plan and any modifications or additions to outdoor lighting that may result from the hospital use will be reviewed as a resubmittal of the current existing outdoor lighting permit.

8. Dedication and Development of Streets

No dedication or development of public streets is required.

9. Impacts on Resources

This site is not currently listed on any state or federal historic registry, nor does the site have any other historical significance. As previously mentioned, the site is located with the Resource Protection Overlay zone.

This subject property is located within the Resource Protection Overlay. A natural resource protection plan for the McMillan Mesa Village Specific Plan clarified quantity and locations for resource protection for the entire specific plan area. A Cultural Resource Study for the site has been reviewed and approved by the Heritage Preservation Officer.

Conditions of approval will only be imposed if they are necessary to ensure the intent and purpose of the 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.

III. Citizen Participation

The applicant held the required neighborhood meeting to discuss the proposed Conditional Use Permit application on June 28, 2021, using the Zoom platform. The applicant posted a sign on the property regarding the meeting and sent letters to 29 neighboring property owners and one Homeowners Association in addition to the City Registry of Interested Persons. Two members of the public attended the meeting. A summary of the meeting is attached to this report. The applicant requested to have the second meeting waived, which was approved by the Planning Director. To staff's knowledge, since that meeting neither the applicant nor staff have had contact from property owners in the area voicing any concerns over the proposal.

IV. Recommendation:

The Inter-Division Staff (IDS) team approved the Site Plan for this project on April 16, 2021 (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-21-00022-05 and as follows:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application, with the Site Plan (PZ-19-00022-02) as approved by the Inter-Division Staff on April 16, 2021, and with the Minor Modification to Development Approval as approved on August 4, 2021. Any additional modifications to the approved site plan shall require additional review by the IDS team.

2. Unless warranted by traffic or other safety issues, ambulance sirens for the Hospital use will not be activated until the intersections of Gemini Road and Forest Avenue.

V. Attachments:

The draft documents have been prepared in accordance with the staff recommendation and do not indicate the Commission's final decision. These documents will be updated after the public hearing on this case to reflect the Commission's decision.

- Vicinity Map
- Surrounding Uses Map
- Draft Conditional Use Permit No. PZ-19-00022-05
- Draft Notice of Decision
- Proposition 207 waiver
- Site Plan Approval letter
- Site Plan Conditions of Approval
- Approved Minor Modification to Development Approvals Application
- Site Plan Drawings
- CUP Application
- CUP Narrative
- Public Participation Plan
- Public Participation Report
- Public Hearing Newspaper Ad

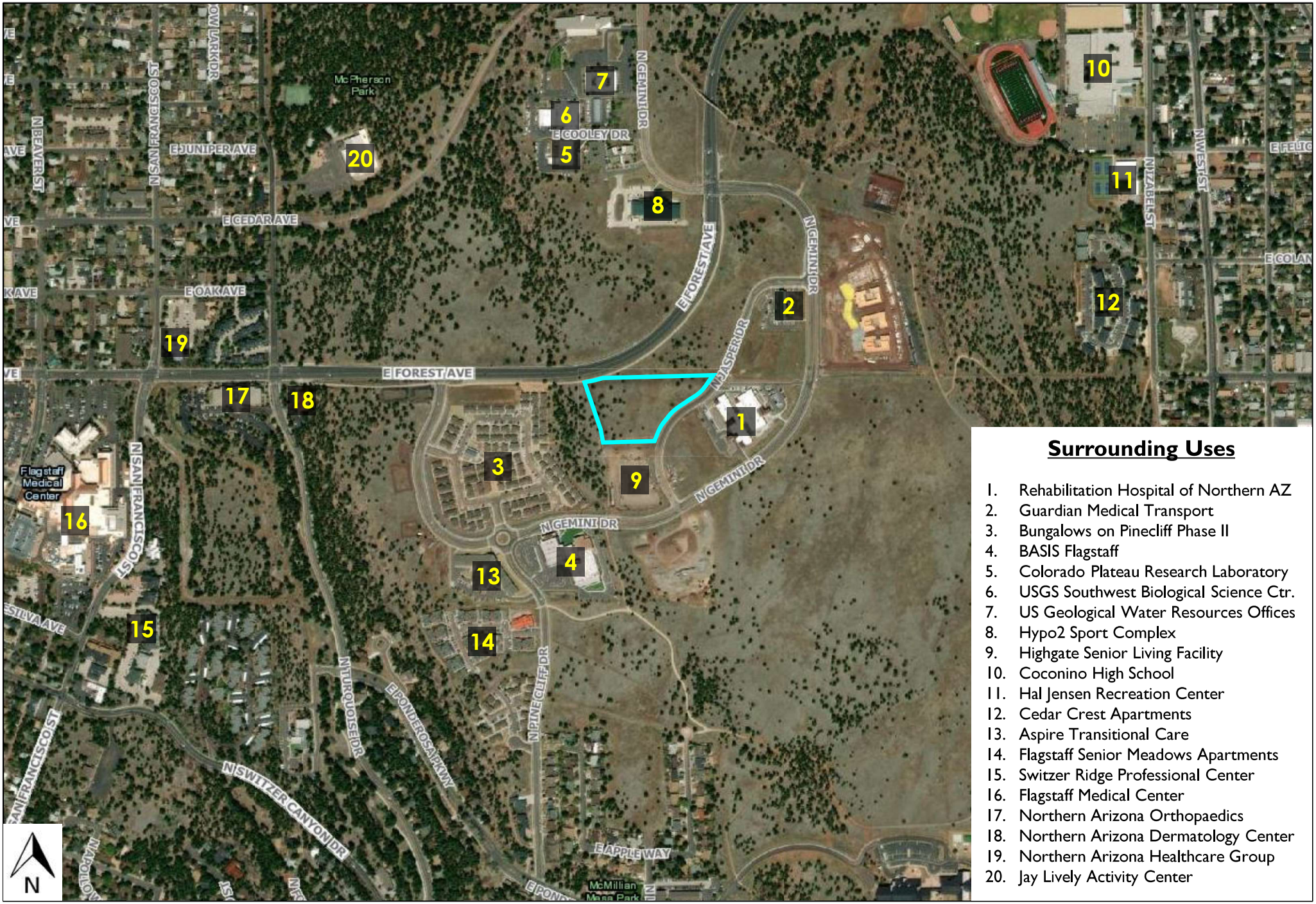
Aerial Vicinity Map



1 in. = 300 ft.

Subject Property

Surrounding Uses Map



Surrounding Uses

1. Rehabilitation Hospital of Northern AZ
2. Guardian Medical Transport
3. Bungalows on Pinecliff Phase II
4. BASIS Flagstaff
5. Colorado Plateau Research Laboratory
6. USGS Southwest Biological Science Ctr.
7. US Geological Water Resources Offices
8. Hypo2 Sport Complex
9. Highgate Senior Living Facility
10. Coconino High School
11. Hal Jensen Recreation Center
12. Cedar Crest Apartments
13. Aspire Transitional Care
14. Flagstaff Senior Meadows Apartments
15. Switzer Ridge Professional Center
16. Flagstaff Medical Center
17. Northern Arizona Orthopaedics
18. Northern Arizona Dermatology Center
19. Northern Arizona Healthcare Group
20. Jay Lively Activity Center

Subject Property

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

Permit No. PZ-19-00022-05
August 25, 2021

Permission is hereby granted to Apricus Health to allow the establishment of an approximately 17,000 square foot Hospital use within a 44,702 square foot medical office building as part of a "Hospital" use pursuant to Section 10-40.30.030.B. of the *Flagstaff Zoning Code* at a site located at 1895 N Jasper Drive in the Research and Development (RD) Zone and part of Development Area "F" of McMillan Mesa Village Specific Plan, and legally described as Coconino County Assessor parcel number 101-46-012B in the city of Flagstaff, Arizona.

After a public hearing held on August 25, 2021, the Planning and Zoning Commission voted to grant this Conditional Use Permit subject to the following conditions.

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application - the Minor Modification to Site Plan (PZ-19-00022-04) as approved by the Inter-Division Staff on August 4, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. Unless warranted by traffic or other safety issues, ambulance sirens for the Hospital use will not be activated until the intersections of Gemini Road and Forest Avenue.

Furthermore, this permit is issued on the express condition that the use permitted herein 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 Planning 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 Zoning Code.

This Conditional Use Permit shall become null and void one (1) year from the effective date of August 25, 2021, 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.
4. Property Owner shall sign Consent to Conditions/Waiver for Diminution of Value form as a condition of issuance of the Conditional Use Permit by the City.
5. Development of the use shall not be carried out until the applicant has secured all other permits and approvals required by the Zoning Code, the City, or applicable regional, State, and federal agencies.

This document ___ does modify, or _X_ does not modify the provisions of a previous Conditional Use Permit recorded in docket _____, Office of the Coconino County, Arizona, Recorder.

_____
Planning Director, City of Flagstaff

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

STATE OF ARIZONA)
) ss
County of _____)

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 _____, 2021.

_____
Notary Public

My Commission expires: _____

By: _____

Property Owner

STATE OF ARIZONA)
) ss
County of _____)

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 _____, 2021.

_____
Notary Public

My Commission expires: _____

City of Flagstaff

August 26, 2021

Apricus Health
c/o Gammage & Burnham, PLC / Lindsay C. Schube
40 North Central Avenue, 20th Floor
Phoenix, AZ 85004

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-00022-05

Dear Lindsay:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Apricus Health for a Conditional Use Permit on the property at 1895 N Jasper Drive APN 101-46-012B in the Research and Development (RD) Zoning District for a Hospital use as provided in Section (ZONING CODE SECTION) of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on August 25, 2021 in regards to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated August 5, 2021 and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify granting the Conditional Use Permit.

Based upon the aforementioned findings, the Commission approved a Conditional Use Permit by a vote of (VOTE) for the use and location described above subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application - the Minor Modification to Site Plan (PZ-19-00022-04) as approved by the Inter-Division Staff on August 4, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. Unless warranted by traffic or other safety issues, ambulance sirens will not be activated until the intersections of Gemini Road and Forest Avenue.

The above condition(s) is deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on (September 5, 2021 – 11th day after hearing) unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

Patrick St. Clair, Planning Development Manager

City of Flagstaff

City of Flagstaff, Current Planning Section
P. 928-213-2612 F. 928-213-2089
pstclair@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council

When recorded, mail to:
City Clerk
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Arizona 86001

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of certain real property legally described as Coconino County Assessor parcel number 101-46-012B in the City of Flagstaff, Arizona that is the subject of Conditional Use Permit Application No. PZ-19-00022-05. By signing this document, the undersigned agrees and consents to all of the conditions imposed by the City of Flagstaff in conjunction with the approval of Conditional Use Permit No. PZ-19-00022-05 and waives and fully releases any and all claims and causes of action that the owner may have, now or in the future, for any "diminution in value" and for any "just compensation" under the Private Property Rights Protection Act, Arizona Revised Statutes § 12-1131, et seq., that may now or in the future exist as a result of the approval of Conditional Use Permit No. PZ-19-00022-05 Within ten (10) days after the execution of this Consent to Conditions/Waiver for Diminution of Value by the undersigned, the City Clerk shall cause this document to be recorded in the official records of Coconino County, Arizona.

Dated this _____ day of _____, 2018

PROPERTY OWNER:

_____
Print Name

_____
Sign Name

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2018, by:

_____

_____
Notary Public

My commission expires: _____

City of Flagstaff

Community Development

April 16, 2021

Mr. G Burton
MMV Devco LLC
1530 N 90th St, Ste 200
Scottsdale, AZ 85260

RE: Cedar Medical Phase 2 Approval (PZ-19-00022-02)

Dear Mr. Burton:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-19-00022-02 for the proposed development of a 44,702 square foot Medical Office building located at 1895 N Jasper Drive. The Coconino County Assessor Parcel Number for the subject property is 101-46-012B. The approval is subject to the attached Conditions of Approval.

Unless modified to comply with the Conditions of Approval, development shall substantially conform to the Site Plan Review Submittal and the approved drawings as follows:

- Site Plan (sheet A0.1) prepared by Dalke Design Group dated 3/31/21, and revised on 4/14/21,
- Landscape & Irrigation Plan (sheets L1, L2, L3) prepared by WLB Group dated April 2021,
- Floor Plan (Sheet A1.1) prepared by Dalke Design Group dated 3/31/21,
- Building Elevations (Sheets A3.1, A3.2, G0.2) prepared by Dalke Design Group dated 3/31/21.

This approval shall be valid for a period of one year following the above date, April 16. 2021. If, at the expiration of this period, the property has not been improved for the approved development; or a certificate of occupancy has not been issued; or the site has not been occupied per Zoning Code section 10-20.40.140, the site plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

Any future alterations of the approved development will require approval from the Current Planning staff. This may include a Minor Modification to Development Approval, a Minor Improvement Permit, or a new Concept Plan Review; as well as any additional permits required.

The next step in the development process is Civil Improvement Plan ("Civil") review. Prior to Civil submittal, please contact the Development Engineering Project Manager assigned to the project,

David Millis, to schedule a meeting to discuss the application submittal requirements, the review process, and timing of reviews. David can be reached at (928) 213-2618 or via e-mail at david.millis@flagstaffaz.gov.

We look forward to working with you and your development team through the civil review and building permit review process, and construction/completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

Patrick St. Clair
Planning Development Manager
City of Flagstaff Current Planning
928.213.2612
pstclair@flagstaffaz.gov

Attachment: Conditions of Approval

City of Flagstaff
Community Development
Site Plan Review Comments

Project Name: Cedar Medical **Date:** April 14, 2021
Project No.: PZ-19-00101-02
Project Address: 1831 N Jasper Dr

Application Type: Site Plan Review
Review Type: Substantive Review – 3rd Submittal

Project Manager: Patrick St. Clair
E-mail: pstclair@flagstaffaz.gov
Phone: 928 213-2612

Status of Review: ***Approved with 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 21 of the 22-day Substantive Review Timeframe.

CONDITIONS/COMMENTS OF SITE PLAN RESUBMITTAL: Please include a copy of this letter with any responses to comments as part of the Civil Drawing and Building Permit submittals.

Substantive Current Planning: Current Planning, Patrick St. Clair ***Approved with Conditions*** 04/16/2021
Conditions of approval:

1. The approved Site Plan drawing A0.1 includes additional civic space along the southern entry drive to the project added to this approved version of the Site Plan. This civic space shall be included into the Civil, Grading Landscape and Architectural drawings at the time of Civil Drawing and Building Permit submittal.
2. The final Landscape, Hardscape and amenity plans will be review ed and approved as part of the Civil Drawing set. Any of these drawings included in the building permit set shall be for reference only.

General Comments:

1**.** The proposed new single-story medical office is permitted in the Research and Development (RD) zone and within the McMillan Mesa Village Specific Plan Development Area F. The proposed FAR of 0.215 is compliant with the zone and the development area of the MMVSP.

2. Any outdoor lighting associated with the project shall require separate Outdoor Lighting Permit submittal and review. Provide drawings and specifications as indicated in the OLP application. The OLP should be submitted concurrently with the Building Permit submittal.

3. Any permanent signage associated with the project will require a separate Permanent Signage Permit application for review and approval.

4. The Outdoor Lighting Permit and Permanent Signage Permit applications can be found at the following link: https://www.flagstaff.az.gov/618/Code-Administration-Permitting

Process:

1. The Site Plan has been approved with conditions. The project may move forward to Civil Drawing and Building Permit applications. Please see the Site Plan approval letter for your engineering contact for these phases of review.

Substantive Building & Safety: Building Safety, Elias Slover ***Approved*** 03/12/2021
General Comments:

City of Flagstaff
Community Development
Site Plan Review Comments

1. Currently the City of Flagstaff is no longer accepting hard copy plan submittals. All plan submittal packages are to be submitted digitally and via email to the Community Development front counter (bcardiff@flagstaffaz.gov). Please visit the Building Safety website and review the "Electronic Permitting" process document to ensure that reviews are scheduled appropriately: https://www.flagstaff.az.gov/DocumentCenter/View/63379/Electronic-Permitting-Process-2020-04-01?bidId=
2. A Commercial Building Permit is required for this application. The services of an Arizona Registered Design Professional is required.
3. Standard building permit submittal requirements can be obtained from the Community Development front counter or on the City of Flagstaff Building Safety Program web site: http://www.flagstaff.az.gov/494/Building-Safety
4. The Building Safety Program reserves the right to make additional comments during actual plan submittal and review of building permit applications.
5. Site retaining walls having any imposed surcharges from adjacent structural elements or unbalanced loading that exceed four (4) feet, shall be designed by an Arizona certified or registered Design Professional and requires a separate Commercial Building Permit.
6. Civil and Grading plans are to be submitted separately to the Development Engineering Program. Do not include in plans submitted for building permit.
7. The Building Safety Program reserves the right to make additional comments during actual plan submittal and review of building permit applications.

Substantive Engineering: Engineering, David Millis ***Approved with Conditions*** 04/07/2021
Conditions of Site Plan Approval:
1. Street trees remain a requirement along Forest as well as Jasper. Per Engineering Standards as well as Developer's response to comments on Concept Plan dated 5/15/19 "Unevenly-spaced native trees with an understory of native grasses and wildflowers". Given the limited frontage of this phase of the project to Forest this can be worked out during Civil Plan review.

Substantive Fire Prevention: Fire Prevention, Christopher Jack ***Approved with Conditions*** 03/09/2021
Move riser room to South East corner of building or provide sidewalk to access riser room in current location.

Substantive Public Works: Public Works, Scott Overton ***Approved*** 03/04/2021
No Comments

Substantive Water Services: Water Services, Jim Davis ***Approved*** 03/03/2021
No Comments

Substantive Traffic: Traffic, Reid Miller ***Approved*** 03/08/2021
No Comments

Substantive Stormwater: Stormwater, Douglas Slover ***Approved*** 03/10/2021
Douglas Slover, 2021-03-10, Site Plan Review
Approved
General Comments
1. none.
Future Submittal Requirements
1. Provide drainage report with civil plan submittal.

2. Provide erosion control plan with civil plan submittal.

Substantive Housing: Housing, Jennifer Mikelson *Approved* 03/04/2021
No Comments

Substantive HPC/Comm Design: Heritage Preservation, Mark Reavis ***Approved*** 03/04/2021
No Comments

Substantive Parks: Parks, Amy Hagin ***Approved*** 03/10/2021
No Comments

Substantive Sustainability: Sustainability, Jenny Niemann ***Approved*** 03/10/2021
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 this building are the Flagstaff community's best opportunity for the installation of solar infrastructure within city limits. This building's unobstructed southern viewshed means it has significant solar potential.
Solar is now the least expensive energy source in history, and so the applicant is encouraged to invest in this energy source at the time of construction when it is particularly cost-effective. Solar can benefit businesses in several ways, including additional revenue and a return on investment, and federal or state tax incentives may be available.
APS 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.

Substantive Multimodal: Traffic, Martin Ince ***Approved with Conditions*** 03/12/2021
Provide a 5-foot radius between the sidewalk connection and the existing FUTS trail, per Engineering Standards.

The trail connection will be the maintenance responsibility of property owner.

Recommend relocating the bike racks on the north side of the building to the east to better serve the units on the east wing of the building.

City of Flagstaff

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2618
F: (928) 779-7684

Community Development Division

MINORMOD

Date Received	Application for a Minor Modification to Development Approvals		Case Number
Property Owner(s) MMV Devco, LLC	**Title**	**Phone**	**Email**
Mailing Address 15300 North 90th Street, #200			**City, State, Zip** Scottsdale, Arizona 85260
Applicant(s) Gammage & Burnham, PLC / Lindsay C. Schube	**Title**	**Phone** (602) 256-4471	**Email** lschube@gblaw.com
Mailing Address 40 North Central Avenue, 20th Floor			**City, State, Zip** Phoenix, AZ 85004

Site Address	Parcel number(s)	Subdivision, Tract & Lot Number
1895 North Jasper Drive	101-46-012B	McMillan Mesa Village Tracts E and F

State reason(s) for request (if necessary attach additional sheets)
Modification of approved Site Plan Review (PZ-19-00022-02) to incorporate a micro-hospital use. A separate Conditional Use Permit application is being processed for the micro-hospital use.

Notes:

- Eight site plans are required to be submitted.
- Refer to Section 10-20.40.090 of the Zoning Code for additional information.

Property Owner Signature	Date	Applicant Signature	Date
See enclosed owner authorization letter.	May 25, 2021	LCSchube	May 25, 2021

For City Use

Date Filed	File Number (s)	
Fee Receipt Number	Amount	Date

Router Slip

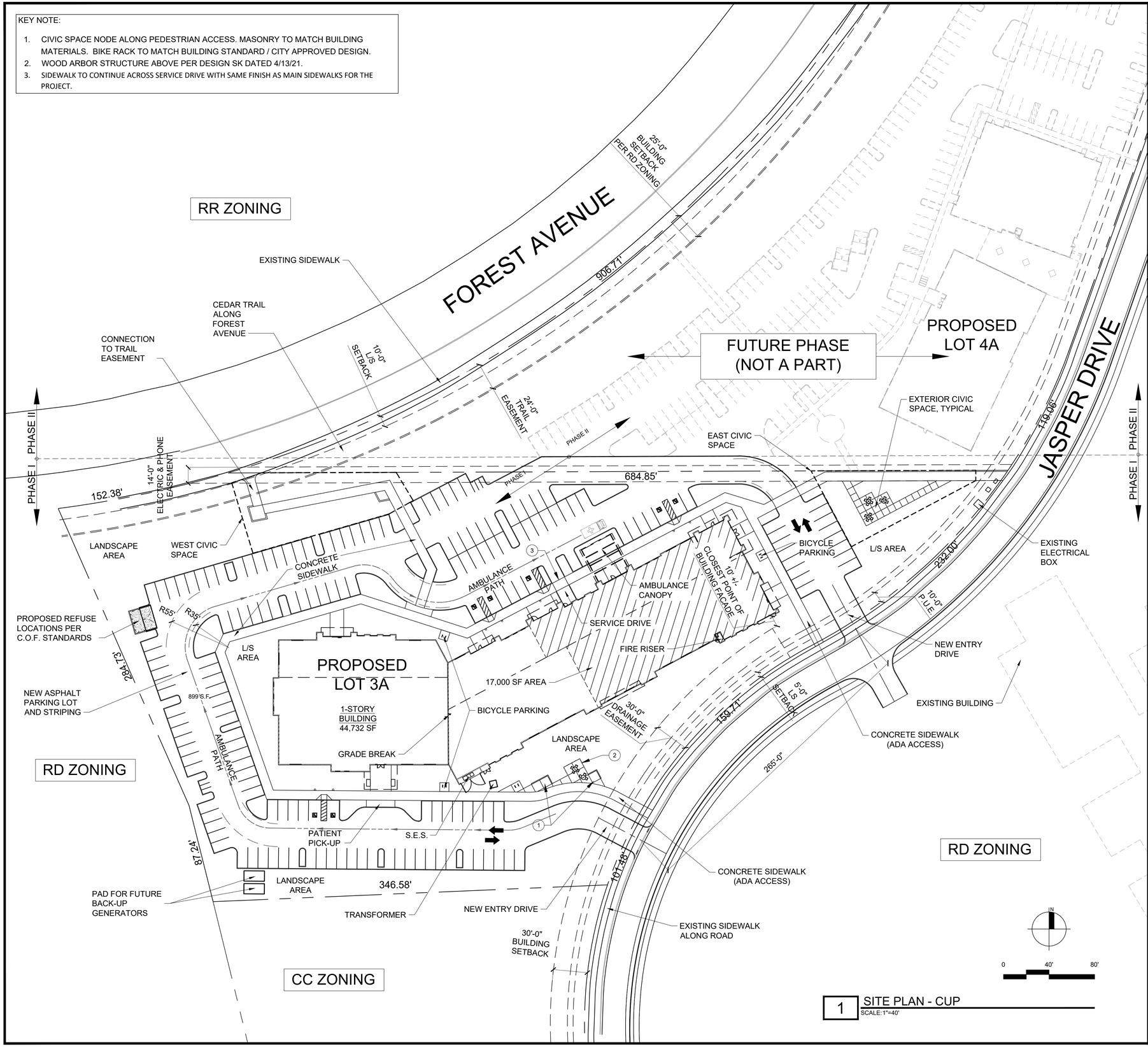
Department/Division	Project Manager	Date Approved	Initials
Planning	Patrick St Clair	8/4/2021	PS
Fire			
Public Works			
Utilities			
Building			
Engineering			See comments Section p.2
Traffic			
Stormwater			
Urban Design			

Comments: Please see all reviews, results and any comments in Innoprise under project # PZ-19-00022-04	
Signature of Planning Director:	**Date**

Action by Planning Director:	**Action by Planning and Zoning Commission** (if required):
	Hearing Date:
☐ **Approved** ☐ **Denied**	☐ **Approved** ☐ **Denied** ☐ **Continued**

KEY NOTE:

1. CIVIC SPACE NODE ALONG PEDESTRIAN ACCESS. MASONRY TO MATCH BUILDING MATERIALS. BIKE RACK TO MATCH BUILDING STANDARD / CITY APPROVED DESIGN.
2. WOOD ARBOR STRUCTURE ABOVE PER DESIGN SK DATED 4/13/21.
3. SIDEWALK TO CONTINUE ACROSS SERVICE DRIVE WITH SAME FINISH AS MAIN SIDEWALKS FOR THE PROJECT.



1 SITE PLAN - CUP
SCALE: 1"=40'

PROJECT INFORMATION

PROJECT NAME:	CEDAR MEDICAL COLLABORATIVE PHASE 2
PROJECT ADDRESS:	1895 N JASPER DRIVE FLAGSTAFF, AZ
PROPERTY OWNER:	MMV DEVCO LLC 15300 N 90TH ST #200 SCOTTSDALE, AZ 85260
DEVELOPER:	CYPRESS WEST PARTNERS, LLC JASON ANZALONE 30021 TOMAS ROAD, SUITE 130 RANCHO SANTA MARGARITA, CA 92688
ARCHITECT:	DALKE DESIGN GROUP, LLC 2039 E. RICE DRIVE TEMPE, AZ 85283 480-589-3793 VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

PARCEL NUMBERS:	101-46-012B
CURRENT ZONING:	RD (RESEARCH AND DEVELOPMENT)
NET SITE AREA:	4.66 ACRES (202,990 S.F.)
BUILDING AREA:	44,702 S.F.
LOT COVERAGE:	22.0%
F.A.R.:	.220
STORIES:	ONE
OCCUPANCY:	B
CONSTRUCTION TYPE:	TYPE IIB (NON-COMBUSTIBLE)

REQUIRED PARKING:

USE:	RATIO:	SPACES:
MEDICAL OFFICE:	1 SP PER EMPL X 100 EMPL =	100 SPACES
	5 SP PER DR X 15 DR =	75 SPACES
TOTAL REQUIRED:		175 SPACES

PROVIDED PARKING:

TOTAL REGULAR SPACES:	162 SPACES
TOTAL ACCESSIBLE SPACES:	7 SPACES
MOTORCYCLE SPACES:	6 SPACES
TOTAL PROVIDED:	175 SPACES
PARKING RATIO:	3.9 CARS/1000 S.F.

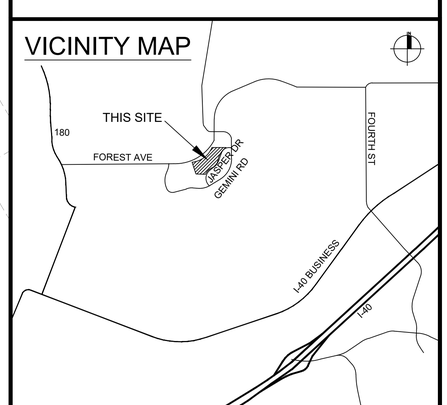
PER PARKING ANALYSIS

BIKE PARKING REQ.: 175 X .05 = 9 SPACES (12 SPACES PROVIDED)

CIVIC SPACE QUANTITIES

TOTAL SITE AREA =	202,990 S.F.
CIVIC SPACE REQUIRED =	10,150 S.F. (5.0% OF SITE)
NORTH CIVIC SPACE PROVIDED =	11,018 S.F. (5.42% OF SITE)
EAST CIVIC SPACE PROVIDED =	5,305 S.F. (2.61% OF SITE)
SOUTH CIVIC SPACE PROVIDED =	2,744 S.F. (1.35% OF SITE)
TOTAL CIVIC SPACE PROVIDED =	19,067 S.F. (9.39% OF SITE)

VICINITY MAP



DALKE DESIGN GROUP
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480-589-3793
VINCE@DALKEDESIGNGROUP.COM

CypressWest PARTNERS

cedarmedical collaborative

CEDAR MEDICAL COLLABORATIVE PHASE 2

1895 N. JASPER DRIVE, FLAGSTAFF, AZ

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NUMBER	REVISION	DATE

SEAL

REGISTERED ARCHITECT
30759
VINCENT JAMES DALKE
ARIZONA, USA
EXPIRES: 12/31/2023

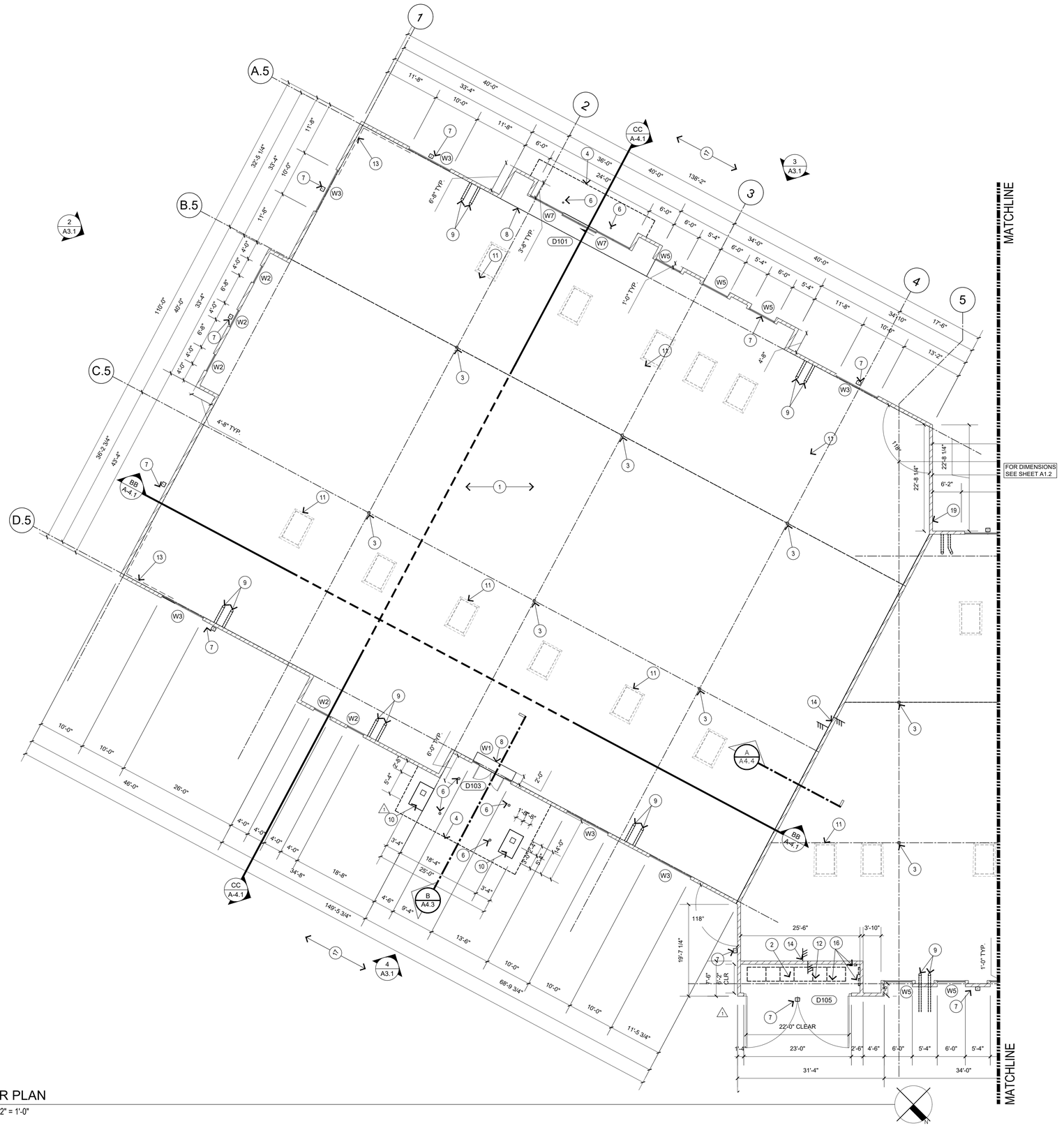
SHEET TITLE
SITE PLAN - CUP

ISSUE DATE	8/18/21
DRAWN	KAW
CHECKED BY	VDD
PROJECT NUMBER	-

DRAWING NO.

A0.1

REV -



1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

KEY NOTES:

1. OPEN SHELL FOR FUTURE CLIENT - NO CONCRETE SLAB
2. ELECTRICAL SES-SEE ELECTRICAL
3. STEEL COLUMN, TYPICAL
4. CANOPY ABOVE, TYPICAL
5. FIRE RISER / ROOF ACCESS
6. RECESSED DOWN LIGHT ABOVE, TYPICAL. SEE WALL SECTIONS AND ELECTRICAL PLANS
7. WALL PACK LIGHTING ABOVE. SEE ELEVATIONS AND ELECTRICAL PLANS, TYPICAL
8. SLAB FOR GLAZING INSTALL ONLY. SEE SECTIONS AND STRUCTURAL.
9. ROOF DRAIN - SEE ROOF PLAN AND MECHANICAL
10. CONCRETE AND MASONRY BASE AT COLUMN.
11. HVAC ABOVE, TYPICAL
12. CEILING OF SES AREA TO BE 1-HOUR FIRE RATED. SEE DETAIL 13 / A5.2
13. FUTURE INTERIOR FURRING TO BE PROVIDED BY THE TENANT TO COMPLY WITH COM CHECK. FURRING TO CONSIST OF 3-5/8" METAL STUDS @ 24" O.C. WITH R11 INSULATION AND 5/8" GYP BD, TYPICAL
14. 48" SLAB/ FF CHANGE LINE
15. STEEL ROOF HATCH ABOVE, WITH STEEL LADDER MOUNTED TO WALL
16. ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR MORE INFO.
17. EXTERIOR HARDSCAPE SURFACE, SEE SITE PLAN.
18. SES RECESS TO BE AT LOWEST FINISH FLOOR. SEE ELEVATION AND STRUCTURAL.
19. FURNISH AND INSTALL A COMPLETE WATER PROOFING SYSTEM FOR THIS LIMITED RETAINING WALL ZONE. SYSTEM TO INCLUDE MEL-ROL LM WATERPROOF MEMBRANE WITH A MEL-DRAIN 5012-B/5035-B SYSTEM.

GENERAL NOTES

1. THIS IS A "GREY" SHELL BUILDING PROJECT. FINAL INTERIOR FINISHES WILL BE BY FUTURE TENANTS TYP. UNLESS NOTED OTHERWISE.
2. PROVIDE R-38 BATT INSULATION W/ WHITE SCRIM SHEET AT UNDERSIDE OF OF ROOF DECK.
3. SEE STRUCTURAL PLANS FOR ALL MEMBER SIZES, CMU, GROUT, CONNECTIONS, HEADERS, LINTELS, REINFORCING, BRACING AND INFORMATION NOTES.
4. ½" MAXIMUM HIGH THRESHOLD (ABOVE FINISH FLOOR ON BOTH SIDES) AT BUILDING ENTRANCES/ALL DOORS PER ICC A117.1308
5. ALL ENTRY DOORS HAVE BEEN PROVIDED WITH 24" ON THE STRIKE SITE OF THE DOORS X 60" DEEP CLEARANCE AT EXTERIOR DOORS.
6. GLASS IN GLAZED CURTAIN WALLS, GLAZED STOREFRONT AND GLAZED PARTITIONS SHALL MEET SEISMIC REQUIREMENTS OF AECE SECTION 13.5, IBC 2404.1

WALL TYPES

A		8" CMU WALL (SEE ELEVATIONS FOR EXTERIOR WALL FINISH, WHERE OCCURS.) INTERIOR OF WALL TO BE UNFINISHED UNTIL TENANT BUILD OUT.
B		3-5/8" METAL STUDS @ 16" OC, 5/8" TYPE 'X' GYP. BOARD BOTH SIDES. PROVIDE SOUND INSULATION BATTS. EXTEND WALL FINISH & INSULATION FULL HEIGHT TO BOTT. OF DECK.
C		2" X 4" ALUM. WINDOW SYSTEM W/ 1" GLASS, SEE ELEVATIONS FOR ADDITIONAL INFORMATION.

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CypressWest PARTNERS

CEDAR MEDICAL COLLABORATIVE PHASE 2

1895 N. JASPER DRIVE, FLAGSTAFF, AZ

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NUMBER	REVISION	DATE
1	CLIENT COORDINATION	7/14/21
2	1ST CITY REVISION	7/19/21

REGISTERED ARCHITECT
CERTIFICATE NO.
30759
VINCENT JAMES DALKE
Registered
ARIZONA, U.S.A.
EXPIRES: 12/31/2023

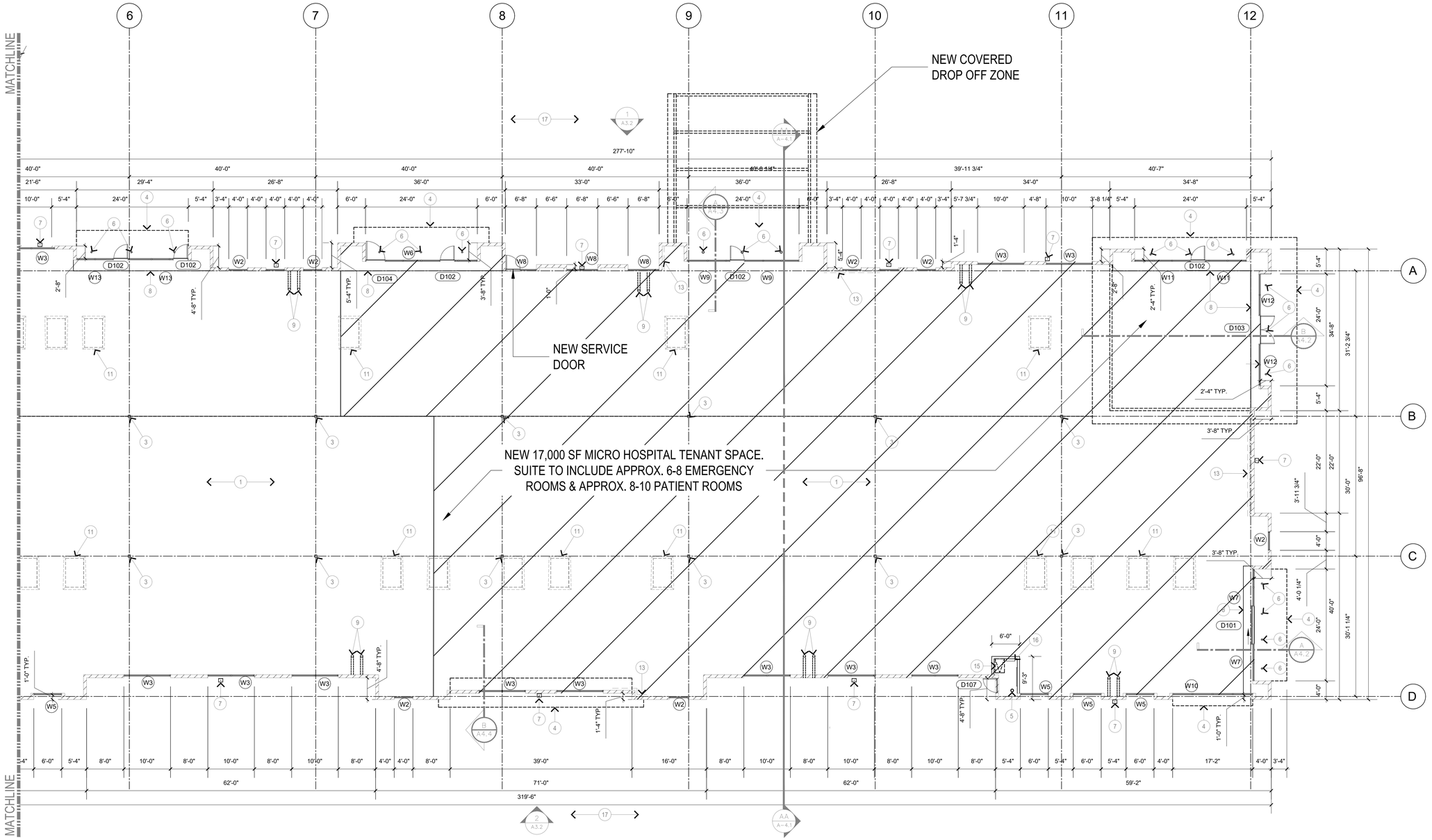
SHEET TITLE
FLOOR PLAN

ISSUE DATE	07/19/2021
DRAWN	
CHECKED BY	
PROJECT NUMBER	-

DRAWING NO.

A1.1

REV



1 FLOOR PLAN

SCALE: 3/32" = 1'-0"

WALL TYPES

- A — 8" CMU WALL (SEE ELEVATIONS FOR EXTERIOR WALL FINISH, WHERE OCCURS.) INTERIOR OF WALL TO BE UNFINISHED UNTIL TENANT BUILD OUT.
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3. SEE STRUCTURAL PLANS FOR ALL MEMBER SIZES, CMU, GROUT, CONNECTIONS, HEADERS, LINTELS, REINFORCING, BRACING AND INFORMATION NOTES.

KEY NOTES:

1. OPEN SHELL FOR FUTURE CLIENT - NO CONCRETE SLAB
2. ELECTRICAL SES-SEE ELECTRICAL
3. STEEL COLUMN, TYPICAL
4. CANOPY ABOVE, TYPICAL
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17. EXTERIOR HARDSCAPE SURFACE, SEE SITE PLAN.

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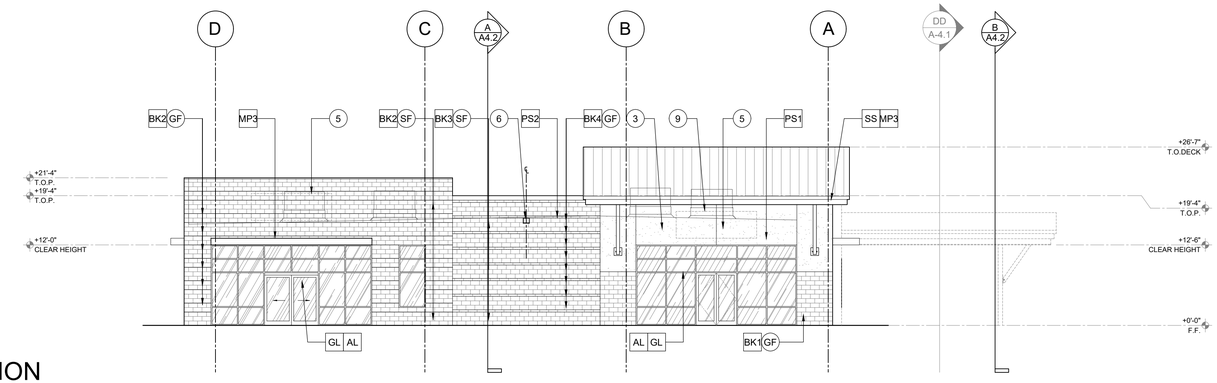
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ISSUE DATE	6/22/21
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CHECKED BY	VDD
PROJECT NUMBER	-

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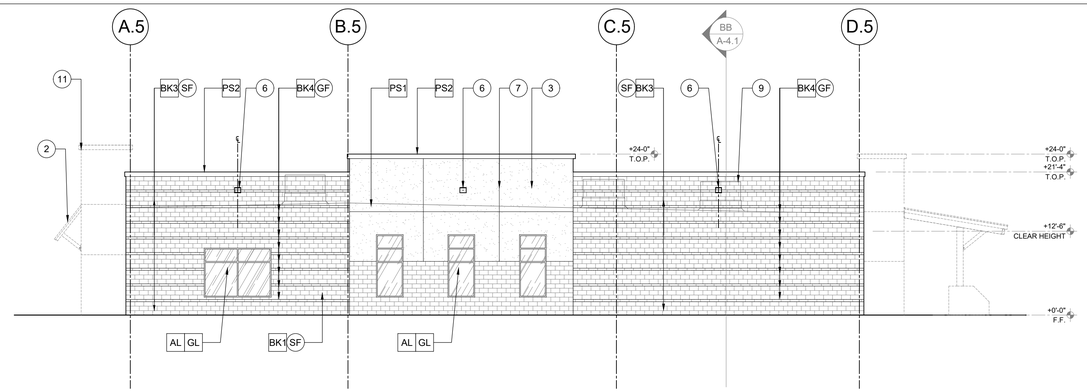
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REV



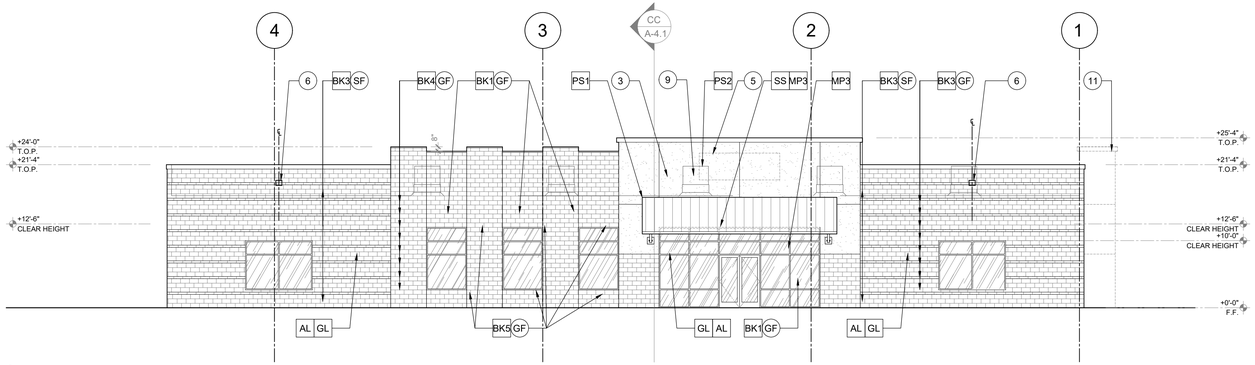
1 NORTHEAST ELEVATION

SCALE: 3/32" = 1'-0"



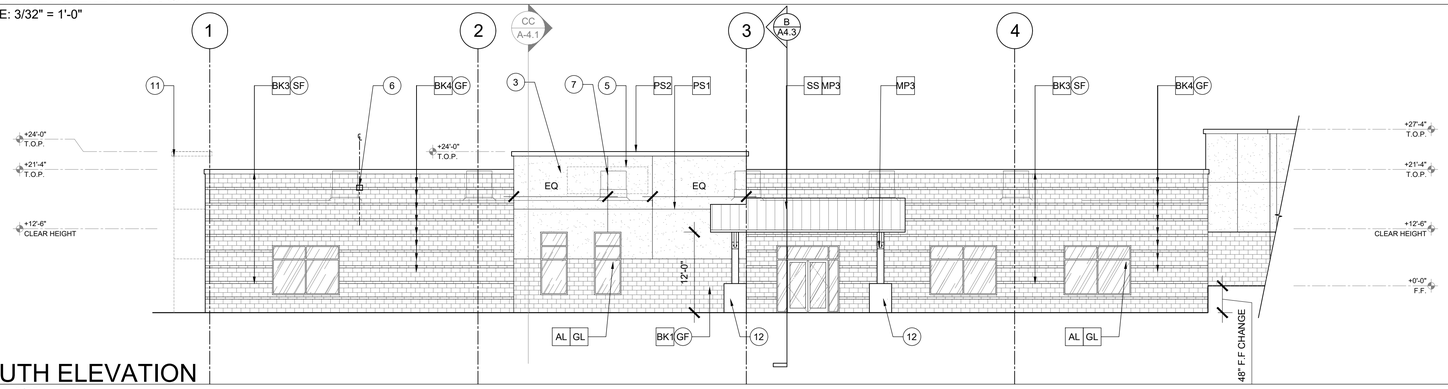
2 WEST ELEVATION

SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION KEYED NOTES:

1. METAL ROOF PER SPECIFICATIONS.
2. METAL CANOPY, TYPICAL
3. ONE COAT STUCCO SYSTEM WITH ACRYLIC TOP COAT.
4. CUSTOM CORNERSTONE BLOCK PER CLIENT DESIGN. VERIFY FINAL PLACEMENT PRIOR TO MASONRY WORK.
5. FUTURE TENANT SIGNAGE- UNDER SEPARATE PERMIT
6. WALL PACK LIGHTING
7. MASONRY CONTROL JOINT. REVIEW AND COORDINATE WITH STRUCTURAL, TYPICAL
8. KNOX BOX LOCATIONS PER CITY STANDARDS. CONFIRM MOUNTING HEIGHT WITH CITY STANDARDS PRIOR TO INSTALLATION.
9. ROOF LINE AND HVAC EQUIPMENT BEYOND PERAPET, TYP.
10. 6" TALL BUILDING ADDRESS NUMBER-RAISED LETTERS. METAL, NON-ILLUMINATING.
11. WALL / BUILDING ELEMENT BEYOND, TYPICAL.
12. CAST IN PLACE CONC BASE

MATERIALS

BK1	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "EBONY #15"
BK2	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "BARK #12"
BK3	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "DOESKIN #4"
BK4	4"X16"X8" INTEGRAL BLOCK BLOCKLITE "PEBBLE BEACH #319"
BK5	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "PEBBLE BEACH #319"
SF	SPLIT FACE FINISH
GF	GROUND FACE (HONED) FINISH
MP	METAL - PAINTED "SEE PAINT SCHEDULE FOR COLOR"
SS	MBCI, 22 GA. LOK SEAM 16" PANEL ROOFING SYSTEM "SLATE"
PS	PAINTED STUCCO FINISH "SEE PAINT SCHEDULE FOR COLOR"

STOREFRONT

AL	CLEAR ANODIZED ALUMINUM
GL	SOLAR BAND "GRAY"

PAINT SCHEDULE

1	DUNN EDWARDS - DE6228 "PLAY ON GRAY" LRV - 43
2	DUNN EDWARDS - DE6229 "CALICO ROCK" LRV - 28
3	DUNN EDWARDS - DE6378 "JET" LRV - 9

FINISH PERCENTAGES

ELEVATION		QTY
NORTHEAST		
	TOTAL AREA MINUS STOREFONT	1,225
	BLOCK	83.0%
	STUCCO	17.0%
NORTHWEST		
	TOTAL AREA MINUS STOREFONT	3,858
	BLOCK	76.5%
	STUCCO	24.5%
NORTH		
	TOTAL AREA MINUS STOREFONT	2,325
	BLOCK	84.0%
	STUCCO	16.0%
WEST		
	TOTAL AREA MINUS STOREFONT	2,177
	BLOCK	79.0%
	STUCCO	21.0%
SOUTH		
	TOTAL AREA MINUS STOREFONT	2,635
	BLOCK	82.0%
	STUCCO	18.0%
SOUTHEAST		
	TOTAL AREA MINUS STOREFONT	4,942
	BLOCK	83.0%
	STUCCO	17.0%

DG
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CEDAR MEDICAL COLLABORATIVE PHASE 2

1895 N. JASPER DRIVE, FLAGSTAFF, AZ

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NUMBER	REVISION	DATE

SEAL



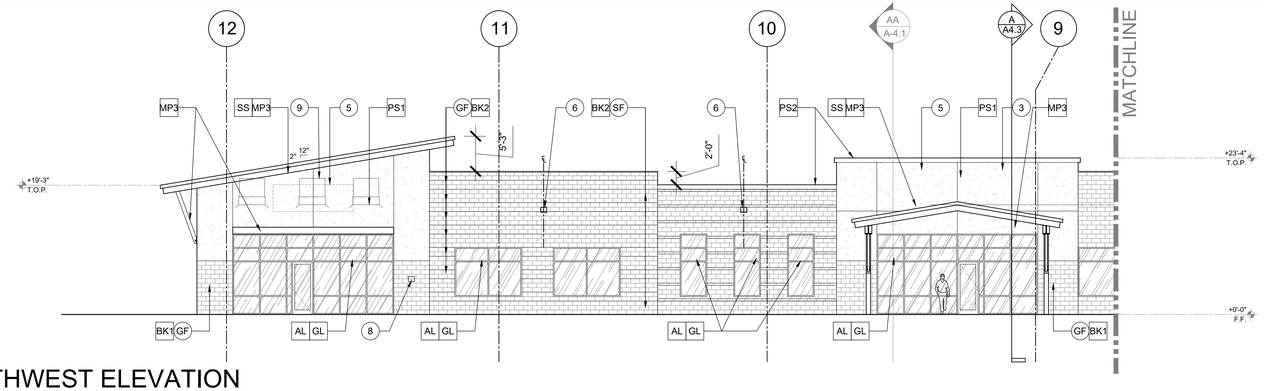
SHEET TITLE
EXTERIOR ELEVATIONS

ISSUE DATE	6/22/21
DRAWN	KAW
CHECKED BY	VDD
PROJECT NUMBER	-

DRAWING NO.

