



City of Flagstaff

Community Development Division

211 W. Aspen Ave
 Flagstaff, AZ 86001
 www.flagstaff.az.gov

P: (928) 213-2618

Date Received	Application for Conditional Use		File Number
Property Owner(s) Brian and Beverly Burch		Phone 602-684-5897	
Mailing Address 5245 N. 21st St.	City, State, Zip Phoenix, AZ 85016	Email BBurch@metlandco.com	
Applicant(s) Brandon Gowen, LGE Design Group		Phone 480-966-4001	
Mailing Address 1200 N. 52nd St.	City, State, Zip Phoenix, AZ 85008	Email brandong@lgedesigngroup.com	
Project Representative Brandon Gowen, LGE Design Group		Phone 480-966-4001	
Mailing Address 1200 N. 52nd St.	City, State, Zip Phoenix, AZ 85008	Email brandong@lgedesigngroup.com	

Project Name Burch Residence				
Site Address 4840 E. Gandalf Ln.		Parcel Number(s) 106-08-015	Subdivision, Tract & Lot Number Forest Ridge, Lot 10	
Zoning District RR - Rural Residential		Regional Plan Land Use Category Very Low-Density Residential	Flood Zone X	
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing City of Flagstaff Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are pre-World War II housing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?			
Surrounding Uses (Res, Com, Ind)	North Res.	South Res.	East Res.	West City of Flagstaff

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 <i>Brian Burch</i>	Date 7/12/21	Applicant Signature <i>Brandon Gowen</i>	Date 06/25/2021
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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:		
<input type="checkbox"/> Approved			<input type="checkbox"/> CUP		
<input type="checkbox"/> Denied			<input type="checkbox"/> Extension		
<input type="checkbox"/> Continued					
Staff Assignments	Planning	Engineering	Fire	Public Works/Water	Stormwater

City of Flagstaff Conditional Use Permit Submittal Response to Required Findings

Date: July 15, 2021

Dear Planning and Zoning Committee Members,

E.1 - Due to the newly adopted High Occupancy Zoning Code Text Amendment, on March 1, 2021, the residence must apply for and receive a Conditional Use Permit. We feel that the new custom residence located in the Forest Ridge subdivision is consistent with all objectives / requirements of the zoning code in classification RR (Rural Residential), and the purpose of the zone in which the site is located.

E.2 - The residence has been designed with 7 bedrooms and 5 sanitation facilities, due to the large size of the family that owns and will be living in the home. Granting the conditional use should not be detrimental to the public health, safety or welfare in any of the following areas...

- a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;
- b. Hazard to persons or property from possible explosion, contamination, fire or flood; and
- c. Impact on surrounding areas arising from unusual volume or character of traffic. – Although a large number of bedrooms and bathrooms are being designed for in this custom home, it is not out of context with homes of this size and in the surrounding area, or other similar communities in the City of Flagstaff.

E.3 - The proposed characteristics of the residence are reasonably compatible with the types of homes permitted in the surrounding area. The following has been adequately considered and addressed...

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

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

Our hope is that you consider our application, agree with and approve a conditional use permit to move forward. Thank you all for your time with our request.

On behalf of Owners, Brian and Beverly Burch,
Sincerely,

A handwritten signature in black ink, appearing to read 'B. Gowen', with a horizontal line extending to the right.

Brandon Gowen
Project Manager, LGE Design Group
O: 480.966.4001