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 Team 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
December 8, 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
DR. ERIC NOLAN
LLOYD PAUL
DR. RICARDO 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 Wednesday, November 17, 2021.

5. PUBLIC HEARING

A. PZ-21-00094-02: Mountain Line Downtown Connection Center (DCC)

A Conditional Use Permit request from Mountain Line to allow for the use of City-owned property as a Passenger Transportation Facility which includes a multiphase development plan including the construction of a new 18,983 square foot structure, bus plaza, civic space, and parking in the Commercial Service (CS) zone, located at 216 W Phoenix Avenue.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, staff recommends approval of PZ-21-00094-02 with conditions.

B. **Flagstaff Rehab Campus Annexation PZ-20-00164-03:** A request from Flagland LLC to annex approximately 10.06 acres of real property located generally at 7000 North Highway 89. The property is identified as Coconino County Assessor's Parcel Number 301-50-005G.

STAFF RECOMMENDED ACTION:

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

C. **PZ-20-00164-04: Flagstaff Rehab Campus**

A request from Flagland LLC for a Concept Zoning Map Amendment of approximately 1.10 acres of a larger 10.06-acre parcel of real property located generally at 7000 North Highway 89 from from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a Resource Protection Overlay (RPO).

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Concept Zoning Map Amendment application to the City Council with a recommendation for approval with conditions.

D. **PZ-20-00100-03: Plaza Way Condos**

A Conditional Use Permit request from Miramonte Acquisitions, LLC to establish a Planned Residential Development (PRD) on a portion of lot 10 within the Woodlands Village Unit 1 subdivision. The PRD consists of 40 multi-family residential units on 1.71 acres located at 1580 S Plaza Way within the Highway Commercial (HC) zone.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, staff recommends approval of PZ-20-00100-03 with conditions.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

7. 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 12/3/21, at 2:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 3rd day of December, 2021.

_____

Tammy Bishop, Administrative Specialist

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

Meeting Date: 12/08/2021

From: Tiffany Antol, Senior Planner

Information

TITLE:

PZ-21-00094-02: Mountain Line Downtown Connection Center (DCC)

A Conditional Use Permit request from Mountain Line to allow for the use of City-owned property as a Passenger Transportation Facility which includes a multiphase development plan including the construction of a new 18,983 square foot structure, bus plaza, civic space, and parking in the Commercial Service (CS) zone, located at 216 W Phoenix Avenue.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, staff recommends approval of PZ-21-00094-02 with conditions.

Attachments

DCC CUP Staff Report
Draft Conditional Use Permit
Draft Notice of Decision
Conditional Use Permit Application
CUP Narrative
CUP Public Involvement Plan
Public Feedback
Parking Demand Study
DCC Elevations
DCC Plans part2

PLANNING AND DEVELOPMENT SERVICES REPORT
CONDITIONAL USE PERMIT

PUBLIC HEARING | **DATE:** November 17, 2021
PZ-21-00094-02 | **MEETING DATE:** December 8, 2021
REPORT BY: Tiffany Antol, AICP

REQUEST:

A Conditional Use Permit request from Mountain Line to allow for the use of City-owned property as a Passenger Transportation Facility which includes a multi-phase development plan including the construction of a new 18,983 square foot structure, bus plaza, open space, and parking in the Commercial Service (CS) Zone, located at 216 W Phoenix Avenue.

STAFF RECOMMENDATION:

In accordance with the findings presented in this report, staff recommends approval of PZ-21-00094-02 with conditions.

PRESENT LAND USE:

This location is developed with an existing structure used for storage as well as parking and the existing Mountain Line Downtown Connection Center.

PROPOSED LAND USE:

The applicant proposes to develop the property in three phases including a new 18,983 square foot, two-story building, civic space, parking, and enlarged bus plaza.

NEIGHBORHOOD DEVELOPMENT:

North: Burlington & Santa Fe Railroad and Right-of-Way
East: Beaver Street Right-of Way, Commercial Development, Community Services (CS) Zone
South: Mixed Use Development, Restaurant, and Retail uses, utilizing a mix of Transect and Conventional Zones
West: Milton Road Right of-Way, Residential, Single-Family Residential Neighborhood (R1N) Zone

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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 "Passenger Transportation Facilities" as an allowed land use in the Commercial Service (CS) Zone subject to the approval of a Conditional Use Permit (CUP) by the Planning Commission. A Passenger Transportation Facility is defined as "facilities for public and commuter transportation including railroad or bus terminals, and service facilities for commercial motor vehicles used for commercial passenger transportation but excluding travel agencies or taxicabs."

The applicant, Mountain Line, has been using the existing site as a Passenger Transportation Facility since approximately 2008. At the time the use was established, a Conditional Use Permit was not required under the Land Development Code. In 2011, the City replaced the Land Development Code with the Flagstaff Zoning Code, which now requires a Conditional Use Permit for Passenger Transportation Facilities.

The applicant is proposing to demolish an existing storage building, which includes the existing Mountain Line Comfort Station, and construct a new two-story 18,983 square foot structure intended to house Mountain Line staff, bus operator facilities, and patron amenities, as well as develop community civic space, and expand the existing bus plaza as part of a multi-phased development. The City has preserved areas for future parking and the potential for a future parking garage as the site develops over time.

The applicant is proposing to redevelop the site in several phases. Phase 1 includes the new structure located at the intersection of Milton Road and Phoenix Avenue, associated site improvements, and public civic spaces adjacent to the building. During Phase I the existing parking and transit operation remain as they are currently. A temporary pedestrian way will be developed to connect the two areas as part of Phase 1. Phase 2, which is dependent on the completion of the Rio de Flag project work on this site, includes the expansion of the bus plaza and extension of the FUTS trail through this site. It is anticipated that the Rio de Flag work on-site will remove the existing pedestrian bridge that connects the site to Beaver Street. At the time Phase 2 is constructed, pedestrian access will have to be relocated if this bridge is removed. Phase 2 may likely occur within two separate steps by two different entities (Mountain Line and the City of Flagstaff). As the bus plaza area expands, a large portion of the existing parking area is removed. The City intends to replace the lost parking through one of two options, which includes interim surface parking or the construction of a parking garage. Phase 2 also includes a larger expanded civic space that is intended to serve the larger neighborhood/community. Phase 3 is the construction of a parking garage by the City of Flagstaff on the subject site. It is likely that the FUTS will have to be relocated on-site to accommodate a garage.

Mountain Line is also working with ADOT to improve the intersection of Phoenix Avenue and Milton Road to increase the efficiency and effectiveness of transit service. A traffic impact analysis is currently in review.

II. Required Findings

The Planning Commission may approve the Conditional Use Permit only after making a finding that:

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 Commercial Service (CS) zone applies to areas of the City appropriate for those service industries and support activities necessary to maintain viable commercial retail trade centers. The development of residential uses in addition to commercial uses is encouraged in this zone; provided, that residential uses are located above or behind the primary commercial service use."

A Passenger Transportation Facility as a service is listed as being appropriate as a supporting activity in the Commercial Service (CS) zone.

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. The site is currently used as a Passenger Transportation Facility. The conditional use permit specifically approves the expansion, redesign, and construction of new facilities related to the existing use on-site.

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

Primary access to the existing and proposed Downtown Connection Center is provided from Phoenix Avenue. Phase 1 development will not alter the current configuration of driveways, access points, or vehicular parking areas within the bus plaza area, however, existing parking is removed and is replaced with a new building. In Phase 2, two access points on Phoenix Avenue will be solely for the use of buses accessing the site. All other vehicle access to parking areas will be accommodated through driveways on both Phoenix Avenue and Beaver Street.

Project development includes a new sidewalk and parkway improvements along both Phoenix Avenue and Milton Road. These improvements will also be phased throughout the development of the site. A FUTS trail will also be accommodated through the site within Phase 2 of the development.

This Passenger Transportation Facility, also referred to as the Downtown Connection Center (DCC), is a unique use which is not adequately covered by the parking standards found within the Zoning Code. In these situations, applicants can submit a parking demand study to show why their use requires a specific amount of parking. Large portions of the proposed building are used by patrons and drivers of the Mountain Line buses. They are not in need of parking spaces to access all the resources of the DCC. The portion of the facility designed for these uses is eliminated from the parking requirements for the site. The parking demand study focuses on the portion of the building occupied by employees that need to travel to and from the site daily. The study removes all unoccupied areas of the building from the parking calculations including storage areas, hallways, and corridors. The study also applies travel demand management options provided to the employees who will occupy the building to use alternative modes of transportation. Utilizing these techniques reduces the total amount of parking required for the building to 15 spaces. The concept plan shows five new parking spaces proposed within the existing right-of-way for Phoenix Avenue extending onto the subject property. These five spaces are still preliminary as they may need to be replaced with a future turn lane to accommodate improvements as proposed to the Milton Road/Phoenix Avenue intersection. If that is the case, then all 15 required parking spaces will need to be provided within the existing parking areas located on-site and currently managed by Park Flag. A separate agreement between Mountain Line and the City of Flagstaff will need to be completed in order to allow

the use of these spaces for the DCC.

2. Adequacy of Site/Open Space/Resource Provisions

The Applicant is proposing to construct an approximately 18,983 square foot building on the western portion of the property at the intersection of Milton Road and Phoenix Avenue. 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. The building does not meet this threshold to require civic space be provided but abundant civic space has been added to the site based on the nature of the use as well as suggestions within the Southside Community Plan. The concept plan shows the proposed building complying with all the required development standards of the Commercial Services (CS) Zone including setbacks, building height, and Floor Area Ratio (FAR). Dedicated open space is not required in commercial and industrial developments and is instead accomplished through compliance with landscaping standards. The subject property is not located in the Resource Protection Overlay.

3. Noise, Light, Visual, and Other Pollutants

It is not anticipated that the proposed use will create any noise, visual, or other pollutants into the area. 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.

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

The proposed building elevations have been designed in accordance with the Site Planning Design and Architectural Design Standards as identified in the Zoning Code. The architecture could be called "modern mountain" using rusticated and natural materials with a modern building form. This includes a building forward design with prominent pedestrian access points and ample civic space. Public civic spaces are provided in conjunction with the construction of the DCC building in Phase 1 as well as with the development of the bus plaza area as part of Phase 2. The proposed building is similar in profile and shape to many of the buildings within the surrounding neighborhood and meets the compatibility elements as addressed in the Zoning Code.

5. Landscaping and Screening

The site is proposed to be landscaped in accordance with the requirements of the Zoning Code. A concept landscape plan is provided for Phase 1 of the development of the site. Phase 2 landscape plans will be prepared in conjunction with the development plans affiliated with that phase.

6. Impact on Public Utilities

Only new service lines are required to serve the proposed structure with water and sewer. A water/sewer impact analysis was not required for this project and no off-site improvements are required.

7. Signage and Outdoor Lighting

The application does not include any proposed signage or lighting as the plans are currently still preliminary. Any new signage or lighting will have to comply with the relevant Zoning Code requirements.

8. Dedication and Development of Streets

No new right-of-way dedication is required for this project at this time.

9. Impacts on Resources

This subject property is not located within the Resource Protection Overlay. A natural resource protection

plan was not required or reviewed in conjunction with the site plan for this development. The buildings on-site are not over 50 years of age.

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 has gone above and beyond the minimum requirements for public involvement on the case. The attached public involvement plan details the meetings that have been held over time to discuss this project. The applicant held three virtual neighborhood meetings on September 15, 2021, and September 30, 2021, to fulfill the requirements for this CUP. A total of 27 community members participated in the virtual public meetings. In total, Mountain Line received 35 comments from the public. The comments are detailed in the applicant's report as either complimentary, neutral, or critical, and each with responses on how the comments were addressed. To date, staff has received one comment from the public about this application which is also attached.

IV. Recommendation:

The Inter-Division Staff (IDS) team approved the concept plan for this project on October 26, 2021. Staff recommends that the request for the CUP be granted by the Planning Commission with the requirements included in Conditional Use Permit No. PZ-21-00094-02 and as follows:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application and the concept plan as approved by the Inter-Division Staff on October 26, 2021.
2. Development of the site shall not occur until an Intergovernmental Agreement (IGA) has been executed by both the City of Flagstaff and Mountain Line that details the terms for the use of the property owned by the City of Flagstaff. Any modifications to the development plan because of the executed IGA shall be reviewed by the Inter-Division Staff for compliance with all codes and requirements.
3. The City Council shall approve the associated Parking Demand Study prior to the submission of building permits. The City Council shall agree to provide the required parking spaces for the new DCC building within the existing and future parking areas on-site.

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-20-00071-05
- Draft Notice of Decision
- Conditional Use Permit Application
    - Narrative
    - Public Involvement Plan
    - Public Feedback Summary
    - Parking Demand Study
    - Concept Plan Plan
        - Phasing Plan
        - Phase 1 Landscape Plan
        - Building Elevations

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

Permit No. PZ-20-00094-02
December 19, 2021

Permission is hereby granted to Reich Brothers, LLC, to allow the establishment and continued operation of a Passenger Transportation Facility known as the Downtown Connection Center and associated site work, pursuant to Section 10-40.30.040.B. of the *Flagstaff Zoning Code* at a site located at 216 W Phoenix Avenue in the Commercial Service (CS) zone, and legally described as Coconino County Assessor parcel numbers 100-43-003B, 100-43-001D, and 100-44-005A in the city of Flagstaff, Arizona.

After a public hearing held on December 8, 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 the concept plan as approved by the Inter-Division Staff on October 26, 2021.
2. Development of the site shall not occur until an Intergovernmental Agreement (IGA) has been executed by both the City of Flagstaff and Mountain Line that details the terms for the use of the property owned by the City of Flagstaff. Any modifications to the development plan because of the executed IGA shall be reviewed by the Inter-Division Staff for compliance with all codes and requirements.
3. The City Council shall approve the associated Parking Demand Study prior to the submission of building permits. The City Council shall agree to provide the required parking spaces for the new DCC building within the existing and future parking areas on-site.

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 December 19, 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

December 9, 2021

Mountain Line
3773 N Kaspar Drive
Flagstaff, AZ 86004

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-21-00094-02

To Whom It May Concern:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Mountain Line for a Conditional Use Permit on the property at 216 W Phoenix Avenue (APNs 100-43-003B, 100-43-001D, and 100-44-005A) in the CS, Commercial Service Zoning District, for a Passenger Transportation Facility known as the Downtown Connection Center.

The Planning Commission held a public hearing on December 8, 2021, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated November 17, 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 ( ) 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 the concept plan as approved by the Inter-Division Staff on October 26, 2021.
2. Development of the site shall not occur until an Intergovernmental Agreement (IGA) has been executed by both the City of Flagstaff and Mountain Line that details the terms for the use of the property owned by the City of Flagstaff. Any modifications to the development plan because of the executed IGA shall be reviewed by the Inter-Division Staff for compliance with all codes and requirements.
3. The City Council shall approve the associated Parking Demand Study prior to the submission of building permits. The City Council shall agree to provide the required parking spaces for the new DCC building within the existing and future parking areas on-site.

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 December 19, 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, AICP, Senior Planner
Planning & Development Services
P. 928-213-2605
tantol@flagstaffaz.gov

cc: Current Planning Manager, City Clerk, City Council, Reich Brothers, LLC

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)	City of Flagstaff	**Phone**	928-637-8384
Mailing Address	**City, State, Zip**	**Email**	bryce.doty@flagstaffaz.gov
Applicant(s)	Kate Morley, NAIPTA	**Phone**	928-649-8903
Mailing Address	3773 N Kaspar Dr **City, State, Zip** Flagstaff, 86004	**Email**	kmorley@naipta.az.gov
Project Representative	Jennifer Love	**Phone**	602-369-2395
Mailing Address	7720 N 16th St **City, State, Zip** Phoenix, 85020	**Email**	jennifer.love@aecom.com

Project Name	Downtown Connection Center		
Site Address	216 W Phoenix Ave	**Parcel Number(s)** 10043003B, 10043001D,10044005A	**Subdivision, Tract & Lot Number**
Zoning District	CS	**Regional Plan Land Use Category** urban	**Flood Zone** yes

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
	railroad	commercial	commercial	commercial

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
	11/12/21		11/2/2021

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

Descriptive Project Narrative – Conditional Use Permit Submittal

Project title: NAIPTA Downtown Connection Center
Date: 11/05/2021

Describe project/development request:

This application contains the City of Flagstaff (COF) Conditional Use Permit submittal requirements for the proposed Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA, also known as Mountain Line) Downtown Connection Center (DCC). The project site includes multiple parcels which are currently developed as the existing Mountain Line building, bus facility, and parking lots. As part of this proposed project, the existing building located at 216 W. Phoenix Avenue would be demolished and replaced with a new DCC facility to house Mountain Line staff, bus operator facilities, and patron amenities. Due to the location and timing of the US Army Corps of Engineering (USACE) Rio de Flag project (RDF), the development of this site is proposed in phases, described in this narrative. All of the parcels subject to this project (APN 10043003B, APN 10043001D, and APN 10044005A) are currently zoned CS- Commercial Service. The proposed use for this site is 'Passenger Transportation Facilities', a use allowed on CS-zoned parcels with a Conditional Use Permit (CUP). It is understood that per Table 10-40.30.040B of the COF zoning code that this project and proposed uses will require approval through the CUP process.

Plans submitted as part of this submittal depict a 'limit of work' line for the entire site, with planned implementation in phases. The master plan for the site is included in the limit of work. This master plan limit of work line encompasses the westernmost parcel (APN 10043003B) and the entirety of parcel APN 10043001D. The limit of work line also encompasses the majority of parcel APN 10044005A but does not include the northern area of the site (60' from the northern right of way line) and existing 24-car surface parking lot located off Beaver Street; it is anticipated that the existing parking lot is to remain and is not part of this submittal, and additional parking would be added in a future phase by the city, connecting to the existing 24-car lot on Beaver. Additionally, this plan depicts tying into the FUTS trail at the northwestern portion the parcel. The limit of work line extends to Phoenix Avenue as its southernmost edge. This submittal includes the master plan for all phases.

As depicted on Sheet 1, the proposed DCC project is split into three phases to be completed on different timelines, as summarized below:

- **Phase 1:** Phase 1 consists of the proposed DCC building, surrounding infrastructure and public spaces adjacent to the building, and is located on the westernmost parcel, APN 10043003B. It is anticipated the existing parking and transit operations would remain on parcel APN 10044005A. A temporary pedestrianway would be constructed as part of Phase 1 to connect to the existing parking area, generally located in the same location as the current pathway to the existing building. The underground storage for onsite drainage would also be accommodated with native seed area topping this area until Phase 2 would be constructed.
- **Phase 2:** area pending construction and phasing of the RDF project through this site. Phase 2 can be considered in two steps, as described below:
    - **Phase 2a:** bus bays and civic space pending final US Army Corps of Engineers (USACE) staging area determination
    - **Phase 2b:** surface parking on site constructed by the city. It is anticipated that this surface parking lot would be accessed through the existing 24 car lot on Beaver and generally be located north of the bus plaza to the BNSF parcel limit. See parking study for proposed management of parking spaces.
- **Phase 3:** a future parking structure and access to the parking structure via Beaver Street, to be completed by others, as well as modifications to the FUTS trail connection at the northwest portion of this site. This is shown conceptually only in this plan set and the design is not included as part of the Conditional Use Permit submittal.
- Additional work to improve the intersection of Phoenix Avenue and Milton Road as well as the portion of Phoenix Avenue between Milton Road and east of Mikes Pike may be completed as a separate process

contingent on timing of the traffic impact analysis with the City Traffic Engineering Department and the Arizona Department of Transportation. On street improvements will be made as soon as permitting by ADOT allows.

Phase 1

The Conditional Use Permit documents depict the proposed new DCC building and Mountain Line bus transit facility. Phase 1 includes the proposed DCC building (estimated not to exceed 48' in height) that will house Mountain Line employees, bus operator facilities, option for Amtrak/Greyhound desk/luggage storage, a police substation and additional office space for Metroplan as well as a separate suite anticipated to be used by human services agencies. The building is situated on parcel APN 10043003B with building facades on both Milton Road and Phoenix Avenue. Per COF standards for this parcel, there is a 10-foot required setback on the Milton side, which is accommodated inclusive of the plinth, and a 0-foot required setback on Phoenix. As depicted on the plan, these required setbacks are accommodated. An additional 10-foot landscape buffer between the proposed building and Milton will be provided as well as a 5-foot landscape buffer between the building and Phoenix on the southern side. Rear setbacks for this parcel are 0-feet.

The area surrounding the proposed DCC building is designed to complement the functions of both Mountain Line and other administrative uses located within the building, as well as accommodation for bus patrons. The primary building entrance is proposed to be located facing Phoenix Avenue, on one of the southern building faces. This entrance will be clearly visible from Phoenix Avenue and easily accessed from Milton Avenue through an inviting stairway oriented towards the Phoenix/Milton intersection, as well as from the bus plaza via a civic plaza space. This space may also be utilized by employees within the building and is sufficiently sized so that small programmed events could be hosted here if desired. The proposed plaza area and the other paved areas surrounding the DCC building leading to the bus plaza constitute an area approximately 10,767 square feet in size. This space meets the required outdoor pedestrian amenity space size based on the Development Site Area. A series of ramps and cascading stairways will provide access to the building entrance from the adjacent plaza with additional access from Milton.

These plans include five back-in, angled convenience parking spaces located on Phoenix Avenue adjacent to the proposed new DCC building which will be available to the public. These are pending final approval from city traffic and ADOT, design standard modification, and right of way adjustments. During Phase 1, the existing surface parking lots and bus operations will remain.

Phase 2a

As part of Phase 2, the bus plaza will accommodate 13 bus bays, which will have shelters and patron amenities situated near each bus bay. The bus bays will be accessed by patrons via conveniently located pedestrian crossings within the bus plaza to promote safe crossings. Adjacent to the bus plaza on Phoenix Avenue is a proposed area reserved for kiss and ride, drop-off, and other bus loading/unloading.

Trees are not proposed in the area between the easternmost edge of the building and the bus bay. This is intentional to preserve visibility into the bus plaza from the eastern side of the building where operations and police functions will be located. Native seed is proposed for this area instead. Trees are proposed throughout the project site to the maximum extent feasible. Proposed tree placement was intentionally designed to offer shade, improve site aesthetics, and potentially offer some sound dampening effect for the public and civic spaces on site from railroad and roadway noise. Shrubs and other proposed planting areas surrounding the building and parking lot are depicted on the Landscape Plan. At the eastern side of the project site is an area designated as Civic Space. This is shown as conceptual only and will be further designed for a later submittal. More specific programming and design for this space will be depicted in subsequent Site Plan submittals. Due to the timing of the RDF, the construction of the bus plaza and civic space may occur separately.

Weaving across the site and connecting to both Phoenix and Beaver Streets is the proposed FUTS trail alignment. As requested by City staff, this trail is depicted to be 16-feet wide, including pedestrian and bicycle pathways with a 5-foot vegetated tree-lawn buffer. Both the FUTS and the vegetated buffer are narrowed slightly between the bus plaza and proposed parking area. The proposed FUTS connects with the existing paved pathways at the northeast corner of the site near Beaver Street, then continues to the west along the top of the site, providing access to the bus plaza and DCC building. Another segment of the proposed FUTS alignment branches off to the south, hugging the east side of the bus plaza and connecting down to Phoenix Avenue where a future connection to Mikes Pike can be implemented. Within the Civic Space additional pedestrian connections are anticipated. Ability to implement the FUTS in 2a is subject to the approval of the Army Corp of Engineers and may be differed to Phase 2b.

Also shown on the plan set north of parcel APN 10043003B, there is an area designated as 'Future Amtrak Station'. Although this is not part of this submittal, Amtrak has expressed to Mountain Line their desire to redesign their platform near the DCC building in the future. For this reason, that potential area is depicted on the master plan for informational purposes.

Based on Flagstaff Code section 10-50.80.050, four bicycle parking spaces are required with the 18,983 DCC building GFA. Five bicycle parking spaces are proposed within 100' of the building entrance and other bicycle parking accommodation will be incorporated elsewhere in the site.

Phase 2b
A parking lot is proposed north of the bus plaza area. The proposed parking lot shown in the plan is 60' wide, which can accommodate two rows of parking. This parking lot would be accessed from the existing 24 car lot on Beaver. The parking would be designed and constructed by the City of Flagstaff and managed by ParkFLG. Additionally, a future FUTS trail connection to connect to the existing network would also be constructed by the city as part of Phase 2b.

Phase 3
A parking structure is anticipated to be constructed as part of a Phase 3, to be constructed by others. The FUTS trail will be realigned as part of this future Phase 3.

Legal description of the parcel:

The parcels pertaining to this Conditional Use Permit include the following:

- APN 10043003B
    - Legal Description from Coconino County Assessor: SIXTEENTH: SW QUARTER: SE SECTION: 16 TOWNSHIP: 21N RANGE: 07E POR THE BURLINGTON NORTHERN & SANTA FE RAILWAY CO STATION GROUND PROPERTY DESC AS FLLWS: BEG INTERSECTION NLY LINE PHOENIX AVE WITH LINE PARALLEL WITH & 700' WLY OF SLY EXT WLY LINE BEAVER STREET; TH WLY ALNG NLY LINE PHOENIX AVE 249.5; TH NWLY 25.33' TO E LINE UNDERPASS US HWY 66 TH NELY ALNG E LINE HWY 66 147.4';TH ELY PARALLEL WITH E LINE PHOENIX AVE 226.43';TH SLY IN STRAIGHT LINE TO POB LESS RR PARCEL 701-3-19A-6 IN SE 1/4 EXCEPT: POR DEEDED TO THE CITY OF FLAGSTAFF IN 1533/56 (.07 AC) LESS .01 ACRE FOR R/W ESMNT REMAINDER .06 AC (ASSESSOR'S DESCRIPTION).
- APN 10043001D
    - Legal Description from Coconino County Assessor: Sixteenth: SW Quarter: SE Section: 16 Township: 21N Range: 7E RR PARCEL 701-3-19A-6 IN SE 1/4 EXCEPT: POR DEEDED TO THE CITY OF FLAGSTAFF IN 1533/56 (.07 AC) LESS .01 ACRE FOR R/W ESMNT REMAINDER .06 AC (ASSESSOR'S DESCRIPTION)
    - Note: this parcel is currently in the process of being acquired by the COF
- APN 10044005A
    - Legal Description from Coconino County Assessor: Sixteenth: SE Quarter: SE Section: 16 Township: 21N Range: 07E PCL BOUND ON N BY LINE 60' SLY OF & PARAL W/C/L OF CERTAIN TRACK DESIGN AS N MAIN TRACK & SHOWN AS EASTBOUND MAIN TRACK; BOUND ON E BY SLY

PROLONGATION OF WLY R/W LINE OF BEAVER ST BOUND ON S BY N LINE PHOENIX AVE;BOUND ON W BY LINE PARAL WITH & 700' WLY OF NLY PROLONGATION OF WLY LINE BEAVER ST.

Site acreage (gross and net):

The proposed DCC building is located on parcel APN 10043003B. According to the Coconino County Assessor, the gross parcel acreage is 0.92 acres. Due to the various encumbrances impacting these parcels, the aforementioned parcel offered the most buildable area capable of accommodating the DCC.

Parcel APN 10043001D is 0.06 acres and Parcel APN 10044005A is 3.37 acres.

Proposed building square footage, lot coverage, and FAR (non-residential projects):

The proposed DCC facility is a two-story structure that encompasses a total square footage of approximately 18,983 square feet. The building footprint occupies a gross floor area of 10,447 square feet.

The proposed building is located on parcel APN10043003B, which is 0.92 acres or 39,639.6 square feet. Therefore, the calculated FAR of the proposed facility is 0.47. There are no buildings proposed on either parcel APN 10043001D or parcel APN 10044005A, therefore no proposed FAR is provided for these parcels.

Number of dwelling units and types (e.g. single-family, duplex, condo, townhome, apartment, etc.):

No residential units are proposed as part of this project.

Describe known heritage resources (if any):

There are no known heritage resources within the project site. One building within the project site is more than 45 years old and will need to be evaluated for National Register of Historic Places eligibility.

A list of material management strategies to be employed on site

Based on the proposed square footage of the DCC Facility and in accordance with the COF Materials Management Planning Guide, two (2) six cubic yard dumpsters will be provided on site in conformance with COF Materials Management Planning Guide, land use requirement type – Office. One six-yard dumpster will allow for the general trash and the second six-yard dumpster allows for the recycled content. Trash collection access will be provided via the westernmost entrance to the bus plaza off of Phoenix Avenue. The trash enclosure is proposed to be located just northwest of the bus plaza. As is indicated on the plan, access to the dumpsters will be provided through a vehicular access path located at the northwest corner of the proposed bus plaza. Within the building, several recycling centers have been designated.

A description of proposed stormwater management for the site:

On-Site Flow Considerations:

The existing DCC site is developed and consists of a building, two parking lots, and a bus facility. The site generally drains north to south with two different outfall points: the headwall for the Rio De Flag (RDF) culvert and a curb inlet along Phoenix Ave near the southeast corner of the existing building. The RDF channel runs through the eastern side of the site which acts as an outfall for the adjacent existing parking areas. A shallow basin intercepts drainage from the central parking lot before it discharges into the RDF channel. A second shallow retention area intercepts flow from the western edge of this parking lot before it overtops into Phoenix Ave. No additional retention or storm drain infrastructure is present on-site.

The proposed development will consist of a new transit center building, bus plaza, parking lot, hardscape, and landscape areas. The COF Stormwater Management Design Manual will be utilized as the primary design guide for the drainage portion of the DCC project. It is anticipated that on-site detention will be provided and sized using pre- vs. post- development calculations (or the first flush volume, whichever is greater). The pre-development condition of the site will be the existing condition described above. General runoff coefficients were calculated based upon existing features and proposed improvements per COF standards. An underground detention system with storm drains will be installed where surface basins aren't practical. On-site conveyance will be sized to

accommodate the 100-year storm event to ensure stormwater runoff reaches the basins and to allow for maintenance. Low Impact Development (LID) best management practices will be implemented when feasible during the final design phase and will follow the COF Low Impact Development Guidance Manual for Site Design and Implementation.

Permitting for Grading and Drainage will be facilitated by the final designer through the COF. A Storm Water Pollution Prevention Plan will be required for the project which must follow ADOT & COF guidelines and be approved by the COF.

Off-Site Flow Considerations:

As shown on Panel 04005C6809G of the Flood Insurance Rate Map (FIRM) for Coconino County, Arizona, and Incorporated Areas, dated September 3, 2010, the DCC Transit Center site falls within areas designated as Zone AE with floodway and Zone X by FEMA. Most of the site falls within the Zone AE (also known as 1%-annual-chance) floodplain with the portion along the existing RDF channel being within the regulatory floodway. Off-site drainage enters the site from north of the BNSF tracks and exits to the south.

With the proposed development of the site, both the existing floodplain and floodway may be impacted. The new building finished floor will be raised 12" above the floodplain level on the west side of the site for safety and insurance purposes. Per City request, the project design will require a Floodplain Use Permit supported by a No-Rise Certification for any crossing structures (to be designed in future project phase) installed in the floodway to document that there is no adverse impact on adjacent parcels. Potential strategies for reducing the rise include improving the RDF channel and avoiding placing fill within effective flow areas. As part of the proposed layout submitted with this document, the building has been placed in an area that is the most likely to be ineffective as it is occupied by an existing building, has obstructions directly downstream, and is as far as practicable from the RDF channel.

To develop within the floodplain limits, approvals may be required from multiple agencies. The final designer will be required to model the impact of the site design upon the 1%-annual-chance floodplain and regulatory floodway using the computer model used to develop the regulatory floodway shown on the effective FIRM and to consider design alternatives as necessary to limit those impacts. If a No-Rise condition is achieved (e.g. 0.00 foot increase in floodway and 1% annual chance water-surface elevations [WSEL]), the analysis, along with signed and sealed documentation as required for the Floodplain Use Permit, will be submitted to the City Floodplain Administrator for approval. Should the analysis demonstrate that no practicable alternative results in no increase in WSELs, a Conditional Letter of Map Revision (CLOMR) may be required to obtain FEMA's comment that the project, if constructed as proposed, would be compliant with minimum floodplain regulations. Should the CLOMR be necessary, a follow-on, post-construction Letter of Map Revision would also be needed to formally revise the FIRM to show the post-construction conditions. Additionally, if RDF channel improvements are required to avoid a rise in the floodplain WSEL, a Section 404 permit may be required through the U.S. Army Corps of Engineers depending on the required area of disturbance.

Any additional information or details pertinent to the case:

The project team is staying informed on pertinent updates to the RDF future project construction, which impacts multiple project parcels.

DOWNTOWN CONNECTION CENTER

CONNECTING FLAGSTAFF

Downtown Connection Center (DCC) Public Involvement Plan

November 2021

Table of Contents

Introduction 3

General Outreach 3

DCC Stakeholder Group 3

Public Hearings with the Mountain Line Board of Directors 4

City Council Meetings 5

Other Outreach and Input 5

Fulfilling CUP Requirements for Public Involvement 6

Appendix 9

Notification – Postcard 9

Notification – Maps 10

USPS Carrier Routes Map 11

Introduction

Mountain Line is committed to a significant public involvement process to support the development of the Downtown Connection Center (DCC). This Plan outlines the public involvement efforts and the required public meetings to obtain a Conditional Use Permit.

General Outreach

Mountain Line developed a website to house information on the DCC in 2019 (mountainline.az.gov/dcc/). Mountain Line issued a press release in November 2019 to announce grant funding awarded to the project. Mountain Line regularly uses social media to post updates and provide opportunities for comment including Twitter and Facebook.

Between June 3 and June 24, 2020, Mountain Line hosted a survey on the Flagstaff Community Forum to solicit input in the design of the project. A summary of the results from this survey will be included in the *Public Involvement Feedback Summary*.

DCC Stakeholder Group

In the fall of 2020, Mountain Line convened a DCC stakeholder group, which included community representatives as well as Mountain Line staff. The stakeholder group included:

- Deb Harris, Southside Community Association
- David Rodriguez, Southside resident
- Chyna-Mae Sablan, Transit Rider
- Laura Bustamante, La Plaza Vieja Neighborhood
- Terry Madeksza, Downtown Business Alliance
- Julie Pastrick, Flagstaff Chamber of Commerce
- Nina Schmidt, Coconino County Sustainable Building Program
- Amy Hagin, City of Flagstaff Parks and Rec
- David McIntire, City of Flagstaff Economic Vitality
- Mark Reavis, City of Flagstaff Historic Preservation
- Marty Jacobson, Coconino County Sustainability

Listed below are the various DCC stakeholder group meetings that took place between October 2020 and September 2021. The information Mountain Line presented at these meetings is available on the project webpage at mountainline.az.gov/dcc/.

- **Stakeholder Meeting #1:** held on October 27, 2020 to introduce the committee members to the project history and process, discuss site constraints and opportunities, and set goals on outcomes related to the DCC.
  Presentation Link:
  https://mountainline.az.gov/wp-content/uploads/2020/10/2020-10-27-NAIPTA_DCC-Stakeholder-Working-Group-1.pdf

- **Stakeholder Meeting #2:** held on November 20, 2020 and presented precedent imagery on materials, civic space, and design concepts for input as well as preliminary concept design diagrams.
  Presentation Link:
  https://mountainline.az.gov/wp-content/uploads/2021/09/DCC-Stakeholder-Working-Group-11-20-2020.pdf

- **Stakeholder Meeting #3:** held on February 18, 2021 and provided design updates based on previous conversations and focused on the incorporation of public art from the Haddad Drugan arts team into the design.
  Presentation Link:
  https://mountainline.az.gov/wpcontent/uploads/2021/09/DCCStakeholdersProcessOverview18Feb2021.pdf

- **Stakeholder Meeting #4:** held on June 17, 2021 and focused on preliminary floor plans and building plans for the administrative building, concepts for the civic space, and artist integration.
  Presentation Link:
  https://mountainline.az.gov/wp-content/uploads/2021/09/DCC-Stakeholder-Working-6-17-2021.pdf

- **Stakeholder Meeting #5:** was held on September 1, 2021 and focused on the latest building elevations, material choices, civic space components, and artist integration.
  Presentation Link:
  https://mountainline.az.gov/wp-content/uploads/2021/09/NAIPTA_DCC-Stakeholder-Working-Group-8-1-2021.pdf

A summary of the input received during these meetings will be included in the *Public Involvement Feedback Summary*.

Public Hearings with the Mountain Line Board of Directors

Mountain Line has given continual updates and held discussions with the Mountain Line Board of Directors, all of which are publicly noticed under Arizona open meeting law on the Mountain Line website (https://mountainline.az.gov/about-us/board-of-directors/). Board of Directors meetings provide an opportunity for public input in the design process. In addition, Mountain Line provided memorandums to the Mountain Line Board of Directors with project status and updates. Dates of meetings and memorandums are detailed below:

Board Meetings:

- Date: April 18, 2018, Subject: Overview of Downtown Connection Center Concepts
- Date: May 16, 2018, Subject: Downtown Connection Center
- Date: February 20, 2019, Subject: Downtown Connection Center Update
- Date: April 17, 2019, Subject: Update on the Downtown Connection Center Relocation
- Date: May 15, 2019, Subject: Consider MOU with the City of Flagstaff for the Downtown Connection Center
- Date: May 20, 2020, Subject: Consider Downtown Connection Center Next Steps
- Date: August 19, 2020, Subject: Consider AECOM Change Order for DCC
- Date: November 18, 2020, Subject: Consider the Downtown Connection Center Update
- Date: December 11, 2020, Subject: Consider the Downtown Connection Center Programming
- Date March 24, 2021, Subject: Consider the Downtown Connection Center Programming
- Date: April 21, 2021, Subject Consider the Downtown Connection Center Council Update
- Date: September 15, 2021, Subject Update on the Downtown Connection Center

A summary of the input received during these meetings will be included in the *Public Involvement Feedback Summary*.

Memorandums:

- Date: March 3, 2020, Subject Update on the Downtown Connection Center
- Date: December 28, 2020, Subject: Downtown Connection Center (DCC) Project Update
- Date: January 20, 2021, Subject Downtown Connection Center (DCC) Project Update
- Date: August 18, 2021, Subject: Downtown Connection Center Update

City Council Meetings

Mountain Line has presented to the Flagstaff City Council on the development of the DCC on three separate occasions.

City Council Meetings:

- Date: April 23, 2019
  City Council Agenda & Video Link: https://flagstaffaz.new.swagit.com/videos/05072019-1788#34
- Date: May 12, 2020
  City Council Agenda & Video Link: https://flagstaffaz.new.swagit.com/videos/61800?fp=swagit
- Date: March 27, 2021
  City Council Agenda & Video Link: https://flagstaffaz.new.swagit.com/videos/116943?fp=swagit

A summary of the input received during these meetings will be included in the *Public Involvement Feedback Summary*. An additional presentation to City Council is planned for fall 2021, to present the site concept and the Parking Reduction Memorandum for approval.

Other Outreach and Input

On May 12, 2021, the artist team Haddad Drugan met with stakeholders on-site to discuss public art options for the DCC. The conversation provided an opportunity for local community stakeholders to share their thoughts and ideas for the Civic Space.

The notice for this meeting was distributed via email to the following:

- Deb Harris, Southside Community Association Board
- David Rodriguez
- Dr. Ricardo Guthrie
- Francine Moore, Selection Panelist, grew up on Southside and still owns property there (part time resident)
- Lynda Apple, Selection Panelist, owner of Stronghold Coffee (now Foret)
- J. Michael Cruz and Jeremy Slater, BPAC Commissioners and selection panelists
- Clemi & Gladys
- Laura and Jessie of La Plaza Vieja neighborhood
- Marie Jones, artist and southside resident
- Cora Evans
- Pam Garcia
- Mountain Line staff

The following community members attended the May 12, 2021 meeting:

- Pam Garcia
- Sandra McCoy (Attended on behalf of Deb Harris)
- Lynda Apple
- Michele James
- Francine Moore
- Marie Jones
- Ricardo Guthrie

A summary of the input received during this meeting will be included in the *Public Involvement Feedback Summary*.

On August 9, 2021, the Flagstaff Beautification and Public Arts Commission met to discuss potential public art options to be integrated into the design of the DCC. This commission meeting was publicly noticed. A summary of the input received during this meeting will be included in *Public Involvement Feedback Summary*.

Fulfilling CUP Requirements for Public Involvement

Mountain Line hosted three public meetings in September of 2021. Due to COVID-19 restrictions on in-person gatherings the meetings were held online. Each meeting featured a presentation and a question and answer session to allow community members to ask questions and provide feedback.

Virtual Public Meetings #1 and #2
Wednesday, Sept. 15, 2021
1 – 2 p.m. and 6 – 7 p.m.
The same information was presented during each meeting.

Purpose for Meetings:
Mountain Line provided an overview on the project and solicited input on design materials and potential uses for the civic space component.

- Content Presented to the Public:
    - General project overview
    - Site concept
    - Building elevation for general concept of DCC building on the west side of site
    - Summary of public feedback received to date (Flagstaff Community Forum survey, Stakeholder Working Group)
    - Concepts for civic space use (opportunity to validate input received from Flagstaff Community Forum survey and Stakeholder Working Group)
    - Examples of design materials

The PowerPoint from the September 15 meeting is available on the DCC project.
PowerPoint Link: https://mountainline.az.gov/wp-content/uploads/2021/09/NAIPTA_DCC-PI-Project-Overview-1.pdf.

The recording of the two public meetings held on September 15 is available on the DCC project.
Recording Link: https://mountainline-az.zoom.us/rec/share/fFhL14gSVTM-Vr8TwO_p07qG6F660y2KPsn5aUJF8cQFgNT9TcSjdY0zhiOQvfyT.nhqRJZS_mQOk3tes (Passcode 5@80cqC7).

Virtual Public Meeting #3
Thursday, Sept. 30, 2021
11 a.m. – 12 p.m.

Purpose for Meeting:
Mountain Line shared results from the public feedback it received in September and discussed how the input influenced the new DCC. Details on critical next steps for the development of the new DCC were also presented during this meeting.

- Content Presented to the Public:

- Overview of public comments received from the public meetings held on September 15 and the online public input survey
- Revised design concepts for the DCC building and civic space
- Next steps for DCC art projects
- DCC project schedule

The PowerPoint from the September 30 meeting is available on the DCC project.
PowerPoint Link: https://mountainline.az.gov/wp-content/uploads/2021/09/NAIPTA_DCC-PI-Project-Overview-1.pdf

The recording of the two public meetings held on September 30 is available on the DCC project.
Recording Link: https://mountainline-az.zoom.us/j/81812738889?pwd=Rmo1N0NadWd4SjFjNUJNRE9HSGFvdz09#success (Passcode 967799).

A summary of the input received from three virtual public meetings will be included in the *Public Involvement Feedback Summary*.

Public Meeting Notification

Mountain Line distributed over 700 postcards to inform community members about the public meetings that were held in September of 2021. The postcards were mailed to properties located within a 600-foot buffer, per planning and zoning requirements, around the project site and properties located within the following United States Postal Service (USPS) carrier routes: C002, C003, C004, C012, C021, C023, C024, C028, C030. Email notification were provided to Mountain Line's stakeholder distribution list (approximately 250 recipients) and the DCC Stakeholder Working Group. Meeting notices were also placed at the DCC. In addition, meetings were promoted on Mountain Line's social media sites, including Facebook and Twitter.

- Facebook https://www.facebook.com/FLGMountainLine/photos/a.8141353746/4864424720254044/
- Twitter https://twitter.com/FLGMountainLine/status/1437520164115865606/photo/1

The maps that depict the 600-foot buffer around the project site and the USPS carrier routes locations; and an image of the notification postcard are included in the Appendix for this report.

Online Public Input Survey (Flagstaff Community Forum)

- Mountain Line provided an online survey to solicit input from the public on the design materials for the DCC site and potential uses for the civic space component. This survey was linked to the project webpage and remained open September 15, 2021 through September 24, 2021. A summary of the results from this survey is included in the public feedback summary for the DCC.

Planning and Zoning Commission Meeting
Tentative December 8, 2021
4 p.m.

Pre-Meeting Requirements
Mountain Line will post signs at least 15 days in advance (by Nov 23, 2021) and notify affected property owners by mail.
- Notification:
    - Mountain Line will mail a notice of required public hearing via first class mail no later than 15 days prior to public hearing

    - Erect and maintain sign on subject property no later than 15 days prior to public hearing
    - Remove the sign within 7 days of final disposition of case (date TBD)
    - Submit notarized copy of mailing list, Affidavit of Notifications to Affected Property Owners, and Affidavit of Sign Posting to Director prior to 15 days before public hearing
- Purpose
    - CUP review and approval, including Concept Plan and building elevations

Appendix

Notification – Postcard



DOWNTOWN CONNECTION CENTER

CONNECTING FLAGSTAFF

You're Invited

Virtual Public Information Meetings for the New Mountain Line Downtown Connection Center (DCC)

You're invited to learn about plans for the new Mountain Line DCC and provide input on the development.

Information about key design elements for the site, the concepts that are being considered for the civic space and an online survey to submit feedback are available on the project webpage at ***MountainLine.az.gov/dcc***.

Community members are encouraged to review this information in advance of the meetings.

We look forward to your participation and receiving your input.

The dates and times for the virtual meetings are listed on the back side of this postcard.

Está Invitado

Reuniones Virtuales de Información Pública Para el Nuevo Centro de Conexiones al Centro (DCC por sus siglas en inglés) de Mountain Line

Está invitado a conocer los planes para el nuevo DCC de Mountain Line y a brindar su opinión sobre el desarrollo.

La información sobre los elementos clave del diseño del sitio, los conceptos que se están considerando para el espacio cívico y una encuesta en línea para enviar comentarios están disponibles en la página web del proyecto en ***MountainLine.az.gov/dcc***.

Se anima a los miembros de la comunidad a revisar esta información antes de las reuniones.

Esperamos contar con su participación y recibir sus comentarios.

Las fechas y horas de las reuniones virtuales se enumeran en el reverso de esta postal.

CONNECTING FLAGSTAFF DOWNTOWN CONNECTION CENTER

DCC Vision

The vision for the new Mountain Line DCC is to create an inviting and welcoming multimodal transportation hub that supports Mountain Line's transit service, Flagstaff's regional transportation system, bicycle and pedestrian activity, and opportunities for community and civic space.