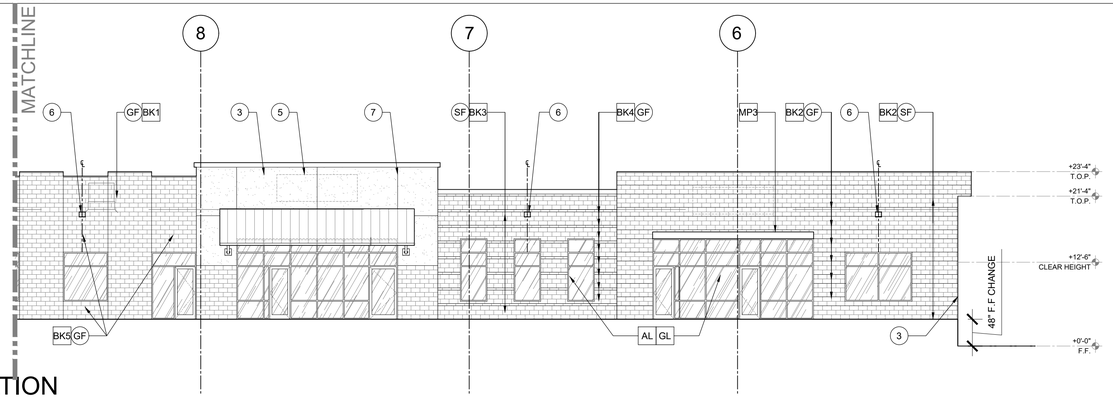
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REV -



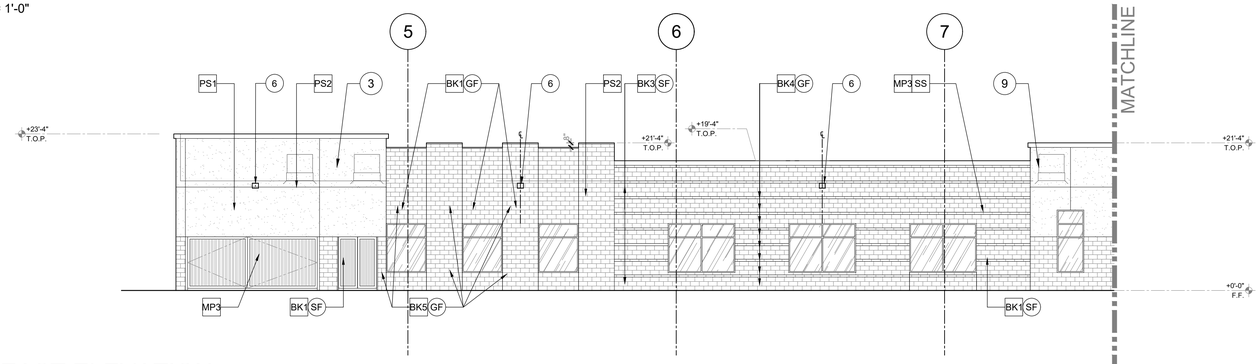
1 NORTHWEST ELEVATION

SCALE: 3/32" = 1'-0"



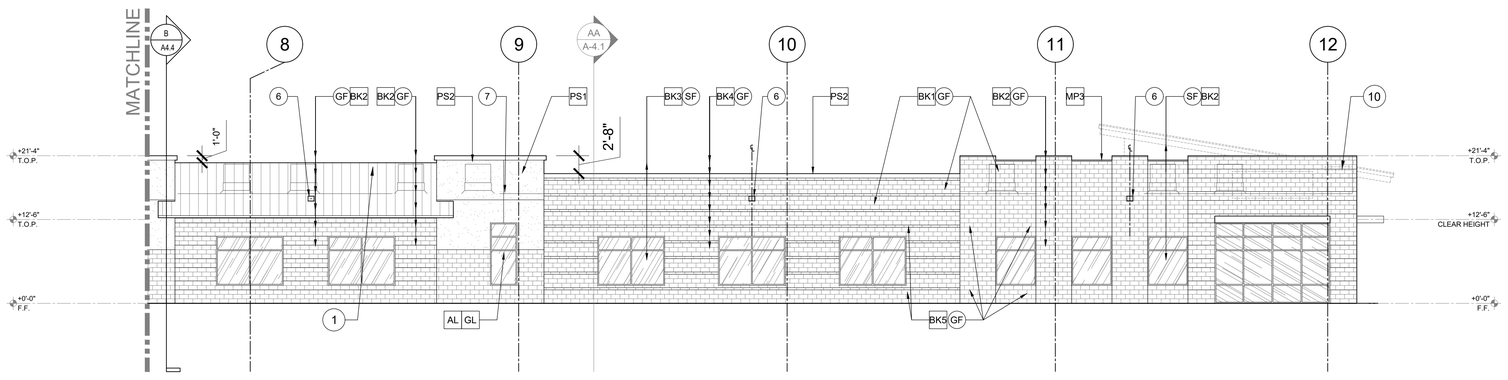
2 NORTHWEST ELEVATION

SCALE: 3/32" = 1'-0"



3 SOUTHEAST ELEVATION

SCALE: 3/32" = 1'-0"



4 SOUTHEAST ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION KEYED NOTES:

1. METAL ROOF PER SPECIFICATIONS.
2. METAL CANOPY, TYPICAL
3. ONE COAT STUCCO SYSTEM WITH ACRYLIC TOP COAT.
4. CUSTOM CORNERSTONE BLOCK PER CLIENT DESIGN. VERIFY FINAL PLACEMENT PRIOR TO MASONRY WORK.
5. FUTURE TENANT SIGNAGE- UNDER SEPARATE PERMIT
6. WALL PACK LIGHTING
7. MASONRY CONTROL JOINT. REVIEW AND COORDINATE WITH STRUCTURAL, TYPICAL
8. KNOX BOX LOCATIONS PER CITY STANDARDS. CONFIRM MOUNTING HEIGHT WITH CITY STANDARDS PRIOR TO INSTALLATION.
9. ROOF LINE AND HVAC EQUIPMENT BEYOND PERAPET, TYP.
10. 6" TALL BUILDING ADDRESS NUMBER-RAISED LETTERS. METAL, NON-ILLUMINATING.
11. WALL / BUILDING ELEMENT BEYOND, TYPICAL.
12. CAST IN PLACE CONC BASE

MATERIALS

BK1	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "EBONY #15"
BK2	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "BARK #12"
BK3	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "DOESKIN #4"
BK4	4"X16"X8" INTEGRAL BLOCK BLOCKLITE "PEBBLE BEACH #319"
BK5	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "PEBBLE BEACH #319"
SF	SPLIT FACE FINISH
GF	GROUND FACE (HONED) FINISH
MP	METAL - PAINTED "SEE PAINT SCHEDULE FOR COLOR"
SS	MBCI, 22 GA. LOK SEAM 16" PANEL ROOFING SYSTEM "SLATE"
PS	PAINTED STUCCO FINISH "SEE PAINT SCHEDULE FOR COLOR"

STOREFRONT

AL	CLEAR ANODIZED ALUMINUM
GL	SOLAR BAND "GRAY"

PAINT SCHEDULE

1	DUNN EDWARDS - DE6228 "PLAY ON GRAY" LRV - 43
2	DUNN EDWARDS - DE6229 "CALICO ROCK" LRV - 28
3	DUNN EDWARDS - DE6378 "JET" LRV - 9

FINISH PERCENTAGES

ELEVATION		QTY
NORTHEAST		
	TOTAL AREA MINUS STOREFONT	1,225
	BLOCK	83.0%
	STUCCO	17.0%
NORTHWEST		
	TOTAL AREA MINUS STOREFONT	3,858
	BLOCK	73.3%
	STUCCO	26.7%
NORTH		
	TOTAL AREA MINUS STOREFONT	2,325
	BLOCK	84.0%
	STUCCO	16.0%
WEST		
	TOTAL AREA MINUS STOREFONT	2,177
	BLOCK	79.0%
	STUCCO	21.0%
SOUTH		
	TOTAL AREA MINUS STOREFONT	2,635
	BLOCK	82.0%
	STUCCO	18.0%
SOUTHEAST		
	TOTAL AREA MINUS STOREFONT	4,942
	BLOCK	83.0%
	STUCCO	17.0%

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2039 E RICE DR., TEMPE
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CypressWest PARTNERS

cedarmedical collaborative

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1895 N. JASPER DRIVE, FLAGSTAFF, AZ

NUMBER	REVISION	DATE

SEAL

REGISTERED ARCHITECT 30759 VINCENT JAMES DALKE Registered ARIZONA, USA

EXPIRES: 12/31/2023

SHEET TITLE
EXTERIOR ELEVATIONS

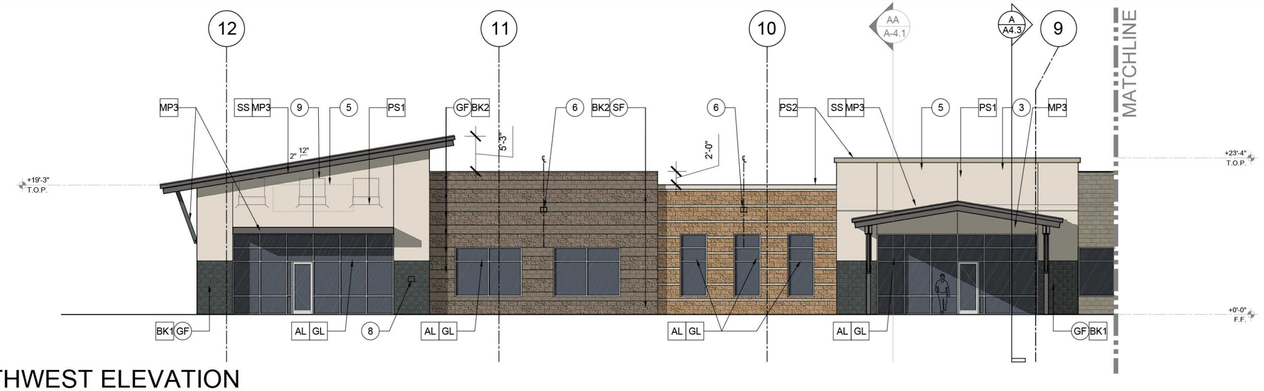
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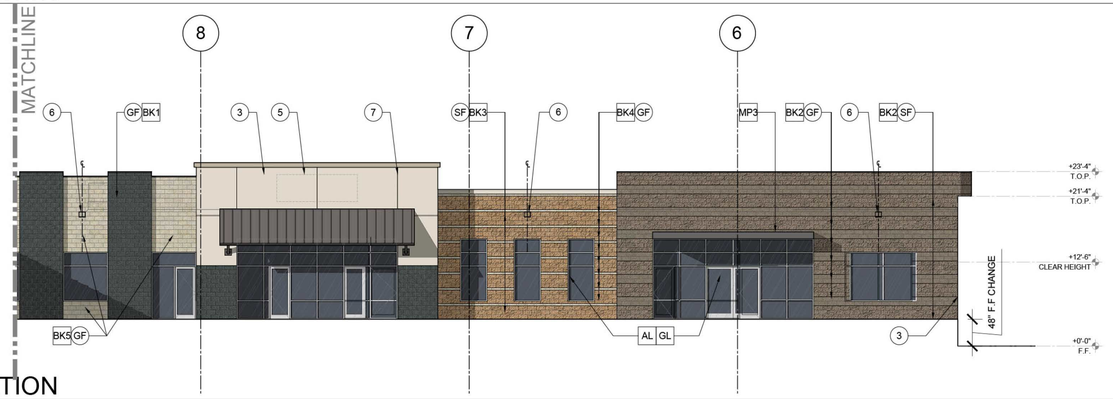
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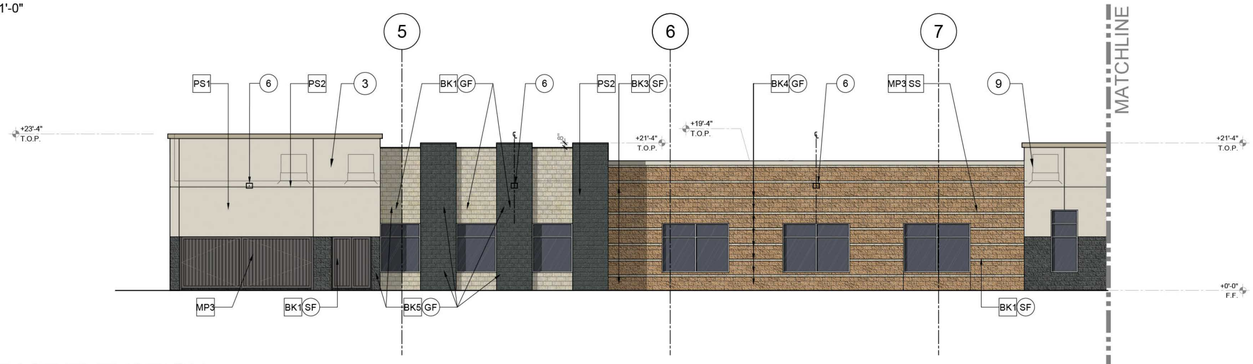
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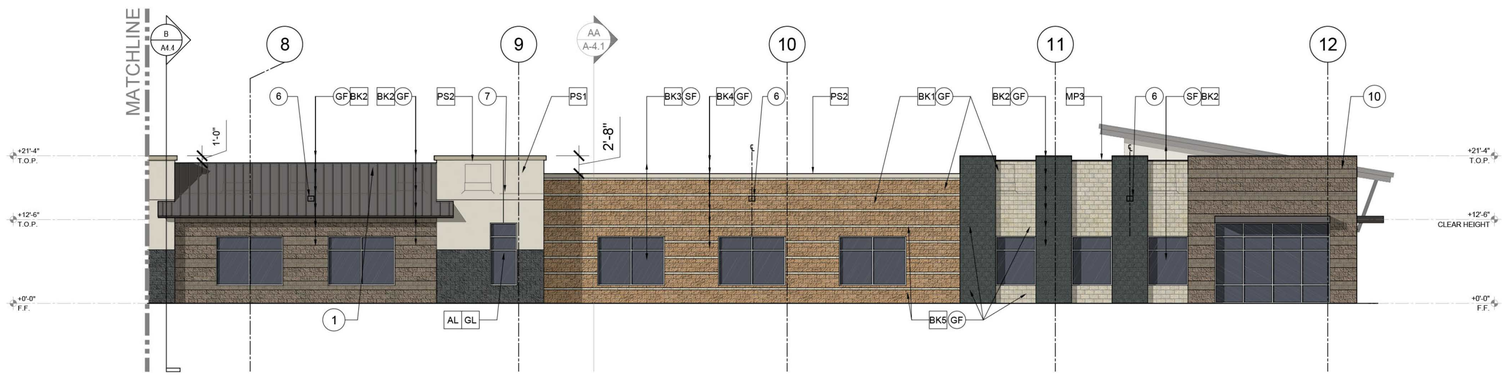
1 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

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STOREFRONT

AL	CLEAR ANODIZED ALUMINUM
GL	SOLAR BAND "GRAY"

PAINT SCHEDULE

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SHEET TITLE
COLOR ELEVATIONS

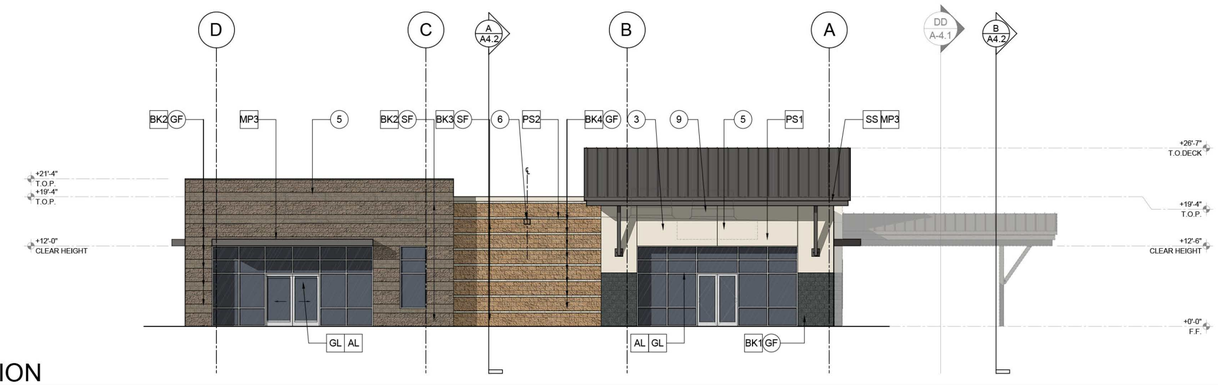
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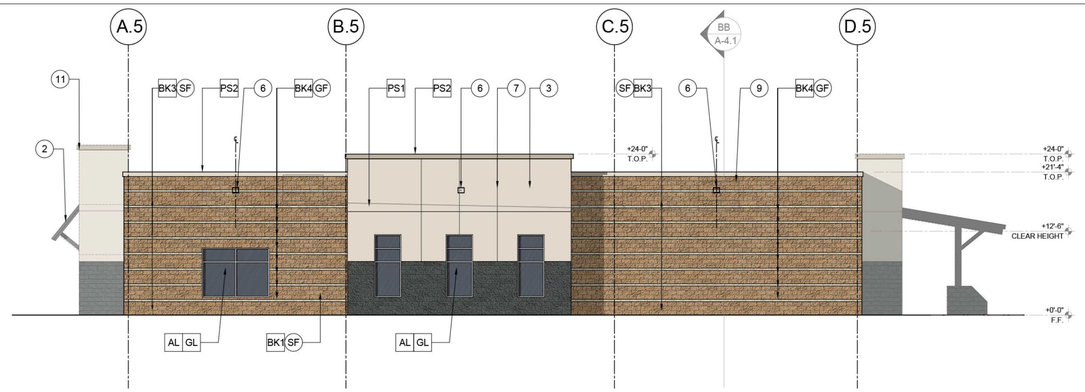
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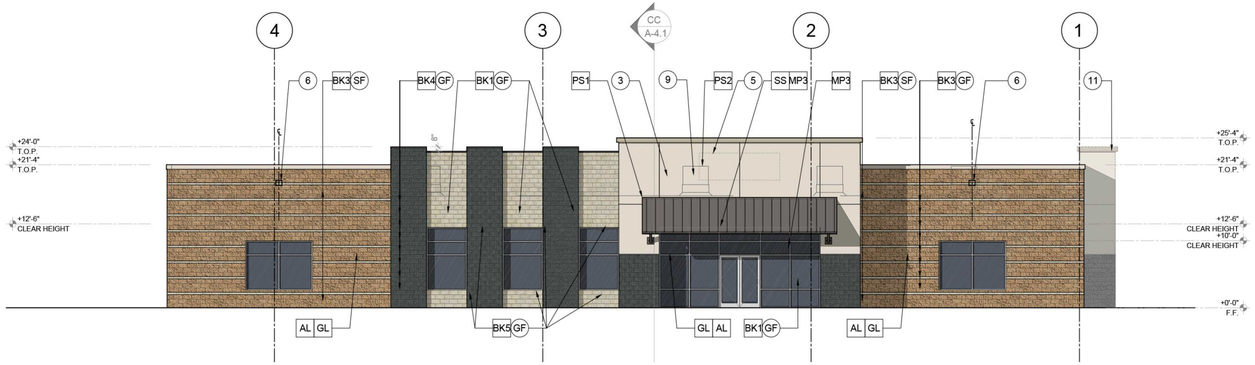
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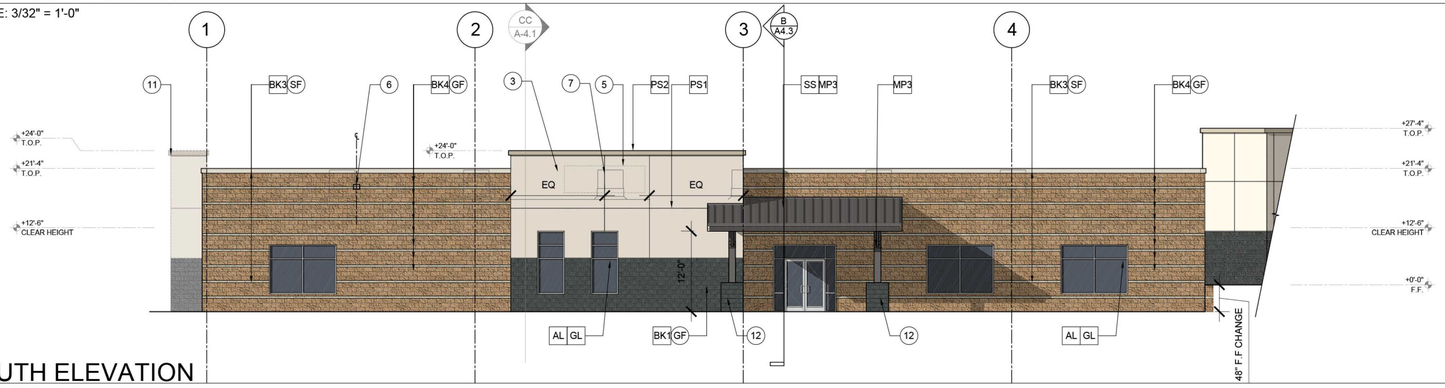
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STOREFRONT

AL	CLEAR ANODIZED ALUMINUM
GL	SOLAR BAND "GRAY"

PAINT SCHEDULE

1	DUNN EDWARDS - DE6228 "PLAY ON GRAY" LRV - 43
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SHEET TITLE
COLOR ELEVATIONS

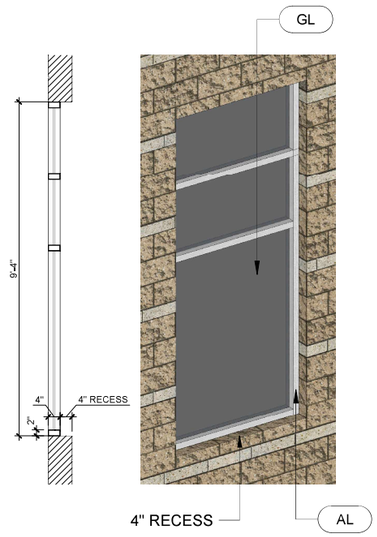
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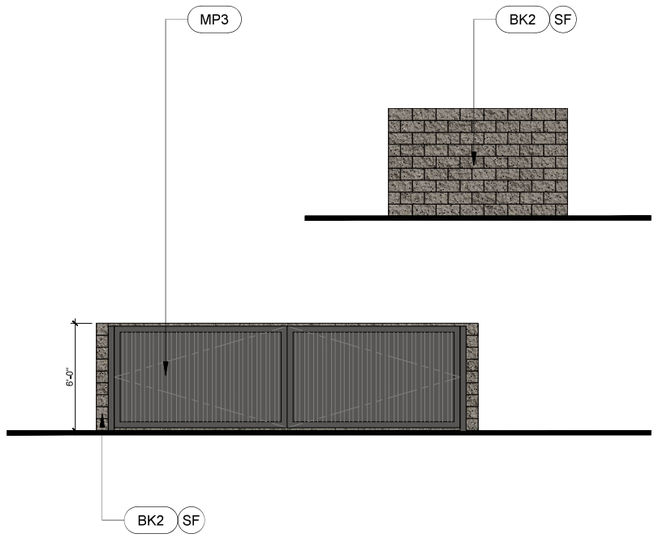
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REV -

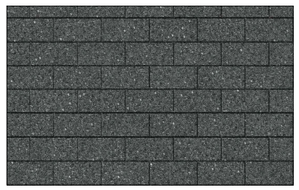
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1 WINDOW DETAIL
SCALE: 1/2" = 1'-0"
0 2' 4'



2 TRASH ENCLOSURE FINISHES
SCALE: 1/4 = 1'-0"
0 4' 8'



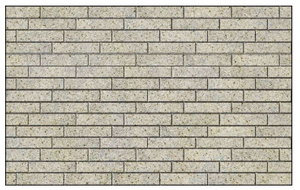
BK1 - 8"X16"X8" INTEGRAL BLOCK
BLOCKLITE "EBONY #15"



BK2 - 8"X16"X8" INTEGRAL BLOCK
BLOCKLITE "BARK #12"



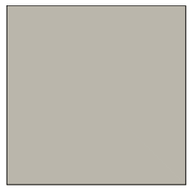
BK3 - 8"X16"X8" INTEGRAL BLOCK
BLOCKLITE "DOESKIN #4"



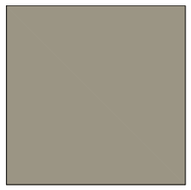
BK4 - 4"X16"X8" INTEGRAL BLOCK
BLOCKLITE "PEBBLE BEACH #319"



BK5 - 8"X16"X8" INTEGRAL BLOCK
BLOCKLITE "PEBBLE BEACH #319"



P1 - DUNN EDWARDS - DE6228
"PLAY ON GRAY" LRV - 43



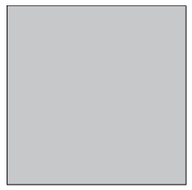
P2 - DUNN EDWARDS - DE6229
"CALICO ROCK" LRV - 28



P3 - DUNN EDWARDS - DE6378
"JET" LRV - 9



AL - CLEAR ANODIZED ALUMINUM



GL - SOLAR BAND
"GRAY"

3 FINISHES
SCALE: N/A

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SHEET TITLE
COLOR BOARD

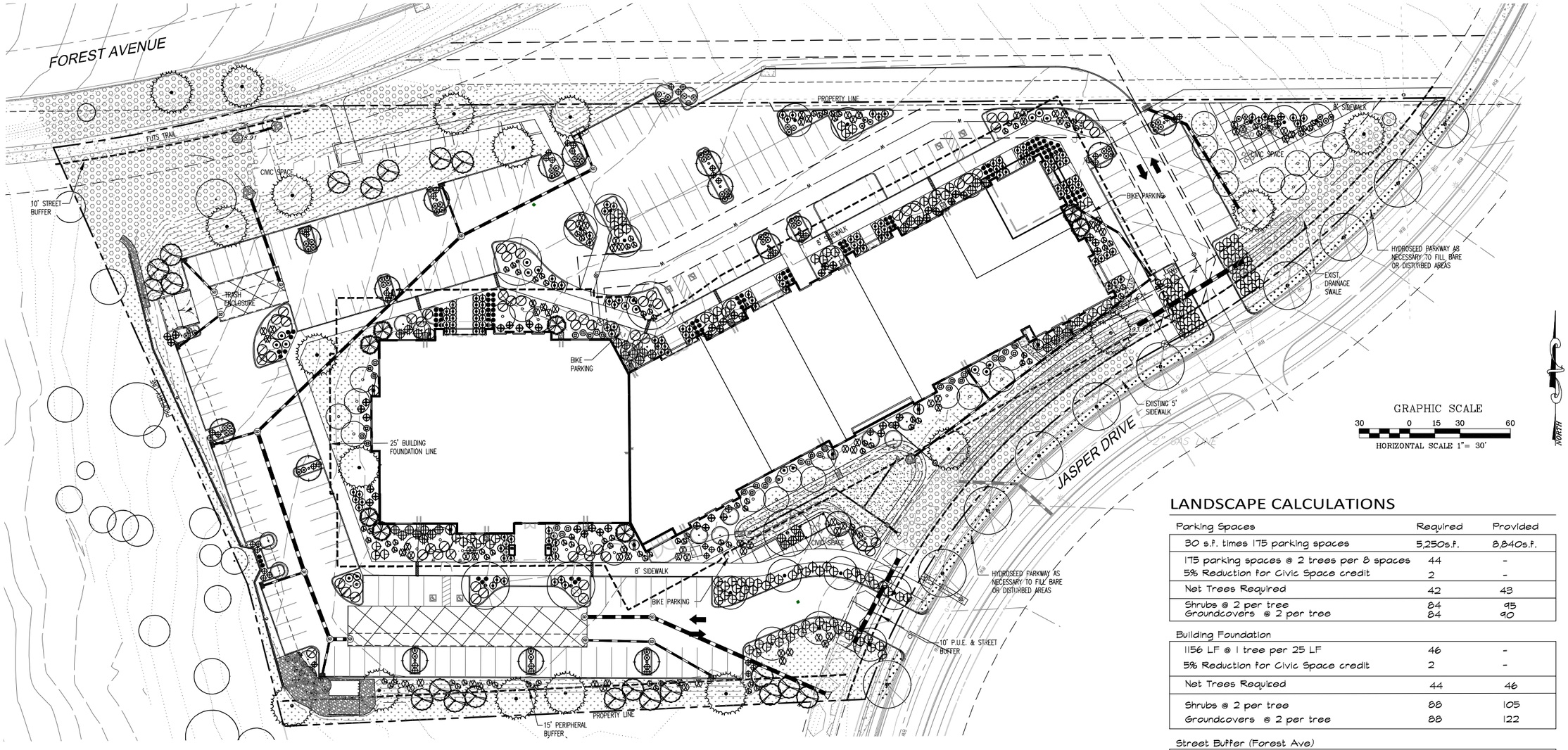
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G0.2

REV

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LANDSCAPE CALCULATIONS

Parking Spaces	Required	Provided
30 s.f. times 175 parking spaces	5,250s.f.	8,840s.f.
175 parking spaces @ 2 trees per 8 spaces	44	-
5% Reduction for Civic Space credit	2	-
Net Trees Required	42	43
Shrubs @ 2 per tree	84	95
Groundcovers @ 2 per tree	84	90
Building Foundation		
1156 LF @ 1 tree per 25 LF	46	-
5% Reduction for Civic Space credit	2	-
Net Trees Required	44	46
Shrubs @ 2 per tree	88	105
Groundcovers @ 2 per tree	88	122
Street Buffer (Forest Ave)		
152 LF @ 1 trees per 15 LF	10	-
5% Reduction for Civic Space credit	0	-
Net Trees Required	10	10
Shrubs @ 3 per tree	30	30
Groundcovers @ 2 per tree	20	20
Street Buffer (Jasper Drive)		
515 LF @ 1 trees per 15 LF	34	-
5% Reduction for Civic Space credit	2	-
Net Trees Required	32	32
Shrubs @ 3 per tree	96	119
Groundcovers @ 2 per tree	64	76
Peripheral Buffer (South Property Line)		
346 LF @ 1 trees per 25 LF	14	-
5% Reduction for Civic Space credit	1	-
Net Trees Required	13	13
Shrubs @ 2 per tree	26	28
Groundcovers @ 2 per tree	26	26

PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	MAT. SIZE	REMARKS
	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2" CAL.	15	40x30	STANDARD
	CERCIS OCCIDENTALIS WESTERN REDBUD	2" CAL.	20	15x10	LOW-BREAKING
	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD' CRIMSON CLOUD HAWTHORN	2" CAL.	18	20x15	STANDARD
	PICEA PUNGENS 'BABY BLUEEYES' BABY BLUEEYES SPRUCE	6' TALL	8	20x10	STANDARD
	PINUS PONDEROSA PONDEROSA PINE	24" BOX	18	80x30	STANDARD
	POPULUS TREMULOIDES QUAKING ASPEN	15-GAL.	32	50x15	STANDARD
	PRUNUS PADUS SUMMER GLOW MAYDAY TREE	2" CAL.	15	20x20	STANDARD
	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER PEAR	2" CAL.	10	30x15	STANDARD
	QUERCUS GAMBELII GAMBEL OAK	15-GAL.	21	25x15	STANDARD

SHRUBS / GRASSES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	MAT. SIZE	REMARKS
	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' IROQUOIS BEAUTY CHOKEBERRY	5 GAL.	34	3x4	2 GPH EMITTER
	BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW BARBERRY	5 GAL.	21	4x4	2 GPH EMITTER
	CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE DOGWOOD	5 GAL.	58	4x4	2 GPH EMITTER
	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL.	80	4x4	2 GPH EMITTER
	POTENTILLA FRUTICOSA 'GOLDFINGER' GOLDFINGER POTENTILLA	5 GAL.	62	3x3	2 GPH EMITTER
	SPIRAEA JAPONICA 'ALPINE' DAPHNE SPIREA	5 GAL.	36	2x5	2 GPH EMITTER
	VIBURNUM CARLESII KOREAN SPICE VIBURNUM	5 GAL.	9	6x6	2 GPH EMITTER
	CALAMAGROSTIS x ACUTIFLORA 'K.F.' FOERSTER'S FEATHER REED GRASS	5 GAL.	104	4x2.5	2 GPH EMITTER
	MUHLENBERGIA REVERCHONII 'UNDAUNTED' SEEP MUHLY	1 GAL.	101	2x2	2 GPH EMITTER

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	MAT. SIZE	REMARKS
	JUNIPERUS HORIZONTALIS 'WILTONII' BLUE RUG JUNIPER	5 GAL.	63	.75x6	2 GPH EMITTER
	JUNIPERUS COMMUNIS 'MONDAP' ALPINE CARPET JUNIPER	1 GAL.	77	1x4	1 GPH EMITTER
	MAHONIA REPENS 'DARKSTAR' CREEPING OREGON GRAPE	1 GAL.	136	1.5x4	2 GPH EMITTER
	PRUNUS BESSEYI 'PAWNEE BUTTES' CREEPING SAND CHERRY	5 GAL.	140	1.5x6	2 GPH EMITTER
	NATIVE SEED MIX CITY OF FLAGSTAFF STANDARD	33,285 S.F.			HYDROSEED PER SUPPLIER'S SPECS
	EXISTING NATIVE GRASSES				REMAIN IN PLACE

MATERIALS

NATIVE BARK MULCH DARK BROWN COLOR	STANDARD SIZE	–	3" DEPTH IN PLANTING AREAS AS SPECIFIED

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NO:	DATE:	ITEM:
		REVISIONS

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix, Flagstaff, and Las Vegas, NV
2140 E. Broadway Blvd, Suite 285
Tucson, AZ 85719 PH:(928) 779-1500
The WLB Group INC.

CEDAR MEDICAL COLLABORATIVE
PHASE II

LANDSCAPE CUP PLAN

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 34188
STEPHEN C. PARSONS
Date 5/21/2021
ARIZONA, U.S.A.

DESIGNED BY:	SP
DRAWN BY:	TR
CHECK BY:	SP
DATE:	MAY, 2021
BY:	
DATE:	

PROJECT NO.
319003A001

SHEET
L1

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Date Received	**Application for Outdoor Lighting Permit**	Permit Number CC-21-01332
Type of Lighting Permit:	☑ Permanent ☐ Temporary	
Site Address (including suite #) 1895 N Jasper Dr	**City, State, Zip** Flagstaff, AZ 86001	
Property Owner CWRP Cedar Flagstaff MOB Owner, LLC	**Phone** 480-665-7906	**Email** janzalone@cypresswestpartners.com
Mailing Address 30021 Thomas Rd	**City, State, Zip** Rancho Santa Margarita,	
Applicant(s) or Contractor(s) (if different from property owner)	**Phone**	**Email**
Mailing Address	**City, State, Zip**	
Parcel Numbers(s) 101-46-012B	**Parcel Zoning** RD	

See Division 10-50.70 (Outdoor Lighting Standards) of the Zoning Code for City outdoor lighting standards.

Please contact the Planner of the Day if you have questions about this application. See https://www.flagstaff.az.gov/150/Current-Planning for more information.

SITE INFORMATION *(See City of Flagstaff Lighting Zones on p. 3 of this application for more information).*

Lighting Zone (1, 2, or 3) 2 **Site size in acres** (provide to two decimal points, such as 10.25) 2.62

PURPOSE OF PROPOSED ILLUMINATION *(See section 10-50.70.050.B: Lighting Classes for more information).*

Class 1 (White Light): Yes ☑ No ☐
Used where you need to see color, such as building entrances, signs, outdoor eating and sales areas, workshops, recreation/sports fields.

Class 2 (General Illumination): Yes ☑ No ☐
Used for pedestrian walkways, driveways, roadways, parking lots, equiment yards, and general outdoor security.

Class 3 (Decorative): Yes ☐ No ☐
Examples include achitectural illumination, flag and monument lighting, landscape lighting.

Your application must include all required components listed on p. 5. We do not accept incomplete applications. Please do not submit pages 5-8 (these are instructional/example pages).

_____ (Initials) I hereby certify that the information set forth on this form is complete and accurate and do hereby agree to comply with all applicable codes of the City of Flagstaff and the State of Arizona and with any conditions attached hereto, and request that all pertinent City personnel access my property at any time deemed necessary to inspect work being done relating to this permit.

Applicant Signature:	**Date:**
For City Use	
Received By:	**Fee Receipt #:**
Approval: ☒ Yes ☐ No **Staff Initial:**	**Date Approved:** 6/22/21

LUMEN CALCULATIONS TABLE: BEFORE LIGHTING MODIFICATIONS

THIS TABLE ONLY APPLIES EXISTING DEVELOPMENT. INSTRUCTIONS: Provide the required information in the table below (or in a separate table that matches the table below) for all outdoor lighting currently on-site. Do not include any new lighting or modifications to existing lighting (you will provide that information in the *Lumen Calculations Table: After Lighting Modifications* on the next page). Do not include streetlights in public rights-of-way. Some of the columns will auto-calculate, others you will need to fill out yourself. NEW DEVELOPMENT PROJECTS: SKIP TO TABLE ON NEXT PAGE.

1	2	3	4	5	6	7	8	9	10
Lamp Type[1]	**Number of Fixtures**	**Shielding[2]**	**Lighting Class (1,2,3)[3]**	**Lumens Per Lamp**	**No. of lamps per fixture[4]**	**Lumens per Fixture**	**Number of Recessed Fixtures[5]**	**Lumen Reduction for Recessed Fixtures[6]**	**Lumens Total[7]**

Total existing lumens (all types) N/A

Existing Class 1 and Class 3 lumens[8] (if applicable) N/A

Existing LED and NSALED lumens[9] (if applicable) N/A

Existing partially-shielded lumens[10] (if applicable) N/A

Existing unshielded lumens[11] (if applicable) N/A

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[1] **Lamp Type.** See footnote 1 on page 3 of this application for more information on abbreviations for lamp types.

[2] **Shielding.** Use the following abbreviations: FS for fully-shielded; PS for partially-shielded; US for unshielded.

[3] **Lighting Class.** See footnote 3 on page 3 of this application for more information on lighting class.

[4] **No. of Lamps per Fixture.** Put 1 for LEDs or NSALEDs that are integrated as part of the fixture, and skip to Column 7.

[5] **Number of Recessed Fixtures.** Applies only to fully-shielded fixtures at least 5-ft. (horizontally) from the nearest roof/canopy edge.

[6] **Lumen Reduction for Recessed Fixtures.** Do the following calculation for fixtures recessed 5 - 9.99 feet.: (Column 7 x Column 8) x 0.75. Do the following calculation for fixtures recessed 10 or more feet: (Column 7 x Column 8) x 0.90.

[7] **Lumens Total.** Do the following calculation: Column 2 x Column 7. For recessed fixtures only: (Column 2 x Column 7) – Column 9. See the *Example Permit* on p. 7 of this application for more information.

[8] **Class 1 and Class 3 Lighting.** See footnote 9 on page 3 of this application for more information on Class 1 and Class 3 lighting.

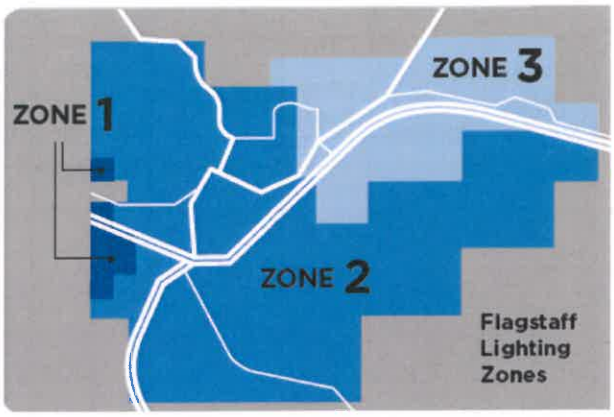
[9] **Existing LED and NSALED lumens:** Add the total lumens for all LED and narrow-spectrum amber LED (NSALED) lights on-site.

[10] **Existing partially-shielded lumens:** Add the total lumens for all partially-shielded lights on-site.

[11] **Existing unshielded lumens:** Add the total lumens for all unshielded lights on-site.

MAXIMUM PERMITTED LUMENS WORKSHEET

1. Identify the Lighting Zone where your project is located. Refer to the Lighting Zone Map below or in Section 10-90.40.020 of the Zoning Code, or search by address in the GIS Mapping Portal https://map-flagstaff.opendata.arcgis.com/ (go to the Flagstaff Zoning map).
2. Do the calculations for Step 1 below (multiply the maximum lumens permitted in your site's Lighting Zone by the net acres of your site). This is the maximum permitted lumens for your site if you are using no LED or NSALED lights on your site. Move to Step 2 if you are using LED or NSALED lights. See footnote 1 under the Lumen Calculations Table on p. 2 for more information lamp types.
3. Do the calculations for Step 2 below if you are using only LED or NSALED lights on your site. This is the maximum permitted lumens if you are using only LED or NSALED lights.
4. Do the calculations for Step 3 below if you are using LED, NSALED, and other types of lights. See the *Example Permit* on p. 7 of this application for more information.



Maximum Permitted TOTAL Lumens

Zone 1: 25,000 lumens/acre **Zone 2:** 50,000 lumens/acre **Zone 3:** 100,000 lumens/acre

- Step 1: Maximum permitted lumens/acre for your Zone 50000 x ~~4.774~~ 4.660 site acres = ~~238,500~~ 233,000 **maximum permitted lumens for the entire site (if using no LED or NSALED lights)**
- Step 2: Input results from Step 1 above 238,500 ÷ 1.43 = ~~166,783~~ 162,937 **maximum permitted lumens for the entire site (if using only LED and/or NSALED lights)**
- Step 3: Input results from Step 1 above _____ - proposed non-LED/non-NSALED lumens _____ = _____ ÷ 1.43 = _____ + desired non-LED lumens _____ = _____ **maximum permitted lumens for the entire site (if using both LED/NSALED and other types of lights)**

ATTACH LIGHTING PLAN AND MANUFACTURER'S CUTSHEETS

ON THE BACK OF THIS PAGE

LUMEN CALCULATIONS TABLE: AFTER LIGHTING MODIFICATIONS

Provide the required information in the table below (or in a separate table that matches the table below) for each outdoor lamp and fixture combination that will be on site after the outdoor lighting is updated. Do not include streetlights in public rights-of-way. Some columns will auto-calculate, others you will need to fill out yourself.

1	2	3	4	5	6	7	8	9	10	11	12
Lighting Plan Symbol	**Number of Fixtures**	**Lamp Type[1]**	**Shielding[2]**	**Lighting Class (1,2,3)[3]**	**Watts per Lamp**	**Lumens Per Lamp**	**No. of lamps per fixture[4]**	**Lumens per Fixture**	**Number of Recessed Fixtures[5]**	**Lumen Reduction for Recessed Fixtures[6]**	**Lumens Total[7]**
SA	10	NSALED	FS	2	175	5284	1	5284	0	0	52,840
SB	1	NSALED	FS	2	175	5284	2	10,568	0	0	10,568
SC	3	NSALED	FS	2	175	5395	1	5395	0	0	16,185
SD	1	NSALED	FS	2	175	5395	2	10,790	0	0	10,790
SF	22	LED	FS	1	8	664	1	664	22	-10,956	3652
SG	10	NSALED	FS	2	45	1224	1	1224	0	0	12,240
SH	9	NSALED	FS	2	45	1245	1	1245	0	0	11,205
SFA	4	LED	FS	1	8	664	1	664	0	0	2656

Total proposed lumens 120,136 ✓
Total proposed Class 1 and Class 3 lumens[9] 6308 ✓
Total proposed partially-shielded lumens 0
Total proposed non-LED and non-NSALED lumens[12] 0

Maximum permitted total lumens[8] ~~166,783~~ 162,937
Max. permitted Class 1 and Class 3 lumens[10] ~~16,678~~ 16,294
Maximum permitted partially-shielded lumens[11] ~~0~~ 17,923
Total proposed LED and NSALED lumens[13] 120,136

[1] **Lamp Type.** Use the following abbreviations for lamp types:
CFL for compact fluorescent; **IN** for incandescent; **LED** for light-emitting diode (white or warm white)
FL for fluorescent; **LPS** for low pressure sodium; **NSALED** for narrow-spectrum amber LED
HPS for high pressure sodium; **MH** for metal halide

[2] **Shielding.** Use the following abbreviations: **FS** for fully-shielded; **PS** for partially-shielded. *Unshielded fixtures are not permitted.*

[3] **Lighting Class.** *Class 1 (White Light)* is used to see color at building entrances, signs, outdoor eating and sales areas, workshops, recreation/sports fields, etc. *Class 2 (General Illumination)* is used for pedestrian walkways, driveways, roadways, parking lots, equipment yards, and general outdoor security. Low-pressure sodium (LPS) and narrow-spectrum amber LED (NSALED) lamps are used for Class 2 lighting. *Class 3 (Decorative)* includes architectural illumination, flag and monument lighting, landscape lighting.

[4] **No. of Lamps per Fixture.** Put 1 for LEDs or NSALEDs that are integrated as part of the fixture.

[5] **Number of Recessed Fixtures.** Applies only to fully-shielded fixtures at least 5-ft. (horizontally) from the nearest roof/canopy edge.

[6] **Lumen Reduction for Recessed Fixtures.** Do the following calculation for fixtures recessed 5-9.99 feet.: (Column 9 x Column 10) x 0.75. Do the following calculation for fixtures recessed 10 or more feet: (Column 9 x Column 10) x 0.90.

[7] **Lumens Total.** Do the following calculation: Column 2 x Column 9. For recessed fixtures only: (Column 2 x Column 9) – Column 11. See the *Example Permit* on p. 7 of this application for more information.

[8] **Maximum permitted total lumens.** Input the results of the *Maximum Permitted Lumens Worksheet* on p. 3 of this application.

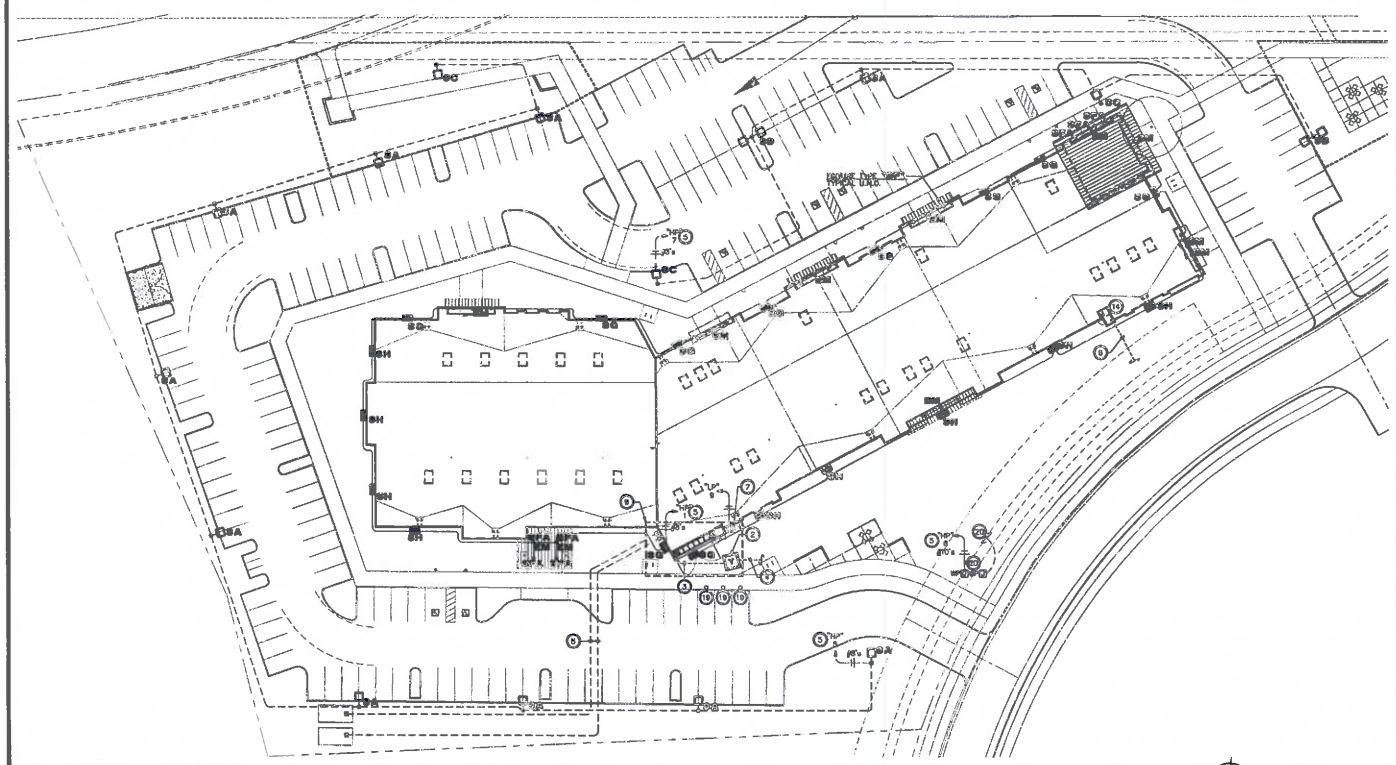
[9] **Class 1 and Class 3 Lighting.** Includes CFL, FL, HPS, IN, and MH lamps listed in footnote 1 above. Class 1 and Class 3 lighting does not include Low-Pressure Sodium (LPS) or non-Narrow-Spectrum Amber LED (NSALED) lamps (these lamps are Class 2 lighting).

[10] **Maximum permitted Class 1 and Class 3 Lighting** cannot exceed 10% of the total permitted lumens for the site.

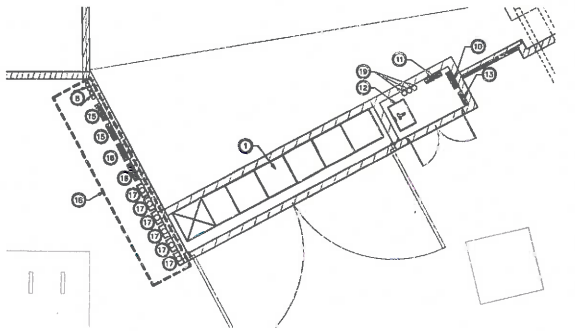
[11] **Maximum partially-shielded lumens** cannot exceed the following in each zone. Zone 1: 0 lumens (partially-shielded lights are not permitted in Zone 1); Zone 2: 11% of total permitted lumens; Zone 3: 5.5% of total permitted lumens.

[12] **Total proposed non-LED and non-NSALED lumens:** Add the total lumens of all fixtures that *are not* LED or NSALED lights.

[13] **Total proposed LED and NSALED lumens:** Add the total lumens of all fixtures that *are* LED or NSALED lights.

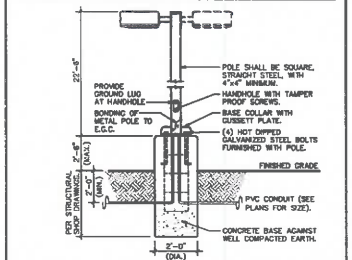


1 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"



2 ENLARGED ELECTRICAL ROOM AND FUTURE POWER WALL DETAIL
SCALE: 3/16" = 1'-0"

POLE MOUNTED FIXTURE DETAIL



FIXTURE TYPE "SA"/"SB"/"SC"/"SD"

THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL PROFESSIONAL ENGINEER AND CONSTRUCTED PER STRUCTURAL ENGINEERS SEALED CONSTRUCTION DOCUMENT.

NOTE: ELECTRICAL CONTRACTOR SHALL BOND METAL POLE PER NEC 410.30(B)(5) AS SHOWN IN DETAIL.

LUMINAIRE SCHEDULE

1. PROVIDE 90-MINUTE EMERGENCY BATTERY BACK-UP FOR ALL EMERGENCY FIXTURES. SEE SCHEDULE BELOW FOR SPECIFICATIONS AND LUMEN REQUIREMENTS.
2. MODULAR WIRING SYSTEM FOR LIGHT FIXTURES IS AN ACCEPTABLE ALTERNATE.
3. BASE BID FOR LUMINAIRES SHALL BE BASED ON MANUFACTURERS LISTED IN CONTRACT DOCUMENTS. UPON AWARD OF PROJECT, ALTERNATE PROPOSALS BY CONTRACTOR SHALL BE SUBMITTED WITH WRITTEN CHART APPROVAL & AN INTENDED PRODUCT TO BASE BID.
4. ALTERNATE FIXTURE SELECTIONS MAY REQUIRE ADDITIONAL TIME FOR SUBMITTAL REVIEW & POSSIBLE ENGINEERING DESIGN CHANGES. TO BE BILLED TO THE CONTRACTOR.
5. PROVIDE MINIMUM 10 MINUTE TIME DELAY ON EMERGENCY FIXTURES WHEN TWO AREA LIGHTING LEVELS.

MARK	MANUFACTURER MODEL NUMBER	VOLTS	LAMPS OR WATTS	REMARKS/MOUNTING
SA	HUBBELL LIGHTING VPL-SQL-179-SW-SF-C- UNV-XXX-XXX-XXX-XX-XXX	MVOLT	LED >80/3000K 175W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL THIS SHEET. MOUNT @ 25'
SB	HUBBELL LIGHTING VPL-SQL-179-SW-SF-C- UNV-XXX-XXX-XXX-XX-XXX	MVOLT	LED >80/3000K 175W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL THIS SHEET. MOUNT @ 25'
SC	HUBBELL LIGHTING VPL-SQL-179-SW-SF-C- UNV-XXX-XXX-XXX-XX-XXX	MVOLT	LED >80/3000K 175W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL THIS SHEET. MOUNT @ 25'
SD	HUBBELL LIGHTING VPL-SQL-179-SW-SF-C- UNV-XXX-XXX-XXX-XX-XXX	MVOLT	LED >80/3500K 175W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL THIS SHEET. MOUNT @ 25'
SF	PRESCOLITE L1R-4RD-H-SLOL-DM1 L1R-4RD-T-ELZRGBDS	MVOLT	LED >80/3500K 8W	4" ROUND DOWNLIGHT, SET LOCATION RATED, DIMMABLE. MOUNT UNDER CANOPY @ 12'. W/ 90-MINUTE BATTERY BACK UP. SEE TAGGED EM.
SFA	PRESCOLITE L1R-4RD-H-SLOL-DM1 L1R-4RD-T-ELZRGBDS	MVOLT	LED >80/3500K 8W	4" ROUND DOWNLIGHT, WET LOCATION RATED. DIMMABLE. MOUNT UNDER CANOPY @ 12'
SG	HUBBELL LIGHTING TRY-D-24L-40-AM-3 -UNV-XXX-XXX	MVOLT	LED - 45W	WALL MOUNTED AREA LIGHT. DIMMABLE. MOUNT UNDER CANOPY @ 15'
SH	HUBBELL LIGHTING TRY-D-24L-40-AM-3 -UNV-XXX-XXX	MVOLT	LED 45W	WALL MOUNTED AREA LIGHT. DIMMABLE. MOUNT UNDER CANOPY @ 15'

EMERGENCY EXIT SIGN WITH 90MINUTE BATTERY BACK UP.

GENERAL NOTES - SITE

1. REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND COMPLETE CONTRACTUAL OBLIGATIONS.
2. ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE COMPANY REGARDING EXACT LOCATION OF ALL PRIMARY SERVICE EQUIPMENT, TRENCH LOCATION, ETC.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TELEPHONE TRENCHING, BACKFILL, AND CONDUIT STUBS INTO TRENCH AS REQUIRED BY TELEPHONE COMPANY AND TO THEIR SPECIFICATIONS.
4. ALL WIRING FOR OUTSIDE LIGHTING SHALL BE A MINIMUM OF #10 COPPER WITH TYPE THWN INSULATION. RUN UNDERGROUND CIRCUITS IN P.V.C. AND PROVIDE A #10 COPPER BOND IN ADDITION TO CIRCUIT CONDUCTORS. UNDERGROUND WIRING SHALL COMPLY WITH APPLICABLE CODES OF THE NEC.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY SECONDARY CONDUCTORS, POWER TRENCHING, BACKFILL AND CONCRETE PADS FOR TRANSFORMERS AND SERVICE EQUIPMENT. ADDITIONALLY PROVIDE CONDUIT STUBS INTO TRENCH PER POWER COMPANY SPECIFICATIONS AND REQUIREMENTS.
6. ALL WIRING SHALL BE COPPER. WIRING #8 AWG AND LARGER SHALL BE XHHW TYPE INSULATION.

KEYED NOTES

1. NEW S.E.S. LOCATION. REFER TO POWER PLAN SHEET E1.0 AND ONE-LINE DIAGRAM SHEET E3.0 FOR ADDITIONAL INFORMATION.
2. NEW UTILITY PAD MOUNTED TRANSFORMER. PAD SHALL BE PER UTILITY COMPANY SPECIFICATIONS. COORDINATE EXACT LOCATION WITH UTILITY PRIOR TO ROUGH-IN
3. SECONDARY CONDUITS AND CONDUCTORS. REFER TO ONE-LINE FOR MORE INFORMATION. VERIFY EXACT LOCATION OF TRENCHING AND REQUIREMENTS PRIOR TO ROUGH-IN.
4. UNDERGROUND PRIMARY CONDUITS TO UTILITY COMPANY PAD MOUNTED TRANSFORMER. COORDINATE EXACT QUANTITY AND SIZE WITH UTILITY COMPANY.
5. ROUTE CIRCUIT VIA HUBBELL – CX-08-2-S-08-3L-M-CXDMCONTRSD DIMMING LIGHTING RELAY CONTROL PANEL OR EQUAL TO COMPLY WITH 2018 IECC EXTERIOR LIGHTING CONTROL REQUIREMENTS.
6. PROVIDE (2)4" AND (2)2" UNDERGROUND COMMUNICATION SYSTEM EMPTY CONDUITS WITH PULLSTRING AND RIGID STEEL BENDS PER TELEPHONE COMPANY. COORDINATE EXACT TRENCHING, ROUTING AND POINT OF TERMINATION WITH TELEPHONE COMPANY.
7. PROVIDE WEATHERPROOF JUNCTION BOX FOR CONNECTION TO IRRIGATION CONTROLLER. VERIFY LOCATION WITH LANDSCAPE PLANS PRIOR TO ROUGH-IN.
8. PROVIDE (3)4" UNDERGROUND CONDUITS TO FUTURE GENERATOR PAD AT CONNECTION TO FUTURE GENERATOR DOCKING STATION PER NEC 700.3(F). COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER.
9. REFER TO ENLARGED DETAIL (2) THIS SHEET FOR ADDITIONAL INFORMATION.
10. NEW PANELBOARD "HP".
11. NEW PANELBOARD "LP".
12. 75KVA STEP DOWN TRANSFORMER "T-LP". SEE ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION. TO BE WALL MOUNTED ABOVE PANEL "LP".
13. DIMMING LIGHTING RELAY CONTROL PANEL. REFER TO ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.
14. 4'x4'x3/4" PLYWOOD TELEPHONE MOUNTING BOARD "TMB" VERIFY LOCATION AND REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN.
15. FUTURE GENERATOR DOCKING STATION.
16. FUTURE EES DISTRIBUTION BOARD.
17. FUTURE AUTOMATIC TRANSFER SWITCH.
18. APPROXIMATE LOCATION FOR ESSENTIAL ELECTRICAL SYSTEM (EES) PER NEC 517 TO SERVE FUTURE SURGICAL CENTER T.I. EQUIPMENT LOCATIONS ARE PRELIMINARY. EQUIPMENT MAY BE RELOCATED INSIDE THE BUILDING INTO A SEPARATE ELECTRICAL ROOM DURING THE TENANT IMPROVEMENT PHASE.
19. STUB EMPTY CONDUITS W/ PULLSTRINGS FROM ELECTRICAL ROOM TO EXTERIOR LOCATIONS SHOWN FOR POWER TO FUTURE EV CHARGING STATIONS. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
20. PROVIDE WEATHER-PROOF J-BOX FOR MONUMENT SIGN. COORDINATE EXACT LOCATION WITH SIGN VENDOR PRIOR TO ROUGH-IN. PROVIDE SEPARATE WEATHERPROOF JUNCTION BOX AND EMPTY 3/4" CONDUIT FOR DATA STUBBED INTO BUILDING VERIFY LOCATION PRIOR TO ROUGH-IN.

UTILITY COMPANY NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH SERVING UTILITY COMPANY AND THEIR SPECIFIC REQUIREMENTS WITHIN (5) DAYS OF AWARD OF CONTRACT.
2. PROVIDE SERVING UTILITY COMPANY WITH ONE (1) FULL SET OF PLANS INCLUDING SITE PLAN, ONE-LINE DIAGRAM, AND TOTAL LOAD SUMMARY.
3. CONFIRM ALL UTILITY COMPANY REQUIREMENTS PRIOR TO TRENCHING.
4. CONTRACTOR SHALL COORDINATE WITH SERVING UTILITY COMPANY IF AN UPGRADE IS REQUIRED TO UTILITY TRANSFORMER OR SECONDARY CONDUIT AND CONDUCTORS.
5. CONTRACTOR SHALL COORDINATE EXACT COSTS (PER AMP CHARGE, ECT.) OF ANY ADDITIONAL WORK WITH SERVING UTILITY COMPANY PRIOR TO START OF CONSTRUCTION.

UTILITY COMPANY CONTACT
Power Company:
APS
Representative:
NEW CONSTRUCTION
Telephone #:
602-371-6767

PRIOR TO ANY GROUND DISTURBANCE CALL
BLUE STAKE
(602) 263-1100
(800) 782-5348

DESIGN CODES
IECC: 2018 NEC: 2017

ELECTRICAL CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE MODEL, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.

Project Consultant: SCOTT ADLER
Reg.# 23067
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
3140 NORTH HAWKINS ROAD
FLAGSTAFF, ARIZONA 86004
PH. (928) 526-1345 FAX (928) 526-1346
EMAIL: SADLER@HAWKINSDESIGNGROUP.COM

IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

DALKE DESIGN GROUP
2039 E RICE DR., TEMPE AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

CypressWest PARTNERS
cedarmedical

CEDAR MEDICAL COLLABORATIVE PHASE 2

1805 N. JASPER DRIVE, FLAGSTAFF, AZ

NUMBER	REVISION	DATE

SEAL

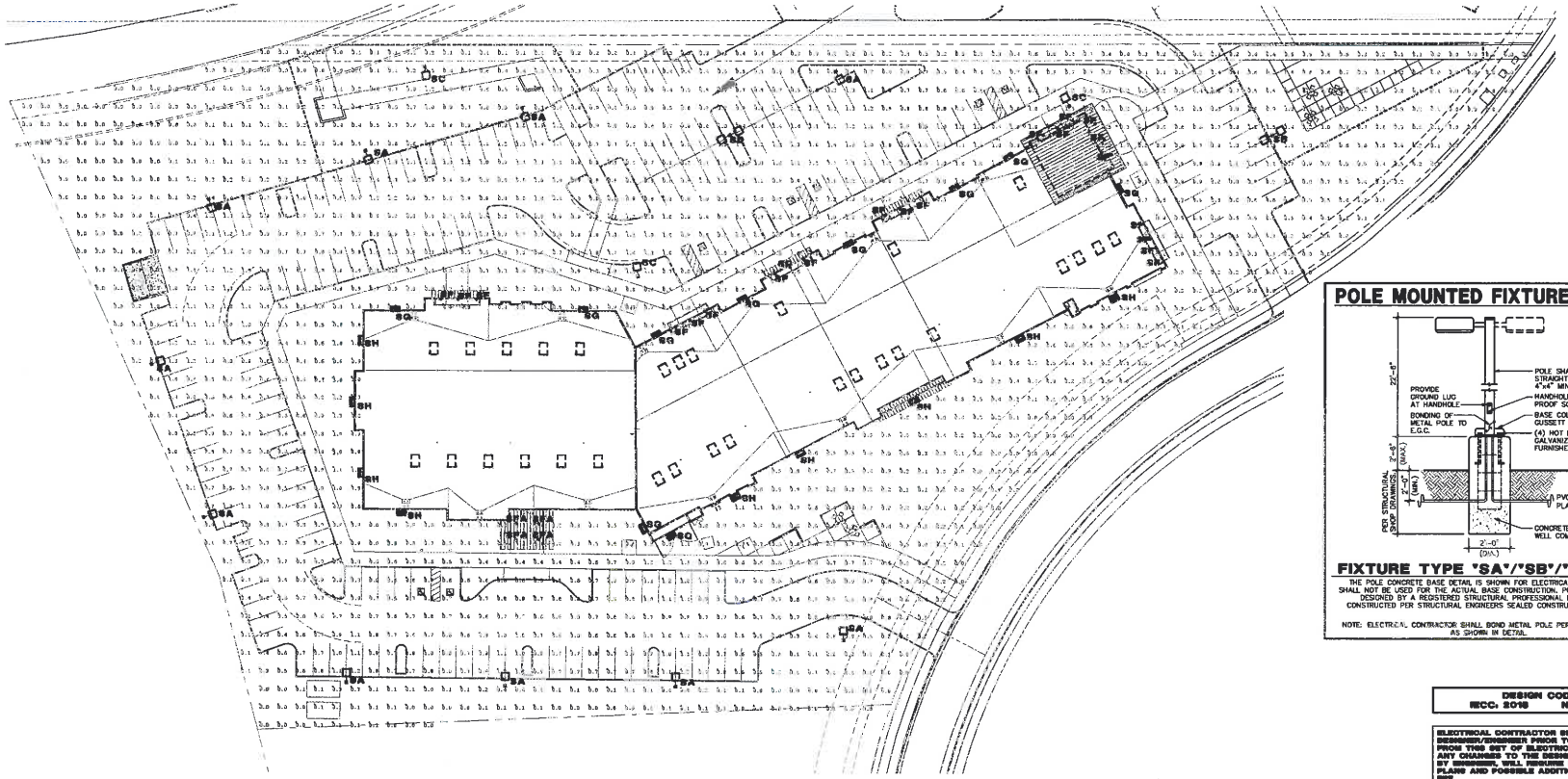
SHEET TITLE
ELECTRICAL SITE LIGHTING PLAN

ISSUE DATE	05/28/2021
DRAWN	CRC
CHECKED BY	AG
PROJECT NUMBER	

DRAWING NO.
ES1.0
REV

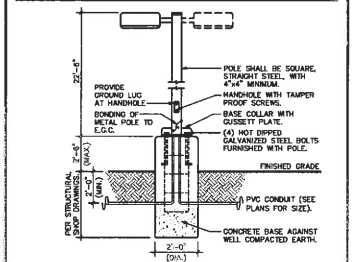
Luminaire Schedule									
Qty	Label	Symbol	Manufacturer	Description	Mtg Height	LLF	Lumens	Watts	Total Watts
10	SA		Hubbell Lighting Inc, dba Beacon Product	VPL-96L-170-AM-4F-X-UNV-XXX-XXX-XXX-XX-XXX	25'	0.900	9754	179	1790
1	SB		Hubbell Lighting Inc, dba Beacon Product	VPL-96L-170-AM-4F-X-UNV-XXX-XXX-XXX-XX-XXX	25'	0.900	5264	179	250
3	SC		BEACON	VPL-96L-170-AM-3-X-UNV-XXX-XXX-XXX-XX-XXX	25'	0.900	9395	179.7	527.1
1	SD		BEACON	VPL-96L-170-AM-3-X-UNV-XXX-XXX-XXX-XX-XXX	25'	0.900	5393	179.7	181.4
22	SF		PRESCOLITE	LTR-4RD-M-SL06L-DMI LTR-4RD-T-SL35K8WDS	15'	0.900	864	7.8	171.6
4	SFA		PRESCOLITE	LTR-4RD-M-SL06L-DMI LTR-4RD-T-SL35K8WDS	15'	0.900	861	7.8	31.2
10	SG		Hubbell Lighting Inc, dba Beacon Product	TRV-D-24L-45-AM-4-UNV-XXX-XXX	15'	0.900	1224	45	450
9	SH		Hubbell Lighting Inc, dba Beacon Product	TRV-D-24L-45-AM-3-UNV-XXX-XXX	15'	0.900	1235	45	405

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Illuminance	Fc	0.63	9.1	0.0	N.A.	N.A.



1 ELECTRICAL LIGHTING - PRE-CURFEW PHOTOMETRICS
SCALE: 1" = 30'-0"

POLE MOUNTED FIXTURE DETAIL



FIXTURE TYPE "SA"/"SB"/"SC"/"SD"

THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL PROFESSIONAL ENGINEER AND CONSTRUCTED PER STRUCTURAL ENGINEERS SEALED CONSTRUCTION DOCUMENT.

NOTE: ELECTRICAL CONTRACTOR SHALL BOND METAL POLE PER NEC 410.30(B)(5) AS SHOWN IN DETAIL.

DESIGN CODES
IECC: 2018 NEC: 2017

ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.

Project Contact/Drafter: SCOTT ADLER
Project # 21182
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
7955 WEST CHANDLER, BLVD
CHANDLER, ARIZONA 85226
PH. (480) 855-3500 FAX. (480) 855-3001
EMAIL: email@hawkinsdg.com

All concepts, designs and data indicated on these drawings are the sole property of the Hawkins Design Group and shall not be used for any other purpose other than originally intended without written permission of the originator.

IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

DALKE DESIGN GROUP
2039 E RICE DR., TEMPE AZ, 85283
480-589-3793
MINDIE@DALKEDESIGNGROUP.COM

CypressWest PARTNERS

cedarmedical

CEDAR MEDICAL COLLABORATIVE PHASE 2

1895 N. JASPER DRIVE, FLAGSTAFF, AZ

NUMBER	REVISION	DATE

SEAL

SHEET TITLE
ELECTRICAL SITE
PHOTOMETRICS PLAN

ISSUE DATE	05/28/2021
DRAWN	CRC
CHECKED BY	AG
PROJECT NUMBER	

DRAWING NO.

ES2.0

REV

VIPER L OPTICS STRIKE

LARGE VIPER LUMINAIRE

Cat.# VPL-96L-170-AM-4F-X-UNV-XXX		
Job: CEDAR MEDICAL	Type: "SA"	BEACON design performance technology Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

- Certified to UL 1598, UL 8750, and CSA C22.2
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission.

Warranty:

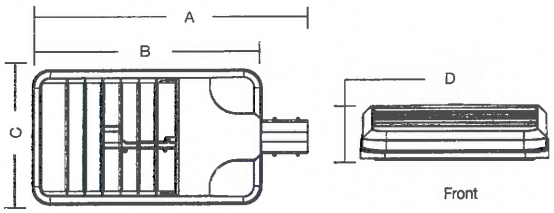
Five year limited warranty for more information visit:
www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)

Turtle Friendly

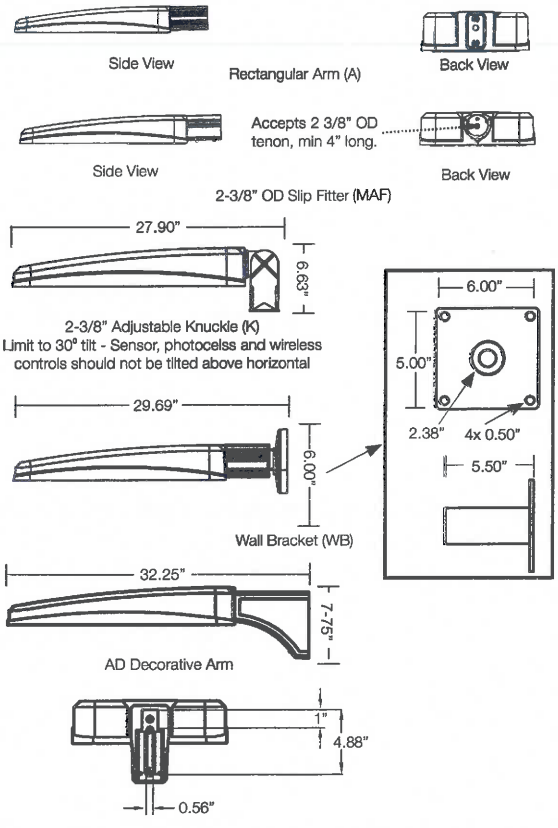


DIMENSIONS



A	B	C	D	Weight:	EPA
29.9" (741 mm)	24.19" (614 mm)	14.25" (362 mm)	4.13" (105 mm)	25.0 lbs (11.3 kg)	1.2 ft²

MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS

C US

*3000K and warmer CCTs only

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HUBBELL Lighting

ORDERING INFORMATION ORDERING EXAMPLE: VPL/96L-170/AM/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPL [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

SERIES	LED ENGINE	CCT
VPL Viper	**64L-115** 115 W LED array	**AM** Amber
	80L-140 140W LED array	
	96L-170 170W LED array	

ROTATION
Leave blank for no rotation
L[1] Optic rotation left
R[1] Optic rotation right

VOLTAGE
UNV 120-277V
120 120V
208 208V
240 240V
277 277V
347 347V
480 480V

COLOR
BLT Black Matte Textured
BLS Black Gloss Smooth
DBT Dark Bronze Matte Textured
DBS Dark Bronze Gloss Smooth
GTT Graphite Matte Textured
LGS Light Grey Gloss Smooth
PSS Platinum Silver Smooth
WHT White Matte Textured
WHS White Gloss Smooth
VGT Verde Green Textured

COLOR OPTION
CC Custom Color

OPTIONS
CD Continuous Dimming
F Fusing
BSP Bird Spikes
BC Backshield (available for FR, 2, 3, 4, 4W Optics)
TB Terminal Block

DISTRIBUTION
FR Type 1/Front Row
2 Type 2
3 Type 3
4F (formerly 4) Type 4
4W Type 4 Wide
5QM Type 5QM
5QN Type 5QN
5R Type 5R (rectangular)
5W Type 5W (round wide)
TC Tennis Court

MOUNTING
A Rectangular Arm (formerly RA) for square or round pole
MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm
K Knuckle (formerly PK2) limit to 30° tilt or 2-3/8" OD horizontal arm or vertical tenon
WB Wall Bracket
AD Universal Arm for square pole
AD3 Universal Arm for 2.4"-4.1" round pole
AD4 Universal Arm for 4.2" -5.3" round pole
AD5 Universal Arm for 5.5" -5.9" round pole
AD6 Universal Arm for 6.0"-6.5" round pole

CONTROL OPTIONS
7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)
PCR-SC 7-Pin Receptacle w/Shorting Cap
PCR-TL 7-Pin Receptacle w/Twist Lock photo control

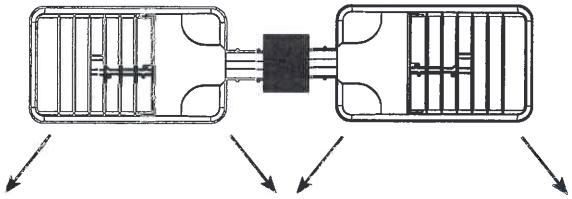
HOUSE SIDE SHIELD ACCESSORIES
HSS/EVP-L/90-FB/XXX 90° shield front or back
HSS/EVP-L/90-LR/XXX 90° shield left or right
HSS/EVP-L/270-FB/XXX 270° shield front or back
HSS/EVP-L/270-LR/XXX 270° shield left or right
HSS/EVP-L/360/XXX Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

MOUNTING ACCESSORIES
VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

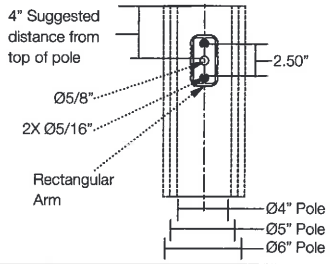
[1] Only available with FR, 2, 3, 4, 4W and 5R distributions

LEFT ROTATED OPTIC **RIGHT ROTATED OPTIC**



DRILL PATTERN

RECTANGULAR ARM (A)
Compatible with Pole drill pattern B3



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VIPER L OPTICS STRIKE

LARGE VIPER LUMINAIRE

Cat.# VPL-96L-170-AM-4F-X-UNV-XXX

Job: CEDAR MEDICAL

Type: "SB"

BEACON design performance technology

Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

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- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Installation:

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Certifications/Ratings:

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- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
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Warranty:

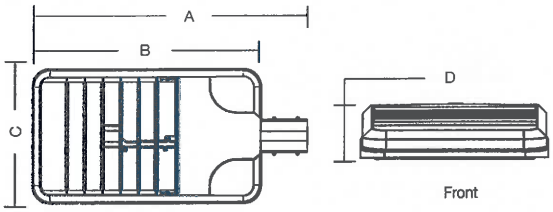
Five year limited warranty for more information visit:
www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)

Turtle Friendly

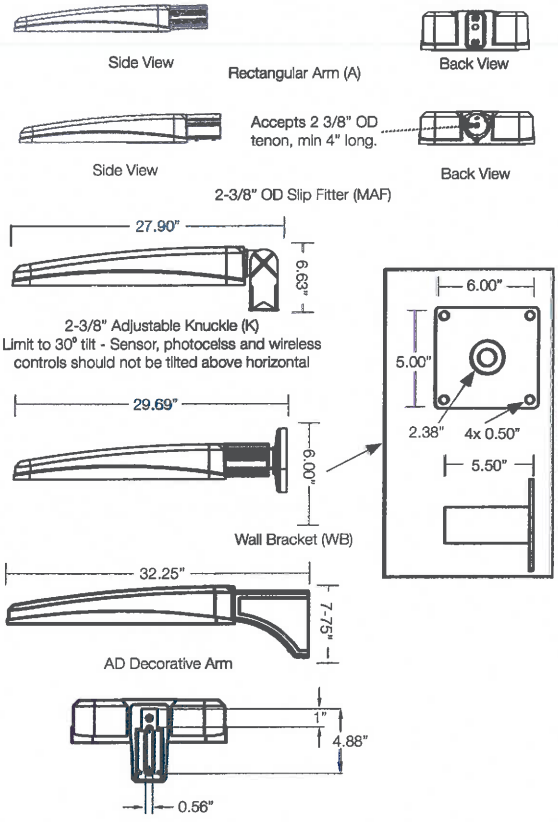


DIMENSIONS



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MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS

C SA US

ida DARK SKY APPROVED

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HUBBELL Lighting

ORDERING INFORMATION ORDERING EXAMPLE: VPL/96L-170/AM/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPL									

SERIES
VPL Viper

LED ENGINE
64L-115 115 W LED array
80L-140 140W LED array
96L-170 170W LED array

CCT
AM Amber

ROTATION
Leave blank for no rotation
L[1] Optic rotation left
R[1] Optic rotation right

VOLTAGE
UNV 120-277V
120 120V
208 208V
240 240V
277 277V
347 347V
480 480V

COLOR
BLT Black Matte Textured
BLS Black Gloss Smooth
DBT Dark Bronze Matte Textured
DBS Dark Bronze Gloss Smooth
GTT Graphite Matte Textured
LGS Light Grey Gloss Smooth
PSS Platinum Silver Smooth
WHT White Matte Textured
WHS White Gloss Smooth
VGT Verde Green Textured

COLOR OPTION
CC Custom Color

OPTIONS
CD Continuous Dimming
F Fusing
BSP Bird Spikes
BC Backshield (available for FR, 2, 3, 4, 4W Optics)
TB Terminal Block

DISTRIBUTION
FR Type 1/Front Row
2 Type 2
3 Type 3
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4W Type 4 Wide
5QM Type 5QM
5QN Type 5QN
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TC Tennis Court

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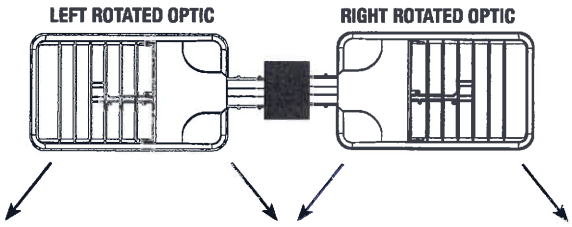
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(Replace **XXX with notation for desired finish color**)
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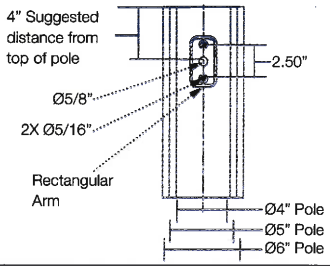
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RECTANGULAR ARM (A)
Compatible with Pole drill pattern B3



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VIPER L
OPTICS
STRIKE
LARGE VIPER LUMINAIRE

Cat.# VPL-96L-170-AM-3F-X-UNV-XXX

Job: CEDAR MEDICAL

Type: "SC"

BEACON design . performance . technology

Approvals

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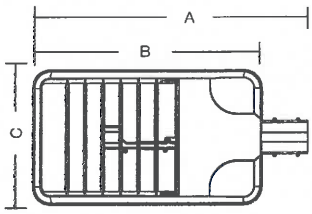
Five year limited warranty for more information visit:
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PRODUCT IMAGE(S)

Turtle Friendly

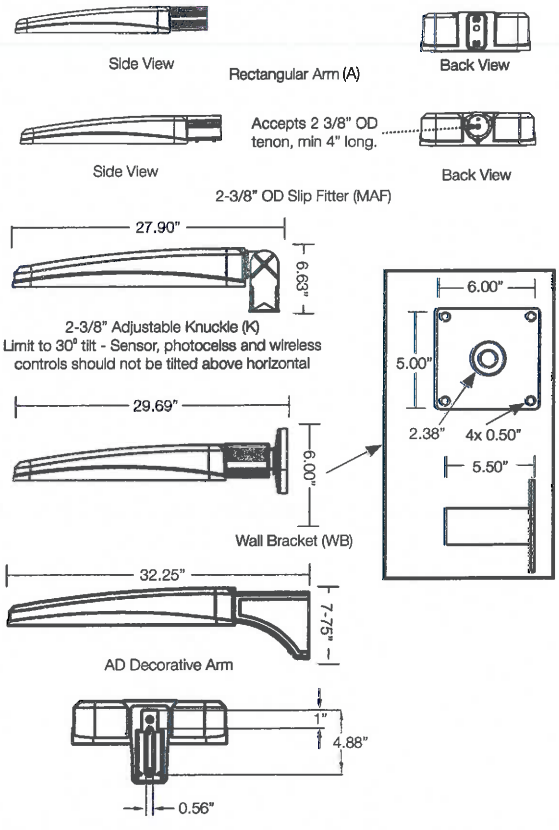


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ida DARK SKY APPROVED

*3000K and warmer CCTs only

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HUBBELL Lighting

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VPL									

SERIES
VPL Viper

LED ENGINE
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80L-140 140W LED array
96L-170 170W LED array

CCT
AM Amber

ROTATION
Leave blank for no rotation
L[1] Optic rotation left
R[1] Optic rotation right

VOLTAGE
UNV 120-277V
120 120V
208 208V
240 240V
277 277V
347 347V
480 480V

COLOR
BLT Black Matte Textured
BLS Black Gloss Smooth
DBT Dark Bronze Matte Textured
DBS Dark Bronze Gloss Smooth
GTT Graphite Matte Textured
LGS Light Grey Gloss Smooth
PSS Platinum Silver Smooth
WHT White Matte Textured
WHS White Gloss Smooth
VGT Verde Green Textured

COLOR OPTION
CC Custom Color

OPTIONS
CD Continuous Dimming
F Fusing
BSP Bird Spikes
BC Backshield (available for FR, 2, 3, 4, 4W Optics)
TB Terminal Block

DISTRIBUTION
FR Type 1/Front Row
2 Type 2
3 Type 3
4F (formerly 4) Type 4
4W Type 4 Wide
5QM Type 5QM
5QN Type 5QN
5R Type 5R (rectangular)
5W Type 5W (round wide)
TC Tennis Court

MOUNTING
A Rectangular Arm (formerly RA) for square or round pole
MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm
K Knuckle (formerly PK2) limit to 30° tilt or 2-3/8" OD horizontal arm or vertical tenon
WB Wall Bracket
AD Universal Arm for square pole
AD3 Universal Arm for 2.4"-4.1" round pole
AD4 Universal Arm for 4.2" -5.3" round pole
AD5 Universal Arm for 5.5" -5.9" round pole
AD6 Universal Arm for 6.0"-6.5" round pole

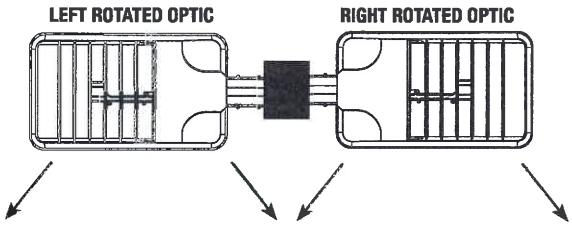
CONTROL OPTIONS
7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)
PCR-SC 7-Pin Receptacle w/Shorting Cap
PCR-TL 7-Pin Receptacle w/Twist Lock photo control

HOUSE SIDE SHIELD ACCESSORIES
HSS/EVP-L/90-FB/XXX 90° shield front or back
HSS/EVP-L/90-LR/XXX 90° shield left or right
HSS/EVP-L/270-FB/XXX 270° shield front or back
HSS/EVP-L/270-LR/XXX 270° shield left or right
HSS/EVP-L/360/XXX Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

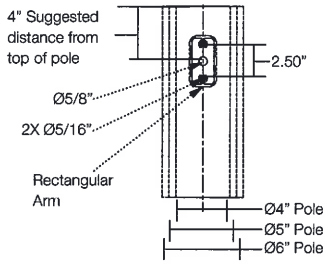
MOUNTING ACCESSORIES
VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

[1] Only available with FR, 2, 3, 4, 4W and 5R distributions



DRILL PATTERN

RECTANGULAR ARM (A)
Compatible with Pole drill pattern B3



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VIPER L OPTICS STRIKE

LARGE VIPER LUMINAIRE

Cat.# VPL-96L-170-AM-3F-X-UNV-XXX		BEACON design performance technology
Job: CEDAR MEDICAL	Type: "SD"	Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications/Ratings:

- Certified to UL 1598, UL 8750, and CSA C22.2
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission.

Warranty:

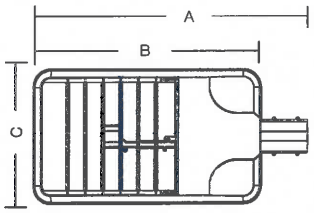
Five year limited warranty for more information visit:
www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)

Turtle Friendly

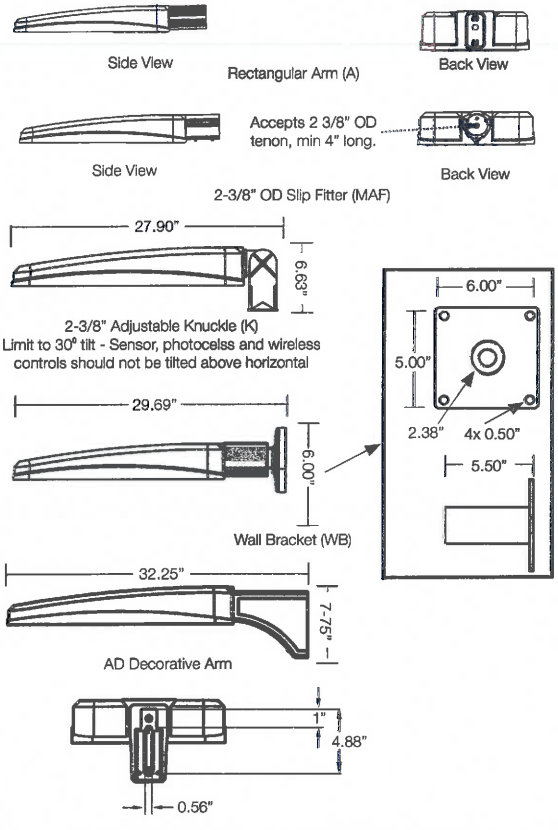


DIMENSIONS



A	B	C	D	Weight:	EPA
29.9" (741 mm)	24.19" (614 mm)	14.25" (362 mm)	4.13" (105 mm)	25.0 lbs (11.3 kg)	1.2 ft²

MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS

C US

*3000K and warmer CCTs only

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HUBBELL Lighting

ORDERING INFORMATION

ORDERING EXAMPLE: VPL/96L-170/AM/4W/UNV/A/DBT/7PR-TL/GENI-04/BC

VPL | | | | | | | | | |

SERIES
VPL Viper

LED ENGINE
64L-115 115 W LED array
80L-140 140W LED array
96L-170 170W LED array

CCT
AM Amber

ROTATION
Leave blank for no rotation
L[1] Optic rotation left
R[1] Optic rotation right

VOLTAGE
UNV 120-277V
120 120V
208 208V
240 240V
277 277V
347 347V
480 480V

COLOR
BLT Black Matte Textured
BLS Black Gloss Smooth
DBT Dark Bronze Matte Textured
DBS Dark Bronze Gloss Smooth
GTT Graphite Matte Textured
LGS Light Grey Gloss Smooth
PSS Platinum Silver Smooth
WHT White Matte Textured
WHS White Gloss Smooth
VGT Verde Green Textured

COLOR OPTION
CC Custom Color

OPTIONS
CD Continuous Dimming
F Fusing
BSP Bird Spikes
BC Backshield (available for FR, 2, 3, 4, 4W Optics)
TB Terminal Block

DISTRIBUTION
FR Type 1/Front Row
2 Type 2
3 Type 3
4F (formerly 4) Type 4
4W Type 4 Wide
5QM Type 5QM
5QN Type 5QN
5R Type 5R (rectangular)
5W Type 5W (round wide)
TC Tennis Court

MOUNTING
A Rectangular Arm (formerly RA) for square or round pole
MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm
K Knuckle (formerly PK2) limit to 30° tilt or 2-3/8" OD horizontal arm or vertical tenon
WB Wall Bracket
AD Universal Arm for square pole
AD3 Universal Arm for 2.4"-4.1" round pole
AD4 Universal Arm for 4.2" -5.3" round pole
AD5 Universal Arm for 5.5" -5.9" round pole
AD6 Universal Arm for 6.0"-6.5" round pole

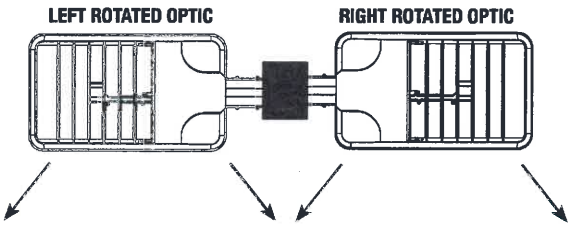
CONTROL OPTIONS
7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)
PCR-SC 7-Pin Receptacle w/Shorting Cap
PCR-TL 7-Pin Receptacle w/Twist Lock photo control

HOUSE SIDE SHIELD ACCESSORIES
HSS/EVP-L/90-FB/XXX 90° shield front or back
HSS/EVP-L/90-LR/XXX 90° shield left or right
HSS/EVP-L/270-FB/XXX 270° shield front or back
HSS/EVP-L/270-LR/XXX 270° shield left or right
HSS/EVP-L/360/XXX Full shield

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

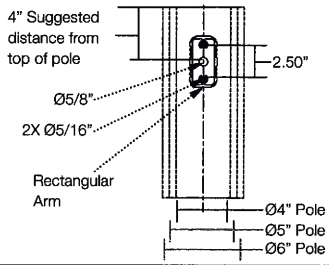
MOUNTING ACCESSORIES
VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

[1] Only available with FR, 2, 3, 4, 4W and 5R distributions



DRILL PATTERN

RECTANGULAR ARM (A)
Compatible with Pole drill pattern B3



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PERFORMANCE DATA

# LED'S	DRIVE CURRENT	SYSTEM WATTS	DISTRIBUTION TYPE	AMB amber 590nm (std.) LUMENS	LPW[1]	B	U	G
64	700mA	115W	FR	3731	32	1	0	0
			2	3528	31	1	0	1
			3	3534	31	1	0	1
			4	3454	30	0	0	1
			4W	3409	30	1	0	2
			5QM	3534	31	2	0	0
			5QN	3691	32	2	0	0
			5R	3565	31	2	0	2
			5W	3379	29	2	0	1
80	700mA	140W	FR	4757	34	1	0	1
			2	4498	32	1	0	1
			3	4506	32	1	0	1
			4	4403	31	1	0	2
			4W	4262	30	1	0	2
			5QM	4506	32	2	0	1
			5QN	4706	34	1	0	0
			5R	4546	32	2	0	2
			5W	4308	31	3	0	1
96	700mA	170W	FR	5709	33	1	0	1
			2	5400	30	1	0	1
			3	5407	31	1	1	3
			4	5284	30	1	0	2
			4W	5147	30	1	0	2
			5QM	5408	31	2	0	1
			5QN	5647	32	2	0	0
			5R	5455	31	3	0	3
			5W	5169	30	3	0	1

# LED'S	DRIVE CURRENT	SYSTEM WATTS	DISTRIBUTION TYPE	AMB amber 590nm (std.) LUMENS	LPW[1]	B	U	G
64	700mA	115W	FR-BC	2996	26	0	0	0
			2-BC	2614	23	0	0	1
			3-BC	2499	22	0	0	1
			4-BC	2730	24	0	0	1
			4W-BC	2140	19	0	0	1
80	700mA	140W	FR-BC	3820	27	1	0	0
			2-BC	3268	23	0	0	1
			3-BC	3124	22	0	0	1
			4-BC	3413	24	0	0	1
			4W-BC	2728	19	0	0	1
96	700mA	170W	FR-BC	4584	26	1	0	0
			2-BC	3921	22	0	0	1
			3-BC	3749	21	0	0	1
			4-BC	4095	23	0	0	1
			4W-BC	3274	19	0	0	1

[1] Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.
[2] 315W and 395W 3000K versions are not DLC QPL listed. Reference highlighted cells in table.

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DATE: 06/16/2021 | LOCATION: FLAGSTAFF, AZ

TYPE: "SG" | PROJECT: CEDAR MEDICAL COLLABORATIVE

CATALOG #: TRV-D-24L-45-AM-4-UNV-XXX-XXX

TRAVERSE

SURFACE/CEILING/GARAGE

FEATURES

- Wall surface mounted luminaire with a field replaceable LED light engine & optical bezel system
- Optional passive infrared (PIR) motion sensor
- Horizontal opening motion allows for minimal effort during installation, maintenance, or upgrading
- LED wattages from 45-105Watt. Available in 45W, 60W & 150W lumen packages
- Easy and fast mounting. Simply mount the backplate to wall and attach front on hinges to close



*3000K and warmer CCTs only

RELATED PRODUCTS

Cruzer

Turtle Friendly

DIMENSIONS

BROCHURE

CATALOG PAGE

CONTROL TECHNOLOGY

energent SiteSync

SPECIFICATIONS

CONSTRUCTION

- Traverse luminaire consists of a die cast aluminum two-piece housing
- Die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sinked to the rear housing
- Shape of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access
- IFS polyester powder-coat electrostatically applied and thermocured
- IFS finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

OPTICS

- Optical one piece cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system
- Optics are held in place without the use of adhesives
- Cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED

ELECTRICAL

- 100V through 277V, 347V and 480V, 50 Hz to 60 Hz
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600 VAC at 50°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Surge protection - 20kA

INSTALLATION

- Rear housing (back plate) is designed with various bolt patterns for direct wall mounting or mounting to a recessed junction box
- Rear housing has three integral 3/4" NPT power feed locations (bottom and each side) for surface mounted conduit applications
- After mounting the rear housing to the wall or junction box, the main housing is designed to attach and hinge closed after connecting the male and female quick connectors
- Mounting design permits a simple retrofit to existing wall luminaires that utilize or recessed junction boxes

CERTIFICATIONS

- UL Listed, Suitable for wet locations (standard)
- IDA approved

WARRANTY

- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	1200–3200
Wattage Range	45–105
Efficacy Range (LPW)	27–30

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HUBBELL Lighting

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TRAVERSE

SURFACE/CEILING/GARAGE

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ORDERING GUIDE

Example: TRV-D–24L-45–AM–3–UNV–PCU–DBT

CATALOG # | | | | | | | |

Series	Engine Watts	CCT/CRI	Optics	Voltage	Electrical Options	Finish
TRV-D Traverse Down Light	**24L-45** 45 Watt - LED array	**AM** Amber	**2** Type II	**UNV** 120–277V	**PCU** Button Photocell, Universal	**BLT** Black Matte Textured
TRV-U Traverse Up Light (lens req.)	**36L-65** 65 Watts - LED array	**RO** Red Orange	**3** Type III	**347** 347V	**MOB** Motion Sensor 33% or 50% dimming+-	**BLS** Black Gloss Smooth
	48L-85 85 Watts - LED array		**4** Type IV	**480** 480V		**DBT** Dark Bronze Matte Textured
	60L-105 105 Watts - LED array		**5R** Type V, rectangular			**DBS** Dark Brone Gloss Smooth
			5W Type V, Wide			**GTT** Graphite Matte Textured
						LGS Light Grey Gloss Smooth
						PSS Platinum Silver Smooth
						WHT White Matte Textured
						WHS White Gloss Smooth
						VGT Verde Green Textured
						Color Option
						CC Custom Color

Accessories

- ☐ **SWUSB**[1] SiteSync Interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node[11]
- ☐ **SWTAB**[1] Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node[11]
- ☐ **SWBRG**[2] SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested[12]

1 When ordering with SiteSync, one of these interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node

2 If needed, an additional Bridge Node can be ordered

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbelllighting.com/products/sitesync/ or contact Hubbell Lighting tech support at 864-679-1000.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: TRV-D–24L-45–AM–3–UNV–SWP–BLT SiteSync only
TRV-D–24L-55–AM–T3–UNV–SWPM-20F–BLT SiteSync with Occupancy Sensor

MOB ORDERING INFORMATION: When ordering a fixture with a dimming occupancy sensor (MOB), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

TRV/24L-55/AM/T3/UNV/MOB - 1 to 30 min. - 33% or 50% - ?? / BLT

High to Dim Delay | Low Level | Mounting Height (ft.)

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HUBBELL Lighting

Turtle Friendly

BEACON
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DATE: 06/16/2021 | LOCATION: FLAGSTAFF, AZ

TYPE: "SH" | PROJECT: CEDAR MEDICAL COLLABORATIVE

CATALOG #: TRV-D-24L-45-AM-3-UNV-XXX-XXX

TRAVERSE

SURFACE/CEILING/GARAGE

FEATURES

- Wall surface mounted luminaire with a field replaceable LED light engine & optical bezel system
- Optional passive infrared (PIR) motion sensor
- Horizontal opening motion allows for minimal effort during installation, maintenance, or upgrading
- LED wattages from 45-105Watt. Available in 45W, 60W & 150W lumen packages
- Easy and fast mounting. Simply mount the backplate to wall and attach front on hinges to close



Turtle Friendly

DIMENSIONS

BROCHURE

CATALOG PAGE

*3000K and warmer CCTs only

RELATED PRODUCTS

Cruzer

CONTROL TECHNOLOGY

energent SiteSync

SPECIFICATIONS

CONSTRUCTION

- Traverse luminaire consists of a die cast aluminum two-piece housing
- Die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sinked to the rear housing
- Shape of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access
- IFS polyester powder-coat electrostatically applied and thermocured
- IFS finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

OPTICS

- Optical one piece cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system
- Optics are held in place without the use of adhesives
- Cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED

ELECTRICAL

- 100V through 277V, 347V and 480V, 50 Hz to 60 Hz
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600 VAC at 50°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Surge protection - 20kA

INSTALLATION

- Rear housing (back plate) is designed with various bolt patterns for direct wall mounting or mounting to a recessed junction box
- Rear housing has three integral 3/4" NPT power feed locations (bottom and each side) for surface mounted conduit applications
- After mounting the rear housing to the wall or junction box, the main housing is designed to attach and hinge closed after connecting the male and female quick connectors
- Mounting design permits a simple retrofit to existing wall luminaires that utilize or recessed junction boxes

CERTIFICATIONS

- UL Listed, Suitable for wet locations (standard)
- IDA approved

WARRANTY

- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	1200–3200
Wattage Range	45–105
Efficacy Range (LPW)	27–30

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HUBBELL Lighting

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TRAVERSE

SURFACE/CEILING/GARAGE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE

Example: TRV-D–24L-45–AM–3–UNV–PCU–DBT

CATALOG # _____

Series		Engine Watts		CCT/CRI		Optics		Voltage		Electrical Options		Finish	
TRV-D	Traverse Down Light	**24L-45**	45 Watt - LED array	**AM**	Amber	**2**	Type II	**UNV**	120–277V	**PCU**	Button Photocell, Universal	**BLT**	Black Matte Textured
TRV-U	Traverse Up Light (lens req.)	**36L-65**	65 Watts - LED array	**RO**	Red Orange	**3**	Type III	**347**	347V	**MOB**	Motion Sensor 33% or 50% dimming[1]	**BLS**	Black Gloss Smooth
		48L-85	85 Watts - LED array			**4**	Type IV	**480**	480V			**DBT**	Dark Bronze Matte Textured
		60L-105	105 Watts - LED array			**5R**	Type V, rectangular					**DBS**	Dark Brone Gloss Smooth
						5W	Type V, Wide					**GTT**	Graphite Matte Textured
												LGS	Light Grey Gloss Smooth
												PSS	Platinum Silver Smooth
												WHT	White Matte Textured
												WHS	White Gloss Smooth
												VGT	Verde Green Textured
												Color Option	
												CC	Custom Color

Accessories

☐	**SWUSB**[1]	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node[11]
☐	**SWTAB**[1]	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node[11]
☐	**SWBRG**[2]	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested[12]

1 When ordering with SiteSync, one of these interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node

2 If needed, an additional Bridge Node can be ordered

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbelllighting.com/products/sitesync/ or contact Hubbell Lighting tech support at 864-679-1000.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: TRV-D–24L-45–AM–3–UNV–SWP–BLT SiteSync only
TRV-D–24L-55–AM–T3–UNV–SWPM-20F–BLT SiteSync with Occupancy Sensor

MOB ORDERING INFORMATION: When ordering a fixture with a dimming occupancy sensor (MOB), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

TRV/24L-55/AM/T3/UNV/MOB - 1 to 30 min - 33% or 50% - ?? / BLT

High to Dim Delay | Low Level | Mounting Height (ft.)

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HUBBELL Lighting

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TRAVERSE

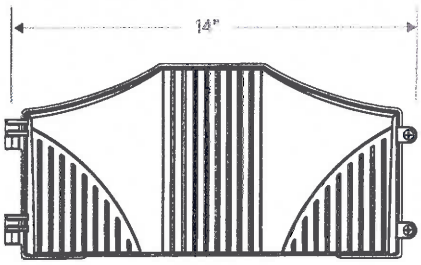
SURFACE/CEILING/GARAGE

Turtle Friendly

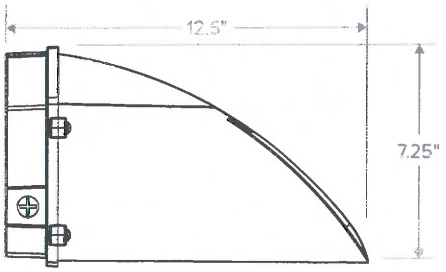
PERFORMANCE DATA

# LED'S	DRIVE CURRENT	SYSTEM WATTS 120-277V	DISTRIBUTION TYPE	AMBER (1400K) LUMENS	LPW	B	U	G
24	700mA	45W	2	1269	28	0	0	0
			3	1245	28	0	0	1
			4	1224	27	0	0	1
			4W	1198	27	0	0	1
			5R	1255	28	1	0	1
			5W	1340	30	1	0	0
36	700mA	65W	2	1904	29	0	0	0
			3	1868	29	0	0	1
			4	1836	28	0	0	1
			4W	1796	28	0	0	1
			5R	1883	29	1	0	1
			5W	1834	28	1	0	1
48	700mA	85W	2	2539	30	1	0	1
			3	2490	29	1	0	1
			4	2449	29	0	0	1
			4W	2395	28	0	0	1
			5R	2510	30	1	0	1
			5W	2446	29	2	0	1
60	700mA	105W	2	3173	30	1	0	1
			3	3111	28	1	0	2
			4	3061	29	0	0	1
			4W	2994	28	1	0	1
			5R	3138	29	2	0	2
			5W	3060	29	2	0	1

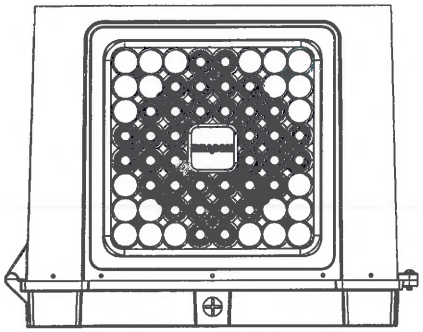
DIMENSIONS



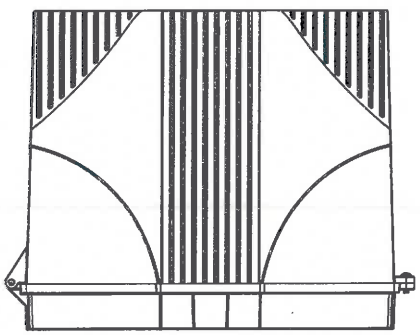
Front View



Side View



Bottom View



Top View

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HUBBELL Lighting

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LTR-4RD

LITEISTRY 4" ROUND DOWNLIGHT

DATE: 06/16/2021 | LOCATION: FLAGSTAFF, AZ

TYPE: "SFA" | PROJECT: CEDAR MEDICAL COLLABORATIVE

CATALOG #: LTR-4RD-H-SL06L-DM1/LTR-4RD-T-SL27K8WDS

LITEISTRY™

FEATURES

- 4" architectural LED downlight delivering 600 – 4000 lm
- Five beam distributions from 0.3 to 1.2 Spacing Criteria
- Quiet reflector appearance with superior 50° optical cutoff
- 2700K – 5000K, 80+ and 90+ CRI options
- Available for New Construction (non-IC), IC and Chicago Plenum applications
- Variety of dimming protocol options including 0–10V, DALI, DMX, Lutron Forward Phase and EcoSystem
- NX Distributed Intelligence™ wired and wireless controls capability available



WET LOCATION · C SA US · ENERGY STAR · BUY AMERICAN SOLUTIONS — See Certification Specifications

RELATED PRODUCTS

- LTR-4RD-RFH Retrofit
- LTR-4RD SpectraSync
- LTR-4RDPH PowerHUBB
- 3" LITEISTRY Family
- 4" LITEISTRY Family
- 6" LITEISTRY Family

CONTROL TECHNOLOGY

NX DISTRIBUTED™ INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION

- Standard Non-IC. Chicago Plenum and IC options
- Painted black durable steel platform with pre-installed bar hangers
- Pre-wired junction box with snap-on covers for easy access
- Snap-in connection from driver compartment allows easy installation
- Light Engine connections use plenum rated (CMP) cable

OPTICS

- Visually pleasing 50° cutoff to source and source image
- The light distribution is free of distracting bright spots or pixelation and the perimeter has a smooth transition
- Optical grade silicone lens integral to light engine
- High purity spun aluminum reflector, self-flanged
- Flush Mount flange option with mud-in ring available
- Large selection of anodized finishes and colors
- Painted cones and flange options available

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >55,000 hours (TM-21)
- Universal voltage 120V–277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection, RoHS compliant
- Flicker free 0-10V dimming with 1% or <1% performance
- DALI, DMX, and Lutron Forward Phase and EcoSystem options
- Integral and remote emergency controller and battery pack options available
- NX or Lutron Vive control options available
- Refer to additional spec sheets for information on SpectraSync™ Tunable White or Dim-to-Warm or PowerHUBB™ PoE enabled solutions

INSTALLATION

- Accommodates ceiling thickness up to 2"
- Universal adjustable mounting brackets also accept 0.5" EMT conduit or 1.5" or 0.75" lathing channel (by others) or Prescolite accessory bar hangers (B24 or B6)
- Light Engine/Driver fully serviceable from above or below the ceiling

CERTIFICATIONS

- cCSAus certified to UL 1598
- Suitable for wet locations, covered ceiling. EM/ EMR: Suitable for damp locations.
- EM/EMR: Certified under UL 924 standard for emergency lighting and power equipment
- Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring
- ENERGY STAR® certified models available (See list and additional information on page 7)
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction. Materials under Trade Agreements effective 6/6/2020. See Buy American Solutions.

WARRANTY

- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	600-4000
Wattage Range	8-52
Efficacy Range (LPW)	90-99*
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	65-433 (120V)

*Based on Specular, 35K, 80 CRI

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HUBBELL Lighting

prescolite

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LTR-4RD

LITEISTRY 4" ROUND DOWNLIGHT

ORDERING GUIDE

Example: LTR–4RD–H–SL10L–DM1–LTR–4RD–T–SL35K8MD–S

CATALOG #

HOUSING

LTR-4RD-H –

Aperture/Shape/Function		Lumen Package		Lumen Output		Driver Options		Control Options		Voltage		Housing Options	
LTR-4RD-H	4" Round Downlight New Construction Housing	SL	Standard Lumen	06L	600	DM1	0-10V Dimming to 1%	NXE	NX Enabled, Dual SmartPorts [3]	*Standard 120-277V*		CP	Chicago Plenum [3,9]
				10L	1000	DM01	0-10V Dimming to < 1%	NXWE	NX Wireless Enabled [3]	34	347V [6]	IC	IC rated [8,9]
				15L	1500	DMX	DMX with RDM dimming to < 0.1% [2]	NXWD	NX Wireless Enabled, Dual SmartPorts [3]			EM	Emergency Battery Pack with integral test switch and indicator light [9]
		ML	Medium Lumen	20L	2000	DALI	DALI Dimming to 1%	LV	Lutron Vive Enabled, 0-10V (requires 0-10V driver)			EMR	Emergency Battery Pack with remote test switch and indicator light [9]
				25L	2500	2DM	Lutron Hi-Lume 2-wire Dimming to 1% (120V Forward Phase only) [2]	LVE	Lutron Vive Enabled, EcoSystem, (requires EDM)			DTS	Device Transfer Switch with Dimming Bypass [9,11]
				30L	3000	EDM	Lutron Hi-Lume EcoSystem Dimming to 1% [2]					GTD	Generator Transfer Device [9]
		HL	High Lumen	35L	3500							F	Fuse
				40L	4000								

TRIM

LTR-4RD-T –

Aperture/Shape/Function		Lumen Package		CCT		CRI		Distribution	
LTR-4RD-T	4" Round Downlight Light Engine/Trim Assembly	SL	Standard Lumen	27K	2700K	8	80+CRI	VNR	Very Narrow (0.3 SC/20°) [13]
		ML	Medium Lumen	30K	3000K	9	90+CRI	NR	Narrow (0.4 SC/29°)
		HL	High Lumen	35K	3500K			MD	Medium (0.7 SC/44°)
				40K	4000K			WD	Wide (0.9 SC/61°)
				50K	5000K [1]			XW	Extra Wide (1.2 SC/78°)

TRIM CONTINUED

Reflector Finish		Reflector Color		Flange Color Options		Lower Trim Options		Reflector Options	
Finish not applicable with painted reflectors (WC or BC)		*Standard Clear*		*Standard matches reflector color*		EM	Pre-punched reflector for EM integral test switch and indicator	AM	Antimicrobial Coating [5]
S	Specular	CG	Champagne Gold	WT	White Flange [4]	FM	Flush Mount Mud-in Ring [10]		
SS	Semi-Specular	BL	Black	BT	Black Flange [4]	WF	Wide Flange		
MFC	American Matte™	LW	Light Wheat						
VS	Softglow®	PW	Pewter						
VSS	SoftSheen™	WC	Painted White Cone and Flange						
		BC	Painted Black Cone and Flange						

Accessories	
☐ **B24**	Set of two (2) 24" bar hangers for T-bar ceilings
☐ **B6**	Set of two bar hangers for ceiling joist up to 24" centers
☐ **FMR4-R**	Flush Mount Mud-In Ring Accessory, 4" Round
☐ **LiteGear**	LiteGear® Inverter, 125VA-250VA
☐ **LPS Series**	LightPower Micro-Inverter, 20VA-55VA
☐ **MOR4-R-WH**	Metal Oversized Ring, 4" Round, White (8.25" outside diameter)
☐ **MOR4-R-BL**	Metal Oversized Ring, 4" Round, Black (8.25" outside diameter)
☐ **LTR-SCA4-__**	Sloped Ceiling Adapter, 4", White [12]

Notes:

1 5000K available in 80+ CRI only.
2 2DM, EDM, DMX available in 10L-35L.
3 NX requires DM1 driver option.
4 WT not needed for WC, BT not needed for BC.
5 AM available with WC or Specular Clear (S or SWT). Consult factory for other colors.
6 347V requires DM1 driver option; not available in 06L or with Controls F, DTS, GTD, EM, EMR.
7 CP available up to 20L; not available with DMX, Controls, or EMR options.
8 IC available up to 20L; not available with Controls options.
9 Housing options (except Fuse) not available in combination.
10 Flush Mount Flange (FM) requires FMR accessory (sold separately).
11 DTS available with DM1, DM01, DALI, or EDM; not available with LVE.
12 Specify slope angle 5°-35° in 5° increments. Not available with EM, WF, or FM options.
13 VNR available up to 30L.

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HUBBELL Lighting

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DATE: LOCATION:

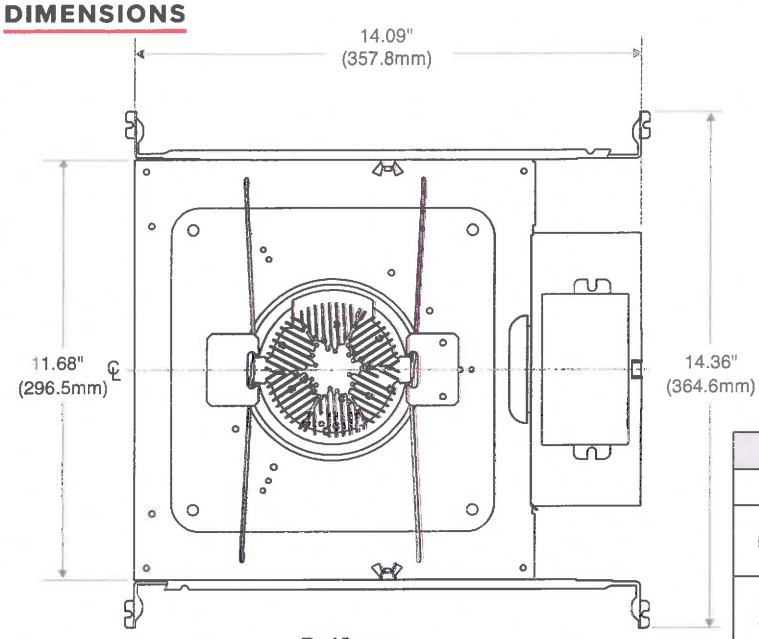
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CATALOG #:

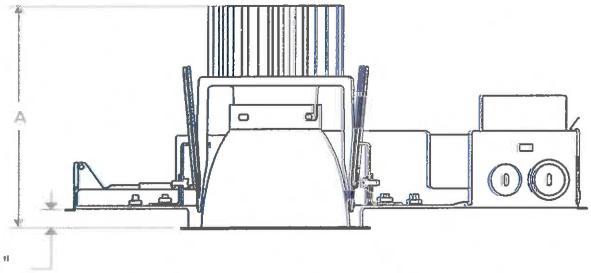
LTR-4RD

LITEISTRY 4" ROUND DOWNLIGHT

DIMENSIONS



Top View

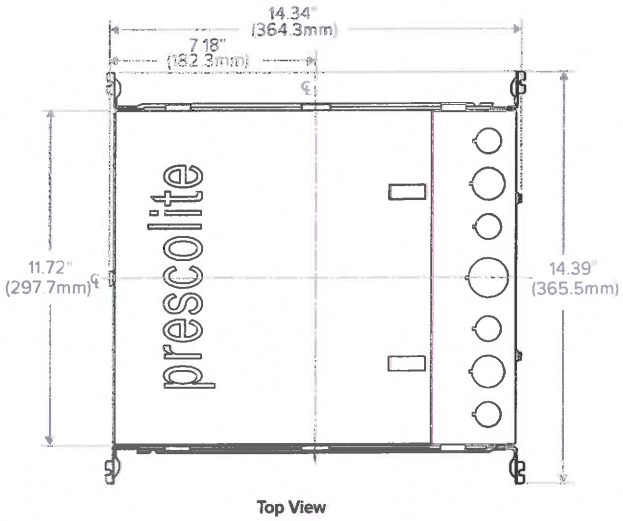


Dimensional Data		
Aperture		4.00" (101.6mm)
Flange:	Standard	5.25" (133.4mm)
	Flush Mount	4.50" (114.3mm)
Ceiling Cutout:	Standard	5.00" (127.0mm)
	Flush Mount	5.12" (130.0mm)
Ceiling Thickness:	Standard or w/ SCA 5-20° slope	0.50" to 2.00" (12.7mm to 50.8mm)
	With SCA 25-35° slope	0.50" to 1.75" (12.7mm to 44.6mm)

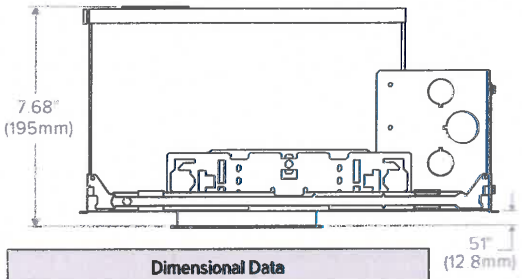
Lumen Package	"A"
06L-15L	4.97" (126.2mm)
20L-30L	6.15" (156.2mm)
35L-40L	7.33" (186.2mm)

SCA Sloped Ceiling Adapter accessory available, see LTR-SCA specification sheet and installation instructions for dimensional data and other details.

LTR-4RD-H New Construction



Top View



Dimensional Data		
Aperture		4.00" (101.6mm)
Flange:	Standard	5.25" (133.4mm)
	Flush Mount	4.50" (114.3mm)
Ceiling Cutout:	Standard	5.00" (127.0mm)
	Flush Mount	5.12" (130.0mm)
Ceiling Thickness:	Standard or w/ SCA 5-20° slope	0.50" to 2.00" (12.7mm to 50.8mm)
	With SCA 25-35° slope	0.50" to 1.75" (12.7mm to 44.6mm)

SCA Sloped Ceiling Adapter accessory available, see LTR-SCA specification sheet and installation instructions for dimensional data and other details.