Wednesday, Sept. 15, 2021

1 – 2 p.m. and 6 – 7 p.m.

The same information will be presented during both meetings.

Mountain Line will provide an overview on the DCC and seek input to inform the design materials for the site and ideas for civic space use.

Thursday, Sept. 30, 2021

11 a.m. – 12 p.m.

Mountain Line will share results from the public feedback it receives and discuss how it may influence the new DCC. Details on critical next steps for the development of the new DCC will also be presented during this meeting.

Each meeting will open with a brief presentation. Opportunities for Q&A and general discussion will follow the presentation.

Options to Participate Online Phone

Visit ***MountainLine.az.gov/dcc*** to access the online link and/or phone ID.

If information is needed in another language or format, please contact Mountain Line's Customer Service Center at 928-779-6624.

Visión DCC

La visión para el nuevo DCC de Mountain Line es crear un centro de transporte multimodal atractivo y acogedor que respalde el servicio de tránsito de Mountain Line, el sistema de transporte regional de Flagstaff, la actividad ciclista y peatonal y las oportunidades para el espacio comunitario y cívico.

Miércoles, 15 de septiembre de 2021

1 – 2 p.m. y 6 – 7 p.m.

La misma información se presentará durante ambas reuniones.

Mountain Line proporcionará una descripción general del DCC y buscará información para informar los materiales de diseño para el sitio y las ideas para el uso del espacio cívico.

Jueves, 30 de septiembre de 2021

11 a.m. – 12 p.m.

Mountain Line compartirá los resultados de los comentarios del público que reciba y discutirá cómo puede influir en el nuevo DCC. Durante esta reunión también se presentarán detalles sobre los próximos pasos críticos para el desarrollo del nuevo DCC.

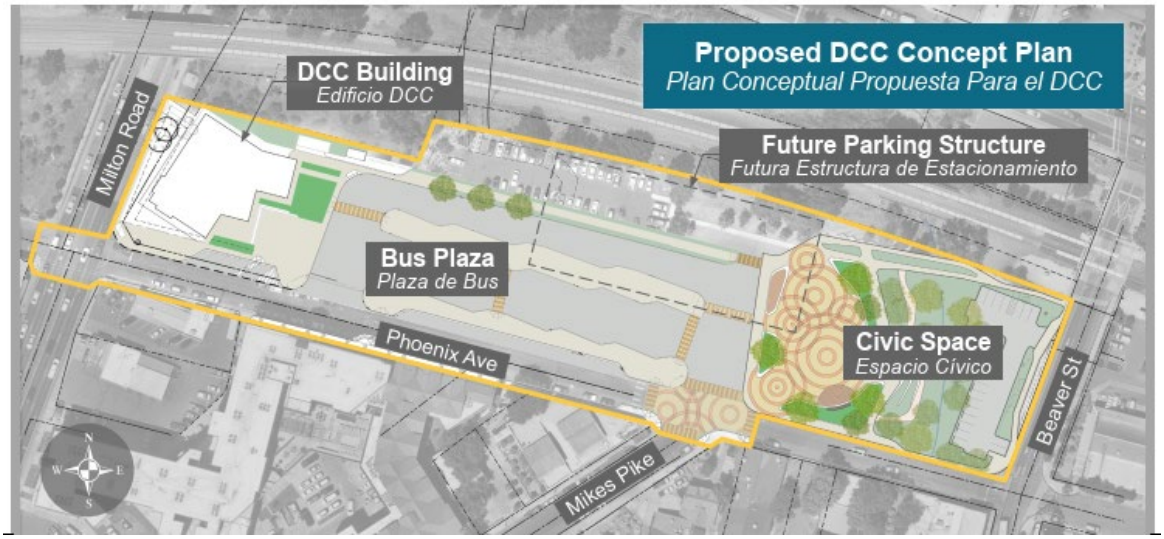
Cada reunión se abrirá con una breve presentación. Después de la presentación habrá oportunidades para preguntas y respuestas y una discusión general.

Opciones Para Participar En Línea Teléfono

Visite ***MountainLine.az.gov/dcc*** para acceder al enlace en línea y / o la identificación del teléfono.

Si necesita informacion en Espanol, por favor comuniquese con el Departamento de Servicio al Cliente de Mountain Line al 928-779-6624.

The following map was featured in the postcard notice for the public meetings Mountain Line hosted in September 2021.



Notification – Maps

600-Foot Buffer Map

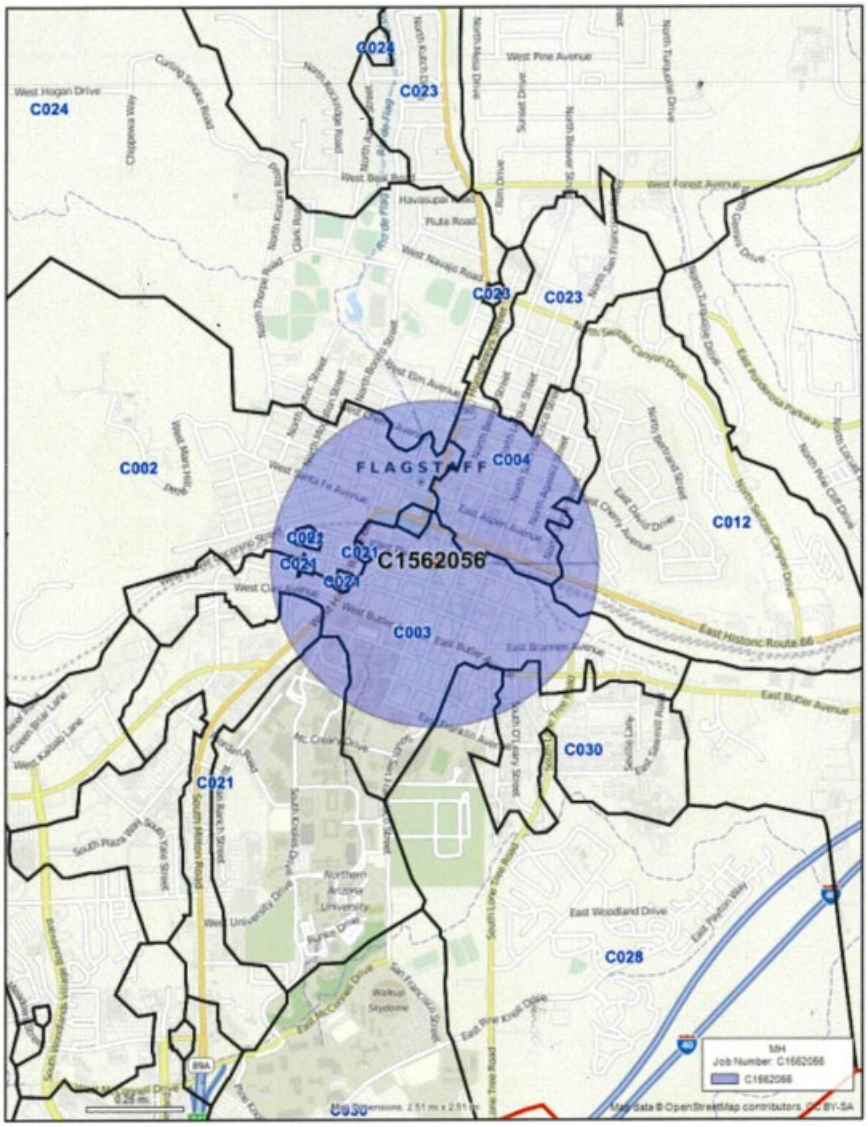
The red line depicted on the map below represents the 600-foot buffer around the DCC project site.



Project Area 600' Buffer

USPS Carrier Routes Map

The purple segment on the map below incudes USPS carries routes C002, C003, C004, C012, C021, C023, C024, C028, and C030, where the mailers were distributed.



DOWNTOWN CONNECTION CENTER

CONNECTING FLAGSTAFF

Downtown Connection Center (DCC) Public Feedback Summary

November 2021

Table of Contents

Introduction 3
General Outreach 3
Stakeholder Working Group Meetings 3
Public Hearings with the Mountain Line Board of Directors 5
City Council Meetings 6
Other Outreach and Input 8
Fulfilling CUP Requirements for Public Involvement 8

Introduction

Mountain Line is committed to a significant public involvement process to support the development of the Downtown Connection Center (DCC). This document provides summaries of the feedback for this project. Feedback received was collected from surveys, stakeholder meetings, City Council meetings, board of director meetings, and other public outreach meetings and events.

General Outreach

Online Public Input Survey – June 2020

Survey Dates: June 3, 2020 through June 24, 2020

226 attendees and 145 responses were received from both riders and non-riders.

General input was received regarding the DCC uses, amenities provided, and design characteristics, including:

- Waiting areas
- Restrooms
- Snow removal
- Shelter and seating
- Security
- Pass sales, customer service interface, lost and found
- Multimodal integration
- Artist integration

Detailed survey outcome results may be viewed on the DCC project webpage at mountainline.az.gov/dcc/ and the Flagstaff Community Forum webpage at https://www.flagstaff.az.gov/3284/Flagstaff-Community-Forum?pd_url=https%3A2F%2Fwww.opentownhall.com%2Fportals%2F227%2FIssue_8931#peak_democracy.

Stakeholder Working Group Meetings

- **Stakeholder Meeting #1**
  Date: October 27, 2020
  Subject: This meeting was held to introduce the committee members to the project history and process, discuss site constraints and opportunities, and set goals on outcomes related to the DCC.

  Summary: The group expressed a preference for community integration and amenities and providing a multimodal hub. There was a desire to limit the range of occupants of the building to Mountain Line staff and transit/community supportive amenities, instead of leased office space to the general public. Access and safe multimodal connectivity to adjacent community was key (both Southside and La Plaza Vieja).

  Presentation Link:
  https://mountainline.az.gov/wp-content/uploads/2020/10/2020-10-27-NAIPTA_DCC-Stakeholder-Working-Group-1.pdf

- **Stakeholder Meeting #2**
  Date: November 20, 2020
  Subject: This meeting was held to present precedent imagery on materials, civic space, and design concepts for input as well as preliminary concept design diagrams.

  Summary: There were preferences for mix of hard scape and natural spaces, shade, easy maintenance of landscaping and materials as well as continued desire for flexible community space. Preferred materials centered on the mountain aesthetic, including the use of timber, stone and glass in a simple, modern design that accommodates the weather of Flagstaff.

  Presentation Link:
  https://mountainline.az.gov/wp-content/uploads/2021/09/DCC-Stakeholder-Working-Group-11-20-2020.pdf

- **Stakeholder Meeting #3**
  Date: February 18, 2021
  Subject: This meeting provided design updates based on previous conversations and focused on the incorporation of public art from the Haddad Drugan arts team into the design. Input regarding the art elements in the DCC space included creating art integrated with the transit elements to engage the space, celebrate the history and cultures of the area, and provide connectivity with the neighboring community (Southside, La Plaza Vieja, and Downtown).

  Summary: The group expressed a range of different options for artist integration into the space, including highlighting natural environment unique to northern Arizona, variety of ethnicities in the Southside neighborhood, night sky, Lowell Observatory, Greenbook properties, history of the timber industry, historic schools and churches. In the DCC design, it was noted that some integration of social services into the space would be desired. The group also expressed interest in creating interesting and thought-provoking opportunities for people while waiting for transit. The importance of pedestrian connectivity to the site was also noted, including La Plaza Vieja neighborhood.

  Presentation Link:
  https://mountainline.az.gov/wpcontent/uploads/2021/09/DCCStakeholdersProcessOverview18Feb2021.pdf

- **Stakeholder Meeting #4**
  Date: June 17, 2021
  Subject: This meeting focused on preliminary floor plans and building plans for the administrative building, concepts for the civic space, and artist integration. Members from the Beautification and Public Artist Commission were also in attendance.

  Summary: The main topic during this was focused on the civic space. The group expressed preferences on the civic space including multiuse space, landscaping, and surface materials, and artwork. The group also expressed a preference in scheme 1 in terms of accessibility, seating, and providing more space for potential festivals or other events. The group also discussed the artist overview which included informational/historical art display, potential rotating artwork, and integrating art with bus bays. Input was provided that parking does not meet overall needs/wants of the community, a flexible community space is preferred with integration of natural spaces and

educational/historic elements. The idea of an art master plan of the site, with various art installations implemented over time, was supported.

Presentation Link:
https://mountainline.az.gov/wp-content/uploads/2021/09/DCC-Stakeholder-Working-6-17-2021.pdf

- **Stakeholder Meeting #5**
  Date: September 1, 2021
  Subject: This meeting focused on the latest building elevations, material choices, civic space components, and artist integration.

  Summary: The group discussed several topics during the meeting which included building elevations, civic space, and artwork. Discussion on building elevations included potential for solar to be incorporated and the wood elements into the design of the building, but overall support for the building design. Civic space discussion noted vehicle parking on the site, trail crossing of the RDF, signage off Phoenix Avenue, public artwork, and bike parking. Artwork discussion included glass art façade, rotating artwork at bus bays, artwork along crosswalks, and welcome sculpture. Other discussions included pavement treatment where the group had preferences on pavement markings to make the space more inviting.

  Presentation Link:
  https://mountainline.az.gov/wp-content/uploads/2021/09/NAIPTA_DCC-Stakeholder-Working-Group-8-1-2021.pdf

Public Hearings with the Mountain Line Board of Directors

Board meetings help prior to August 2020 are recorded but currently do not include link to the meeting minutes. For meeting minutes on meetings prior to August 2020 please contact, ClerkoftheBoard@naipta.az.gov.

- **Mountain Line Board of Directors – April 18, 2018**
  Subject: Overview of Downtown Connection Center Concepts
- **Mountain Line Board of Directors Meeting – May 16, 2018**
  Subject: Downtown Connection Center
- **Mountain Line Board of Directors Meeting – February 20,2019**
  Subject: Downtown Connection Center Update
- **Mountain Line Board of Directors Meeting – April 17, 2019**
  Subject: Update on the Downtown Connection Center Relocation
- **Mountain Line Board of Directors Meeting – May 15, 2019**
  Subject: Consider MOU with the City of Flagstaff for the Downtown Connection Center
- **Mountain Line Board of Directors Meeting – May 20, 2020**

Subject: Consider Downtown Connection Center Next Steps

- **Mountain Line Board of Directors Meeting – August 19, 2020**
  Subject: Consider AECOM Change Order for DCC
  Meeting Minutes: https://mountainline.az.gov/wp-content/uploads/2020/08/BOD-Minutes-8.19.20_HD.pdf

- **Mountain Line Board of Directors Meeting – November 18, 2020**
  Subject: Consider the Downtown Connection Center Update
  Meeting Minutes: https://mountainline.az.gov/wp-content/uploads/2020/11/20201118-BOD-Minutes-hd.pdf

- **Mountain Line Board of Directors Meeting – December 11, 2020**
  Subject: Consider the Downtown Connection Center Programming
  Meeting Minutes: https://mountainline.az.gov/wp-content/uploads/2020/12/20201211-BOD-Minutes-hd.pdf

- **Mountain Line Board of Directors Meeting – March 24, 2021**
  Subject: Consider the Downtown Connection Center Programming
  Meeting Minutes: https://mountainline.az.gov/wp-content/uploads/2021/03/20210324-BOD-Minutes-hd.pdf

- **Mountain Line Board of Directors Meeting - April 21, 2021**
  Subject: Consider the Downtown Connection Center Council Update
  Meeting Minutes: https://mountainline.az.gov/wp-content/uploads/2021/04/20210421-BOD-Minutes-HD.pdf

- **Mountain Line Board of Directors Meeting - September 15, 2021**
  Subject: Update on the Downtown Connection Center
  Meeting Minutes: https://mountainline.az.gov/wp-content/uploads/2021/09/20210915-BOD-Minutes-km.docx

City Council Meetings

City Council Meetings summaries were provided by the City of Flagstaff and are included in the council meetings minutes.

- **City Council Meeting - April 23, 2019**
  Subject: Update On Its Downtown Connection Center Project
  Summary: Since 2009, Mountain Line has operated the DCC under an Intergovernmental Agreement (IGA) and Licensing Agreement with the City of Flagstaff for use of City-owned parcels. From that time to present Mountain Line operations have grown, not only in ridership from the DCC location but also in the size and number of buses, to a point where the use of the present site itself is now beyond its physical capacity to adequately serve the growing operational needs of Mountain Line. In FY 2018, NAIPTA applied for and received a $6.7 million Federal Transit Administration grant (80/20 split Federal/Local) for the acquisition, design, and construction of a new DCC. The purpose of this

discussion item is to provide the City Council with an update on NAIPTA's Downtown Connection Center for Mountain Line Transit Services.
Memo:
https://cityweb.flagstaffaz.gov//docs/2019/CCMTG/20190507_837/4031_Memo_City%20Council%20Meeting%20DCC_NAIPTA.pdf
City Council Agenda & Video Link: https://flagstaffaz.new.swagit.com/videos/05072019-1788#34

- **City Council Meeting - May 12, 2020**
  Subject: Update on Downtown Connection Center (DCC) - Mountain Line Transit
  Summary: A new Downtown Connection Center (DCC) is identified in Mountain Line's 2020 Strategic Plan as the highest priority capital project in order to support public transit service within the community. Since 2009, Mountain Line has operated the existing DCC under an Intergovernmental Agreement (IGA) and licensing agreement with the City of Flagstaff for use of City-owned parcels on Phoenix Avenue. This transit hub serves approximately 52,000 riders monthly and has upwards of 300 buses accessing the site daily at our current level of service. Mountain Line has outgrown the existing facility and would like to provide amenities and offer services to their riders and community from a new DCC. Mountain Line and City staff were prepared to bring an IGA on the proposed new DCC project to your May 19 Council meeting. However, due to additional requests from the Federal Transit Authority, before Mountain Line can sign a new IGA it must perform additional due diligence on the proposed City-owned site (i.e. NEPA study and associated remediation). This has delayed the IGA coming to the Council as previously planned. That said and in order to keep the project moving forward, Mountain Line will be seeking direction from Council during this update presentation to work with City staff in preparing a resolution that would enable Mountain Line to have additional access to the City's property to conduct this additional work and to do so at Mountain Line's own risk. Mountain Line would hope that the Council would provide this direction and consider the resolution prior to taking its scheduled summer break.
  Memo:
  https://agenda.flagstaffaz.gov/docs/2020/CCWS/20200512_1045/4615_Memo_City_Council_Meeting_DCC_May2020.pdf
  City Council Agenda & Video Link: https://flagstaffaz.new.swagit.com/videos/61800?fp=swagit

- **City Council Meeting - March 30, 2021**
  Subject: Downtown Connection Center Update
  Summary: The Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA), commonly known as Mountain Line has considered a number of concepts for a new connection center located at the downtown location on Phoenix Avenue. Mountain Line will provide an update on the concept and project timeline.
  Memo:
  https://agenda.flagstaffaz.gov/docs/2021/CCWS/20210330_1201/5345_Memo_City_Council_Meeting_DCC_March2021..pdf
  City Council Agenda & Video Link: https://flagstaffaz.new.swagit.com/videos/116943?fp=swagit

Other Outreach and Input

Community Meeting with Artist Team

Date: May 12, 2021
Summary: The group expressed a desire for civic space like Wheeler Park with farmers market type activity. They accept the trains and their noises, living with the trains is a southside experience, which doesn't decrease their enjoyment of gathering places. Expressed desire for simple, organic with circles for talking. The pragmatic aspects and quick delivery of the Rio de Flag project was strongly supported over any aesthetic concerns on how the project looked because of the long history of flooding. Affordable housing and being able to insure their properties for mortgages were key concerns. The group held respect for Route 66 as the mother road, but its history was not seen as important to them and thoughts were expressed that it was overdone. Supported themes were the pine forest, the sacred peaks and the 13 tribes that have been in the area, the story of the springs and the flow of water.

Flagstaff Beautification and Public Arts Commission

Date: August 9, 2021
Summary: The commissioners voiced support and delight for the glass art project with backlit changing colored lights that includes the mountain, the forest and the mountain lion within its imagery. For the iconic sculpture, there was little support for a lumberjack as a sculpture no matter how it was done, but the grove concept had support especially with the tree ring table. The commissioners were very supportive of the changing art crosswalks and the interpretive plaques on the Route 66 bridge, both to be done by local artists. For the latter, expressed desire for plaques that are more visually illustrative. The commissioners felt they didn't have enough information of the changing art by local artists in the bus shelters to express much of an opinion.

Fulfilling City of Flagstaff Community Development Division (CUP) Requirements for Public Involvement

The following summary reflects the overarching comments received from the public as part of its public involvement process in September of 2021.

Described below is the public involvement process Mountain Line conducted in September of 2021 to solicit community input on the Downtown Connection Center. Mountain Line's public involvement process included an online public input survey and three virtual public meetings and.

Online Public Input Survey – September 2021

The online public input survey was hosted on the Flagstaff Community Forum and made available on the DCC project webpage (mountainline.az.gov/dcc/). The survey remained open September 15, 2021 through September 22, 2021 and generated 84 responses.

- 67% of the survey respondents indicated they 'like' the design of the proposed DCC building.
- 78% of the survey respondents indicated they 'like' the design of the proposed civic space concept.

Virtual Public Meetings – September 2021

Mountain Line hosted three virtual public meetings (dates and time are listed below).

1 – 2 p.m., Wednesday, Sept. 15, 2021
6 – 7 p.m., Wednesday, Sept. 15, 2021
11 a.m. – 12 p.m., Thursday, Sept. 30, 2021

27 community members participated in the virtual public meetings. Mountain Line received a total of 35 comments from the public.

Comment Themes

Listed below are the overarching themes that originated from the public comments Mountain Line received through the online survey and three virtual public meetings held in September of 2021.

DCC Building Comment Themes

Comment Sentiment: Complimentary **Number of Comments:** 20 **Overarching Comment Themes:** • Support the modern look and feel of the design.
Comment Sentiment: Critical **Number of Comments:** 17 **Overarching Comment Themes:** • Design of building not in line with 'look and feel of Flagstaff.
Comment Sentiment: Neutral **Number of Comments:** 28 **Overarching Comment Themes:** • Ensure building is ADA accessible. • Likes design – needs a softer 'look and feel'. • Likes design – would like design to match local architecture. • Suggestions to address design concerns include using natural wood and stone materials to create a softer and warmer feel that embraces the 'look and feel' of Flagstaff.

DCC Civic Space Comment Themes

Comment Sentiment:
Complimentary

Number of Comments:
18

Overarching Comment Themes:

- Compliments that support of the civic space agree with the overall purpose for the space and the integration of public art.

Comment Sentiment:
Critical

Number of Comments:
16

Overarching Comment Themes:

- Concerned about loss of parking.
- Concerned about neighborhood safety due to potential unwanted loitering.
- Too much hardscape.
- Noise impacts from nearby trains to events and performances is also identified as a concern.

Comment Sentiment:
Neutral

Number of Comments:
31

Overarching Comment Themes:

- Ensure site is ADA accessible.
- Does not support parking garage at this site.
- Provide amenities (e.g., power, lighting, shade) to maximize opportunities to host events/performances.
- Include natural/native landscape.
- Include native American shapes and symbols throughout civic space.

Comment Response

Listed below is a summary of how the input received at the public meetings was utilized to update the design concept:

- Revised building materials to create a warmer look and feel
- Extended roofline to create larger covered area
- Accentuated wooden elements in roofline
- Refined ADA approach from Milton
- Evaluated universal design options for western approach to DCC building
- Expanded area for parking

Planning and Zoning Commission Meeting – December 2021

The Planning and Zoning Commission Meeting is scheduled for December 8, 2021 at 4 PM. The purpose of the meeting is CUP review and approval, including site master plan and building elevations.

AECOM
7720 N. 16th St, Suite 100
Phoenix, AZ 85020
aecom.com

Project name: Mountain Line DCC

To: City of Flagstaff Planning Department

From:
PREPARER: JENNIFER LOVE, PE, AECOM, (602) 648-2423

PROPERTY OWNER: BRYCE DOTY, CITY OF FLAGSTAFF, (928) 637-8384

DEVELOPER: KATE MORLEY, MOUNTAIN LINE, (928) 679-8903

Date: Oct 14, 2021

Memo

Subject: Mountain Line DCC Parking Demand Study

Background

On behalf of Mountain Line, AECOM has conducted this parking demand study for the proposed Downtown Connection Center (DCC) building that will be located north of Phoenix Avenue and east of Milton Road in Flagstaff, Arizona. The project is proposed to be implemented in phases, as defined below:

- **Phase 1:** the proposed DCC building, surrounding infrastructure and public spaces adjacent to the building, and is located on the westernmost parcel, APN 10043003B. It is anticipated the existing parking and transit operations would remain on parcel APN 10044005A.
- **Phase 2:** area pending construction and phasing of the RDF project through this site. Phase 2 can be considered in two steps, as described below:
    - **Phase 2a:** bus bays and civic space to be completed by Mountain Line
    - **Phase 2b:** additional surface parking on site constructed by the city,

The approximately 21,616 square foot building will house Mountain Line employees, provide a break room for bus operators, offer public space for transit patrons, provide meeting rooms and office space for other agencies. The purpose of this parking study is to provide justification for a reduction in required parking.

Proposed Conditions

The proposed two-story building is currently estimated to be approximately 21,616 sq feet gross floor area (GFA) and is proposed to be constructed in Phase 1. The main components of the building, their size and the anticipated number of full-time equivalent employees are shown in Table 1. The proposed site is currently planned to provide 5 off-street parking stalls in Phase 1, and retain existing parking on the eastern portion of the site. In Phase 2, new kiss and ride/loading/unloading zone on the north side of

Phoenix Avenue would be provided in Phase 2a and additional parking would be provided in Phase 2b. Phase 2a also accommodates tour buses in the kiss and ride area. See Appendix A for the proposed concept plan.

Mountain Line bus drivers will have access to the building and will use the space as a break room. Bus drivers will not generate a need for vehicle parking as employee parking for bus drivers will be provided at the Kaspar Drive Facility where they will continue to report for duty. The DCC site will not operate as a park-and-ride facility, so no transit patron parking will be provided. Park-and-rides typically are located outside a central area bringing people in, not vice versa. As the office space in the building is primarily Mountain Line staff, Mountain Line will employ travel demand strategies to reduce or eliminate staff parking needs. All building users are anticipated to arrive by bus, bike, walking, or kiss and ride.

If we analyze the DCC without the bus operations component, public space, and community space components, the space for office use is anticipated to be approximately 7,510 square feet. Parking requirements for this space is estimated in the subsequent sections.

Table 1. Anticipated Building Use

Use	Approximate Floor Area (sq ft)	Anticipated Employees (FTE)
Admin Space (Mountain Line Offices)	5,670	25
Flagstaff PD	300	1
MetroPlan and Human Services (Office Space)	1,540	3
Total	***7,510***	***29***

City Parking Requirements

According to the City of Flagstaff's Zoning Code (Table 10-50.80.040.A) a development with this square footage would be required to have 25 parking stalls, as shown in Table 2. A 10% reduction is assumed based on the building's proximity to permanent transit (10-50.80.060 A), a 5% reduction is assumed based on the building providing bicycle parking (10-50.80.060 F), and a 30% reduction for parking demand management (10-50.80.060 C).

Table 2. City Code Parking Requirements

Land Use	Code Required Parking	Detailed GSF*	Number of Required Spaces
Offices: General (Admin Space, Flagstaff PD, MetroPlan, Human Services)	1 per 300 GSF	7,510	25
Sub Total			***25***
Proximity to transit Reduction (10%)			-3
Bike Parking Reduction (5%)			-1
Sub Total			***21***
Employee TDM Program Reduction (30%)			-6
Total			***15***

Parking Demand

Parking demand was estimated using parking rates obtained from the most recent edition of Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5th Edition (2019). Several relevant land use codes include:

- General Office (710)
- Small Office (712)
- Single Tenant Office (715)

Parking demand estimates are provided based on square footage and the number of employees. Average rates for office land use in urban/suburban areas range between 2.4 and 3.1 parked vehicles per 1,000 square feet and between 0.78 and 1.33 parked vehicles per employee. Lower average rates are reported for office uses in more dense/multi-use locations as shared parking reduces parking demand. These reduced rates range from 1.63 to 2.43 parked cars per 1,000 square feet and between 0.58 and 0.75 parked cars per employee.

Based on these rates, the anticipated average peak parking demand for this use would be between **12 and 39 vehicles**. See Appendix B for ITE parking demand rates and calculations.

These estimates do not account for parking demand associated with any events in the community space. Supplying parking for occasional larger events is not recommended. Public transit use or the use of other public parking should be encouraged for these types of events.

Travel and Parking Demand Strategies

Pursuant to City of Flagstaff Zoning Code 10-50.80.060 C and D, required elements justifying the parking reduction are provided below:

Single User/Owner

Although the building will have multiple users, there will be one primary owner which provides long-term ability to control parking demand. The other tenants are government or quasi government entities with incentive to meet the needed parking restrictions. As a note, MetroPlan employees are "on-loan" from Mountain Line and subject to the Mountain Line all Mountain Line policies including parking management strategies.

Parking Management Strategies

As a transit agency, the primary occupant of the building, Mountain Line, is committed to promoting alternative forms of transportation for its employees. As such the following programs and infrastructure have been proposed to reduce the demand for off-street parking (see also "Employee and Visitor Transportation Demand Management Program for the New Mountain Line Downtown Connection Center" in Appendix C):

- Transit:
  - Transit Passes – Mountain Line will provide free transit passes to all employees and their immediate family as well as one non-family member of their choosing. Mountain Line also offers a guaranteed ride home program.

  - Proximity to Transit – The office is located directly adjacent to the DCC bus stops which will provide multiple transit options to employees (the current Mountain Line office space at the Kaspar Drive Facility is only served by two transit lines).
  - Park and Ride – The Kaspar facility will serve as an east side park and ride facility for employees providing direct connection to the DCC every 20 minutes via Route 2. Staff may count time commuting between facilities as paid time. Mountain Line will also establish a west side park and ride.
- Bike Amenities:
  - Bike Parking – Bike parking will be provided on-site.
  - Bike Reimbursement – Bike reimbursement program for employees committed to commuting at least 50% by bike.
  - Shared Bikes – Mountain Line will provide bikes/e-bikes/scooters on site for check-out for midday trips and for commuting.
- Bike/Pedestrian Infrastructure – The proposed building is located near multiple bicycle and pedestrian facilities, including sidewalks and a well-connected grid network, a railroad crossing and signalized crossing of US 66 to downtown Flagstaff. Additionally, there are several planned bicycle and pedestrian facilities, including a proposed signalized crossing at Milton Road to connect to La Plaza Vieja, connectivity to the Flagstaff Urban Trails System (FUTS), and bike lanes on Beaver Street and Butler Avenue.
- Teleworking/Flexible Schedules – Teleworking is available for staff.

Long-term Outlook

The building is located next to a proposed permanent bus facility. Changing the building's future use to anything other than the DCC facility would likely require the removal of the bus bays, therefore freeing up space for parking. Therefore, risk of long-term changes to land use and parking demand are minimal.

Additionally, approximately 106 future parking spaces as part of Phase 2b will be built by the City of Flagstaff to the north of the bus plaza area, and the existing 24 car parking lot along Beaver will remain. The new parking area to the north of the bus plaza will be built by the City and managed by ParkFLG. Although none of the spaces will be designated for DCC building users, the users will pay to utilize this parking area when accessing the building.

Key Findings

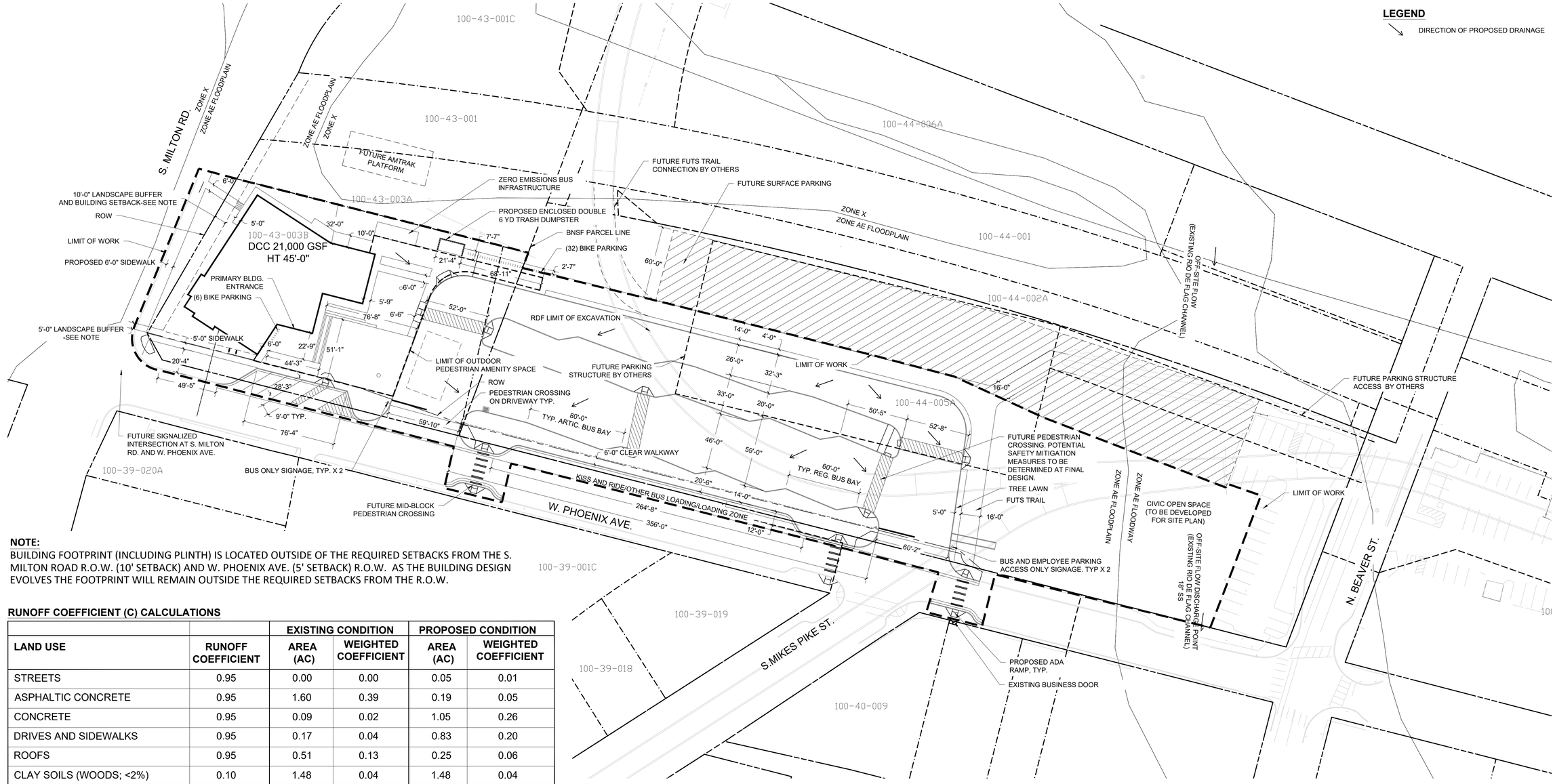
The following key findings are made regarding parking for the proposed project:

- The proposed 21,616 square foot building will provide 5 off-street parking stalls.
- City code requires 25 parking stalls. However, with allowable reductions per city code are permitted, 15 are required.
- A significant parking reduction is requested based on parking management strategies—particularly the fact that the primary user is Mountain Line which can provide travel demand management strategies to its employees.
- A future parking lot, estimated at 106 parking spaces, will be built by the City of Flagstaff and managed by ParkFLG and DCC building users will have to pay to park in this lot.

Requested Action

Mountain Line acknowledges the City codes identifies a need for 15 parking spaces, though that reduction is subject to the approval of City Council. However, Mountain Line would like to propose that any requirement for dedicated parking for Mountain Line be waived entirely to serve a higher public interest in maximizing public parking. Mountain Line proposes making all space available for parking public and under the purview of ParkFlag. Mountain Line would require employees to pay ParkFlag to park onsite. Using rough costs, if a parking space costs $4,000 to build and employee parks in a space 2000 hours a year, Mountain Line would essentially be reimbursing ParkFLag for those spaces in a 2 year timeframe. In addition, ParkFlag would be generating additional revenue off those spaces in evenings, on weekend and beyond the first two years. Mountain Line believes this this scenario serves the highest community good by prioritizing all available space for public parking over dedicated Mountain Line parking.

APPENDIX A: Site Plan



NOTE:
BUILDING FOOTPRINT (INCLUDING PLINTH) IS LOCATED OUTSIDE OF THE REQUIRED SETBACKS FROM THE S. MILTON ROAD R.O.W. (10' SETBACK) AND W. PHOENIX AVE. (5' SETBACK) R.O.W. AS THE BUILDING DESIGN EVOLVES THE FOOTPRINT WILL REMAIN OUTSIDE THE REQUIRED SETBACKS FROM THE R.O.W.

RUNOFF COEFFICIENT (C) CALCULATIONS

		EXISTING CONDITION		PROPOSED CONDITION	
LAND USE	**RUNOFF COEFFICIENT**	**AREA (AC)**	**WEIGHTED COEFFICIENT**	**AREA (AC)**	**WEIGHTED COEFFICIENT**
STREETS	0.95	0.00	0.00	0.05	0.01
ASPHALTIC CONCRETE	0.95	1.60	0.39	0.19	0.05
CONCRETE	0.95	0.09	0.02	1.05	0.26
DRIVES AND SIDEWALKS	0.95	0.17	0.04	0.83	0.20
ROOFS	0.95	0.51	0.13	0.25	0.06
CLAY SOILS (WOODS; <2%)	0.10	1.48	0.04	1.48	0.04
	TOTALS	3.85	**0.62**	3.85	**0.62**

FAR CALCULATIONS

APN10043003B PARCEL SIZE	BUILDING GFA	FAR
39,639.6 SF	21,616 SF	0.545 (21,616 GFA / 39639.6 BUILDABLE AREA)
SITE SIZE	BUILDING GFA	FAR
174,000 SF	21,616 SF	0.124 (21,616 GFA / 174,000 BUILDABLE AREA)

CODE SECTION 10-50.80.050 BICYCLE PARKING	SPACES REQUIRED	SPACES PROVIDED
TWO BICYCLE PARKING SPACES, OR FIVE PERCENT OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER.	4 (BASED ON 21,000 GFA BUILDING SIZE)	38

40 20 0 40
GRAPHIC SCALE : FEET

N

OUTDOOR AMENITY SPACE CALCULATION

DEVELOPMENT SITE AREA	REQUIRED OUTDOOR PEDESTRIAN AMENITY SPACE (5%)	PROVIDED OUTDOOR PEDESTRIAN AMENITY SPACE
174,000 SF	8,700 SF	10,767.0 SF

SITE PLAN

REV	DATE	DESCRIPTION

Submittal: **CONCEPT PLAN**

Seal: **PRELIMINARY NOT FOR CONSTRUCTION**

Consultant: AECOM
7720 North 16th Street
Suite 100
Phoenix, AZ 85020
Phone: (602) 371-1100

Submitted By: _____

Client: Northern Arizona Intergovernmental NAIPTA Public Transportation Authority; MOUNTAIN LINE

Approved By: _____

Designed By:
Drawn By:
Checked By:
Approved By:

NAIPTA DOWNTOWN CONNECTION CENTER

216 W. PHOENIX AVENUE, FLAGSTAFF, AZ 86001
ASSESSOR'S PARCEL NUMBER (APN): 1004405A, 10043003B, 10043001D

PROPERTY OWNER: BRYCE DOTY, CITY OF FLAGSTAFF, (928) 637-8384
DEVELOPER: KATE MORLEY, MOUNTAIN LINE, (928) 679-8903
PREPARER: JENNIFER LOVE, AECOM, (602) 648-2423

@ 24X36
CADD Filename: 60595394_DCC_Concept_Plan.dwg
Submittal Date: 10/13/2021
Contract No.: TBD
Sheet No.: 6

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Biesiada, Kenneth
13-Oct-2021 14:17

APPENDIX B: Parking Demand Calculations

		Rates				Proposed Site		Parking Generation			
		General Suburban		Dense Multi-use Urban				General Suburban		Dense Multi-use Urban	
Use	ITE LU Code	Sq Ft	Employees	Sq Ft	Employees	Sq Ft	Employees	Sq Ft	Employees	Sq Ft	Employees
General Office	710	2.39	0.84	1.63	0.58	12,607	29	30	24	21	17
Small Office	712	2.56	1.33	--	--	12,607	29	32	39	--	--
Single Tenant	715	3.1	0.78	2.43	0.75	12,607	29	39	23	31	22

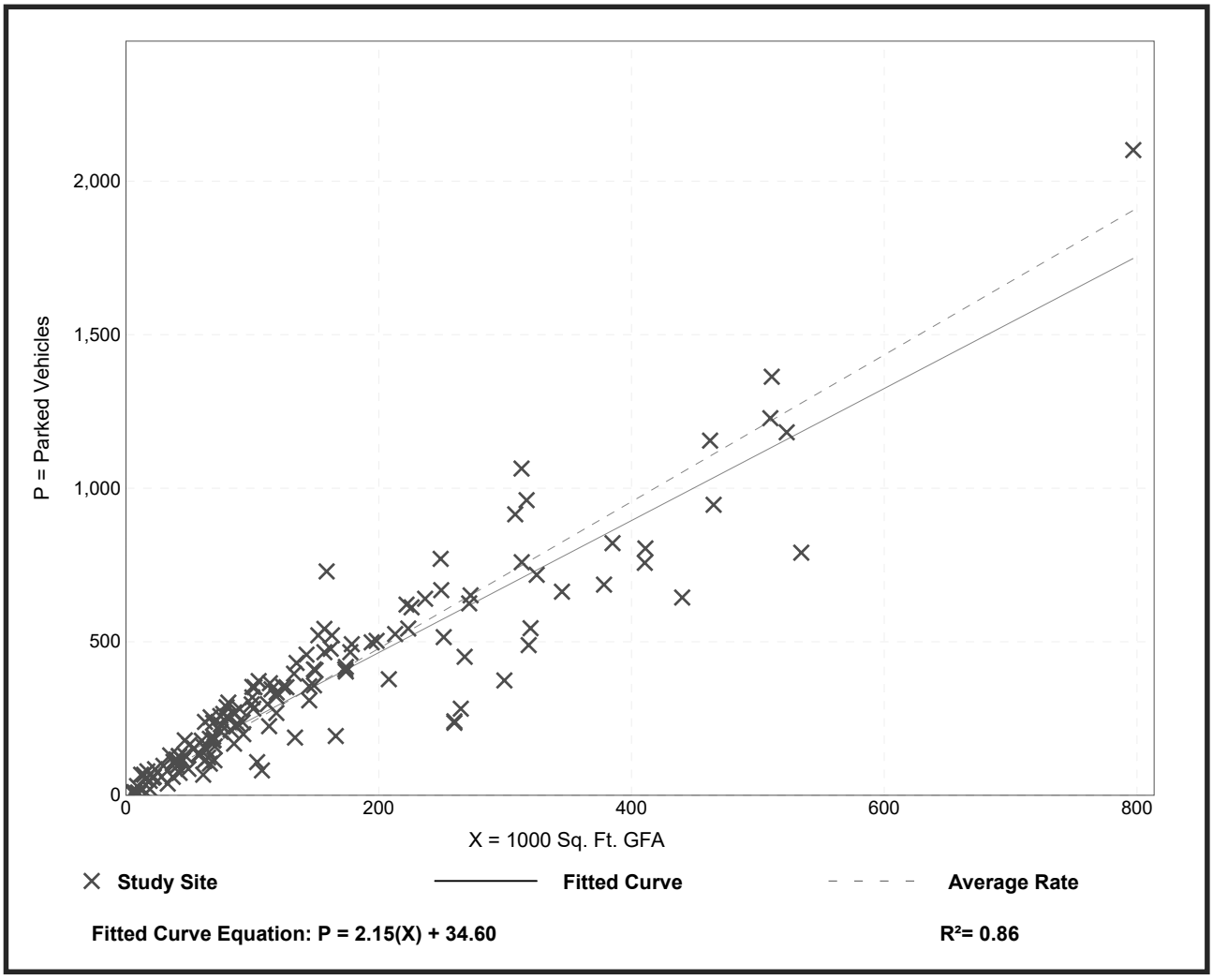
General Office Building
(710)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **9:00 a.m. - 3:00 p.m.**
Number of Studies: 148
Avg. 1000 Sq. Ft. GFA: 145

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.39	0.50 - 5.58	2.30 / 3.30	2.28 - 2.50	0.69 (29%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