LTR-4RD-H IC/CP

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LTR-4RD

LITEISTRY 4" ROUND DOWNLIGHT

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

PHOTOMETRY

LTR-4RD-H-ML20L-DM1 / LTR-4RD-T-ML35K8VNR-S

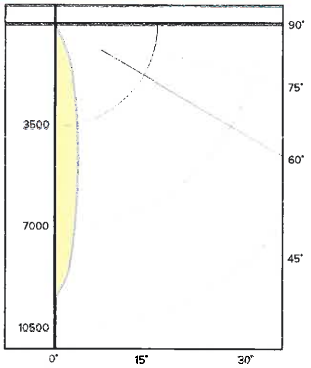
LUMINAIRE DATA

Test No.	**20.01331**
Description	**2000 lm, Very Narrow, 3500K, 80 CRI**
Delivered Lumens	**2032**
Watts	**22.4W**
Efficacy	**91**
Mounting	**Recessed**
Spacing Criterion	**0.3**
Beam Angle (FWHM)	**20**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	2011	99.0
0-60	2032	100.0
0-90	2032	100.0
0-180	2032	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	9388
5	7360
15	2780
25	1073
35	198
45	20
55	0
65	0
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	3489
55°	0
65°	0
75°	0
85°	0

*Candela/Square Meter

LTR-4RD-H-ML20L-DM1 / LTR-4RD-T-ML35K8NR-S

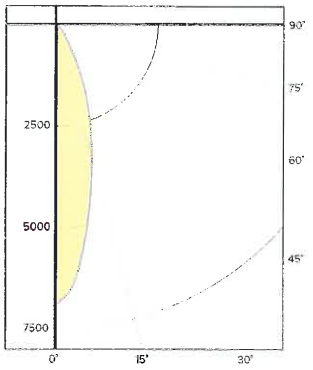
LUMINAIRE DATA

Test No.	**19.00532**
Description	**2000 lm, Narrow, 3500K, 80 CRI**
Delivered Lumens	**2238**
Watts	**22.5W**
Efficacy	**99.3**
Mounting	**Recessed**
Spacing Criterion	**0.4**
Beam Angle (FWHM)	**29**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	2208	98.6
0-60	2237	99.9
0-90	2238	100.0
0-180	2238	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	6877
5	6035
15	3284
25	1313
35	260
45	26
55	3
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	4535
55°	645
65°	292
75°	0
85°	0

*Candela/Square Meter

IES FILE

LTR-4RD-H-ML20L-DM1 / LTR-4RD-T-ML35K8MD-S

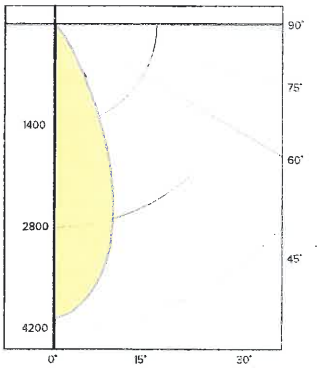
LUMINAIRE DATA

Test No.	**19.00533**
Description	**2000 lm, Medium, 3500K, 80 CRI**
Delivered Lumens	**2152**
Watts	**22.5W**
Efficacy	**95.6**
Mounting	**Recessed**
Spacing Criterion	**0.7**
Beam Angle (FWHM)	**44**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	2113	98.2
0-60	2151	99.9
0-90	2152	100.0
0-180	2152	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	4053
5	3893
15	3037
25	1493
35	366
45	34
55	3
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	5931
55°	645
65°	292
75°	0
85°	0

*Candela/Square Meter

IES FILE

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HUBBELL Lighting

Project Number
17.02978

HUBBELL Lighting

Date
11/29/2017



LAB 5
Sphere

Test Sample Description

Catalog Number: VP-L-80E2-140-AMB-2-UNV
Description: Large Viper w/ Amber LEDs and Type II Optics

Photometry	
Test Method:	IES LM-31-95 IES LM-79-08 § 10
Preburn Time:	0:00
Time To Stabilize:	1:45
Total Operating Time:	3:00
Input Voltage (Volts):	120.2
Input Current (Amps):	1.257
Input Wattage (Watts):	150.8
Ambient Temp (°C):	25.3

Sphere	
Test Method:	IES LM-16-93 IES LM-79-08 § 9.1 & 12.1
Preburn Time:	8:00
Time To Stabilize:	2:30
Total Operating Time:	11:00
Input Voltage (Volts):	120.0
Input Current (Amps):	1.261
Input Wattage (Watts):	150.5
Ambient Temp (°C):	25.0





Hubbell Lighting, Inc.
701 Millennium Boulevard
Greenville, SC 29607
www.hubbelllighting.com

Checked (sphere): B. LEE
Checked (photometry): R. WILLIAMS
Approved: P. McCARTHY

NVLAP®
TESTING
NVLAP LAB CODE: 201003-0

This report shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

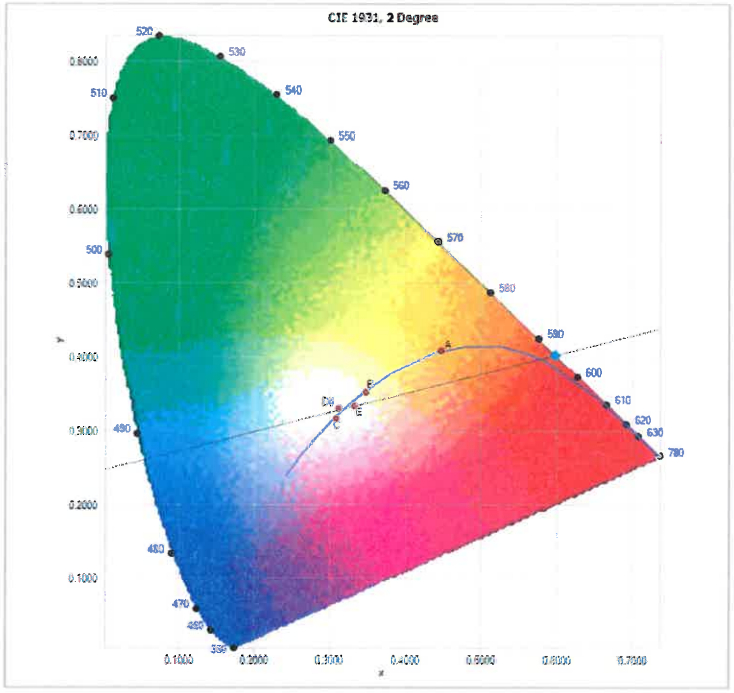
Test #: 17.02978 **Date:** 11/28/2017

HUBBELL Lighting

Lamp Cat#: XPE-2
Lamp Desc: 80 - Cree Amber LEDs
Driver Desc: 2 - TRP PLED96W-034-C2800-D3

Efficacy: 32.0 LPW S/P Ratio: 0.2 LM'/LM

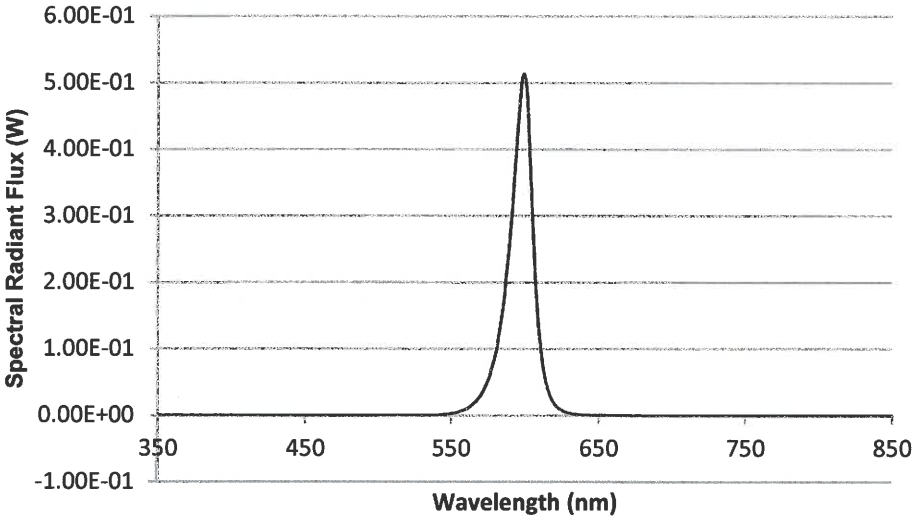
Chromaticity Diagram



Spectral Results

Name	Value	Unit
Φ	10.37	watts
Φ(v)	4817	lumens
Φ(v')	1018	lm'
Chrom x	0.597	
Chrom y	0.4021	
Chrom u	0.3601	
Chrom v	0.3638	
Duv	0.0029	
Chrom u'	0.3601	
Chrom v'	0.5457	
CCT	1484	K
Purity	99.9	%
λ (dom)	593.9	nm
FWHM	16.4	nm
λ (peak)	598.8	nm
λ (center)	597.4	nm
λ (centroid)	595.4	nm
SDCM	Cool White	
RA	-19	
Corr. Coef.	0.0035601	
Correlation	0.0054	
R1	-29.7	
R2	55.7	
R3	17.0	
R4	-64.9	
R5	-36.9	
R6	48.5	
R7	-8.0	
R8	-133.0	
R9	-375.8	
R10	35.1	
R11	-89.2	
R12	2.8	
R13	-10.5	
R14	46.4	

Spectral Distribution of Radiant Flux



This report shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

FLUX CHARACTERISTICS - COLOR (T_J = 25 °C) - CONTINUED

Color	Color Bin	Minimum Luminous Flux (lm) @ 350 mA		Order Codes
		Group	Flux (lm)	
PC Amber	Y2	Q2	87.4	XPEBPA-L1-0000-00A01
		Q3	93.9	XPEBPA-L1-0000-00B01
		Q4	100	XPEBPA-L1-0000-00C01
		Q5	107	XPEBPA-L1-0000-00D01

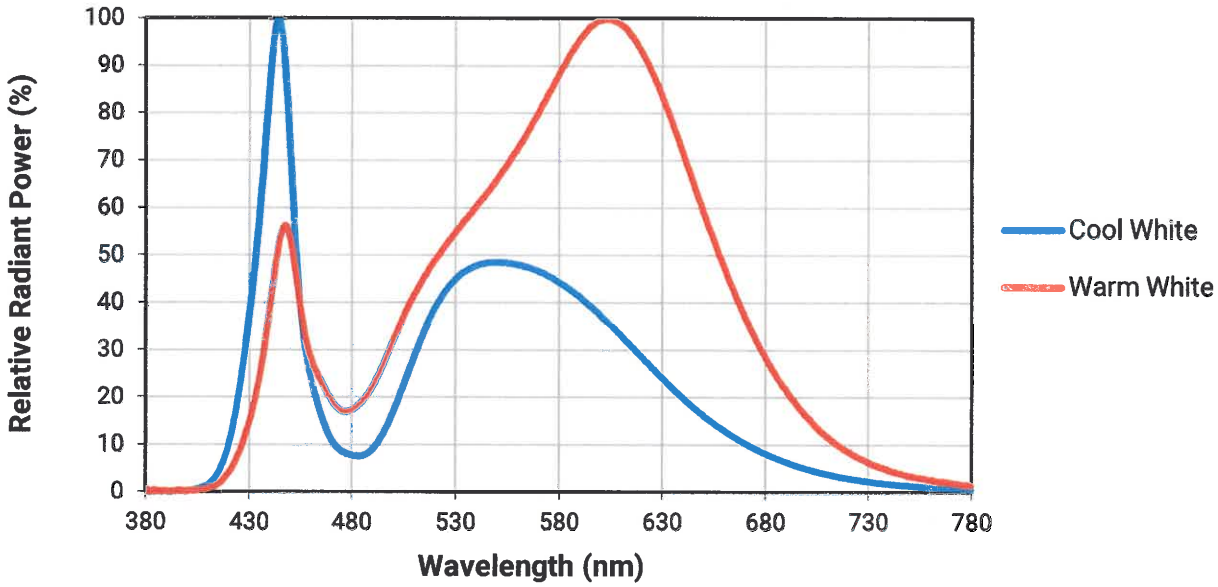
Color	Minimum Luminous Flux (lm) @ 350 mA		Dominant Wavelength (nm)				Order Codes
			Minimum		Maximum		
	Group	Flux (lm)	Group	DWL (nm)	Group	DWL (nm)	
Amber	N4	62.0	A2	585	A3	595	XPEBAM-L1-0000-00601
			A2	585	A2	590	XPEBAM-L1-0000-00602
			A3	590	A3	595	XPEBAM-L1-0000-00603
	P2	67.2	A2	585	A3	595	XPEBAM-L1-0000-00701
			A2	585	A2	590	XPEBAM-L1-0000-00702
			A3	590	A3	595	XPEBAM-L1-0000-00703
	P3	73.9	A2	585	A3	595	XPEBAM-L1-0000-00801
			A2	585	A2	590	XPEBAM-L1-0000-00802
			A3	590	A3	595	XPEBAM-L1-0000-00803
	P4	80.6	A2	585	A3	595	XPEBAM-L1-0000-00901
			A3	590	A3	595	XPEBAM-L1-0000-00903

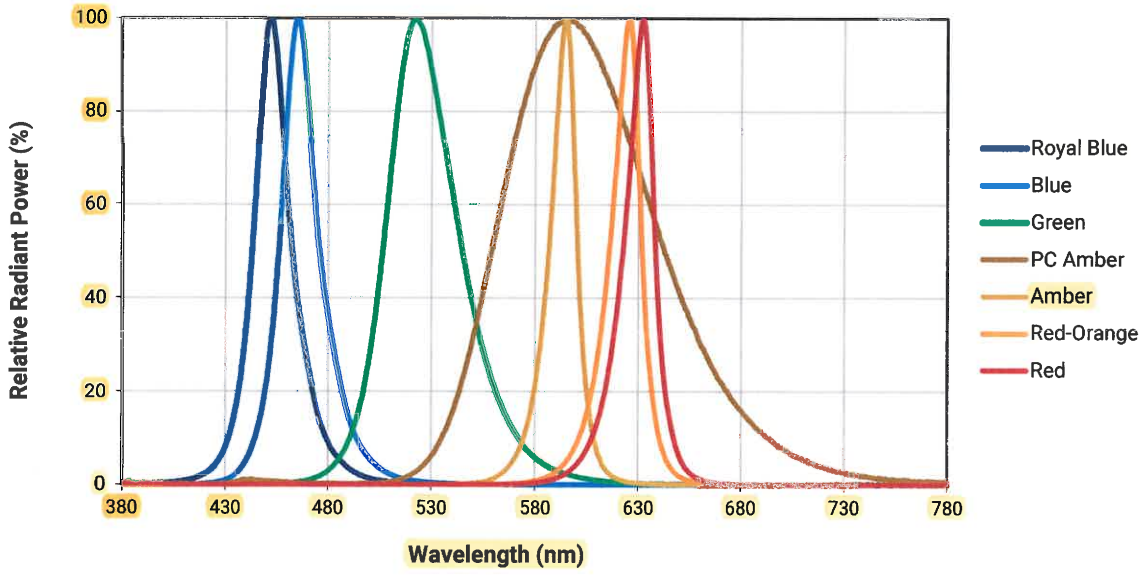
Note:

- Cree maintains a tolerance of ±7% on flux and power measurements, ±0.005 on chromaticity (CCx, CCy) measurements and ±2 on CRI measurements. See the Measurements section (page 35).
- Cree XLamp XP-E2 LED order codes specify only a minimum flux bin and not a maximum. Cree may ship reels in flux bins higher than the minimum specified by the order code without advance notice. Shipments will always adhere to the chromaticity bin restrictions specified by the order code.
- Calculated Photosynthetic Photon Flux (PPF) values are for reference only.

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RELATIVE SPECTRAL POWER DISTRIBUTION





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TYPE: "6A" / "6B" / "6C" / "6D" / "6E" / "6H"

CREE

PRODUCT FAMILY DATA SHEET

CLD-DS52 REV 10A

Cree® XLamp® XP-E2 LEDs



PRODUCT DESCRIPTION

The XLamp® XP-E2 LED builds on the unprecedented performance of the original XP-E by increasing lumen output up to 20% while providing a single die LED point source for precise optical control. The XP-E2 LED shares the same footprint as the original XP-E, providing a seamless upgrade path to more lumens and/or greater efficiency while shortening the design cycle for existing XP customers.

XLamp XP-E2 LEDs are the ideal choice for lighting applications where high light output and maximum efficacy are required, such as LED retrofit lamps, outdoor, portable, indoor directional, emergency vehicle or architectural.

FEATURES

- Available in white, outdoor white, 80-CRI, 85-CRI, 90-CRI white, royal blue, blue, green, PC amber, amber, red-orange & red
- ANSI-compliant chromaticity bins
- White binned at 85 °C
- Maximum drive current: 1 A
- Low thermal resistance, as low as 5 °C/W
- Wide viewing angle, 110° 120°
- Unlimited floor life at ≤ 30 °C/85% RH
- Reflow solderable – JEDEC J-STD-020C compatible
- Electrically neutral thermal path
- RoHS and REACH compliant
- UL® recognized component (E349212)

BEACON TRAVERSE

BEACON TRAVERSE

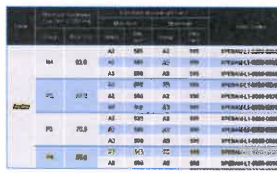
WWW.CREE.COM/XLAMP

CREE

XLAMP® XP-E2 LED

FLUX CHARACTERISTICS - COLOR (T$_j$ = 25 °C) - CONTINUED





OK

Notes:

- Cree maintains a tolerance of ±7% on flux and power measurements, ±0.005 on chromaticity (CCx, CCy) measurements and ±2 on CRI measurements. See the Measurements section (page 20).
- One XLamp XP-E2 LED order code specify only a minimum flux bin and not a maximum. Cree may ship reels in flux bins higher than the minimum specified by the order code without advance notice. Shipments will always adhere to the chromaticity bin restrictions specified by the order code.
- Calculated Photosynthetic Photon Flux (PPF) values are for reference only.

TYPE: "6A" / "6B" / "6C" / "6D"

HUBBELL Lighting

Project Number: 17.02976

Date: 11/28/2017

LAB 5 Sphere

Test Sample Description
Catalog Number: VP-L-80E2-140-AMB-2-UNV
Description: Large Viper w/ Amber LEDs and Type II Optics

Photometry	IES LM-31-95 / IES LM-79-08 § 10	Sphere	IES LM-16-93 / IES LM-79-08 § 9.1 & 12.1
Test Method:		*Test Method:*	
Preburn Time:	0:00	*Preburn Time:*	8:00
Time To Stabilize:	1:45	*Time To Stabilize:*	2:30
Total Operating Time:	3:00	*Total Operating Time:*	11:00
Input Voltage (Volts):	120.2	*Input Voltage (Volts):*	120.0
Input Current (Amps):	1.257	*Input Current (Amps):*	1.261
Input Wattage (Watts):	150.6	*Input Wattage (Watts):*	150.5
Ambient Temp (°C):	25.3	*Ambient Temp (°C):*	25.0



Hubbell Lighting, Inc.
701 Millennium Boulevard
Greenville, SC 29607
www.hubbelllighting.com

Checked (sphere): B. LEE
Checked (photometry): R. WILLIAMS
Approved: C. McCARTHY

NVLAP

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Page: 1 of 16

Test #: 17.02976 — HUBBELL Lighting — Date: 11/28/2017

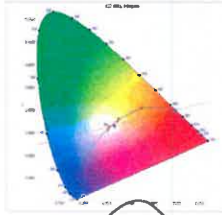
Lamp Cat#: XPE-2
Lamp Desc: 80 - Cree Amber LEDs
Driver Desc: 2 - TRP PLED85W-034-C2500-D3

Efficacy: 32.0 LPW S/P Ratio: 0.2 L/M/L/M

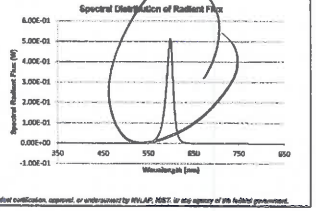
Spectral Results

Precision	Value	Unit
Φe	16.52	watts
Φ(v)	4917	lumens
Φ(r)	1016	lm
Cllmn x	0.597	
Cllmn y	0.4021	
Cllmn z	0.0001	
Cllmn V	0.3839	
Duv	0.0029	
Cllmn u'	0.5001	
Cllmn v'	0.5457	
CCT	1484	K
Purity	99.8	%
λ (dom)	592.9	nm
PWHM	15.4	nm
λ (peak)	595.9	nm
λ (centor)	597.4	nm
λ (centroid)	598.4	nm
SDCM	Cool White	
Rf	-19	
Corr. Coel.	0.0030801	
Correlation	0.0054	
R1	-29.7	
R2	55.7	
R3	17.0	
R4	-64.9	
R5	-30.9	
R6	49.5	
R7	-6.0	
R8	-132.0	
R9	-276.9	
R10	35.1	
R11	-66.2	
R12	2.8	
R13	-93.9	
R14	48.4	

Chromaticity Diagram



Spectral Distribution of Radiant Flux



This report shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

Page: 2 of 16

TYPE: "5P" / "5PA"

prescolite

LTR-4RD

LITEISTRY

DATE: 05/28/2021 LOCATION: FLAGSTAFF, AZ
TYPE: "5P" PROJECT: CEDAR MEDICAL COLLABORATIVE
CATALOG #: LTR-4RD-H-SL90L-DIM-TR-4RD-T-2L30KWD6

FEATURES

- 4" aluminum LED downlight delivering 500 - 4000 lm
- Free beam distributions from 0.3 to 1.2 Spacing Criteria
- Quiet reflector appearance with superior 90° apparent glare
- 2700K - 5000K, 80+ and 90+ CRI options
- Available for New Construction and IC and Damp Rated applications
- Variety of dimming control options including 2-Wire, Basic, Lutron Advanced Phase and 0-10 System
- MX Distributed Intelligence® wired and wireless network available, see pg 4

RELATED PRODUCTS

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION
- Standard Non IC Category Fixture and IC options
- Painted black durable steel platform with self-retained trim flanges
- Pre-wired junction box with snap-in covers for easy access
- Snap-in construction trim driver attachment allows easy installation
- Light flanges create seamless LED ceiling plane (Clear/Matte)

OPTICS
- Wheelby places 90° cutoff to square and splay flat flange
- Tight light distribution trim, or if directing unobstructed illumination and the perfect trim is straight flange
- Deep dig-with wall or bank designed to light 4-6" up
- High quality aluminum reflector with flanged
- Flush bezel flange option with matching clear dots
- Large selection of available finishes and colors
- Painted cones and flange options available

ELECTRICAL
- Chip on board LED with 2 SDCM
- Multiple CCTs: 80+ or 90+ CRI
- Long LED life (L70 at >54,000 hours (1 to 7))
- Universal voltage 120V–277V driver (47Hz operation)
- UL Class 2, inherent short circuit and overload protection, Opt 10, compliant
- Flicker free 0-10V dimming with 1% or 5% performance
- DALI, Basic, and Lutron Advanced Phase and Softswitch available
- Integral and remote emergency operation and battery pack options available
- MX or Lutron wired or wireless system, available
- Refer to additional spec sheets for Humidity, Sensor, Wireless, Network, and Control solutions

INSTALLATION
- Accommodates ceiling thickness up to 2"
- Universal adjustable mounting brackets and springs 0.5" CNT (conduit or 1.5" or 0.75" spacing channel (by others) or Prescolite accessory bar hangers (BH or BHA)
- Light Engine/Driver: fully serviceable from below the ceiling

CERTIFICATIONS
- cULus Certified to UL 1598
- Suitable for wet locations, covered ceiling (IP65 Gasket) for damp locations
- Standard Certified under UL 924 standard for emergency lighting and power equipment
- Approved for 0% non-self-ignition temperature (NSIT) at 90°C through wood
- ENERGY STAR® certified models available (See list and additional information on page 3)
- This product qualifies as a "designated energy conservation measure" per Fed 52 2.FR 11 Buy American Compliance. Materials and/or Assembly Effective: 6/6/2020. See Buy American Statement

WARRANTY
- 5 year warranty
- See for additional information

KEY DATA	
Lumen Range	500-4000
Wattage Range	8-53
Efficacy Range (LPW)	92-99*
Reported Life (Hours)	L70 - >54,000
Input Current (mA)	60-420 (@80V)

*Based on lumens: 3K, 80 CRI

Page 60 of 100 — 4" 2021 Prescolite, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd • Greenville, SC 29607 • T: 800-542-0000 • www.prescolite.com — HUBBELL Lighting

prescolite

LTR-4RD

LITEISTRY

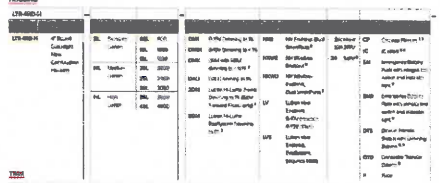
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

Example: LTR-4RD-H-SL90L-DIM-LTR-4RD-T-2L30KWD6

CATALOG #:

HOUSING



TRIM



TRIM CONTINUED



Accessories

Page 59 of 100 — 4" 2021 Prescolite, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd • Greenville, SC 29607 • T: 800-542-0000 • www.prescolite.com — HUBBELL Lighting

DESIGN CODES
IECC: 2018 NEC: 2017

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Project Contributors: SCOTT ADLER
Robert J. Zeller

HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
1010 WEST HASKELL ROAD
CAVE CREEK, ARIZONA 85331
PH: (480)488-7181 FAX: (480)488-8504
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IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

DALKE DESIGN GROUP

2039 E RICE DR., TEMPE AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

CypressWest Partners

cedarmedical

CEDAR MEDICAL COLLABORATIVE PHASE 2

1995 N. JASPER DRIVE, FLAGSTAFF, AZ

NUMBER	REVISION	DATE

SEAL

SHEET TITLE
ELECTRICAL CUTSHEETS

ISSUE DATE	05/28/2021
DRAWN	CRC
CHECKED BY	AG
PROJECT NUMBER	

DRAWING NO.

ES3.1

REV

TYPE: "8A" / "8B" / "8C" / "8D" / "8E" / "8F"

CREE

PRODUCT FAMILY DATA SHEET

CLD-DS35 REV A

Cree® XLamp® XP-E2 LEDs



PRODUCT DESCRIPTION

The XLamp® XP-E2 LED builds on the unprecedented performance of the original XP-E by increasing lumen output up to 20% while providing a single die LED point source for precise optical control. The XP-E2 LED shares the same footprint as the original XP-E, providing a seamless upgrade path to more lumens and/or greater efficiency while shortening the design cycle for existing XP customers.

XLamp XP-E2 LEDs are the ideal choice for lighting applications where high light output and maximum efficacy are required, such as LED retrofit lamps, outdoor, portable, indoor directional, emergency vehicle or architectural.

FEATURES

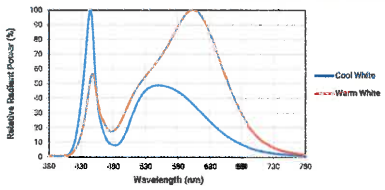
- Available in white, outdoor white, 80-CRI, 95-CRI, 90-CRI white, royal blue, blue, green, PC amber, amber, red-orange & red
- ANSI-compatible chromaticity bins
- White binned at 85 °C
- Maximum drive current: 1 A
- Low thermal resistance: as low as 5 °C/W
- Wide viewing angle: 110°-125°
- Unlimited floor life at ≤ 30 °C/85% RH
- Reflow solderable - JEDEC J-STD-020C compatible
- Electrically neutral thermal path
- RoHS and REACH compliant
- UL® recognized component (E349212)

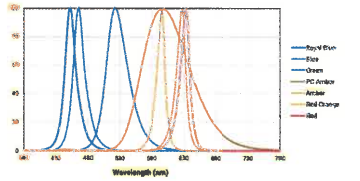
WWW.CREE.COM/XLAMP

CREE

XLAMP XP-E2 LED

RELATIVE SPECTRAL POWER DISTRIBUTION





TYPE: "8G" / "8H"

BEACON TRAVERSE

DATE: INITIATIVE: FLAGSTAFF, AZ
TYPE "8G": PROJECT: CEDAR MEDICAL COLLABORATIVE
CATALOG #: TRAV-8-240-40-SS-4-UNV-1000-SSCC

FEATURES

- 8" surface mounted LED luminaire with a field replaceable LED light engine & optical lens system
- High total common lumen/watt (CRI) design specs
- Maximum efficiency and color consistency through rigorous quality control
- LED chips operate at 700mA, 2nd binned to 4SDCM (CCT) for uniform color
- Easy and fast installation. Simply connect the two flexible leads and attach fixture to junction box



RELATED PRODUCTS

CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION
- Housing: Die-cast aluminum with a low-copper aluminum alloy (<0.4% copper) for superior corrosion resistance
- Die-cast aluminum mounting plate with integral heat sink fins for optimal thermal management
- LED drivers are mounted to the mounting plate for maximum heat dissipation
- Silicone gasket between housing and mounting plate to form a weatherproof seal
- Fixture is designed to withstand 3G vibration per ANSI C136.31
- Fixture is IP65 rated for dust and water ingress protection
- Housing finish is a durable, high-performance TGIC polyester powder coat finish

OPTICS
- Optical lens system optimizes uniform LCE (efficiency of an LED source, system, and luminaire) and high lens transmittance
- Constructed of PMMA polymer with material lenses identically calibrated to the factory to ensure consistent performance
- Lens is designed to maximize spacing-to-mounting height ratios
- Each lens is UV stabilized to prevent yellowing over the life of the fixture

ELECTRICAL
- 100W (3-stage) 277 for 240W and 480W 120-347 VAC
- Dimming drivers are standard. Each meets national flicker requirements and helps to the elimination of electrical dimming artifacts
- Components for electrical surge suppression are built within the driver. Fixtures meet 20kV of ANSI/IEEE C62.41 category C, for use in 6000 VAC or 10kV combination wave
- Plug-and-play design and certified to UL for use in 5000 VAC. Class 2 rated. Class wiring options for 277 VAC and UNV driver

INSTALLATION
- Pre-drilled mounting holes and knockouts with universal mounting plate for direct wall or recessed junction box mounting
- Easy mounting fixture hanger with quick-install feature for surface or recessed applications
- Allow mounting with side knockouts, back knockout or through-wire knockouts
- Mounting hardware is stainless steel

CERTIFICATIONS
- UL Listed, suitable for wet locations
- IDA approved

WARRANTY
- 5 years on driver
- See our Standard Warranty for additional information

KEY DATA	
Lumen Range	1000 - 7000
Wattage Range	40 - 240
Efficacy Range (LPW)	97-120

HUBBELL Lighting

BEACON TRAVERSE

DATE: LOCATION:
TYPE: CATALOG #:

ORDERING GUIDE

Example: TRAV-8-240-40-SS-4-UNV-1000-SSCC

TRAV	8	240-40	AM Amber BO Red Orange	3 Type 3 4 Type 4 5W Type 5W	UNV 120-277V 347 347V 480 480V	FCU Button Photocell, Locking MOS Motion Sensor, 360° 15-30ft Detection	SSCC Black Textured WHSS White Textured BRSS Bronze Textured GRSS Graphite Textured SVSS Silver Textured BKSS Black Smooth WHSS White Smooth BRSS Bronze Smooth GRSS Graphite Smooth SVSS Silver Smooth CC Custom Color

Accessories:
- BKHKT — Slip fitter mounting adapter for 8" LED fixtures, allows for use with 3" pipe, 4" pipe, or 4" square J-box. Includes hardware and LED wiring access cover. Black finish.
- SVHKT — Slip fitter mounting adapter for 8" LED fixtures, allows for use with 3" pipe, 4" pipe, or 4" square J-box. Includes hardware and LED wiring access cover. Silver finish.
- BKPKT — Pole Plate. LED wiring access cover. Includes hardware and LED wiring access cover. Black finish.

*When ordering with motion sensor, use 3 or more pendant stems. Not compatible with Emergency Battery Backup.

PRECONFIGURED SITESYNC ORDERING INFORMATION: When ordering a SiteSync enabled luminaire, specify the appropriate information. Device settings are done after the luminaire is installed and commissioned.

MOS ORDERING INFORMATION: When ordering a SiteSync enabled luminaire with a motion sensor, please specify the appropriate information. Device settings are done after the luminaire is installed and commissioned.

TRAV/SR-Size/Watt/Color/MOS — Example: TRAV-SR-48-40-WH-MOS

4-light Standard Wattage Options

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Pro: SO Rev: 02/17/20
TRAVERSE-SPEC

HUBBELL Lighting

TYPE: "8A" / "8B" / "8C" / "8D"

BEACON

VIPER L STRIKE
Lumen System Luminaire

CAT# VPL-96L-170-AM-4F-X-UNV-XXX
JOB: CEDAR MEDICAL
TYPE: "8A"
Approvals:

SPECIFICATIONS

Intended Use:
The Viper Strike luminaire is available in two sizes with a wide choice of different LED wattages, color temperatures, and kind of distribution optics designed to replace HID lighting up to 400W MH or SPP. Luminaires are suitable for wall mounting.

Construction:
- Frame features a die-cast aluminum housing.
- Optical unit is designed to meet the requirements of ANSI C136.31 regarding vibration and is IP65 rated for dust and water ingress.
- Die-cast aluminum mounting plate with integral heat sink fins for optimal thermal management.
- Housing hardware is tamper-resistant.
- Die-cast aluminum mounting plate with integral heat sink fins for optimal thermal management. Optical unit is designed to meet the requirements of ANSI C136.31 regarding vibration and is IP65 rated for dust and water ingress.
- Two-piece silicone and thermoplastic elastomer gasketing system forms a sealed, weatherproof optical unit.

Electrical:
- Luminaires available 120V through 277V 50/60 Hz or 347V-480V, 50/60 Hz as ordered.
- Power factor is ≥ .90 at full load.
- Dimming drivers are standard. The LED must be operated on a uniform multi-volt source and be suitable for dimming service.
- Components for surge suppression are built within the driver. The driver meets ANSI C62.41 requirements for Category A locations.
- Plug-and-play design is certified by UL for use up to 6000 VAC. Class 2 rated. The wiring harness is provided with a threaded strain relief connector.
- Terminal block is suitable for #18 AWG through #12 AWG solid or stranded copper conductors.

Installation:
- Mounting hardware is tamper-resistant with stainless steel construction.
- Universal mounting plate with knockouts for direct wall or recessed junction box mounting.

Finish:
- Housing is finished with a durable, high-performance TGIC polyester powder coat finish.
- Standard color is dark bronze. Other colors available as listed in the ordering information.

Certifications/Ratings:
- UL Listed for wet locations, suitable for mounting on combustible surfaces.
- IDA approved for Model 4 (3000K or warmer).
- Meets ANSI C136.31 3G vibration requirements.
- Fixture is IP65 rated for dust and water ingress protection.

Warranties:
- Five year limited warranty. For more information visit our website at www.hubbelllighting.com/resources/terms-conditions.

PRODUCT IMAGE(S)

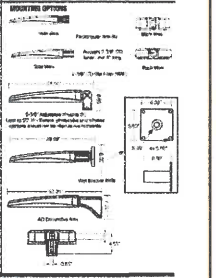


DIMENSIONS



A	B	C	D	Weight	QTY
29.9" (761 MM)	24.19" (614 MM)	14.25" (362 MM)	4.13" (105 MM)	25.8 lbs (11.3 kg)	1

MOUNTING OPTIONS



CERTIFICATIONS/LISTINGS



BEACON — Beacon Products • 2911 58th Avenue Circle East, Bradenton, FL 34203 • Phone: 800-679-1000 — HUBBELL Lighting

ORDERING INFORMATION — ORDERING EXAMPLE: VPL/96L-170/AM/4F/X/UNV/PR4/XXX/T/PR6-TL/SDM-04/BC

VPL

VPL Viper	96L=96 LED array 48L=48 LED array 24L=24 LED array	AM Amber	Leave blank for no emitter L7 Optic rotation left R7 Optic rotation right	BRN 120-277V UNV 120-277V 208 208V 240 240V 277 277V 347 347V 480 480V	BLT Black Matte Textured GLD Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LBT Light Grey Gloss Smooth PBS Platinum Silver Smooth SVT White Matte Textured SVS White Gloss Smooth WHT White Gloss Textured CC Custom Color	CC Continuous Cornering F Fusing SAP Slot Option BC Backcoat (available for PR 2, 3, 4, 4P Options) TB Terminal Block

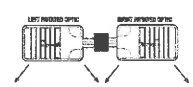
OPTICAL (REQUIRED)
- FR Type Ansymt Rad
- 2 Type 2
- 3 Type 3
- AF (formerly 4) Type 4
- 4W Type 4 Wide
- 5WH Type 5W
- BS Type BS (Wallwash)
- 5W Type 5W (Hard Wall)
- VS Rotary Optic

MOUNTING (REQUIRED)
- 3 Rectangular Arm (Formerly RA for RCAD or round pole
- RAP Mast Arm Plate (formerly PM) for 3-3/4" OD horizontal arm
- R Knuckle (formerly PKD) for 2-3/8" or 2-7/8" OD horizontal arm or vertical tenon
- WM Wall Bracket
- AB Universal Arm for square pole
- ABA Universal Arm for 2-4"-3.1" round pole
- ABH Mast arm for 4.5"-6.5" round pole
- AVC Universal Arm for 5.9"-6.5" round pole
- ABM Universal Arm for 6.9"-8.5" round pole

PR6 (REQUIRED)
- PR6-TL 7-Pin Receptacle w/ Solid Lock photo control

PR4 (REQUIRED)
- PR4-SC Twist-Lock Receptacle w/ Shorting Cap

FIELD ADJUSTABLE OPTIC — WIDE ANGLE OPTIC



SHIELD PATTERN



BEACON — Beacon Products • 2911 58th Avenue Circle East, Bradenton, FL 34203 • Phone: 800-679-1000 — HUBBELL Lighting

Due to our continuous improvement policy, product specifications are subject to change without notice.
All specifications and data are subject to change without notice.

DESIGN CODES
IECC 2018 NEC 2017

ELECTRICAL CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DRAWN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.

Project Control/Engineer: SCOTT ADLER
Project # 21002
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
7990 EAST HAVASU, SUITE 1
CAMBY, ARIZONA 86322
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EMAIL: email@hawkinsdg.com

All concepts, designs and data indicated on these plans are the sole property of The Hawkins Design Group, Inc., and shall not be used for any other purpose than their originally intended subject without permission of the engineer.

IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

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VINCE@DALKEDESIGNGROUP.COM

CypressWest PARTNERS

cedarmedical

CEDAR MEDICAL COLLABORATIVE PHASE 2
1695 N. JASPER KNOLL, FLAGSTAFF, AZ

NUMBER	REVISION	DATE

SEAL

SHEET TITLE
ELECTRICAL CUTSHEETS

ISSUE DATE	05/28/2021
DRAWN	CRC
CHECKED BY	AG
PROJECT NUMBER	

DRAWING NO.
ES3.0
REV

City of Flagstaff Community Development Division

211 W. Aspen Ave **P: (928) 213-2618**
Flagstaff, AZ 86001
www.flagstaff.az.gov

Date Received	**Application for Conditional Use**	**File Number**

Property Owner(s) MMV Devco, LLC		**Phone**
Mailing Address 15300 North 90th Street, Suite 200	**City, State, Zip** Scottsdale, Arizona 85260	**Email**
Applicant(s) Apricus Health		**Phone**
Mailing Address Same as project representative.	**City, State, Zip**	**Email**
Project Representative Gammage & Burnham, PLC / Lindsay C. Schube		**Phone** (602) 256-4471
Mailing Address 40 North Central Avenue, 20th Floor	**City, State, Zip** Phoenix, Arizona 85004	**Email** lschube@gblaw.com

Project Name Cedar Medical Collaborative Phase II			
Site Address 1895 North Jasper Drive	**Parcel Number(s)** 101-46-012B	**Subdivision, Tract & Lot Number** McMillian Mesa Village Tracts E and F	
Zoning District RD RPO	**Regional Plan Land Use Category** Existing Suburban, Future Employment	**Flood Zone** X	
Property Information:	☐ Yes ☒ No Located in an existing City of Flagstaff Historic District? (Name:_____) ☐ Yes ☒ No Existing structures are over 50 years old at the time of application? ☐ Yes ☒ No Existing structures are pre-World War II housing? ☒ Yes ☐ No Subject property is undeveloped land?		

Surrounding Uses (Res, Com, Ind)	**North**	**South**	**East**	**West**
	Vacant	Residential	Office	Vacant and Residential

Note:
Conditional Use Permits are reviewed by City's Planning and Zoning Commission (P&Z), which meets **the second and fourth Wednesday of every month**. Applications are due by the close of business no fewer than 30 days prior to the meeting. You must provide a complete application form, along with the required number of plans and information as indicated in the attached checklist. **Incomplete submittals will not be scheduled.**

Property Owner Signature	**Date**	**Applicant Signature**	**Date**
See enclosed owner authorization letter.		LCSchube	May 25, 2021

For City Use

Date Filed	**File Number:**	
Hearing Date	**Pub. / Posting Date(s):**	**Prop. Owner Notif. Date:**
Fee Receipt Number	**Amount**	**Date**

Action by Planning and Zoning Commission:

Hearing Date:	**Type of Request:**
☐ **Approved**	☐ **CUP**
☐ **Denied**	☐ **Extension**
☐ **Continued**	

Staff Assignments	**Planning**	**Engineering**	**Fire**	**Public Works/Water**	**Stormwater**

Revised: 3/2020

May 25, 2021

City of Flagstaff
Community Development Department
Planning and Development Services Division
211 West Aspen Avenue
Flagstaff, Arizona 86001

Re: Letter of Authorization

To Whom It May Concern:

MMV Devco, LLC is the owner of the approximate 4.66 acres of property located at 1895 North Jasper Drive, also known as Coconino County Assessor Parcel Number 101-46-012B ("Property"). Please accept this letter and signature below as consent and authorization for Apricus Health, Dalke Design Group, and Gammage & Burnham, PLC to file, process, and represent at meetings/hearings all applications, including but not limited to Conditional Use Permit and/or Site Plan Review applications, as necessary to develop the Property with a new medical office/hospital development.

I hereby certify that I am the Property owner or a legal authorized agent of the Property owner. This authorization remains valid unless revoked in writing.

Sincerely,
MMV Devco, LLC, an Arizona Limited Liability Company

By _____
[Signature]

Mary M. Burton
[Print Name]

Its Vice President
[Title]

Cedar Medical Collaborative Phase 2
Conditional Use Permit

August 4, 2021

Applicant & Introduction

Apricus Health (the "Apricus" or "Applicant") is submitting this Conditional Use Permit application for the approximate 4.66 net acres of property located at 1895 N. Jasper Drive, also known as Coconino County Assessor Parcel Number 101-46-012B (the "Property"). *See* **Exhibit A** for an Aerial Map of the Property

Apricus is a health care company created by Arizona doctors with the mission of making healthcare affordable, accessible, and convenient. Apricus works with local independent physicians to improve the experience and health care outcome for its patients by bringing coordinated care between both primary care and specialty care. Apricus has established a large network comprised of Arizona's leading primary care and specialist providers to provide a full spectrum of care for its patients.

Property

The Property is zoned Research and Development (RD) and located within the City's Resource Protection Overlay (RPO) zone. The Property is also located within the boundaries of the McMillan Mesa Village Specific Plan, adopted by the Flagstaff City Council in 1992.

As shown by the Aerial Map in **Exhibit A**, the Property consists of approximately 4.66 net acres of unimproved land located atop McMillan Mesa, specifically within the 'McMillan Mesa Village Tracts E and F' subdivision. The Property is situated in between Forest Avenue to the north and Jasper Drive to the south/east. Existing and future uses in the immediate area surrounding the Property include:

- Rehabilitation Hospital of Northern Arizona, adjacent southeast across Jasper Drive (zoned RD);
- Guardian Medical Transport, adjacent northeast across Jasper Drive (zoned RD);
- Highgate Senior Living Facility, adjacent south (currently under construction and zoned CC);
- Bungalows on Pinecliff Phase II, approximately 265 feet to the west (zoned MR);
- Basis Flagstaff, approximately 530 feet south across Gemini Drive (zoned RD);
- Aspire Transitional Care rehabilitation center, approximately 800 feet southwest across Gemini Drive and Pinecliff Drive (zoned HR); and
- Colorado Plateau Research laboratory, USGS Southwest Biological Science Center offices, US Geological Water Resources offices and Hypo2 Sport complex, approximately 950 feet north across Forest Avenue (zoned RD and PF).

In a broader context, the surrounding properties in this area consist of a variety of medical uses combined with commercial, office, employment and residential uses. See **Exhibit B** for an aerial photograph depicting the location of existing uses in the surrounding area.

Project Overview & CUP Request

The Applicant is proposing to develop the Property with a single-story combined medical office/micro-hospital featuring (the "Project" or "Facility"):

- Approximately 44,702 square feet of indoor space with approximately 27,702 square feet designed for medical offices and 17,000 square feet designed for the Project's ancillary micro-hospital;
- Approximately 19,067 square feet of civic space;
- 175 vehicle parking spaces;
- 12 bicycle parking spaces; and
- Substantial landscape (both soft and hardscape) improvements to enhance the Property's pedestrian realm and provide additional pedestrian and bicycle connections to the adjacent Cedar Trail system.

The purpose of the Project is to bring an additional high-quality medical office/micro-hospital to the area where local independent physicians can provide primary and specialty care for patients.

In terms of operations, the Facility will be primarily designed as a medical office. Specifically, approximately 27,702 square feet (or 62%) of the Facility will consist of medical office space for independent physicians to provide a variety of medical services from diagnostic imaging to outpatient surgeries. To provide a full spectrum of care for patients, approximately 17,000 square feet (or 38%) of the Facility will be designed as a micro-hospital with six (6) to eight (8) emergency rooms. The micro-hospital component of the Facility will be licensed through the Arizona Department of Health Services and appropriately equipped and staffed with 24/7 board certified physicians that will provide outpatient care, as well as occasional inpatient care, to treat a wide range of illnesses and injuries.

CUP Request

Under Flagstaff's Zoning Code, a medical office is a permitted use by right in the RD zoning district. Flagstaff's Zoning Code defines 'medical office' as a facility that provides treatment to patients *solely* on an outpatient basis. Accordingly, because a portion of the Facility will be equipped to provide occasional inpatient care, under the Zoning Code this ancillary component of the Facility is classified as a hospital, rather than a medical office. A hospital is permitted in the RD zoning district, subject to obtaining a Conditional Use Permit ("CUP"). Accordingly, the Applicant has filed this application to request a CUP in order to allow for the incorporation of a micro-hospital as part of the proposed Facility (the "Application").

A Site Plan Review (PZ-19-00022-02) for a proposed medical office development for the Property was previously reviewed and approved by the City's IDS. This Application simply requests the ability to conduct the micro-hospital use within a portion of the proposed building.

A minor Site Plan Amendment to incorporate the proposed micro-hospital has been submitted concurrently with this Application.

Proposed Micro-Hospital

Importantly, while this CUP is required to allow for the micro-hospital component of the Facility, from a practical standpoint, the Facility in no way operates at the scale of a traditional hospital, and therefore is referred to in this Application as a "micro-hospital." As described above, the approximately 17,000 square-foot micro-hospital will make up a small portion of the Facility (approximately 38%). The remainder of the Facility will be 'medical office,' again, which is a use permitted by-right in the RD zoning district. The micro-hospital will include approximately 6-8 emergency rooms for initial triage and examinations, plus approximately 8-10 patient rooms for recovery and stabilization. While the micro-hospital will be equipped to provide most levels of care, it is primarily intended to serve as an initial triage facility where patients will be examined, in some cases treated, and then discharged to another hospital for care.

As for the design of the micro-hospital, as shown on the Site Plan included with this Application, the main entry will be located on the east side of the building, oriented toward the adjacent existing and future medical uses within this subdivision. To accommodate infrequent medical transports, the Facility will include an ambulance loading area on the north side of the building, strategically designed to minimize exposure to the street (Jasper Drive).

It is important to note that the Applicant anticipates very little ambulance traffic to be generated by the micro-hospital. Almost all patients visiting the Facility will be driven to the Facility in their own vehicles, not by ambulance. Given the other larger existing hospitals in the surrounding area, ambulances transporting persons with trauma-level injuries are unlikely to transport patients to this Facility for emergency care. Instead, it is expected that virtually all ambulance traffic associated with the Facility will be ambulance *discharges* from the Facility to another hospital. Of these discharges, most will be ordinary medical transports (with no ambulance lights or sirens), rather than trauma-level transports. Emergency transports are anticipated to occur infrequently—likely once or twice a month. No ambulance vehicles will be permanently parked/stored on site.

***

Site Plan. The Project has been thoughtfully designed within the context of its unique location within McMillan Mesa to create a unique sense of place and identity while also providing safe and easy access for persons visiting the Facility. As shown by the site plan included with this Application, the Project site design is organized with the building mass located against Jasper Drive, which serves as the main identity and access road for the Project. As a result of this configuration, a majority of the Project's parking has been placed behind the building to the north and screened from Jasper Drive. The building orientation also maximizes views from the Property of the mountains to the north/northwest. Additionally, this building

orientation allows for a clear circulation route around the building while preserving a clear pedestrian connection to Jasper Drive paralleling the drive locations.

Access. Access to the Property will be from Jasper Drive. Specifically, two new ingress/egress driveways will be constructed along Jasper Drive. Both entries will be connected by an internal driveway that circulates around the building to provide a convenient and continuous circulation route to/from the Property. Parking spaces have been distributed around the building with most of the parking located to the northwest of the building, screened from Jasper Drive. Clearly defined pedestrian walkways, including concrete sidewalks, are strategically placed around the building and through the parking fields to provide convenient pedestrian circulation to the building and the Project's civic spaces while minimizing vehicular/pedestrian conflicts. Two patient pick-up/drop-off zones are provided: one on the west side of the building for the medical offices and another on the east side of the building for the micro-hospital.

***Civic* Space.** The site design includes three distinct civic spaces. The first civic space is located at the northwest corner of the Property so as to incorporate and provide a connection to the existing Cedar Trail that runs along Forest Avenue to the north of the Property. This civic space will include benches and tables, taking advantage of the surrounding mountain views. The second civic space is located to the east of the building and will feature picnic tables and improvements for persons to gather. The third civic space is located alongside the pedestrian access to the south of the building. This civic space will also feature picnic tables for passive gathering. All three civic spaces feature scored concrete, landscaping and site furnishings to provide an inviting and comfortable experience for the public and visitors of the Facility.

Architecture. The architecture of the Project has been conceptualized to have a design theme that is both indicative of the area and fitting for the proposed medical use.

For materials and colors, the building primarily features exposed concrete masonry block with varying textures, colors and patterns combined with limited stucco elements to create an interesting and attractive building façade. The building elevations also include three types of window elements alongside multiple plane changes that combine to provide for a dynamic and interesting building. All of the building's colors are earth tones, indicative of the surrounding buildings in northern Flagstaff.

The roof forms of the building are a combination of contemporary parapet conditions and features that have block cornice elements or sloped roof elements. The sloped roof elements are indicative of a rural vernacular that is common in northern Flagstaff and are used strategically for entrance/discharge zones of the building.

Phasing. The Project will be developed in one phase alongside all necessary site improvements.

***

Finding for a Conditional Use Permit

Pursuant to Section 10-20.40.050.E of the Flagstaff Zoning Code, a Conditional Use Permit may be approved upon making the following findings:

Finding No. 1**:** *The CUP is consistent with the goals and objectives of the Zoning Code and the purpose of the RD zoning district.*

The Zoning Code states, "The Research and Development (RD) zone applies to areas of the City appropriate for the development of a mix of professional and administrative facilities, research and testing institutions, light manufacturing uses, green technology facilities, and offices. The uses are grouped in a campus or park-like setting in keeping with the natural scenic beauty of the City." The Property is located within Planning Area F of the McMillan Mesa Specific Plan, which provides for similar goals and objectives for this Property as the RD zoning district. According to the McMillan Mesa Specific Plan, Planning Area F is intended to include "high technology research and development, corporate office and light manufacturing businesses located in a landscaped campus or park-like setting."

This CUP is consistent with the goals and objectives of the RD zoning district and the McMillan Mesa Specific Plan. Approval of the CUP will accommodate the Project, which will provide another medical use to the area within a well landscaped and park-like setting. The Facility's primary use (a medical office) is already permitted in the RD zoning district by right. The micro-hospital component of the Facility makes up only a small portion of the Facility and will not have a significant impact on overall operations. Furthermore, a hospital use is consistent with development patterns in the area and is compatible with surrounding properties' zoning and uses. A variety of medical uses have already strategically located within McMillan Mesa, including the Rehabilitation Hospital of Northern Arizona adjacent southeast and Guardian Medical Transport adjacent northeast. These existing medical uses have proven to be compatible with the other nearby uses, including Aspire Transitional Care rehabilitation center, Basis Flagstaff school and the multi-family residences (Bungalows on Pinecliff Phase II). Approval of this CUP will therefore allow for a use that is compatible with the surrounding uses and development patterns.

Ultimately, the Project will provide an additional high-quality medical use to the area where local independent physicians can provide primary and specialty care for their patients. Approval of the CUP will accommodate a Facility that meets the objectives and goals of both the RD zoning district and the McMillan Mesa Specific Plan, as well as one that is consistent with surrounding land uses.

Finding No. 2: *Granting the CUP will not be detrimental to the public health, safety or welfare.*

The Project will be permitted and constructed in accordance with all applicable City Code and Ordinances. The existing surrounding medical uses in this area have proven not to be detrimental to the public health, safety or welfare. The Project's ancillary micro-hospital is

consistent in intensity and nature with—and arguably less intense than many of—the other surrounding medical uses. Accordingly, the proposed CUP will not be detrimental to the public health, safety or welfare.

In addition, the micro-hospital component of the Facility has been strategically designed to, and includes operational features that will, minimize any potential negative impacts on surrounding properties. First, the Facility's ambulance loading area is located on the north side of the building toward the existing and future medical uses. Second, from an operational standpoint, the Facility will not operate at the intensity and scale of a typical hospital, resulting in a minimal amount of ambulance traffic. Any ambulance traffic generated by the Facility—which will be primarily ordinary medical transports (no sirens or lights)—will be incorporated in to the design and function of the Project so as to occur with little, if any, impact on surrounding properties.

Finding No. 3: *The CUP and the proposed uses are compatible with the types of uses permitted in the surrounding area. Additionally, the CUP satisfies Section 10-20.40.050E.3 of the Zoning Code*.

a. Access, traffic, and pedestrian, bicycle and vehicular circulation. The micro-hospital is an ancillary component of the overall Facility and will include only approximately 6 to 8 emergency rooms. As such, approval of the CUP will result in minimal additional traffic and circulation impacts. Any additional traffic generated by the micro-hospital will be accommodated by the City's existing transportation infrastructure, including Jasper Drive, Gemini Road and Forest Avenue.

   In addition, the Project has been appropriately designed to mitigate traffic impacts and to facilitate pedestrian and vehicular circulation. Access to the Facility will be provided via two new ingress/egress driveways that will be constructed along Jasper Drive and separated by approximately 265 feet for appropriate spacing. Both entries will be connected by an internal driveway that circulates around the building to provide a convenient and continuous circulation route to/from the Facility. The Project's access and drive locations also have well defined ingress and egress locations and a clear and safe on-site vehicular circulation pattern.

   The Project will also enhance connections to the existing pedestrian and bicycle network within McMillan Mesa. Specifically, along the Property's Forest Avenue frontage to the north/northwest is the existing Cedar Trail system. The Project has been designed in recognition of its unique location next to an existing public trail. Specifically, as shown on the site plan, the Project includes new concrete sidewalks that will provide a direct pedestrian linkage and bicycle connectivity between the Property, Cedar Trail and Jasper Drive. In addition, a significant portion of the Project's civic space has been intentionally located to the northwest of the Property next to Forest Avenue to further link and establish pedestrian and bicycle connections to Cedar Trail.

b. Adequacy of site and open space provisions, including resource protection standards. The proposed site plan complies with all applicable RD development standards, including building and landscape setbacks, building height, floor area ratio and parking requirements. As for open space, the Project provides approximately 9.18% public civic space, which exceeds the 5% that is required by the Zoning Code. As described above, the site design includes three distinct civic spaces, with one civic space area provided at the northwest corner of the Property so as to incorporate and provide a connection to the adjacent Cedar Trail, a second civic space area located east of the building and a third civic space area located alongside the pedestrian access to the south of the building. All three civic space areas will feature scored concrete, landscaping and site furnishing, including picnic tables and benches, to create an inviting experience for the public and visitors of the Facility.

   The Property is located within the City's Resource Protection Overlay (RPO). As part of the site plan review for the Project, the Applicant had prepared and submitted a resource protection survey that was conducted in accordance with the requirements of the Zoning Code. The survey did not identify any natural resources as defined in the Zoning Code in need of resource protection and/or mitigation measures as part of the development of the Property. In addition, resource protection standards are accounted for in Planning Area F of the McMillan Mesa Specific Plan.

c. Noise, light, visual and other pollutants. The addition of the micro-hospital will not have a detrimental impact in terms of noise, light or other pollutants. As described above, any noise, light or other pollutants generated by the proposed Facility will be consistent with the other uses in the surrounding area, which includes a variety of existing medical uses. In addition, in terms lights and sirens from ambulance traffic, it is anticipated that virtually all ambulance traffic associated with the Facility will be ambulance *discharges* from the Facility to another hospital. Of these discharges, most will be ordinary medical transports, rather than trauma-level transports. As such, whether the medical transports occur during the day or night, there will be no ambulance lights or sirens associated with these ambulance discharges. Emergency transports are anticipated to occur infrequently—likely once or twice a month. As such, the Facility is anticipated to result in significantly less ambulance lights and sirens than existing uses in the surrounding area, including Guardian Medical Transport located adjacent northeast across Jasper Drive.

d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood. The proposed building has been designed in accordance with the Site Planning Design Standards in the Zoning Code.

The Project has been designed in the context of the existing surrounding uses. In terms of site design, the Project's site design is organized with the building mass located against Jasper Drive, towards the existing medical uses along Jasper Drive, which provides multiple distinct advantages. First, this site design allows for a majority of the Project's parking to be placed behind the building to the north and screened from Jasper Drive. Second, it allows for a clear vehicular circulation route around the building while also preserving clear pedestrian sidewalk connections to Jasper Drive that parallel the drive locations. Third, this building orientation maximizes views from the Property of the mountains to the north/northwest.

As for architecture, the Project has been designed to blend with the mix of older and newer buildings within McMillan Mesa. The Project's building primarily includes earth tone colors that match many of the existing buildings within McMillan Mesa. The building has design elements and materials that are reflective of a medical use, which are consistent with the existing medical uses along Jasper Drive. Additionally, the building includes features such as sloped roof elements that are indicative of architecture common in northern Flagstaff.

e. Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements. The Project will be landscaped and screened in accordance with all applicable City Codes and ordinances. As shown on the landscape plan included with this Application, the Project features significant amounts of landscaping, with a variety of trees, shrubs and groundcover in order to create a park-like setting that reflects the natural scenic beauty of Flagstaff. The Project's landscaping throughout the parking areas, street trees along Jasper Drive as well as other peripheral and buffer landscaping will ensure compatibility between surrounding properties.

f. Impact on public utilities. The addition of the ancillary micro-hospital will have no impact on utilities.

g. Signage and outdoor lighting. All lighting will be designed to comply with all applicable City Codes and Ordinances to prevent light "spill" onto adjoining properties and the surrounding area.

Outdoor lighting and permanent signage will be processed under separate permit and be designed to comply with all applicable City Codes and Ordinances.

h. Dedication and development of streets adjoining the property. In order to provide access to the Property, Apricus is proposing to improve Jasper Drive with two new ingress/egress driveways No other dedications or improvements are planned.

i. Impacts on historical, prehistoric or natural resources. The addition of the ancillary micro-hospital has no impacts on historical, prehistoric, or natural resources.

As noted above, the Property is located within the City's Resource Protection Overlay (RPO). As part of the site plan review for the Project, the Applicant had prepared and submitted a resource protection survey that was conducted in accordance with the requirements of the Zoning Code. The survey did not identify any natural resources as defined in the Zoning Code in need of resource protection and/or mitigation measures as part of the development of the Property. In addition, resource protection standards are accounted for in Planning Area F of the McMillan Mesa Specific Plan.

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Compatibility

The Zoning Code requires new development that is subject to approval of a conditional use permit to consider the design elements within Section 10-30.60.050 of the Zoning Code.

Compatibility. The Zoning Code promotes development that reinforces the character of the neighborhoods, districts, and corridors of the City. Compatibility is important to ensure that the characteristics of different uses, activities, and designs allow them to be located near or adjacent to each other in a harmonious manner. The Project recognizes the importance of compatibility and has been designed to take into account several factors that are unique to the Property and surrounding area. Pursuant to Section 10-30.60.050, the following basic design elements should be considered when assessing compatibility of a new development, which is subject to approval of a conditional use permit:

Patterns of Development. *Patterns of development include characteristics such as streetscape, site relationships, signage and landscape features.*

The Project is consistent with surrounding uses and improvements. Along Jasper Drive are two existing medical buildings, including Rehabilitation Hospital of Northern Arizona and Guardian Medical Transport. These buildings were also developed under the current Zoning Code. Approval of this CUP will result in a new development that will be consistent with and reinforce the recent pattern of development along Jasper Drive consisting of new buildings that comply with the Zoning Code's current Site Planning Design Standards, including building forward design with parking areas located to the side and rear of buildings, streetscape, public civic space and landscaping.

Scale. *Scale refers to similar or harmonious proportions, especially overall height and width, but also includes the visual intensity of the development, building massing, and the shapes and sizes of the various design elements, such as windows and doors.*

Existing uses in the surrounding area consist of a mix of one and two-story buildings with varying proportions and building mass, including:

- the one-story Rehabilitation Hospital of Northern Arizona along Jasper Drive, adjacent south across Jasper Drive;
- the two-story Guardian Medical Transport along Jasper Drive, adjacent northeast;
- the two-story Basis Flagstaff school along Gemini Road to the south;
- the Bungalows on Pinecliff Phase II, approximately 265 feet to the west; and
- the one-story Aspire Transitional Care rehabilitation center along Pine Cliff Drive to the southwest.

The Project's one story and approximately 44,702 square-foot building will be compatible with the scale of the existing surrounding buildings. The building reaches a maximum height of 26'-7, which is significantly smaller than the forty (40) feet in height allowed for properties within Planning Area F of the McMillan Mesa Specific Plan. The Project's building has also been designed to respect the scale, height, proportion and mass of the surrounding uses. In particular, as shown on the building elevations included with this Application, the building includes architectural elements, such as varying plane changes, colors and articulation, to break down the mass of the building and establish a human scale along Jasper Drive and on-site.

Approval of this CUP will therefore accommodate a building that will be compatible with the scale of existing surrounding buildings.

Continuity. *Continuity encompasses patterns of development and scale, but also characteristics such as site development, building forms, textures, materials, details and colors.*

In addition to the new medical building, Project improvements include paving and parking, convenient and safe pedestrian and bicycle access on-site and to/from Jasper Drive, public civic space with pedestrian pathways, peripheral and buffer landscaping, hardscape and lighting. Improvements also include new concrete sidewalks connecting to Cedar Trail to promote pedestrian and bicycle connectivity. These site improvement will create a well-landscaped and park-like setting for the Property and the future Cedar Medical Collaborative campus as a whole. The site improvements are also compatible with properties and uses in the surrounding area.

Building forms, including roof forms, commonly have some variation. That said, while the Project includes design elements appropriate for a medical use, the Project also blends the new with the old by including sloped roof elements, which are indicative of architecture commonly seen in many buildings in Flagstaff. Colors also provide one of the best opportunities to enhance cohesiveness. As such, the Project's building features earth tone colors, which are harmonious with many of the existing buildings in McMillan Mesa.

The proposed building has been designed to include building forms that comply with the Site Planning Design Standards and Architectural Design Standards within the Zoning Code, including the use of building materials (primary and secondary), placement of building materials, building mass and scale, textures, horizontal and vertical shadow lines, and architectural elements. Additionally, the Site Plan includes building forward design with parking areas located to the side and rear of the buildings along with streetscape improvements, public civic space and landscaping features in compliance with the Zoning Code's Site Planning Design Standards.

***

Thank you for your time and attention to this Application. We look forward to discussing the Project and Application with you in the near future and respectfully request your approval.

Cedar Medical Collaborative Phase 2
Citizen Participation Plan *June 8, 2021*

Introduction

Apricus Health ("Apricus" or the "Applicant") is submitting a Conditional Use Permit application for the approximate 4.77 net acres of property located at 1895 N. Jasper Drive, also known as Coconino County Assessor Parcel Number 101-46-012B (the "Property").

Apricus is a health care company created by Arizona doctors with the mission of making healthcare affordable, accessible, and convenient. Apricus works with local independent physicians to improve the experience and health care outcome for its patients by bringing coordinated care between both primary care and specialty care. Apricus has established a large network comprised of Arizona's leading primary care and specialist providers to provide a full spectrum of care for its patients.

This Citizen Participation Plan is being submitted to the City of Flagstaff in accordance with Section 10-20.30.060.C of the Zoning Code to document how the Applicant intends on conducting the neighborhood meeting.

Neighborhood Meeting

In accordance with Section 10-20.30.060.A of the Zoning Code, Apricus will hold a minimum one (1) Neighborhood Meeting on June 28, 2021 at 6:00 p.m. The Neighborhood Meeting will include an introduction and presentation, and conclude with questions/answers. The Neighborhood Meeting will be held via the Zoom virtual meeting platform. Details of the noticing and posting are as follows:

Mailing Notification. In accordance with Section 10-20-30.060.D.3-.5 of the Zoning Code, a Notice of Neighborhood Meeting letter will be mailed via first class mail fifteen (15) or more calendar days prior to the Neighborhood Meeting to: (1) each real property owner within 1,000-feet of the Property, as shown on the last assessment of the property; (2) the owner of the Property; (3) property owners' associations and homeowners' associations within 1,000-feet of the Property; and (4) individuals, groups, etc. on the City's "Registry of Persons and Groups," as provided by the City (collectively, "Affected Parties"). The Notice of Neighborhood Meeting letter will set forth the purpose and substance of the proposed application, the time, date, and virtual meeting access instructions of the Neighborhood Meeting, and contact information for Mr. Patrick St. Clair, City Planning Development Manager assigned to the application, and Gammage & Burnham PLC, the Applicant's representative.

See Tab A—Notification Letter and Tab B—Affected Parties Mailing List and Map.

Site Posting. In accordance with Section 10-20.30.060.D.6 of the Zoning Code, the Applicant will install one sign along the Jasper Drive frontage setting forth the purpose, time, date, and virtual meeting access instructions for the Neighborhood Meeting, with an attached information tube containing copies of the meeting notice. The site posting will be installed a minimum of ten (10) days prior to the neighborhood meeting.

See Tab C—Site Posting.

Opportunities for Input

Interested parties may call or email Lindsay C. Schube of Gammage & Burnham PLC at (602) 256-4471 or lschube@gblaw.com for more information.

Record of Proceedings

Upon completion of the Citizen Review Process, a Citizen Participation Report will be submitted to the City of Flagstaff in accordance with Section 10-20.30.060.F of the Zoning Code, documenting sign-in sheets/registration from the Neighborhood Meeting(s); results/summary of the Neighborhood Meeting(s); correspondence, telephone calls, meetings, etc. with Affected Parties or other interested citizens; and affidavits/certification of Neighborhood Meeting notification and site posting.

TAB A

GAMMAGE & BURNHAM, PLC
ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, ARIZONA 85004

June __, 2021

Lindsay C. Schube (602) 256-4471
lschube@gblaw.com

Dear Property Owner, Neighborhood Association, or Interested Citizen,

We represent Apricus Health ("Apricus"). Apricus is a health care company created by Arizona doctors with the mission of making healthcare affordable, accessible, and convenient. Apricus works with local independent physicians to improve the experience and health care outcome for its patients by bringing coordinated care between both primary care and specialty care. Apricus is proposing to develop the approximate 4.77 acres located at 1895 North Jasper Drive ("Property") with a single-story combined medical office/micro-hospital ("Facility"). An Aerial Map of the Property is enclosed with this letter for your reference.

In order to facilitate development of the Property, we filed Conditional Use Permit application no. PZ-19-00022-05 ("Application")) with the City of Flagstaff to allow for the "Hospital" (micro-hospital) use on the Property. Because the Facility will be equipped to provide occasional inpatient (overnight) care, under the City's Zoning Code this ancillary component of the Facility is classified as a "Hospital," rather than "Medical Office," thus requiring a Conditional Use Permit. From a practical standpoint, the Facility will not function like a traditional hospital. Rather, this micro-hospital will include approximately 6-8 emergency rooms for initial triage and examinations, plus approximately 8-10 patient rooms for recovery and stabilization. A medical office is permitted by right under the Property's existing RD (Research and Development) zoning. This Application is simply to allow the Facility's ancillary "Hospital" (micro-hospital) use. We have enclosed with this letter a Site Plan and Building Elevations so that you may see the proposed design of the Facility.

We have scheduled a **virtual neighborhood meeting** to discuss the Application and proposed Facility. The meeting details are as follows:

Meeting:	1895 North Jasper Drive Virtual Neighborhood Meeting
Location:	Meeting to be held virtually in Zoom.
Registration Link:	**www.gblaw.com/1895jasper**
Date and Time:	**Monday, June 28, 2021 at 6:00 PM**

Instructions for Access to Virtual Neighborhood Meeting. The neighborhood meeting will be held on the Zoom video conferencing platform, which can be accessed through your internet browser or through the Zoom app on your mobile device via the above link. For registration assistance, please contact **Ellie Brundige, Land Use Planner** at **(602) 256-4409** or **ebrundige@gblaw.com**.

Please note, to participate in the meeting, you will be required to first access the above **Registration Link**. The meeting registration information will be part of the public record and shared with the City. We will also use this information to keep you informed of future meetings and hearings via email, as well as traditional mail. At the beginning of the neighborhood meeting, we will provide a brief overview of the meeting procedures and instructions for asking questions once the formal presentation has concluded.

Please be advised that a future hearing before the Planning & Zoning Commission will be scheduled to review this case. A specific hearing date has not yet been set. An additional notification letter will be provided identifying the date, time, and location of this hearing.

The City Planner assigned to this case is Patrick St. Clair. Mr. St. Clair can be reached at (928) 213-2612 or pstclair@flagstaffaz.gov. He can answer your questions regarding the City's review and hearing process.

Should you have any questions, please do not hesitate to contact me at **(602) 256-4471** or **lschube@gblaw.com**. Thank you.

Sincerely,

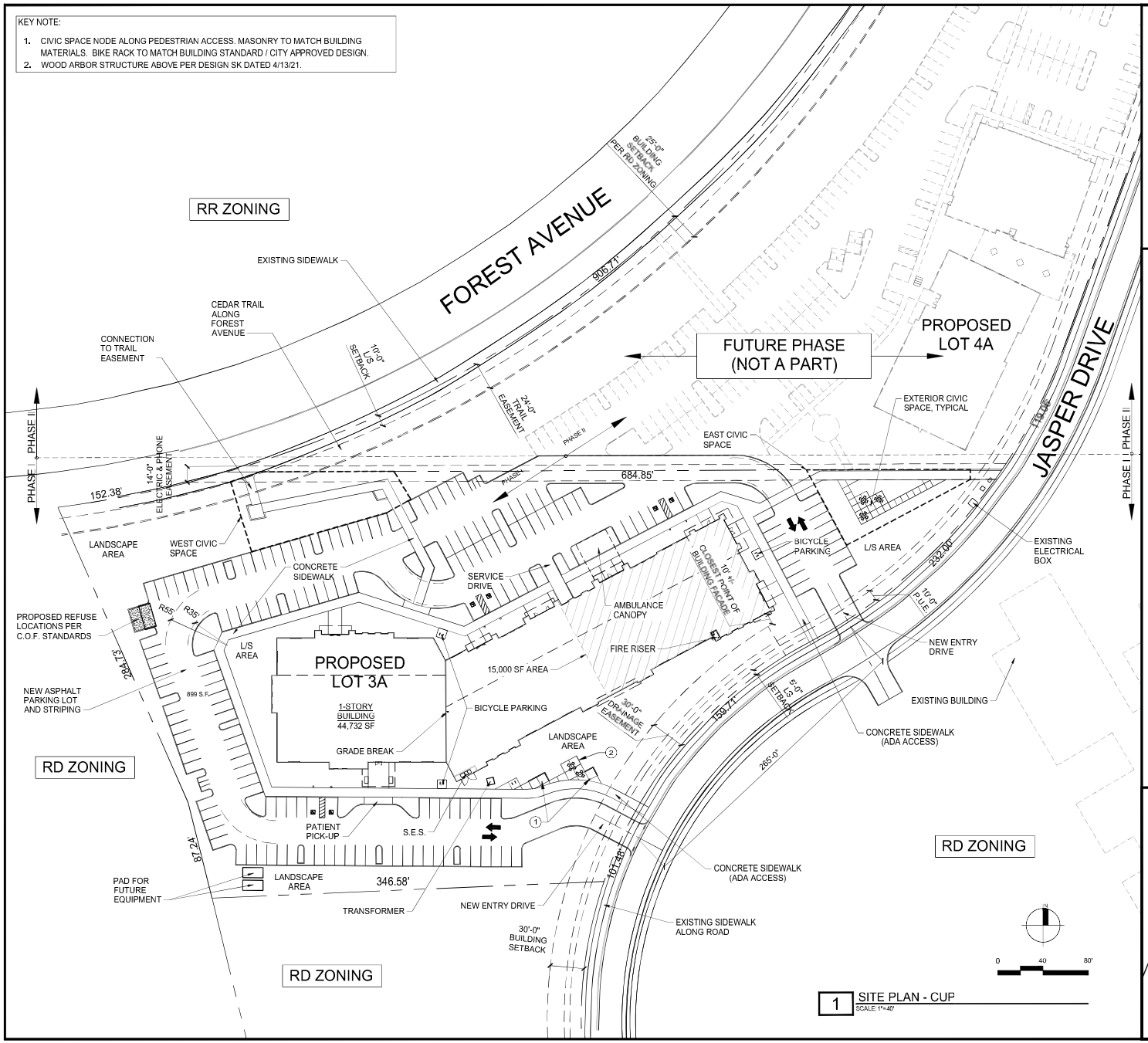
GAMMAGE & BURNHAM, P.L.C.

By
Lindsay C. Schube

LCS/nas
Enclosure

Aerial Map


McPherson Park
E COOLEY DR
N GEMINI DR
E FOREST AVE
N JASPER DR
E JUNIPER AVE
E CEDAR AVE
E OAK AVE
N BEAVER ST
N SAN FRANCISCO ST
Flagstaff Medical Center
N GEMINI DR
N GEMINI DR
N PINE CLIFF DR
N TURQUOISE DR
E PONDEROSA PKWY
N SWITZER CANYON DR
E APPLE WAY
McMillian Mesa Park
N IZABEL ST
NW ST ST
N CENTER ST
E ARROWHEAD AVE
N
Subject Property



PROJECT INFORMATION

PROJECT NAME:	CEDAR MEDICAL COLLABORATIVE PHASE 2
PROJECT ADDRESS:	1895 N JASPER DRIVE FLAGSTAFF, AZ
PROPERTY OWNER:	MMV DEVCO LLC 15300 N 90TH ST #200 SCOTTSDALE, AZ 85260
DEVELOPER:	CYPRESS WEST PARTNERS, LLC JASON ANZALONE 30021 TOMAS ROAD, SUITE 130 RANCHO SANTA MARGARITA, CA 92688
ARCHITECT:	DALKE DESIGN GROUP, LLC 2039 E. RICE DRIVE TEMPE, AZ 85283 480-589-3793 VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

PARCEL NUMBERS:	101-46-012B
CURRENT ZONING:	RD (RESEARCH AND DEVELOPMENT)
NET SITE AREA:	4.77 ACRES (207,745 S.F.)
BUILDING AREA:	44,702 S.F.
LOT COVERAGE:	21.5%
F.A.R.:	.215
STORIES:	ONE
OCCUPANCY:	B
CONSTRUCTION TYPE:	TYPE IIB (NON-COMBUSTIBLE)

REQUIRED PARKING:

USE:	AREA:	RATIO:	SPACES:
MEDICAL OFFICE:	27,732 S.F.	4/1000	111 SPACES
MICRO HOSPITAL:	17,000 S.F.	2 SPACES PER 3 BEDS 9 BEDS / 3 x 2 = 6 1 PER 3 EMPL/GUEST 150 / 3 = 50	6 SPACES 50 SPACES
TOTAL REQUIRED:			167 SPACES

PROVIDED PARKING:

TOTAL REGULAR SPACES:	163 SPACES
TOTAL ACCESSIBLE SPACES:	6 SPACES
MOTORCYCLE SPACES:	6 SPACES
TOTAL PROVIDED:	175 SPACES
PARKING RATIO:	3.9 CARS/1000 S.F.

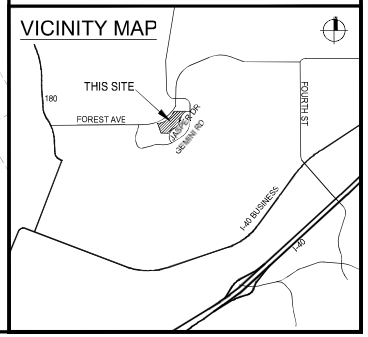
PER PARKING ANALYSIS

BIKE PARKING REQ.: 175 X .05 = 9 SPACES (12 SPACES PROVIDED)

CIVIC SPACE QUANTITIES

TOTAL SITE AREA =	207,745 S.F.
CIVIC SPACE REQUIRED =	10,387 S.F. (5.0% OF SITE)
WEST CIVIC SPACE PROVIDED =	7,483 S.F. (3.60% OF SITE)
EAST CIVIC SPACE PROVIDED =	5,305 S.F. (2.55% OF SITE)
TOTAL CIVIC SPACE PROVIDED =	12,788 S.F. (6.15% OF SITE)

VICINITY MAP



DALKE DESIGN GROUP
2039 E RICE DR., TEMPE AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

CypressWest PARTNERS

cedarmedical collaborative

CEDAR MEDICAL COLLABORATIVE PHASE 2

1895 N. JASPER DRIVE, FLAGSTAFF, AZ

NUMBER	REVISION	DATE

SEAL

SHEET TITLE
SITE PLAN - CUP

ISSUE DATE	5/20/21
DRAWN	KAW
CHECKED BY	VDD
PROJECT NUMBER	-

DRAWING NO.

A0.1

REV -

ELEVATION KEYED NOTES:

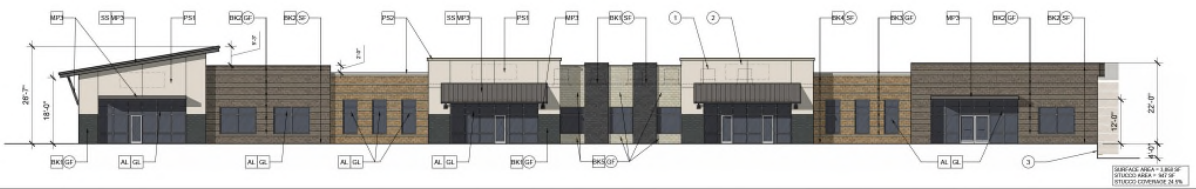
1. HVAC UNIT BEYOND.
2. FUTURE SIGNAGE UNDER SEPARATE PERMIT.
3. EXPOSED STEM WALL NOT TO EXCEED 5'-0".



1 NORTHEAST ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



2 NORTHWEST ELEVATION

0 8' 16' 32'

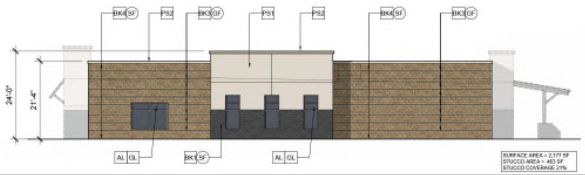
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



4 WEST ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



5 SOUTH ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



6 SOUTHEAST ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

MATERIALS

BK1	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "EBONY #15"
BK2	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "BARK #12"
BK3	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "DOESKIN #4"
BK4	4"X16"X8" INTEGRAL BLOCK BLOCKLITE "PEBBLE BEACH #319"
BK5	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "PEBBLE BEACH #319"
SF	SPLIT FACE FINISH
GF	GROUND FACE (HONED) FINISH
MP	METAL - PAINTED "SEE PAINT SCHEDULE FOR COLOR"
SS	MBCI, 22 GA. LOK SEAM 16" PANEL ROOFING SYSTEM "SLATE"
PS	PAINTED STUCCO FINISH "SEE PAINT SCHEDULE FOR COLOR"

STOREFRONT

AL	CLEAR ANODIZED ALUMINUM
GL	SOLAR BAND "GRAY"

PAINT SCHEDULE

1	DUNN EDWARDS - DE6228 "PLAY ON GRAY" LRV - 43
2	DUNN EDWARDS - DE6229 "CALICO ROCK" LRV - 28
3	DUNN EDWARDS - DE6378 "JET" LRV - 9

FINISH PERCENTAGES

ELEVATION	QTY
NORTHEAST	
TOTAL AREA MINUS STOREFONT	1,225
BLOCK	83.0%
STUCCO	17.0%
NORTHWEST	
TOTAL AREA MINUS STOREFONT	3,858
BLOCK	76.5%
STUCCO	24.5%
NORTH	
TOTAL AREA MINUS STOREFONT	2,325
BLOCK	84.0%
STUCCO	16.0%
WEST	
TOTAL AREA MINUS STOREFONT	2,177
BLOCK	79.0%
STUCCO	21.0%
SOUTH	
TOTAL AREA MINUS STOREFONT	2,635
BLOCK	82.0%
STUCCO	18.0%
SOUTHEAST	
TOTAL AREA MINUS STOREFONT	4,942
BLOCK	83.0%
STUCCO	17.0%

DALKE DESIGN GROUP

2039 E RICE DR., TEMPE AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

CypressWest PARTNERS

cedarmedical collaborative

CEDAR MEDICAL COLLABORATIVE PHASE 2

1895 N. JASPER DRIVE, FLAGSTAFF, AZ

NUMBER	REVISION	DATE

SEAL



SHEET TITLE
COLORED ELEVATIONS

ISSUE DATE	3/31/21
DRAWN	KAW
CHECKED BY	VDD
PROJECT NUMBER	-

DRAWING NO.

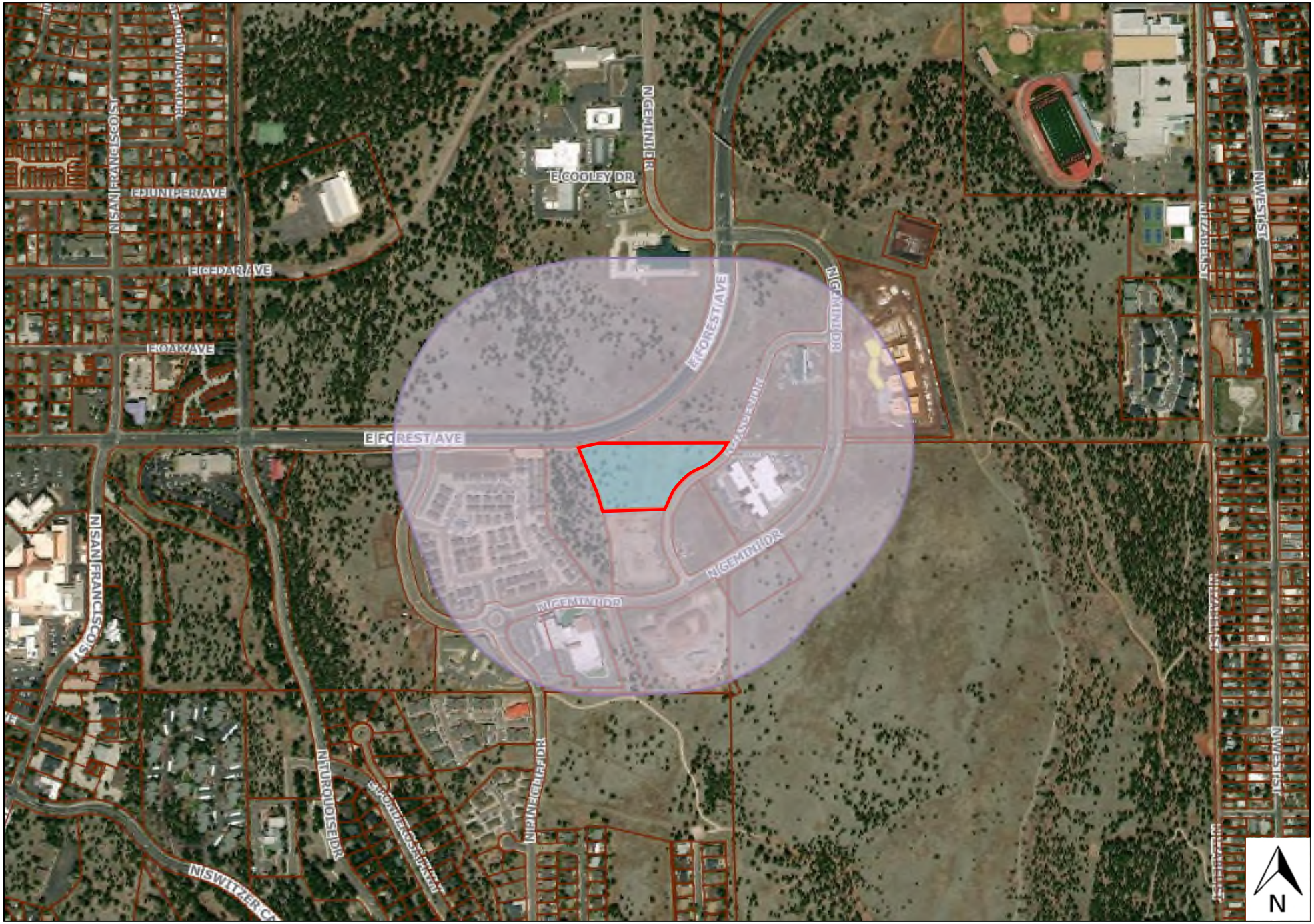
A3.2

REV -

TAB B

MAILING NOTIFICATION LIST - PZ-19-00022-05					
PROPERTY OWNERS WITHIN 1,000-FEET					
PROPERTY OWNER	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**	
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001	
MMV DEVCO LLC	15300 N 90TH ST NO 200	SCOTTSDALE	AZ	85260	
MPT OF FLAGSTAFF LLC	PO BOX 92129	SOUTHLAKE	TX	76092	
FLAGSTAFF MEDICAL CENTER INC	PO BOX 1268	FLAGSTAFF	AZ	86002	
ARIZONA STATE OF	100 N 15TH AVE	PHOENIX	AZ	85007	
HIGHGATE FLAGSTAFF LLC	1177 W HASTINGS ST NO 2133	VANCOUVER	BC	V6E 2K3 CANADA	
BASIS SCHOOLS INC	7975 N HAYDEN RD NO B-202	SCOTTSDALE	AZ	85258	
CWRP CEDAR FLAGSTAFF MOB OWNER LLC	30021 TOMAS RD NO 130	RANCHO SANTA MARGARITA	CA	92688	
FLAGSTAFF TRANSITIONAL CARE LLC	1107 HAZELTINE BLVD NO 200	CHASKA	MN	55318	
CITY REGISTERED PERSONS OF INTEREST					
ORGANIZATION / CONTACT	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**	**EMAIL**
FRIENDS OF FLAGSTAFF'S FUTURE	PO BOX 23462	FLAGSTAFF	AZ	86002	INFO@FRIENDSOFFLAGSTAFF.ORG
NAT WHITE	1120 N ROCKRIDGE RD	FLAGSTAFF	AZ	86001	WHITE@LOWELL.EDU
FRIENDS OF FLAGSTAFF'S FUTURE ATTN: MICHELE A. JAMES	PO BOX 23462	FLAGSTAFF	AZ	86002	NOT PROVIDED.
CHARLIE SILVER	720 W ASPEN AVE	FLAGSTAFF	AZ	86001	CWS720@GMAIL.COM
NORTHERN ARIZONA BUILDING ASSOCIATION	1500 E CEDAR AVE, STE 86	FLAGSTAFF	AZ	86004	TBOCIUNG@NAZBA.ORG
BETSY MCKELLAR	330 S ASH LN	FLAGSTAFF	AZ	86004	BIRDVEST8@GMAIL.COM
DAVID CARPENTER	495 S RIVER RUN, STE 100	FLAGSTAFF	AZ	86001	DC@HOPEAZ.COM
NORTHERN ARIZONA ASSOCIATION OF REALTORS ATTN: JEFFREY HERD	1515 E CEDAR AVE, STE C-4	FLAGSTAFF	AZ	86004	NAARFLAG@NAZREALTOR.COM NAARGOVAFFAIRS@OUTLOOK.COM
ARIZONA ARMY NATIONAL GUARD, AZAA-FMO ATTN: DORENDA COLEMAN	5636 E MCDOWELL RD, M5330	PHOENIX	AZ	85008	DORENDA.J.COLEMAN.NFG@MAIL.MIL
TISH BOGAN-OZMUN	5721 MT. PLEASANT DR	FLAGSTAFF	AZ	86004	TISHFLAGSTAFF@GMAIL.COM
US NAVY, INTERGOVERNMENTAL BRANCH ATTN: MARY BETH DREUSIKE	850 PACIFIC HWY, BUILDING 1 5TH FL, STE 513	SAN DIEGO	CA	92132	MARYBETH.DREUSIKE@NAVY.MIL
MARILYN WEISSMAN	1055 E APPLE WAY	FLAGSTAFF	AZ	86001	MISSYMOET@AOL.COM
CELIA BAROTZ	3354 N CREST ST	FLAGSTAFF	AZ	86001	CBAROTZ@GMAIL.COM
COAST AND MOUNTAIN PROPERTIES ATTN: MAURY HERMAN	3 N LEROUX ST	FLAGSTAFF	AZ	86001	MHERMAN@COASTANDMOUNTAIN.COM
NORM WALLEN	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004	NORMWALLENFLG@GMAIL.COM
COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JAY CHRISTELMAN	2500 N FORT VALLEY RD, BLDG 1	FLAGSTAFF	AZ	86001-1287	JCHRISTELMAN@COCONINO.AZ.GOV
TYLER DENHAM	800 W FOREST MEADOWS DR, APT 119	FLAGSTAFF	AZ	86001	TYLER.B.DENHAM@GMAIL.COM
COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JESS MCNEELY	2500 N FORT VALLEY RD, BLDG 1	FLAGSTAFF	AZ	86001-1287	WMCNEELY@COCONINO.AZ.GOV
FLAGSTAFF LODGING, RESTAURANT, & TOURISM ASSN ATTN: STEVE FINCH	PO BOX 30622	FLAGSTAFF	AZ	86003	SFINCH@FLRTA.ORG
ADRIAN SKABELUND	819 W GRAND CANYON AVE	FLAGSTAFF	AZ	86001	ASKABELUND@AZDAILYSUN.COM
RACHEL BASS	3083 W EASTERDAY LN	FLAGSTAFF	AZ	86001	RSILVERTON@GMAIL.COM
OTHER INTERESTED PARTIES					
ORGANIZATION / CONTACT	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**	**EMAIL**
CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DEPT. ATTN: PATRICK ST. CLAIR	211 W ASPEN AVE	FLAGSTAFF	AZ	86001	PSTCLAIR@FLAGSTAFFAZ.GOV
GAMMAGE & BURNHAM, PLC ATTN: MICHAEL T. MAEROWITZ	40 N CENTRAL AVE, 20TH FL	PHOENIX	AZ	85004	MMAEROWITZ@GBLAW.COM

NOTIFICATION MAP – PROPERTY OWNERS WITHIN 1,000-FEET



TAB C

CITY OF FLAGSTAFF NOTICE OF NEIGHBORHOOD MEETING FOR A CONDITIONAL USE PERMIT (PZ-19-00022-05)	
MMV Devco LLC / Apricus Health is requesting a Conditional Use Permit for +/- 4.77 acres located at 1895 North Jasper Drive to allow for a “Hospital” (Micro-Hospital) use within the Research & Development—RD zoning district.	
When:	June 28, 2021 at 6:00 PM
Where:	**Meeting to be held virtually**. Join Zoom Meeting: www.gblaw.com/1895jasper
Representative Contact:	Lindsay C. Schube, Gammage & Burnham PLC (602) 256-4471
City Contact:	Patrick St. Clair, Planning Development Manager (928) 213-2612

Cedar Medical Collaborative Phase 2
Citizen Participation Report *July 26, 2021*

Introduction

On May 25, 2021, Apricus Health (the "Apricus" or "Applicant") submitted Conditional Use Permit Application No. PZ-19-00022-05 for the approximate 4.77 net acres of property located at 1895 N. Jasper Drive, also known as Coconino County Assessor Parcel Number 101-46-012B (the "Property").

Apricus is a health care company created by Arizona doctors with the mission of making healthcare affordable, accessible, and convenient. Apricus works with local independent physicians to improve the experience and health care outcome for its patients by bringing coordinated care between both primary care and specialty care. Apricus has established a large network comprised of Arizona's leading primary care and specialist providers to provide a full spectrum of care for its patients.

This Citizen Participation Report is being submitted to the City of Flagstaff in accordance with Section 10-20.30.060.C of the Zoning Code to document neighborhood meeting proceedings.

Neighborhood Meeting

In accordance with Section 10-20.30.060.A of the Zoning Code, Apricus held a Neighborhood Meeting on June 28, 2021 at 6:00 p.m. via the Zoom virtual meeting platform.

Details of the noticing and posting completed prior to the Neighborhood Meeting are as follows:

Mailing Notification. In accordance with Section 10-20-30.060.D.3-.5 of the Zoning Code, a Notice of Neighborhood Meeting letter was mailed via first class mail on June 11, 2021, 17 calendar days prior to the Neighborhood Meeting, to: (1) each real property owner within 1,000-feet of the Property, as shown on the last assessment of the property; (2) the owner of the Property; (3) property owners' associations and homeowners' associations within 1,000-feet of the Property; and (4) individuals, groups, etc. on the City's "Registry of Persons and Groups," as provided by the City (collectively, "Affected Parties"). The Notice of Neighborhood Meeting letter set forth the purpose and substance of the proposed application, the time, date, and virtual meeting access instructions of the Neighborhood Meeting, and contact information for Mr. Patrick St. Clair, City Planning Development Manager assigned to the application, and Gammage & Burnham PLC, the Applicant's representative.

See Tab A— Notification Letter, Tab B—Affected Parties Mailing List, and Tab C—Affidavit of Neighborhood Meeting Notification.

Site Posting. In accordance with Section 10-20.30.060.D.6 of the Zoning Code, the Applicant installed one sign along the Jasper Drive frontage setting forth the purpose, time, date, and virtual meeting access instructions for the Neighborhood Meeting, with an attached

information tube containing copies of the meeting notice. The site posting was installed on June 11, 2021, 17 days prior to the neighborhood meeting.

See Tab D—Affidavit and Photo of Sign Posting.

Neighborhood Meeting Summary/Record of Proceedings. The Neighborhood Meeting consisted of an introduction and presentation of the project by the Applicant's representatives, followed by a question/answer session. Only two members from the public attended the meeting who were not either the Applicant or its representatives or part of City of Flagstaff planning staff (each a "Meeting Participant"). Following the presentation by the Applicant's representatives, one Meeting Participant asked questions primarily relating to the type of medical services that will be provided by physicians at the proposed micro-hospital. The other Meeting Participant did not speak. No substantive issues were raised by any of the Meeting Participants, including, but not limited to compatibility of the proposed micro-hospital use, traffic, noise, lighting or other issues.

See Tab E—Neighborhood Meeting Attendee Registration Sheet.

No additional input was received from the public apart from the two Neighborhood Meeting registrations summarized above.

Pursuant to Section 10-20.30.060 of the Zoning Code, City Staff has waived the requirement for a second neighborhood meeting.

TAB A

Notification Letter

GAMMAGE & BURNHAM, PLC
ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, ARIZONA 85004

June 11, 2021

Lindsay C. Schube (602) 256-4471
lschube@gblaw.com

Dear Property Owner, Neighborhood Association, or Interested Citizen,

We represent Apricus Health ("Apricus"). Apricus is a health care company created by Arizona doctors with the mission of making healthcare affordable, accessible, and convenient. Apricus works with local independent physicians to improve the experience and health care outcome for its patients by bringing coordinated care between both primary care and specialty care. Apricus is proposing to develop the approximate 4.77 acres located at 1895 North Jasper Drive ("Property") with a single-story combined medical office/micro-hospital ("Facility"). An Aerial Map of the Property is enclosed with this letter for your reference.

In order to facilitate development of the Property, we filed Conditional Use Permit application no. PZ-19-00022-05 ("Application")) with the City of Flagstaff to allow for the "Hospital" (micro-hospital) use on the Property. Because the Facility will be equipped to provide occasional inpatient (overnight) care, under the City's Zoning Code this ancillary component of the Facility is classified as a "Hospital," rather than "Medical Office," thus requiring a Conditional Use Permit. From a practical standpoint, the Facility will not function like a traditional hospital. Rather, this micro-hospital will include approximately 6-8 emergency rooms for initial triage and examinations, plus approximately 8-10 patient rooms for recovery and stabilization. A medical office is permitted by right under the Property's existing RD (Research and Development) zoning. This Application is simply to allow the Facility's ancillary "Hospital" (micro-hospital) use. We have enclosed with this letter a Site Plan and Building Elevations so that you may see the proposed design of the Facility.

We have scheduled a **virtual neighborhood meeting** to discuss the Application and proposed Facility. The meeting details are as follows:

Meeting:	1895 North Jasper Drive Virtual Neighborhood Meeting
Location:	Meeting to be held virtually in Zoom.
Registration Link:	**www.gblaw.com/1895jasper**
Date and Time:	**Monday, June 28, 2021** at **6:00 PM**

Instructions for Access to Virtual Neighborhood Meeting. The neighborhood meeting will be held on the Zoom video conferencing platform, which can be accessed through your internet browser or through the Zoom app on your mobile device via the above link. For registration assistance, please contact **Ellie Brundige, Land Use Planner** at **(602) 256-4409** or **ebrundige@gblaw.com**.

Please note, to participate in the meeting, you will be required to first access the above **Registration Link**. The meeting registration information will be part of the public record and shared with the City. We will also use this information to keep you informed of future meetings and hearings via email, as well as traditional mail. At the beginning of the neighborhood meeting, we will provide a brief overview of the meeting procedures and instructions for asking questions once the formal presentation has concluded.

Please be advised that a future hearing before the Planning & Zoning Commission will be scheduled to review this case. A specific hearing date has not yet been set. An additional notification letter will be provided identifying the date, time, and location of this hearing.

The City Planner assigned to this case is Patrick St. Clair. Mr. St. Clair can be reached at (928) 213-2612 or pstclair@flagstaffaz.gov. He can answer your questions regarding the City's review and hearing process.

Should you have any questions, please do not hesitate to contact me at **(602) 256-4471** or **lschube@gblaw.com**. Thank you.

Sincerely,

GAMMAGE & BURNHAM, P.L.C.

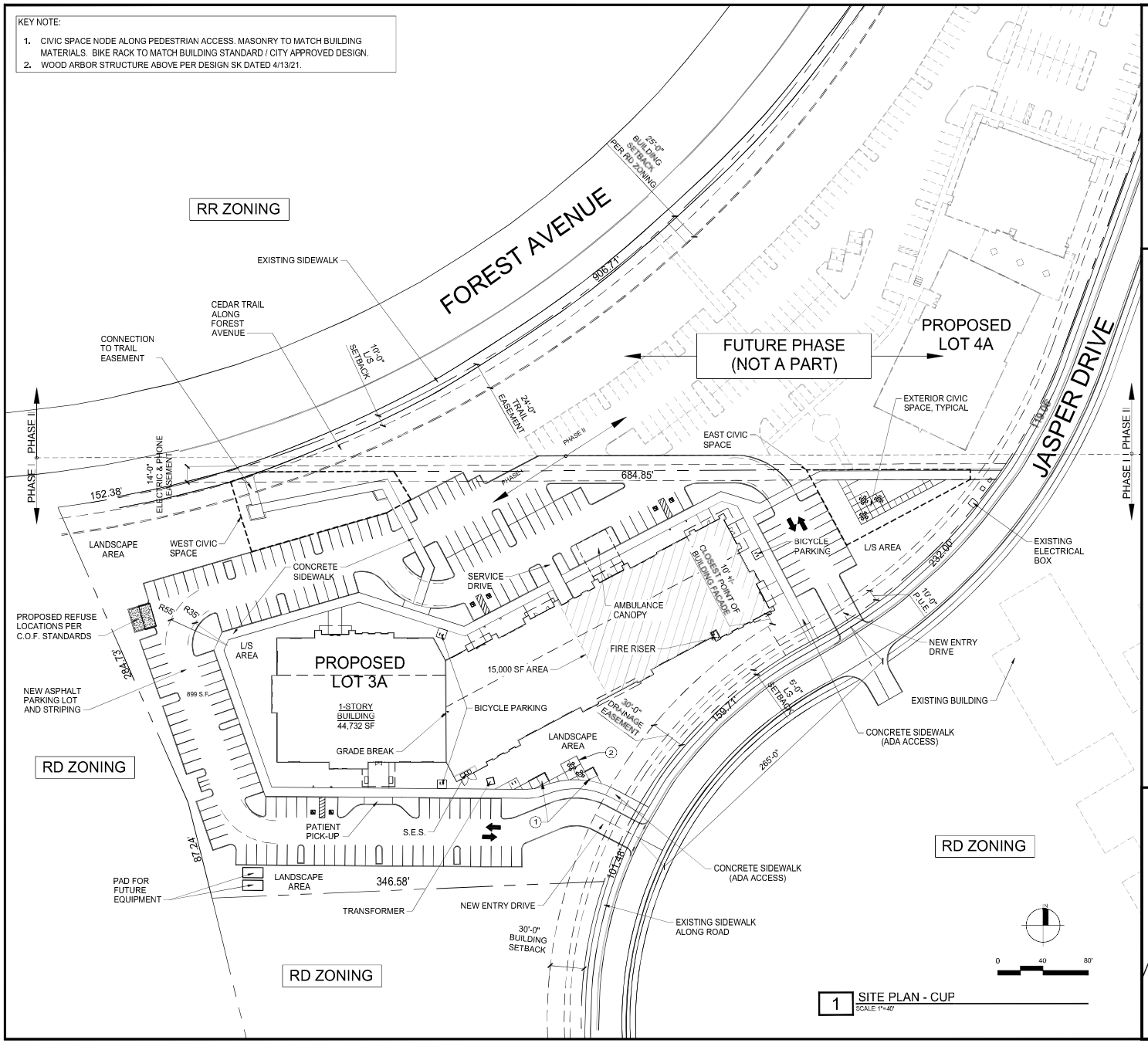


By
Lindsay C. Schube

LCS/nas
Enclosure

Aerial Map


McPherson Park
E COOLEY DR
N GEMINI DR
E FOREST AVE
N JASPER DR
E JUNIPER AVE
E CEDAR AVE
E OAK AVE
N BEAVER ST
N SAN FRANCISCO ST
Flagstaff Medical Center
N GEMINI DR
N GEMINI DR
N PINE CLIFF DR
N TURQUOISE DR
E PONDEROSA PKWY
N SWITZER CANYON DR
E APPLE WAY
McMillian Mesa Park
N IZABEL ST
NW ST ST
N CENTER ST
E ARROWHEAD AVE
N
Subject Property



PROJECT INFORMATION

PROJECT NAME:	CEDAR MEDICAL COLLABORATIVE PHASE 2
PROJECT ADDRESS:	1895 N JASPER DRIVE FLAGSTAFF, AZ
PROPERTY OWNER:	MMV DEVCO LLC 15300 N 90TH ST #200 SCOTTSDALE, AZ 85260
DEVELOPER:	CYPRESS WEST PARTNERS, LLC JASON ANZALONE 30021 TOMAS ROAD, SUITE 130 RANCHO SANTA MARGARITA, CA 92688
ARCHITECT:	DALKE DESIGN GROUP, LLC 2039 E. RICE DRIVE TEMPE, AZ 85283 480-589-3793 VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

PARCEL NUMBERS:	101-46-012B
CURRENT ZONING:	RD (RESEARCH AND DEVELOPMENT)
NET SITE AREA:	4.77 ACRES (207,745 S.F.)
BUILDING AREA:	44,702 S.F.
LOT COVERAGE:	21.5%
F.A.R.:	.215
STORIES:	ONE
OCCUPANCY:	B
CONSTRUCTION TYPE:	TYPE IIB (NON-COMBUSTIBLE)

REQUIRED PARKING:

USE:	AREA:	RATIO:	SPACES:
MEDICAL OFFICE:	27,732 S.F.	4/1000	111 SPACES
MICRO HOSPITAL:	17,000 S.F.	2 SPACES PER 3 BEDS 9 BEDS / 3 x 2 = 6 1 PER 3 EMPL/GUEST 150 / 3 = 50	6 SPACES 50 SPACES
TOTAL REQUIRED:			167 SPACES

PROVIDED PARKING:

TOTAL REGULAR SPACES:	163 SPACES
TOTAL ACCESSIBLE SPACES:	6 SPACES
MOTORCYCLE SPACES:	6 SPACES
TOTAL PROVIDED:	175 SPACES
PARKING RATIO:	3.9 CARS/1000 S.F.

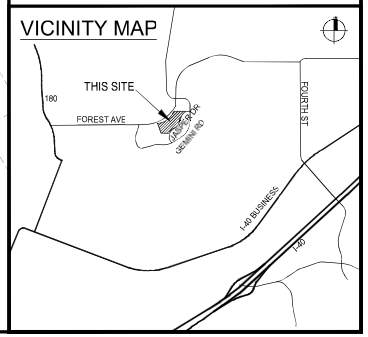
PER PARKING ANALYSIS

BIKE PARKING REQ.: 175 X .05 = 9 SPACES (12 SPACES PROVIDED)

CIVIC SPACE QUANTITIES

TOTAL SITE AREA =	207,745 S.F.
CIVIC SPACE REQUIRED =	10,387 S.F. (5.0% OF SITE)
WEST CIVIC SPACE PROVIDED =	7,483 S.F. (3.60% OF SITE)
EAST CIVIC SPACE PROVIDED =	5,305 S.F. (2.55% OF SITE)
TOTAL CIVIC SPACE PROVIDED =	12,788 S.F. (6.15% OF SITE)

VICINITY MAP



DALKE DESIGN GROUP
2039 E RICE DR., TEMPE AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

CypressWest PARTNERS

cedarmedical collaborative

CEDAR MEDICAL COLLABORATIVE PHASE 2

1895 N. JASPER DRIVE, FLAGSTAFF, AZ

NUMBER	REVISION	DATE

SEAL

SHEET TITLE
SITE PLAN - CUP

ISSUE DATE	5/20/21
DRAWN	KAW
CHECKED BY	VDD
PROJECT NUMBER	-

DRAWING NO.

A0.1

REV -

ELEVATION KEYED NOTES:

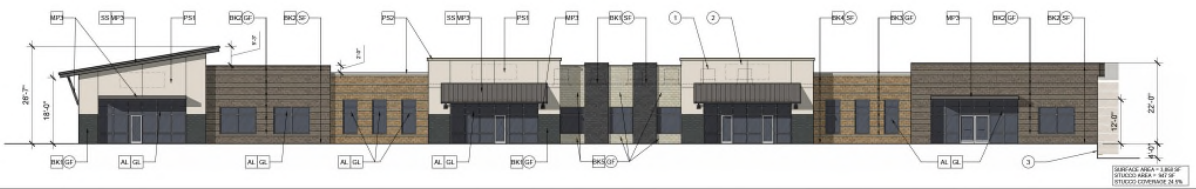
1. HVAC UNIT BEYOND.
2. FUTURE SIGNAGE UNDER SEPARATE PERMIT.
3. EXPOSED STEM WALL NOT TO EXCEED 5'-0".



1 NORTHEAST ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



2 NORTHWEST ELEVATION

0 8' 16' 32'

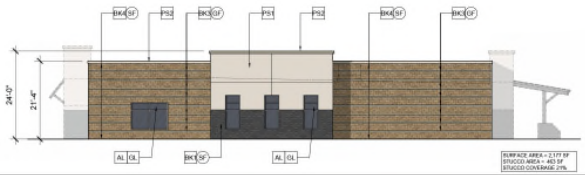
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



4 WEST ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



5 SOUTH ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



6 SOUTHEAST ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

MATERIALS

BK1	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "EBONY #15"
BK2	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "BARK #12"
BK3	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "DOESKIN #4"
BK4	4"X16"X8" INTEGRAL BLOCK BLOCKLITE "PEBBLE BEACH #319"
BK5	8"X16"X8" INTEGRAL BLOCK BLOCKLITE "PEBBLE BEACH #319"
SF	SPLIT FACE FINISH
GF	GROUND FACE (HONED) FINISH
MP	METAL - PAINTED "SEE PAINT SCHEDULE FOR COLOR"
SS	MBCI, 22 GA. LOK SEAM 16" PANEL ROOFING SYSTEM "SLATE"
PS	PAINTED STUCCO FINISH "SEE PAINT SCHEDULE FOR COLOR"

STOREFRONT

AL	CLEAR ANODIZED ALUMINUM
GL	SOLAR BAND "GRAY"

PAINT SCHEDULE

1	DUNN EDWARDS - DE6228 "PLAY ON GRAY" LRV - 43
2	DUNN EDWARDS - DE6229 "CALICO ROCK" LRV - 28
3	DUNN EDWARDS - DE6378 "JET" LRV - 9

FINISH PERCENTAGES

ELEVATION	QTY
NORTHEAST	
TOTAL AREA MINUS STOREFONT	1,225
BLOCK	83.0%
STUCCO	17.0%
NORTHWEST	
TOTAL AREA MINUS STOREFONT	3,858
BLOCK	76.5%
STUCCO	24.5%
NORTH	
TOTAL AREA MINUS STOREFONT	2,325
BLOCK	84.0%
STUCCO	16.0%
WEST	
TOTAL AREA MINUS STOREFONT	2,177
BLOCK	79.0%
STUCCO	21.0%
SOUTH	
TOTAL AREA MINUS STOREFONT	2,635
BLOCK	82.0%
STUCCO	18.0%
SOUTHEAST	
TOTAL AREA MINUS STOREFONT	4,942
BLOCK	83.0%
STUCCO	17.0%

DALKE DESIGN GROUP

2039 E RICE DR., TEMPE AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

CypressWest PARTNERS

cedarmedical collaborative

CEDAR MEDICAL COLLABORATIVE PHASE 2

1895 N. JASPER DRIVE, FLAGSTAFF, AZ

NUMBER	REVISION	DATE

SEAL



SHEET TITLE
COLORED ELEVATIONS

ISSUE DATE	3/31/21
DRAWN	KAW
CHECKED BY	VDD
PROJECT NUMBER	-

DRAWING NO.

A3.2

REV -

TAB B

Affected Parties Mailing List

MAILING NOTIFICATION LIST - PZ-19-00022-05					
PROPERTY OWNERS WITHIN 1,000-FEET					
PROPERTY OWNER	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**	
FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001	
MMV DEVCO LLC	15300 N 90TH ST NO 200	SCOTTSDALE	AZ	85260	
MPT OF FLAGSTAFF LLC	PO BOX 92129	SOUTHLAKE	TX	76092	
FLAGSTAFF MEDICAL CENTER INC	PO BOX 1268	FLAGSTAFF	AZ	86002	
ARIZONA STATE OF	100 N 15TH AVE	PHOENIX	AZ	85007	
HIGHGATE FLAGSTAFF LLC	1177 W HASTINGS ST NO 2133	VANCOUVER	BC	V6E 2K3 CANADA	
BASIS SCHOOLS INC	7975 N HAYDEN RD NO B-202	SCOTTSDALE	AZ	85258	
CWRP CEDAR FLAGSTAFF MOB OWNER LLC	30021 TOMAS RD NO 130	RANCHO SANTA MARGARITA	CA	92688	
FLAGSTAFF TRANSITIONAL CARE LLC	1107 HAZELTINE BLVD NO 200	CHASKA	MN	55318	
CITY REGISTERED PERSONS OF INTEREST					
ORGANIZATION / CONTACT	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**	**EMAIL**
FRIENDS OF FLAGSTAFF'S FUTURE	PO BOX 23462	FLAGSTAFF	AZ	86002	INFO@FRIENDSOFFLAGSTAFF.ORG
NAT WHITE	1120 N ROCKRIDGE RD	FLAGSTAFF	AZ	86001	WHITE@LOWELL.EDU
FRIENDS OF FLAGSTAFF'S FUTURE ATTN: MICHELE A. JAMES	PO BOX 23462	FLAGSTAFF	AZ	86002	NOT PROVIDED.
CHARLIE SILVER	720 W ASPEN AVE	FLAGSTAFF	AZ	86001	CWS720@GMAIL.COM
NORTHERN ARIZONA BUILDING ASSOCIATION	1500 E CEDAR AVE, STE 86	FLAGSTAFF	AZ	86004	TBOCIUNG@NAZBA.ORG
BETSY MCKELLAR	330 S ASH LN	FLAGSTAFF	AZ	86004	BIRDVEST8@GMAIL.COM
DAVID CARPENTER	495 S RIVER RUN, STE 100	FLAGSTAFF	AZ	86001	DC@HOPEAZ.COM
NORTHERN ARIZONA ASSOCIATION OF REALTORS ATTN: JEFFREY HERD	1515 E CEDAR AVE, STE C-4	FLAGSTAFF	AZ	86004	NAARFLAG@NAZREALTOR.COM NAARGOVAFFAIRS@OUTLOOK.COM
ARIZONA ARMY NATIONAL GUARD, AZAA-FMO ATTN: DORENDA COLEMAN	5636 E MCDOWELL RD, M5330	PHOENIX	AZ	85008	DORENDA.J.COLEMAN.NFG@MAIL.MIL
TISH BOGAN-OZMUN	5271 MT. PLEASANT DR	FLAGSTAFF	AZ	86004	TISHFLAGSTAFF@GMAIL.COM
US NAVY, INTERGOVERNMENTAL BRANCH ATTN: MARY BETH DREUSIKE	850 PACIFIC HWY, BUILDING 1 5TH FL, STE 513	SAN DIEGO	CA	92132	MARYBETH.DREUSIKE@NAVY.MIL
MARILYN WEISSMAN	1055 E APPLE WAY	FLAGSTAFF	AZ	86001	MISSYMOET@AOL.COM
CELIA BAROTZ	3354 N CREST ST	FLAGSTAFF	AZ	86001	CBAROTZ@GMAIL.COM
COAST AND MOUNTAIN PROPERTIES ATTN: MAURY HERMAN	3 N LEROUX ST	FLAGSTAFF	AZ	86001	MHERMAN@COASTANDMOUNTAIN.COM
NORM WALLEN	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004	NORMWALLENFLG@GMAIL.COM
COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JAY CHRISTELMAN	2500 N FORT VALLEY RD, BLDG 1	FLAGSTAFF	AZ	86001-1287	JCHRISTELMAN@COCONINO.AZ.GOV
TYLER DENHAM	800 W FOREST MEADOWS ST, APT 119	FLAGSTAFF	AZ	86001	TYLER.B.DENHAM@GMAIL.COM
COCONINO COUNTY COMMUNITY DEVELOPMENT ATTN: JESS MCNEELY	2500 N FORT VALLEY RD, BLDG 1	FLAGSTAFF	AZ	86001-1287	WMCNEELY@COCONINO.AZ.GOV
FLAGSTAFF LODGING, RESTAURANT, & TOURISM ASSN ATTN: STEVE FINCH	PO BOX 30622	FLAGSTAFF	AZ	86003	SFINCH@FLRTA.ORG
ADRIAN SKABELUND	819 W GRAND CANYON AVE	FLAGSTAFF	AZ	86001	ASKABELUND@AZDAILYSUN.COM
RACHEL BASS	3083 W EASTERDAY LN	FLAGSTAFF	AZ	86001	RSILVERTON@GMAIL.COM
OTHER INTERESTED PARTIES					
ORGANIZATION / CONTACT	**MAILING ADDRESS**	**CITY**	**STATE**	**ZIP**	**EMAIL**
CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DEPT. ATTN: PATRICK ST. CLAIR	211 W ASPEN AVE	FLAGSTAFF	AZ	86001	PSTCLAIR@FLAGSTAFFAZ.GOV
GAMMAGE & BURNHAM, PLC ATTN: MICHAEL T. MAEROWITZ	40 N CENTRAL AVE, 20TH FL	PHOENIX	AZ	85004	MMAEROWITZ@GBLAW.COM

TAB C

Affidavit of Neighborhood Meeting Notification

Affidavit of Neighborhood Meeting Notification

Case Number: PZ-19-00022-05

Project Name: Cedar Medical Collaborative Phase II

Applicant Name: Apricus Health

Location: 1895 North Jasper Drive

On behalf of the applicant, I hereby confirm that the neighborhood meeting notification was completed as detailed in Section 10-20.30.060 of the City of Flagstaff Zoning Code.

Applicant's/Representative's Signature: Michael Maerowitz

SUBSCRIBED AND SWORN before me this 21st day of July, 2021 by: Michael Maerowitz

Sheridan Romine
Notary Public

SHERIDAN ROMINE
Notary Public - Arizona
Maricopa Co. / #566111
Expires 05/31/2023

My Commission Expires:

5/31/2023

TAB D

Affidavit and Photo of Sign Posting

Affidavit of Neighborhood Meeting Sign Posting

Case Number: PZ-19-00022-05

Project Name: Cedar Medical Collaborative Phase II

Applicant Name: Apricus Health

Location: 1895 North Jasper Drive

On behalf of the applicant, I hereby confirm that the site has been posted as detailed in Section 10-20.30.060 of the City of Flagstaff Zoning Code.

Applicant's/Representative's Signature: Michael Maerowitz

SUBSCRIBED AND SWORN before me this 21st day of July, 2021 by: Michael Maerowitz

Sheridan Romine
Notary Public

SHERIDAN ROMINE
Notary Public - Arizona
Maricopa Co. / #566111
Expires 05/31/2023

My Commission Expires:

5/31/2023



Name: Gammage & Burnham

Date: 06.10.2021

Quote #: 00000

Rev # 0

CUSTOMER'S APPROVAL

- ☐ Approved
- ☐ Approved With Changes
- ☐ Revise and Proof Again

Signature

Date

PROPERTY MANAGER'S APPROVAL

- ☐ Approved
- ☐ Approved With Changes
- ☐ Revise and Proof Again

Signature

Date

PRODUCTION STAGES

- ☐ Design
- ☐ Material
- ☐ Printed/ Cut
- ☐ Production
- ☐ Install

☐ **DONE** Signature

Date

Signarama FLAGSTAFF

2333 E. Spruce Avenue,
Flagstaff, AZ 86004

Ph: (928) 714-0740
Email: signarama@sarflagstaff.com
Web: www.SARflagstaff.com

48 in

48 in

CITY OF FLAGSTAFF NOTICE OF NEIGHBORHOOD MEETING FOR A CONDITIONAL USE PERMIT (PZ-19-00022-05)	
MMV Devco LLC / Apricus Health is requesting a Conditional Use Permit for +/- 4.77 acres located at 1895 North Jasper Drive to allow for a "Hospital" (Micro-Hospital) use within the Research & Development—RD zoning district.	
When:	June 28, 2021 at 6:00 PM
Where:	**Meeting to be held virtually**. Join Zoom Meeting: www.gblaw.com/1895jasper
Representative Contact:	Lindsay C. Schube, Gammage & Burnham PLC (602) 256-4471
City Contact:	Patrick St. Clair, Planning Development Manager (928) 213-2612
Planning & Development Services Department (928) 213-2600	
Site Posting—June 11, 2021	

Single sided coroplast sign with latex printed calendar vinyl graphic and grommets on the sides. [Qty. 1]

This design and drawing submitted for your review and approval is the exclusive property of SIGN-A-RAMA. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside out outside without written consent of SIGN-A-RAMA.

Color : ☐ PMS 0000 ☐ PMS 0000 ☐ PMS 0000 ☐ PMS 0000

Notes:

TAB E

Neighborhood Meeting Attendee Registration Sheet

June 28, 2021 Neighborhood Meeting Attendees						
Name	**Mailing Address**	**City**	**State**	**ZIP**	**Phone**	**Email**
Denise Kann	1851 Gemini Drive	Flagstaff	86001	AZ	(602) 432-2809	Denisekann@ernesthealth.com
Angela Kaufmann	617 North Humphries Street	Flagstaff	86005	AZ	(928) 606-9900	Angelalyons6@yahoo.com
Patrick St. Clair	211 West Aspen Avenue	Flagstaff	86001	AZ	(928) 213-2612	pstclair@flagstaffaz.gov

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Flagstaff Planning and Zoning Commission will hold a Public Hearing on, August 25, 2021 at 4:00 p.m. to consider the following:

1. PZ-19-00022-05; A Conditional Use Permit request from Apricus Health, to establish a Hospital use within 17,000 square feet of a 44,702 square foot medical office building under construction on a 4.66-acre parcel within the City of Flagstaff. The subject property is located at 1895 N Jasper Drive within the Research and Development (RD) zone and within Development Area "F" of the McMillan Mesa Village Specific Plan.