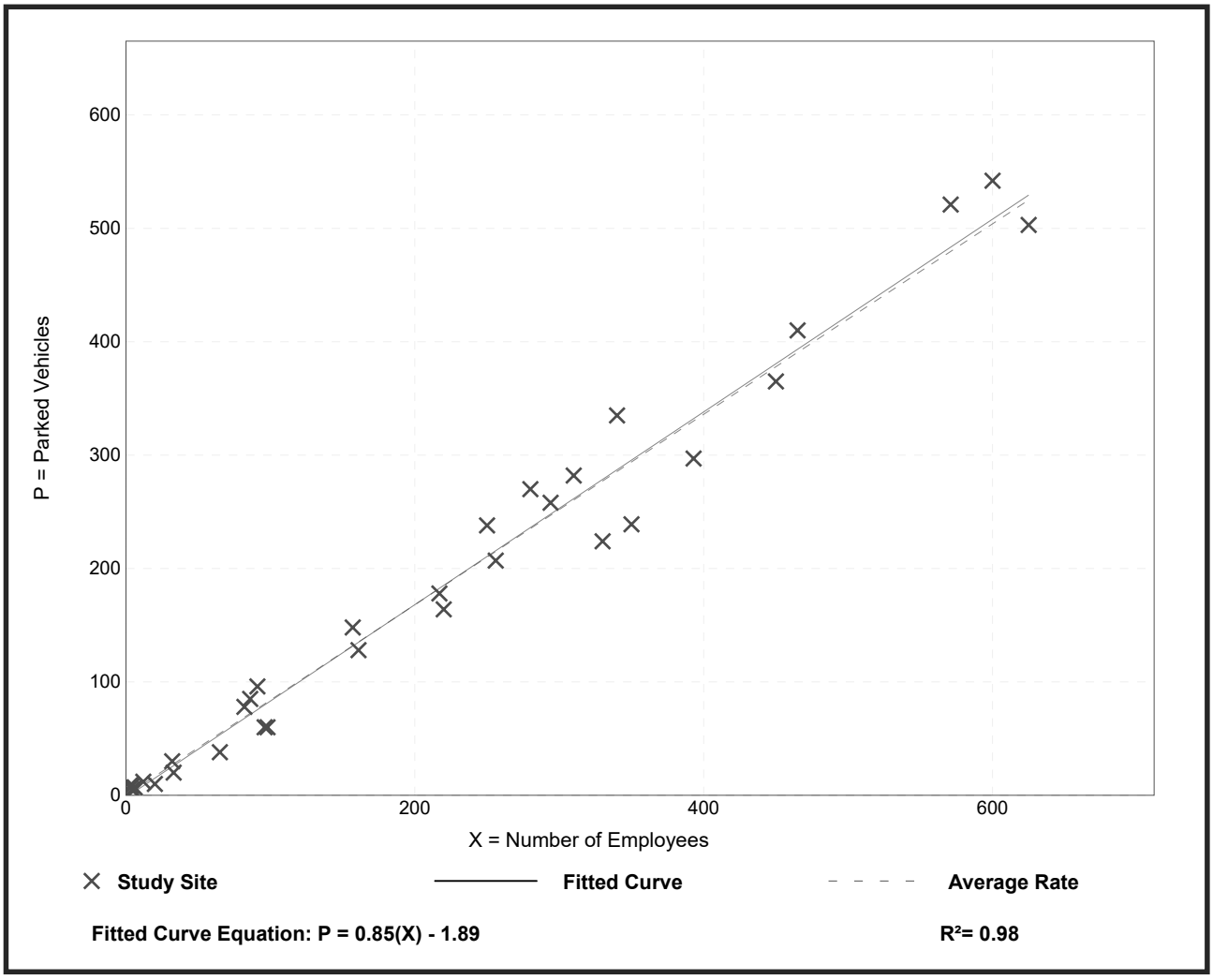
General Office Building
(710)

Peak Period Parking Demand vs: **Employees**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **9:00 a.m. - 3:00 p.m.**
Number of Studies: 33
Avg. Num. of Employees: 209

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.84	0.50 - 3.00	0.80 / 1.05	0.80 - 0.88	0.12 (14%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

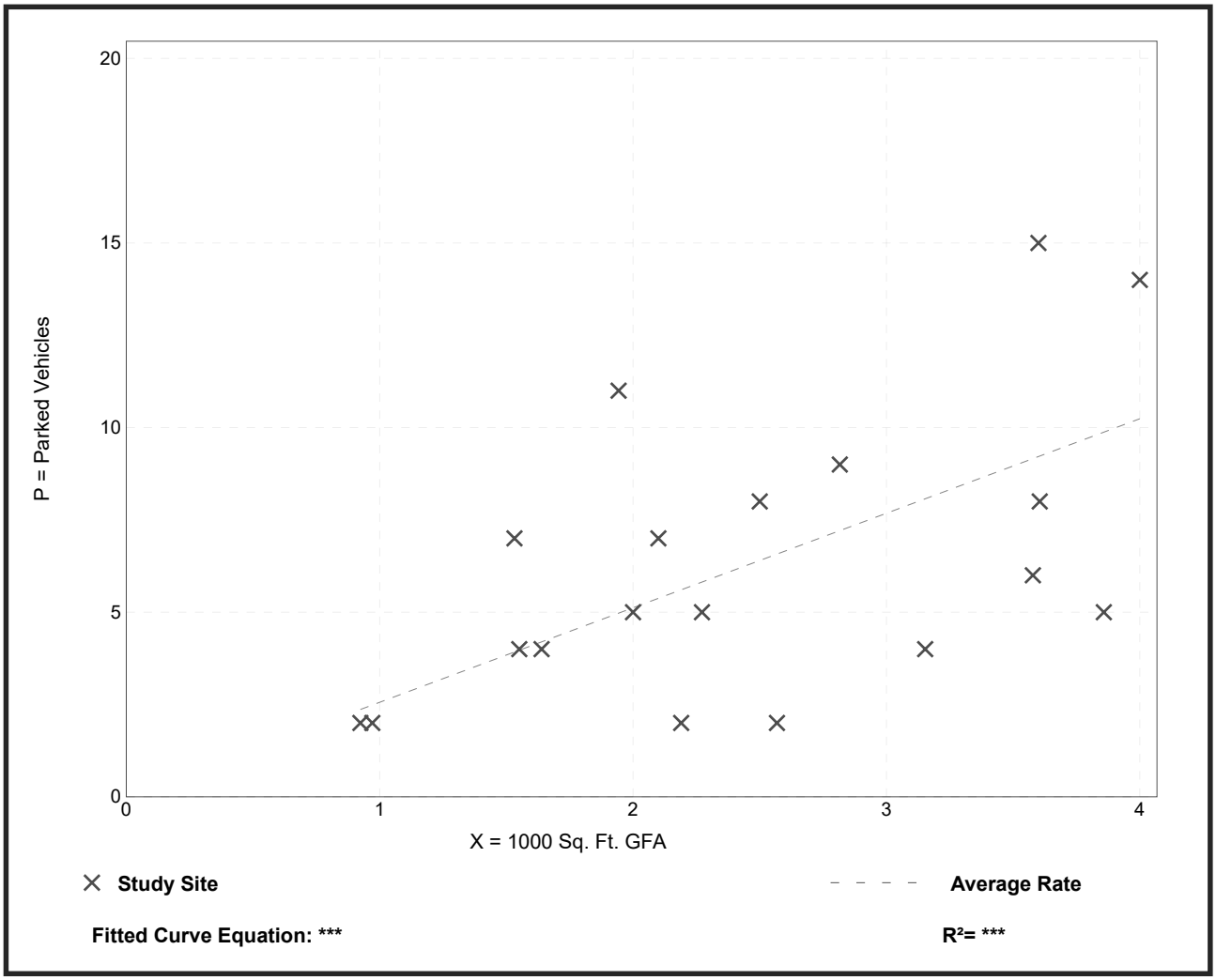
Small Office Building
(712)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **10:00 a.m. - 5:00 p.m.**
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 2.4

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.56	0.78 - 5.66	2.12 / 4.17	***	1.26 (49%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

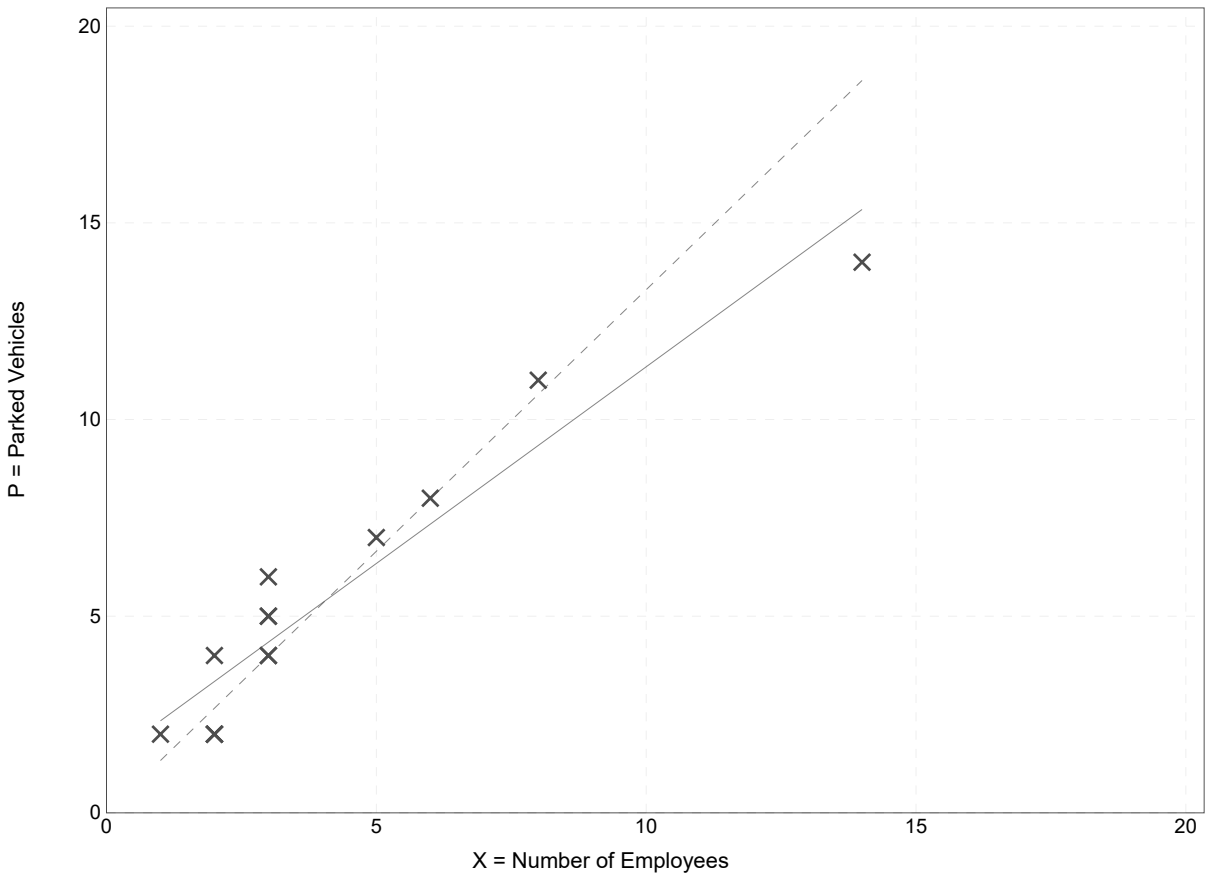
Small Office Building
(712)

Peak Period Parking Demand vs: **Employees**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **10:00 a.m. - 5:00 p.m.**
Number of Studies: 14
Avg. Num. of Employees: 4.0

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.33	1.00 - 2.00	1.32 / 2.00	***	0.33 (25%)

Data Plot and Equation



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

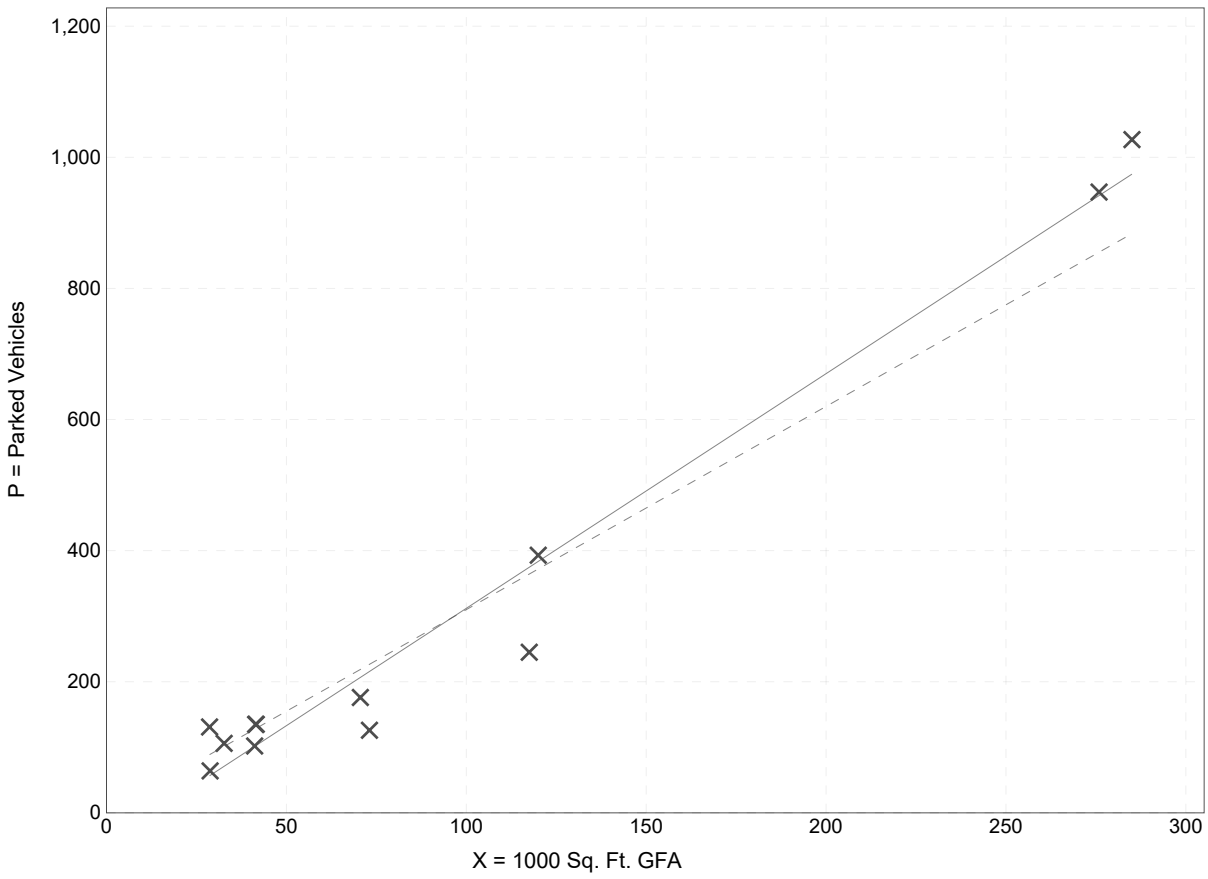
Single Tenant Office Building
(715)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **10:00 a.m. - 4:00 p.m.**
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 96

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.10	1.72 - 4.57	2.48 / 3.65	***	0.68 (22%)

Data Plot and Equation



Fitted Curve Equation: P = 3.58(X) - 46.03 **R^2= 0.97**

Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

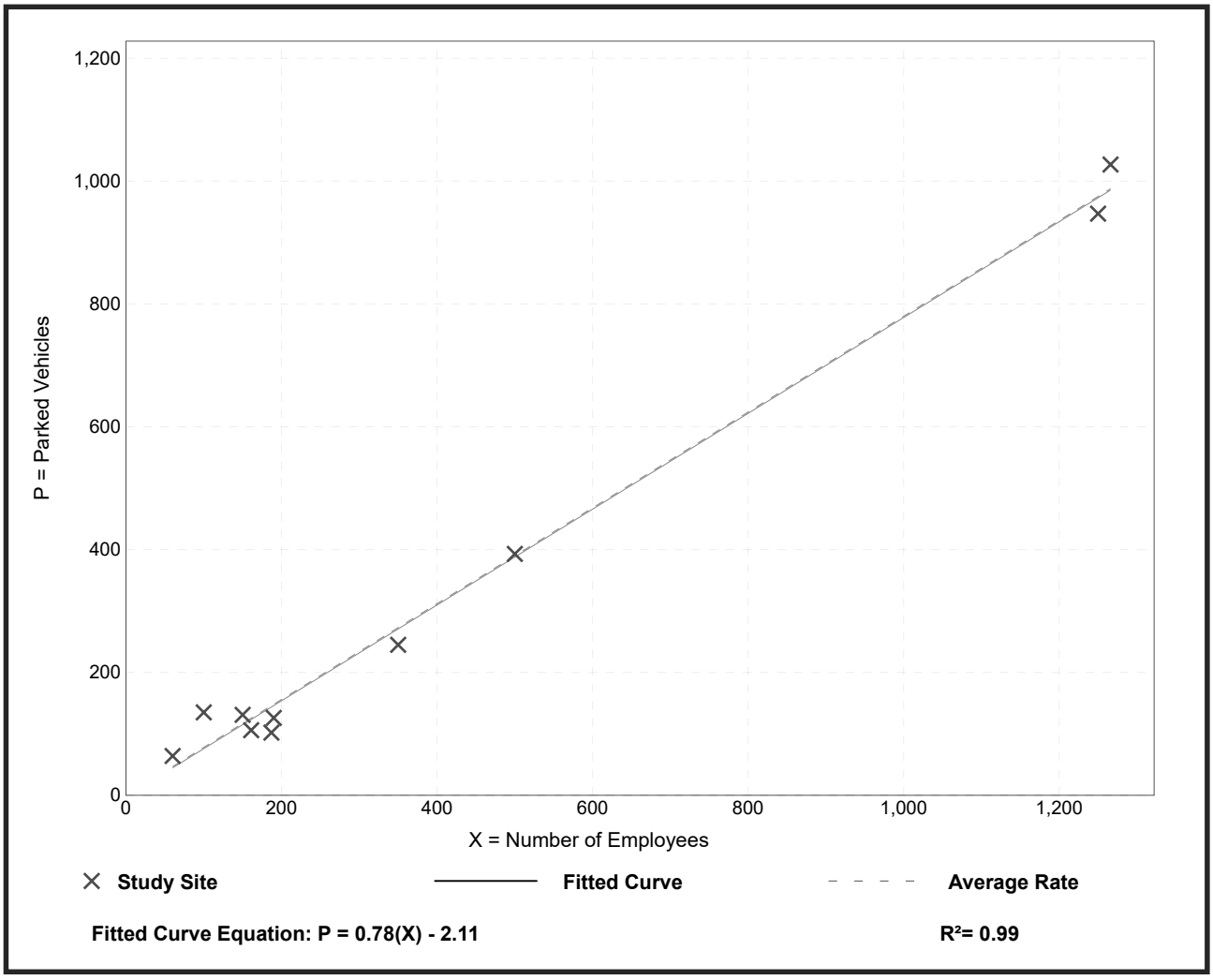
Single Tenant Office Building
(715)

Peak Period Parking Demand vs: **Employees**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **10:00 a.m. - 4:00 p.m.**
Number of Studies: 10
Avg. Num. of Employees: 421

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.78	0.55 - 1.35	0.69 / 1.17	***	0.12 (15%)

Data Plot and Equation



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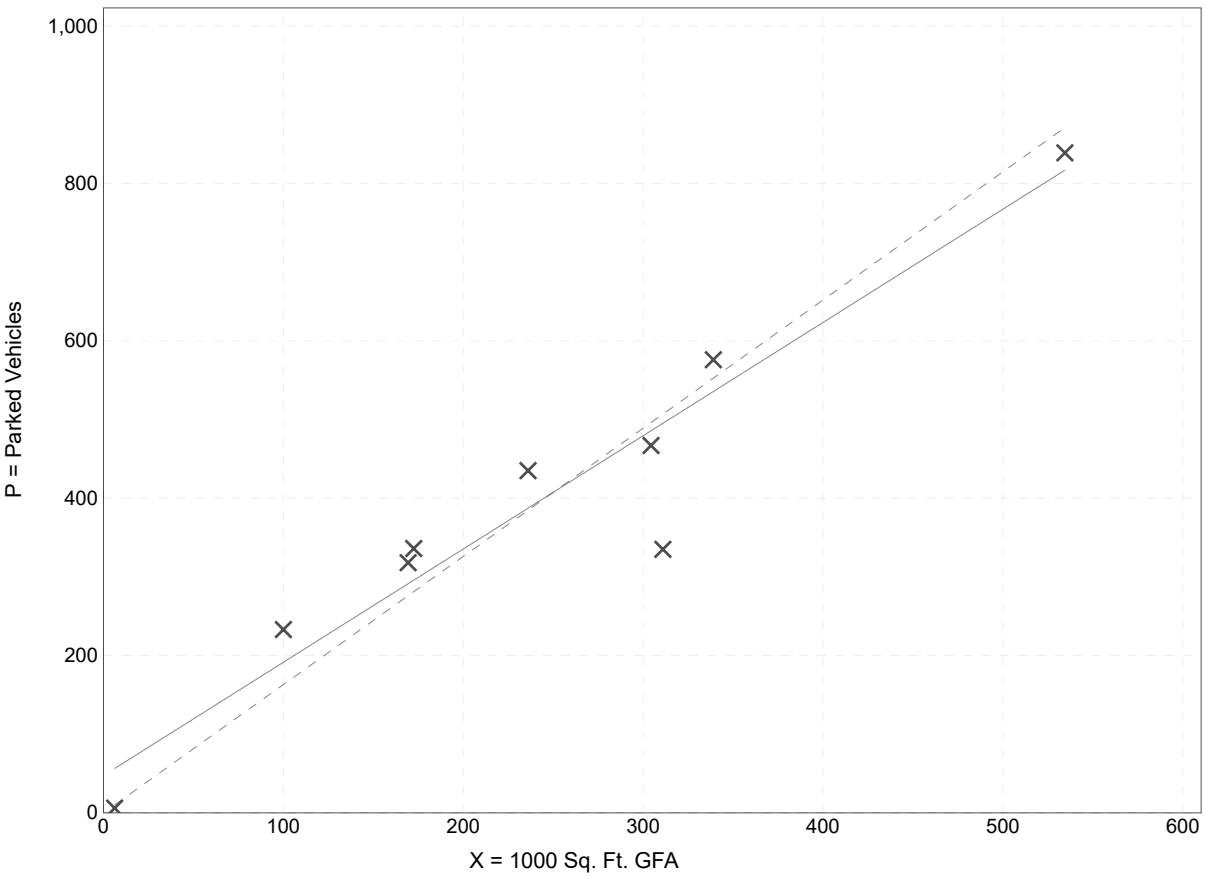
General Office Building
(710)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **Dense Multi-Use Urban**
Peak Period of Parking Demand: **9:00 a.m. - 4:00 p.m.**
Number of Studies: 9
Avg. 1000 Sq. Ft. GFA: 241

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.63	0.97 - 2.33	1.55 / 2.14	***	0.32 (20%)

Data Plot and Equation



Fitted Curve Equation: P = 1.44(X) + 47.42 **R^2= 0.91**

Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

General Office Building
(710)

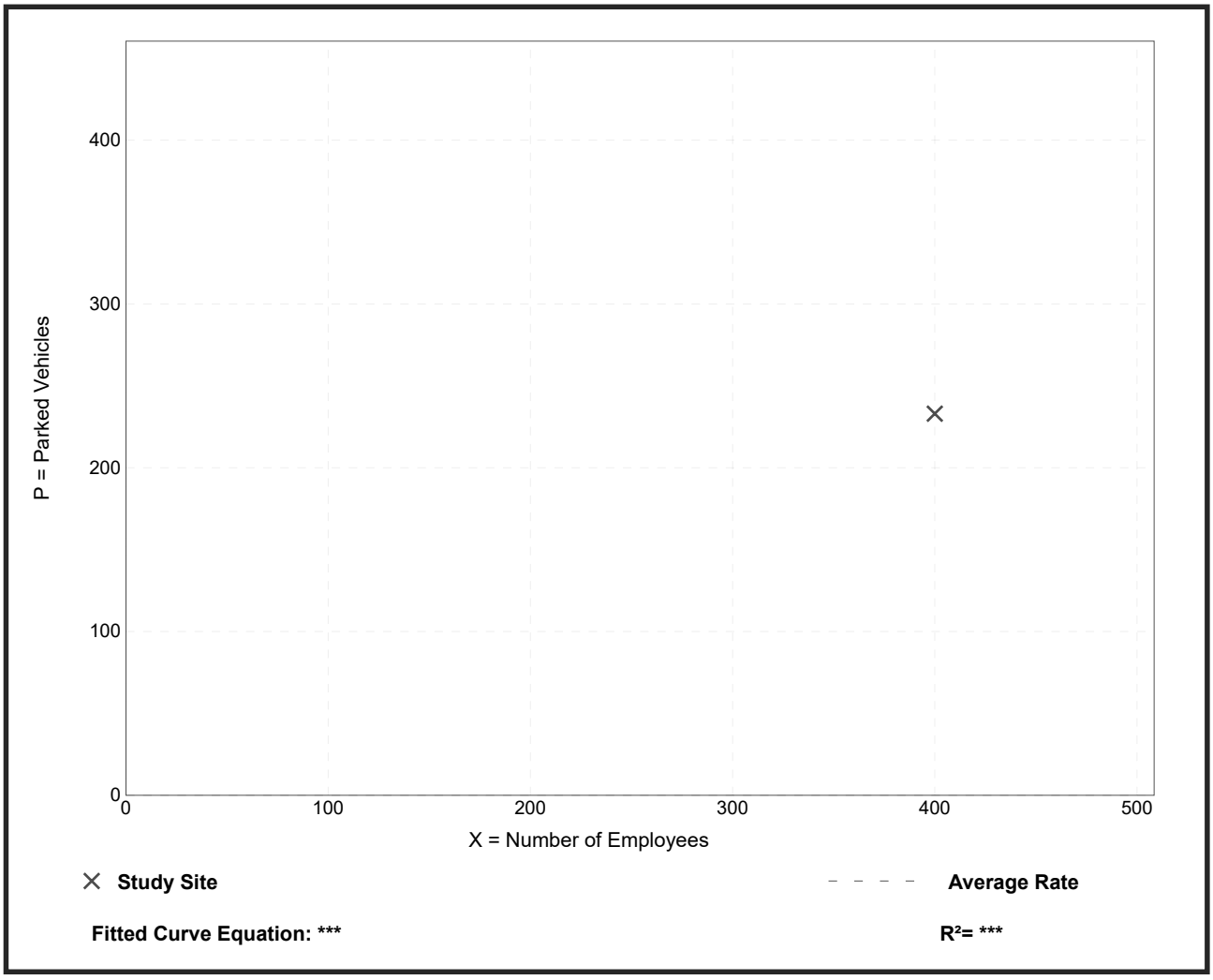
Peak Period Parking Demand vs: **Employees**
On a: **Weekday (Monday - Friday)**
Setting/Location: **Dense Multi-Use Urban**
Peak Period of Parking Demand: **9:00 a.m. - 4:00 p.m.**
Number of Studies: 1
Avg. Num. of Employees: 400

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.58	0.58 - 0.58	*** / ***	***	***

Data Plot and Equation

Caution – Small Sample Size



Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

Single Tenant Office Building
(715)

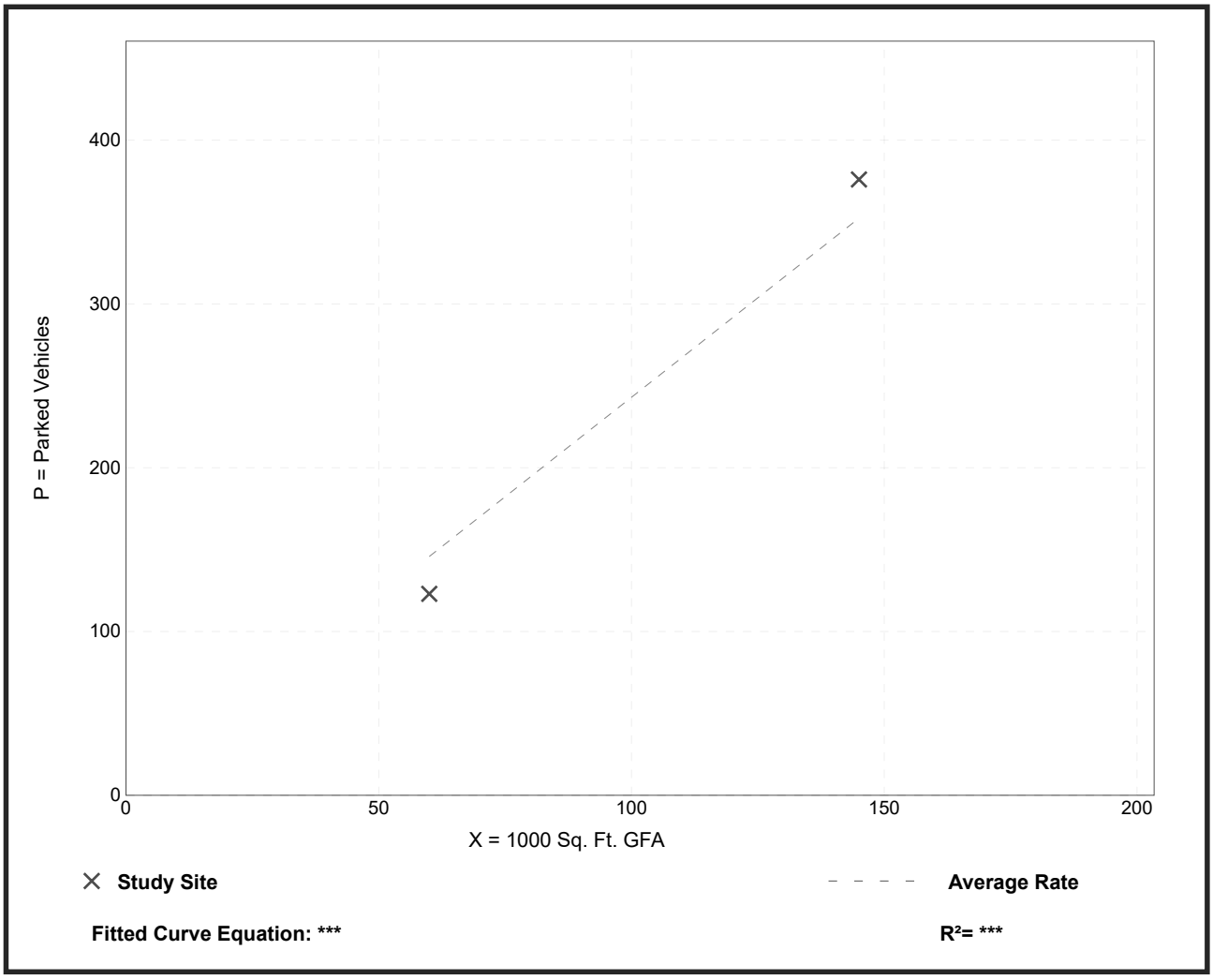
Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **Dense Multi-Use Urban**
Peak Period of Parking Demand: **10:00 a.m. - 4:00 p.m.**
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 103

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.43	2.05 - 2.59	*** / ***	***	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

Single Tenant Office Building
(715)

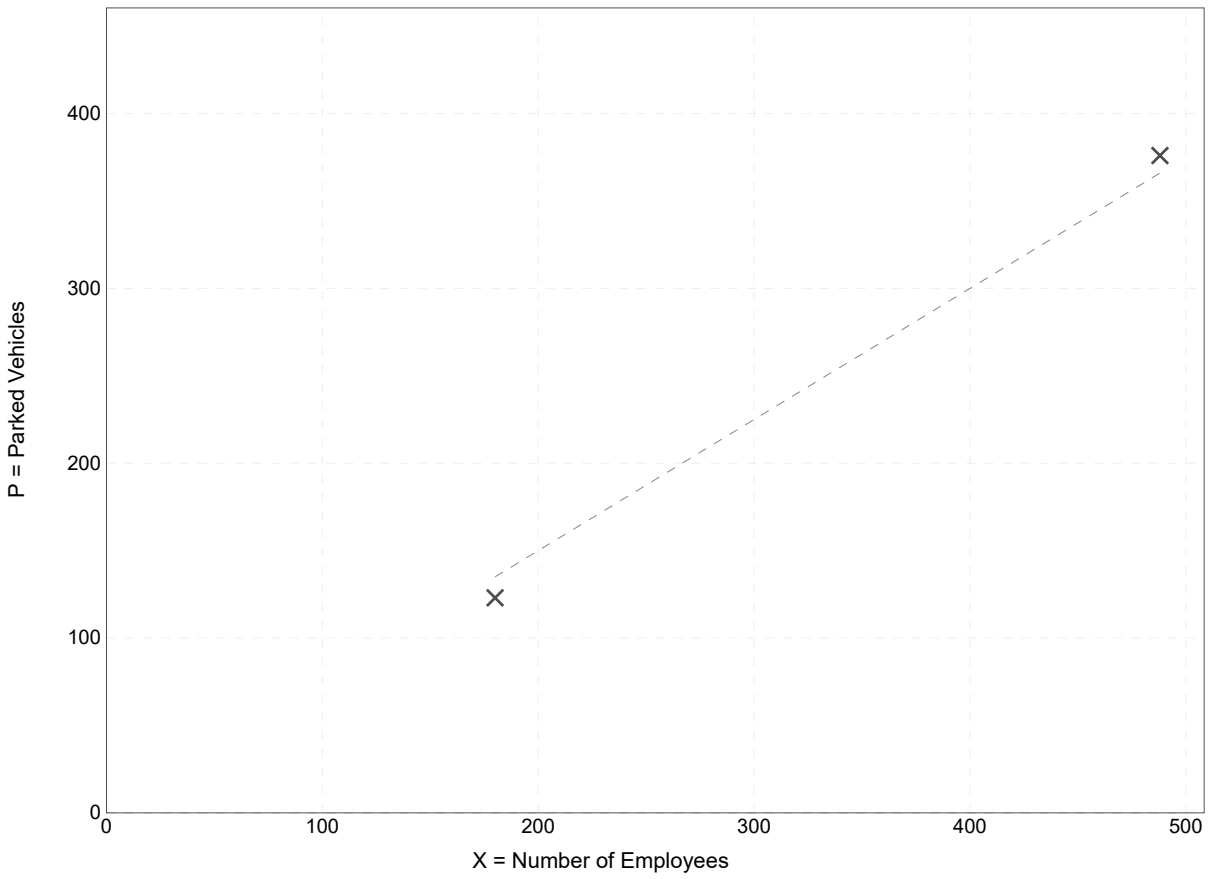
Peak Period Parking Demand vs: **Employees**
On a: **Weekday (Monday - Friday)**
Setting/Location: **Dense Multi-Use Urban**
Peak Period of Parking Demand: **10:00 a.m. - 4:00 p.m.**
Number of Studies: 2
Avg. Num. of Employees: 334

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.75	0.68 - 0.77	*** / ***	***	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

Parking Generation Manual, 5th Edition ● Institute of Transportation Engineers

APPENDIX C: Mountain Line TDM Policy

Northern Arizona Intergovernmental Public Transportation Authority
3773 N. Kaspar Drive · Flagstaff, AZ 86004 · 928-679-8900 · FAX 928-779-6868 · www.mountainline.az.gov

Employee and Visitor Transportation Demand Management Program for the New

Mountain Line Downtown Connection Center

Transportation Demand Management (TDM) is an important component of Mountain Line's work. Mountain Line employs one of the first TDM certified professionals in the country and is a member of the Association for Commuter Transportation, which is the foremost TDM professional organization in the country. Mountain Line has also developed multiple plans to enhance TDM within the city including the US 180 Plan, the On Demand Plan, Transit Guidelines and the 5-Year Plan. With that, Mountain Line is committed to be a model employer TDM program as we move forward with the DCC. Key components of the TDM program will include:

Bus passes:

- Every Mountain Line employee is automatically issued a free bus pass embedded in their employee ID. No opt in or extra steps needed.
- All employees are given free annual buses passes for family and an additional community member pass, further reducing driving to site by personal visitors.
- Mountain Line also offers a guaranteed ride home program.

Park and Ride

- Mountain Line will identify park and ride locations that can be used by employees traveling to the new DCC location – the existing Kaspar facility on the east side and is working on a to be determined location the west side.
- The Kaspar location will act as a park and ride for employees working at DCC. Route 2 runs every 20 minutes directly from this site to DCC. Employees will be allowed to clock in for travel time.

Biking Programs:

- Mountain Line will keep a fleet of mobility devices including bikes, e-bikes and scooters, at the DCC for staff, free of charge for mid-day trips. Mobility devices may be checked out to take home at night for commuting to and from work as well in a bike library format.
- Mountain Line will incentivize commuting by bike offer a bike reimbursement program to employees who commute by bike for 50% or more of their commuting trips each year.

Teleworking and Flexible Schedules:

Mountain Line has both teleworking and flextime policies available to staff whose job is conducive to alternative work schedules and environments. Teleworking days are unlimited but



eligible employees commit to regular schedules. Mountain Line spreads telework days out evenly amongst to ensure teleworking is evenly spread throughout the week. Flex schedules allow for reduction of required staff in the office and promote shared work spaces.

Education

Mountain Line offers regular travel training programs, showing people how to commute on alternatives modes with one on one trainer who travels their route with them and offers continuing lunch and learn programs to help people reduce trips to the worksite.

Updated 6/15/2021





Call at least two full working days before you begin excavation.

Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

BUILDING PERSPECTIVE EAST

10/29/2021 3:22:56 PM

REV	DATE	DESCRIPTION

Submittal: CONDITIONAL USE PERMIT

Seal: PRELIMINARY NOT FOR CONSTRUCTION

Consultant:
AECOM
7720 North 16th Street
Suite 100
Phoenix, AZ 85020
Phone: (602) 371-1100

Submitted By: _____

Client: Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA) — MOUNTAIN LINE

Approved By: _____

Designed By:	PA
Drawn By:	PA
Checked By:	NM, AH, TM
Approved By:	NM, AH

60595394 - NAIPTA DOWNTOWN CONNECTION CENTER

NAIPTA MOUNTAIN LINE
DOWNTOWN CONNECTION CENTER (DCC) - PHASE ONE
216 W. PHOENIX AVENUE, FLAGSTAFF, AZ 86001
ASSESSOR'S PARCEL NUMBER (APN): 100-44-005A, 100-43-003B, 100-43-001D
PROPERTY OWNER: BRYCE DOTY, CITY OF FLAGSTAFF, (928) 637-8364
DEVELOPER: KATE MORLEY, MOUNTAIN LINE, (928) 679-8903
3773 N. KASPER DRIVE, FLAGSTAFF, AZ 86004
PREPARER: JENNIFER LOVE, AECOM, (602) 648-2423C

@ 24X36

Title: Perspective View

Submittal Date: 11/5/21

Contract No.: TBD

Sheet No.: 6



Call at least two full working days before you begin excavation.

Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
in Maricopa County: (602) 263-1100

BUILDING PERSPECTIVE WEST

10/29/2021 3:47:44 PM

REV	DATE	DESCRIPTION

Submittal:

CONDITIONAL USE PERMIT

Seal:

PRELIMINARY
NOT FOR CONSTRUCTION

Consultant:

AECOM
7720 North 16th Street
Suite 100
Phoenix, AZ 85020
Phone: (602) 371-1100

Submitted By: _____

Client:

Northern Arizona Intergovernmental NAIPTA Public Transportation Authority

MOUNTAIN LINE

Approved By: _____

Designed By: PA

Drawn By: PA

Checked By: NM, AH, TM

Approved By: Approver

60595394 - NAIPTA DOWNTOWN CONNECTION CENTER

NAIPTA MOUNTAIN LINE
DOWNTOWN CONNECTION CENTER (DCC) - PHASE ONE
216 W. PHOENIX AVENUE, FLAGSTAFF, AZ 86001
ASSESSOR'S PARCEL NUMBER (APN): 100-40-05A, 100-40-003B, 100-40-001D
PROPERTY OWNER: BRYCE DOTY, CITY OF FLAGSTAFF, (928) 637-5384
DEVELOPER: KATE MORLEY, MOUNTAIN LINE, (928) 679-8903
3773 N. KASPER DRIVE, FLAGSTAFF, AZ 86004
PREPARER: JENNIFER LOVE, AECOM, (602) 648-2423C

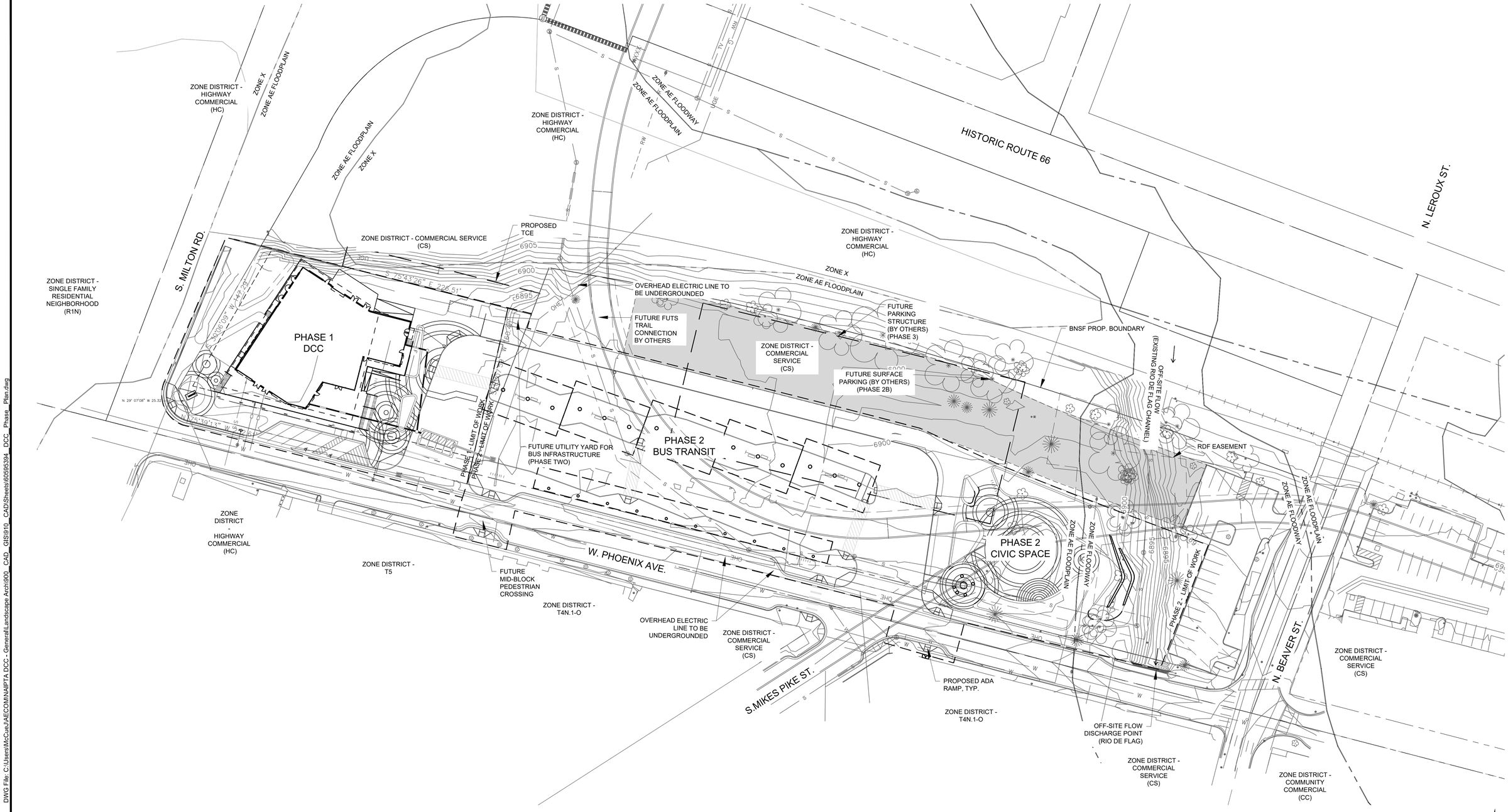
@ 24X36

Title: Perspective View

Submittal Date: **11/05/21**

Contract No.: TBD

Sheet No.: 7



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McCue, Jodi
15:11
28-Oct-2021

SITE PLAN
PHASING PLAN

REV	DATE	DESCRIPTION

Submittal: CONDITIONAL USE PERMIT

Seal: **PRELIMINARY** NOT FOR CONSTRUCTION

Consultant: AECOM
7720 North 16th Street
Suite 100
Phoenix, AZ 85020
Phone: (602) 371-1100

Submitted By: _____

Client: Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA) / MOUNTAIN LINE

Approved By: _____

Designed By: JM
Drawn By: KB/JM
Checked By: CL
Approved By:

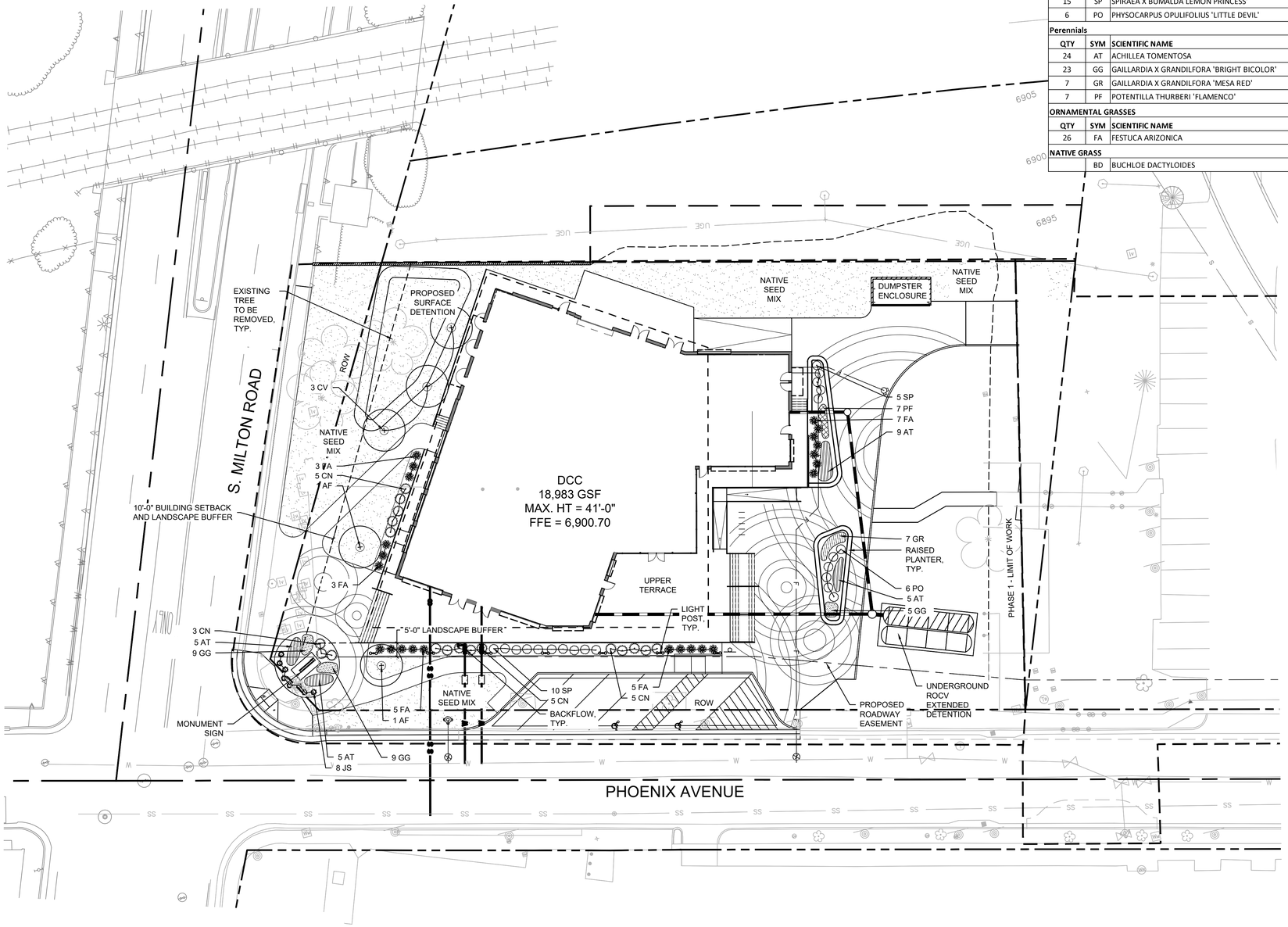
NAIPTA MOUNTAIN LINE
DOWNTOWN CONNECTION CENTER (DCC) - PHASE ONE

216 W. PHOENIX AVENUE, FLAGSTAFF, AZ 86001
ASSESSOR'S PARCEL NUMBER (APN) 1004405A, 10043003B, 10043001D

PROPERTY OWNER: BRYCE DOTY, CITY OF FLAGSTAFF, (928) 637-8384
DEVELOPER: KATE MORLEY, MOUNTAIN LINE, (928) 679-8903
3773 N. KASPER DRIVE, FLAGSTAFF, AZ 86004
PREPARER: JENNIFER LOVE, AECOM, (602) 648-2423

@ 24X36
CADD Filename: 60595394_DCC_Phase_Plan.dwg
Submittal Date: 11/05/21
Contract No.: 60595394
Sheet No.: 4

PHASE ONE - DCC PLANTING SCHEDULE							
Trees							
QTY	**SYM**	**SCIENTIFIC NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	**COMMENTS**	**NATIVE**
2	AF	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2" CAL.	B&B	SPACING AS PER PLAN	NATURALIZED
Ornamental Trees							
QTY	**SYM**	**SCIENTIFIC NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	**COMMENTS**	
3	CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL.	B&B	SPACING AS PER PLAN	NATURALIZED
Shrubs							
QTY	**SYM**	**SCIENTIFIC NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	**COMMENTS**	
13	CN	CHRYSOTHAMNUS NAUSEOSUS VAR. NAUSEOUSUS	DWARF BLUE RABBITBUSH			SPACING AS PER PLAN	NATIVE
8	JS	JUNIPERUS SQUAMATUS 'BLUE STAR'	BLUE STAR JUNIPER	18"	CONT.	SPACING AS PER PLAN	NATURALIZED
15	SP	SPIRAEA X BUMALDA LEMON PRINCESS'	LEMON PRINCESS SPIRAEA	18"	CONT.	SPACING AS PER PLAN	NATURALIZED
6	PO	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	18"	CONT.	SPACING AS PER PLAN	NATIVE
Perennials							
QTY	**SYM**	**SCIENTIFIC NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	**COMMENTS**	
24	AT	ACHILLEA TOMENTOSA	WOOLY YARROW	NO. 1	CONT.	24 IN. SPACING; CLUMP	NATIVE
23	GG	GAILLARDIA X GRANDILFORA 'BRIGHT BICOLOR'	BRIGHT BICOLOR BLANKET FLOWER	NO. 1	CONT.	12 IN. SPACING; CLUMP	NATIVE
7	GR	GAILLARDIA X GRANDILFORA 'MESA RED'	MESA RED BLANKET FLOWER	NO. 1	CONT.	24 IN. SPACING; CLUMP	NATIVE
7	PF	POTENTILLA THURBERI 'FLAMENCO'	FLAMENCO CINQUFOIL	NO. 1	CONT.	24 IN. SPACING; CLUMP	NATIVE
ORNAMENTAL GRASSES							
QTY	**SYM**	**SCIENTIFIC NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	**COMMENTS**	
26	FA	FESTUCA ARIZONICA	ARIZONA FESCUE	NO. 1	CONT.	SPACING AS PER PLAN	NATIVE
NATIVE GRASS							
	BD	BUCHLOE DACTYLOIDES	BUFFALO GRASS	SOD			NATIVE



Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
in Maricopa County: (602) 263-1100

20' 10' 0' 20'
1"=20'-0"

LANDSCAPE PLAN - PHASE 1

REV	DATE	DESCRIPTION

Submittal: CONDITIONAL USE PERMIT

Seal: PRELIMINARY NOT FOR CONSTRUCTION

Consultant: AECOM
7720 North 16th Street
Suite 100
Phoenix, AZ 85020
Phone: (602) 371-1100

Submitted By: _____

Client: Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA) — MOUNTAIN LINE

Approved By: _____

Designed By: JM
Drawn By: JM
Checked By: CL
Approved By:

NAIPTA MOUNTAIN LINE
DOWNTOWN CONNECTION CENTER (DCC) - PHASE ONE
216 W. PHOENIX AVENUE, FLAGSTAFF, AZ 86001
ASSESSOR'S PARCEL NUMBER (APN) 1004405A, 1004300 3B, 1004300 1D

PROPERTY OWNER: BRYCE DOTY, CITY OF FLAGSTAFF, (928) 637-8384
DEVELOPER: KATE MORLEY, MOUNTAIN LINE, (928) 679-8903
3773 N. KASPER DRIVE, FLAGSTAFF, AZ 86004
PREPARER: JENNIFER LOVE, AECOM, (602) 648-2423

@ 24X36
CADD Filename: 60595394_DCC_Landscape_Plan.dwg
Submittal Date: 11/05/21
Contract No.: 60595394
Sheet No.: 5

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Planning & Zoning Commission **5. B.**

Meeting Date: 12/08/2021

From: Genevieve Pearthree, Senior Planner

Information

TITLE:

Flagstaff Rehab Campus Annexation PZ-20-00164-03: A request from Flagland LLC to annex approximately 10.06 acres of real property located generally at 7000 North Highway 89. The property is identified as Coconino County Assessor's Parcel Number 301-50-005G.

STAFF RECOMMENDED ACTION:

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

Attachments

Staff Report
Application
Blank Annexation Petition & Legal Description
Annexation Map
Annexation Narrative
Legal Ad
Vicinity Map
Zoning Vicinity Map
Concept Plan, Plat, & Zoning Map Amendment
Concept Building Materials, Elevations, Floor Plans, Civic Space
Public Participation Plan

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

Flagstaff Rehab Campus Annexation Request

PUBLIC HEARING
PZ-20-00164-03

DATE: November 23, 2021
MEETING DATE: December 8, 2021
REPORT BY: Genevieve Pearthree

REQUEST:
A request from Flagland, LLC to annex approximately 10.06 acres located at 7000 North Highway 89. The property is identified as Coconino County Assessor's Parcel Number 301-50-005G. The current owner is Flagland LLC.

STAFF RECOMMENDATION:
Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the annexation application to the City Council with a recommendation for approval with conditions.

PRESENT LAND USE:
The subject site previously contained Blue Ribbon Homes, a manufactured home dealership. The site is heavily treed and has steep slopes toward the eastern property boundary.

PROPOSED LAND USE:
If this annexation is approved, the property will be designated with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO) to facilitate the development of a 174-bed mental behavioral health and substance abuse treatment campus and two commercial pads. After annexation, the site is proposed to be combined with the vacant parcel to the south (APN 113-17-011A), which is already in city limits, and then be subdivided into four separate parcels. Parcels 1 and 2 will consist of the campus, while parcels 3 and 4 are identified as future commercial development (they are conceptually shown as restaurant/café uses).

NEIGHBORHOOD DEVELOPMENT:
See the attached vicinity map.

North: Commercial development (Mary's Café and Conoco Gas Station), Coconino County CH-10,000 Zone
South: Vacant parcel APN 113-17-011A, City of Flagstaff Highway Commercial (HC) zone; Trails End Retreat single-family residential subdivision, City of Flagstaff Single-Family Residential (R1) zone
East: National Forest, Coconino County AR-2 ½ Zone
West: Highway 89; several commercial developments across the street, Coconino County CH-10,000 Zone

REQUIRED FINDINGS:
The Commission shall find that the requested annexation complies with Section 9-471 of the Arizona Revised Statutes, the applicable goals and policies set forth in the City's General Plan (Flagstaff Regional Plan 2030), and Flagstaff Zoning Code Division 10-20.90: Annexations.

STAFF REVIEW:

1. Project Information

A. Overview
The parcel at 7000 North Highway 89 (APN 301-50-005G) that is the focus of this approximately 10.06-acre annexation request is adjacent to the northern Flagstaff city boundary and is located just east of North Highway 89. The parcel is within the Urban Service Boundary as identified by the Flagstaff Regional Plan 2030 (the Regional Plan),

and will receive city trash, water, and sewer service upon annexation. The subject site previously contained Blue Ribbon Homes (a manufactured home dealership) and is in the Heavy Commercial (CH-10,000) Coconino County zoning district. The parcel is proposed to be annexed into the Flagstaff city limits with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO). The applicant proposes to develop a 174-bed mental behavioral health and substance abuse treatment campus and set aside two areas for future commercial development.

After annexation, the subject parcel is proposed to be combined with the approximately 2.15-acre vacant parcel to the south (APN 113-17-011A), which is already inside the city limits. The combined parcels (12.21 acres total) will then be divided into four separate parcels. Parcels 1 and 2 will consist of the campus. The proposed use, Custodial Care (a sub-category of Institutional Residential), is allowed in the HC Zone, but requires a Conditional Use Permit (CUP) if there are shelter facilities located within ¼ mile. The applicant conducted an analysis of all development within ¼ mile of the subject property and determined that no such facilities are present within this radius. Parcels 3 and 4 are proposed to be future commercial pads (conceptually shown as restaurants/cafes).

The applicant has also submitted a concurrent Concept Zoning Map Amendment request (PZ-20-00164-04) to rezone the northern 1.10 acres of the subject parcel from HC to (RR) Rural Residential zoning once the parcel is annexed. The purpose of that request is to accommodate an Equestrian Recreational Facility that will provide equine therapy to patients and be an accessory use to the primary Custodial Care Use. City Code Chapter 6-03: Animal Keeping does not allow large livestock (including horses) in the HC zone, but does allow large livestock in the RR zone. The Zoning Code allows Equestrian Recreational Facilities with a CUP in the RR zone. The Zoning Map Amendment case is conditioned on a successful Annexation case.

B. Project Details

As discussed previously, after annexation the subject parcel is proposed to be combined with the approximately 2.15-acre vacant parcel to the south (APN 113-17-011A), which is already inside the city limits. The combined parcels (12.21 acres total) will then be divided into four separate parcels through the subdivision plat process.

Parcel 1 (approximately 8.08 acres) will consist of a rehabilitation substance treatment campus containing 30 beds for detox and 80 beds for residential treatment (40 beds for women and 40 for men). There will be 51,587 square feet of buildings:

- Residential Treat Center (Men): 10,546 square feet building
- Residential Treatment Center (Women): 10, 546 square feet building
- Dining Hall: 4,128 square feet building, 1,670 square feet patio
- Group activities: 5,333 square feet building, 3,116 square feet patio
- Detox: 11,550 square feet building, 1,191 square feet patio
- Administration: 3,231 square feet
- Outpatient Program: 4,453 square feet building, 1,627 square feet patio
- Equestrian Area: 1,800 square feet stable, 700 square feet patio

The buildings are currently proposed to be 1-2 stories and are discussed for reference only. Building floor plans and elevations will be formally reviewed and approved with a future Site Plan application.

Parcel 2 (approximately 2.69 acres) is proposed to contain a 64-bed sober living facility (32 beds for women and 32 beds for men), consisting of 13,922 square feet of new buildings:

- Sober Living (Women): 4,974 square feet
- Sober Living (Men): 4,974 square feet
- Sober Living Management: 3,974 square feet

The buildings are currently proposed to be 1-2 stories and are discussed for reference only. Building floor plans and elevations will be formally reviewed and approved with Site Plan.

Parcel 3 (0.81 acres) and parcel 4 (0.63 acres) will be set aside for future commercial development. On the Concept Plan they are shown as future restaurants/cafes (a 4,400 square-foot building on parcel 3 and a 3,000 square-foot building on parcel 4). These parcels are not intended to be developed at this time. Development on these sites will be approved with future Site Plan submittals for each parcel.

The entire development site is required to meet the resource protection standards for either commercial or residential zones. The HC zone section is required to protect at least 30% of tree resources. The RR zone section is required to protect at least 50% of the tree resources. The site is protecting 63% of tree resources total. Commercial zones require at least 60% of slopes with a 17-24.99% grade to be protected and residential zones require at least 70% protection; the project is protecting 100% of these slopes. There are no slopes steeper than 24.99% on the site.

C. Project History and Next Steps

The applicant submitted for Concept Plan and Concept Plat review prior to submitting Annexation and Concept Zoning Map Amendment applications. The purpose of the Concept Plan/Plat reviews is to determine whether the proposed project conceptually conforms with City Code. The City of Flagstaff Inter-Division Staff (IDS) made this determination and as such deemed both applications to be "Complete with Conditions" (the Concept Plan on March 16, 2021 and the Concept Plat on May 19, 2021).

The applicant will apply for Site Plan review and approval should the City Council approve the Annexation and Concept Zoning Map Amendment applications. Site Plan constitutes a formal approval, which, if obtained, will allow the applicant to apply for Civil Engineering Plans and Building Permit review. The applicant will also be required to receive a Conditional Use Permit (CUP) for the proposed equestrian facilities in the 1.1-acre RR Zone section of Parcel 1. The CUP public hearing before the Planning and Zoning Commission can be scheduled after Site Plan approval.

The applicant will also submit for Final Plat review as part of the Modified Subdivision Process to subdivide the entire 12.21-acre site into four separate parcels. The City Council approves final plats.

II. Required Findings

If this annexation request is approved, the City of Flagstaff corporate limits will expand to include an approximately 10.06-acre parcel that will be designated with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO). The requirements and procedures for annexing real property into the city are provided by Section 9-471 of the Arizona Revised Statutes, the applicable goals and policies set forth in the City's Regional Plan, and Flagstaff Zoning Code Section 10-20.90: Annexations. The Commission shall find that the Annexation request complies with these standards.

A. Arizona State Statute Compliance

Arizona Revised Statute 9-471 sets forth the standards for properties that can be annexed, along with required processes and procedures for cities and towns to annex real property. This statute allows cities and towns to annex property that is contiguous to the exterior boundaries of the city or town into which it will be annexed. Subsection S of ARS 9-471 states that a parcel is considered contiguous if it meets these requirements:

1. The territory is owned by one person
2. The city or town and the owner of the real property agree to the annexation
3. The territory adjoins the exterior boundary of the annexing city or town for at least three hundred feet

The parcel subject to this annexation request meets this requirement. It has just one owner (Flagland LLC), who is also the applicant. The shared boundary between APN 301-50-005G and the current City of Flagstaff corporate boundary is approximately 1,031.16 linear feet.

This statute also requires cities to adopt a zoning classification that permits densities and uses no greater than those permitted by the County immediately before the annexation. The current County zoning is CH-10,000 Commercial Heavy Zone, which requires a 10,000 square foot minimum parcel size. The closest City zoning classification is the HC zone, which allows Custodial Care and Restaurant/Café land uses and has a 9,000 square foot minimum lot area.

Adoption of a similar zoning classification through annexation does not require a separate rezoning ordinance. However, because the applicant is electing to rezone the northern 1.10-acres of the subject parcel as Rural Residential (RR), a separate Concept Zoning Map Amendment is required. The applicant has submitted this application (PZ-20-00164-04) concurrently. Please see the separate Planning and Zoning Commission Zoning Map Amendment Staff Report for more information about the rezoning request.

B. City of Flagstaff Regional Plan 2030 Compliance

All proposed annexations shall be evaluated as to whether the application is consistent with the policies of the General Plan. For clarification, the City's General Plan is titled *Flagstaff Regional Plan 2030* (the Regional Plan). The Regional Plan (Maps 21 and 22 on pages IX-26 through 29) designates this parcel as an Area in White, which retains its existing entitlements. The Regional Plan also identifies this parcel as a future Rural Pedestrian Shed.

The proposed annexation should not be detrimental to most of the persons or property in the surrounding area or the community in general (Regional Plan, pg. III-10). Additionally, the City's basic position regarding annexation is that the annexation must demonstrate a favorable benefit to the taxpayers of the City. The property is currently assessed property tax as at the rate for parcels in unincorporated Coconino County. Once the site is annexed, redeveloped, and the two existing parcels are subdivided into four parcels, the parcels will be assessed property tax at the rate for parcels incorporated into the city limits.

This property is located within the Urban Growth Boundary (UGB) per the Regional Plan. Thus, for the annexation application, staff is not required to analyze all of the Regional Plan goals and policies—just the basic annexation policies as outlined here. The UGB includes all the lands and future land uses that have been included in the City's Arizona Department of Water Resources (ADWR) 100-year adequate water supply designation. The following Regional Plan policies are considered by staff to be the most pertinent to the annexation:

- **Policy LU.7.2 (page IX-32)** - Require unincorporated properties to be annexed prior to the provision of City services, or that a pre-annexation agreement is executed when deemed appropriate.
- **Policy WR.4.3 (page VI-13)** - Development requiring public utility services will be located within the Urban Growth Boundary.

The proposed development, which will be partially located on the currently unincorporated parcel, will require new City water and sewer services once annexed. The proposed annexation is consistent with the relevant goals and policies of the Flagstaff Regional Plan 2030, and furthermore the application complies with all the requirements set forth in the Arizona Revised Statutes related to annexations.

The Regional Plan policies associated with the Concept Zoning Map Amendment case are analyzed as part of the Staff Report for that case and are not included here. This is because the primary uses proposed on the parcel subject to the annexation request—Custodial Care and Restaurant/Café—are allowed in the HC zone. The equine therapy facility is proposed as an accessory use to the primary Custodial Care use.

C. Public Facilities and Service Impact Analysis

One of the requirements of Flagstaff Zoning Code Section 10-20.90: Annexations is for the applicant to include information on how the development will be provided with appropriate levels of infrastructure and services within 10 years after the annexation. The applicant provided the following impact analyses, which were used to determine required infrastructure improvements.

i. Traffic/Right-of-Way Impact

The scope of a Traffic Impact Analysis (TIA) is generally determined by the estimated peak hour trips generated by a development, per the Engineering Standards. According to the Traffic Impact Statement provided by CivTech Inc., the campus and the two commercial pads are anticipated to generate 91 new vehicle trips during the AM peak hour and 96 new vehicle trips during the PM peak hour. A full TIA is required when 100 or more new peak hour trips are generated.

The Impact Statement estimated traffic counts and public transportation usage for the new development by evaluating existing traffic patterns at the applicant's campus in Tucson, AZ, and using standard traffic estimates for sit down restaurants (the applicant selected this use because it is on the higher end of potential traffic counts for the two new commercial pads—parcels 3 and 4—adjacent to the campus). Most new peak hour trips are anticipated to be generated by the commercial pads. Most vehicular traffic to the campus is anticipated to be generated by employees and visitors because no patients will use personal vehicles or take public transportation to access the site. All patient trips will either be in vans operated by the facility or in third party private vehicles (the Tucson facility currently operates a 6-passenger and a 15-passenger van for client travel; the Flagstaff facility intends to do something similar). Further, only two employees are anticipated to use public transportation daily (this estimate was based on employee public transit usage at the Tucson facility).

Transportation Improvements

The Traffic Statement identified the need for two new full-access driveways from North Highway 89 (there is an existing driveway to Blue Ribbon Homes that will be closed when the site redevelops). Both driveways will be served by new right turn lanes. North Highway 89 already includes a continuous left turn lane. The development will dedicate additional right of way to accommodate the right turn lanes as well as edge improvements (5-foot landscaped parkway, 6-foot sidewalk, curb, and gutter).

The project site is not currently serviced by transit. The closest bus stop is located 0.25 miles to the southwest on North Christmas Tree Lane. From there, the bus goes southwest along North Highway 89 to central Flagstaff. The Regional Plan identifies a future express route along North Highway 89.

Pedestrian and bicycle access to the subject property is provided by existing sidewalks and bike lanes on North Highway 89, in addition to the new sidewalk/parkway to be installed by the project adjacent to the site.

The City approved the Traffic Statement on September 2, 2021. Highway 89 is ADOT (Arizona Department of Transportation) right of way, however, which means ADOT will need to provide final review and approval of the construction plans as part of the Site Plan review process.

ii. Water and Sewer Impact Analysis

The City of Flagstaff Water Services Division completed a Water and Sewer System Analysis for the proposed project on October 26, 2021. The proposed development is located within the City of Flagstaff Urban Growth Boundary per the Regional Plan, and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. No off-site water or sewer improvements will be required. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

Water and Sewer Improvements

Currently, all public water infrastructure exists near the property (there is an existing 12-inch water line in North Highway 89 that dead ends at the southern property limits and an 8-inch main in Trails End Drive. These mains fall within the City of Flagstaff pressure Zone 'B'. The City of Flagstaff will provide water and sewer service to this site upon acceptance and dedication of all required public improvements. The 12-inch waterline along North Highway 89 will be extended across the frontage of the property in the public right of way. This line will support several connections to service the proposed development throughout the site: an 8-inch domestic waterline that will provide service to the nine (9) new buildings on site and loop to the 8-inch main in East Trails End Drive, a 4-inch fire sprinkler line, and four fire hydrants.

Sewer service will be provided by a connection to an existing 8-inch sewer line in the southwest corner of the site that flows to East Trails End Drive. The project will be required to extend the 8-inch sewer line from the southern boundary to the northern boundary of the development site to allow for future connections in accordance with Zoning Code section 10-30.50.060.C: Public Improvements.

iii. Stormwater Analysis

The subject property is in FEMA Zone X, which is defined as an area with a minimal flood hazard. The site's overall drainage concept is for stormwater to drain away from the proposed buildings while not having any negative impact on the drainage that enters from, and flows to, adjacent properties. To do this, the development will provide detention (Low Impact Development—LID) to offset additional stormwater runoff associated with an increase in impervious surfaces on the site. To determine required stormwater infrastructure, the applicant has submitted a Preliminary Drainage Report that analyzed the peak discharge rates for the 2-, 10-, and 100- year storms in pre-and post-development conditions.

The Drainage Report divided the drainage of the site into three drainage basins: stormwater runoff entering the existing drainage channel (B1), runoff entering East Trails End Drive (B2), and offsite flows (B3). Drainage Basin B1 includes rehabilitation substance treatment campus, sober living units, one of the future commercial lots, and associated sidewalk and parking areas. The stormwater discharge location for this drainage basin is the existing drainage channel located at the adjacent property boundary next to the Trails End Subdivision. Drainage Basin B2 will include the remainder of the on-site area, which includes the other lot for future development. The stormwater discharge location for this drainage basin is East Trails End Drive. Drainage Basin B3 is the offsite portion of the site on North Highway 89 and East Trails End Drive, which includes the proposed right turn lanes and sidewalks along the frontage roads.

Stormwater Improvements

The Preliminary Drainage Report identified the need for an extended detention basin in the southern portion of the site to provide the required detention/LID storage volume. The site will surface drain where possible and have catch basins and storm drain to convey flows to the extended detention basin. The storm drain infrastructure will be further designed with the Site Plan submittal and Civil Plan review. Based on the proposed site mitigation measures, the development of the site will not have any additional impacts to the downstream drainage conditions.

iv. Schools

The proposed development of the subject site will not affect the local school district.

v. Fire Protection

According to Fire Department staff, the site will be served by Fire Station 3, located at 4500 East Purina Avenue. The site is within the desired response time.

D. Citizen Participation

i. 10-20.30.060: Neighborhood Meeting

The applicant held a virtual neighborhood meeting via Zoom on June 30, 2021 required for Annexation applications per section 10-20.30.060: Neighborhood Meeting of the Zoning Code. Prior to holding the meeting, the applicant submitted a Neighborhood Meeting Plan in compliance with this section that identified the required parties to be notified, notification methods, and how the meeting would be conducted. City Code requires the applicant to notify property owners, citizens, jurisdictions and public agencies within 300 feet of the development or that may be affected by the application, but gives the Planning Director discretion to expand the notification area if deemed necessary. The Planning Director determined that a 600-foot notification radius was appropriate to capture all nearby property owners.

During the meeting the applicant provided background information about the project and answered questions posed by meeting attendees through the meeting chat or verbally. The applicant created a Record of Proceedings, which included background materials shared during the meeting and a list of questions from meeting attendees and responses. This document was provided to meeting attendees and city staff via hard copy mail and email in accordance with city code. Staff was contacted by two community members who requested additional information about the development.

The applicant requested, and received approval from the Planning Director, to waive the requirement for the second neighborhood meeting because the Record of Proceedings was deemed sufficient to address meeting attendees' questions (most of which focused on the details of how the facility would operate).

B. 10-20.30.080: Notice of Public Hearings

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for annexation. In accordance with Arizona State Statute and City Code, notice of the public hearing was provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to required government agencies and all property owners within 600 feet (exceeding the minimum of 300 feet) of the site excluding rights-of way. No public comments have been received as of the writing of this report.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the annexation application meets the required findings for approval: 1) it complies with City Code section 10-20.90: Annexations, 2) it complies with Arizona Revised Statute 9-471, and 3) it meets applicable goals and policies set forth in the City's General Plan, "Flagstaff Regional Plan 2030".

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the annexation request to the City Council with a recommendation for approval with the following conditions:

1. The subject property shall enter into the City of Flagstaff corporate limits with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO).

Attachments:

1. Application
2. Blank Annexation Petition and Legal Description
3. Proposed Annexation Map
4. Annexation Narrative
5. Public Hearing Legal Ad

6. Vicinity Map
7. Zoning Vicinity Map
8. Concept Plan, Concept Plat, and Concept Zoning Map Amendment
    - Civil and Architectural Concept Plan
    - Concept Plat, including Preliminary Landscape Calculations and Natural Resource Protection Plan
    - Concept Zoning Map Amendment, including requirement to extend sewer line from Water and Sewer Impact Analysis
9. Concept Building Materials, Elevations, Floor Plans, Civic Space
    - Conceptual materials
    - Admin Building concept floor plans and elevations
    - Detox Building concept floor plans and elevations
    - Group Building concept floor plans and elevations
    - Kitchen/Dining Building concept floor plans and elevations
    - Outpatient Building concept floor plans and elevations
    - Residential Treatment Center Buildings (Women and Men) concept floor plans and elevations
    - Sober Living Management Building concept floor plans and elevations
    - Sober Living Residential Buildings (Women and Men) concept floor plans and elevations
    - Open Space Concepts
10. Public Participation Plan

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

ANX

Date Received	Application for Annexation	File Number

Property Owner(s) Flagland LLC	**Title**	**Phone** (602) 882 7451 / (520) 400-4111	**Email** mzipprich@enrpi.com
Mailing Address 7144 E. Stetson C-200			**City, State, Zip** Scottsdale, AZ 85251
Applicant same as above	**Title**	**Phone**	**Email**
Mailing Address			**City, State, Zip**
Project Representative Stephen Irwin	**Title** P.E.	**Phone** (928) 773-0354	**Email** sirwin@swiaz.com
Mailing Address 110 W. Dale Ave.			**City, State, Zip** Flagstaff, AZ 86001

Site Address 7000 N. Hwy 89	**Parcel number(s)** 30150005G	**Subdivision, Tract & Lot Number** N/A
Existing Zoning District CH-10,000	**Existing Regional Plan Land Use Category** Suburban	
Proposed Zoning District Highway Commercial (HC) & Rural Residential (RR)	**Proposed Regional Plan Land Use Category** Rural	
Present Use Blue Ribbon Homes	**Proposed Use** Flagstaff Rehab Campus	

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

The proposed development will overlap two existing parcels, one parcel is located within the City limits and the other in the County. The project would like to annex the County parcel into the City limits in order to construct the Flagstaff Rehab Campus as part of the overall development. The development will provide additional parcels for future development within the City.

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

Property Owner Signature	Date	Applicant Signature	Date
MANAGER	5/17/21	MANAGER	5/17/21

For City Use

Date Filed:	Fee Receipt Number:	Amount:	Date:

Type of Request: ☐ Annexation ☐ Continued

Publication and Posting Date(s): | **File Number:**

Action by Planning and Zoning Commission:	Action by City Council
Hearing Date:	Hearing Date:
☐ Approved ☐ Continued ☐ Denied	☐ Approved ☐ Continued ☐ Denied

Staff Assignments	Planning	Engineering	Fire	Stormwater	Utilites/PW

Revised 1/31/18

For pickup by City of Flagstaff
Attn: Genevieve Pearthree

ANNEXATION PETITION

Case Number: PZ-20-00164-03 Address: 7000 North Highway 89

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA:

1. I, (We), the undersigned, owner(s) of the real and personal property, more specifically described in Exhibit(s) attached hereto and incorporated herein by reference, hereby request that the City of Flagstaff annex said property. This request is made pursuant to A.R.S. 9-471 et. seq.
2. Property owner(s) to sign petition thirty (30) days after and within one year of the above-indicated recorded date.

DATE	SIGNATURE OF OWNER	ADDRESS	ASSESSORS PARCEL NUMBER
	Flagland LLC, Dated 11/2/21	7144 East Stetson Drive, C-200 Scottsdale, AZ 85251	301-50-005G

3. The City Council may determine the exact boundary of said territory to be annexed; provided, however, the said annexation area lies wholly within the above described area and, provided further, that the provisions of Section 9-471, A.R.S. are fully observed and complied with.

EXHIBIT 'A'
LEGAL DESCRIPTION
APN: 301-50-005G

A parcel of land as shown on an ALTA/NSPS Land Title Survey prepared by Extreme Measures Land Survey, Inc., dated March 13, 2020, job number 20-10 (herein referred to as R1), located in the southeast quarter of Section 32, Township 22 North, Range 8 East of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at a rebar with broken cap at the southwest corner of said parcel, said point being in common with the southeasterly Right-of-Way line of North Highway 89, and the **TRUE POINT OF BEGINNING;**

Thence along the westerly line of said parcel, and along said Right-of-Way line, North 41°32'35" East, 796.79 feet (Basis of Bearing) to a the northwest corner of said parcel;

Thence leaving said Right-of-Way line, and along the northerly line of said parcel, South 48°30'15" East, 235.22 feet;

Thence continuing along said northerly line, North 41°29'45" East, 166.15 feet;

Thence continuing along said northerly line, North 35°13'32" East, 86.92 feet;

Thence continuing along said northerly line, South 84°57'36" East, 173.32 feet to the northeast corner of said parcel;

Thence along the east line of said parcel, South 00°35'29" West, 613.72 feet to the southeast corner of said parcel;

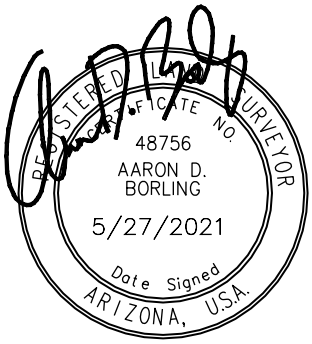
Thence along the south line of said parcel, South 89°29'23" West, 662.50 feet to an illegible aluminum cap at the south quarter corner of Section 32;

Thence continuing along said south line, South 89°49'18" West, 368.66 feet to the **TRUE POINT OF BEGINNING.**

Containing 10.05 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

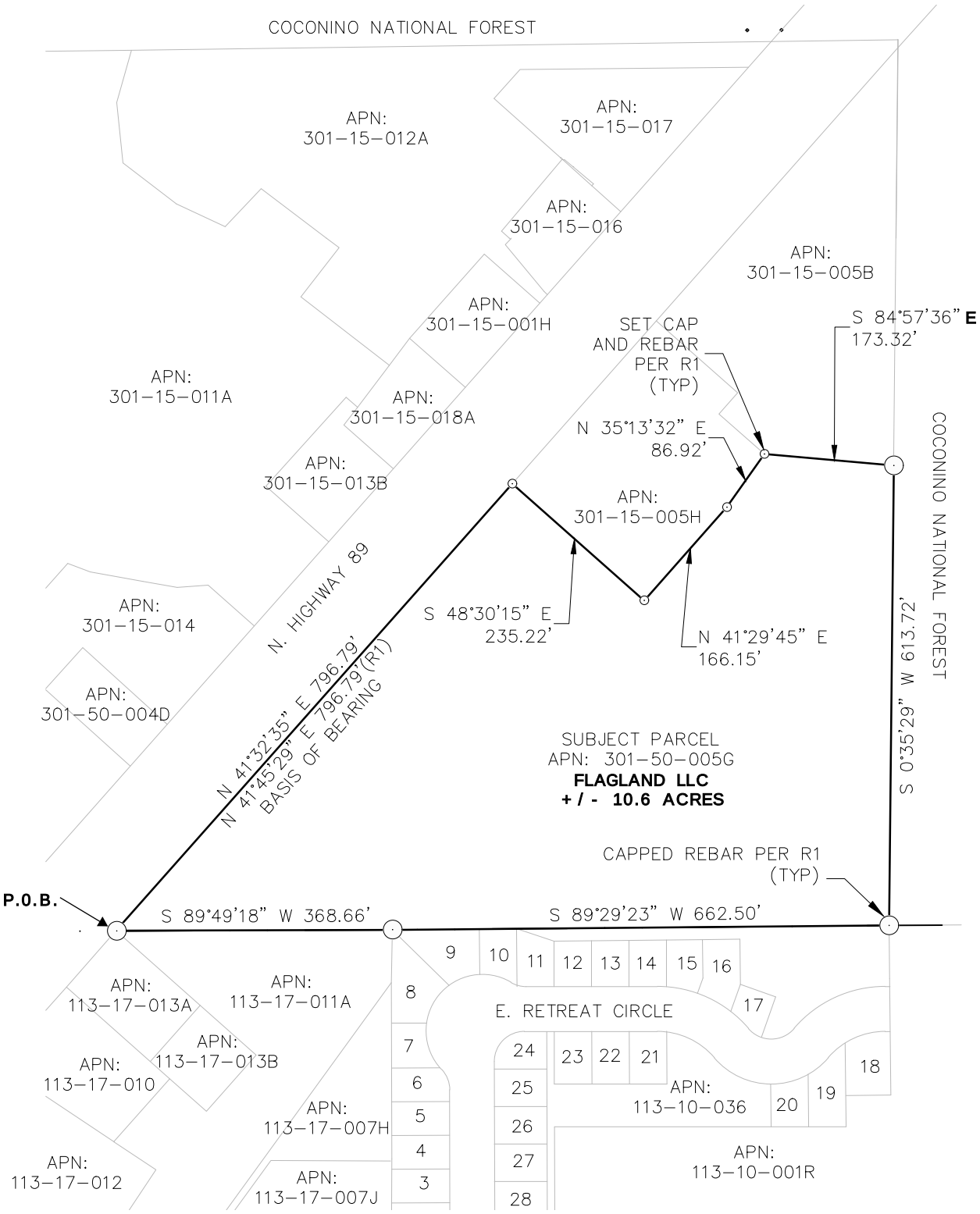
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: May 27, 2021–3:57pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 22 NORTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA



Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	20136
DATE	MAY 21
SCALE	1" = 200'
DRAWN	RPR
DESIGN	
CHECKED	ADB

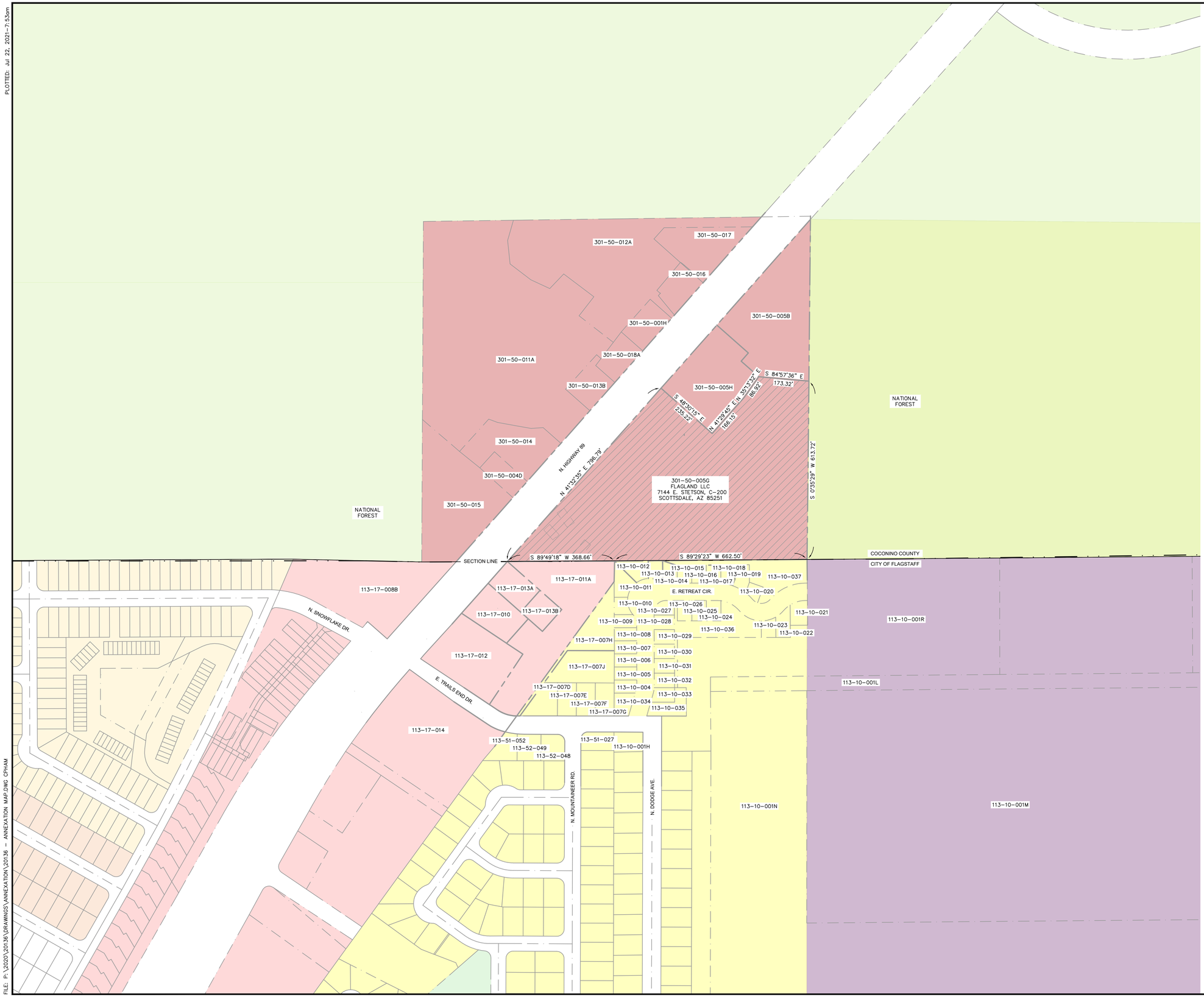
FLAGSTAFF REHAB CAMPUS — COCONINO COUNTY ARIZONA

LEGAL EXHIBIT

SHEET 2 OF 2

FILE: P:\2020\20136\SURVEY\LEGAL DESCRIPTIONS\20136_ANNEXATION_EX.DWG ABORLING

PLOTTED: Jul 22, 2021-7:53am



LEGEND

PROPERTY TO BE ANNEXED

EXISTING PROPERTY LINE

CITY LIMITS

CITY OF FLAGSTAFF ZONING

R1	SINGLE-FAMILY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
MH	MANUFACTURED HOUSING
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
PF	PUBLIC FACILITY
"CITY"	CITY OF FLAGSTAFF

COCONINO COUNTY ZONING

AR-5	AGRICULTURAL RESIDENTIAL (5 AC)
AR-2 1/2	AGRICULTURAL RESIDENTIAL (2.5 AC)
CH-10,000	COMMERCIAL HEAVY
"COUNTY"	COCONINO COUNTY

SCALE 1" : 150'
0 75 150

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.6934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

DRAWING NO. AM01

SHT NO. 1 OF 1

C.O.F. Project # PZ 20-00164

FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

Engineering an environment of excellence.

PROJECT NARRATIVE
For
FLAGSTAFF REHAB CAMPUS
ANNEXATION & REZONING SUBMITTAL

SWI Project #20136
C.O.F. #PZ-20-00164

Located in NW Quarter of Section 05 and South Half of Section 32,
T 21 N, R 08 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
Flagland LLC
7144 E. Stetson, C-20
Scottsdale, AZ 85251
(602) 882-7451

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

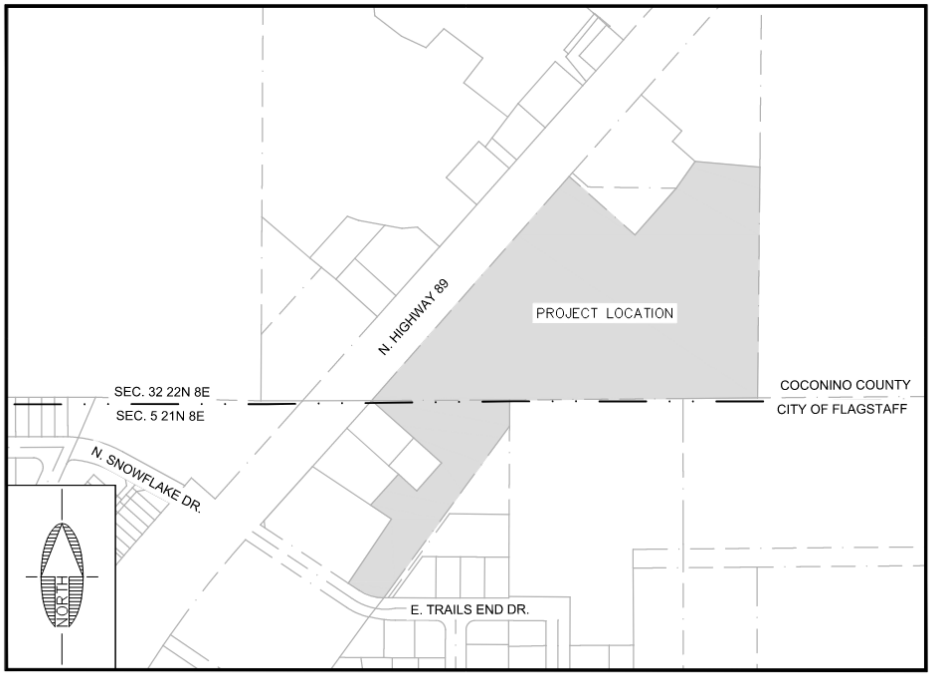
Prepared Date:
June 8, 2021

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland has the intention of building their facility on the subject property, which is currently located within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits in order to construct the campus as part of an overall development that is already within City limits. The parcel will have split zoning that consists of the proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The proposed city zoning district is Rural Residential (RR).



VICINITY MAP
N.T.S.

LEGAL ANALYSIS
The parcel requested to be annexed adheres to ARS 9-471 subsection R. The subject parcel is owned by one person, the City and the owner of the submit parcel agree to the annexation, and the subject parcel adjoins the exterior boundary of the annexing city for at least 300 feet. Therefore, the parcel requested to be annexed complies with ARS 9-471. Refer to the Annexation Map in Appendix A for the parcel dimensions.

LEGAL DESCRIPTION
The legal descriptions for the parcel requested to be annexed and area requested to be rezoned are included in Appendix A.

ECONOMIC IMPACT ANALYSIS
The proposed development will have positive economic impacts to the City with the creation of new job positions and contribute to the economic growth and stability in the community. The Campus will employ in excess of 100 employees in good paying jobs: doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. In addition, newly sober community members will become available and willing to fill jobs needed in Flagstaff. The Campus will treat patients covered by Arizona Health Care Cost Containment System (state administered Medicaid), commercial insurance, (e.g. Blue Cross Blue Shield), Tricare (Veterans) and many more. All patients will receive equal quality care. The Campus will also enhance the community's hospitality section as families travel from all over the USA and Canada to admit and visit loved ones. The two proposed lots along Highway 89 provide opportunity for future commercial development.

REGIONAL PLAN ANALYSIS
Refer to Appendix B for the Regional Plan Analysis.

WATER/SEWER IMPACT ANALYSIS
There is an existing 12” water line in N. Highway 89 that dead ends at the southern property limits. This line will be extended along the frontage of the property. Water to the site will be provided with an 8” loop that connects to the existing 12” water line in N. Highway 89 and the existing 8” water line in E. Trails End Drive. Sewer will be provided by a connection to an existing 8” sewer line in the southwest corner of the site. The City provided a WSIA Waiver dated January 22, 2021, which states that the existing facilities have adequate capacity and no additional analysis will be required for this project.

DRAINAGE/STORMWATER IMPACT ANALYSIS
The parcel is within Zone X of FEMA Firm Map #04005C6827G, effective September 3, 2010. Zone X is described as areas determined to be outside the 0.2% annual chance floodplain.

The City requires detention/LID for any commercial development greater than ¼ acre in size. The majority of the existing site is undeveloped. For the drainage analysis, the site was divided into three drainage basins that consist of two on-site and one offsite basin. The south drainage basin (Basin B2) includes the sober living buildings, the north

drainage basin (Basin B1) includes the rest of the campus and the future restaurant pad, and the offsite drainage basin (Basin B3). LID is required for this site and is provided by the reduction in post-development impervious area for Basin B2 and the extended detention basin for Basin B1. Detention is not required for Basin B2 due to the reduction in post-development impervious area. Detention is required for Basin B1 and B3, which will be provided by the extended detention basin. In post-development conditions, there is approximately 139,083 square feet of impervious cover added in Basin B1 and Basin B3. An extended detention basin is proposed to be located in the south portion of the site to provide the required detention/LID storage volume.

The site will be designed to provide positive drainage away from the proposed buildings while not negatively impacting drainage characteristics of the adjacent offsite properties. The majority of the runoff from the site will surface flow towards the southern end of the site before entering E. Trails End Drive. The proposed extended detention basin will discharge into the existing drainage swale located within the Trails End Subdivision before entering E. Trails End Drive. Runoff ultimately enters Penstock Wash. Refer to the Preliminary Drainage Report and Drainage Impact Analysis (DIA) for more information.

TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) will be performed to satisfy the annexation requirements. The TIA scoping meeting with City staff will determine which intersections will be analyzed with the proposed development.