Interested persons may file comments in writing regarding the proposed permits or be heard at the hearing date herein set forth.

Due to the COVID-19 pandemic, All Planning and Zoning Commission meetings are currently being held virtually. For instructions on the virtual meetings visit the following link:

https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission

Contact the Planning Development Manager, Patrick St. Clair, for maps and information regarding the proposed Conditional Use Permit.

Alaxandra Pucciarelli
Interim Planning Director/Current Planning Manager
Liaison, Planning and Zoning Commission

For Information Contact:
Patrick St. Clair, Planning Development Manager
(928) 213-2612
pstclair@flagstaffaz.gov

Publish August 7, 2021

Planning & Zoning Commission **5. C.**

Meeting Date: 08/25/2021

From: Tiffany Antol, Planning Development Manager

Information

TITLE:

PZ-17-00175-04 Miramonte at Birch

Miramonte Birch & Verde, LLC requests Preliminary Plat approval for Miramonte at Birch Avenue. The subdivision consists of 24 residential condominium units, located at 304-316 E Birch Avenue. The condominium plat is on 0.53 acres in the T4N.1 (Transect) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

Executive Summary:

Miramonte at Birch Avenue is a residential condominium subdivision development that consists of 24 dwelling units and located on 0.53 acres. The site also contains the required parking and landscaping.

Attachments

Staff Report

Application

Preliminary Plat

Vicinity Map

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT
PRELIMINARY PLAT

PZ-17-00175-04

DATE: August 5, 2021
MEETING DATE: August 25, 2021
REPORT BY: Tiffany Antol, AICP

REQUEST:
Miramonte Birch & Verde, LLC requests Preliminary Plat approval for Miramonte at Birch Avenue. The subdivision consists of 24 residential condominium units, located at 304-316 E Birch Avenue. The condominium plat is on 0.53 acres in the T4N.1 (Transect) Zone.

STAFF RECOMMENDATION:
Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

PRESENT LAND USE:
The site is currently vacant.

PROPOSED LAND USE:
Miramonte at Birch Avenue is a residential condominium subdivision development that consists of 24 dwelling units and located on 0.53 acres. The site also contains the required parking and landscaping.

NEIGHBORHOOD DEVELOPMENT:
See the attached vicinity map.

North: Alley; Single family residences, Central Business (CB) Zone
East: Elden St.; Single family and multi-family developments in the High Density Residential (HR) Zone
South: Birch Ave.; Commercial Offices; Central Business (CB) Zone
West: Verde St; Commercial Offices; Central Business (CB) Zone

REQUIRED FINDINGS:
The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background
The project is a 3-story building in the T4 Neighborhood (T4N.1) Zone. City Staff approved the Site Plan for the development (PZ-17-00175-02) on June 7, 2019. Civil plans were approved on April 13, 2020. City approvals were based on conformance with all relevant City Development Standards, as discussed in Section C, below.

The project is being developed according to the standards for the T4 Neighborhood (T4N.1) Zone, the Apartment Building Type (10-50.110.170), and the Forecourt (10-50.120.080) Private Frontage. There are 14 one-bedroom and 10 two-bedroom residential units in building.

B. Type of Plat

This application is for a condominium plat, which takes a multi-unit complex, such as the subject property, and creates the potential for individually owned units. The Preliminary Plat delineates all the elements affiliated with the individual units. In this case, the units are defined as the airspace within each unit. The vertical boundaries start at the finish floor elevation (FFE) of each unit and extend to the ceiling of that unit. The horizontal boundaries start at the inside of the walls enclosing each unit. Each unit also has one or two decks associated with it, which are being platted as limited common elements.

All parking spaces on the lot – including those inside the garage and on a surface lot to the north of the building – are being platted as limited common elements.

All common areas in the building, including the spaces between walls and floor plates, the trash chute, stairwell, elevator, hallways, the drive aisle between parking spaces in the garage, the ADA space in the garage, and the mechanical rooms, etc., are common elements. All areas outside of the building and the limited common elements are part of Tract A, which is dedicated to the HOA and as a private utility and drainage easement.

II. Required Findings: Conformance with City Development Standards

Staff reviewed and approved the Site Plan, Civil Plans, and Preliminary Plat for this project based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code

i. T4 Neighborhood (T4N.1) Zone, Apartment Building Type, Forecourt Private Frontage type

The building meets the T4 Neighborhood T4N.1 standards for building form and placement, including the following:

- Front setback: 15’ min / 30’ max
- Side Street setback: 10’ min / 15’ max
- Side setback: 5’ min / 15’ max
- Rear setback: 15’ min
- Maximum height: 45’ (the building meets this height)
- Maximum lot coverage: 60% (54.3% provided)

The applicant elected to use the Apartment Building Building Type (10-50.110.180), which is permitted in the T4 Neighborhood (T4N.1) Zone. The Apartment Building Building Type is a medium to large-sized structure that consists of up to 32 side-by-side and/or stacked dwelling units accessed from the exterior of the building through one or more common entries. The applicant elected to use the Forecourt (10-50.120.080) Private Frontage standard, which are allowed on an Apartment Building. The building meets the Forecourt standards for minimum width and depth.

ii. Pedestrian and Bicycle Circulation Systems

The project is located in a walkable area, with many amenities located within walking distance. Access to the residential units is through a stairwell accessible from Birch Ave. and from the parking garage. The applicant is required to provide, and is providing, two bicycle parking spaces (5% of the required off-street parking). The applicant is providing eight additional bicycle parking spaces to meet the requirements for a vehicular parking space reduction.

iii. Parking and Automobile Access

Vehicular access is from the alley to the north. Minimum parking requirements for the T4 Neighborhood (T4N.1) Zone are 1 space per 1 bedroom unit and 2 spaces for each 2-bedroom unit for a total of 34 parking required. Allowed

parking reductions were utilized including proximity to transit and the provision of bicycle parking for a total of 29 parking spaces required after the reductions. The project is providing 29 parking spaces.

iv. Landscaping

A conceptual landscape plan was approved at Site Plan, showing substantial conformance with 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. The final landscape plan was approved with the Civil Plans.

B. Title 13: City of Flagstaff Engineering Standards

Staff conducted a public systems analysis as part of Site Plan approval to verify conformance with City Engineering Standards.

i. Traffic/Right-of-Way Impact

The size of the proposed development and anticipated traffic counts did not trigger a Traffic Impact Analysis (TIA), so the requirement for a TIA was waived.

The applicant will construct a new 8' sidewalk along Birch Avenue and a 6' sidewalk along both side property frontages (on Verde St. and Elden St.) as part of this project to facilitate pedestrian connectivity in this highly walkable area. The applicant will be dedicating Right of Way along all three frontages to accomplish this and will be providing street trees according to Engineering Standards.

ii. Water and Wastewater Impact

The Water Services Division waived on February 25, 2019 the requirements for a Water and Sewer Impact Analysis (WSIA). City Staff concluded, based on the City water and sewer master model, and previous Impact Studies conducted for the area, that the existing off-site water and sewer infrastructure is adequate for the proposed development. Thus, no off-site water or sewer improvements will be required other than those necessary to serve the development. However, there is currently no infrastructure in the ground on the site to support this development, so all on-site sewer and water systems will have to be designed and built.

iii. Water

The developer will need to tie into the existing 10" water main along Birch Avenue. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

iv. Wastewater

The developer will need to tie into the existing 12" sewer main along the northern edge of the parcel. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

v. Stormwater Analysis

A Preliminary Drainage Report was required as part of the Site Plan application. The Final Drainage Report was approved with the Civil Plans. The applicant will be providing underground detention and LID storage.

C. Title 11: General Plans and Subdivisions, Chapter 11-20: Subdivision and Land Split Regulations

i. Preliminary Plat

The city's Inter-Division Staff (IDS) approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements. Not all the standards are applicable to this plat, however, because it is a condominium plat.

iii. Minimum Required Subdivision Improvements
Staff review of the Preliminary Plat along with the impact analyses discussed above identified the required improvements to adjacent streets and pedestrian ways, in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. Civil Engineering Plans are approved, which allows these improvements to commence.

REQUIRED FINDINGS:
The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation
Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

Attachments:

- Application
- Preliminary Plat (8 sheets, 24 x 36")
- Vicinity Map

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

Date Received	**Application for Subdivision Review**	File Number

Property Owner(s) Miramonte Birch & Verde, LLC		**Phone**
Mailing Address 2502 E. River Rd.	**City, State, Zip** Tucson, Az 85718	**Email** jkemmerly@miramontehomes.com
Applicant(s) Miramonte Birch & Verde, LLC		**Phone**
Mailing Address 2502 E. River Rd.	**City, State, Zip** Tucson, Az 85718	**Email** jkemmerly@miramontehomes.com
Project Representative Jack Kemmerly		**Phone** 928-774-0028
Mailing Address 102 S. Mikes Pike St.	**City, State, Zip** Flagstaff, Az 86001	**Email** jkemmerly@miramontehomes.com

Requested Review:
- ☐ Development Master Plan
- ☐ Conceptual Plat
- ☐ Preliminary Plat P&Z and Council
- ☐ Modified Subdivision
- ☒ Preliminary Plat
- ☐ Final Plat- Council

Project Name: Miramonte at Birch Avenue	**Site Address** 304-316 E. Birch Avenue		**Parcel Number** 101-16-009/010/011
Proposed Use Mixed Commercial & Residential	**Existing Use** Vacant	**Subdivision, Tract & Lot Number** Railroad Add	
Zoning District T4N.1	**Regional Plan Category**	**Flood Zone**	**Size of Site (Sq. ft. or Acres)** 26,800sf

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?

Surrounding Uses (Res, Com, Ind)	North	South	East	West
	Commercial	Commercial	Residential	Commercial

Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
Residential		24	39 units/acre	13,839 sf

Please complete a "*Subdivision Review Application*" and provide an initialed "*Application and Information Checklist*" form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. **Incomplete submittals will not be scheduled.**

Property Owner Signature: (required)	Date:	Applicant Signature	Date:
	6/8/21		6/8/21

For City Use

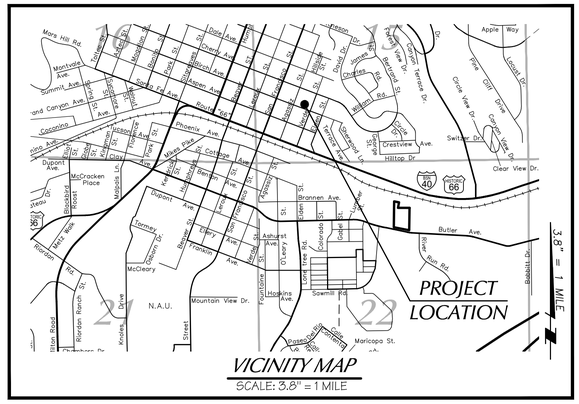
Date Filed:	**Case Number (s)**		
P & Z Hearing Date:		**Publication and Posting Date:**	
Council Hearing Date:		**Publication and Posting Date:**	
Fee Receipt Number:	**Amount:**	**Date:**	

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

PRELIMINARY PLAT
FOR
BIRCH AVENUE CONDOMINIUMS

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA


PROJECT LOCATION
3.8" = 1 MILE
N.A.U.
Mountain View Dr.
Butler Ave.
Bronnen Ave.
Hilltop Dr.
Crestview Ave.
Clear View Dr.
Switzer Dr.
Apple Way
Lockett Dr.
Cheshire Ave.
Sawmill Rd.
Maricopa St.
Rio de Flag
Ponderosa Parkway
Knoles Drive
Sinclair Wash
Rio de Flag Rd.
Mars Hill Rd.
Summit Ave.
Cosnino
Dupont Ave.
McCracken Place
Riordan Ranch St.
Elden Road
Forest Meadows St.
Ashurst Ave.
O'Leary St.
Gale St.
Colorado St.
Lone Tree Rd.
Foxglenn St.
Hopkins Ave.
McCreary
Cornish Dr.
Pasture Wash Rd.
Rio de Flag Dr.
Baskets Dr.
Bonito Dr.
Beulah Blvd.
Fox Glenn Dr.
Fox Glenn Ct.
Fox Glenn Cir.
Mesa Dr.
Verde Dr.
Cortez Dr.
Cortez Rd.
Clover Dr.
Melissa Dr.
Circle View Dr.
Pine Cliff Drive
Crestview Dr.
Pasture View Dr.
Pasture Ln.
Pasture Rd.
Lockett Rd.
Switzer Canyon Dr.
Switzer Canyon Rd.
Switzer Mesa Trail
Switzer Mesa Ln.
Switzer Lake Dr.
Switzer Lake Rd.
Switzer Lake Ct.
Switzer Lake Cir.
Switzer Lake Trail
Switzer Lake Ln.
Switzer Lake Pl.
Switzer Lake Way
Switzer Lake Loop
Switzer Lake Ave

SCALE: 1"=10'

0 5 10 20

CALCULATED POINT, NOTHING FOUND OR SET

CHERRY AVENUE

FOUND 2" ALUMINUM CAP IN HANDWELL "MATRIX RLS 25083"

PROJECT BENCHMARK: IS A FOUND 2" ALUMINUM CAP AT THE INTERSECTION OF BIRCH AVE. and ELDEN ST. = 6907.65 (NAVD88)

BASIS OF BEARING: IS FROM THE INTERSECTION OF BIRCH AVE. and VERDE ST., A FOUND ALUMINUM CAP "ILLEGIBLE" TO THE INTERSECTION OF BIRCH AVE. and ELDEN ST., A FOUND 2" ALUMINUM CAP "MATRIX RLS 25083".
BEARING OF N69°12'26"W - 251.14'

EX 16' R.O.W.

NEW 25'± R.O.W.

S69°14'56"E 200.71'

15' SETBACK

S69°13'45"E 189.11'

R.O.W. DEDICATED TO THE CITY OF FLAGSTAFF 0.09073± ACRES

9.00'

4.00'

9.07'

7.63'

TRACT A 8,363 sq. ft.

COMMON ELEMENT

S20°01'E 16.27'

S69°13'34"E 22.46' | L1 | S69°13'34"E 23.62' | L1 | S69°13'34"E 29.27' | L1 | S69°13'34"E 36.40' | L1 | S69°13'34"E 22.00' | L1 | S69°13'34"E 24.04' | L1 | S69°13'34"E 22.13'

N21°41'08"E 15.29'

BUILDING CONTROL POINT

BUILDING CONTROL POINT

EX 25' R.O.W.

EX 25' R.O.W.

10' SETBACK

S20°46'26"W 51.99'

N20°46'26"E 46.22'

10' SETBACK

BIRCH AVENUE CONDOMINIUMS
26,916 S.F. (PRE R.O.W. DEDICATION)
22,964 S.F. (POST R.O.W. DEDICATION)

N20°57'23"E 359.92'

N20°57'23"E 133.89'

N20°57'36"E 113.97'

L18 L19 L18 SEE BUILDING DETAIL "A"

R.O.W. DEDICATED TO THE CITY OF FLAGSTAFF 0.09073± ACRES

TRACT A 8,363 sq. ft.

N20°46'26"E 40.12'

N69°13'34"W 31.98'

S20°46'26"W 20.73'

S20°46'26"W 15.47'

UNIT 101 GARDEN (L.C.E.) 494 S.F.± (SEE SHEET 3)

N69°13'34"W 30.90'

N20°46'26"E 14.64'

SEE BUILDING DETAIL "B"

N69°13'34"W 14.06'

S20°46'26"W 10.86'

N69°13'34"W 25.72'

N20°46'26"E 11.89'

S20°46'26"W 15.74'

N69°13'34"W 9.49'

N69°13'34"W 19.42'

N69°13'34"W 36.72'

17.30'

N20°46'26"E 20.12'

UNIT 205 GARDEN (L.C.E.) 347 S.F.± (SEE SHEET 6)

N20°46'26"E 19.29'

S20°46'26"W 34.36'

N69°13'34"W 16.56'

SEE BUILDING DETAIL "C"

N69°13'34"W 6.90' | 9.54' | 29.00' | 12.56'

N69°13'34"W 8.90' | 10.83' | 29.73' | 10.00'

L25 L24 UNIT 205 (L.C.E.) 177 S.F.± N69°13'34"W 12.89 L22 7.63'

L23 16.94'

3.99' N24°07'59"W 10.63' 3.46'

S65°46'29"W 5.70'

R.O.W. DEDICATED TO THE CITY OF FLAGSTAFF 0.09073± ACRES

15' SETBACK

P.U.E. TO BE DEDICATED

6.00' 5.00' 5.00' 6.00'

103.56' N69°13'34"W 177.94' 68.38'

N69°12'26"W 201.13'

S20°46'32"W 117.47'

S20°46'33"W 134.04'

N69°13'34"W 17.35'

S20°46'26"W 6.08'

S69°13'34"E 17.35'

SEE BUILDING DETAIL "D"

R.O.W. DEDICATED TO THE CITY OF FLAGSTAFF 0.09073± ACRES

S20°46'33"W 359.92'

VERDE STREET

ELDEN STREET

EX 30' R.O.W.

BUILDING DETAIL "A"

SCALE: N.T.S

N20°46'26"E 46.22' | L21 | L3 | L20 | L18 | L4

L4 | L3 | L17 | L18 | L16 | N20°46'26"E 40.12'

BUILDING DETAIL "B"

SCALE: N.T.S

N20°46'26"E 14.64' | L14 | L15 | S20°46'26"W 10.86' | L10

N69°13'34"W 30.90' | L13 | L12 | N69°13'34"W 14.06' | L11 | L3 | L4

BUILDING DETAIL "C"

SCALE: N.T.S

N20°46'26"E 19.29' | L9 | L8 | L7 | L6 | N69°13'34"W 29.73'

N69°13'34"W 16.56' | L4

BUILDING DETAIL "D"

SCALE: N.T.S

S20°46'26"W 51.99' | L2 | L3 | L4 | L5 | N69°13'34"W 17.35'

L4 | L3 | L2 | S69°13'34"E 17.35' | L5 | S20°46'26"W 34.36'

LEGEND & ABBREVIATIONS

- AC ALUMINUM CAP
- FOUND MONUMENT AS NOTED
- CORNER TO BE SET
- CALCULATED POINT
- EXISTING RIGHT OF WAY
- NEW RIGHT OF WAY

EX	EXISTING
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
L.C.E.	LIMITED COMMON ELEMENT
C.E.	COMMON ELEMENT

LINE DATA

#	BEARING	DISTANCE	#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S20°46'26"W	3.06'	L9	S69°13'34"E	0.74'	L17	N20°46'26"E	1.15'
L2	S69°13'34"E	1.00'	L10	S69°13'34"E	0.97'	L18	S69°13'34"E	5.69'
L3	S20°46'26"W	2.00'	L11	N20°46'26"E	1.07'	L19	N20°46'26"E	6.22'
L4	S69°13'34"E	2.00'	L12	N20°46'26"E	0.99'	L20	N20°46'26"E	1.05'
L5	S20°46'26"W	1.04'	L13	N20°46'26"E	1.17'	L21	S69°13'34"E	1.12'
L6	N20°46'26"E	1.41'	L14	N20°46'26"E	0.83'	L22	S20°46'32"W	1.38'
L7	N20°46'26"E	1.17'	L15	S69°13'34"E	1.08'	L23	N20°46'26"E	5.91'
L8	N20°46'26"E	0.83'	L16	S69°13'34"E	1.12'	L24	S69°13'34"E	2.75'
						L25	N20°46'26"E	6.22'

BIRCH AVENUE

FOUND ALUMINUM CAP IN HANDWELL "ILLEGIBLE"

BASIS OF BEARINGS

BASIS OF BEARINGS

PROJECT BENCHMARK: FOUND 2" ALUMINUM CAP IN HANDWELL "MATRIX RLS 25083"

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

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

SHEET NO. 2 OF 11

COF PROJECT # PZ-17-00175

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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 23950 PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING ARIZONA U.S.A.

7/22/21
MES# 18296

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
SITE PLAT

DATE: 7/22/21
DESIGNED BY:
DRAWN BY: MKE/RCI
CHECKED BY: KVH/RCI
PROJECT NO. 18296
FN: SHEET-02
REVISIONS: COF 7/12/21
VERT SCALE: N/A
HOR SCALE: 1"=10'

BUILDING CONTROL POINT

PARKING SPACE No. 11 (L.C.E.) — 19.00' x 9.00'
PARKING SPACE No. 10 (L.C.E.) — 19.00' x 9.00'
PARKING SPACE No. 9 (L.C.E.) — 19.00' x 9.00'
PARKING SPACE No. 8 (L.C.E.) — 19.00' x 9.00'
PARKING SPACE No. 12 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 13 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 14 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 15 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 16 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 17 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 18 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 7 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 6 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 5 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 4 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 3 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 2 (L.C.E.) — 20.00' x 9.00'
PARKING SPACE No. 1 (L.C.E.) — 20.00' x 9.00'

COMMON ELEMENT
FFE=6916.18 - 6917.11
5,428 S.F.±
HT=8.72' - 9.65'

STAIRWAY (C.E.)

UNIT 101
FFE=6912.00
755 S.F.±
10,442 C.F.±
HT=13.83'

UNIT 101 GARDEN (L.C.E.)
494 S.F.±

UNIT 101 PORCH (L.C.E.)
44 S.F.±

STAIRWAY (C.E.)

TRASH CHUTE (C.E.)

ELEVATOR SHAFT (C.E.)

MATCH SHT 4

SCALE: 1"=5'
0 2.5 5 10

FIRST FLOOR PLAT - WEST
SCALE: 1"=5'

BUILDING ELEVATIONS
SCALE: 1"=5'

FOURTH FLOOR FFE=6949.48
C.E. 1.97'
THIRD FLOOR FFE=6931.53
C.E. 1.97'
SECOND FLOOR FFE=6927.68
C.E. 1.85'
FIRST FLOOR FFE=6917.11

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 3 OF 11

COF PROJECT # PZ-17-00175

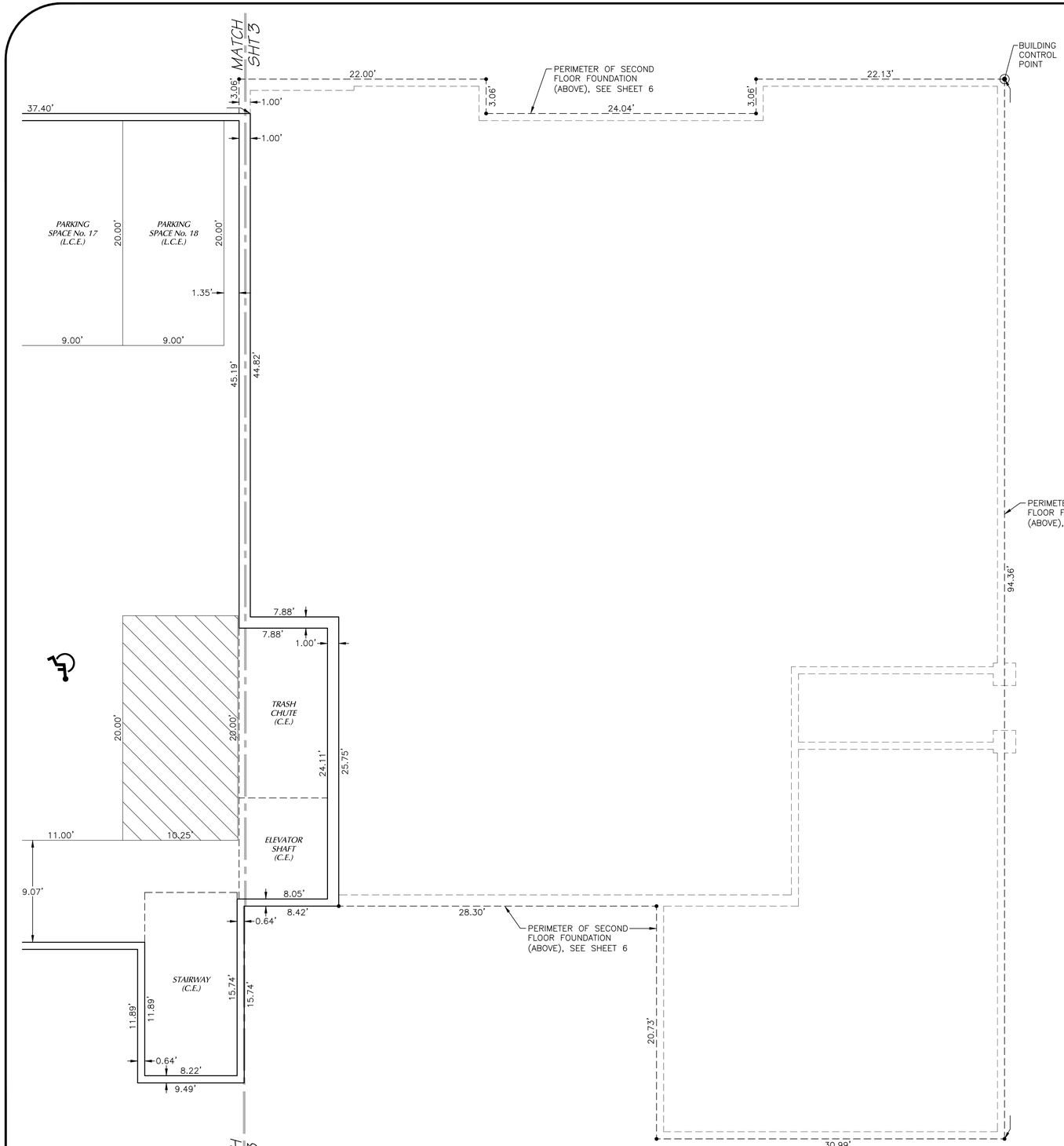
Mogollon Inc
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

REGISTERED LAND SURVEYOR CERTIFICATE NO. 23950 — PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING — ARIZONA, U.S.A.

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
FIRST FLOOR PLAT - WEST

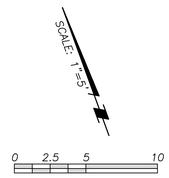
7/22/21
MES# 18296

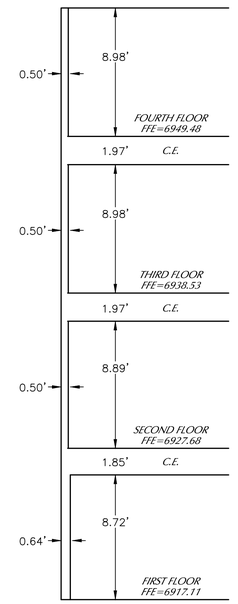
DATE: 7/22/21 | PROJECT NO: 18296 | REVISIONS:
DESIGNED BY: MKE/RCI | FN: SHEET-03 | VERT SCALE: N/A
DRAWN BY: MKE/RCI | HOR SCALE: 1"=5'
CHECKED BY: KVH/RCI



FIRST FLOOR PLAT - EAST

SCALE: 1"=5'





BUILDING ELEVATIONS

SCALE: 1"=5'

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 4 OF 11

COF PROJECT # PZ-17-00175

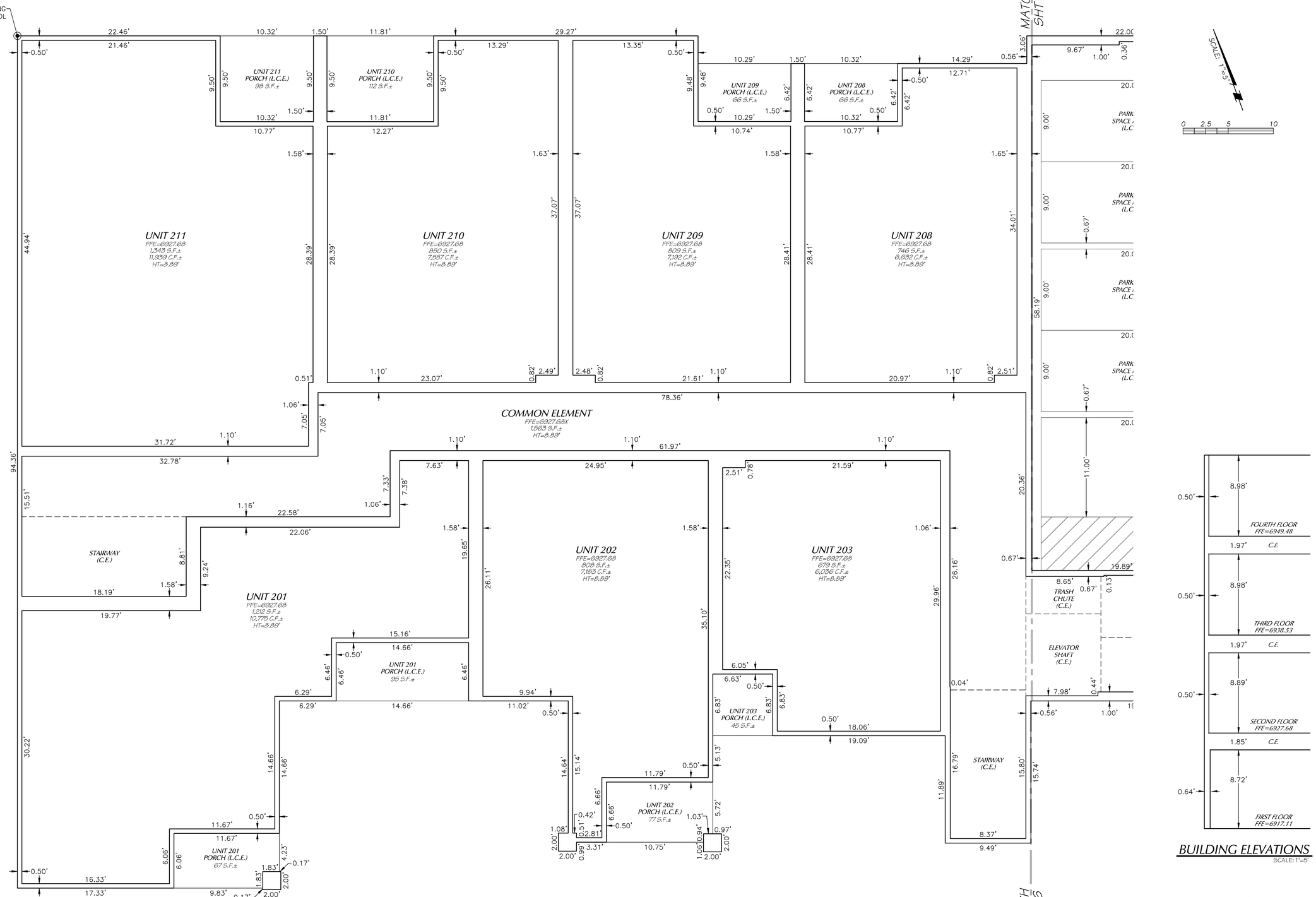
Mogollon Inc
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23950
KEVIN V. RICE
ARIZONA U.S.A.
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
FIRST FLOOR PLAT - EAST

7/22/21
MES# 18296

DATE: 7/22/21
DESIGNED BY: MWE/RCI
DRAWN BY: MWE/RCI
CHECKED BY: KVH/RCI
PROJECT NO. 18296
FN: SHEET-04
VERT SCALE: N/A
HOR SCALE: 1"=5'
REVISIONS:



SECOND FLOOR PLAT - WEST

SCALE: 1"=5'

BUILDING ELEVATIONS

SCALE: 1"=5'

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 5 OF 11

COF PROJECT # PZ-17-00175

PRELIMINARY
BIRCH AVENUE CONDOMINIUMS
SECOND FLOOR PLAT - WEST

7/22/21

MES# 18296

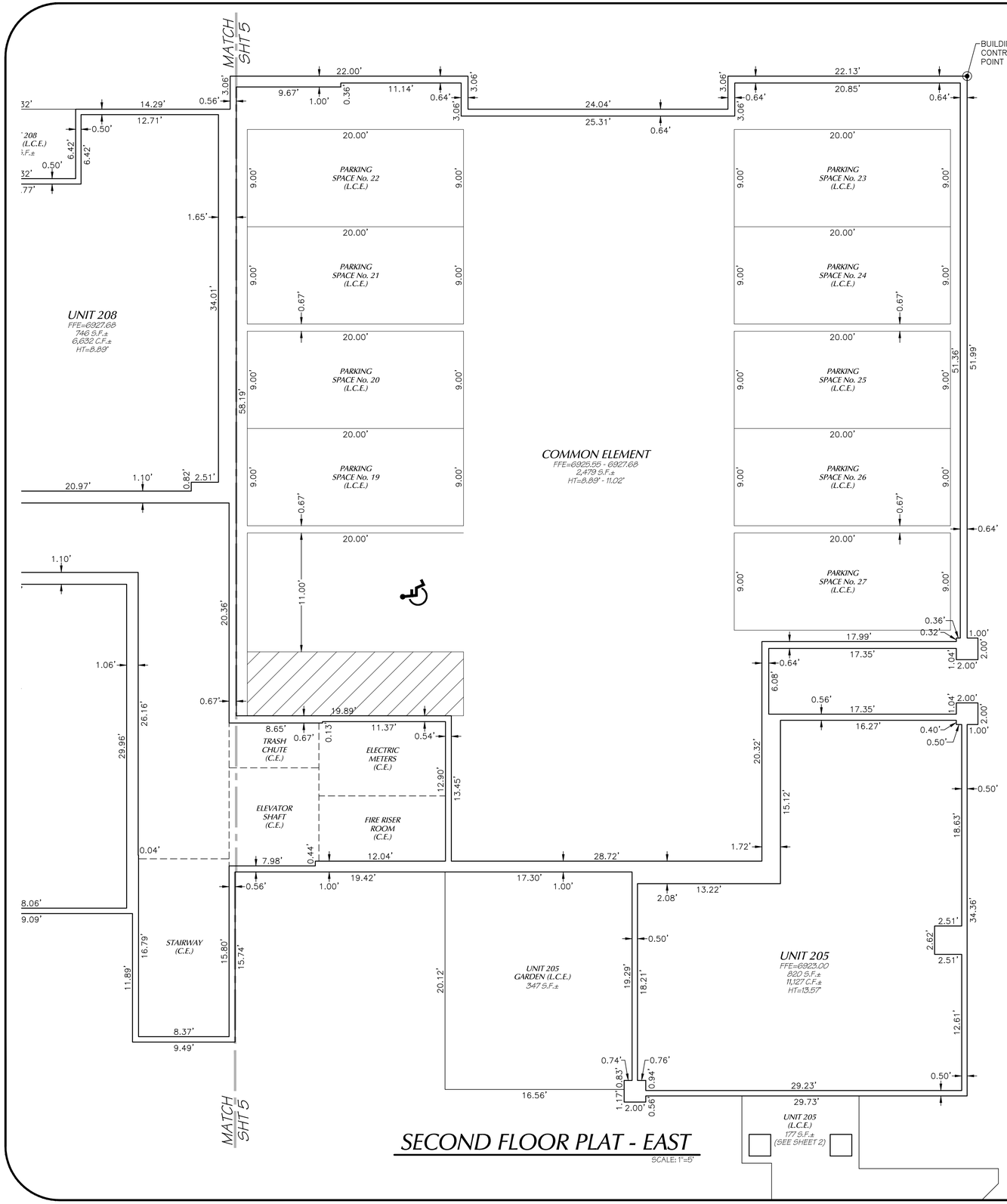
Mogollon Inc
ENGINEERING
&SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23950
KENT
ARIZONA U.S.A.
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

REVISIONS:

PROJECT NO. 18296
FN: SHEET-05
VERT SCALE: N/A
HOR SCALE: 1"=5'

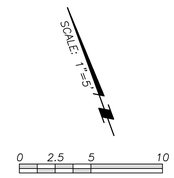
DATE: 7/22/21
DESIGNED BY: MNE/RCI
DRAWN BY: MNE/RCI
CHECKED BY: KVH/RCI

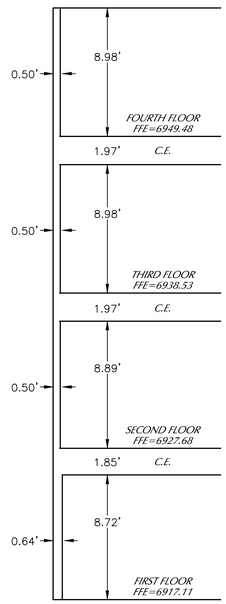


SECOND FLOOR PLAT - EAST

SCALE: 1"=5'

SCALE: 1"=5'





BUILDING ELEVATIONS

SCALE: 1"=5'

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 6 OF 11

COF PROJECT # PZ-17-00175

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
SECOND FLOOR PLAT - EAST

7/22/21

MES# 18296

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23950
KEVIN M. KING
ARIZONA U.S.A.

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 7/22/21
DESIGNED BY: MWE/RCI
DRAWN BY: MWE/RCI
CHECKED BY: KVM/RCI
PROJECT NO. 18296
FN: SHEET-06
VERT SCALE: N/A
HOR SCALE: 1"=5'
REVISIONS:

BUILDING CONTROL POINT

UNIT 311 PORCH (L.C.E.) 62 S.F.±

UNIT 311 PORCH (L.C.E.) 98 S.F.±

UNIT 310 PORCH (L.C.E.) 112 S.F.±

LIMITS OF FOURTH FLOOR (ABOVE), SEE SHEET 9

UNIT 309 PORCH (L.C.E.) 66 S.F.±

UNIT 308 PORCH (L.C.E.) 66 S.F.±

MATCH SHT 8

SCALE: 1"=5'

0 2.5 5 10

UNIT 311
FFE=6938.53
1,281 S.F.±
11,494 C.F.±
HT=8.98'

UNIT 310
FFE=6938.53
851 S.F.±
7,642 C.F.±
HT=8.98'

UNIT 309
FFE=6938.53
808 S.F.±
7,256 C.F.±
HT=8.98'

UNIT 308
FFE=6938.53
747 S.F.±
6,708 C.F.±
HT=8.98'

ELECTRIC METERS (C.E.)

COMMON ELEMENT
FFE=6938.53X
1,870 S.F.±
HT=8.98'

STAIRWAY (C.E.)

UNIT 301
FFE=6938.53
1,111 S.F.±
9,977 C.F.±
HT=8.98'

UNIT 301 PORCH (L.C.E.) 74 S.F.±

LIMITS OF FOURTH FLOOR (ABOVE), SEE SHEET 9

UNIT 301 PORCH (L.C.E.) 76 S.F.±

UNIT 301 PORCH (L.C.E.) 71 S.F.±

UNIT 302
FFE=6938.53
732 S.F.±
6,573 C.F.±
HT=8.98'

UNIT 302 PORCH (L.C.E.) 77 S.F.±

UNIT 303
FFE=6938.53
678 S.F.±
6,088 C.F.±
HT=8.98'

UNIT 303 PORCH (L.C.E.) 46 S.F.±

STAIRWAY (C.E.)

TRASH CHUTE (C.E.)

ELEVATOR SHAFT (C.E.)

MATCH SHT 8

THIRD FLOOR PLAT - WEST
SCALE: 1"=5'

FOURTH FLOOR FFE=6949.48 C.E.

THIRD FLOOR FFE=6938.53 C.E.

SECOND FLOOR FFE=6927.68 C.E.

FIRST FLOOR FFE=6917.11

BUILDING ELEVATIONS
SCALE: 1"=5'

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 7 OF 11

COF PROJECT # PZ-17-00175

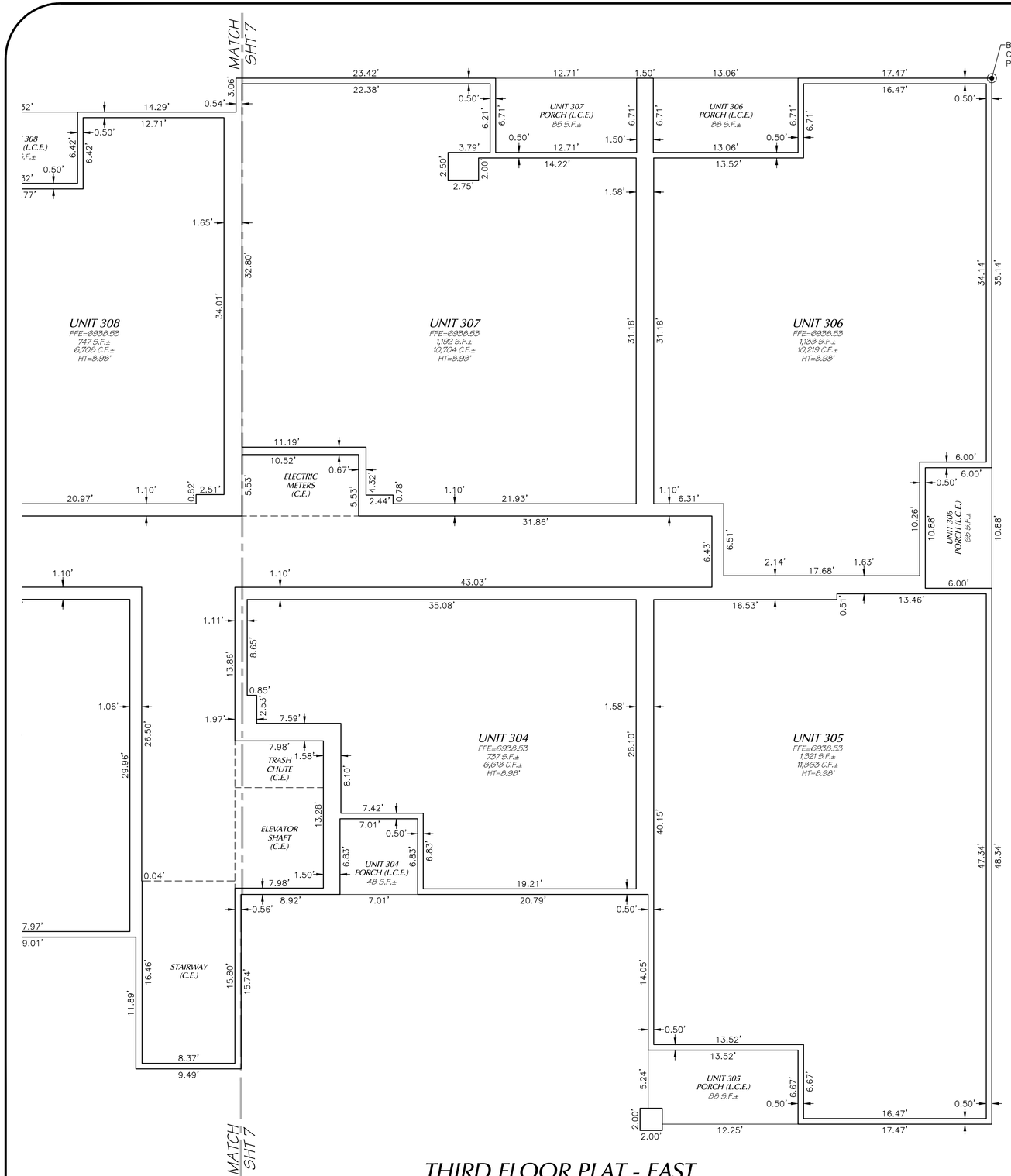
Mogollon Inc
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23950
KENT V. HOTH
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING
U.S.A.

7/22/21
MES# 18296

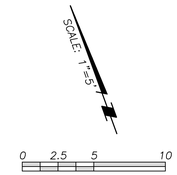
PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
THIRD FLOOR PLAT - WEST

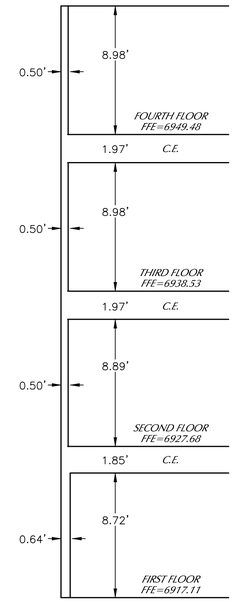
DATE: 7/22/21
PROJECT NO. 18296
REVISIONS:
DESIGNED BY: MNE/RCI
PN: SHEET-07
VERT SCALE: N/A
DRAWN BY: MNE/RCI
HOR SCALE: 1"=5'
CHECKED BY: KVH/RCI



THIRD FLOOR PLAT - EAST

SCALE: 1"=5'





BUILDING ELEVATIONS

SCALE: 1"=5'

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 8 OF 11

COF PROJECT # PZ-17-00175

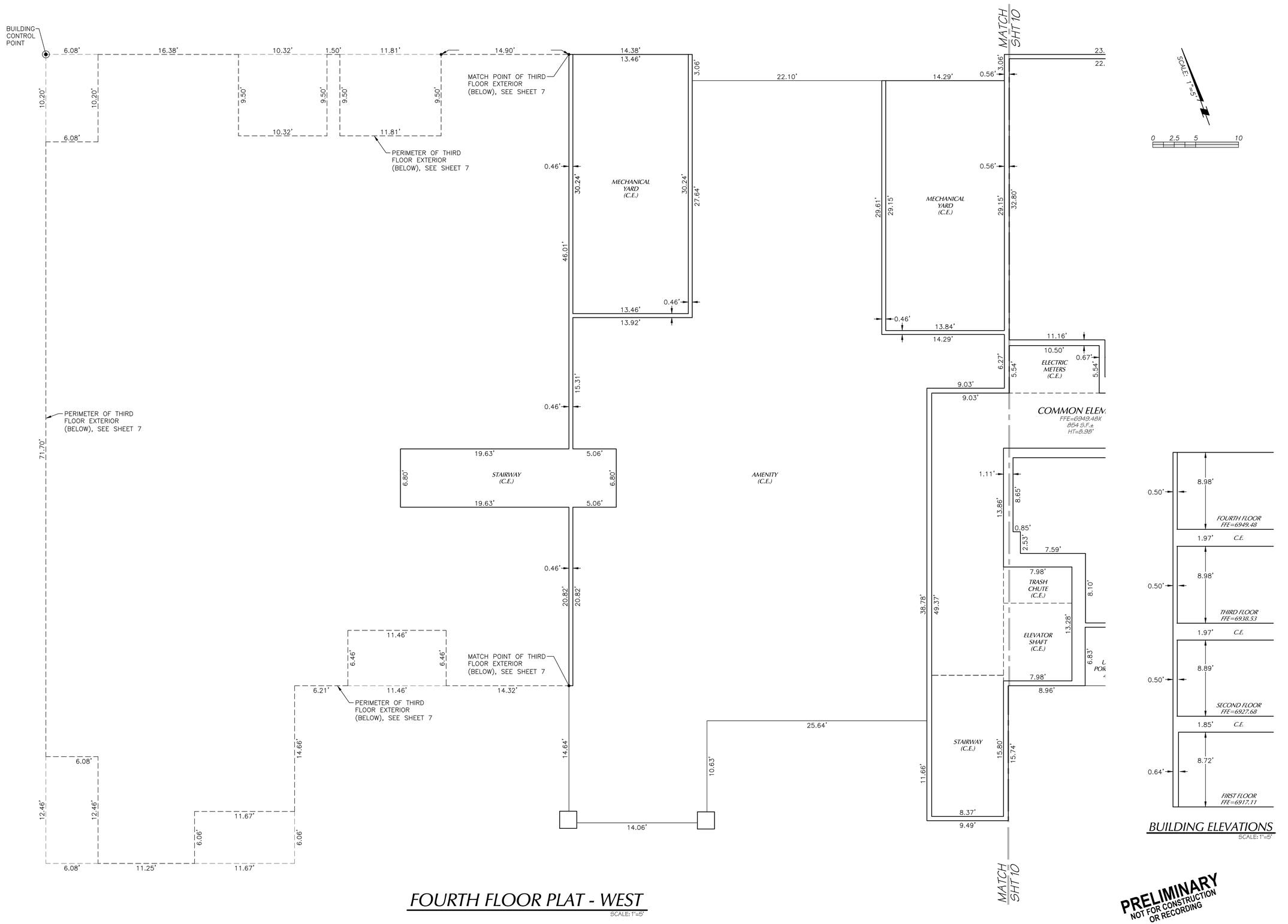
Mogollon Inc
ENGINEERING
&SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23950
KENT V. HOLLOWELL
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING
U.S.A.

7/22/21
MES# 18296

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
THIRD FLOOR PLAT - EAST

DATE: 7/22/21
PROJECT NO. 18296
DESIGNED BY: MNE/RCI
DRAWN BY: MNE/RCI
CHECKED BY: KVH/RCI
REVISIONS:
FN: SHEET-08
VERT SCALE: N/A
HOR SCALE: 1"=5'



FOURTH FLOOR PLAT - WEST

SCALE: 1"=5'

BUILDING ELEVATIONS

SCALE: 1"=5'

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 9 OF 11

COF PROJECT # PZ-17-00175

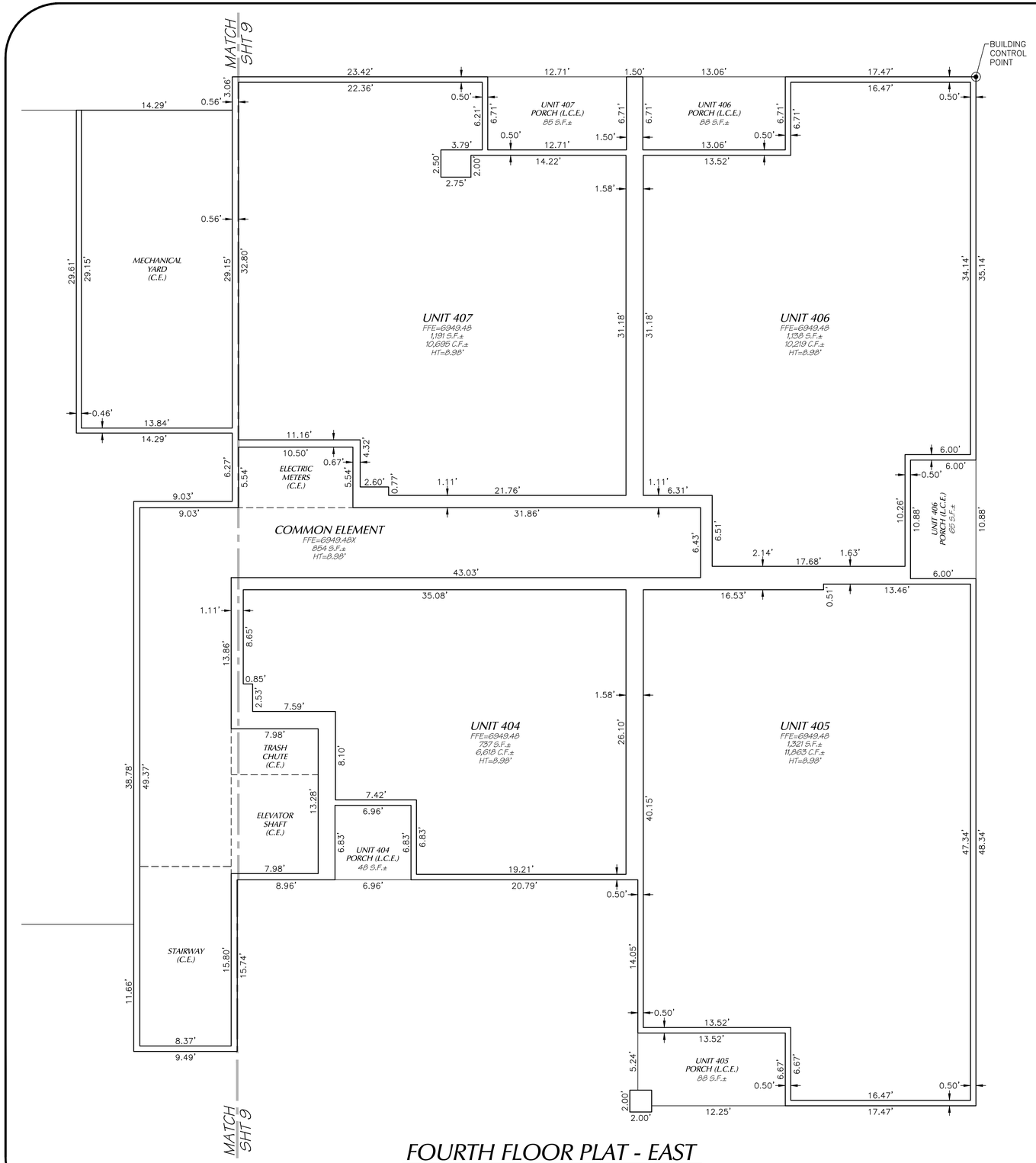
PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
FOURTH FLOOR PLAT - WEST

7/22/21
MES# 18296

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 23805
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING
ARIZONA, U.S.A.

DATE: 7/22/21 | PROJECT NO.: 18296 | REVISIONS:
DESIGNED BY: MWE/RCI | FN: SHEET-09 | VERT SCALE: N/A
DRAWN BY: MWE/RCI | HOR SCALE: 1"=5'
CHECKED BY: KVH/RCI

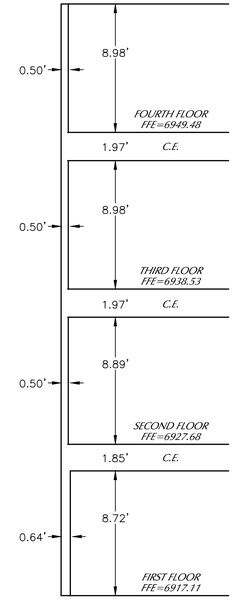


FOURTH FLOOR PLAT - EAST

SCALE: 1"=5'

SCALE: 1"=5'

0 2.5 5 10



BUILDING ELEVATIONS

SCALE: 1"=5'

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 10 OF 11

COF PROJECT # PZ-17-00175

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23950
ARIZONA U.S.A.

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
FOURTH FLOOR PLAT - EAST

7/22/21

MES# 18296

REVISIONS:

DATE: 7/22/21
PROJECT NO. 18296
DESIGNED BY: MNE/RCI
FN: SHEET-10
DRAWN BY: MNE/RCI
VERT SCALE: N/A
HOR SCALE: 1"=5'
CHECKED BY: KVH/RCI

PRELIMINARY PLAT
FOR
BIRCH AVENUE CONDOMINIUMS

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

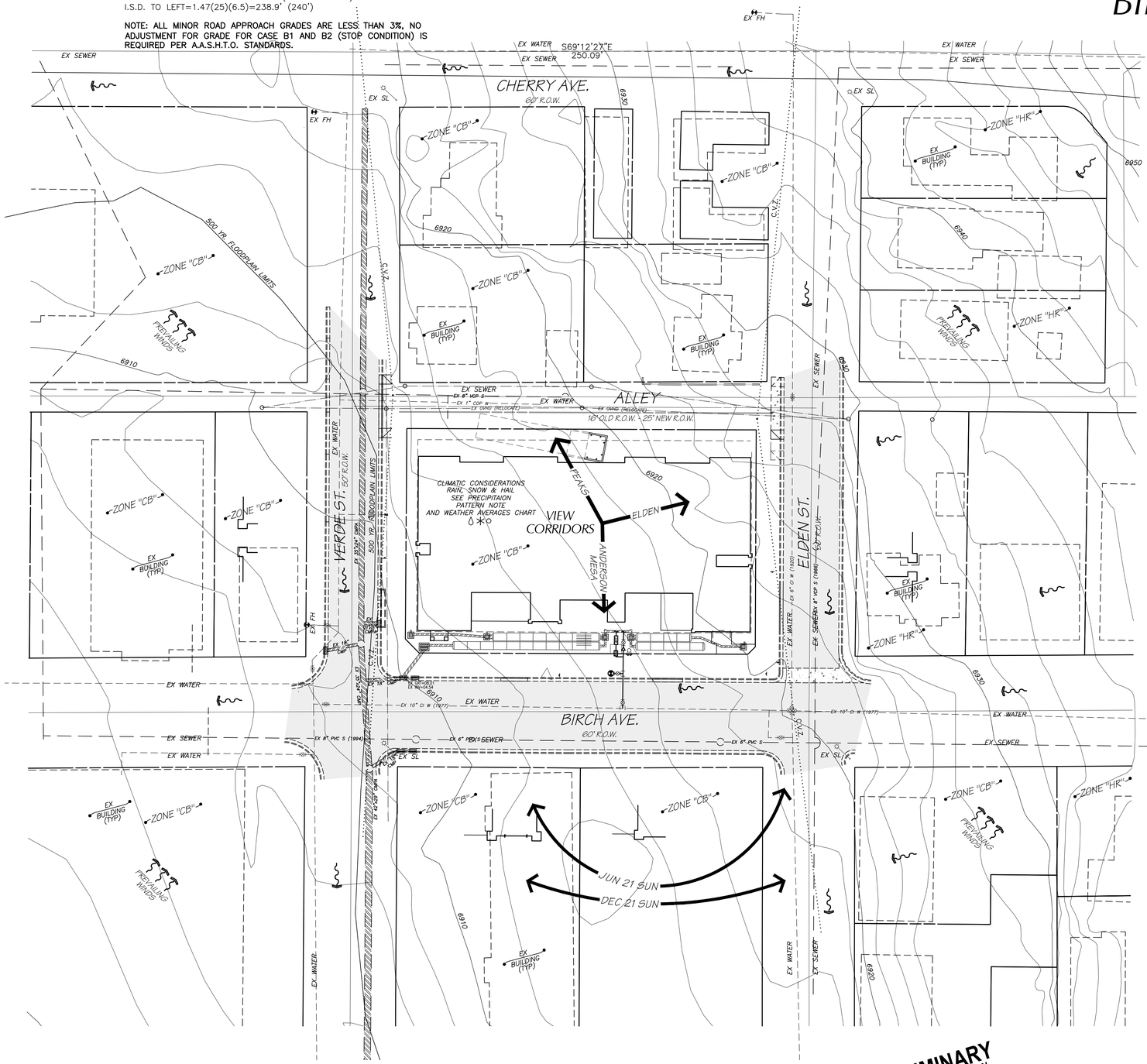
DEPARTURE SIGHT TRIANGLES
MINOR APPROACH - CLEAR VIEW ZONES

POSTED SPEED LIMIT ELDEN ST. & VERDE ST. = 25
DESIGN SPEED = 25 MPH – ELDEN ST. & VERDE ST.
14.5' FROM MAJOR ROAD TRAVEL WAY

CASE B1 LEFT TURN FROM MINOR (STOP CONTROL)
I.S.D. TO RIGHT=1.47(25)(7.5)=275.6' (280')

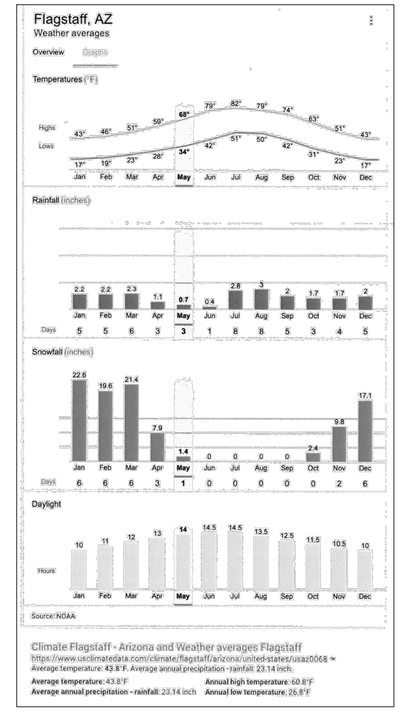
CASE B2 RIGHT TURN FROM MINOR (STOP CONTROL)
I.S.D. TO LEFT=1.47(25)(6.5)=238.9' (240')

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.



PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

WEATHER AVERAGES CHART



SCALE: 1"=30'

0 15 30 60

SLOPES

THERE ARE NO SLOPE RESOURCES ON THIS SITE

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 BASED ON INFORMATION PROVIDED BY THE U.S DEPT. OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE - CUSTOM SOIL RESOURCE REPORT (DATED OCTOBER 25, 2018)

NOTE

THE INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA & A SURVEY PERFORMED BY MARTIN LAND SURVEYS, INC. IN OCTOBER OF 2018. 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. 11 OF 11

COF PROJECT # PZ-17-00175

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

7/22/21
MES# 18296

PRELIMINARY PLAT
BIRCH AVENUE CONDOMINIUMS
AREA MAP

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23950
KENT V. HOTSPEAK
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 7/22/21 | REVISIONS:
PROJECT NO. 18296
FN: SHEET-11
DESIGNED BY: TME
DRAWN BY: TME
VERT SCALE: N/A
HOR SCALE: N/A
CHECKED BY: KVH



CoF Web Map

0 0.01 0.01 0.03 0.04 0.06

mi

City of Flagstaff maps and data are updated on a regular basis from data obtained from various sources. The City of Flagstaff endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate. Information is provided subject to the express condition that you knowingly waive any and all claims for damages against the City of Flagstaff relating to use of this information.

8/6/2021 8:49 AM

Planning & Zoning Commission **6. A.**

Meeting Date: 08/25/2021

From: Jordan Hollinger, Associate Planner

Information

TITLE:

2020 Annual Report on the Flagstaff Regional Plan 2030

STAFF RECOMMENDED ACTION:

Discussion only

Executive Summary:

The purpose of the Annual Report is to keep Planning and Zoning Commissioners, City Council, and the public informed of the City's progress towards meeting the goals and policies of the Regional Plan.

Attachments

Staff Report

2020 Annual Report

Annual Report Presentation

Item No._____

Planning and Development Services Report

August 4, 2021

TO: Planning and Zoning Commission

THROUGH: Sara Dechter, Comprehensive Planning Manager
Alaxandra Pucciarelli, Planning Director

FROM: Jordan Hollinger, Associate Planner

RE: P&Z Commission Meeting, August 25, 2021
Flagstaff Regional Plan 2030 - 2020 Annual Report

Introduction

This staff report is intended to inform the Planning and Zoning Commission about how the Regional Plan has been implemented over the last six years based on annual report metrics.

Recommended Action: Commission Discussion

Consider the following:

- Does the report provide a big picture of how the City implements the Regional Plan?
- Are there clarifications or corrections you would like to see?
- How important are the missing metrics? Should any of them be prioritized for development or tracking?
- What changes would you like to see during and after the Regional Plan Update?

Executive Summary

Comprehensive Planning staff has prepared the 2020 Annual Report of the *Flagstaff Regional Plan 2030*. This sixth assessment of the City's efforts to implement the Plan shows progress towards comprehensive data tracking and incorporating the Plan into decision-making processes. The City's commitment to produce an annual report will help determine future specific plan needs and Plan amendments, advancing the idea that the Regional Plan is a living document.

Annual Report Summary

The purpose of the annual report is to keep Planning and Zoning Commissioners, City Council, and the public informed of the City's progress towards meeting the goals and policies of the Regional Plan. The 2020 Annual Report does this in three ways:

1. It builds on previous years' data to analyze trends over time.
2. It shows which Plan goals are cited most often in all staff memos to Council.
3. A summary of all amendments and planning efforts accomplished in the last year is provided.
4. Identification of all current and upcoming amendments and specific plan work is shown.

Natural, Built, & Human Environment Metrics

The 2020 report builds on previous years' data. Staff identifies trends in the data where feasible. Now that seven years of data exists (baseline year 2014 plus six years of trend data), some trends are presenting themselves and can be used in assessing the Plan.

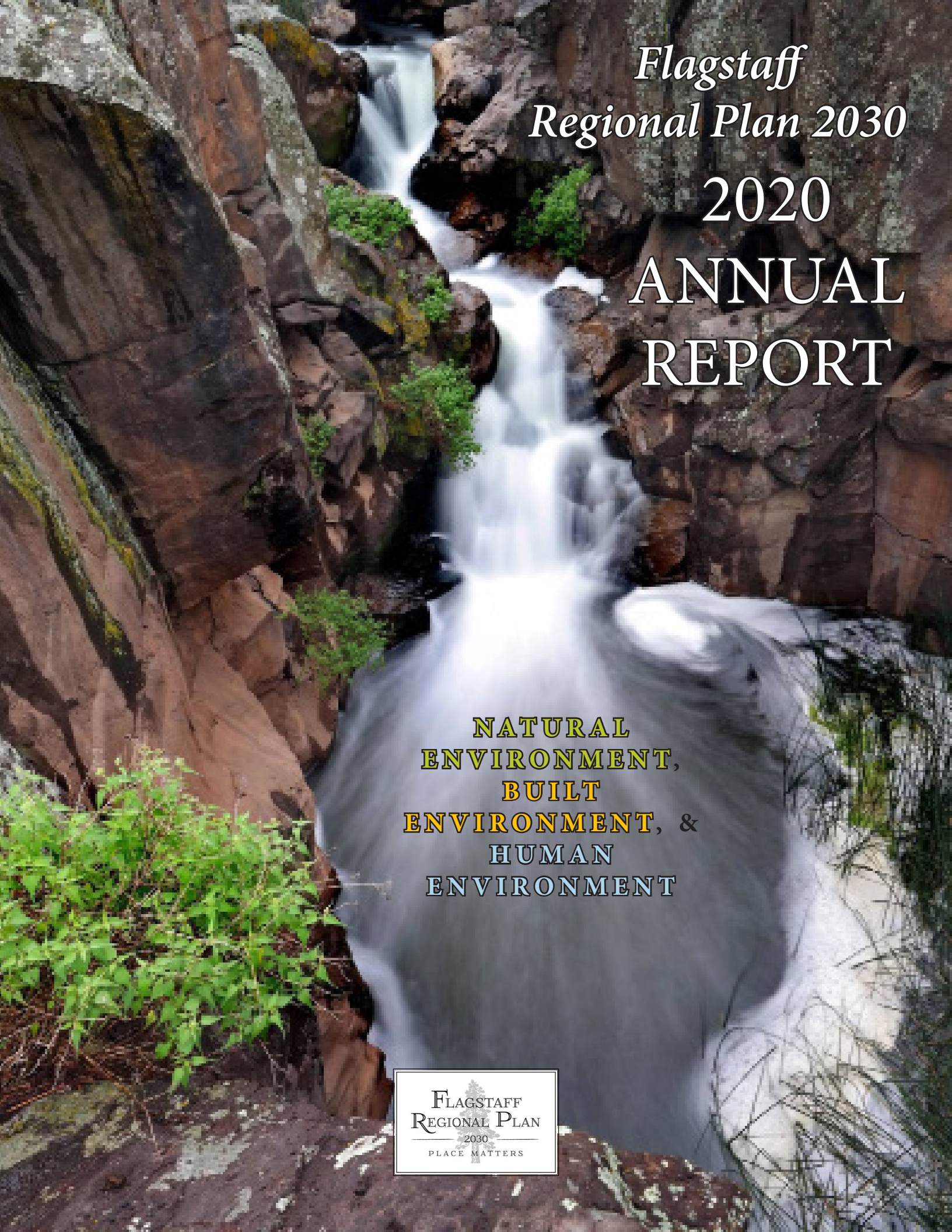
Goals Cited in City Council Staff Memos

A total of 71 out of 75 Regional Plan goals were cited in staff memos to Council in 2020. Goals from all 15 chapters of the Plan were used to link a project's relationship to particular goals from the Plan. The top cited goals are listed within the Report with a brief discussion on their connection to the previous year's projects staff brought forward to Council last year.

Regional Plan Accomplishments and Future Regional Plan Work

The Annual Report provides a qualitative review of the work done by staff to keep the Regional Plan up-to-date and reports the progress of Specific Plans. The Report also includes an outline of proposed future plan amendments. The Report gives the public an opportunity to provide feedback on suggested changes and strategies early and often.

If you have questions or require clarification on the contents of this report, please contact Jordan Hollinger, Associate Planner at jordan.hollinger@flagstaffaz.gov or (928) 213-2615.



Flagstaff Regional Plan 2030

2020 ANNUAL REPORT

NATURAL ENVIRONMENT, BUILT ENVIRONMENT, & HUMAN ENVIRONMENT

FLAGSTAFF REGIONAL PLAN 2030

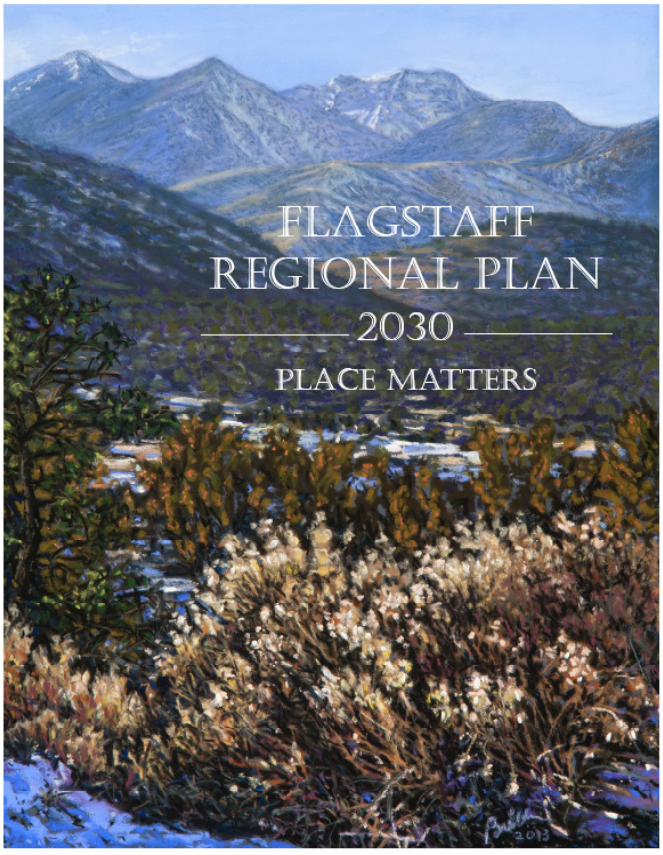
PLACE MATTERS

INTRODUCTION

The *Flagstaff Regional Plan 2030* (*FRP30*) is used for decision making so that Flagstaff City government is accountable for publicly-derived policy outcomes and goals. It provides the basis for policies and regulations to guide physical and economic development within the Flagstaff region. The Plan is used as a guide, or road map, for the future of the City and the region. It establishes priorities for public decisions and direction for complementary private decisions, thereby striving to establish predictability in the decision-making process.

The Annual Report consolidates metrics identified in Appendix D of the *FRP30* into a summary of the City's performance towards the Plan's goals, and an account of progress in Plan-related work. While all the goals and policies in the Plan are directed to future needs and accomplishments, it is important to understand that many of them also reflect ongoing programs, initiatives, and actions already implemented by City, County, and other policy and decision makers. Progress towards the goals and policies in the Plan will be dependent on the community's ability or inability to fund the recommended actions, the policy decisions made by City Council and management, and the community support of the Plan.

This report is the seventh produced since the Plan was adopted. Not all metrics are available on an annual basis. Gradual trends may be difficult to observe. The report has a column to highlight the overall, six-year trends emerging so far. City staff strives to establish consistent methods of gathering the relevant data, even as policies and accounting systems may change. The report will note when a policy or management change has resulted in a change to the measurement, as opposed to a change that is the result of Plan implementation. If a date appears in parentheses after a measurement, it signifies that data from a different year was used. For instance, some data used in the 2014 report was based on data between 2011-2014, because of the timing and availability of data.



The Report is organized into metrics for the Natural, Built, and Human Environments. It also reports on the use of the goals in City Council decision making, Regional Plan accomplishments, and future projects to implement the Plan.

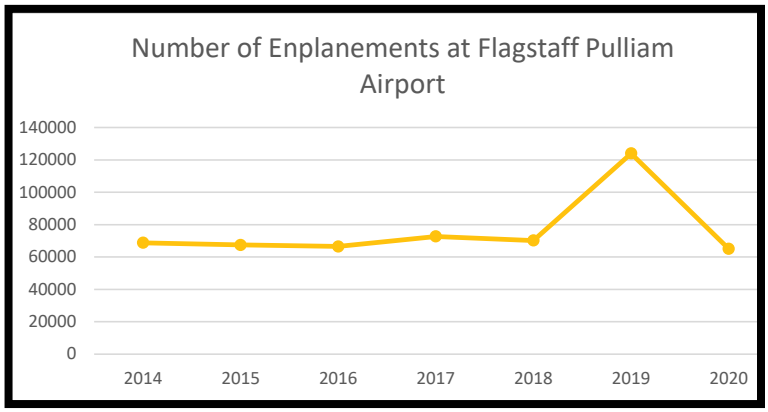
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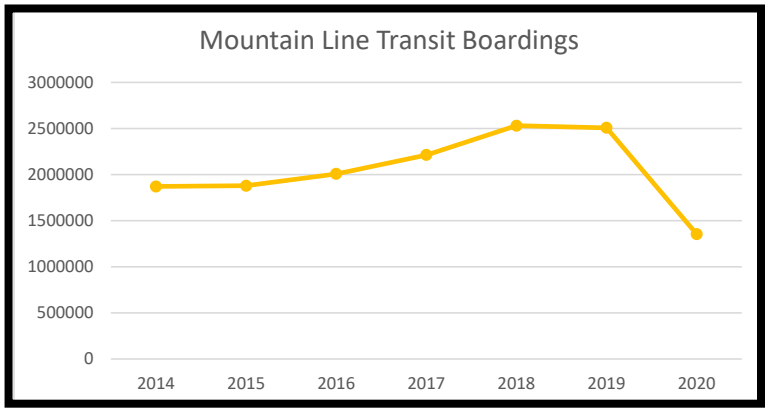
Key Insights

COVID-19 PANDEMIC

In March of 2020, in response to increasing positive COVID-19 cases, the federal government declared a COVID-19 National Emergency. Following this declaration, the Mayor of Flagstaff issued a proclamation closing certain businesses and establishments to the public. The Governor of Arizona also issued a stay-at-home order in March 2020 requiring non-essential workers to remain at home except for essential trips. The COVID-19 pandemic and accompanying restrictions impacted communities across the country in unprecedented ways, some expected and some unexpected. In Flagstaff, the pandemic resulted in schools - including K-12 and college level – transitioning to online learning and local businesses transitioning to online and curbside sales.

Many of the City's operations were also affected. Both Mountain Line Transit and the Flagstaff Pulliam Airport experienced a dramatic decline in use. Prior to the COVID-19 Pandemic, Flagstaff Pulliam Airport had seen an increase in use corresponding to the airport adding a second air carrier and increasing flight frequency. The first two months of 2020 set an enplanement and passenger pace that would have broken the 2019 record; however, after initial COVID-19 stay at home orders went into effect, the entire airline industry collapsed. The Flagstaff Pulliam Airport finished 2020 with the record lowest number of enplanements and passengers during the reporting time frame. Similarly, Mountain Line service was reduced to its weekend schedule seven days a week for much of 2020, and fare collection was suspended beginning March 23, 2020. Although re-openings in late 2020 brought back some ridership, Mountain Line finished 2020 with the lowest number of boardings during the reporting period.

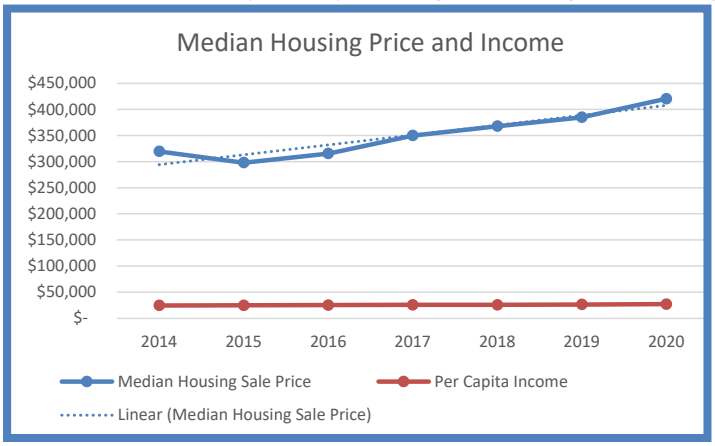




Many of the City's data points in this report, however, were not heavily impacted by the pandemic. This is partly due to the nature of individual metrics and partly due to data availability. For example, due to the data release dates for the Census Bureau's American Community Survey, many of the community wellbeing indicators for this report are a year delayed. This means some numbers in this report may not reflect COVID-related impacts experienced during 2020.

HUMAN ENVIRONMENT - *HOUSING*

After highlighting this measure in 2019's Annual Report, the median housing sale price increased again from $385,000 in 2019 to $420,535 in 2020 (a 9 percent increase). Part of the increase in 2020 is due to the COVID-19 pandemic which exaggerated an already competitive housing market. Since a low point in 2015, home sale prices have increased by 32 percent, with the yearly rate of change increasing over the last three years. Meanwhile, per capita income has only increased 7 percent in the past six years, per the American Community Survey's 5-year estimate. The lack of affordable and workforce housing in the Flagstaff community has been a problem for over 50 years. Data shows housing costs, pushed higher by limited supply and external demand, have exceeded the buying and renting power of the Flagstaff workforce for decades while income remained stagnant. In 2017, 54.6 percent of respondents to the Economic Collaborative of Northern Arizona (ECoNA) Housing Attainability for the Flagstaff Workforce survey stated they are considering leaving Flagstaff because of housing costs. In addition, 43.6 percent of respondents stated that they plan to leave Flagstaff in the "next few years" due to housing costs. These trends highlight the need for a continued focus on affordable housing in Flagstaff and affirms the decision made by City Council to declare a housing emergency.



Affordable, accessible, and decent housing is of critical importance to a community's health and viability. On December 1, 2020, City Council declared a Housing Emergency in Flagstaff, prioritizing affordable housing within City operations to create safe, decent, and affordable housing opportunities for all community members. In response to the City's declaration, throughout 2020 and into 2021, City staff have been working toward a number of plans and

policies to address housing. The Incentive Policy for Affordable Housing, an incentive approach that allows developers density and other financially-beneficial incentives for providing affordable units, has seen renewed focus from City Council and staff to ensure it is working as intended. The City's 10-year housing plan is also under development and will establish policies and strategies with the goal of increasing Flagstaff's housing stock.

HUMAN ENVIRONMENT - *WALKING AND BIKING*

Enhancing the conditions for active transportation and increasing active transportation use were key elements of various goals and policies in the Regional Plan. Over the seven-year annual reporting period, however, data points indicate a slowly changing landscape for walking and biking. Although only conducted twice in the reporting period, the City's Mode Share Trip Diary Survey indicates a stagnant walking and biking population. Between 2014 and 2018, while walking and biking infrastructure expanded, bike mode share grew by only 0.2 percentage points and walk share decreased by 0.8 percentage points. Census Bureau data on mode share to work shows a similar trend. In 2014, walk and bike mode share were 10 percent and 5 percent respectively, while in 2019 they were 11 percent and 3 percent.

Flagstaff's Walkability and Bikeability scores (measures out of 100) have changed little between 2014 and 2020 as well. Walkability increased from 33 to 38 and Bikeability decreased from 73 (2015 number) to 65 because of a methodology change that incorporated a broader range of variables. Looking at infrastructure improvements, however, the City has increased the percentage of streets with sidewalks on both sides, reaching 56 percent for major roads and 54 percent for public roads overall. FUTS miles also increased from 55.2 to 57, with plans for additional mileage in the future. Complete bike lane percentages have remained largely stagnant, increasing 1 percentage point from 71 percent to 72 percent.

The infrastructure conditions that support walking and biking in Flagstaff vary widely. Neighborhoods such as Southside and Historic Downtown have Walkability scores in the 70s and Bikeability scores in the 90s, while more suburban neighborhoods such as Ponderosa Trails have walkability scores in the 10s/20s and Bikeability scores in the 60s. While many of Flagstaff's suburban neighborhoods have sidewalks and integrate the FUTS, the methodology that Walkscore uses to calculate Walkability and Bikeability scores also considers built environment variables such as density and proximity to amenities. These elements are shown to impact the decision to walk and bike as much as infrastructure and may explain the stagnant walking and biking mode share. In order for the City to fully understand its active transportation landscape, future reporting efforts should focus on the intersection of active transportation use and the built environment in its entirety.

NATURAL ENVIRONMENT

ENVIRONMENTAL & CONSERVATION PLANNING				
Measure	**2014**	**2015**	**2016**	**2017**
Acres of protected open space within city limits	20 new; 2,769 total	0 new; 2,769 total	0 new; 2769 total	300 new; 3,069 total
Open space - per acre budget	not available	$8.1	$11.7	$10.6
Volunteer Hours on Open Space	727	858	3,850	557
Number of community gardens and gardeners	5 community gardens 78 participants	5 community gardens 94 participants	5 community gardens 126 participants	5 community gardens 90 participants

PUBLIC FACILITIES - SOLID WASTE				
Measure	**2014**	**2015**	**2016**	**2017**
Amount of solid waste disposed in Cinder Lake landfill and remaining useable life	85,473 tons Est closure date: 2054	86,891 tons Est closure date: 2054	91,150 tons Est closure date: 2054	99,146 tons Est closure date: 2054
Tons of recycling and waste diversion rate (SF homes diversion rate)[1]	5,912 tons 39% (14%)	7,254 tons 42% (17%)	6,094 tons 43% (13%)	6,881 tons 27% (15%)

ENERGY				
Measure	**2014**	**2015**	**2016**	**2017**
Municipal energy consumption in City facilities per square foot (in kilowatt hours)	23.9 kWh	24.5 kWh	25.8 kWh	25.3 kWh
Renewable energy generated by City facility installations	3,496 MWh 6.5% of City's energy use	3,553 MWh 6.7% of City's energy use	2,902 MWh 5.5% of City's energy use	2,729 MWh 5.4% of City's energy use

Before 2014, the City purchased thousands of acres of State lands for conservation. The purchasing of open space has leveled off, and the program is now focused more on the management of these lands. A key component of open space management is volunteer hours. After three years of volunteer hours below 1000, 2020 saw an increase of over 60 percent (545 hours). This might be partially due to COVID-19 and the widespread increase in participation in outdoor activities. The same impact may also have contributed to a record number of community garden participants.

According to the National Recreation and Parks Association, the average jurisdiction that participates in their Park Metrics program manages 9.9 acres of parkland per 1000 residents. The City of Flagstaff far surpasses this number, managing over 40 acres of open space per 1000 residents. However, Flagstaff's open space is not evenly nor equitably distributed throughout the city. Ideally, each neighborhood in a city should have a park or open space within walking distance of every resident. In Flagstaff, open space and park areas such as Thorpe Park and Buffalo Park account for large portions of the total open space area but are only accessible, in terms of walking, to certain communities. The City's Southside Community Plan identifies the need for parks and open space in the Southside community. The City does not currently own any land within the Southside that is planned for a park. As the City works toward an updated Regional Plan, metrics such as population within walking distance to a park could be added to better understand the accessibility and distribution of open space areas.

Energy consumption for City buildings has remained fairly steady over the last seven years. The increase in energy consumption per sq ft in 2020 is the result of better information on building occupancy and a more accurate total square feet number used in calculations. Due to the COVID-19 pandemic, total energy use was indeed down over previous years.

2018	2019	2020	Trend
0 new; 3,069 total	0 new; 3,069 total	0 new; 3,069 total	→
$10.59	$12.87	$10.56	→
443	867	1,412	→
5 community gardens 87 participants	5 community gardens 82 participants	5 community gardens 126 participants	→

[1] Staff revised how the tons of recycling and the diversion rate were calculated in 2018. The new tons calculation now accounts for the contaminated recyclables (about 34% of collected recyclables) that are delivered to the recycling center but sorted out and delivered to the landfill as trash. This calculation also incorporates the large amount of material from a business that was diverted through use as alternative daily cover up until 2017 when the business closed, significantly lowering the diversion rate.

2018	2019	2020	Trend
96,862 tons Est closure date: 2054	91,184 tons Est closure date: 2054	95,948 tons Est closure date: 2054	→
6,632 tons 9% (15%)	5,328 tons 8% (13%)	6,502 tons 8% (14%)	→

2018	2019	2020	Trend
23.9 kWh	24.8 kWh	32.7 kWh	→
2,936 MWh 5.6% of City's energy use	2,588 MWh 4.7% of City's energy use	3,014 MWh 5.7% of City's energy use	→

Renewable energy generation decreased in 2016 and has remained lower due in large part to the combined heat and power (cogeneration) system at the Wildcat Water Reclamation Plant not running. This system likely will not come back online. A new cogeneration system is expected to be a few years away.

At this time all renewable energy generation at the City is performed by solar installations at four locations (Rio de Flag Waste Water Treatment Plant; Wildcat Waste Water Treatment Plant; City Hall; Aquaplex). In 2020, these systems experienced very few disruptions and thus 2020 saw the highest aggregate performance from these systems in the past five years. In addition to the 3,014 MWh of renewable energy generated by the solar installations at City facilities (shown in the table), the City also procured 872 MWh of renewable hydro electricity from the Hoover Dam in 2020. This Hoover procurement resulted in a net savings of $23,457 in utility bills.

The overall volume of solid waste increased by over 4000 tons, but remained below the landfill's 2017 high of 99,000 tons. The variation experienced over the last seven years of reporting is typical for a landfill. The high-point in 2017 can be attributed to a busy year of construction activity. Total tons of recycling increased over 2019 numbers but did not reach the high seen in 2015. The end destination of recycled material is dependent on the material. All material is sorted, baled, and marketed to end-market processors. The exact destinations are not known since this is proprietary business information. It is likely that far less material is going to China and other Asian markets than a couple of years ago due to the import bans placed on recyclables. Even when material is recycled domestically, it is likely to travel out of state given the lack of processing infrastructure in Arizona.

NATURAL ENVIRONMENT

WATER RESOURCES				
Measure	**2014**	**2015**	**2016**	**2017**
Water, Wastewater, Reclaimed Water and Stormwater Annual Operating Budget [1]	FY15: $15.9 million	FY16: $17.3 million	FY17: $17.8 million	FY18: $18.4 million
Potable Water				
Total Water usage (billed) (gallons per capita per day)[2]	94	88	93	91
kWh of energy used to produce and deliver potable water	21,117,850 kWh	19,253,690 kWh	20,279,800 kWh	17,899,000 kWh
Gallons of potable water produced and delivered	2.4 billion gal	2.3 billion gal	2.6 billion gal	2.6 billion gal
Energy cost per thousand gallons of potable water produced and delivered [3]	$0.76	$0.72	$0.78	$0.71
Peak day consumption vs. total capacity (in million gallons)	Peak = 12.1 on 6/21 Total capacity = 18.84	Peak = 10.9 on 6/26 Total capacity = 18.69	Peak = 11.4 on 6/23 Total capacity = 18.69	Peak = 10.8 on 7/6 Total capacity = 18.69
Wastewater & Reclaimed Water				
Gallons of wastewater treated	2.007 billion	2.031 billion	1.981 billion	2.050 billion
Energy cost per thousand gallons of wastewater treated [3]	$0.53	$0.61	$0.56	$0.48
Kilowatt hours used to treat effluent and produce reclaimed water	9,996,126 kWh	10,832,092 kWh	10,822,467 kWh	10,038,214 kWh
Gallons of reclaimed water produced and delivered [4]	1.910 billion produced 630,195,834 delivered	1.967 billion produced 625,959,771 delivered	1.947 billion produced 592,071,267 delivered	2.050 billion produced 578,680,000 delivered
Stormwater				
Number of nonconforming properties brought into compliance with stormwater regulations	13	3	5	2

The overall water resources' patterns are difficult to see from comparing year-to-year metrics. Water consumption per capita has been dropping over the last 25 years. Annual variability is related to population accuracy and variability of water use within the industrial and commercial sectors. Water Services is continually replacing aging infrastructure, including water mains, pumps, blowers, motors, and electrical components, all of which either reduce water losses or improve energy efficiency. The drop in energy cost of potable water is related to a good snow year that resulted in a larger amount of water in Upper Lake Mary. Treating water from Upper Lake Mary is cheaper than treating groundwater.

There is not a trend, up or down, with wastewater influent. Since population estimates indicate an increasing trend, a stable influent volume is an indication that either people are using less water indoors (consistent with a reduction in water use) and/or the City has seen a reduction in inflow and infiltration into the sewer system. This can be an illegal discharge, intentional or not, of stormwater or other water into the sewer system, or it can come from stormwater that finds its way through cracks and into the sewer pipeline.

Two to five properties removed from the Special Flood Hazard Area is a more typical result than the 13 reported in 2014. This number is missing for 2020 due to a vacancy in the Water Services Division.

2018	2019	2020	Trend
FY19: $18.5 million	FY20: $19.1 million	FY 21: $19.9 million	↗
85	84	90	→
18,141,300 kWh	18,303,560 kWh	17,785,180 kWh	→
2.6 billion gal	2.7 billion gal	2.7 billion gal	→
$0.71	$0.65	$0.60	↘
Peak = 10.5 on 6/29 Total capacity = 17.6	Peak = 10.8 on 6/21 Total capacity = 17.6	Peak = 11 on 7/31 Total capacity = 21	→
1.813 billion	2.007 billion	1.850 Billion	→
$0.57	$0.45	$0.47	→
10,500,199 kWh	7,652,442 kWh	10,213,765 kWh	→
1.813 billion produced 589,701,484 delivered	2.007 billion produced 540,356,496 delivered	1.77 billion produced 725,379,000 delivered	→
5	4	N/A For 2020 due to vacancy	→

[1] See page 16 for FY20 CIP Budget chart.
[2] Calculation based on a Flagstaff population of 76,338 - Arizona Office of Economic Opportunity for July 1, 2019.
[3] All costs presented are energy only (not including operation and maintenance).
[4] Difference between reclaimed gallons produced and delivered is water discharged to the Rio de Flag in the off season.

MISSING METRICS from the NATURAL ENVIRONMENT:

Wildlife corridors and habitat land consumed or preserved by development (Arizona Game and Fish Department-designated); Concentration of natural resources, conservation priority areas, open space acres protected through conservation easement, purchase, etc.; Biodiversity (birds, plants, amphibians, fish, mammals, reptiles) – total species count – Arizona Game and Fish Department data (when available); Natural environment maps with pertinent information (there is a Prairie Dog map that was updated in 2019 on the City's website, https://www.flagstaff.az.gov/3313/Annual-Reports, with 2017 survey data).

BUILT ENVIRONMENT

COMMUNITY CHARACTER

Measure	2014	2015	2016	2017
Dollars allocated to beautification of public areas	Operations: $141,823 Capital: $3,026,213 Total: $3,168,036	Operations: $182,714 Capital: $3,767,477 Total: $3,950,191	Operations: $339,408 Capital: $4,303,050 Total: $4,642,458	Operations: $328,379 Capital: $3,891,890 Total: $4,220,269
Number of brownfield environmental site assessments completed (within city limits)	5	6	2	0
Number of brownfield redevelopment projects approved	0	0	0	0
Heritage resources inventoried, saved, and demolished	Not available	123 inventoried, 8 saved, 5 demolished	81 inventoried, 5 saved, 3 demolished	139 inventoried, 0 saved, 0 demolished

GROWTH AREAS & LAND USE

Measure	2014	2015	2016	2017
Permits & Development Projects				
Residential permits issued for new construction	183	229	258	260
New residential units permitted	422	409	493	719
Accessory Dwelling Unit permits	Not available	4	7	14
Commercial, industrial, and other non-residential permits issued	35	28	27	37
Commercial, industrial, and other non-residential space permitted (s.f.)	532,215	147,855	593,326	893,490
Green buildings built – residential (r) or commercial (c)	City: 6 (r), Cnty w/in FMPO: 4 (r), NAU: 3 (c)	City: 7 (r), 1 (c), Cnty w/in FMPO: 5 (r), NAU: 1 (c)	City: 9 (r), 1 (c), Cnty w/in FMPO: 9 (r), NAU: 3 (c)	City: 6 (r), 2 (c), Cnty w/in FMPO: 11 (r), NAU: 1 (c)
Number of mixed use developments	0	1; Village at Aspen Place	2; The Loft, RP Electric	2; The Hub, The Standard
Number of infill or redevelopment projects	11 infill 7 redevelopment	2 infill 1 redevelopment	8 infill 5 redevelopment	6 infill 5 redevelopment

The overall trends for Community Character are stable. Beautification funding, which is generated by tourism revenues, remains high and reached a record operations budget in 2020. Brownfield and heritage resource numbers are expected to vary from year to year depending on specific projects. There is a flattening trend in demolitions of historic structures within designated historic districts and overlay zones. Inventoried heritage resources increased dramatically in 2020 due to an ongoing, grant-funded project to document historic resources in the Southside Neighborhood. This includes some resources that were re-inventoried with more detailed information. Lower numbers of heritage resources inventoried in past years are partially due to a complex multi-step review process. All historic projects are now processed through the City's internal digital system and are considered more accurate starting with 2018.

The Growth Areas & Land Use measures are showing continued, and somewhat steady, growth within Flagstaff since the end of the Great Recession. Although construction slowed in some areas of the US, residential and commercial permits have remained steady in Flagstaff throughout the COVID-19 pandemic. During 2020, the City permitted several large, mixed-use developments, and continued on a consistent path in terms of infill and redevelopment projects.

2018	2019	2020	Trend
Operations: $333,722 Capital: $5,544,672 Total: $5,878,394	Operations: $307,164 Capital: $3,988,290 Total: $4,295,454	Operations: $500,298 Capital: $4,222,409 Total: $4,722,707	→
0	0	0	→
0	0	0	→
55 inventoried, 0 saved, 3 demolished	79 inventoried, 0 saved, 1 demolished	354 inventoried, 0 saved, 0 demolished	↗

2018	2019	2020	Trend
356	290	291	→
406	284	294	→
13	33	35	↗
29	62	43	→
410,723	254,360	585,586	→
City: 7 (r), 0 (c), Cnty w/in FMPO: 10 (r), NAU: 1 (c)	City: 3 (r), 2 (c), Cnty w/in FMPO: 6 (r), NAU: 1 (c)	City: 8 (r), 1 (c), Cnty w/in FMPO: 2 (r), NAU: 0	→
0	1; Flagtown Lofts	3; Park Place, 500 W For-est Meadows, Prema	→
9 infill 2 redevelopment	4 infill 7 redevelopment	7 Infill 9 Redevelopment	→

Although not as high as 2019, the City permitted the second-highest number of ADUs during the reporting period in 2020. ADUs can provide multi-generational housing, help homeowners make additional money on their property, and provide an attractive, more affordable option for people to rent. The popularity of ADUs demonstrates the need for more affordable housing options. In July 2021, the Flagstaff City Council approved zoning and ADU regulation changes that will make ADUs more feasible and financially viable. Moving forward, the City expects ADU permits to continue growing.

GROWTH AREAS & LAND USE (Continued)				
Measure	**2014**	**2015**	**2016**	**2017**
Land Use				
Acres annexed into city limits	0	180	832	20
Number of major and minor amendments to the plan	0	1 major: Map 25 Transportation Network Illustration, 2 minor: La Plaza Vieja Neighborhood Specific Plan, Core Services Yard map amendment	0 major 5 minor: McMillan Mesa Village Amendment, Buffalo Park W, Guadalupe Park, Highland Ave Open Space, Observatory Mesa Open Space	0 major 3 minor: Chapter 3 Plan Amendments Part 1 and 2, Schultz Y Trailhead
Area types changed on the Future Growth Illustration (acres)	0	Area in White to Existing Suburban = 15 Future Urban to Existing Suburban = 9.7 Future Suburban to Existing Suburban = 4	Area in White to Park / Open Space = 2,279.2 Area in White to Existing Suburban = 6.3 Existing Urban to Park/ Open Space = 1.1 Existing Suburban to Park/Open Space = 5.3	Area in White to Park / Open Space = 20
Land Use zoning distribution within activity centers (in acres)[1]	Commercial: 814 Industrial: 201 Public: 434 Open Space: 0 Residential: 628 Transect Zone: 1	Commercial: 813 Industrial: 201 Public: 487 Open Space: 0 Residential: 951 Transect Zone: 1	Commercial: 815 Industrial: 198 Public: 486 Open Space: 0 Residential: 954 Transect Zone: 4	Commercial: 814 Industrial: 198 Public: 484 Open Space: 0 Residential: 955 Transect Zone: 4
Land Use zoning distribution outside activity centers (in acres)[1]	Commercial: 891 Industrial: 1,294 Public: 15,581 Open Space: 268 Residential: 17,605	Commercial: 901 Industrial: 1,421 Public: 15,579 Open Space: 268 Residential: 17,276	Commercial: 910 Industrial: 1,367 Public: 15,589 Open Space: 2,990 Residential: 16,048	Commercial: 910 Industrial: 1,364 Public: 15,591 Open Space: 3,009 Residential: 16,040 Transect Zone: 1
City building and total impervious surface coverage percentage[2]	Bldg. = 3.9% Impervious = 15.7%	Bldg. = 4.1% (1,678ac.) Impervious = 15.8%	Bldg. = 4.2% (1,652ac.) Impervious = n/a	Bldg. = 4.2% (1,663ac.) Impervious = n/a

Over the seven-year reporting time frame, major and minor plan amendments have declined with no new amendments in the past two years.

The largest change to the Regional Plan's Future Growth Illustration Map is an increase in Park/Open Space area types. Over the seven-year reporting period, over 2,600 acres were changed from undesignated areas to Park/Open Space. Most of this change occurred on Observatory Mesa and McMillan Mesa where a substantial portion of land was redesignated as park/open space. The City purchased the Observatory Mesa land in 2013 and subsequently developed a plan in 2015 to manage the area's natural resources and preserve it as open space. The City of Flagstaff acquired McMillan Mesa Natural Area in November 2016 after approximately 86 percent of Flagstaff voters voted in favor of its preservation. The 300-acre McMillan Mesa Natural Area is one of the last intact native grasslands within Flagstaff and provides habitat for elk, deer, and other mammals. No land on the Future Growth Illustration map has been redesignated as open space since 2018.

2018	2019	2020	Trend
0	2	1.87	n/a
1 major: McMillan Mesa Natural Area 1 minor: High Occupancy Housing Specific Plan	no amendments	no amendments	n/a
Area in White to Park / Open Space = 231.1 Special District to Park / Open Space = 1.5 Employment to Park/ Open Space = 36.5 Existing Suburban to Park/Open Space = 58.9 Area in White to Special District = 10.0	no changes	Existing Suburban to Industrial/Business Park = 35	n/a
Commercial: 823 Industrial: 186 Public: 476 Open Space: 0 Residential: 921 Transect Zone: 4	Commercial: 826 Industrial: 171 Public: 476 Open Space: 0 Residential: 933 Transect Zone: 4	Commercial: 864 Industrial: 145 Public: 476 Open Space: 0 Residential: 919 Transect Zone: 4	n/a
Commercial: 927 Industrial: 1,365 Public: 15,591 Open Space: 3,023 Residential: 16,048 Transect Zone: 1	Commercial: 929 Industrial: 1,365 Public: 15,592 Open Space: 3,024 Residential: 16,047 Transect Zone: 1	Commercial: 933 Industrial: 1,302 Public: 15,588 Open Space: 3,024 Residential: 16,084 Transect Zone: 1	n/a
Bldg. = 4.3% (1,707ac.) Impervious = n/a	Bldg. = 4.3% (1,689ac.) Impervious = n/a	Bldg. = 4.12% (1,624ac.) Impervious = n/a	→

[1] Small parks and large active parks are typically zoned Public Facilities (PF) and are counted as Public since actual facilities such as City Hall share that zoning. Public Lands Forest (PLF) are also counted as Public. Only areas zoned Public Open Space (POS) are counted as Open Space. These only include dedicated passive open space such as Observatory Mesa, Picture Canyon, and other smaller locations.

[2] The City Stormwater Division is developing a master impervious coverage GIS layer that is not ready yet, but is expected to be an improvement in accuracy for future years.

Although the mix of land use zoning types within designated activity centers has changed little from year to year, the activity centers have been recalibrated through two Specific plans and look different today than they did in 2014. Commercial space has increased by 50 acres, public space by 42 acres, residential by 291 acres, and transect zones by 3 acres. Industrial space decreased by 56 acres. Much of this change has been the result of two Specific plans. The La Plaza Vieja and High Occupancy Housing plans both recalibrated the location of activity centers and their use-mix. Future changes to activity centers are still expected, with current work focusing on interpreting the specific land parcels that are/should be included in activity centers. This work may increase the total land area designated as part of an activity center.

The land use zoning distribution outside of activity centers has remained fairly stable over the seven-year reporting time period. The largest change occurred to open space, which increased by 2,756 acres. As mentioned above, this change includes large swaths of land on Observatory and McMillan Mesas that were redesignated as open space after the City purchased the respective land. From 2014 to 2020, areas zoned as residential declined by over 1500 acres. Similarly, the area zoned as industrial declined by 119 acres.

BUILT ENVIRONMENT

TRANSPORTATION				
Measure	**2014**	**2015**	**2016**	**2017**
Walkability and Bikeability (scores out of 100)	Walk score = 33 Bike score = n/a	Walk score = 33 Bike score = 73	Walk score = 36 Bike score = 73	Walk score = 37 Bike score = 64
Mode share numbers from Trip Diary Survey[1]	Transit: 4.3% Bike: 7.6% Walk: 15.1% Cars: 73%	n/a	n/a	n/a
Pedestrian and bicycle crash numbers and percent of total crashes[2]	44 ped (2.5%) 70 bike (4.0%)	26 ped (1.4%) 33 bike (1.8%)	26 ped (1.3%) 32 bike (1.6%)	27 ped (1.4%) 38 bike (1.9%)
Miles of FUTS/new FUTS installed	0.6 mile added 55.2 total FUTS miles	1.0 mile added 56.2 total FUTS miles	0.0 mile added 56.2 total FUTS miles	0.16 mile added 56.4 total FUTS miles
Percent of streets with sidewalks along both sides	major roads = 42% public roads = 51%	major roads = 52% public roads = 54%	major roads = 55% public roads = 54%	major roads = 55% public roads = 55%
Complete bike lane percentages[3]	n/a	n/a	71%	72%
Percentage of population within 3/4 mile of transit stop	73%	73%	59%	60%
Percentage of population within 1/4 mile of high frequency transit (peak headways under 10 mins)[4]	n/a	n/a	n/a	n/a
Transit Score[5]	n/a	n/a	n/a	35
Transit Boardings	1,870,842	1,878,075	2,007,489	2,212,913
Internal vehicle miles traveled (VMT), average VMT/capita/day[6]	1,474,767 VMT/day 17 VMT/capita/day ('13)	1,524,069 VMT/day 17 VMT/capita/day	1,537,765 VMT/day 16.9 VMT/capita/day	1,604,288 VMT/day 17.4 VMT/capita/day
Number of passengers, enplanements, and operations at Flagstaff Pulliam Airport	enplanements: 68,754 operations: 41,986	passengers: 134,517 enplanements: 67,421 operations: 44,527	passengers: 133,416 enplanements: 66,526 operations: 46,850	passengers: 146,531 enplanements: 72,679 operations: 43,527

Overall, the walking and biking landscape in Flagstaff has remained stagnant. Flagstaff's bike score fell in 2017 because Walk Score updated its scoring methodology. Since then, the City's bike score has grown by one point. Trip diary surveys were conducted in 2012 and 2018 and indicate very little movement in mode share. The numbers suggest a possible decline in walking mode share, however, this change is likely within the sample margin of error. The Census Bureau's American Community Survey data on mode share to work shows a similar trend, indicating the walking and biking population has not substantially changed. The City is currently working toward an Active Transportation Master Plan which is intended to bolster bike/ped investments and use. No new FUTS mileage was added in 2020. The lack of change in active transportation is discussed further in the Key Insights section.

The population living within either a quarter-mile of high-frequency transit or three-quarters of a mile of transit has increased over the last three years. As Mountain Line's routing structure has not significantly changed within the last three years, this is largely due to new developments that have placed more residents close to transit. For example, the Hub/Jack and Freemont Station – two large student housing developments – finished construction in the last three years and both are located along the high-frequency route 10 service. As development continues in accordance with designated activity centers, this number may continue to increase.

2018	2019	2020	Trend
Walk score = 37 Bike score = 64	Walk score = 38 Bike score = 65	Walk score = 38 Bike score = 65	→
Transit: 4.9% Bike: 7.8% Walk: 14.3% Cars: 73%	n/a	n/a	→
18 ped (1.2%) 25 bike (1.6%)	n/a	n/a	↘
1.2 miles added 57.0 total FUTS miles	0 mile added 57.0 total FUTS miles	0	→
major roads = 56% public roads = 54%	major roads = 56% public roads = 54%	0	→
72%	72%	0%	→
60%	62%	63%	→
11%	12%	13%	→
35	35	35	→
2,530,626	2,507,507	1,353,846	→
1,615,410 VMT/day 17.3 VMT/capita/day	1,594,818 VMT/day 17.3 VMT/capita/day	1,740,832 VMT/day 18.7 VMT/capita/day	→
passengers: 140,464 enplanements: 70,160 operations: 44,909	passengers: 248,294 enplanements: 123,957 operations: 43,059	passengers: 129,032 enplanements: 65,006 operations: 38,752	→

[1] The 2014 column is actually 2012 data. Updated data is only available every 5-7 years.

[2] Crash data was not able to be collected from ADOT in 2019 and 2020. ADOT changed their access system and the City needs to renew its agreement for access to the data.

[3] The percentage is based on streets eligible for bike lanes as decided by City Engineering and the FMPO; it primarily omits local roads.

[4] Methods changed for calculating the percentage of population near a transit stop for 2016. The previous method likely overestimated the percentage of people near transit stops by only using residential units via GIS (2014 used 40,495 units) since occupancy and completeness of data varies throughout the FMPO. From 2016 on, the numbers instead use population through NAIPTA's own Remix software that is based on current ACS data and an extrapolation of the total FMPO population per Arizona Office of Economic Opportunity data (extrapolation is per a multiplier to the sum of Flagstaff City and other Census Designated Places within the FMPO. The multiplier is based on the difference in those same places and a known FMPO population in 2010. The multiplier is 1.107) between 2016 and 2018. The 2019 and 2020 FMPO population estimates were provided by MetroPlan, with 2020's estimated at 913,043.

[5] Transit Score is provided by Walkscore.com and operates within the same 0-100 scale.

[6] Per capita data based on total FMPO population per footnote 4. For 2020, updates from ACS are delayed so updated 2019 5-year estimates were used. The methodology used to calculate total VMT likely does not reflect actual VMT during 2020.

Transit boarding dropped by roughly 50 percent in 2020. This is almost entirely due to the COVID-19 pandemic and the resulting higher number of people working/studying from home or not working. Throughout 2020, businesses were required to close or adjust operations that forced many retailers into a more prominent online presence. Similarly, Northern Arizona University and Coconino Community College transitioned to online learning, drastically reducing the student population that utilized the Mountain Line Bus System.

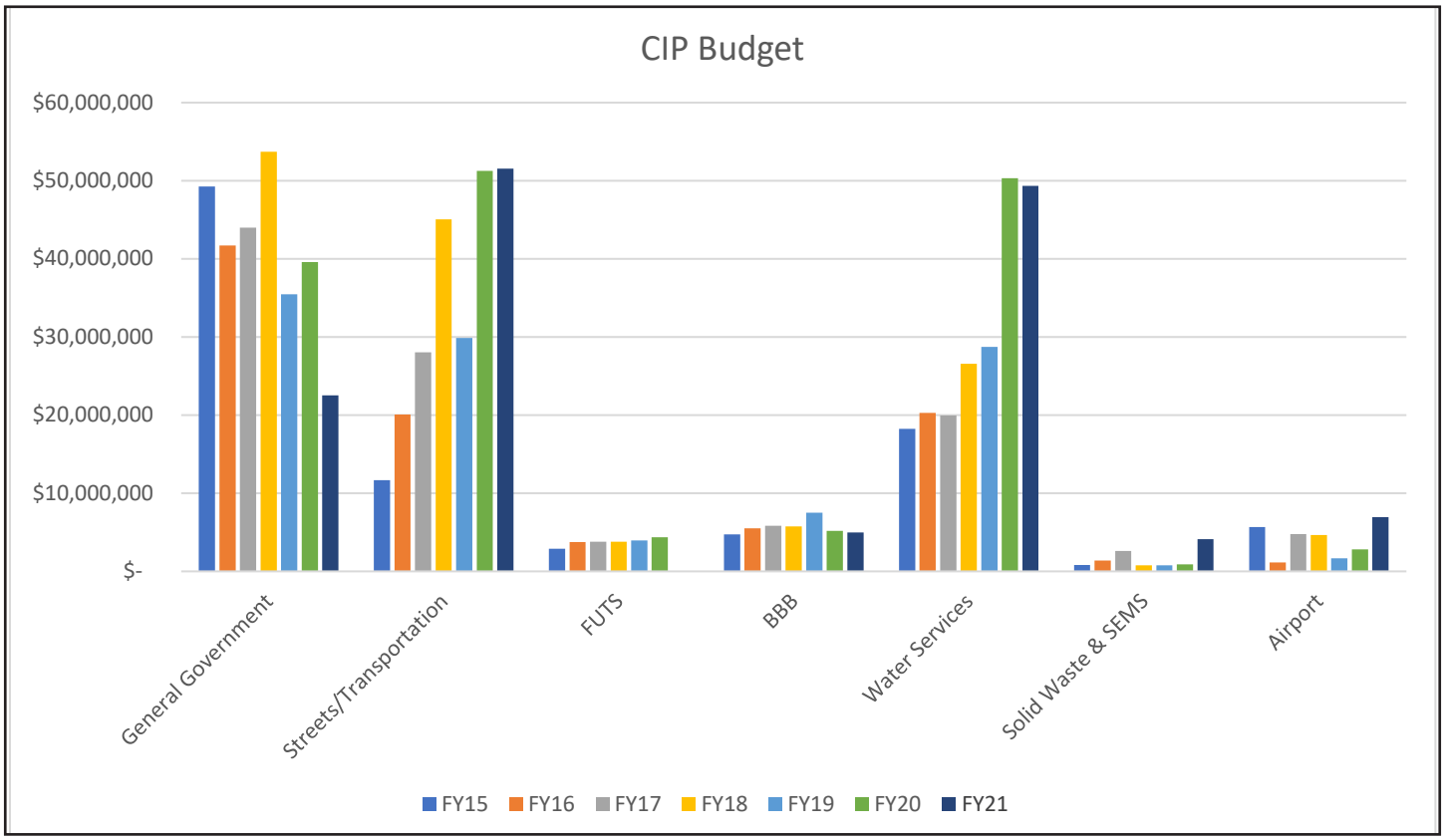
Similarly, due to pandemic-related travel restrictions and personal choices not to travel during a pandemic, passengers and enplanements at Flagstaff Pulliam Airport dropped precipitously. The drop also appears more dramatic because the airport had a record year in 2019. The drop in transit and air travel throughout 2020 is discussed further in the Key Insights section.

The total internal vehicle miles traveled in 2020 shows an increase over 2019, however, due to the methodology used to model VMT over time, this measure more accurately represents what would have happend in 2020 without COVID-19 shutdowns. Actual VMT in 2020 likely decreased over 2019.

BUILT ENVIRONMENT

COST OF DEVELOPMENT				
Measure	**2014**	**2015**	**2016**	**2017**
Percent of total City budget devoted to Capital Improvement Projects (CIP)	39%	39%	41%	42%
Dollars spent on road improvement CIP projects [1]	$8 million	$10.7 Million	$8.8 Million	$20.4 Million
Miles of road improvements	Not available	Road Repair & Street Safety = 125.9 lane miles CIP = 1.55 lane miles	Road Repair & Street Safety = 99 lane miles CIP = 3.4 lane miles	Road Repair & Street Safety = 63.6 lane miles CIP = 18.3 lane miles

[1] *This amount is the known expenditures through the first three quarters of the fiscal year.*



In the CIP budget, funding for streets and transportation reached a new high of $51.6 million in FY2021. General Government funding hit its lowest point in FY2021, while the total budget decreased from $154 million in FY2020 to $140 million in FY2021. The lack of FUTS-Specific funds for FY2021 in the bar chart above is because the FUTS is now funded directly through the transportation tax and is included in the Streets/Transportation category for 2021.

Over the last two years, both Water Services and the Airport have seen a spike in funding. The major projects for water, wastewater, reclaimed water, and stormwater that are driving the increase in funding include Switzer Canyon transmission line, Fir Avenue water-line replacement, Lake Mary land acquisition, Fort Tuthill waterline loop phase 2, Summit waterline replacement, Fort Tuthill sewer line oversizing, and the Rio De Flag project. Fifty-five projects are scheduled/underway at a total budget of $49.3 million for FY2021.

At the Airport, parking improvements, snow removal equipment, building design, taxiway apron design, and drainage improvements are scheduled at a budgeted cost of $6.9 million for FY2020-2021.

2018	2019	2020	Trend
39%	46%	31%	→
$7.4 Million	$8 Million	$18.7 Million	→
Road Repair & Street Safety = 46.4 lane miles CIP = 3.1 lane miles	Road Repair & Street Safety = 80.8 lane miles CIP = 1.2 lane miles	Road Repair & Street Safety = 59.4 lane miles CIP = 1.6 lane miles	→

The portion of the budget dedicated to capital projects varies from year to year and is dependent on the status of planned capital projects. In 2020, the total capital funding for road improvements increased by more than $10 million compared to 2018 and 2019. This increase is largely due to the Fourth St Bridge construction, a $16.3 million, 0.679 lane mile project funded by both ADOT and the City of Flagstaff. This project is inherently more costly per lane mile than other road improvement projects because of the engineering involved. The Phase 1, Coconino Estates Improvements is another large, $9.8 million project, of which $2.7 million contributed to the increase in road improvement CIP funding in the final reporting period. This project is also more costly per lane mile because it involves utility replacements.

Additional projects involving water and sewer line repairs/replacements will take place over the next five years. Many of these improvements are funded by a sales tax increase approved by voters in November 2014 and will continue for 20 years. Every paved street maintained by the City will be improved during the term of the tax.



2020 Fourth Street Bridge After Completion: The project utilized an innovative bridge slide method that significantly reduced closures of Fourth St from 3-4 months with traditional methods to 17 days.

MISSING METRICS - BUILT ENVIRONMENT:

100-year water demand studies per City project (part of Water Services Division updates), Connectivity of roadways – measure in intersections per square mile (future FMPO metric).

HUMAN ENVIRONMENT

INDICATORS OF OVERALL COMMUNITY WELL BEING				
Measure	**2014**	**2015**	**2016**	**2017**
Total population[1]	68,729	70,088	71,459	71,975
Median age[2]	25.7	25.9	25.6	25.2
Percent population living in poverty[2]	25%	25%	24%	23%
Educational attainment[2]	90.6% high school graduate or higher	91.2% high school graduate or higher	94.4% high school graduate or higher	92.2% high school graduate or higher
Voter turnout (ballots cast/registered voters (% turnout))	Primary Election Aug 26: 8,737/28,002 (31%) General Election Nov 4: 16,910/31,140 (54%) Special Election May 20: 7,079/28,069 (25%)	Special Election Nov 3: 6,745/28,513 (24%) Special Election May 19: 4,604/29,409 (16%)	General Election Nov 8: 29,401/38,493 (76%)	n/a

NEIGHBORHOODS, HOUSING & URBAN CONSERVATION				
Measure	**2014**	**2015**	**2016**	**2017**
Affordability Index: average housing + transportation cost as a percentage of income	Not available	Not available	57%: 32% Housing + 25% Transportation	56%: 31% Housing + 25% Transportation
Median Housing Sale Price (just houses that sold that year)[1]	$319,595	$298,000	$315,500	$350,000
Median rents (fair market rents for Coconino County)[2]	$710 efficiency units $816 1 bedroom $1,021 2 bedrooms $1,296 3 bedrooms $1,651 4 bedrooms	$761 efficiency units $909 1 bedroom $1,135 2 bedrooms $1,408 3 bedrooms $1,687 4 bedrooms	$704 efficiency units $835 1 bedroom $1,037 2 bedrooms $1,309 3 bedrooms $1,551 4 bedrooms	$782 efficiency units $920 1 bedroom $1,129 2 bedrooms $1,446 3 bedrooms $1,719 4 bedrooms
Rental/ownership ratio[3]	50% rental 50% ownership	55% rental 45% ownership	54.9% rental 45.1% ownership	55% rental 45% ownership

The data demonstrate a consistent population increase over the reporting period; however, updated numbers from the 2020 census are delayed due to COVID-19 and, therefore, the 2020 population number presented here is an updated 2019 5-year estimate. The Census produces ongoing revisions to all estimates, so per capita estimates elsewhere throughout the report may have used State population numbers. American Community Survey Poverty rates have gone down slightly the last few years, however, due to the large estimated margin of error, these numbers should be treated with caution. Other data points indicate that financial strain may not coincide with the ACS poverty measure. For example, incomes in Flagstaff have not kept pace with inflation and the City's Affordability Index has remained high.

Educational attainment has remained consistent over the last seven years. Although the data show some annual changes, the differences are within the ACS's margin of error. Despite pandemic challenges, the 2020 election had the largest national increase in voting between presidential elections on record. Voter turnout in Flagstaff followed national trends and was higher than in any other election year recorded in this report, hitting 83 percent for the 2020 general election. Hypotheses abound for why voter turnout reached record levels, including enhanced voter outreach, expansion of vote by mail, and the contentious nature of the presidential race.