NATURAL RESOURCE PROTECTION PLAN

The project site does not fall within the resource protection overlay zone; however, the annexation and rezone will require a Natural Resource Protection Plan (NRPP) for APN 301-50-005G. The project will meet the forest preservation rate and steep slope preservation requirements for the entire project for commercial and residential zones.

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, December 8, 2021, at 4:00 p.m., and the Flagstaff City Council will hold Public Hearings on January 4, 2022, January 18, 2022, and February 1, 2022 at 3:00 p.m., to consider the following:

A. Explanation of Matters to be considered:
ANNEXATION: A proposed annexation of approximately 10.06 acres of land to the City of Flagstaff. The annexation is requested to incorporate an existing parcel into the City limit. The parcel is owned by Flagland LLC. The current Coconino County Zoning is CH-10,000 Commercial Heavy Zone. If this annexation is approved, the property will be designated with the Highway Commercial (HC) zone and a Resource Protection Overlay (RPO) to facility the development of a rehabilitation substance treatment campus, sober living units, and two lots for future commercial development. City of Flagstaff case number: PZ-20-00164-03.

CONCEPT ZONING MAP AMENDMENT: A proposed amendment to the Official City of Flagstaff Zoning Map to rezone 1.10 acres of the 10.06-acre parcel from HC zoning with the RPO to Rural Residential (RR) zoning with the RPO for the purpose of constructing a 2,500 square foot equine therapy facility. City of Flagstaff case number: PZ-20-00164-04.

B. How to Participate:
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 Planner listed for maps and information regarding the proposed annexation and rezoning. The City Council hearings for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: https://www.flagstaff.az.gov/328/Meetings

The meetings will continue to be live streamed on the city's website: https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings

PROPOSED ANNEXATION AND REZONING MAP



ADDRESS: **7000 North Highway 89**
APN: 301-50-005G
ACRES: Approximately 10.06 Acres (annexation); 1.10 Acres (rezoning) Coconino County

C. General Description of the Affected Area:
Approximately 10.06 acres (annexation) and 1.10 acres within the 10.06 acres (rezoning) located east of North Highway 89, portion of Coconino County Assessor's Parcel Number 301-50-005G, SE 1/4 of the SW 1/4 of Section 32, T22N R8E, of the G&SRM, City of Flagstaff, Coconino County, Arizona.

FOR FURTHER INFORMATION, CONTACT:

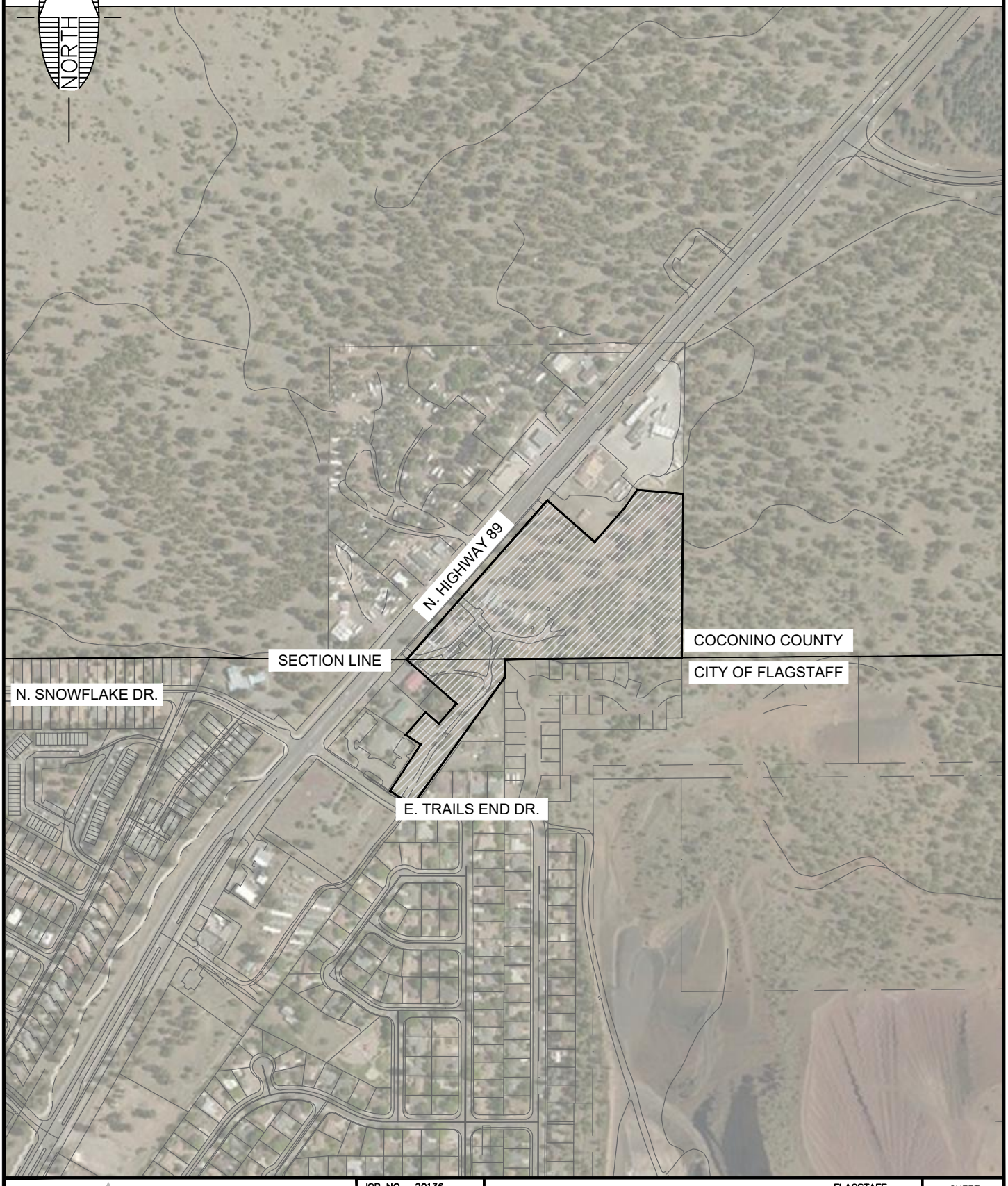
Genevieve Pearthree
Planning & Development Services
211 West Aspen Avenue Flagstaff
Arizona 86001
(928) 213-2603
gpearthree@flagstaffaz.gov

Stephen Irwin
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, Arizona 86001
(928) 773-0354
sirwin@swiaz.com

Publish: November 20, 2021

PLOTTED: Jun 07, 2021–11:05am

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



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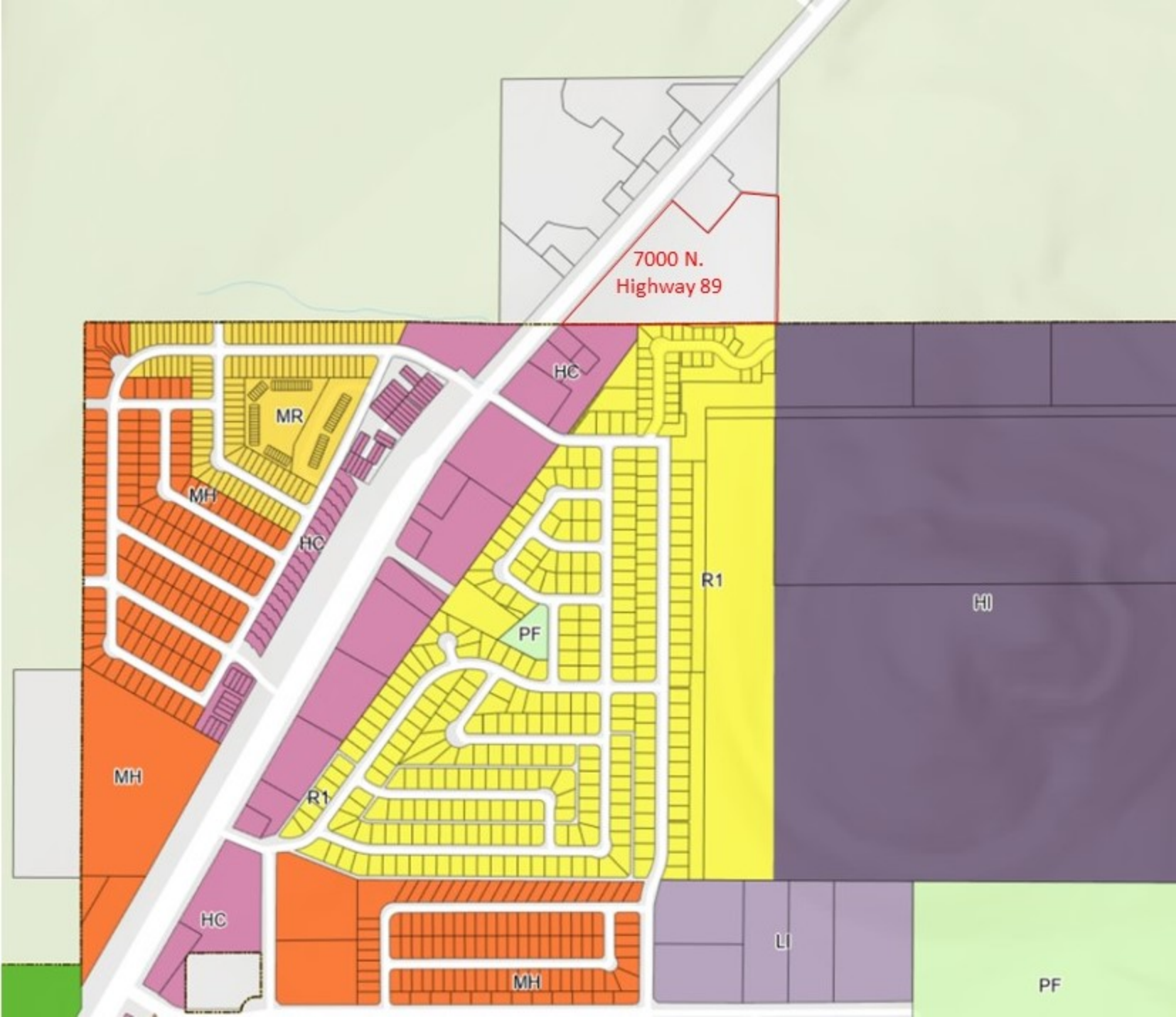
JOB NO.	20136
DATE	JUN 21
SCALE	1"=500'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

FLAGSTAFF REHAB CAMPUS — FLAGSTAFF ARIZONA

VICINITY MAP

SHEET 1 OF 1

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 – VICINITY MAP.DWG CPHAM


7000 N.
Highway 89
HC
MR
MH
HC
R1
HI
PF
MH
R1
HC
MH
LI
PF

PLOTTED: Feb 18, 2021-10:58am

CIVIL CONCEPT PLAN
FOR
SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

CITY CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS AND OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

CITY ENGINEER:

BY: _____ DATE:

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE:

WATER SERVICES DIRECTOR

BY: _____ DATE:

AUTHORIZATION TO CONSTRUCT:

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE:

UNISOURCE ENERGY SERVICES

BY: _____ DATE:

CENTURYLINK

BY: _____ DATE:

ALTICE USA

BY: _____ DATE:

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHYS@APS.COM
PHONE: (928) 773-6446

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

RESOURCE PRESERVATION

APN 113-17-011A DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. APN 301-50-005G DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 6,515 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE-ARC) = 9,115 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE-SOBER LIVING) = 39,059 SF

POST-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 14,815 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE-ARC) = 139,898 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE-SOBER LIVING) = 38,260 SF

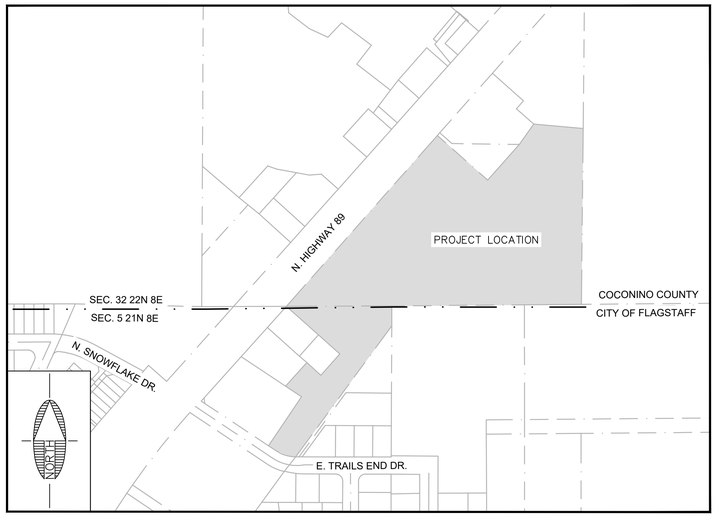
FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE OF PROJECT INFORMATION

TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 16, 2020.

BOUNDARY INFORMATION IS BASED ON AN ALTA PREPARED BY EXTREME MEASURES LAND SURVEY, INC. ON MARCH 13, 2020.



VICINITY MAP
N.T.S.

LEGEND

- LOT LINE
- ROW
- EASEMENT
- 8"SS — GRAVITY SEWER LINE
- 8"W — PUBLIC WATER LINE
- STORM DRAIN PIPE
- LOT BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- GATE VALVE
- DRAINAGE ARROW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EX. LOT LINE
- EX. EASEMENT
- 6945 — EX. INDEX CONTOUR
- 8"W — EX. WATER LINE
- EX. SEWER LINE
- G — EX. GAS
- S — EX. STORM DRAIN
- UGE — EX. UNDERGROUND UTIL.
- OHE — EX. OVERHEAD UTIL.
- SECTION LINE
- EX. ROAD STRIPING
- WV — EX. WATER VALVE
- EX. SIGNAGE
- EX. LIGHT POLE
- 5088778 — EX. ELECTRIC BOX
- EX. DRAINAGE ARROW

PROJECT OWNER/DEVELOPER:

AMERICAS REHAB CAMPUSES
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROPERTY INFORMATION:

ADDRESS: 7000 N. HIGHWAY 89
APNS: 301-50-005G (10.06± ACRES)
113-17-011A (2.15± ACRES)
EXISTING ZONING: HIGHWAY COMMERCIAL & CH-1000

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX		
SHEET NO.	DRAWING NO.	DESCRIPTION
1	CVR	COVER SHEET
2	CP01	BOUNDARY EXHIBIT
3	CP02	OVERVIEW UTILITY AND DRAINAGE PLAN
4	CP03	CONCEPT PLAN
5	NRPP	PRELIMINARY NRPP
–	–	ALTA

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY — FLAGSTAFF ARIZONA

COVER SHEET

JOB NO: 20136
DATE: FEB 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig in Arizona
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CVR

SHT NO. 1 OF 5

FILE: P:\2020\20136\DRAWINGS\CONCEPT PLAN\20136-COVER SHEET.DWG HSCHNZEBELEN

PLOTTED: Feb 18, 2021–10:58am

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

FILE: P:\2020\20136\DRAWINGS\CONCEPT PLAN\20136-BOUNDARY SHEET.DWG HSCHINCOBELEN

FLAGSTAFF
ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

BOUNDARY EXHIBIT

JOB NO:	20136
DATE:	FEB 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

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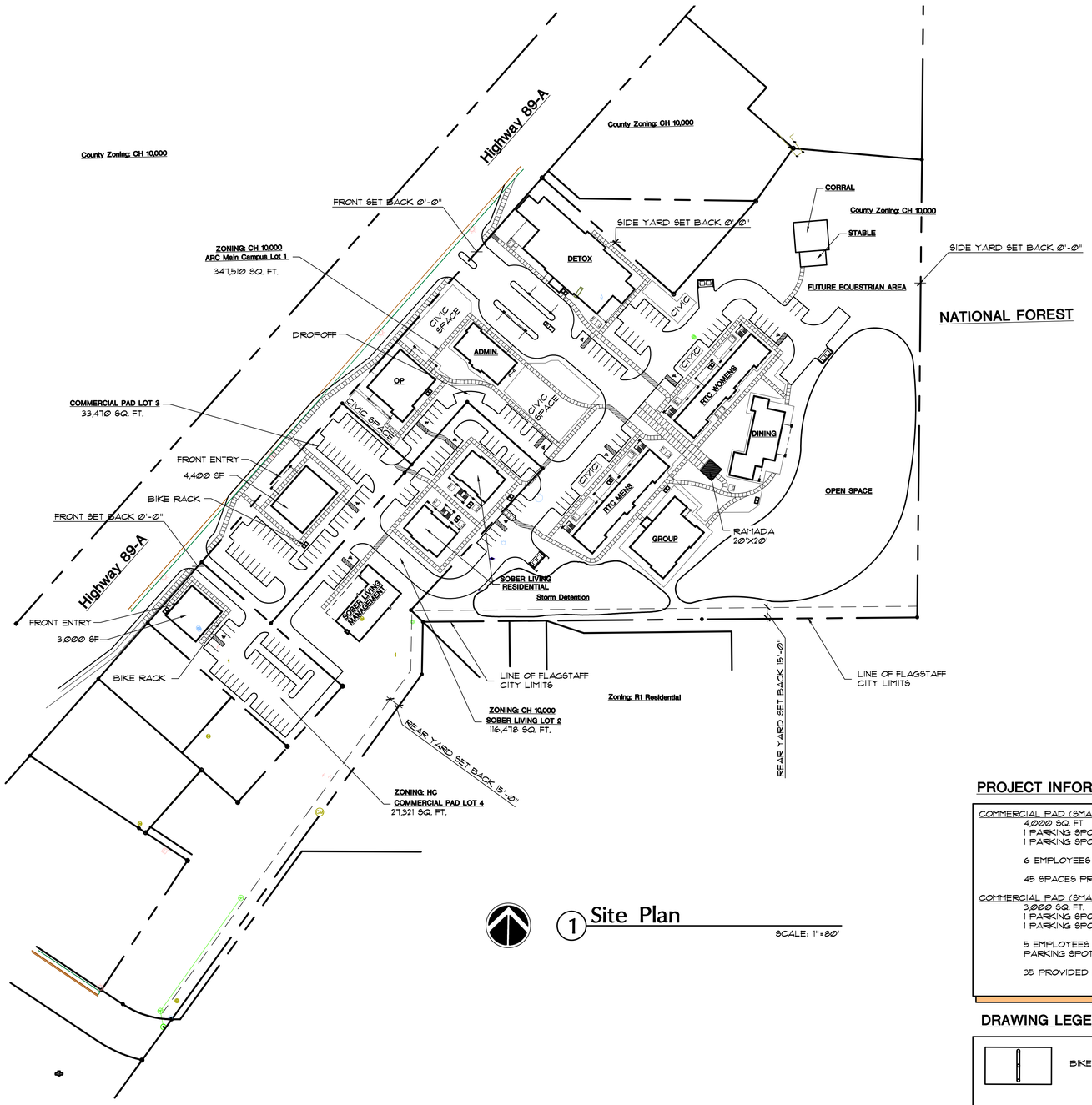
Call at least two full working days before you excavate (602) 263-1100

ARIZONA811 Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

SHT NO. 2 OF 5



1 Site Plan

SCALE: 1"=80'

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-006, 113-17-011A

SIZE AREA: 10.053 & 2.14 ACRES

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
- DETOX:
  - BUILDING - 11,550
  - PATIO - 1,191 (OPEN SPACE)
  - TOTAL = 12,741
- ADMINISTRATION: 3,231
- OP: (OUT PATIENT)
  - BUILDING - 4,453
  - PATIO - 1,627 (OPEN SPACE)
  - TOTAL = 6,080
- RTC MENS: (1ST & 2ND FLOOR) = 10,546
- RTC WOMENS: (1ST & 2ND FLOOR) = 10,546
- GROUP:
  - BUILDING - 5,333
  - PATIO - 3,116 (OPEN SPACE)
  - TOTAL = 8,449
- DINING/KITCHEN:
  - BUILDING - 4,128
  - PATIO - 1,670 (OPEN SPACE)
  - TOTAL = 5,798
- SOBER LIVING MANAGEMENT - 3,974
- SOBER LIVING WOMENS - (1ST & 2ND FLOOR) = 4,974
- SOBER LIVING MENS - (1ST & 2ND FLOOR) = 4,974

ZONING: H-C

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

PARKING:

INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE

- MEN RTC:
  - 40 BEDS = 7 SPACES REQUIRED
  - 3 STAFF = 3 SPACES
- WOMENS RTC:
  - 40 BEDS = 7 SPACES REQUIRED
  - 3 STAFF = 3 SPACES
- DINING:
  - 5 STAFF = 5 SPACES
- GROUP:
  - 6 STAFF = 6 SPACES
- OUT PATIENT (OP):
  - 5 STAFF = 5 SPACES
- LOBBY/ADMIN:
  - 6 STAFF = 6 SPACES
- DETOX:
  - 30 BEDS = 5 SPACES REQUIRED
  - 7 STAFF = 7 SPACES
- HOUSE KEEPING/MAINTENANCE:
  - 8 STAFF = 8 SPACES REQUIRED
- SOBER LIVING MANAGEMENT:
  - 3 STAFF = 3 SPACES
- SOBER LIVING WOMENS:
  - 32 BEDS = 5 SPACES REQUIRED
  - 2 STAFF = 2 SPACES
- SOBER LIVING MENS:
  - 32 BEDS = 5 SPACES REQUIRED
  - 2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 17 SPACES
TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
OVERALL TOTAL PARKING PROVIDED: 83 SPACES

83 X .05 = 4 BIKE RACKS REQUIRED
9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:
   - MAIN CAMPUS LOT 1 = 350,256 SQ. FT.
   - SOBER LIVING LOT 2 = 116,478 SQ FT.
2. FAR FOR HC MAX 3.0
   - CAMPUS TOTAL BUILDING S.F. = 48,189
   - FAR = 48,189 / 437,909 = 0.11
3. HC SETBACKS:
   - FRONT SET BACK - 0'-0" MIN
   - SIDE SET BACK - 0'-0" MIN,
   - REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN
4. OPEN SPACE
   - CAMPUS OVERALL SQ. FOOTAGE = 353,356
   - 15% REQUIRED OPEN SPACE = 53,003 SQ. FT
   - PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE =74,832

BUILDING FORM:
- HEIGHT 2 STORIES
- OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
- ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):

MAIN CAMPUS SITE SQ. FT. = 350,256
350,256 X .05 = 17,513 REQUIRED, 18,000 PLUS SQ FT PROVIDED

SOBER LIVING CAMPUS SITE SQ. FT = 116,478
116,478 X .05 = 5,824 REQUIRED, 6,000 SQ. FT PROVIDED

PROJECT INFORMATION CONT.

COMMERCIAL PAD (SMALL RESTAURANT) LOT 3:
- 4,000 SQ. FT
- 1 PARKING SPOT PER 100 GSF
- 1 PARKING SPOT PER EMPLOYEE

6 EMPLOYEES + 40 SPOTS = 46 REQ.

45 SPACES PROVIDED + 1 BIKE RACK

COMMERCIAL PAD (SMALL RESTAURANT) LOT 4:
- 3,000 SQ. FT.
- 1 PARKING SPOT PER 100 GSF
- 1 PARKING SPOT PER EMPLOYEE

5 EMPLOYEES + 30 SPOTS = 35 PARKING SPOTS REQUIRED

35 PROVIDED PLUS ONE BIKE RACK

DRAWING LEGEND

- BIKE RACK
- DUMPTER
- CIVIC SPACE LANDSCAPE OASIS

pb architecture consultation development
16 east route 66 suite 202
flagstaff, arizona 86001
(928) 774-2444
email:PDBarchitect@aol.com
paul d. bushemanville architect

Substance Abuse/Mental Health Facility
Highway 89-A
Flagstaff, AZ

PRELIMINARY NOT FOR CONSTRUCTION

Revisions	By

Drawn: LJ, JM

Date: February 17, 2021

Job No:

SHEET
A-SITE

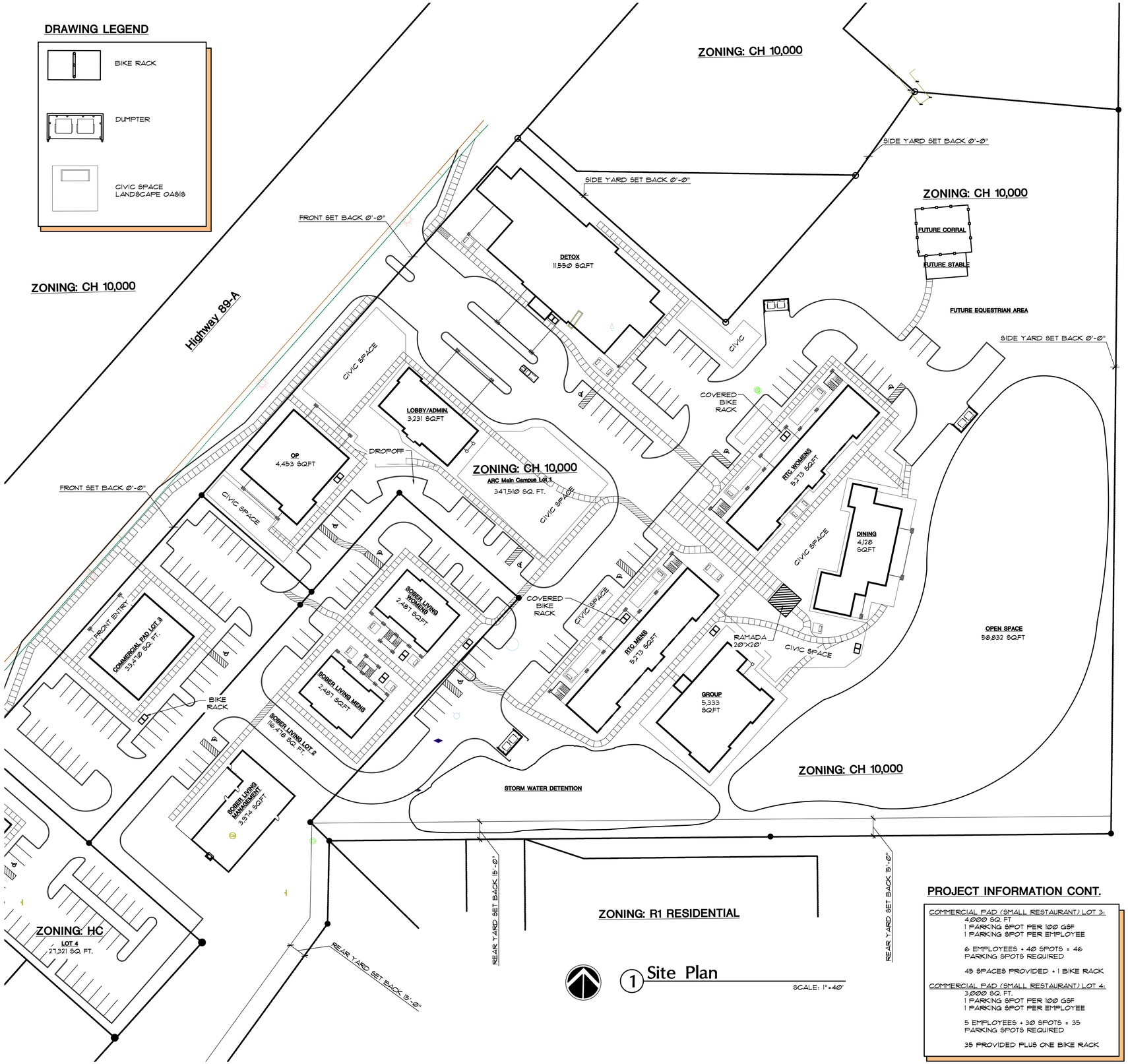
SITE PLAN
SCALE: 1"=80'

DRAWING LEGEND

BIKE RACK

DUMPTER

CIVIC SPACE
LANDSCAPE OASIS



1 Site Plan

SCALE: 1"=40'

PROJECT INFORMATION CONT.

COMMERCIAL PAD (SMALL RESTAURANT) LOT 3:
4,000 SQ. FT
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE

6 EMPLOYEES + 40 SPOTS = 46
PARKING SPOTS REQUIRED

45 SPACES PROVIDED + 1 BIKE RACK

COMMERCIAL PAD (SMALL RESTAURANT) LOT 4:
3,000 SQ. FT.
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE

5 EMPLOYEES + 30 SPOTS = 35
PARKING SPOTS REQUIRED

35 PROVIDED PLUS ONE BIKE RACK

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-006, 113-17-011A

SIZE AREA: 10.053 ± 2.14 ACRES

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
DETOX:
BUILDING - 11,550
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TOTAL = 12,741

ADMINISTRATION: 3,231

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TOTAL = 5,798

SOBER LIVING MANAGEMENT - 3,974

SOBER LIVING WOMENS - (1ST & 2ND FLOOR) = 4,974

SOBER LIVING MENS - (1ST & 2ND FLOOR) = 4,974

ZONING: H-C

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

PARKING:

INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE

MEN RTC:
40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

WOMENS RTC:
40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

DINING:
5 STAFF = 5 SPACES

GROUP:
6 STAFF = 6 SPACES

OUT PATIENT (OP):
5 STAFF = 5 SPACES

LOBBY/ADMIN:
6 STAFF = 6 SPACES

DETOX:
30 BEDS = 5 SPACES REQUIRED
7 STAFF = 7 SPACES

HOUSE KEEPING/MAINTENANCE:
8 STAFF = 8 SPACES REQUIRED

SOBER LIVING MANAGEMENT:
3 STAFF = 3 SPACES

SOBER LIVING WOMENS:
32 BEDS = 5 SPACES REQUIRED
2 STAFF = 2 SPACES

SOBER LIVING MENS:
32 BEDS = 5 SPACES REQUIRED
2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 17 SPACES
TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
OVERALL TOTAL PARKING PROVIDED: 83 SPACES

83 X .05 = 4 BIKE RACKS REQUIRED
9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:

MAIN CAMPUS LOT 1 = 350,256 SQ. FT.
SOBER LIVING LOT 2 = 116,478 SQ. FT.

2. FAR FOR HC MAX 3.0

CAMPUS TOTAL BUILDING S.F. = 48,189
FAR = 48,189 / 437,309 = 0.11

3. HC SETBACKS:
FRONT SET BACK - 0'-0" MIN
SIDE SET BACK - 0'-0" MIN.
REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

4. OPEN SPACE
CAMPUS OVERALL SQ. FOOTAGE = 353,356
15% REQUIRED OPEN SPACE = 53,003 SQ. FT
PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE =74,832

BUILDING FORM:
HEIGHT 2 STORIES
OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):

MAIN CAMPUS SITE SQ. FT. = 350,256
350,256 X .05 = 17,513 REQUIRED, 18,000 SQ FT PROVIDED

SOBER LIVING CAMPUS SITE SQ. FT = 116,478
116,478 X .05 = 5,824 REQUIRED, 6,000 SQ. FT PROVIDED

pb architecture consultation development
16 east route 66 suite 202
flagstaff, az 86001
tel: 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Substance Abuse/Mental Health Facility
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ, JM

Date: February 17, 2021

Job No:

SHEET
A-SITE

SITE PLAN
SCALE: 1"=40'

PLOTTED: May 13, 2021–8:48am

CONCEPTUAL PLAT
FOR
SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7144 E. STETSON, C–200
SCOTTSDALE, AZ 85251
(602)–882–7451

PROPERTY SURVEYOR:

SHEPHARD–WESNITZER, INC.
AARON BORLING
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773–0354

PROJECT ENGINEER:

SHEPHARD–WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773–0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX		
SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	CP01	CONCEPTUAL PLAT (1)
3	CP02	OVERALL UTILITY & DRAINAGE PLAN & SITE ANALYSIS
4	CP03	CONCEPTUAL PLAT & PRELIMINARY LANDSCAPE PLAN
5	CP04	LANDSCAPE, PARKING & CLEAR VIEW ZONE TABLES
6	NRPP	NATURAL RESOURCE PROTECTION PLAN

BASIS OF BEARING

NORTH 89–57–48 WEST, 368.66' FROM THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL 301–50–005G OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA. ACCORDING TO AN ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20–10, PREPARED BY ALISA TEMPLETON OF EXTREME MEASURES LAND SURVEY, INC. IN MARCH 2020.

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 301–50–005G ACCORDING TO INSTRUMENT NUMBER 3491557

ASSESSOR'S PARCEL NUMBER 113–17–011A ACCORDING TO INSTRUMENT NUMBER 3238727 OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

IMPERVIOUS AREA SUMMARY

PRE–DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 6,515 SF
PRE–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 1) = 9,634 SF
PRE–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 2, 3, 4) = 38,540 SF

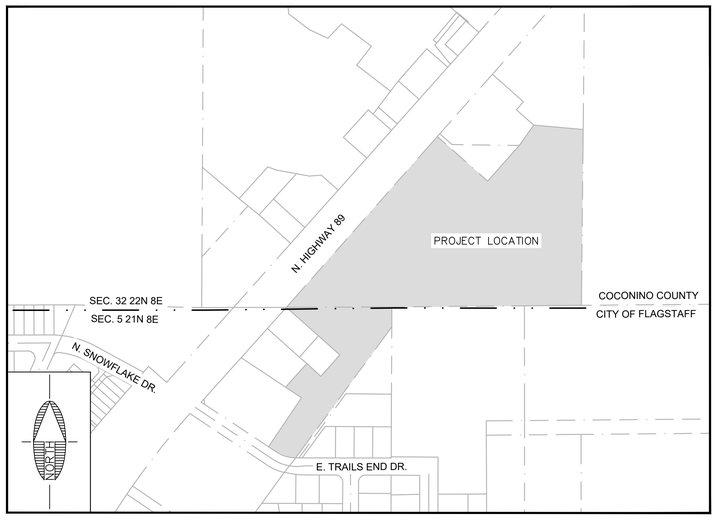
POST–DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 14,815 SF
POST–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 1) = 144,191 SF
POST–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 2, 3, 4) = 38,709 SF

RESOURCE PRESERVATION

APN 113–17–011A DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. APN 301–50–005G DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301–50–005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
N.T.S.

LEGEND

- LOT LINE
- ROW
- EASEMENT
- 8"SS — GRAVITY SEWER LINE
- 8"W — PUBLIC WATER LINE
- STORM DRAIN PIPE
- LOT BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- GATE VALVE
- DRAINAGE ARROW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EX. LOT LINE
- EX. EASEMENT
- 6945 — EX. INDEX CONTOUR
- 8"W — EX. WATER LINE
- EX. SEWER LINE
- G — EX. GAS
- S — EX. STORM DRAIN
- UGE — EX. UNDERGROUND UTIL.
- OHE — EX. OVERHEAD UTIL.
- SECTION LINE
- EX. ROAD STRIPING
- WV — EX. WATER VALVE
- EX. SIGNAGE
- EX. LIGHT POLE
- 5058778 — EX. ELECTRIC BOX
- EX. DRAINAGE ARROW

PROJECT INFORMATION

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NO. 301–50–005G
113–17–011A

1. 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. 41–90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR 'SUBSTANCE ABUSE & MENTAL HEALTH FACILITY' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
6. TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 16, 2020. BOUNDARY INFORMATION IS BASED ON AN ALTA PREPARED BY EXTREME MEASURES LAND SURVEY, INC. ON MARCH 13, 2020.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHYS@APS.COM
PHONE: (928) 773–6446

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779–4935

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226–2269

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266–0672

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20–00164

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY — FLAGSTAFF ARIZONA

COVER SHEET

JOB NO: 20136
DATE: MAY 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig (Dig Safely)
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8–1–1 or 1–800–STAKE–IT (782–5348)

DRAWING NO.
CVR

SHT NO. 1 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-COVER SHEET.DWG CPHAM

PLOTTED: May 13, 2021–8:48am

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CONCEPTUAL PLAT

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

FLAGSTAFF ARIZONA

LEGEND

- PARCEL BOUNDARY
- R.O.W. LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ZONING SPLIT
- HIGHWAY COMMERCIAL (HC)
- RURAL RESIDENTIAL (RR)

N. HIGHWAY 89

EXISTING 134' R.O.W.

APN 301-50-011A (NOT A PART)

APN 301-50-013B (NOT A PART)

APN 301-50-005H (NOT A PART)

APN 301-50-014 (NOT A PART)

APN 301-50-004D (NOT A PART)

APN 301-50-015 (NOT A PART)

N 41°32'35" E 118.69'

S 48°30'15" E 235.22'

N 41°29'45" E 166.15'

N 35°13'37" E 86.92'

S 84°57'36" E 173.32'

S 0°35'31" W 613.72'

EXISTING ELECTRIC EASEMENT DKT 174 PG 446 EX 18

26' P.U.E. DEDICATED HEREON

ZONING SPLIT

8' P.U.E. DEDICATED HEREON

26' PUBLIC ACCESS EASEMENT DEDICATED HEREON

20' P.U.E. DEDICATED HEREON

10' P.U.E. DEDICATED HEREON

PARCEL NO. 1
8.08 ACRES
ZONING: 1.09 ACRES HC
& 6.99 ACRES RR

285.24'

S 48°39'19" E 124.06'

112.16'

S 48°39'19" E 134.81'

284.36'

PARCEL NO. 3
0.81 ACRES

PARCEL NO. 2
2.69 ACRES

N 41°32'35" E 284.36'

S 41°54'11" W 259.53'

EXISTING 8' ELECTRIC EASEMENT DKT 934 PG 998

EXISTING ELECTRIC EASEMENT DKT 174 PG 446 EX 18

EXISTING 136' R.O.W.

108.49'

124.06'

SECTION LINE

26' PUBLIC ACCESS EASEMENT DEDICATED HEREON

COCONINO COUNTY

CITY OF FLAGSTAFF

S 45°34'47" E 22.48'

S 89°29'23" W 662.50'

EXISTING 35'X50' DRIVEWAY EASEMENT DKT 2038 PG 796 EX 30

PARCEL NO. 4
0.63 ACRES

N 48°39'19" W 127.57'

S 1°08'23" W 70.31'

EXISTING 40' P.U.E. INST. NO. 3818543

N 48°25'36" W 249.82'

APN 113-17-013A (NOT A PART)

109.52'

APN 113-17-013B (NOT A PART)

APN 113-17-010 (NOT A PART)

S 48°25'49" E 65.31'

N 41°28'13" E 100.13'

N 41°34'34" E 112.49'

EXISTING 25' GAS EASEMENT DKT 512 PG 380

APN 113-17-07H (NOT A PART)

TRAILS END RETREAT (NOT A PART)

APN 113-10-001R (NOT A PART)

N 56°19'49" W 67.44'

EXISTING 16' P.U.E. 2170/27

APN 113-17-012 (NOT A PART)

EXISTING 10' SEWER EASEMENT DKT 479 PG 186 EX 20

N 35°55'43" E 571.40'

APN 113-17-07J (NOT A PART)

EXISTING 10' SEWER EASEMENT DKT 479 PG 186 EX 20

N 33°34'56" E 208.29'

EXISTING 16' P.U.E. 2170/27

APN 113-17-07D (NOT A PART)

N 56°21'56" W 34.94'

L=68.83, R=120.00
Δ=32°51'50"

APN 113-17-014 (NOT A PART)

E. TRAILS END DR.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

JOB NO:	20136
DATE:	MAY 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

NO.	DESCRIPTION	DATE	BY

REVISIONS

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

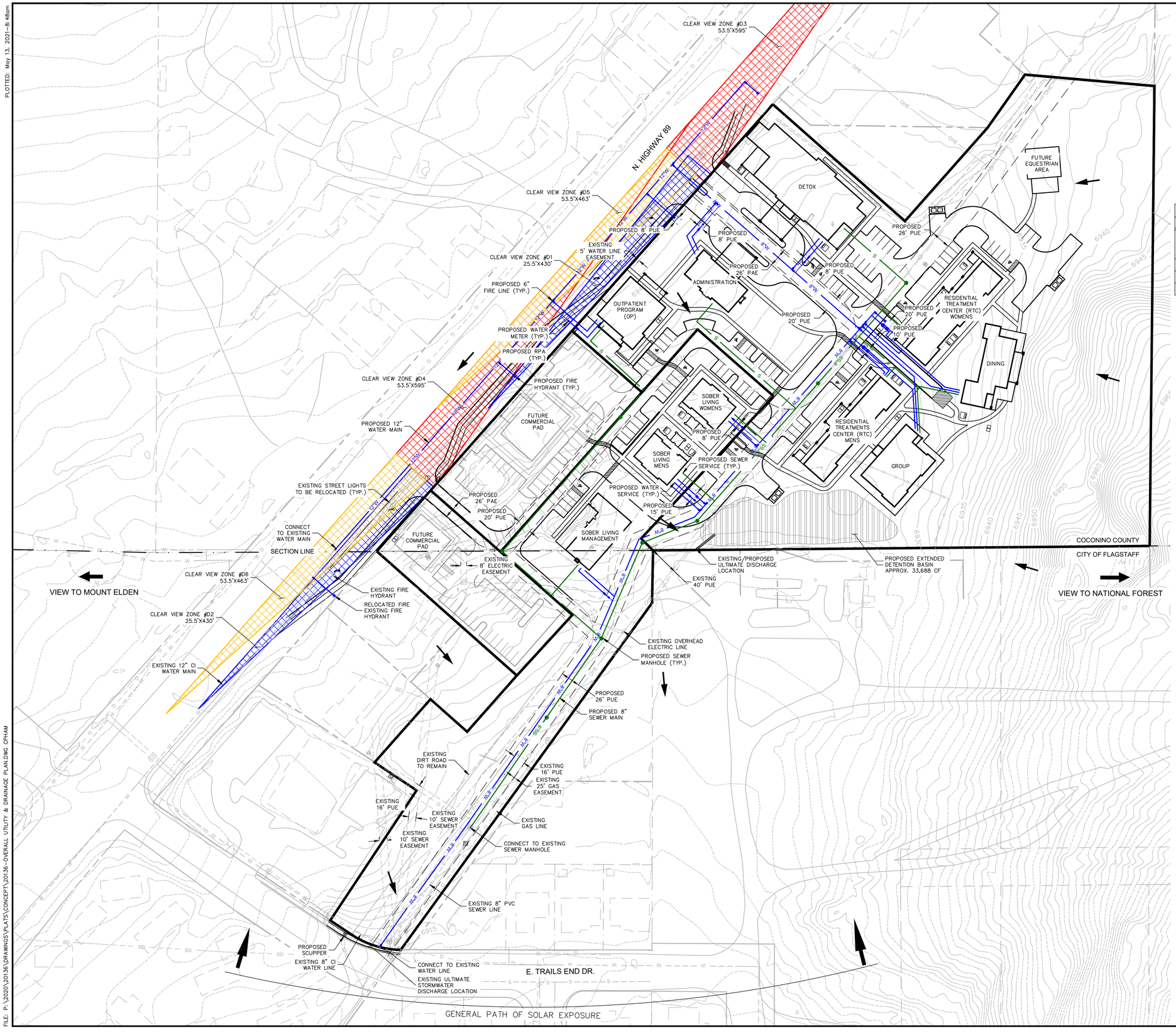
SWI Shephard Wesnitzer, Inc.

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. CP01

SHT NO. 2 OF 6

PLOTTED: May 13, 2021 - 8:48am



SITE ANALYSIS:

A. EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. SITE SLOPES DO NOT EXCEED 24.99%.
B. SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.
C. EXISTING VEGETATION IS PONDEROSA PINE TREES AS SHOWN
D. VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE THE RESIDENTIAL COMMUNITY OF MOUNT ELDEN TO THE WEST AND THE RESIDENTIAL COMMUNITY OF NATIONAL FOREST TO THE EAST. THE SITE IS ACCESSIBLE AND VIEWABLE FROM NORTH HIGHWAY 89.
E. CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE. THE SITE EXPERIENCES A LOT OF EXPOSURE. PRECIPITATION NATURALLY RUNS TO THE SOUTHEAST SIDE OF THE SITE. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL, IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
G. THERE ARE NO EXISTING SWALES & STREAM CORRIDORS FOR THIS PROJECT.
H. THE PROJECT IS SURROUNDED BY NATIONAL FOREST TO THE EAST, A RV PARK ACROSS HIGHWAY 89 TO THE WEST, A RESIDENTIAL COMMUNITY TO THE SOUTH AND A CAFE AND GAS STATION TO THE NORTH.

Impervious Area & LID Analysis					
				LID Required Depth (ft)	0.0833
Basin ID	Basin Area (sf)	Existing Impervious Area (sf)	Proposed Impervious Area (sf)	Net Impervious Area (sf)	Required LID Volume (sf)
A1	380,661	9,634	144,191	134,557	11,213
B1	155,022	38,540	38,079	-461	-38
C1	25,540	6,515	14,815	8,300	692

NOTES:

1. SHARED PARKING AGREEMENTS AND CROSS ACCESS EASEMENTS ARE NEEDED FOR THIS PROJECT AND WILL BE PROVIDED WITH FUTURE SUBMITTALS.
2. CLEAR VIEW ZONE CALCULATIONS ARE SHOWN ON SHEET CP04.
3. THE REQUIRED DETENTION/LID FOR PARCEL NO. 4 WILL BE DETERMINED ONCE THE PARCEL DEVELOPS.

SCALE 1" : 60'
0 30 60

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
FLAGSTAFF ARIZONA

OVERALL UTILITY & DRAINAGE PLAN & SITE ANALYSIS

JOB NO: 20136
DATE: MAY 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.SWGZ.com
Shephard ▲ Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
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DRAWING NO.
CP02

SHT NO. 3 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-OVERALL UTILITY & DRAINAGE PLAN.DWG CPHAM

PLOTTED: May 13, 2021–8:48am

NOTES:

1. LANDSCAPE AND PARKING CALCULATIONS ARE SHOWN ON SHEET CP04.

EXISTING SIDEWALK
PROPOSED DRIVEWAY
N. HIGHWAY 89
6' PROPOSED SIDEWALK (TYP.)
5' PROPOSED PARKWAY (TYP.)
10' LANDSCAPE BUFFER
EXISTING DRIVEWAY
PROPOSED SIDEWALK
PROPOSED DRIVEWAY
15' LANDSCAPE BUFFER
DETOX 11,550 SF
ADMINISTRATION 3,231 SF
OUTPATIENT PROGRAM (OP) 4,453 SF
FUTURE COMMERCIAL PAD 4,000 SF
FUTURE COMMERCIAL PAD 3,000 SF
SOBER LIVING WOMENS 4,974 SF
SOBER LIVING MENS 4,974 SF
SOBER LIVING MANAGER/REC 3,974 SF
RESIDENTIAL TREATMENTS CENTER (RTC) MENS 10,546 SF
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS 10,546 SF
GROUP 5,333 SF
DINING 4,128 SF
FUTURE EQUESTRIAN AREA
PROPOSED DOUBLE TRASH ENCLOSURE (TYP.)
FIRE LANE (TYP.)
PROPOSED FIRE LANE
IMPROVED ACCESS LANE
16 SPACES
13 SPACES
35 SPACES
10 SPACES
8 SPACES
7 SPACES
6 SPACES
5 SPACES
4 SPACES
1 SPACE
24' (TYP.)
26' (TYP.)
18' (TYP.)
9' (TYP.)
11' (TYP.)
8' (TYP.)
R35'
R55'
R28'
COCONINO COUNTY
CITY OF FLAGSTAFF
15' LANDSCAPE BUFFER

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 40'
0 20 40

C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

PRELIMINARY LANDSCAPE PLAN

JOB NO:	20136
DATE:	MAY 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

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Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swgz.com

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Shephard Wesnitzer, Inc.