2018	2019	2020	Trend
73,964	75,038	75,044	→
25.1	25.2	25.8	→
22%	20%	18%	→
93.1% high school graduate or higher	93.2% high school graduate or higher	94.1 % high school graduate or higher	→
General Election Nov 6: 28,134/40,399 (70%)	n/a	General Election Nov 3: 36,073/43,230 (83%)	n/a

[1] Population is per US Census Population Estimate as of July 1 of the listed year, except for 2020 in which the population update via the 2020 census was delayed and scheduled to be released by Sept 2021.
[2] Numbers are per the American Community Survey's 5-year estimates and are one year behind (e.g.,2019 Median age is actually the 2018 5-year estimate).

2018	2019	2020	Trend
56%: 31% Housing + 25% Transportation	56%: 31% Housing + 25% Transportation	56%: 31% housing + 25% transportation	→
$368,000	$385,000	$420,535	→
$898 efficiency units $1,007 1 bedroom $1,137 2 bedrooms $1,611 3 bedrooms $1,948 4 bedrooms	$964 efficiency units $1,024 1 bedroom $1,266 2 bedrooms $1,653 3 bedrooms $2,003 4 bedrooms	$1,026 efficiency units $1,062 1 bedroom $1,315 2 bedrooms $1,712 3 bedrooms $2,058 4 bedrooms	→
55% rental 45% ownership	53% rental 47% ownership	52.6% rental 47.4% ownership	→

[1] These houses are within Flagstaff City limits.
[2] Rents based on HUD estimates for Coconino County. A 2016 study by Housing Solutions of Northern Arizona showed actual Flagstaff rents were 13% to 25% more expensive.
[3] 2014 numbers per Chapter XIII in the FRP30; subsequent numbers are per American Community Survey and are one year behind.

Flagstaff continues to have a high Affordability Index - currently at 56 percent. A "rule of thumb" goal would be for housing to be under 30 percent and transportation to be under 15 percent for a total affordability index under 45 percent. Housing costs are on an increasing trend (see Key Insights on page 4) with 2020 experiencing the single largest dollar increase over the reporting period. The number of rental households has remained steady with more renters than owners. This is likely due to the high cost of homeownership and the large percentage of students that live in Flagstaff that are more likely to rent than to buy. Rental costs also continue to rise across the board, contributing to the challenge of saving for home-ownership. The high cost of housing led the Flagstaff City Council to declare a housing emergency in 2020. Since then, City staff has begun working on a 10-year housing plan that aims to increase the City's housing supply and reduce barriers to affordable housing. Housing is discussed further in the Key Insights section.

NEIGHBORHOODS, HOUSING & URBAN CONSERVATION (Continued)				
Measure	**2014**	**2015**	**2016**	**2017**
Housing mix (Single-family, Multi-family, etc.)	Total units: 26,340 11,866 1-unit detached (45%) 2,637 1-unit attached (10%) Multi-family: 2,569 2-4 units (9.8%) 4,129 5-19 units (15.7%) 3,340 20+ units (12.7%) 1,799 Mobile home, RV, etc. (6.8%)	Total units: 26,506 12,222 1-unit detached (46.1%) 2,754 1-unit attached (10.4%) Multi-family: 2,565 2-4 units (9.6%) 4,153 5-19 units (15.7%) 3,141 20+ units (11.9%) 1,671 Mobile home, RV, etc. (6.3%)	Total units: 26,501 12,227 1-unit detached (46.1%) 2,826 1-unit attached (10.7%) Multi-family: 2,604 2-4 units (9.8%) 4,599 5-19 units (17.4%) 2,579 20+ units (9.7%) 1,666 Mobile home, RV, etc. (6.3%)	Total units: 26,481 12,656 1-unit detached (47.8%) 2,668 1-unit attached (10.1%) Multi-family: 2,505 2-4 units (9.5%) 4,966 5-19 units (18.7%) 2,106 20+ units (8.0%) 1,580 Mobile home, RV, etc. (6.0%)
Number of affordable housing units built by residential projects	1 ownership	2 ownership	1 ownership, 3 rental	0
Number of neighborhood/ specific/illustrative plans completed	0	1: La Plaza Vieja Neighborhood Plan adopted	1: McMillan Mesa Specific Plan amended	0
Number of distressed buildings identified; number of demolitions [5]	36 distressed (2013) 3 demolished	15 distressed demos not tracked	1 distressed	17 distressed
Allocation of Community Development Block Grant (CDBG) funding	FY2015 Total Entitlement Award = $570,941 Previous Year's Reallocation and Program Income = $44,528 Total = $615,469	FY2016 Total Entitlement Award = $579,591 Previous Year's Reallocation and Program Income = $235,758 Total = $815,349	FY2017 Total Entitlement Award = $599,050 Previous Year's Reallocation and Program Income = $41,743 Total = $640,793	FY2018 Total Entitlement Award = $599,000 Previous Year's Reallocation and Program Income = $177,433.20 Total = $776,433.20

The new simplified format from the American Community Survey (ACS) designating either 1 unit or 2+ unit structures hinders the City's ability to understand the progress made on the 'missing middle' housing types. New affordable housing units have been generated very slowly in recent years but experienced an uptick in 2020. Many promised affordable units are expected in several upcoming developments, including multiple rental developments that incorporate a mix of income-based and market-rate units. Some of these are the result of the City's Incentive Policy for Affordable Housing (IPAH), while others were developed under the Low Income Housing Tax Credit Program (LIHTC).

The City's IPAH was adopted by City Council in 2009 and encourages the creation of affordable housing units through various incentives. The IPAH document allows for the payment or reduction of fees relating to the development process. Additionally, there are regulatory incentives located in the Flagstaff Zoning Code. In the years since its adoption, City staff and other users of these documents have identified discrepancies between the IPAH, incentives in the Zoning Code, and current departmental practices that impact the effectiveness of the policy. Therefore, the IPAH will undergo an update process beginning in spring 2021 with the goal of City Council adoption by winter 2021/2022.

CDBG funding has remained relatively consistent. However, due to the COVID-19 pandemic and CARES act, additional CDBG-CV funds were allocated to the City in 2020. The CARES Act allocated CDBG-CV dollars in three rounds. The first was for entitlement communities like Flagstaff and allocated with the same annual formula as regular CDBG funds. The second allocation went only to states and not entitlement communities, and the third was for entitlement communities identified as a high-risk for evictions. The City's first allocation received was $359,604 and the second allocation was $766,551. The total amount of CDBG-CV from the Cares Act was $1,126,155.

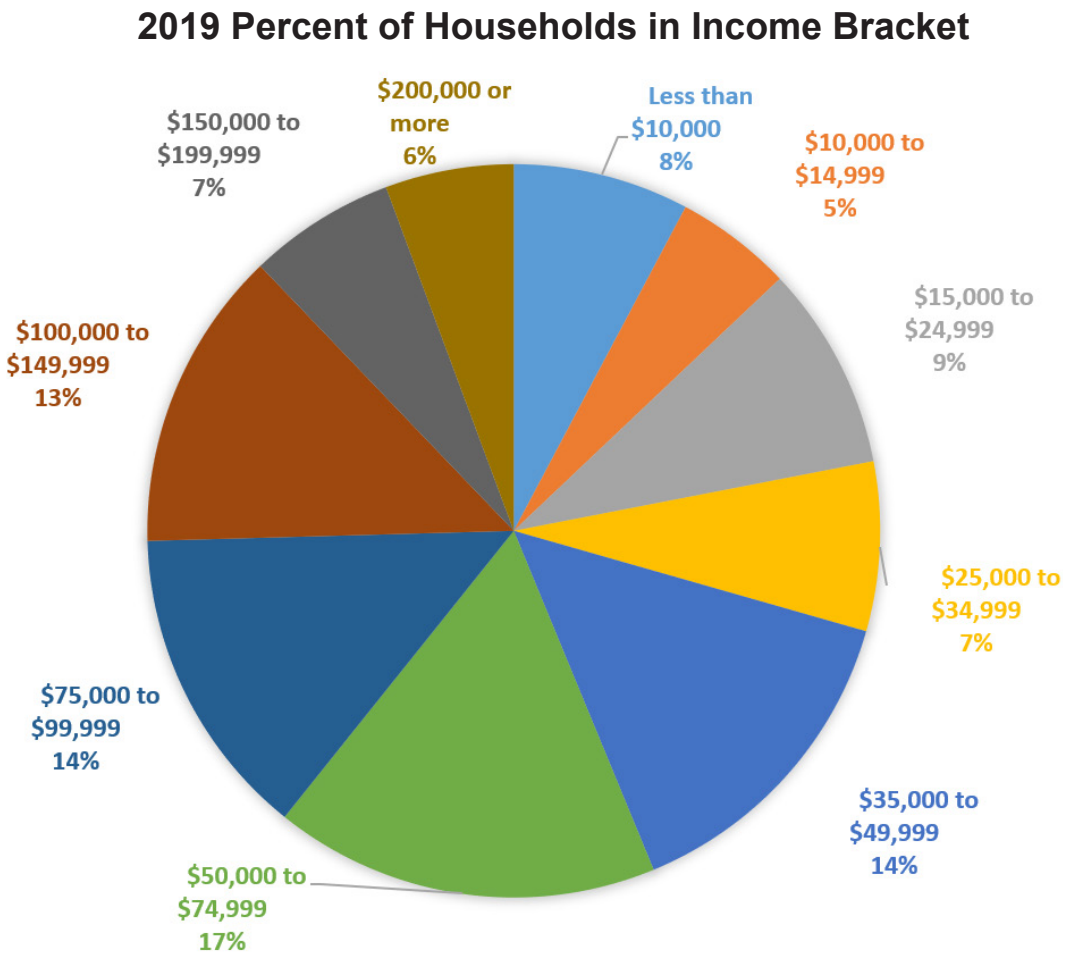
2018	2019	2020	Trend
Total units: 27,056 12,577 1-unit detached (46.5%) 3,025 1-unit attached (11.2%) Multi-family: 2,477 2-4 units (9.1%) 5,370 5-19 units (19.8%) 1,979 20+ units (7.3%) 1,628 Mobile home, RV, etc. (6.0%)	Total units: 27,452 1 unit structure (59.1%) 2+ unit structure (35.2%) Mobile home, RV, etc. (5.6%)	Total units: 28,020 11,630 1-unit detached (48.8%) 2,597 1-unit attached (10.9%) Multi-family: 4,671 2-9 units (19.6%) 3,746 10+ units (15.7%) Other: 1,195 Mobile home, RV, etc. (5%)	→
0	3 ownership	12 rental / 5 ownership	→
1: High Occupancy Housing Plan adopted	0	1: Southside Community Plan adopted	→
20 distressed 1 demolished 1 renovation	11 distressed 2 demolished 4 renovation	12 distressed 0 demolished 3 renovation	→
FY2018 Total Entitlement Award = $621,718 Previous Year's Reallocation and Program Income = $36,737.50 Total = $658,455.50	FY2018 Total Entitlement Award = $616,928 Previous Year's Reallocation and Program Income = $80,227.48 Total = $697,155.48	FY2020 Total Entitlement Award = $611,295.00 Previous Year's Reallocation and Program Income = $48,986.00 Total = $660,281.00	→

[4]Numbers are per the American Community Survey (ACS) and are one year behind. They are based on sampling with a margin of error around 400 units each, for example, 2017's 20+ unit metric dropped 473 units but we are unaware of any large apartment demo. ACS changed how they present information for 2019; they changed/simplified the breakdown of units. The data comes from the same source.

[5]The buildings identified are based on a visual survey each year from a list of potential candidates. Some remain for multiple years; it is not a cumulative figure.

ECONOMIC DEVELOPMENT				
Measure	**2014**	**2015**	**2016**	**2017**
Median earnings and per capita income [1]	Median earnings: $19,516 Per capita: $24,455	Median earnings: $18,632 Per capita: $24,702	Median earnings: $18,760 Per capita: $25,179	Median earnings: $19,610 Per capita: $25,540
Population to workforce ratio (16 yrs+)[1]	55,045 to 38,606 (70.1%)	55,922 to 38,998 (69.7%)	56,630 to 38,838 (68.6%)	57,748 to 38,748 (67.1%)
Dollars allocated to business attraction and retention	Business Retention & Expansion: $98,687 Business Attraction: $157,008 Business Incubator: $267,563	Business Retention & Expansion: $97,550 Business Attraction: $129,629 Business Incubator: $267,563 Business Accelerator: $241,320	Business Retention and Expansion: $104,943 Business Attraction: $155,221 Business Incubator: $317,563 Business Accelerator: $233,820	Business Retention and Expansion: $107,068 Business Attraction: $249,846 Business Incubator: $317,563 Business Accelerator: $233,820
Total visitors per year	4 million	4.6 million	4.8 million	4.9 million

[1] *These numbers are per the American Community Survey's 5-year estimates and are one year behind (e.g., 2018 numbers are actually the 2017 5-year estimate). Median earnings are for population 16 years and over with any earnings.*



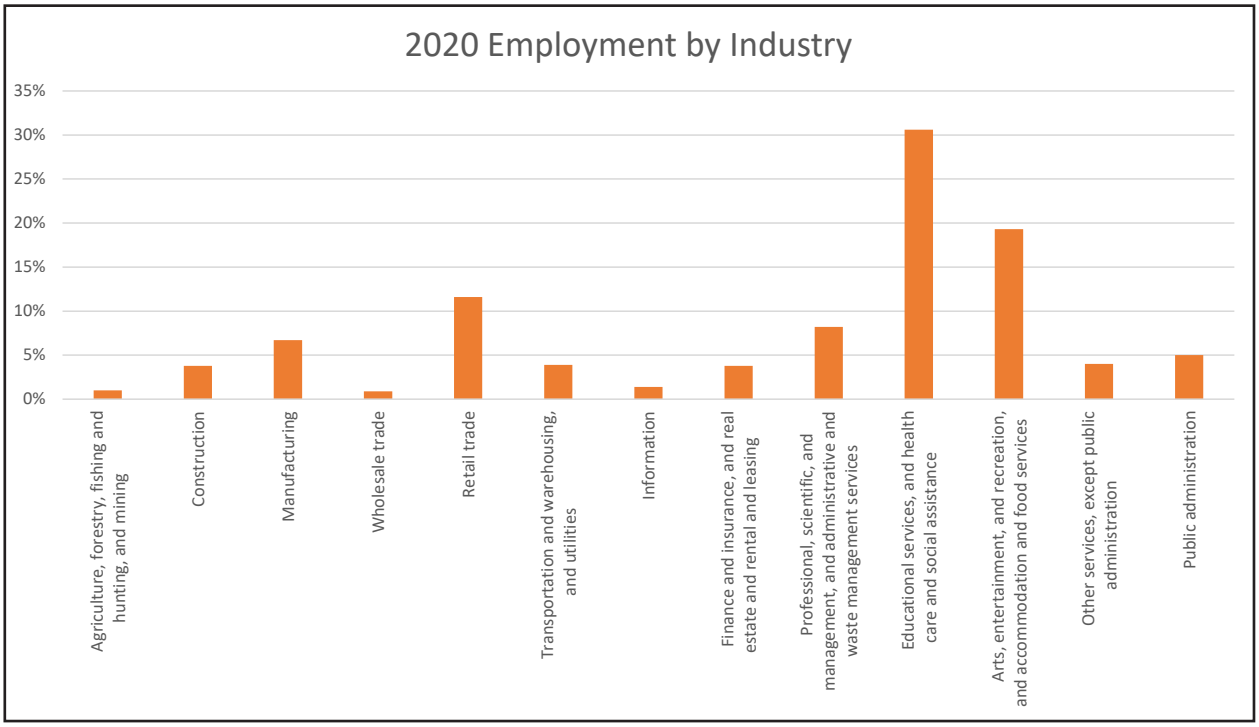
The pie-chart numbers are per the American Community Survey's 5-year estimate table DPO3 for the city of Flagstaff.

2018	2019	2020	Trend
Median earnings: $19,115 Per capita: $25,738	Median earnings: $20,158 Per capita: $26,285	Median Earnings: $20,928 Per Capita $26,954	→
58,626 to 39,600 (67.5%)	59,837 to 39,944 (66.7%)	61,035 to 40,605 (66.5%)	→
Business Retention & Expansion: $115,161 Business Attraction: $254,886 Business Incubator: $264,005 Business Accelerator: $230,884	Business Retention & Expansion: $121,178 Business Attraction: $219,565 Business Incubator: $252,005 Business Accelerator: $230,884	Business Retention & Expansion: $177,381 Business Attraction: $195,457 Business Incubator: 302,005 Business Accelerator: $230,884	→
5.5 million	5.3 million	4.25 million	→

Overall, Flagstaff's earnings and income statistics are trending upward. However, the increase is small and median earnings have not kept pace with inflation. The cumulative inflation rate over the reporting period is 9 percent. If median earnings had kept pace with inflation it would have reached $21,335 for 2020 (2019 calendar year). Per-capita income has kept pace with inflation, however, according to the Federal Reserve Economic Data program (FRED), real per-capita income (CPI-adjusted to a base year) has declined in Flagstaff since 2018, indicating that although incomes are increasing nominally, purchasing power has decreased.

Flagstaff's workforce population is hovering near 70 percent but has slightly decreased over the seven-year reporting period. This may partly be the result of NAU students accounting for a large share of the overall population growth and their lower labor participation rate. This is also an area that the COVID-19 pandemic has likely impacted. Because ACS data is a year delayed, any impacts on unemployment and labor force participation are not present in the reported data. National indicators suggest that unemployment likely increased in 2020 and labor force participation decreased. Historical trends also indicate that drops in labor force participation may take time to rebound.

Visitor numbers have remained high but decreased slightly from their record highs in 2018 and 2019. It is likely that part of the decrease is due to the global pandemic in 2020 and decreased travel. Education and healthcare-related industries (see below) like Northern Arizona University and Flagstaff Medical Center are the largest industries, making up 30 percent of the employment base. The entertainment and service industry is the next largest industry, making up 20 percent of the employment base.



Numbers are per the American Community Survey's 5-year estimate table S2404 for the city of Flagstaff.

RECREATION				
Measure	**2014**	**2015**	**2016**	**2017**
Acres added to the Parks system	26 new 735 total	0 new 735 total	31 new 766 total	0 new 766 total
Dollars allocated to parks and recreation venues	FY15: Parks: $3,230,736 Recreation: $3,289,748	FY16: Parks: $3,371,232 Recreation: $3,310,670	FY17: Parks: $3,545,505 Recreation: $3,391,443	FY18 Parks: $3,806,340 Recreation: $3,871,089

Programming of recreational events and activities:

Due to the COVID-19 pandemic, many recreational facilities and events were forced to close or change operational procedures and programming. The Aquaplex and Joe C. Montoya facilities maintained all partnerships that existed prior to the pandemic, but due to closures, did not provide programming to them in 2020. The facilities will continue to partner with these community organizations in the future.

- Aquaplex: The Aquaplex partners with North Country Health Care to host small business and children's health fairs. The Aquaplex also partners with agencies to provide group passes for Coconino County Juvenile Court, Guidance Center and Child & Family Support Center. Additional partnerships include: Medicare and Medicaid to offer discounted membership contracts for Silver & Fit and Silver Sneakers participants.; Southwest Behavioral Health Services to provide fitness and wellness programming for community members; and local school and sports organizations to provide gymnasium space for practices and games. Staff have made changes to group and private swim lesson plans to provide consistent content to the swimmer and to model the American Red Cross' recommendations.
- The Office of Community Events partnered with the Weatherford Hotel and Old Town Shoppes to host the New Year's Eve Pinecone Drop and Fireworks. Sponsorships with Findlay Volkswagen and Around the Mountain Pediatric Dentistry have been maintained throughout the pandemic. Staff attended the Municipal Special Event Summit in Reno, Nevada, in January of 2020 to network with professionals and attend seminars related specifically to special events. Staff managed a social media team to provide content for users as the pandemic continued.
- Hal Jensen and Siler Homes Recreation Centers: Hal Jensen Recreation center as well as the Siler Homes Activity center were both closed for the majority of 2020. Staff looks forward to working with partners in 2021 to provide much needed programs and services to the community.
- Jay Lively Activity Center: The Jay Lively Activity Center reopened in October of 2020 and was able to offer skating time to local Youth and Adult Hockey and Figure Skating organizations with limited capacity and time due to the pandemic.
- Joe C. Montoya Community and Senior Center: The Joe C. Montoya Community and Senior Center continues to partner strongly with NAU and looks forward to reestablishing programs and services for the aging population of Flagstaff and the region. Staff works closely with the School of Nursing by serving as an assigned component of their program. Each semester, two groups of 3-4 nursing students are assigned to the Center for a 5-week rotation, learning how to better communicate and become more comfortable with older populations. Students not only immerse in the Center's programs, but they also provide a program to the City's patrons and are graded on that by their instructor.
- Other NAU partnerships: Physical Therapy students conduct balance assessments each year. The Psychology Department has a grad student working closely with City staff to develop early interventions for people starting to suffer from dementia. Audiology students conduct hearing screenings each year. Dental screenings are also conducted each year. The Sociology Department sends students each year to conduct surveys and interviews. The Kayettes (service group) hosts an annual Thanksgiving Dinner for patrons. Other service groups such as Greek Life groups partner on an activity or event to satisfy their "service" obligation.

2018	2019	2020	Trend
0 new 766 total	0 new 766 total	0 new 766 total	→
FY19 Parks: $4,162,701 Recreation: $3,945,739	FY20 Parks: $4,494,992 Recreation: $4,099,344	FY21 Parks: $3,572,023 Recreation: $4,051,973	→

Over the seven-year reporting time period, 57 acres were added to the City's park system. However, additions only occurred in two of the seven years, and no new land was added in 2020. Recreation dollars decreased in 2020 compared to 2018 and 2019. The higher levels of funding in 2018 and 2019 included parks and recreation capital projects funded with one-time dollars from the City's Bed, Board and Beverage (BBB) tax fund. Funded projects included the renovation of locker rooms at the Aquaplex and new permanent restrooms at Buffalo Park.

Part of the funding decrease in 2020 was due to COVID-19 and the City's recession plan. In the initial 2020 capital budget for parks and recreation, significant funding was allocated to establish a new west side park. However, as the City closed down in response to COVID-19, BBB revenue dropped and the City's recession plan mandated that those funds be returned.



New restrooms at Buffalo Park

MISSING METRICS - HUMAN ENVIRONMENT:

Median wage of new companies attracted or started in the last year.

MOST CITED REGIONAL PLAN GOALS IN CITY STAFF REPORTS

Goals from all 15 chapters of the Plan (71 out of 75 goals) were cited in staff reports in 2020. Community Development cited a total of 275 goals; Public Works cited 26 goals; Management Services cited 17; Fire cited 37; Police cited 10; Water Services cited 33; and Administration cited 65. Below are the top eight most cited goals in staff reports to City Council between January 2020 and December 2020. Goals not cited in any staff reports were: CC.6, LU.14, ED.5, and ED.9.

- **Goal WR.5.** (Cited 20 times) Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.
- **Goal E&C.3.** (Cited 19 times) Strengthen community and natural environment resiliency through climate adaptation efforts.
- **Goal E&C.2.** (Cited 17 times) Reduce greenhouse gas emissions.
- **Goal PF.3.** (Cited 17 times) Provide high-quality emergency response and public safety services including law enforcement, fire, medical, and ambulance transport service.
- **Goal E&C.6.** (Cited 16 times) Protect, restore and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.
- **Goal T.2.** (Cited 15 times) Improve transportation safety and efficiency for all modes.
- **Goal NH.1.** (Cited 15 times) Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.
- **Goal E&C.4.** (Cited 13 times) Integrate available science into policies governing the use and conservation of Flagstaff 's natural resources.

The most cited goal of 2020 dealt with a number of water issues, including flooding and stormwater, water quality, and environmental protections. This is largley due to the Rio de Flag Flood Control Project which is working towards mitigating flood risk in various Flagstaff communities. The City's Capital Improvements Project Team provided monthly project updates to City Council throughout 2020. Key milestones for the project in 2020 include project design completion and planning for real estate acquisition. As of the projects most recent update in May 2021, the City is in the process of purchasing the property necessary to begin construction. The other most cited goals in the Natural and Built Environment centered around climate adaptation and mitigation, and emergency response/public safety.

REGIONAL PLAN ACCOMPLISHMENTS

The Regional Plan is a living, working plan that serves as a guiding policy document for the City of Flagstaff. Its implementation depends on the ability to keep the Plan flexible and current, the actions of the City Council and staff, and community investment from the private and public sector, among many factors. Not every Plan implementation accomplishment is easily measurable. This section describes the work of the Comprehensive Planning program and other City staff, which the metrics do not capture.

Specific Plan Adoption and Implementation

On September 1, 2020, the Southside Community Specific Plan was adopted unanimously by the Flagstaff City Council. It was also unanimously endorsed by the Stakeholder Group convened by the Southside Community Association. The project was chosen by the International Association for Public Participation's national and international Core Values Award as the Project of the Year. Implementation of the Southside Community Specific Plan is underway.

The Engineering Division has been working with the La Plaza Vieja Neighborhood Association to design traffic calming and pedestrian improvements for the Clay Avenue corridor, per their neighborhood specific plan (adopted in 2015). One-hundred percent plans have been completed and approved and the project is awaiting additional funding due to the increase in construction costs post-pandemic.

In 2020, City Staff implemented several elements of the High Occupancy Housing Specific Plan (adopted in 2018), including:

- Replaced the Rooming and Boarding land use with new High Occupancy Housing land uses that require the approval of a Conditional Use Permit. These new land uses are based on the physical characteristics of the buildings and development.

- Added a bedroom density maximum for determining if a development is High Occupancy Housing.
- Limited High Occupancy Housing development with four units or greater to activity centers.
- Required High Occupancy Housing to be within 1320 feet of a transit stop. The Planning and Zoning Commission may approve a greater distance in accordance with specific findings.
- Incorporated a pilot program to allow reduced parking requirements for a High Occupancy Housing that provides transit passes to residents and employees.
- Incorporated requirements for a High Occupancy Housing development that contains more than 50 dwelling units per acre to be located in the pedestrian shed of a regional activity center.
- Revised the parking requirements for a High Occupancy Housing development to be based on the number of bedrooms.

OTHER ACCOMPLISHMENTS

The Arizona Department of Transportation worked in partnership with the City, NAU, NAIPTA, and Coconino County to develop Master Plans for Milton Road and US 180, two Great Streets identified in the Regional Plan. The Plans are nearing completion and will provide a lasting vision for the corridor.

In 2020, the City Council called for the establishment of an Indigenous Commission to serve as an advisory board to City Council on Indigenous issues and intergovernmental relationships. The Commission consists of seven voting members appointed by the City Council and three ex-officio (non-voting) members from the Indigenous Peoples Advisory Council, also appointed by the City Council. The first Indigenous Commission meeting took place in January 2021. Current tribal representation on the Commission includes Hopi, Yavapai-Apache, Eastern Shawnee, and Navajo.

Flagstaff City Council and City leadership also made further commitments to Indigenous peoples by creating and hiring the Coordinator for Indigenous Initiatives, a full-time permanent employee within the City of Flagstaff. The Coordinator serves as the staff liaison for the Indigenous Commission as well as the contact point for concerns/topics for Indigenous communities and neighboring Indigenous nations. Going forward, the Commission and Coordinator will serve as an important resource to ensure that Indigenous voices and concerns are heard in City decision-making.

FUTURE PLANNING PROJECTS

Future Amendments and Update Preparation

The Sustainability staff has proposed a major plan amendment to bring Chapter IV of the Flagstaff Regional Plan 2030 in alignment with the recently adopted Flagstaff Carbon Neutrality Plan, which calls for the City to be carbon neutral by 2030.

The comprehensive update of the Flagstaff Regional Plan 2030 will begin in September 2021. A public participation plan was endorsed by the City Council and the Coconino County Board of Supervisors in spring 2021. During the Regional Plan update, evaluation papers on over 20 topics will be prepared and vetted by City and County boards and commissions in place of a 2021 annual report in the format that has been presented from 2015 to 2021.

Ongoing Planning Efforts

In 2018, the City began work on the J.W. Powell Public Facilities and Services Specific Plan, which will provide a strategy for accomplishing the Regional Plan goals for the development of the land between Lone Tree Road and Fourth Street south of I-40 through the provision of water services, transportation, public safety, parks and recreation, open space, and other public services. Comprehensive Planning staff is working with Capital Engineering to determine how Phase II of the JWP Boulevard Specific Plan will be completed. It may be a separate project or may be rolled into the Regional Plan update.

In Fiscal Year 2019, the City Council approved a new Neighborhood Planner/Heritage Preservation Officer position in the Comprehensive Planning Program. Staff had hoped to work on the Pine Knoll-Brannen Neighborhood Plan. This neighborhood will be impacted by the future expansion of Lone Tree and the neighborhood planning effort will coordinate with those transportation planning efforts. However, that work has been delayed due to the COVID-19 pandemic and the position has been focused on improving the efficacy of the Heritage Preservation Program and reinventory of the Southside National Register Historic District to include the Civil Rights Era history and properties.

Northern Arizona Healthcare has applied to amend the Regional Plan and create a specific plan for activity center S16 (near Ft. Tuthill County Park). The amendment proposes to upgrade the area to a Regional Activity Center, move the centroid, and replace and reorganize the surrounding area types to create a health care village with a Level 1 Trauma Center at the heart. The amendment and specific plan will also address changes to the internal and regional transportation system and multimodal objectives.

City staff continue to work on an Active Transportation Master Plan. The plan will amend the Flagstaff Regional Plan to include a more comprehensive set of bicycle and pedestrian facilities, including bikeways and protected bike lanes, and will provide for the systematic implementation of these facilities. Additionally, it lays out goals, policies, and best practices for active transportation infrastructure development.

FLAGSTAFF REGIONAL PLAN 2030

PLACE MATTERS

WWW.FLAGSTAFFMATTERS.COM

If you have questions, please contact:

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2020 Annual Report

Flagstaff Regional Plan 2030: Place Matters

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

August 2021

2020 Annual Report

Why is there a Regional Plan Annual Report?

- State law requires an annual report to Council
- Transparency in how the plan is implemented
- Inform policy decisions based on outcomes
- Measure progress of Regional Plan implementation through metrics
- Inform the next plan update (starting in 2021-2022)

2020 Annual Report

Where can you find the Report?

- www.FlagstaffMatters.com
- → Annual Reports (on left)
- Scroll Down



2020 Annual Report

Annual Report Organization

- Introduction
- Key Insights
- Natural Environment
- Built Environment
- Human Environment
- Most Cited Goals
- Accomplishments
- Future Projects



2020 Annual Report

COVID-19 and the Annual Report

- Many metrics appear to have been unaffected
- Some metrics are a year delayed and may not reflect the reality of 2020
  - Particularly true of American Community Survey data for wellbeing indicators

2020 Annual Report

Natural Environment

- Environmental and Conservation Planning
  - The trend for these measures has been stable
  - Volunteer hours and community gardeners increased in 2020
    - Part of a national trend during the COVID-19 Pandemic shutdown

2020 Annual Report

Natural Environment

- Environmental and Conservation Planning

- Public Facilities – Solid Waste
  - Recycling volumes dropped in 2017 and 2018 and have remained low
    - Corresponds to decrease in Asian market demand



2020 Annual Report

Natural Environment

- Environmental and Conservation Planning
- Public Facilities – Solid Waste
- Energy
  - Municipal consumption per square foot up
    - Reporting and data improvements
    - Total usage down due to COVID-19
  - City renewable generation up (Key Insight, next slide)

2020 Annual Report

Natural Environment

- Environmental and Conservation Planning
- Public Facilities – Solid Waste
- Energy
- Water Resources
  - Most metrics have yearly variability but more stable long-term trends
  - Potable Water costs down

2020 Annual Report

Built Environment

- Community Character
  - Beautification funding remaining high
    - Generated by tourism revenues
    - Operations budget grew in 2020
  - No Brownfield projects since 2016
  - Heritage resources inventoried increased dramatically in 2020
    - State Historic Preservation Office grant-funded project that has accelerated the inventory of historic resources in the Southside

2020 Annual Report

Built Environment

- Community Character

- Growth Areas & Land Use
  - Somewhat steady growth in residential permits
    - Residential Units show more variability based on specific projects' completion but have declined since the 2017 high
    - Commercial permits and square footage have varied year to year with no clear trend
    - ADUs show large increase

2020 Annual Report

Built Environment

- Community Character

- Growth Areas & Land Use (Cont.)
  - Open/Park space increased by over 2,600 on the Future Growth Illustration Map
    - Observatory and McMillan Mesa
  - Activity Centers and corresponding land-use mix changed through two specific plans (HOH, LPV)
  - Land use zoning distribution outside of activity centers saw a similar increase in open/park space
    - Areas zoned as residential declined

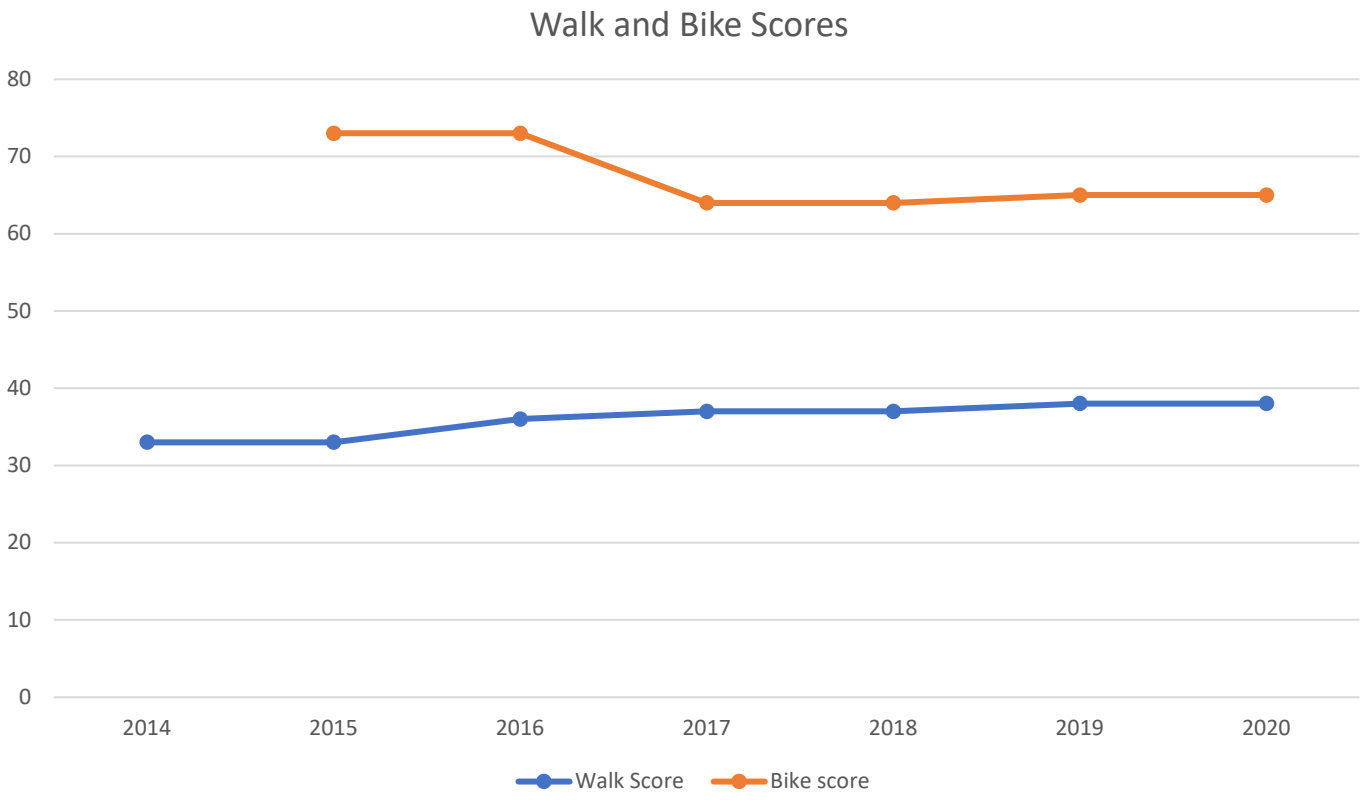
2020 Annual Report

Built Environment

- Community Character
- Growth Areas & Land Use
- Transportation
  - Stagnant trend for walkability and bikeability (See key insight next slide)
  - More people are living close to transit
  - Transit boarding and airport enplanements drop (See key insight after walk/bike slide)

Built Environment – Key Insight

Active Transportation

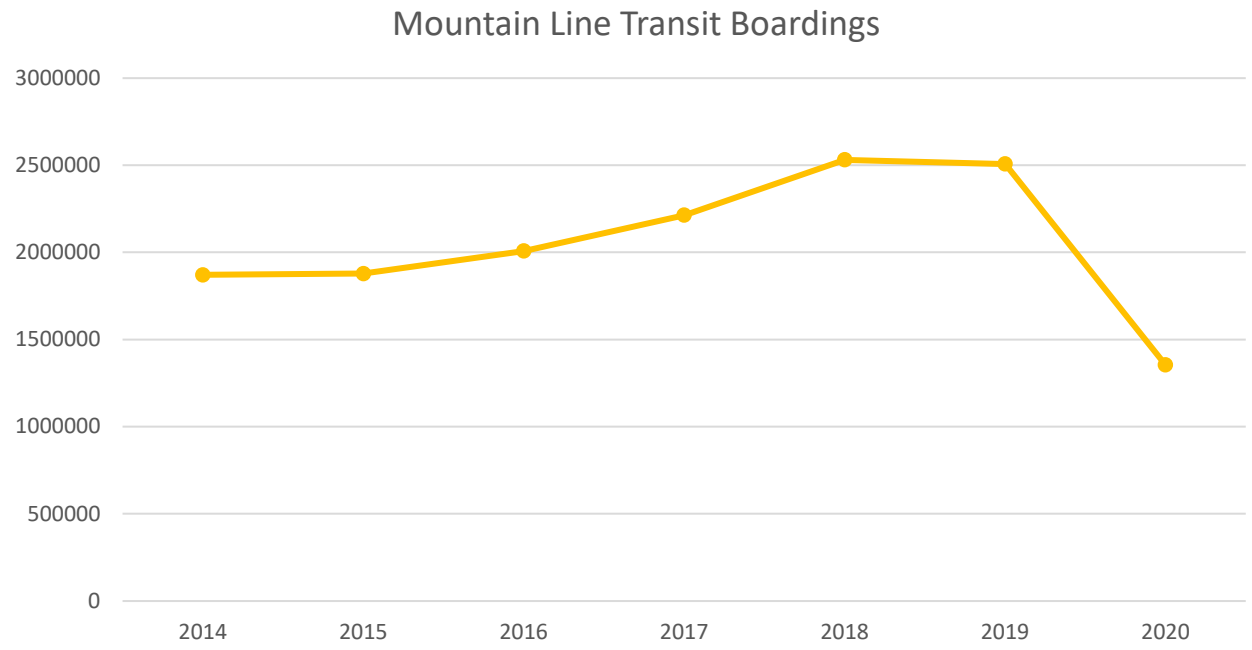


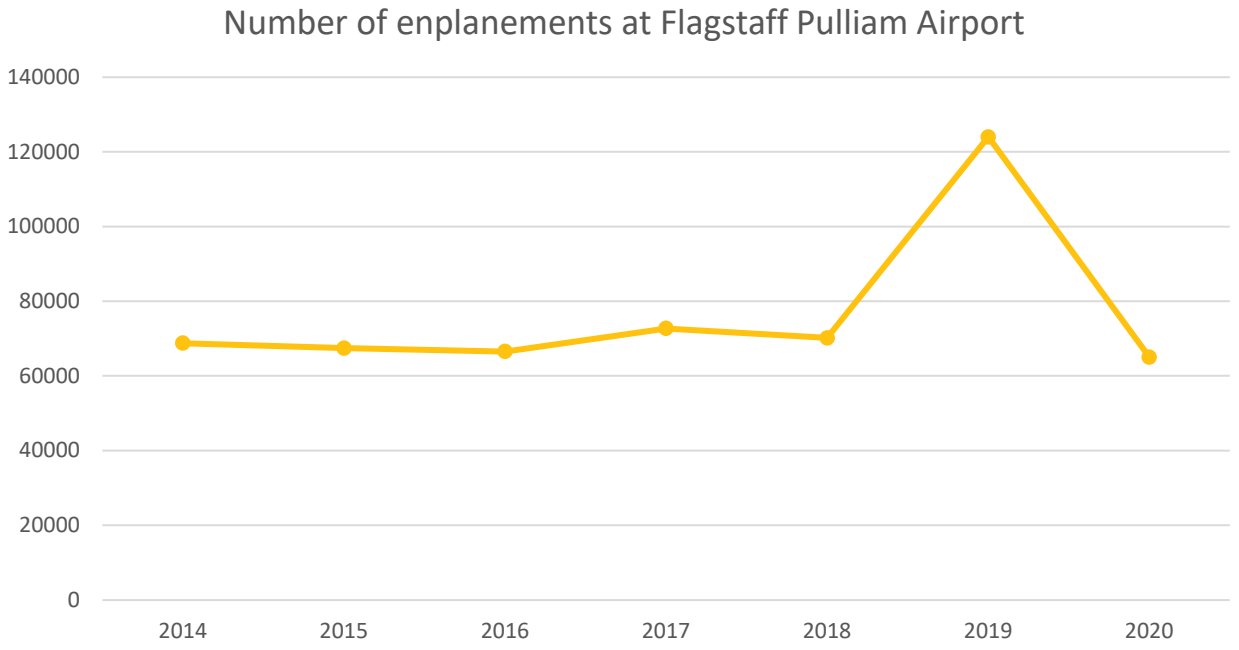
ACS 5-Year Estimate Means of Transportation to Work	2014	2019
Bicycle	5%	3%
Walked	10%	11%

Flagstaff Trip Diary Survey	2014	2018
Bicycle	7.6%	7.8%
Walked	15.1%	14.3%

COVID-19 – Key Insight

Transit took a huge hit





2020 Annual Report

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Built Environment

- Community Character
- Growth Areas & Land Use
- Transportation



- Cost of Development
  - Money spent on Capital Improvements variable depending on specific projects and their phase
    - 2020 Included two more costly per-mile road projects
      - Fourth St Bridge (pictured above)
      - Coconino Estates
    - Water Services CIP funding has been higher the last two years

2020 Annual Report

Human Environment

- Indicators of Overall Community Well Being
  - Increasing population (delayed for 2020)
  - Percent living in poverty trending down (Does not reflect COVID Impacts)
  - Voter turnout highest during the reporting period

2020 Annual Report

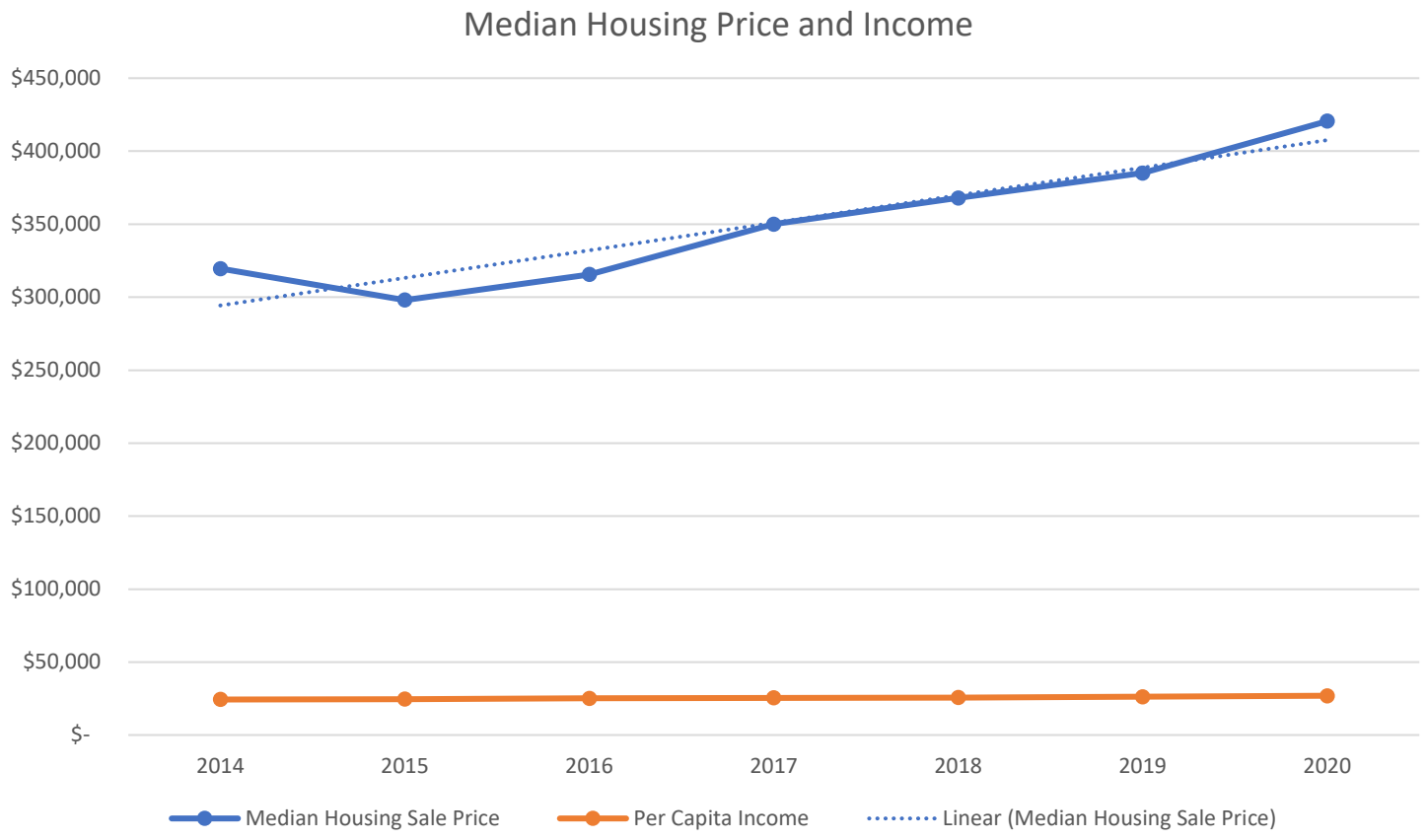
Human Environment

- Indicators of Overall Community Well Being

- Neighborhoods, Housing & Urban Conservation
  - High Affordability Index with little change over reporting period
  - Housing costs are increasing and incomes stagnant (Key Insight, next slide)

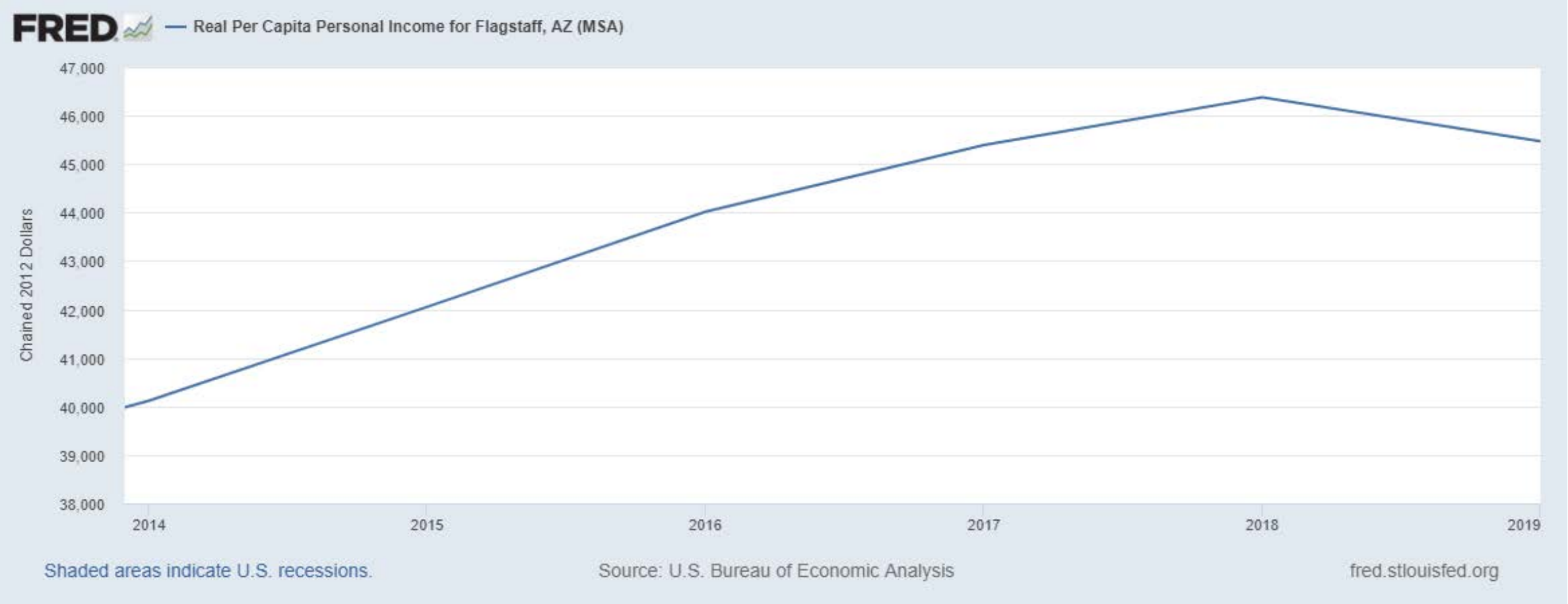
Human Environment – Key Insight

- Neighborhoods, Housing & Urban Conservation – Housing Price
  - $420,535



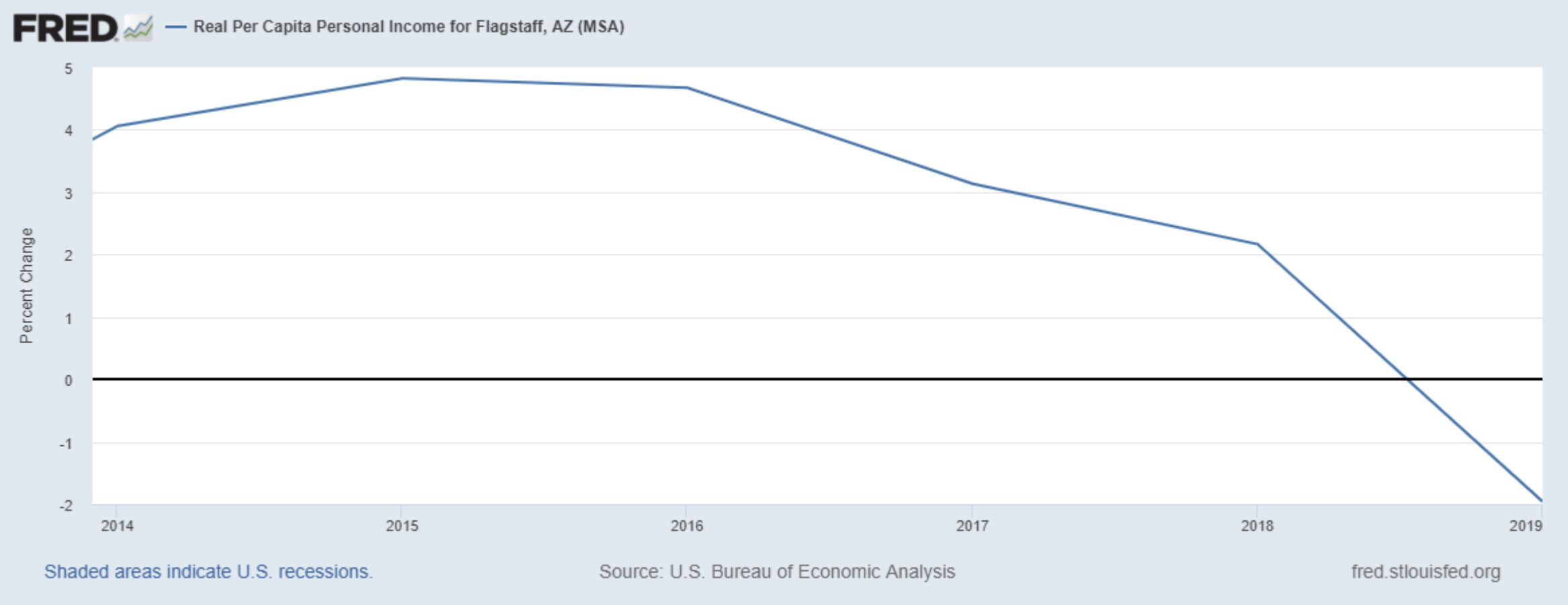
Human Environment – Key Insight

Real income growth is declining and turned negative in 2019



Human Environment – Key Insight

Real income growth is declining and turned negative in 2019



2020 Annual Report

Human Environment

- Indicators of Overall Community Well Being

- Neighborhoods, Housing & Urban Conservation

- Economic Development
  - Income staying the same (key insights – prior slide)
  - Visitor numbers down in 2020 but still high
  - Employment industry breakdown has not changed

2020 Annual Report

Human Environment

- Indicators of Overall Community Well Being
- Neighborhoods, Housing & Urban Conservation
- Economic Development
- Recreation
  - Recreation dollars for a new west side park returned as part of City's recession plan and lower BBB revenue

What metrics are new, withdrawn, or missing?

- Withdrawn
  - Percent of impervious surface in the City limits
- Missing
  - Natural Environment
    - Wildlife and Biodiversity related metrics that would be done by other agencies at irregular intervals
    - Nonconforming properties brought into compliance – vacancy in department
  - Built Environment
    - Roadway connectivity – Future FMPO metric
  - Human Environment
    - Median wage of new companies attracted or started in the last year

2020 Annual Report

Most cited goals in staff memos to Council

- This Year
  - **Goal WR.5** Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.
  - **Goal E&C.3.** Strengthen community and natural environment resiliency through climate adaptation efforts.
  - **Goal E&C.2.** Reduce greenhouse gas emissions.
  - **Goal PF.3** Provide high-quality emergency response and public safety services including law enforcement, fire, medical, and ambulance transport service.

Regional Plan Accomplishments

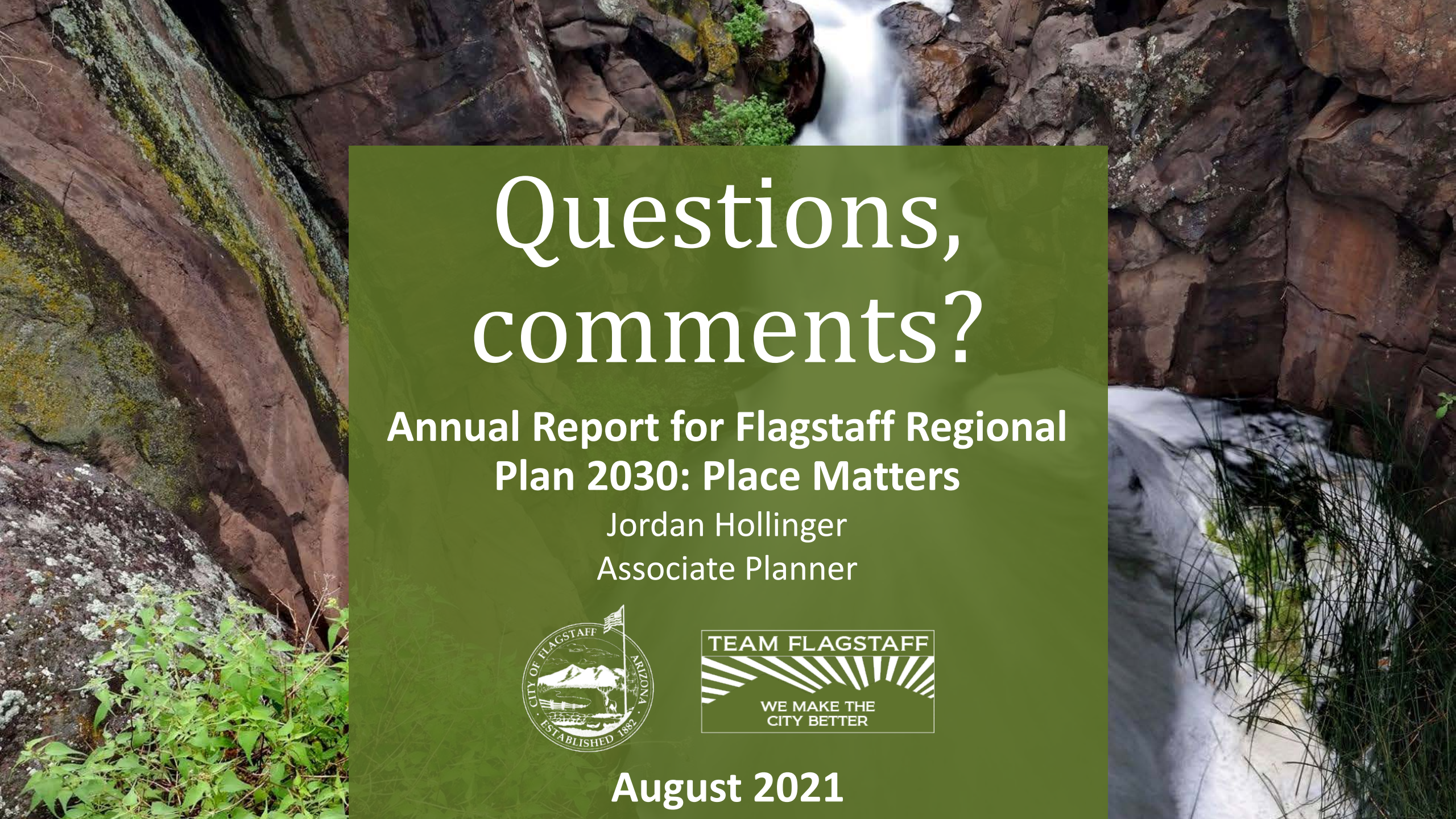
- Specific Plans
  - Southside Community Plan Adopted
    - Multiple award-winning plan
  - La Plaza Vieja
    - Design of traffic calming and pedestrian improvements for Clay Ave
  - HOH related
    - Zoning Code Amendments

Other Accomplishments

- Milton/180 Master Plan nearing completion
- Establishment of Coordinator for Indigenous Initiatives and Indigenous Commission

Future Projects

- Ongoing Planning Efforts
  - JW Powell
  - Milton/180
- Future Plan Amendments
  - Carbon Neutrality Plan Amendment
- Future Planning Efforts
  - Regional Plan update (Starting this year)



Questions, comments?

Annual Report for Flagstaff Regional Plan 2030: Place Matters

Jordan Hollinger
Associate Planner

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August 2021