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Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. CP03

SHT NO. 4 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-CONCEPT PLAN.DWG CPHAM

PLOTTED: May 13, 2021 - 8:49am

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 1 & 2		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (WEST- 767 L.F. AND 72 SOUTH - L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	34
SHRUBS	2 PER PROPOSED TREE REQUIRED	67
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	67
EXISTING TREES REMAINING		0
PERIPHERAL BUFFER REQUIREMENT (NORTH - 652 L.F., EAST - 585 L.F., SOUTH - 1307 L.F, AND WEST- 809 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	134
SHRUBS	2 PER PROPOSED TREE REQUIRED	268
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	268
EXISTING TREES REMAINING		71
PARKING LANDSCAPE MEDIAN (11 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	22
SHRUBS	2 PER PROPOSED TREE REQUIRED	44
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	44
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	2,490
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (3274 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	131
SHRUBS	2 PER PROPOSED TREE REQUIRED	262
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	262
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	43
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		321
SHRUBS		642
GROUNDCOVER		642
EXISTING TREES REMAINING		116
LANDSCAPE AREA		2,490

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 3		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (NORTHWEST- 284 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	12
SHRUBS	2 PER PROPOSED TREE REQUIRED	24
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	24
EXISTING TREES REMAINING		1
PARKING LANDSCAPE MEDIAN (6 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	12
SHRUBS	2 PER PROPOSED TREE REQUIRED	24
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	24
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	1,350
EXISTING TREES REMAINING		0
BUILDING FOUNDATION LANDSCAPING (270 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	11
SHRUBS	2 PER PROPOSED TREE REQUIRED	22
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	22
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	1
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		35
SHRUBS		70
GROUNDCOVER		70
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1350

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 4		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (NORTHWEST- 109 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	5
SHRUBS	2 PER PROPOSED TREE REQUIRED	10
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	10
EXISTING TREES REMAINING		0
PARKING LANDSCAPE MEDIAN (5 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	10
SHRUBS	2 PER PROPOSED TREE REQUIRED	20
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	20
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	1,050
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (236 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	9
SHRUBS	2 PER PROPOSED TREE REQUIRED	19
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	19
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	0
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		24
SHRUBS		49
GROUNDCOVER		49
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1050

PARKING TABLE	
PARCEL 1: MAIN CAMPUS	
INSTITUTIONAL RESIDENTIAL:	110 BEDS X 1 SPACE/6 BEDS= 19 SPACES
(MEN RTC, WOMENS RTC, DINING, GROUP,OUT PATIENT, LOBBY/ADMIN, DETOX, HOUSE KEEPING/ MAINTENANCE)	43 EMPLOYEES X 1 SPACE/1 EMPLOYEE= 43 SPACES
	REQUIRED SPACES = 62 SPACES
	ADA SPACES REQUIRED= 4 SPACES
PARCEL 2: SOBER LIVING CAMPUS	
INSTITUTIONAL RESIDENTIAL:	64 BEDS X 1 SPACE/6 BEDS= 11 SPACES
(SOBER LIVING MANAGEMENT, SOBER LIVING WOMENS, SOBER LIVING MENS)	7 EMPLOYEES X 1 SPACE/1 EMPLOYEE= 7 SPACES
	REQUIRED SPACES= 17 SPACES
	ADA SPACES REQUIRED= 1 SPACES
PARCEL 3: SMALL RESTAURANT	
FUTURE RESTAURANT:	4,000 SF X 1 SPACE/100 GSF = 40 SPACES
	6 EMPLOYEES X 1 SPACE/EMPLOYEE = 6 SPACES
	REQUIRED SPACES = 46 SPACES
	46 SPACES X .95 = 44 REQUIRED SPACES
	1 BIKE RACK PROVIDED
PARCEL 4: SMALL RESTAURANT	
FUTURE RESTAURANT:	3,000 SF X 1 SPACE/100 GSF = 30 SPACES
	5 EMPLOYEES X 1 SPACE/EMPLOYEE = 5 SPACES
	REQUIRED SPACES = 35
	1 BIKE RACK PROVIDED
TOTAL CAMPUS SPACES REQUIRED=	79 SPACES PLUS 5 ADA SPACES
TOTAL CAMPUS SPACES PROVIDED=	83 SPACES PLUS 8 ADA SPACES
TOTAL PARKING PROVIDED =	165 SPACES
BIKE RACKS PROVIDED =	9 BIKE RACKS

CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)[1]	TIME GAP tg (unadjusted)[2]	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES[4]	TIME GAP tg(adjusted)[2]	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D2	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D3	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D4	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D5	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360
D6	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360

Notes:

(1)	The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
(2)	The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
(3)	The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47*VMAJOR*tg
(4)	The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
(5)	If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

###
ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

LANDSCAPE, PARKING, & CLEAR VIEW ZONE TABLES

JOB NO: 20136
DATE: MAY 21
SCALE: N/A
DRAWN: HS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

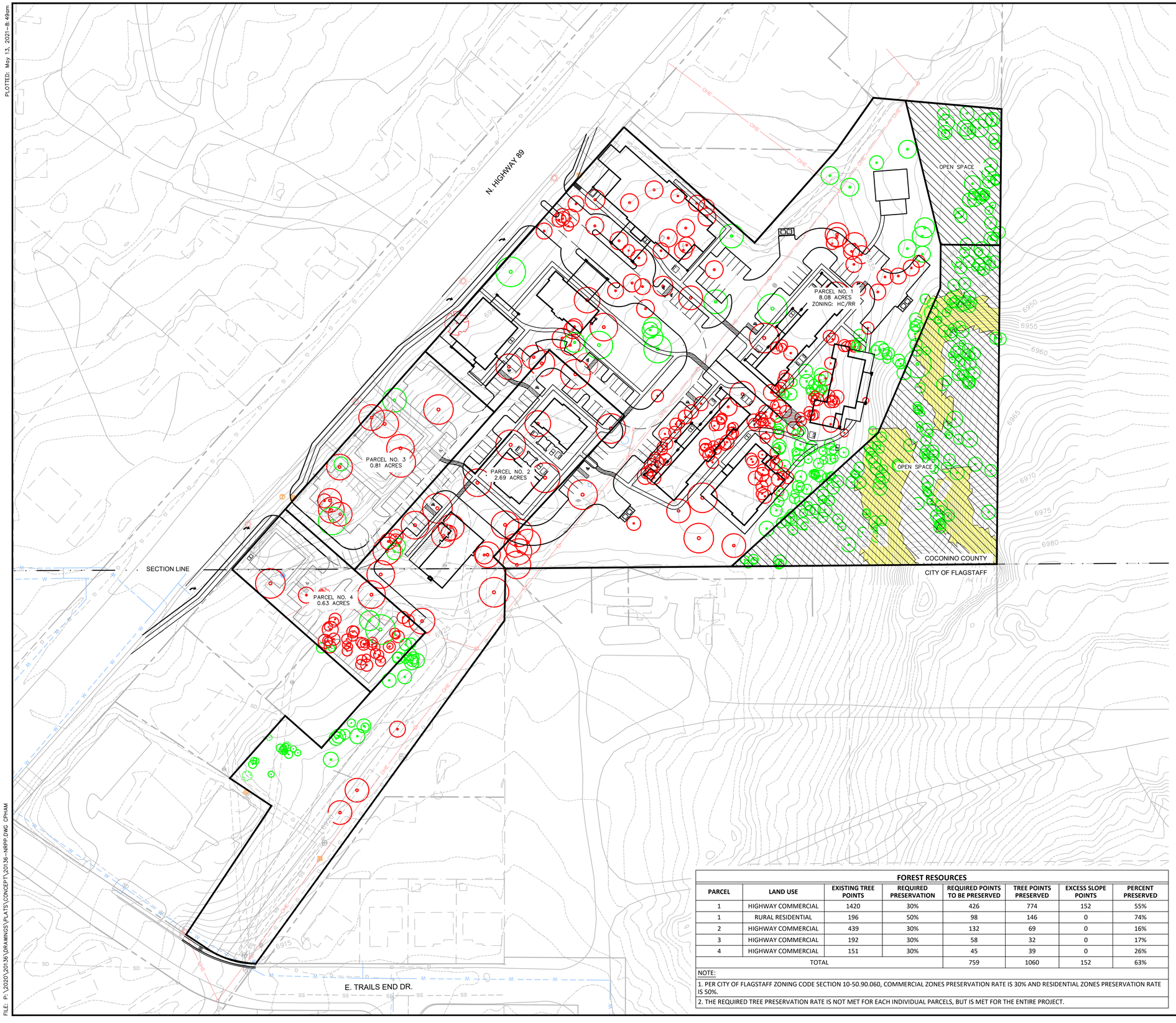
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DRAWING NO.
CP04

SHT NO. 5 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-CONCEPT PLAN.DWG CPHAM

PLOTTED: May 13, 2021–8:49am



LEGEND

- PRESERVED TREES
- DISTURBED TREES
- EXISTING SLOPE 17–24.99%
- DISTURBED SLOPE 17–24.99%

NOTES:

1. PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
2. EXISTING SLOPES ON THE SITE DO NOT EXCEED 24.99%.
3. EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
4. PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10–50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

STEEP SLOPE RESOURCES	
	COMMERCIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	**152**

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	303,841
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	45,576
REQUIRED OPEN SPACE (SF)	45,576
PROVIDED OPEN SPACE (SF)	74,832
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,630
1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110. 2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.	

FOREST RESOURCES

PARCEL	LAND USE	EXISTING TREE POINTS	REQUIRED PRESERVATION	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	EXCESS SLOPE POINTS	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1420	30%	426	774	152	55%
1	RURAL RESIDENTIAL	196	50%	98	146	0	74%
2	HIGHWAY COMMERCIAL	439	30%	132	69	0	16%
3	HIGHWAY COMMERCIAL	192	30%	58	32	0	17%
4	HIGHWAY COMMERCIAL	151	30%	45	39	0	26%
TOTAL				759	1060	152	63%

NOTE:

1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30% AND RESIDENTIAL ZONES PRESERVATION RATE IS 50%.
2. THE REQUIRED TREE PRESERVATION RATE IS NOT MET FOR EACH INDIVIDUAL PARCELS, BUT IS MET FOR THE ENTIRE PROJECT.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

PRELIMINARY NATURAL PROTECTION PLAN

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
FLAGSTAFF ARIZONA

JOB NO: 20136
DATE: MAY 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
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928.774.6934 fax
www.swgz.com

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REVISIONS

NO.	DESCRIPTION	DATE	BY

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DRAWING NO.
NRPP

SHT NO. 6 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-NRPP.DWG CPHAM

PLOTTED: Jul 22, 2021-7:56am

CONCEPT ZONING MAP AMENDMENT

FOR

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

RESOURCE PRESERVATION

APN 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DATA:

PROPOSED BUILDING SQUARE FOOTAGE
MAIN CAMPUS:
DETOX (BUILDING & PATIO): (11,550 SF + 1,191 SF) = 12,741 SF TOTAL
ADMINISTRATION: 3,231 SF
OUTPATIENT PROGRAM (BUILDING & PATIO): (4,453 SF + 1,627 SF) = 6,000 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) MENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
GROUP (BUILDING & PATIO): (5,333 SF + 3,116 SF) = 8,449 SF TOTAL
DINING/KITCHEN (BUILDING & PATIO): (4,128 SF + 1,670 SF) = 5,798 SF TOTAL

SOBER LIVING:
MANAGEMENT: 3,974 SF
MENS (1ST & 2ND FLOOR): 4,974 SF TOTAL
WOMENS (1ST & 2ND FLOOR): 4,974 SF TOTAL

EQUESTRIAN AREA (STABLE & PATIO): (1,800 SF + 700 SF) = 2,500 SF TOTAL

FLOOR AREA RATIO
FLOOR AREA RATIO (FAR) FOR HC: 3.0 MAX
PROPOSED MAIN CAMPUS FAR: 39,241 SF/303,838 SF = 0.13
PROPOSED SOBER LIVING FAR: 8,948 SF/116,842 SF = 0.08
PROPOSED FUTURE LOT 1 FAR: 4,000 SF/35,277 SF = 0.11
PROPOSED FUTURE LOT 2 FAR: 3,000 SF/27,328 SF = 0.11

LOT COVERAGE
LOT COVERAGE FOR RR: 20% MAX
PROPOSED EQUESTRIAN AREA LOT COVERAGE (INCLUDING PATIO): 2,500 SF/ 47,697 SF = 5.24%

BUILDING CONSTRUCTION TYPE
V-B (1 HOUR, SPRINKLED)

BUILDING HEIGHT
BUILDING HEIGHT FOR HC: 60' MAX
BUILDING HEIGHT FOR RR: 35' MAX
PROPOSED BUILDING HEIGHT FOR DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN: 2 STORIES
ALL OTHER BUILDING HEIGHT: SINGLE STORY

PARKING
MAIN CAMPUS:
INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE
RTC MENS: (40/6 BEDS * 1) + (3 STAFF * 1) = 10 SPACES
RTC WOMENS: (40/6 BEDS * 1) + (3 EMPLOYEES * 1) = 10 SPACES
DINING/KITCHEN: (5 EMPLOYEES * 1) = 5 SPACES
GROUP: (6 EMPLOYEES * 1) = 6 SPACES
OUTPATIENT PROGRAM: (5 EMPLOYEES * 1) = 5 SPACES
ADMINISTRATION: (6 EMPLOYEES * 1) = 6 SPACES
DETOX: (30/6 BEDS * 1) + (7 STAFF * 1) = 12 SPACES
HOUSE KEEPING/MAINTENANCE: (8 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 62 SPACES
ADA PARKING REQUIRED: 4 SPACES

SOBER LIVING:
MANAGEMENT: (3 EMPLOYEES * 1) = 3 SPACES
MENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
WOMENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 19 SPACES
ADA PARKING REQUIRED: 1 SPACES

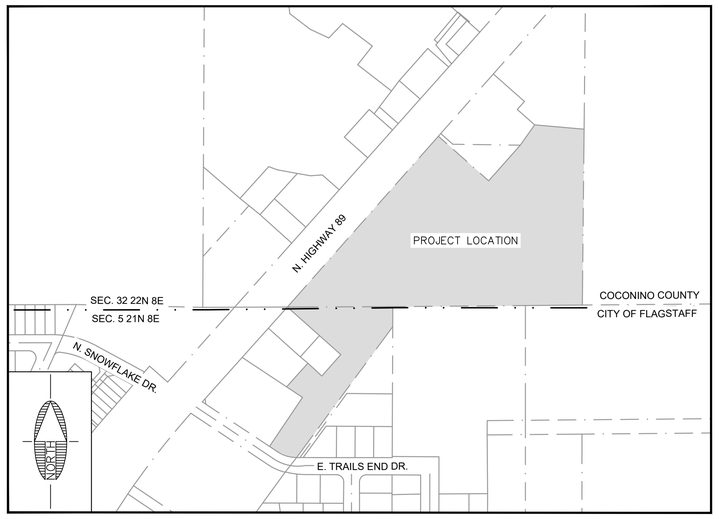
TOTAL MAIN CAMPUS & SOBER LIVING PARKING REQUIRED: 86 SPACES (INCLUDING 5 ADA SPACES)
TOTAL BIKE PARKING REQUIRED: 86 SPACES & 5% = 5 SPACES
TOTAL BIKE PARKING PROVIDED: 9 BIKE RACKS (INCLUDING 3 COVERED)
PARKING REDUCTION: 86 SPACES * 5% = 4.3 SPACES REDUCED
TOTAL MAIN CAMPUS & SOBER LIVING PARKING PROVIDED: 83 SPACES (INCLUDING 8 ADA SPACES)

REQUIRED PARKING FOR FUTURE LOT 1 (4,000 SF):
RESTAURANT: 1 SPACE PER 100 GSF, PLUS 1 SPACE PER EMPLOYEE
TOTAL PARKING REQUIRED: (4,000/100 GSF * 1) + (6 EMPLOYEES * 1) = 46 SPACES
TOTAL BIKE PARKING PROVIDED: 1 BIKE RACK
PARKING REDUCTION: 46 SPACES * 5% = 2.25 SPACES REDUCED
TOTAL PARKING PROVIDED: 45 SPACES (INCLUDING 1 ADA SPACE)

PROPOSED PARKING FOR FUTURE LOT 2 (3,000 SF):
RESTAURANT: 1 SPACE PER 100 GSF, PLUS 1 SPACE PER EMPLOYEE
TOTAL PARKING REQUIRED: (3,000/100 GSF * 1) + (5 EMPLOYEES * 1) = 35 SPACES
TOTAL PARKING PROVIDED: 35 SPACES (INCLUDING 1 ADA SPACE)
TOTAL BIKE PARKING PROVIDED: 1 BIKE RACK

OPEN SPACE
TOTAL OPEN SPACE REQUIRED FOR HC: 45,576 SF
TOTAL OPEN SPACE PROVIDED FOR HC: 74,832 SF

TOTAL OPEN SPACE REQUIRED FOR RR: 7,155 SF
TOTAL OPEN SPACE PROVIDED FOR RR: 19,630 SF



VICINITY MAP
N.T.S.

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROPERTY DATA:

FLAGSTAFF REHAB CAMPUS
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NO.
113-17-011A (±2.15 AC) &
301-50-005G (±10.06 AC)

EXISTING ZONING
APN 113-17-011A: HIGHWAY COMMERCIAL (HC)
APN 301-50-005G: CH-10,000

PROPOSED ZONING
APN 301-50-005G: HIGHWAY COMMERCIAL (HC) & RURAL RESIDENTIAL (RR)

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX

SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	CM01	CONTEXT ANALYSIS MAP
3	SM01	SITE ANALYSIS MAP
4	CP01	CONCEPT ZONING PLAN
5	NRPP	NATURAL RESOURCE PROTECTION PLAN

LEGEND

LOT LINE
ROW
EASEMENT
8"SS — GRAVITY SEWER LINE
8"W — PUBLIC WATER LINE
STORM DRAIN PIPE
LOT BOUNDARY
FIRE HYDRANT
W — WATER METER
S — SEWER MANHOLE
GATE VALVE
DRAINAGE ARROW
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE

EX. LOT LINE
EX. EASEMENT
6945 — EX. INDEX CONTOUR
8"W — EX. WATER LINE
EX. SEWER LINE
G — EX. GAS
S — EX. STORM DRAIN
UGE — EX. UNDERGROUND UTIL.
OHE — EX. OVERHEAD UTIL.
SECTION LINE
EX. ROAD STRIPING
WV — EX. WATER VALVE
EX. SIGNAGE
EX. LIGHT POLE
SCE87478 — EX. ELECTRIC BOX
EX. DRAINAGE ARROW

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA

FLAGSTAFF REHAB CAMPUS

COVER SHEET

JOB NO: 20136
DATE: JUL 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

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DRAWING NO.
CVR

SHT NO. 1 OF 5

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PLOTTED: Jul 22, 2021-7:57am



LEGEND

PROPERTY TO BE REZONED

EXISTING PROPERTY LINE

CITY LIMITS

CITY OF FLAGSTAFF ZONING

R1	SINGLE-FAMILY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
MH	MANUFACTURED HOUSING
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
PF	PUBLIC FACILITY
"CITY"	CITY OF FLAGSTAFF

COCONINO COUNTY ZONING

AR-5	AGRICULTURAL RESIDENTIAL (5 AC)
AR-2 1/2	AGRICULTURAL RESIDENTIAL (2.5 AC)
CH-10,000	COMMERCIAL HEAVY
"COUNTY"	COCONINO COUNTY

SCALE 1" : 150'
0 75 150

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO:	20136
DATE:	JUL 21
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	CNP
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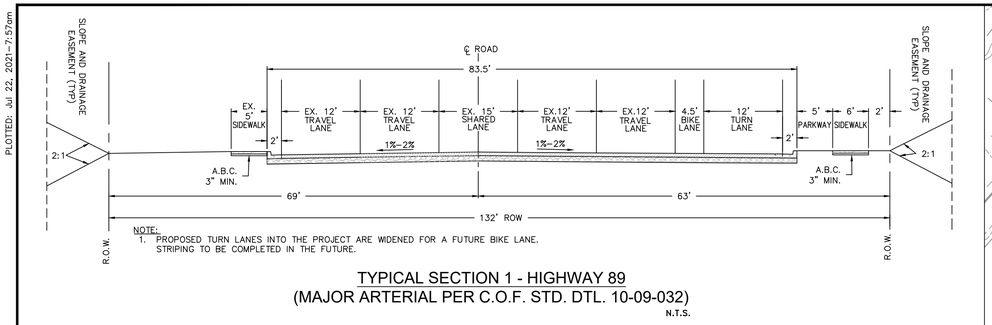
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DRAWING NO.
CM01

SHT NO. 2 OF 5

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



TYPICAL SECTION 1 - HIGHWAY 89
(MAJOR ARTERIAL PER C.O.F. STD. DTL. 10-09-032)
N.T.S.

CLEAR VIEW ZONE #D3
53.5'X595'

N. HIGHWAY 89

DETOX

FUTURE EQUESTRIAN AREA

PROPOSED 26' PUE

PROPOSED 8' PUE

PROPOSED 8' PUE

EXISTING 5' WATER LINE EASEMENT

PROPOSED 8' PUE

PROPOSED 26' PAE

ADMINISTRATION

PROPOSED 6" FIRE LINE (TYP.)

OUTPATIENT PROGRAM (OP)

PROPOSED 20' PUE

PROPOSED 20' PUE

PROPOSED 10' PUE

RESIDENTIAL TREATMENT CENTER (RTC) WOMENS

DINING

PROPOSED WATER METER (TYP.)

PROPOSED RPA (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

SOBER LIVING WOMENS

FUTURE COMMERCIAL PAD

PROPOSED 12" WATER MAIN

PROPOSED 8' PUE

RESIDENTIAL TREATMENTS CENTER (RTC) MENS

SOBER LIVING MENS

PROPOSED SEWER SERVICE (TYP.)

GROUP

EXISTING STREET LIGHTS TO BE RELOCATED (TYP.)

PROPOSED WATER SERVICE (TYP.)

PROPOSED 26' PAE

PROPOSED 20' PUE

PROPOSED 15' PUE

CONNECT TO EXISTING WATER MAIN

SECTION LINE

FUTURE COMMERCIAL PAD

SOBER LIVING MANAGEMENT

COCONINO COUNTY

CITY OF FLAGSTAFF

EXISTING 8' ELECTRIC EASEMENT

EXISTING/PROPOSED ULTIMATE DISCHARGE LOCATION

PROPOSED EXTENDED DETENTION BASIN

EXISTING 40' PUE

EXISTING FIRE HYDRANT

RELOCATED FIRE EXISTING FIRE HYDRANT

EXISTING DRAINAGE SWALE

EXISTING OVERHEAD ELECTRIC LINE

PROPOSED SEWER MANHOLE (TYP.)

EXISTING 12" CI WATER MAIN

PROPOSED 26' PUE

PROPOSED 8" SEWER MAIN

EXISTING DIRT ROAD TO REMAIN

EXISTING 16' PUE

EXISTING 25' GAS EASEMENT

EXISTING 16' PUE

EXISTING 10' SEWER EASEMENT

EXISTING GAS LINE

EXISTING 10' SEWER EASEMENT

CONNECT TO EXISTING SEWER MANHOLE

EXISTING 8" PVC SEWER LINE

PROPOSED SCUPPER

EXISTING 8" CI WATER LINE

CONNECT TO EXISTING WATER LINE

EXISTING ULTIMATE STORMWATER DISCHARGE LOCATION

E. TRAILS END DR.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO:	20136
DATE:	JUL 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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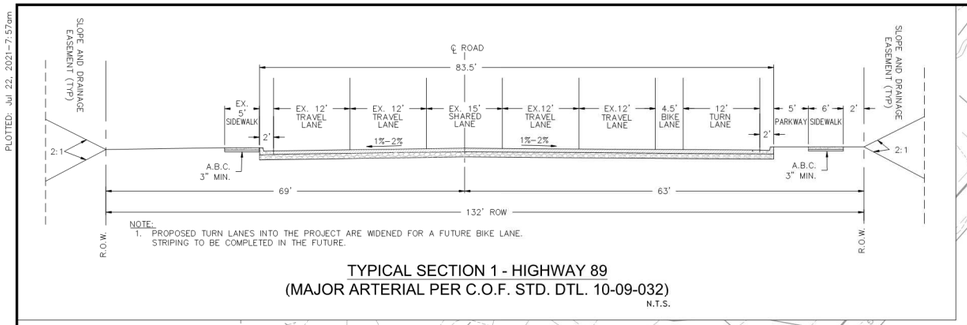
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DRAWING NO.
CP01

SHT NO. 4 OF 5

PLOTTED: Jul 22, 2021-7:57am

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM



TYPICAL SECTION 1 - HIGHWAY 89
(MAJOR ARTERIAL PER C.O.F. STD. DTL. 10-09-032)
N.T.S.

Sewer line extension to neighbor to the north.

N. HIGHWAY 89
CLEAR VIEW ZONE #03 53.5'X595'
FUTURE EQUESTRIAN AREA
DETOX
PROPOSED 26' PUE
PROPOSED 8' PUE
EXISTING 5' WATER LINE EASEMENT
PROPOSED 26' PAE
ADMINISTRATION
PROPOSED 6" FIRE LINE (TYP.)
OUTPATIENT PROGRAM (OP)
PROPOSED 20' PUE
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS
PROPOSED 10' PUE
PROPOSED WATER METER (TYP.)
PROPOSED RPA (TYP.)
DINING
PROPOSED FIRE HYDRANT (TYP.)
SOBER LIVING WOMENS
FUTURE COMMERCIAL PAD
RESIDENTIAL TREATMENTS CENTER (RTC) MENS
PROPOSED 12" WATER MAIN
SOBER LIVING MENS
PROPOSED SEWER SERVICE (TYP.)
GROUP
EXISTING STREET LIGHTS TO BE RELOCATED (TYP.)
PROPOSED WATER SERVICE (TYP.)
PROPOSED 15' PUE
CONNECT TO EXISTING WATER MAIN
SECTION LINE
SOBER LIVING MANAGEMENT
COCONINO COUNTY
CITY OF FLAGSTAFF
EXISTING 8' ELECTRIC EASEMENT
EXISTING/PROPOSED ULTIMATE DISCHARGE LOCATION
PROPOSED EXTENDED DETENTION BASIN
EXISTING 40' PUE
EXISTING FIRE HYDRANT
RELOCATED FIRE EXISTING FIRE HYDRANT
EXISTING DRAINAGE SWALE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING 12" CI WATER MAIN
PROPOSED SEWER MANHOLE (TYP.)
PROPOSED 26' PUE
PROPOSED 8" SEWER MAIN
EXISTING DIRT ROAD TO REMAIN
EXISTING 16' PUE
EXISTING 25' GAS EASEMENT
EXISTING 16' PUE
EXISTING 10' SEWER EASEMENT
EXISTING GAS LINE
EXISTING 10' SEWER EASEMENT
CONNECT TO EXISTING SEWER MANHOLE
EXISTING 8" PVC SEWER LINE
PROPOSED SCUPPER
EXISTING 8" CI WATER LINE
CONNECT TO EXISTING WATER LINE
EXISTING ULTIMATE STORMWATER DISCHARGE LOCATION
E. TRAILS END DR.

SCALE 1" = 60'
0 30 60

Exhibit #1

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

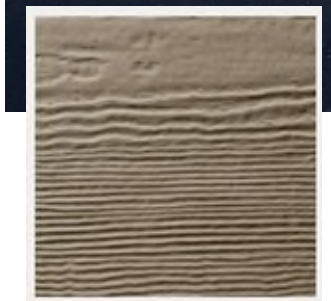
SHT NO. 4 OF 5

PLOTTED: Jul 22, 2021-7:57am
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM

Flagstaff Location







Khaki Brown ›



Timber Bark ›



Aged Pewter ›



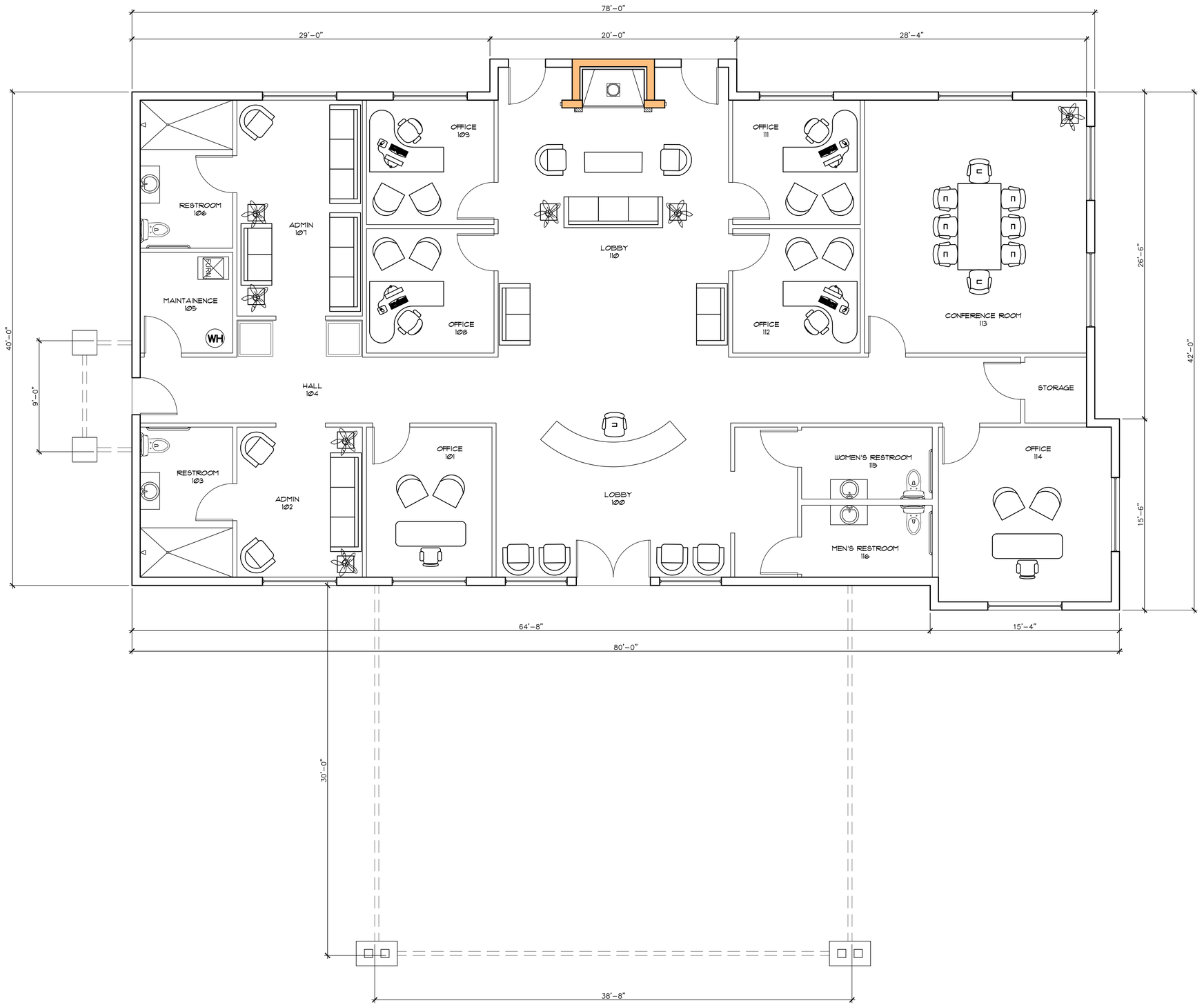
Ledgestone Series

(Click to view all Ledgestone Veneer styles)



Stone Combinations

(Click to view all Stone Combination styles)



1 Admin. Floor Plan

SCALE: 1/4" = 1'-0"

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email:PDBarchitect@aol.com

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Health Facility - Admin Building
Highway 89-A
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PRELIMINARY
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Revisions	By

Drawn: LJ

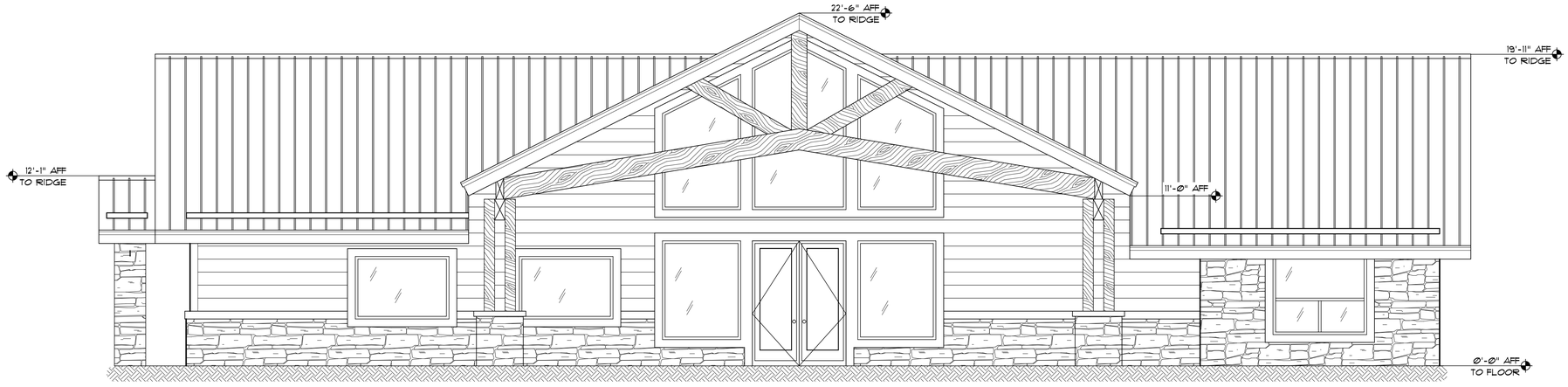
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Job No:

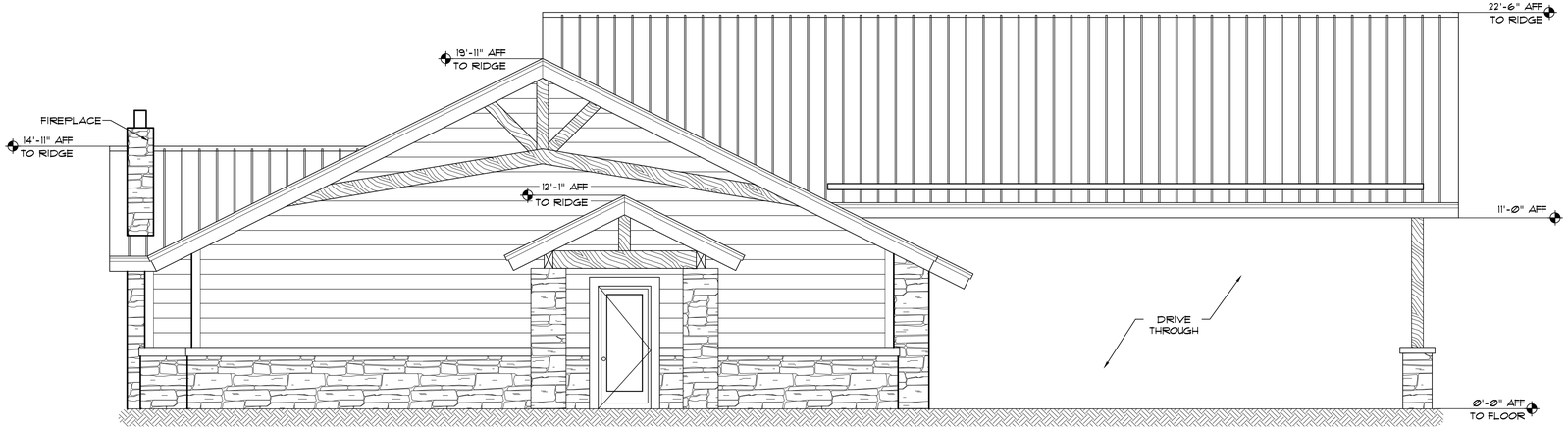
SHEET

A-AD1.0

FLOOR PLAN
ADMIN.
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 WEST ELEVATION
SCALE: 1/4" = 1'-Ø"

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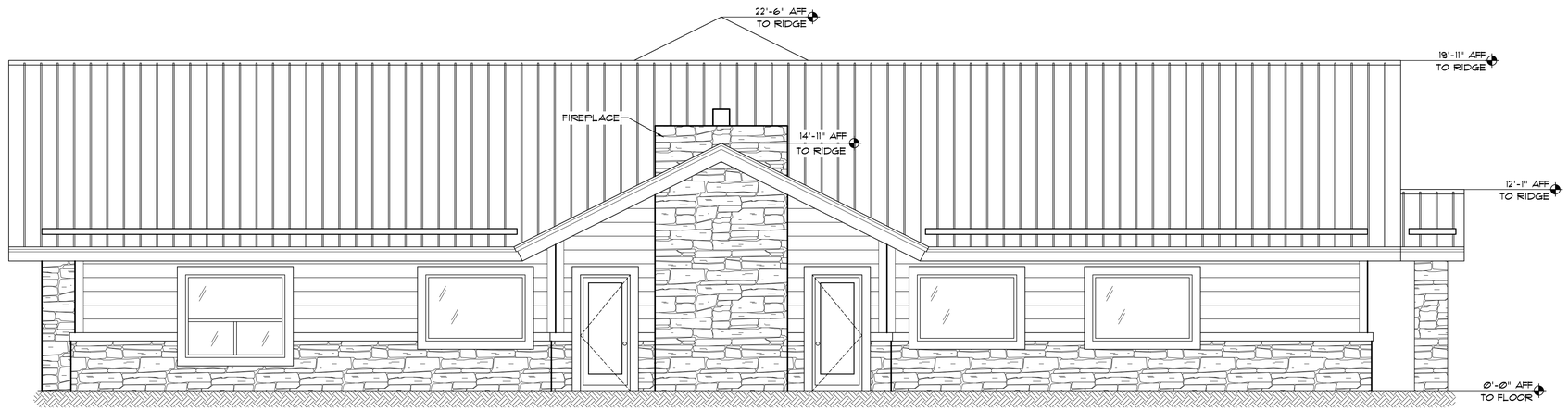
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Date: January 19, 2021
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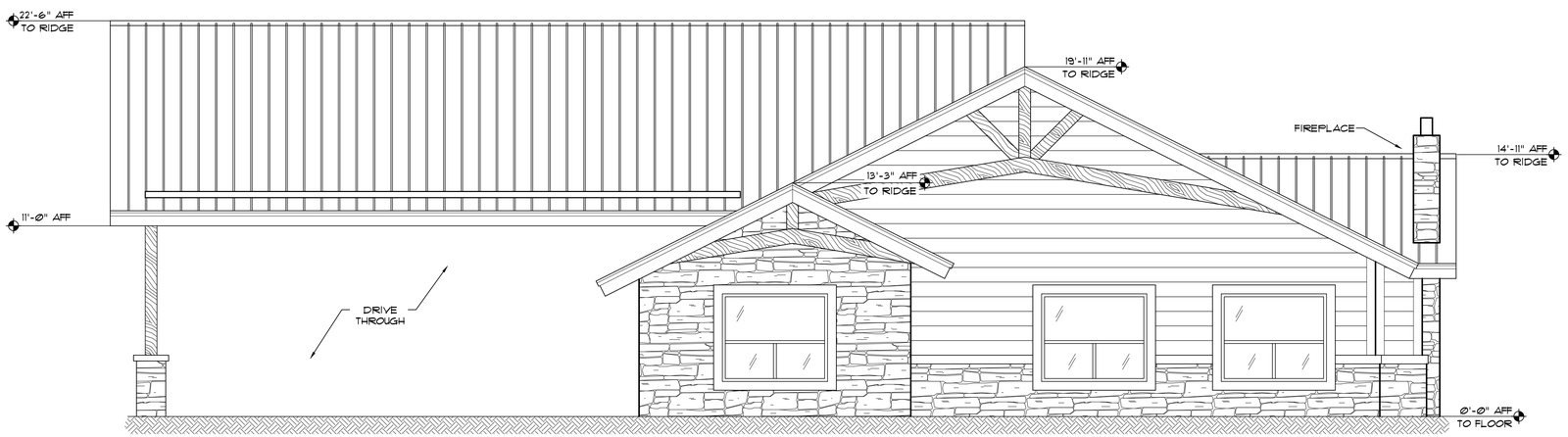
SHEET
A-AD2.0

EXTERIOR ELEVS
ADMIN
SCALE: 1/4" = 1'-Ø"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION

SCALE: 1/4" = 1'-Ø"

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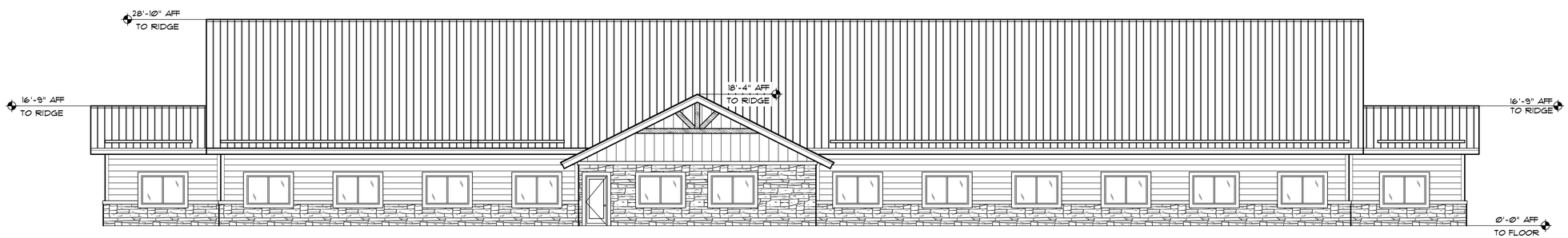
A-AD2.1

EXTERIOR ELEVS
ADMIN.
SCALE: 1/4" = 1'-Ø"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

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Revisions	By

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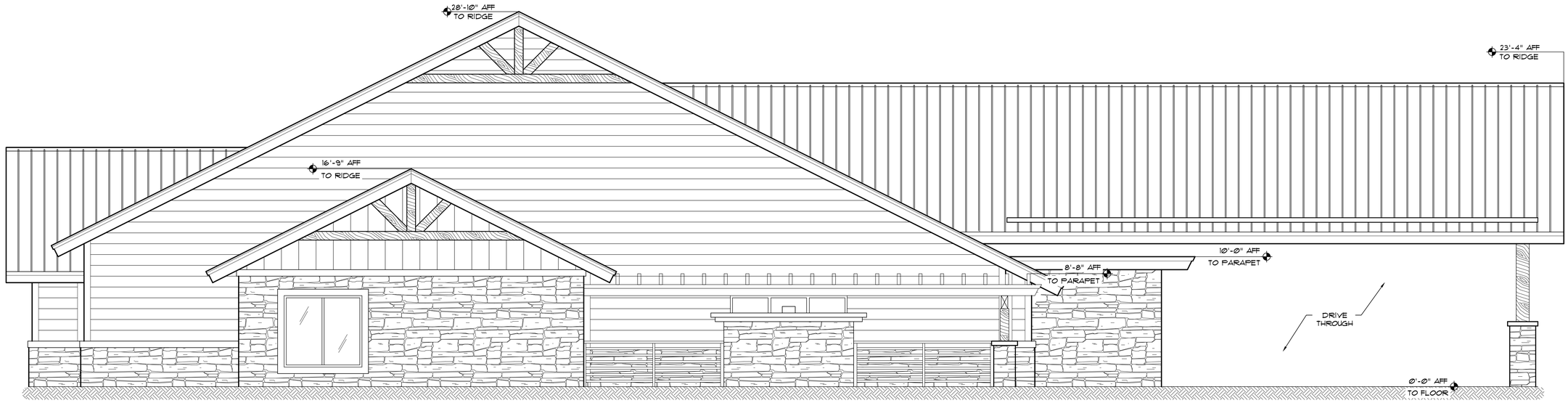
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Job No:

SHEET

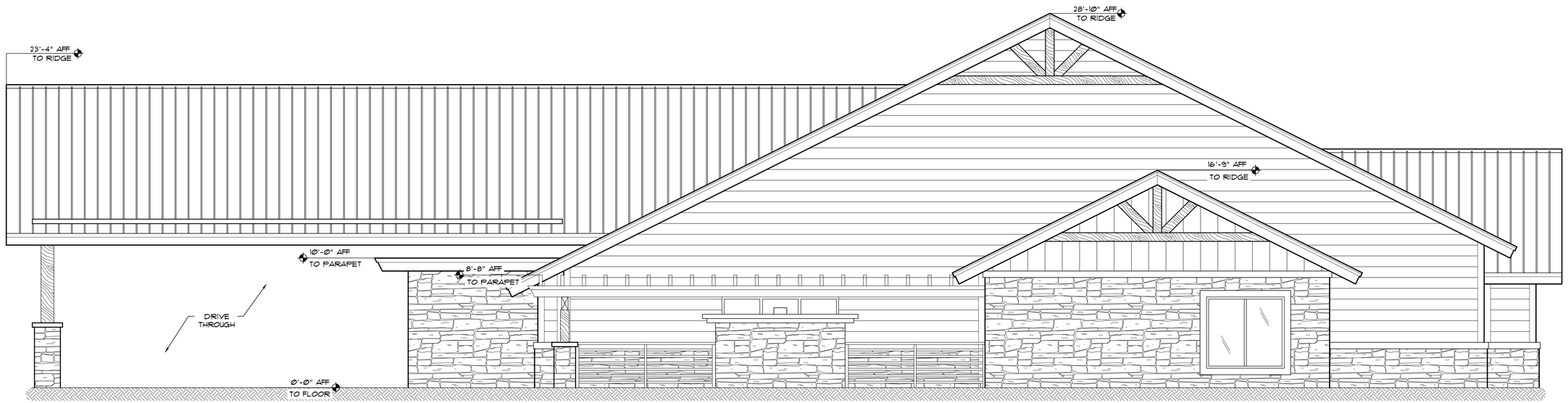
A-DT2.0

EXTERIOR ELEVS
DETOX
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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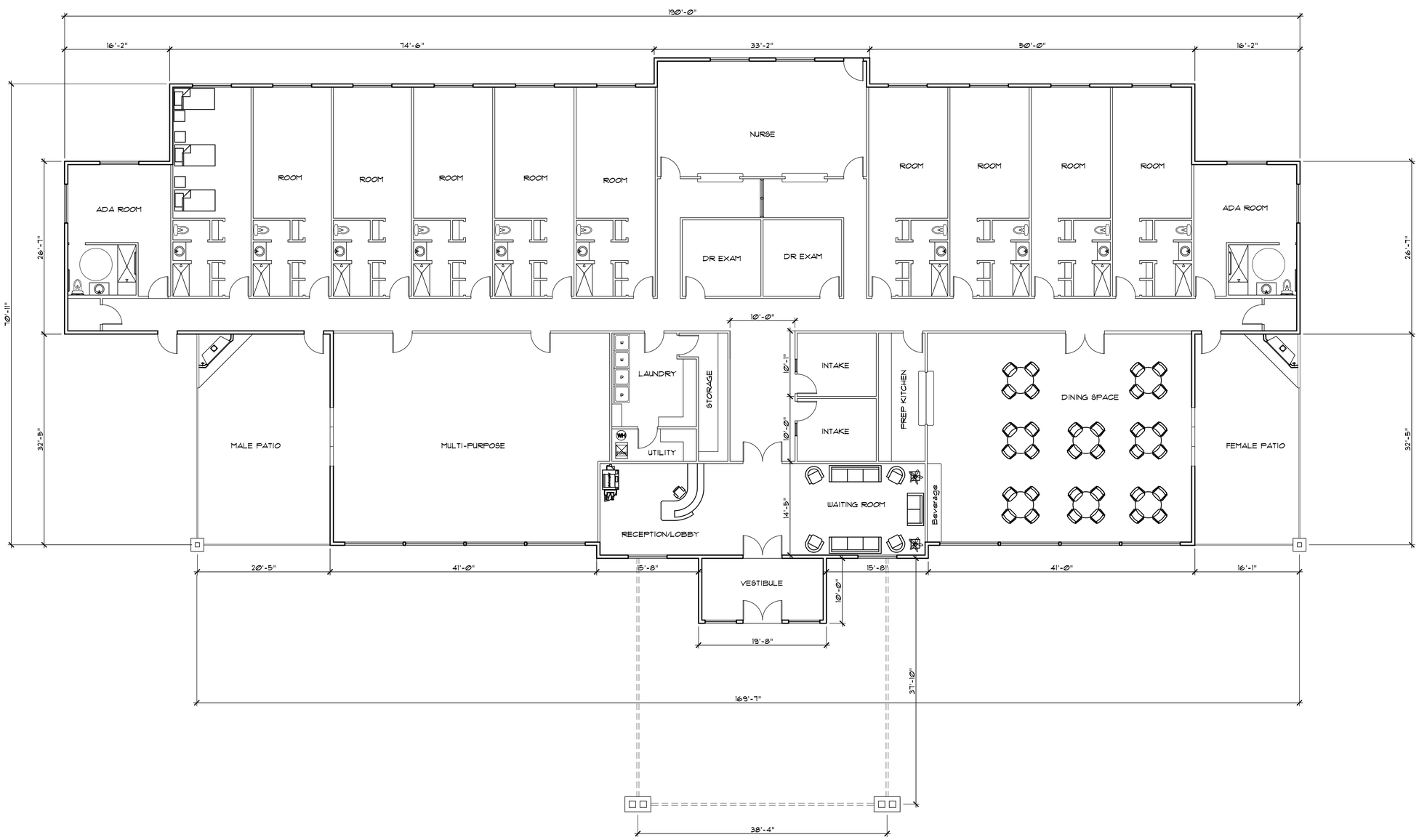
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Job No:

SHEET

A-DT2.1

EXTERIOR ELEVS
DETOX
SCALE: 1/4" = 1'-0"



1 Detox Floor Plan
SCALE: 1/8" = 1'-0"

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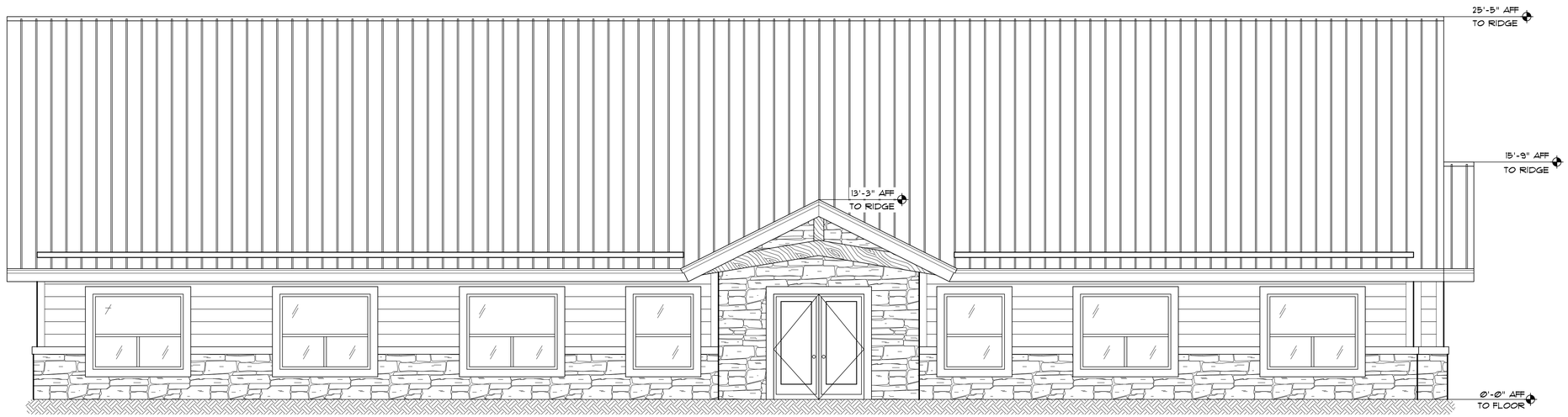
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Job No:

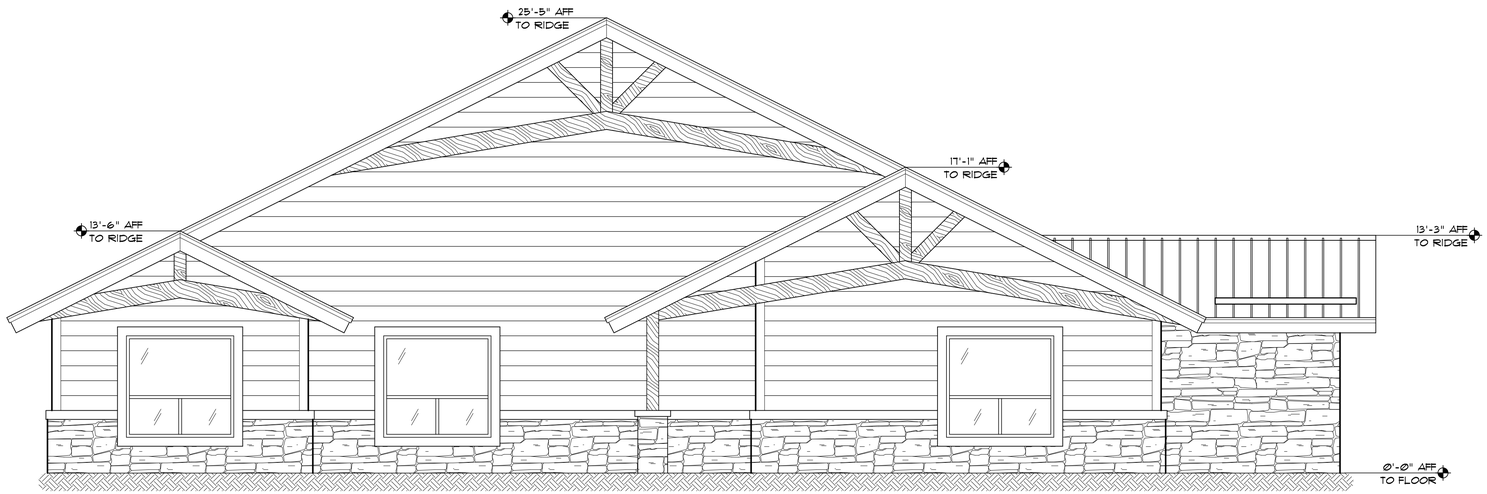
SHEET
A-DT1.0

FLOOR PLAN
DETOX
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"



2 WEST ELEVATION

SCALE: 1/4" = 1'-Ø"

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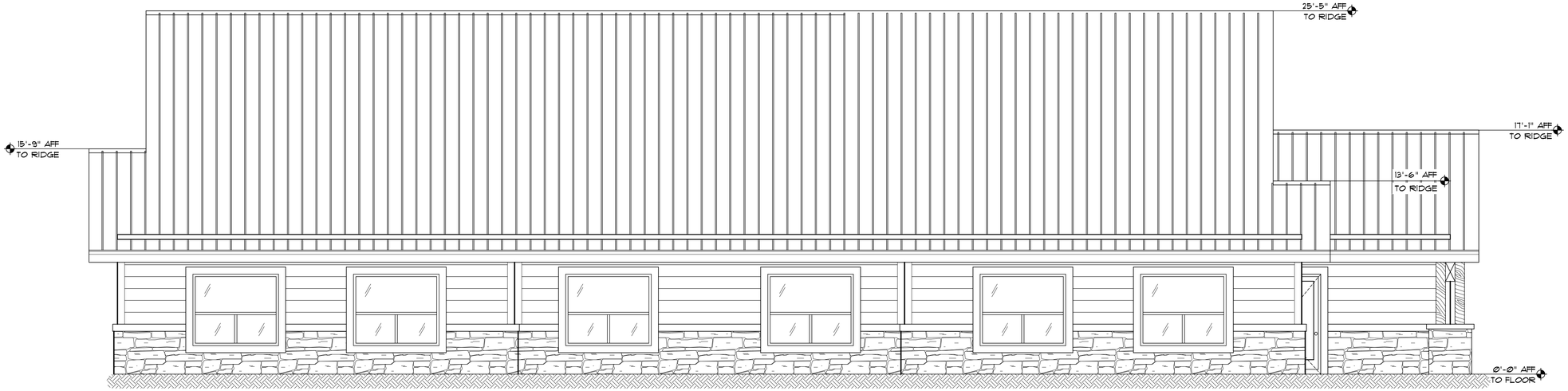
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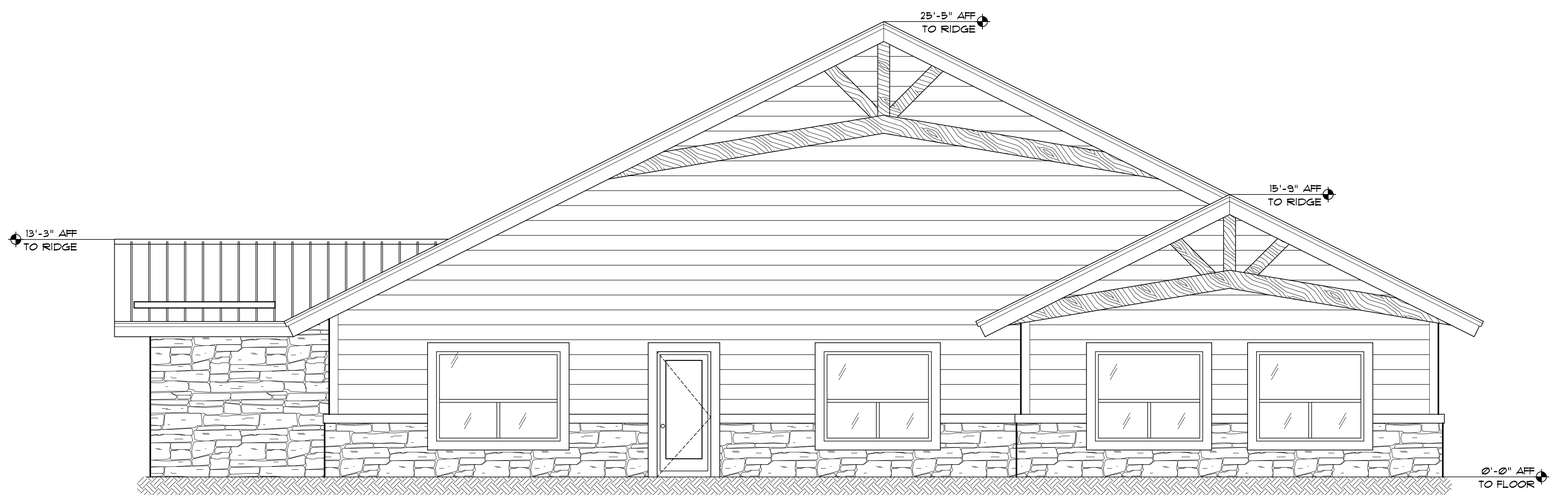
SHEET

A-GR2.0

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-Ø"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

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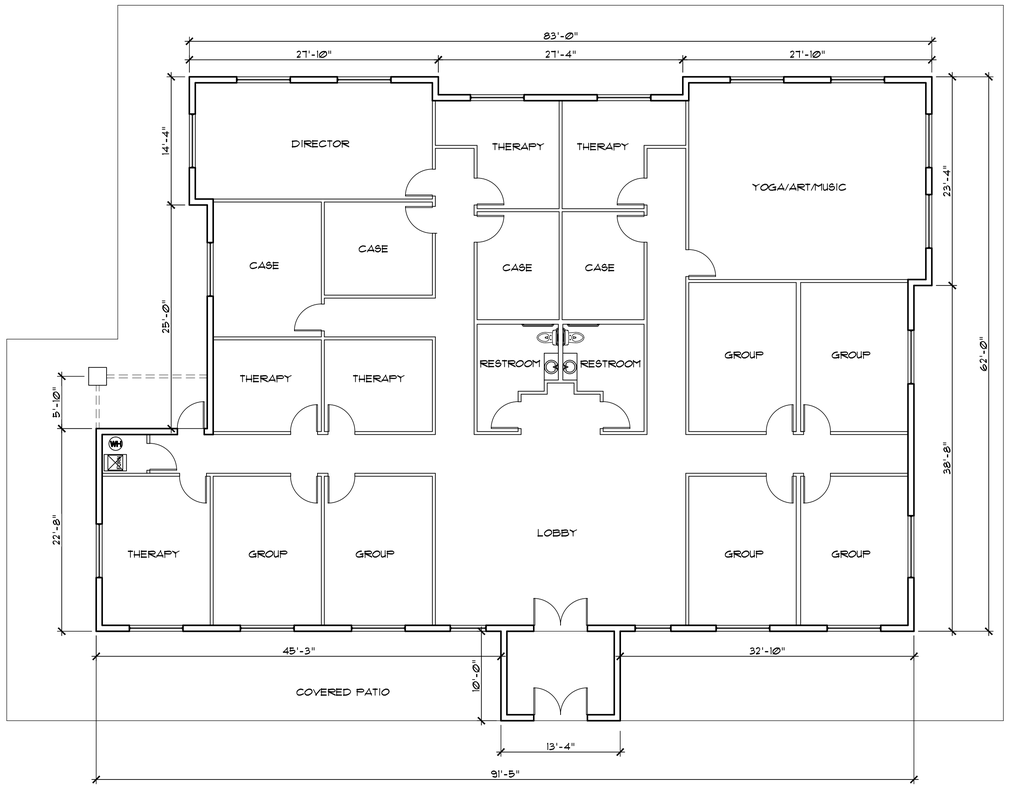
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Date: January 19, 2021

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A-GR2.1

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-Ø"



1 Group Floor Plan

SCALE: 1/8" = 1'-Ø"

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A-GR1.0

FLOOR PLAN
Group
SCALE: 1/8" = 1'-Ø"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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Health Facility - Kitchen/Dining
Highway 89-A
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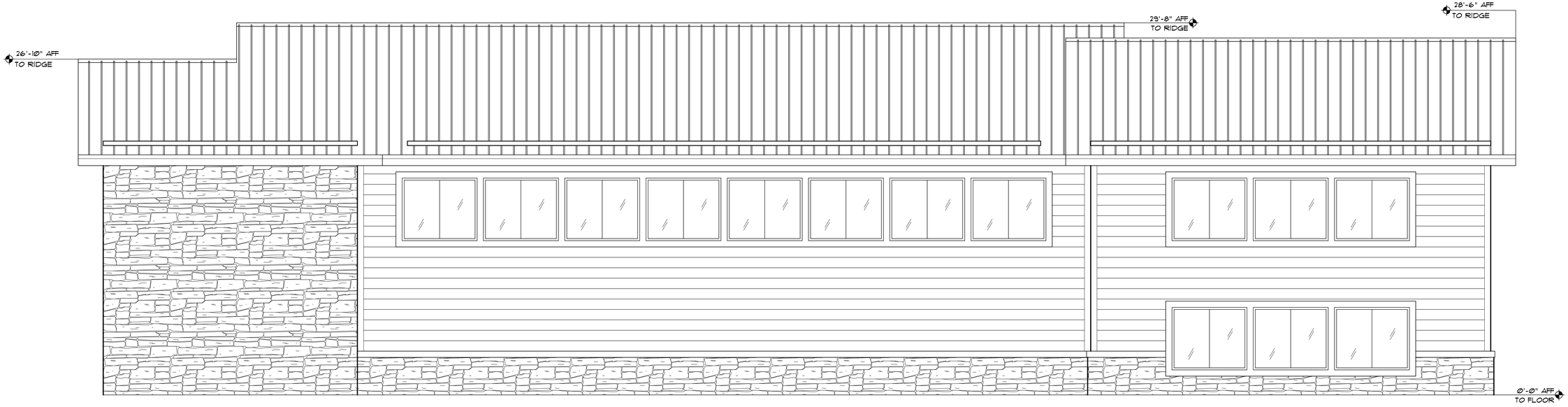
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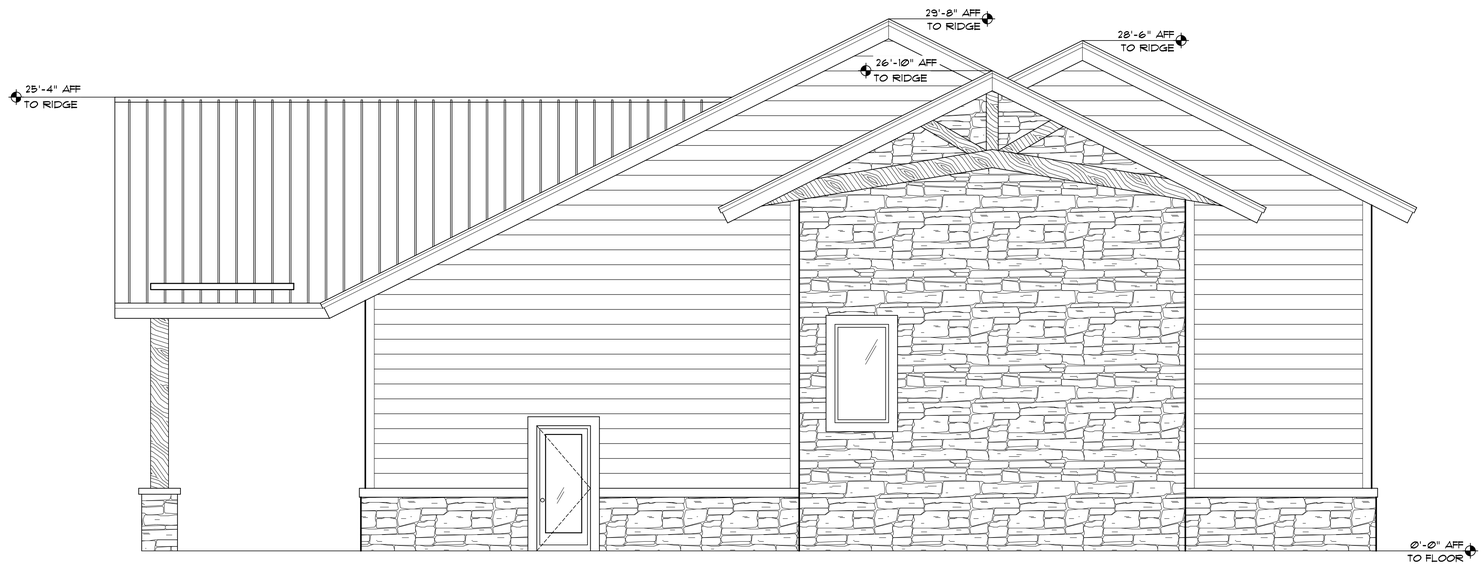
SHEET

A-KD2.0

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

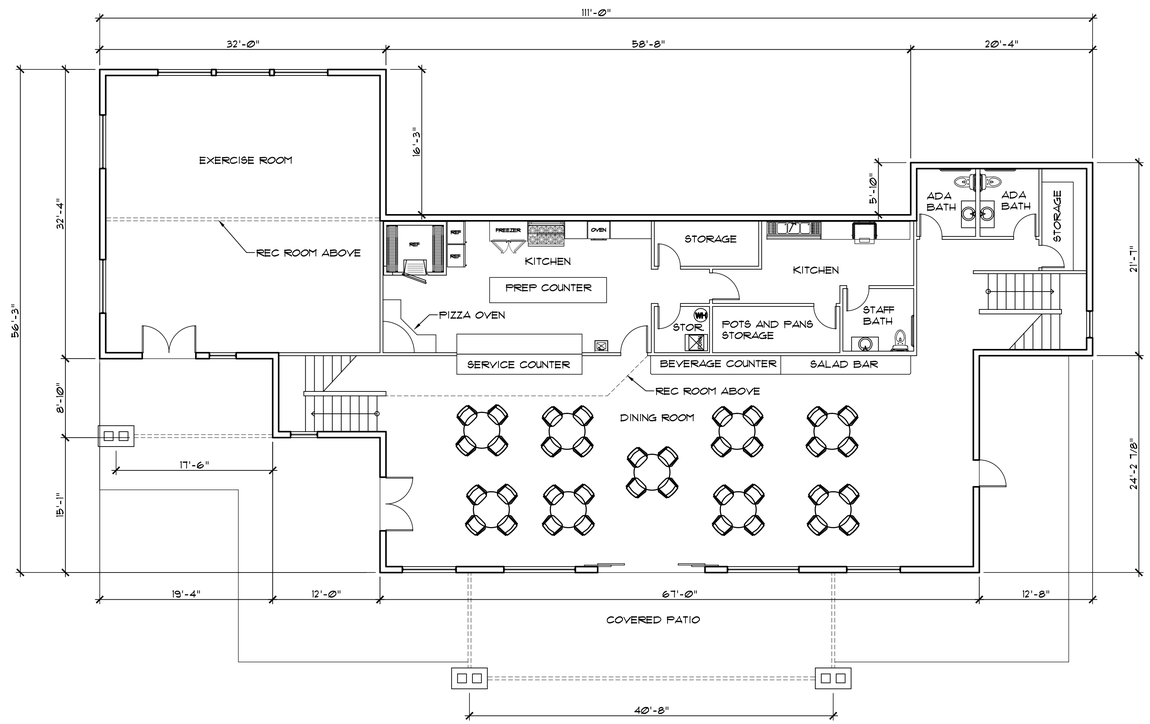
PRELIMINARY
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Revisions	By

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Date: January 19, 2021
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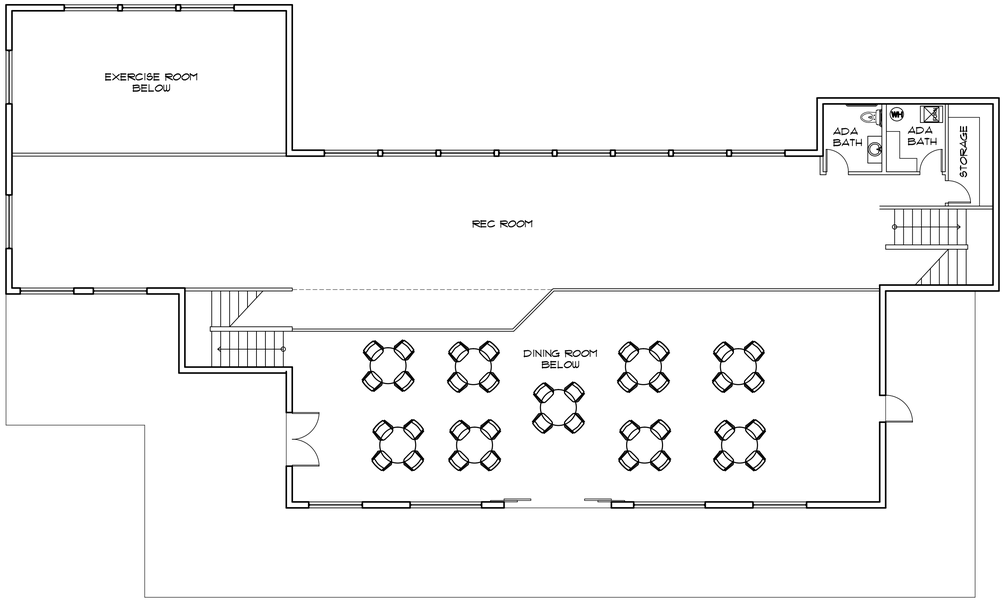
SHEET
A-KD2.1

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 Kitchen/Dining Lower Level Floor Plan

SCALE: 1/8" = 1'-0"



2 Kitchen/Dining Upper Level Floor Plan

SCALE: 1/8" = 1'-0"

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Health Facility - Kitchen/Dining
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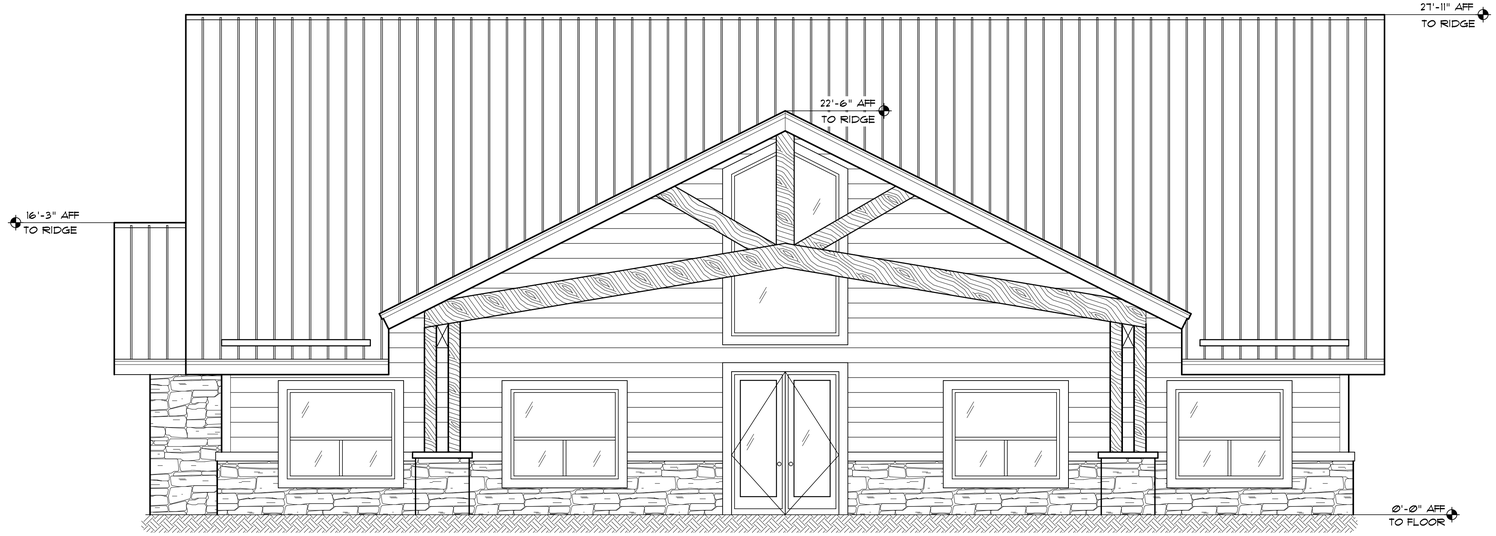
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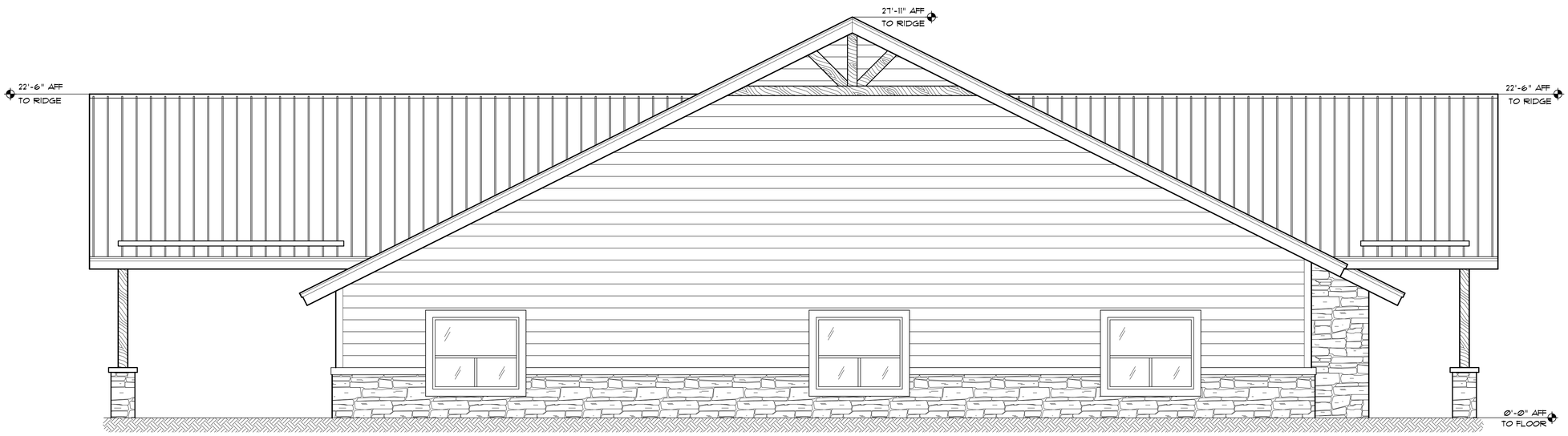
SHEET

A-KD1.0

FLOOR PLANS
KITCHEN/DINING
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

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Revisions	By

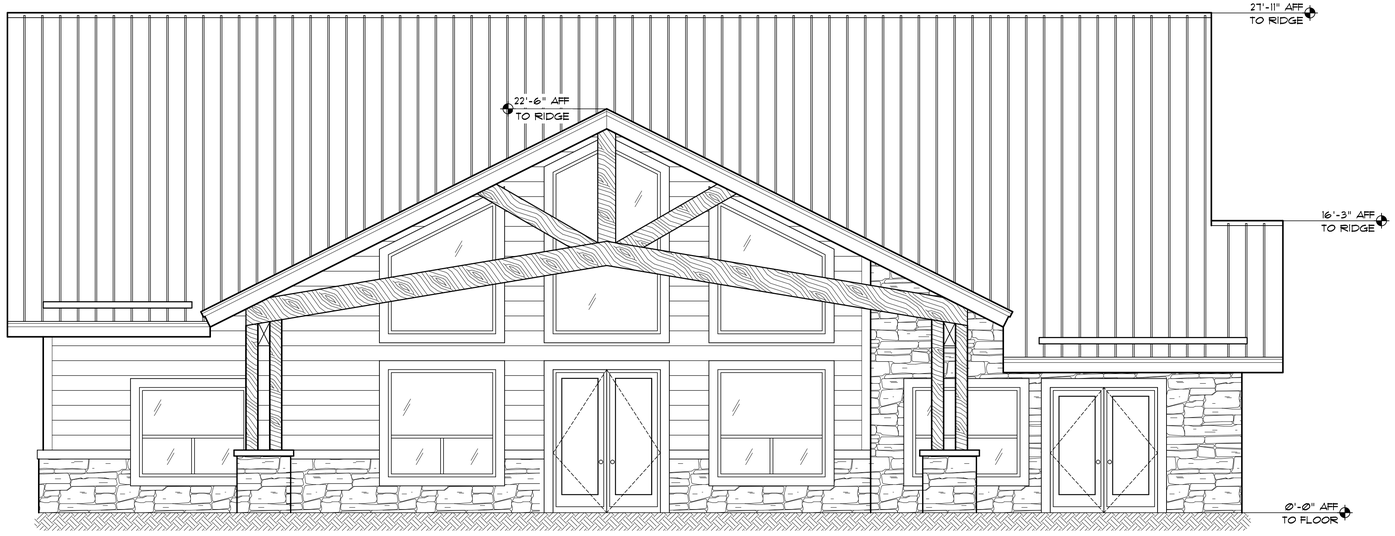
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Date: February 4, 2021

Job No:

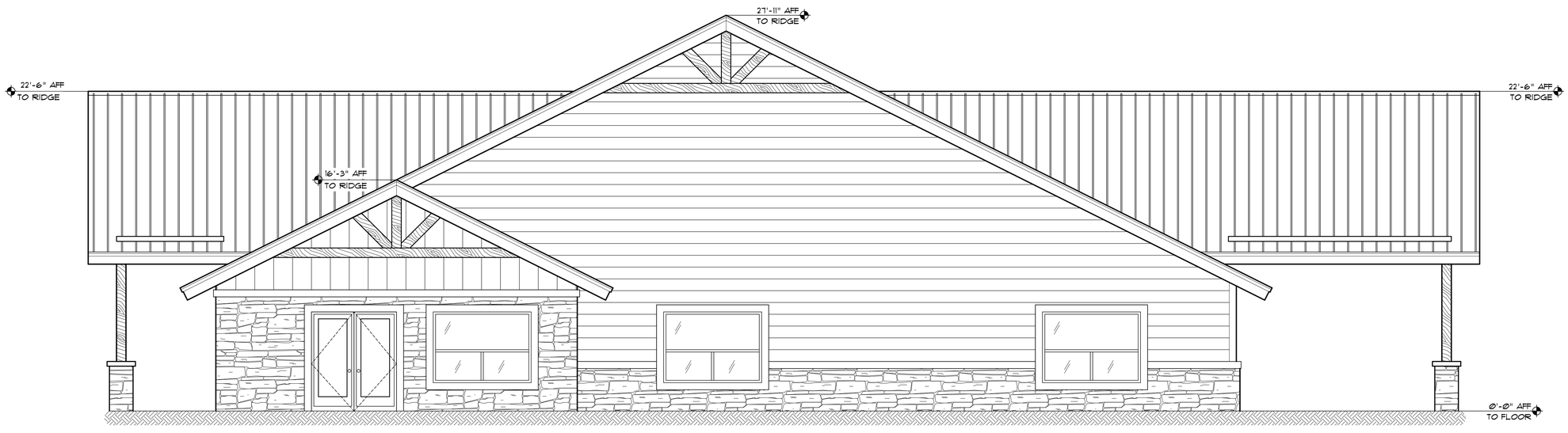
SHEET
A-OP2.0

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION (BACK)

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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Health Facility - OP Building
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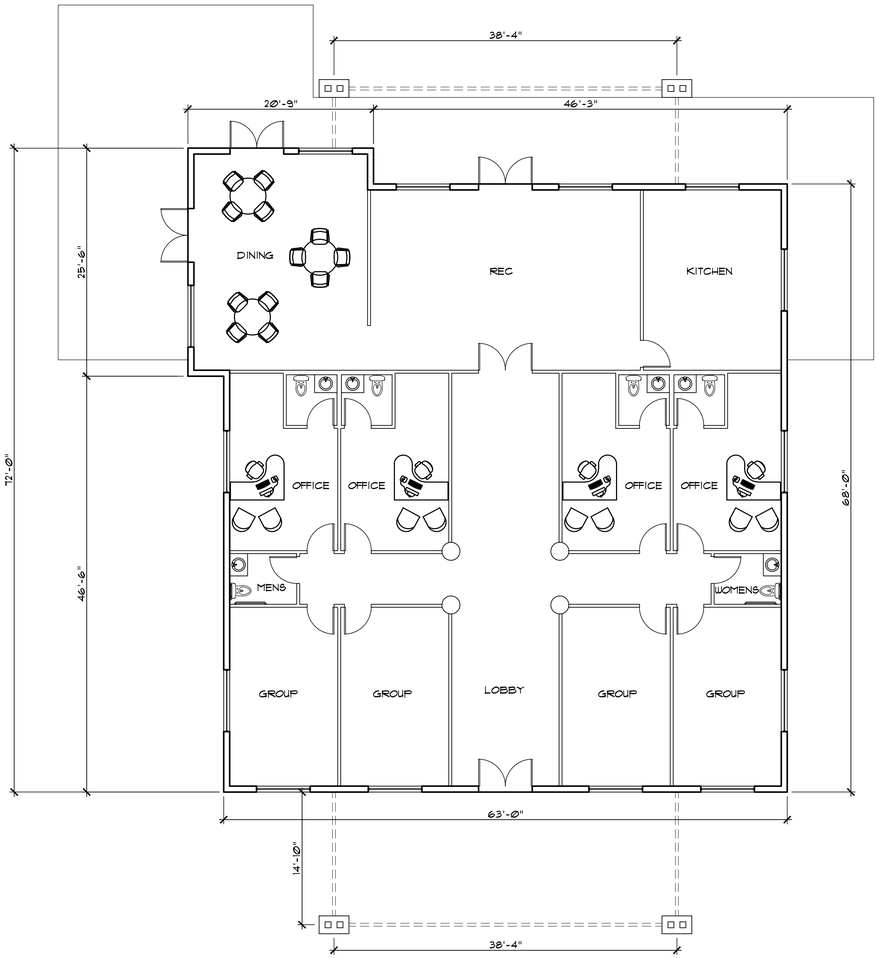
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Job No:

SHEET

A-OP2.1

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



1 IOP Floor Plan

SCALE: 1/8" = 1'-0"

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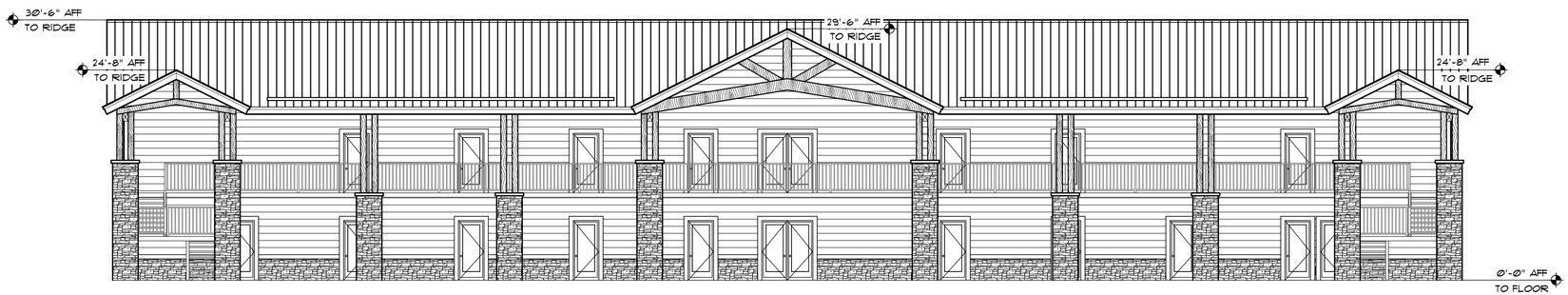
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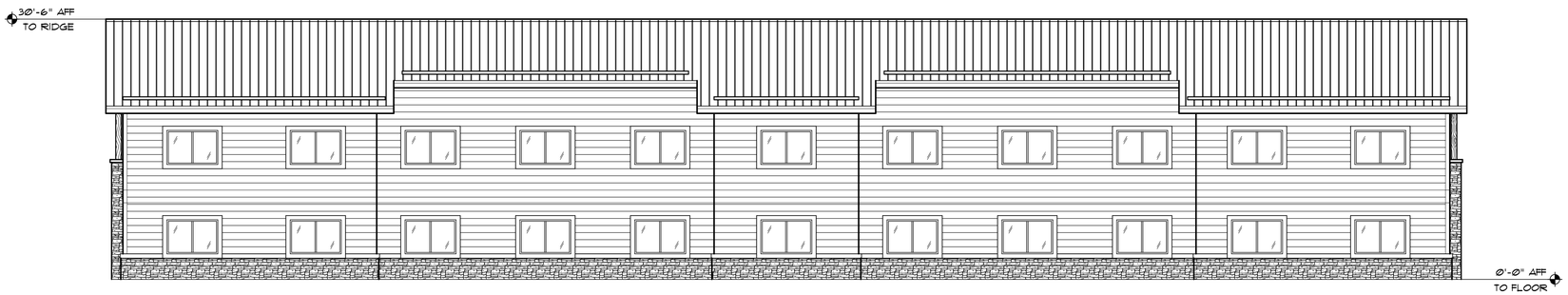
SHEET

A-IOP1.0

FLOOR PLAN
IOP
SCALE: 1/8" = 1'-0"



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



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

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Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

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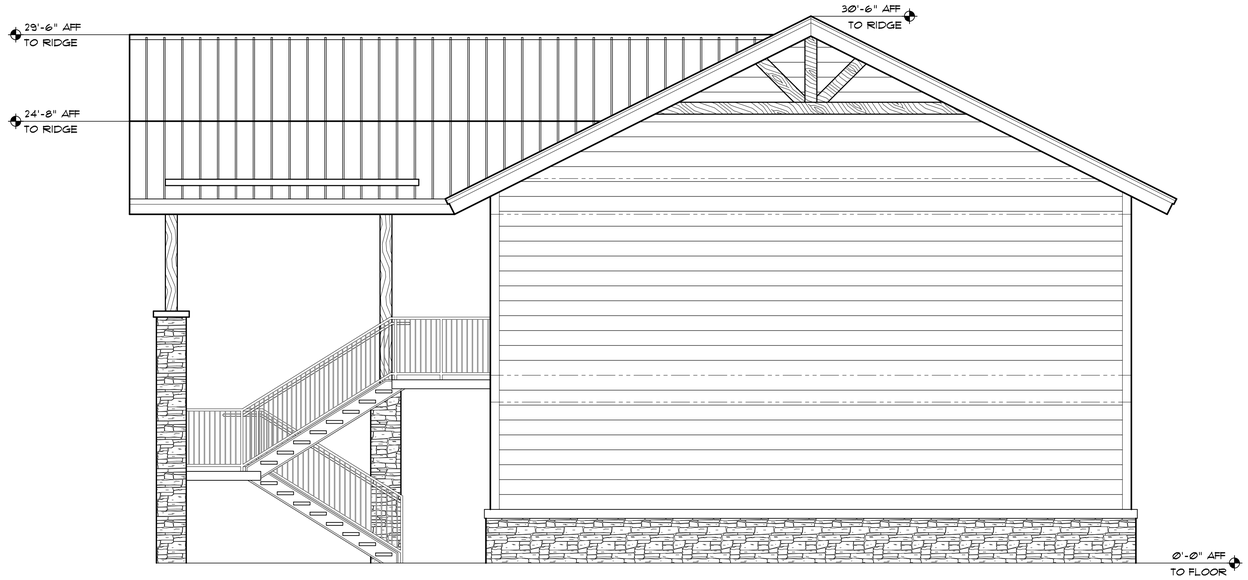
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Date: April 6, 2021

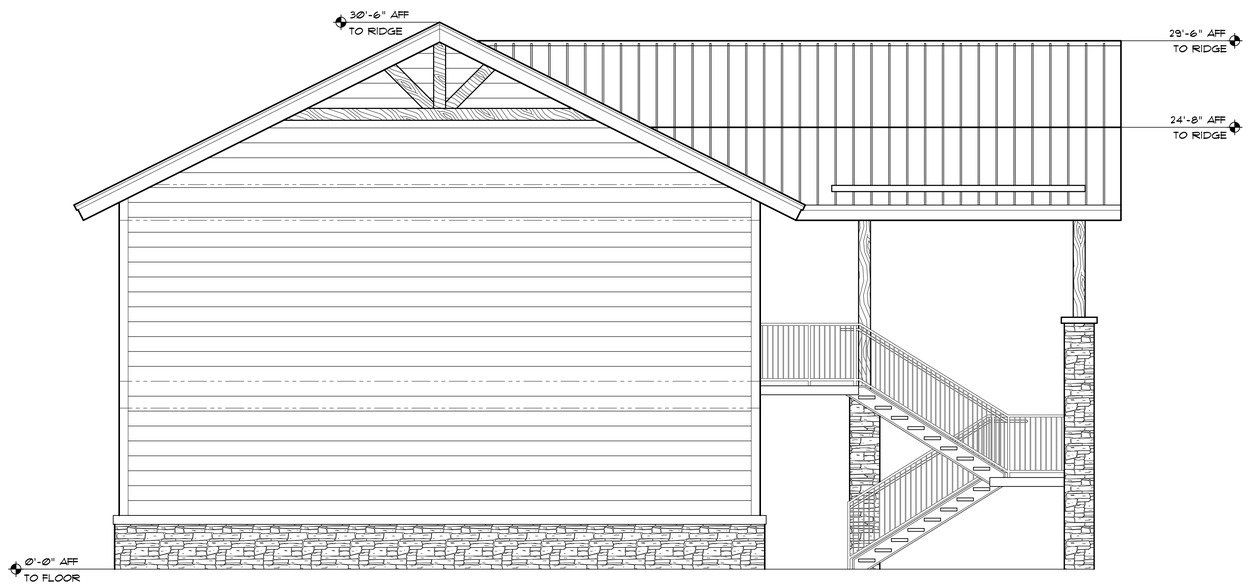
Job No:

SHEET
A-RTC2.0

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

architecture
consultation
development

Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

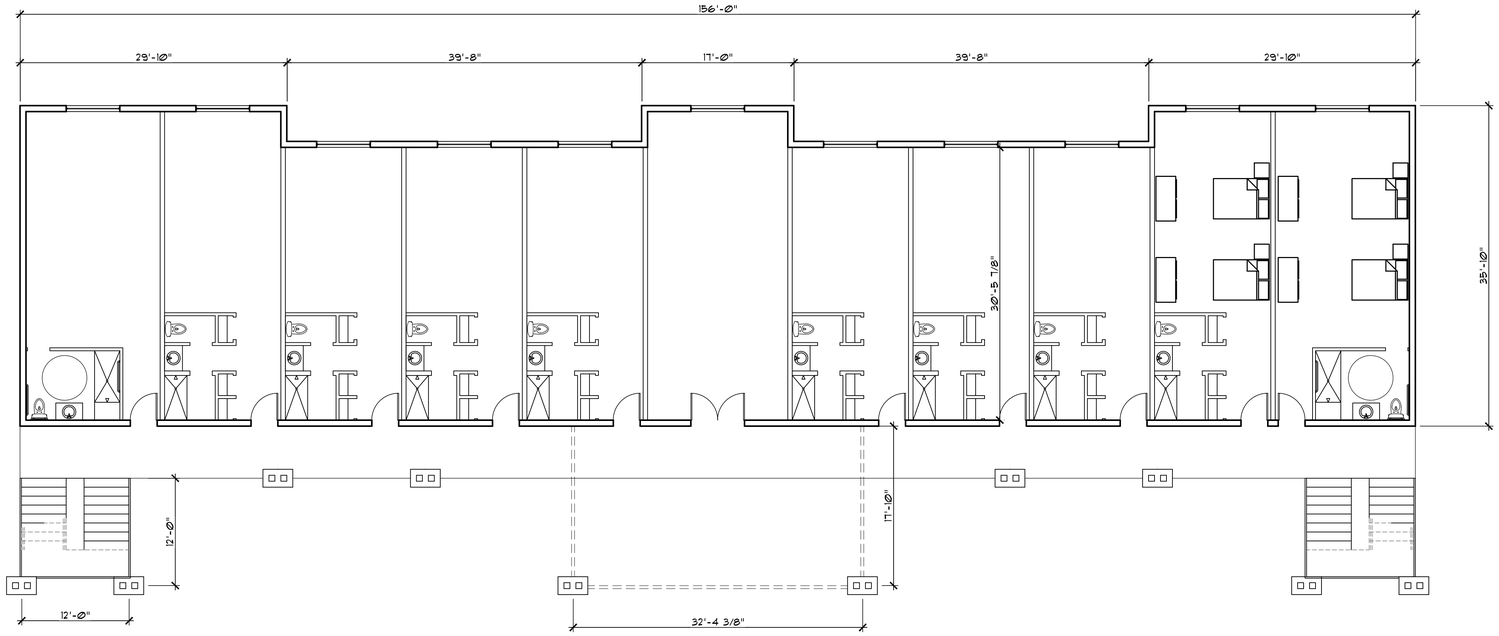
Drawn: LJ

Date: April 6, 2021

Job No:

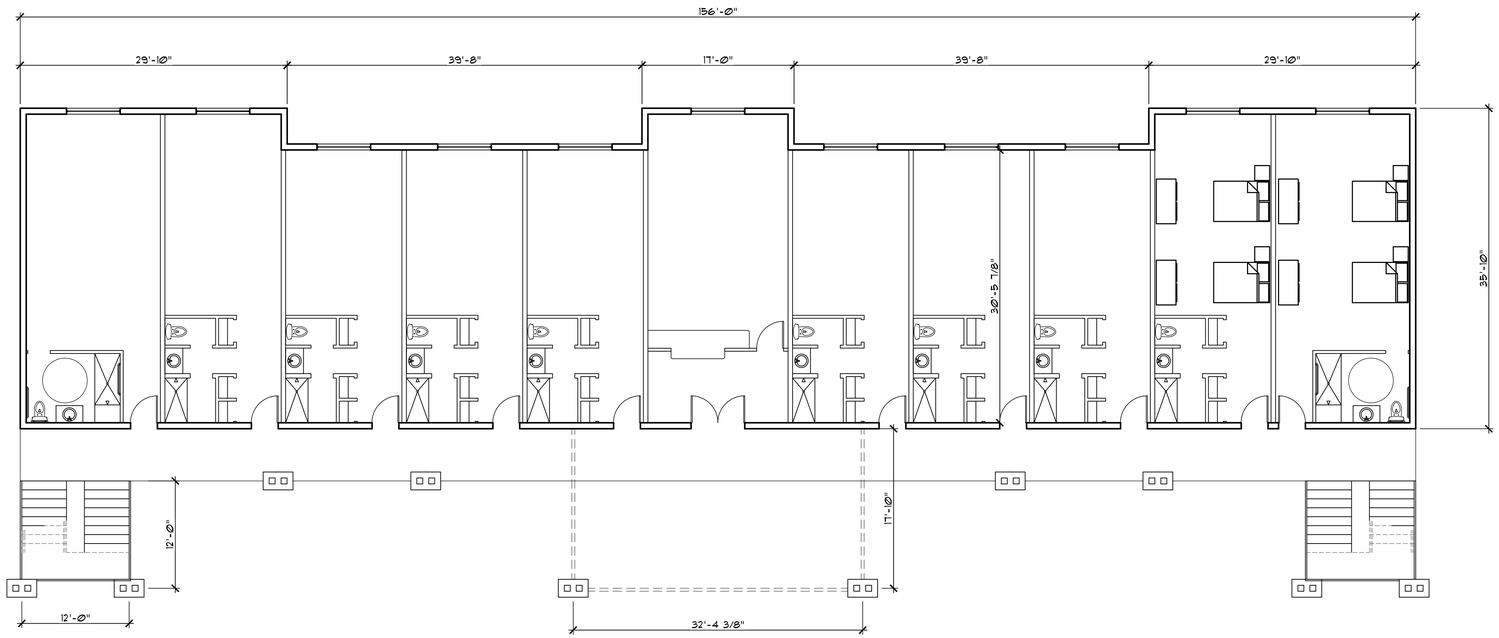
SHEET
RTC2.1

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/4" = 1'-0"



1 RTC Upper Floor Plan

SCALE: 1/8" = 1'-Ø"



2 RTC Lower Floor Plan

SCALE: 1/8" = 1'-Ø"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.7744
email:PDBarchitect@aol.com

architecture
consultation
development

paul d. bustamante
architect

Health Facility - RTC Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

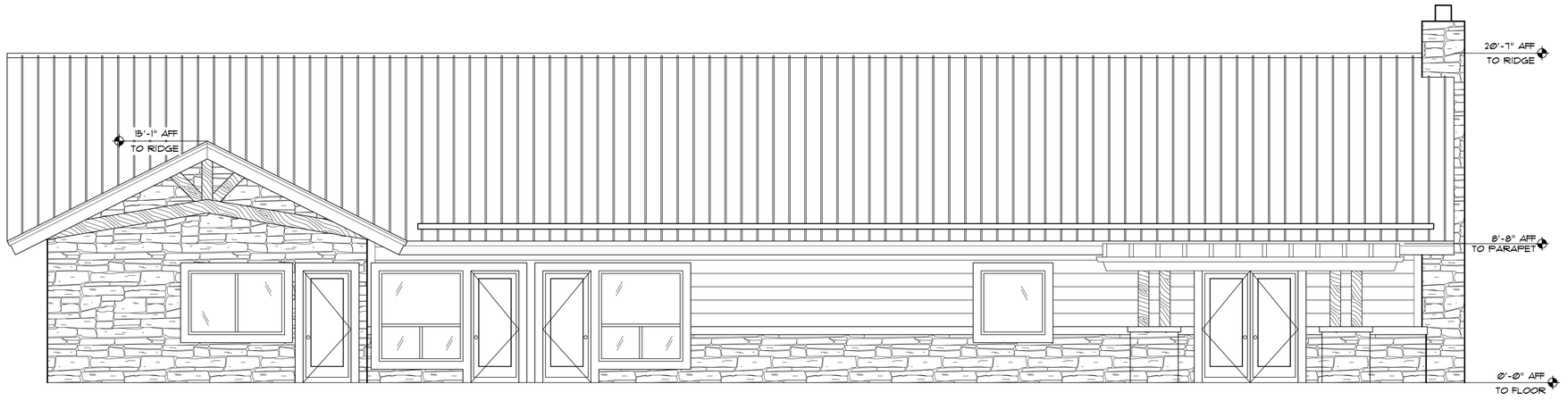
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Job No:

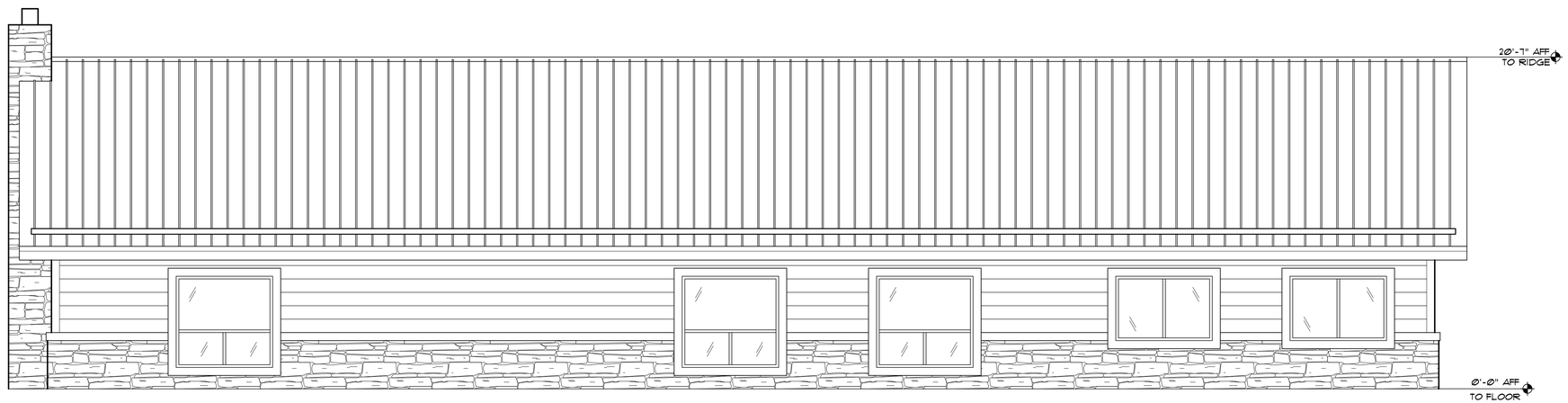
SHEET

A-RTC1.0

FLOOR PLAN
RTC MEN
SCALE: 1/8" = 1'-Ø"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

architecture
consultation
development

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

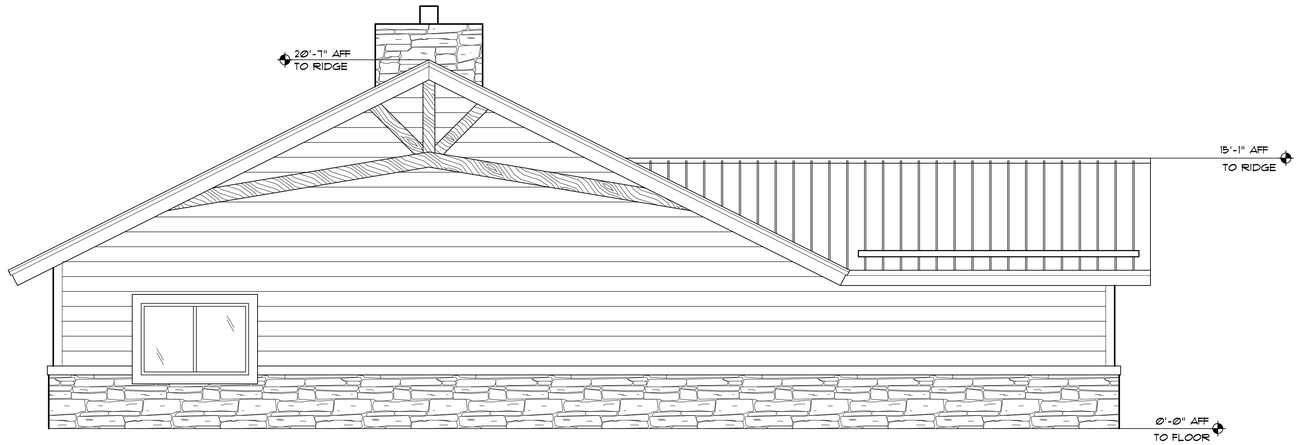
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Job No:

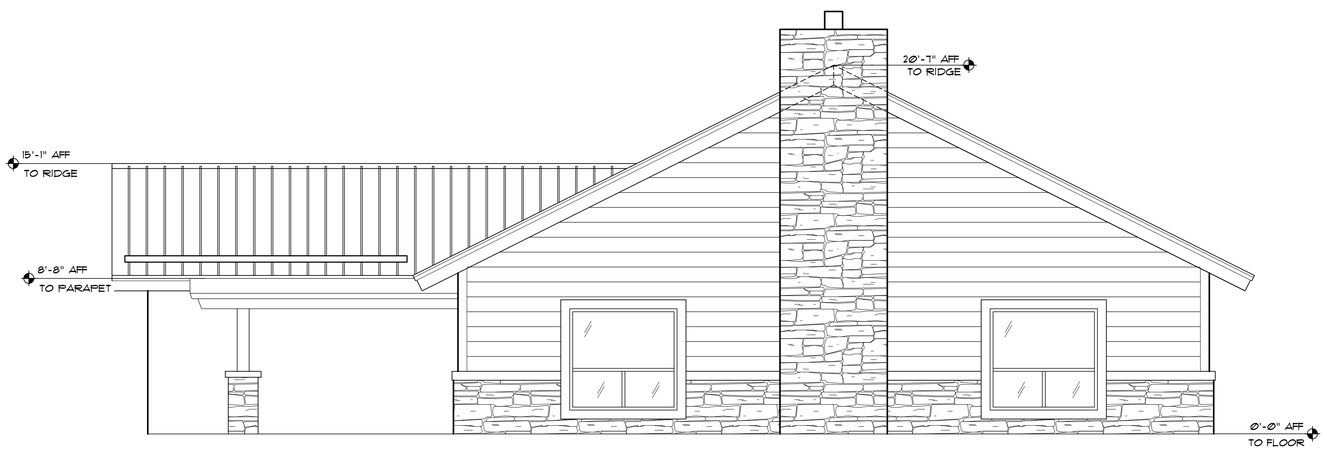
SHEET
A-SM2.0

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

pb
architecture
consultation
development

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

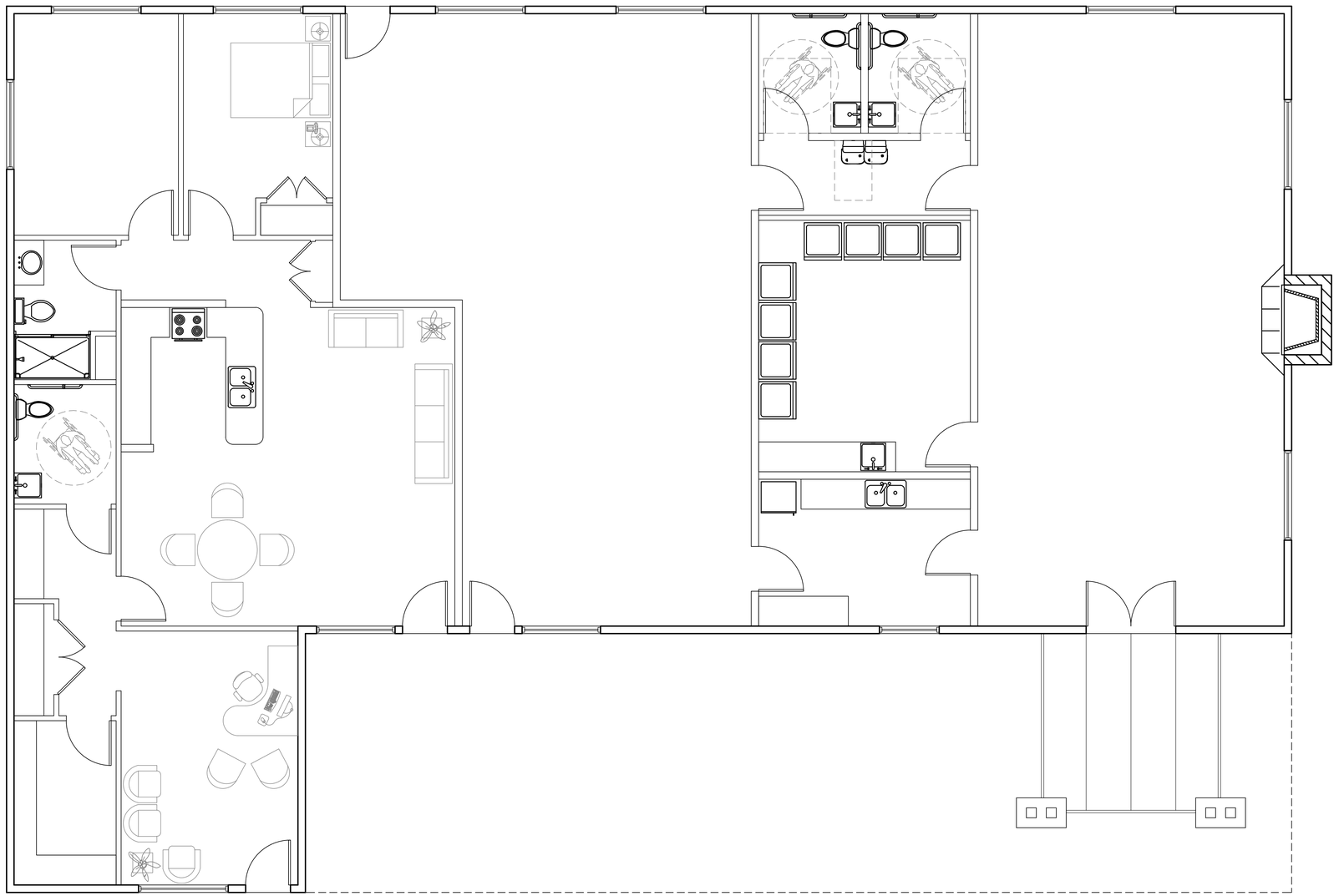
Date: January 19, 2021

Job No:

SHEET

A-SM2.1

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 Sober Living Management/Rec
SCALE: 1/4" = 1'-0"

pb
architecture
consultation
development

16 east route 66 suite 202
flagstaff, arizona 86001
tel/fax 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

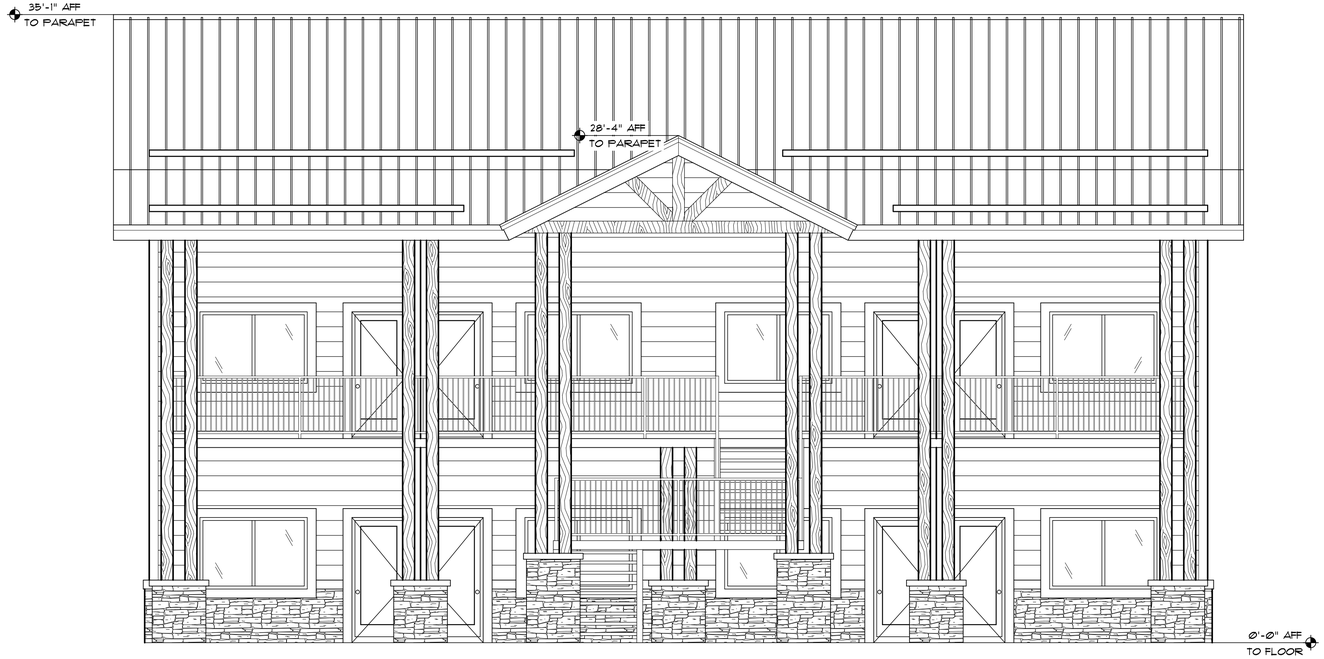
Drawn: LJ

Date: January 21, 2021

Job No:

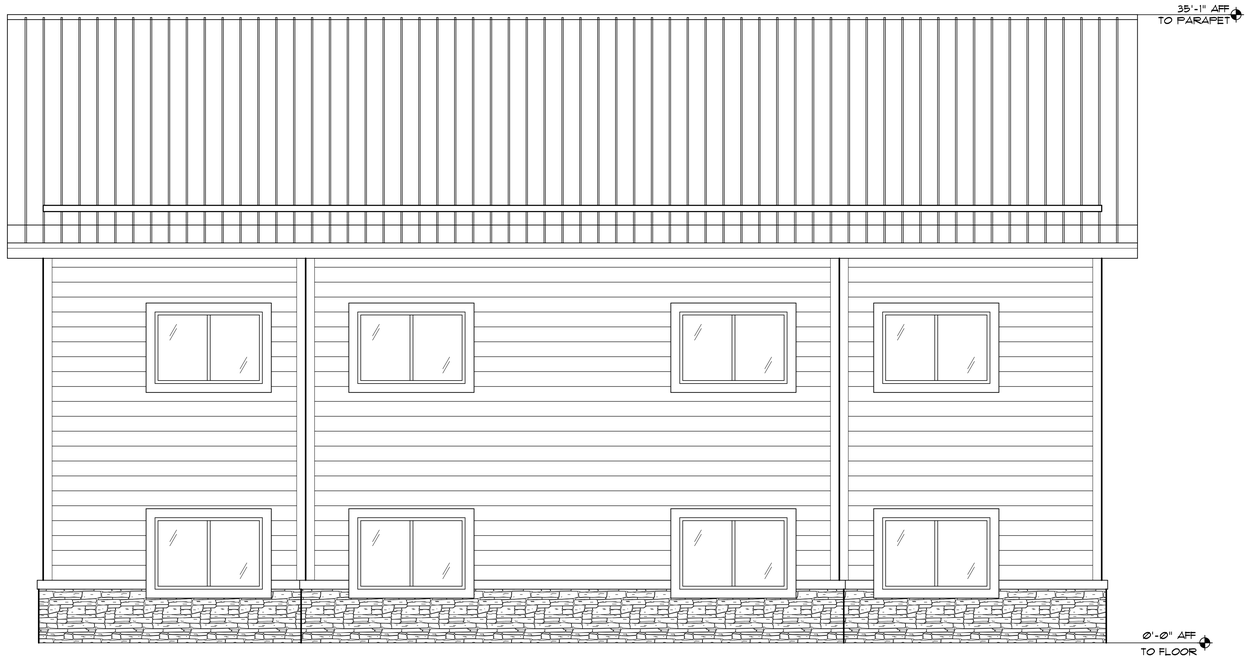
SHEET
A-SM1.0

SOBER LIVING
MANAGEMENT/REC
SCALE:1/4"=1'-0"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

architecture
consultation
development

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

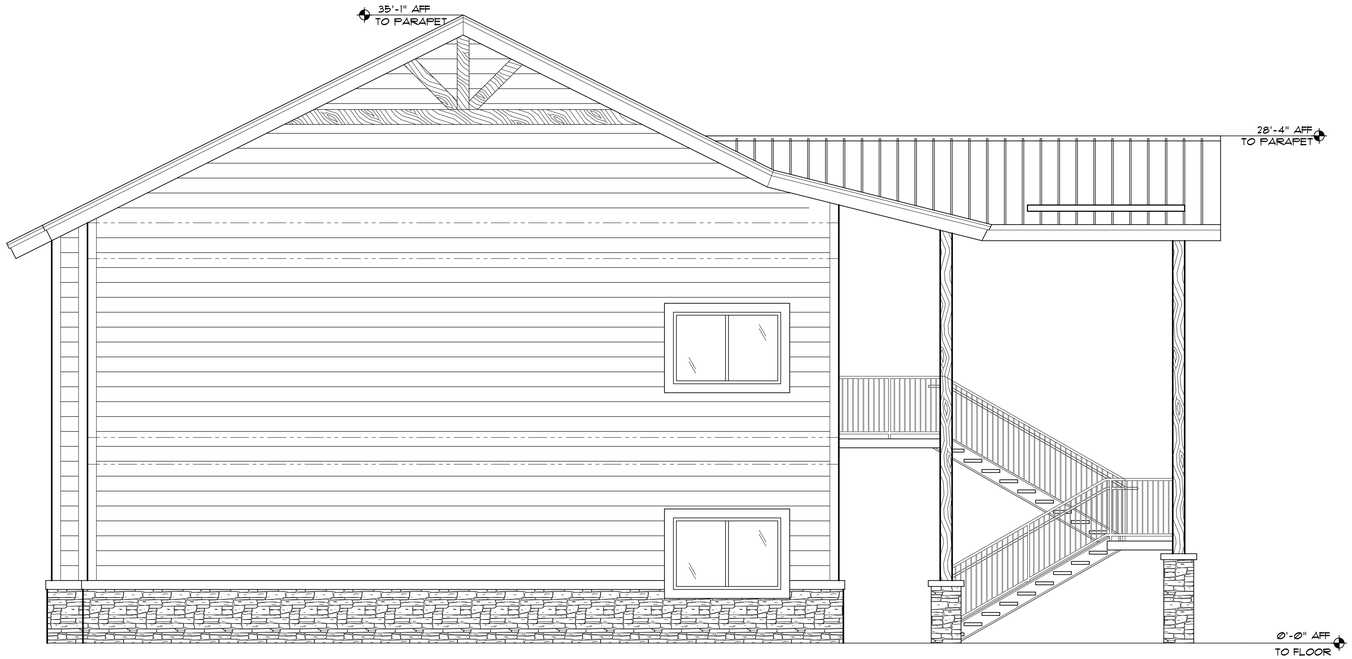
Date: January 19, 2021

Job No:

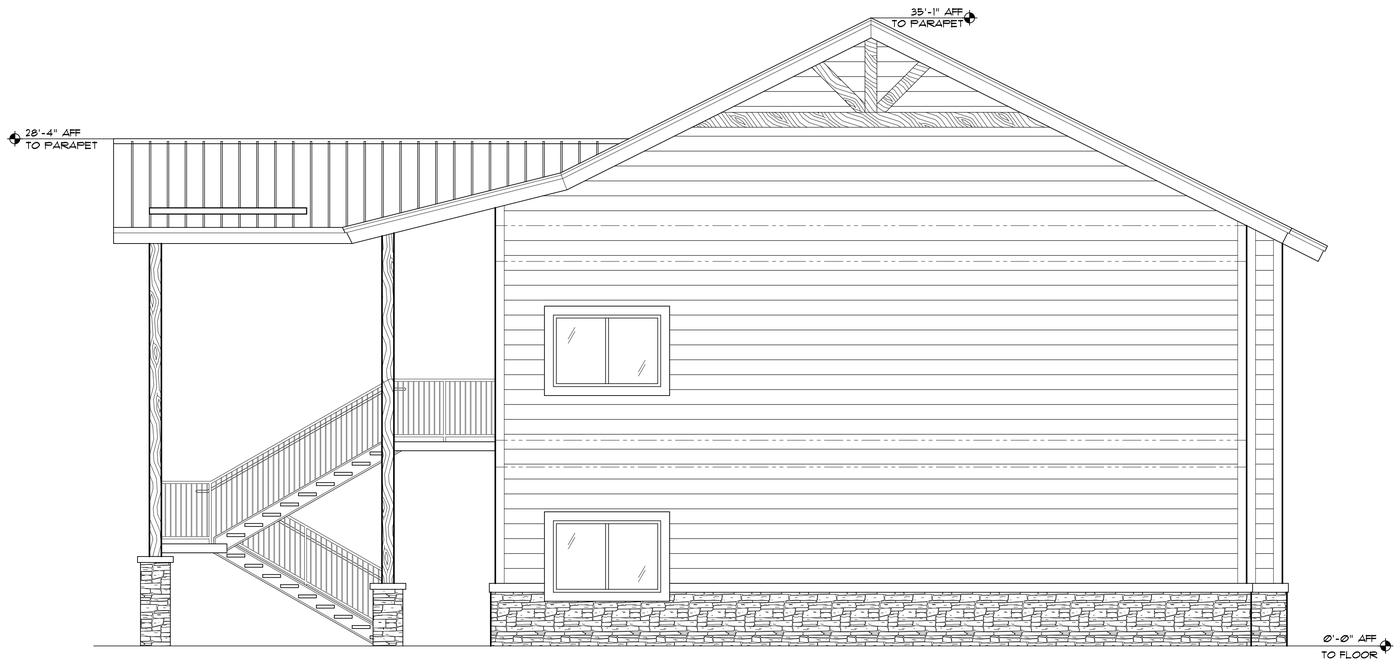
SHEET

A-SLR2.0

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

16 east route 66 suite 202
flagstaff, arizona 86001
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paul d. bustamante
architect

architecture
consultation
development

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

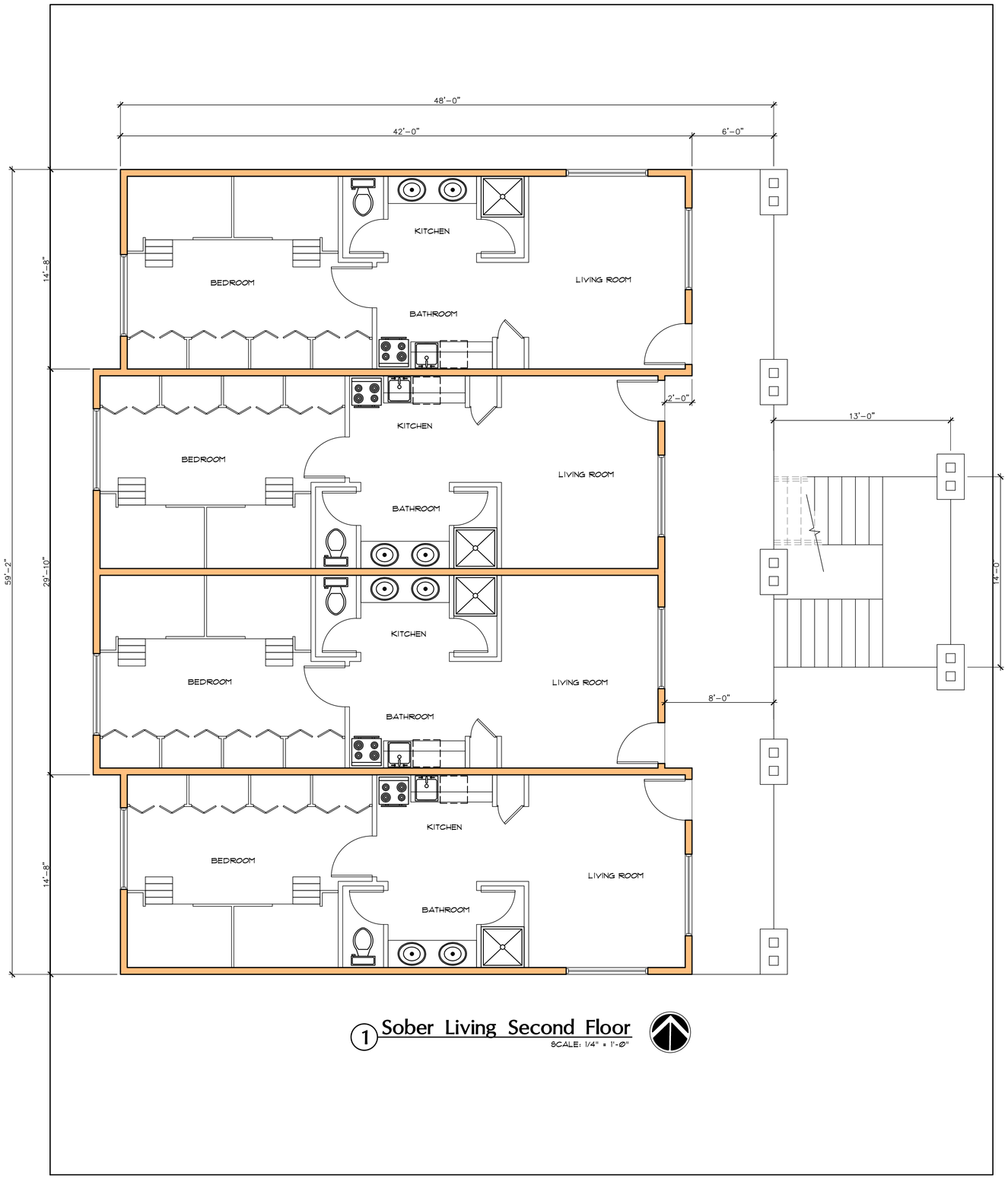
Drawn: LJ

Date: January 19, 2021

Job No:

SHEET
A-SLR2.1

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-Ø"



1 Sober Living Second Floor
SCALE: 1/4" = 1'-0"

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architecture
consultation
development
16 east route 66 suite 202
flagstaff, arizona 86001
tel: 928.774.4444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

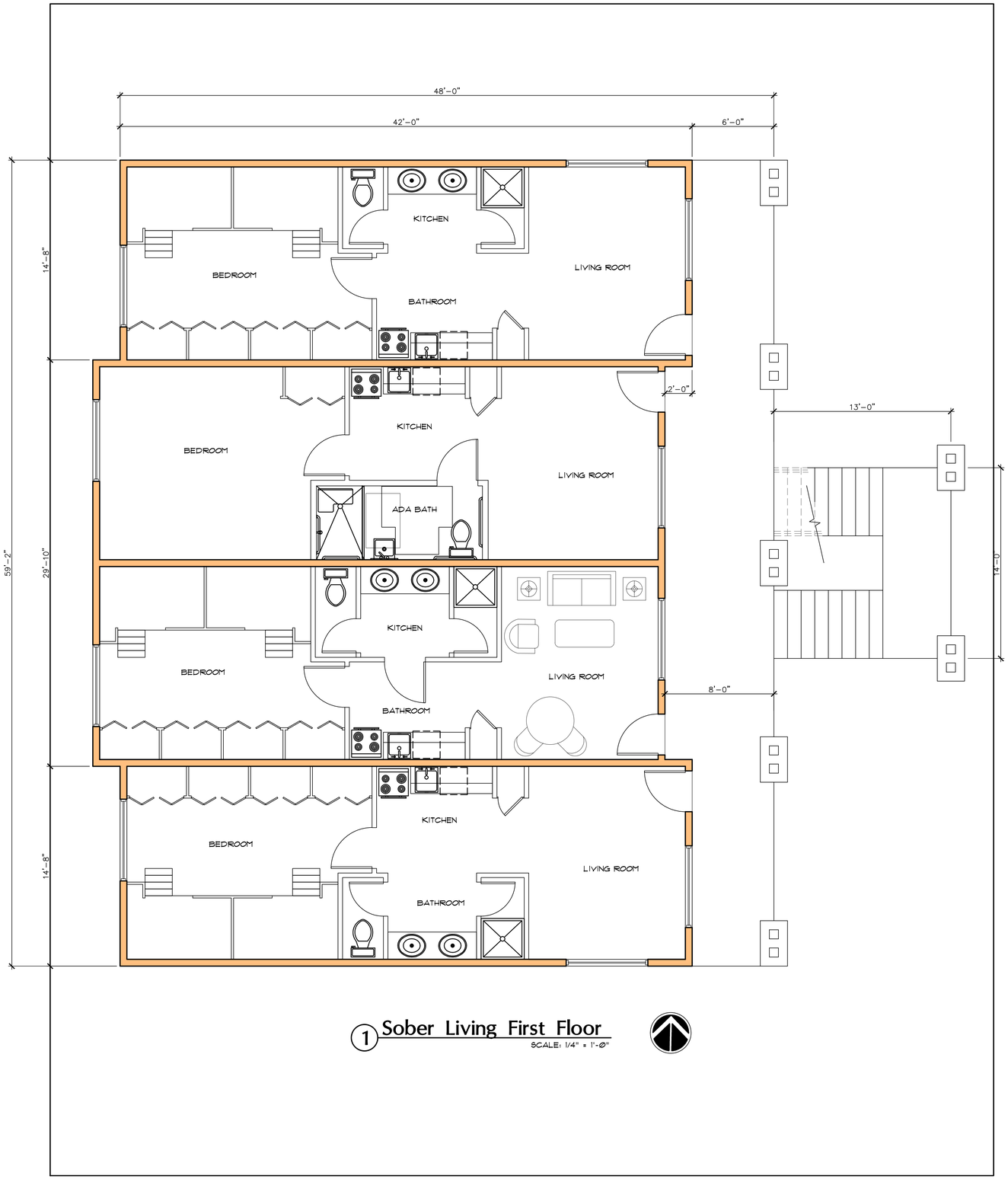
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ
Date: January 19, 2021
Job No:

SHEET
A-SLR1.1

SOBER LIVING
SCALE: 1/4" = 1'-0"



1 Sober Living First Floor

SCALE: 1/4" = 1'-0"

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development

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flagstaff, arizona 86001
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paul d. bustamante
architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

Date: January 19, 2021

Job No:

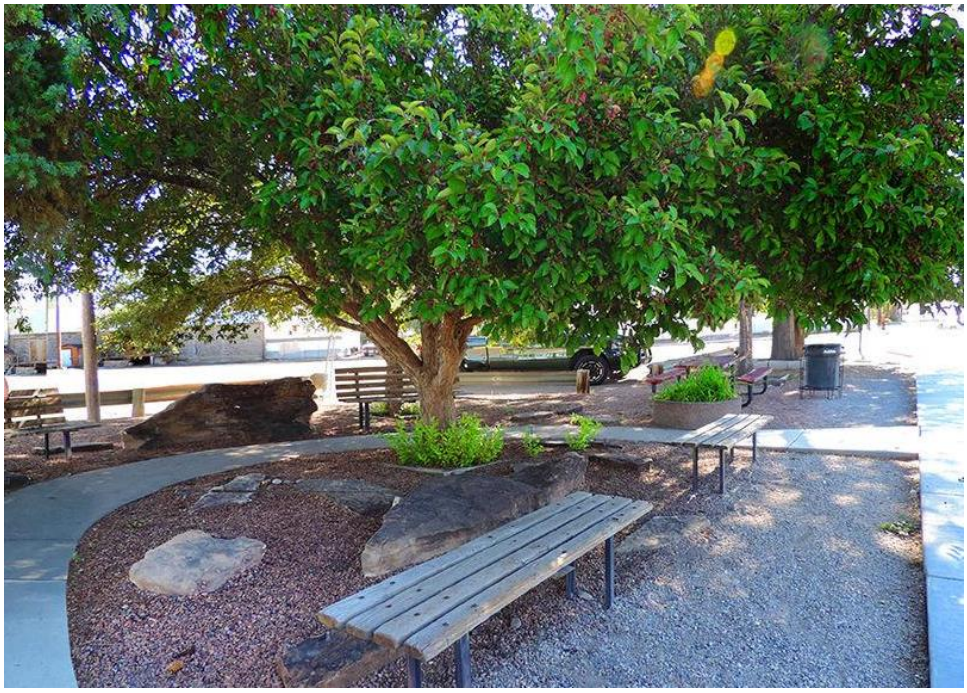
SHEET
A-SLR1.0

SOBER LIVING
SCALE: 1/4" = 1'-0"









Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
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Engineering an environment of excellence.

CITIZEN PARTICIPATION REPORT
For
FLAGSTAFF REHAB CAMPUS

SWI Project #20136
C.O.F. #PZ-20-00164

Northwest Quarter of Section 5 and South Half of Section 32,
T 21 N, R 8 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
Flagland LLC
7144 E. Stetson, C-200
Scottsdale, AZ 85251
(602) 882-7451

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

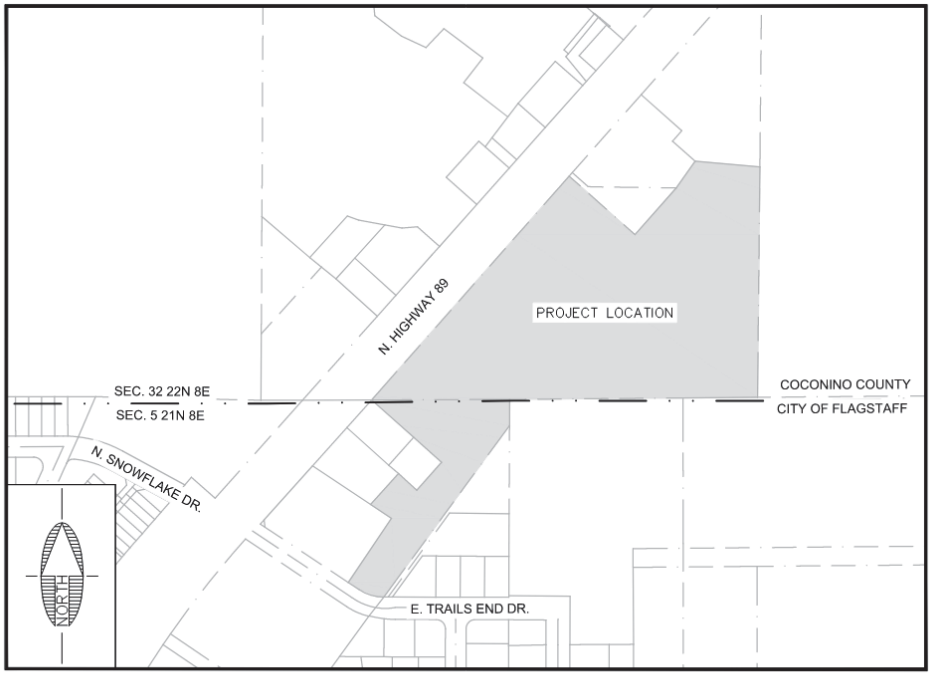
Original Prepared Date: June 8, 2021
Revised Date: July 22, 2021

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland has the intention of building their facility on the subject property, which is currently located within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits in order to construct the campus as part of an overall development that is already within City limits. The parcel will have split zoning that consists of the proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The proposed City zoning district is Rural Residential (RR).



VICINITY MAP
N.T.S.

PROJECT LOCATION

The project is located near the intersection of N. Highway 89 and E. Trails End Drive at 7000 N. Highway 89 in Flagstaff, Arizona. The project is within two parcels APNs 113-17-011A and 301-50-005G. The parcel requested to be annexed is APN 301-50-005G. The northeast corner of this parcel is requested to be rezoned. The project is positioned in the Northwest Quarter of Section 5 and South Half of Section 32, Township 21 North, Range 8 East, of the Gila and Salt River Base Meridian, City of Flagstaff, Coconino County, Arizona.

NEIGHBORHOOD MEETING PLAN

As part of the annexation and rezoning applications, a "Citizen Participation Plan" is required in accordance with the Zoning Code. The main component of the plan is to hold at least one neighborhood meeting to introduce the project to surrounding property owners. Per the direction from City staff, the neighborhood meeting will be held virtually on Zoom due to the COVID-19 pandemic. The Zoning Code requires two neighborhood meetings, but gives City staff the authority to waive the requirement for the second meeting. After the first neighborhood meeting, the applicant will have the opportunity to submit a written request for Staff review and determination of whether or not a second meeting is needed.

The first neighborhood meeting will begin with a presentation from the applicant's team that will be followed by a question and answer session. The applicant's proposed concept plan and other exhibits will be displayed during the presentation. The applicant's representative and engineer, Guillermo Cortes, will lead the meeting, and the applicant, Mike Zipprich, will make the presentation. The meeting will begin with establishing communication guidelines for the virtual meeting, which will be reiterated throughout as needed. Before the presentation, the applicant's representative will ask all attendees to provide their name and address in the chat box to record their attendance to the meeting. Attendees will be informed that they have the ability to use the chat function to respectfully ask question and make comments. Attendees will be reminded to remain muted during the presentation, raise their hand in the Zoom chat function to speak, and respect the opinions of all other attendees. Any questions or comments will be addressed during the question and answer session following the presentation. The attendees will be also be informed that they have the opportunity to verbally provide questions and input during the question and answer session. Attendees will have up to three minutes to speak and will be notified when their time is up. Only one person will be allowed to talk at a time during any portion of this meeting. Attendees will also be notified that if participants in the meeting continue to interrupt other attendees or presenters, they may be removed from the meeting.

Mike Zipprich will give a presentation to the attendees describing the annexation and rezoning requests, the area to be annexed and rezoned, the current and proposed use of this area, the current and proposed zoning, reasons behind the annexation and rezoning requests, the improvements that will be made to accommodate development, and any other relevant information. Guillermo Cortes will assist with the presentation

and provide input and comments as necessary. Stephen Irwin will monitor the chat and screen share during the presentation. Cassandra Pham will document the meeting minutes. The proposed concept plan and supporting exhibits will be shared on the screen during the presentation so that the attendees can visually see the proposed site layout.

The attendees will be muted during the presentation. Once the presentation is made, the applicant and his representative will open the meeting to the question and answer session. The session will begin with answering any questions or responding to comments that attendees wrote in the chat box during the presentation. The session will then transition to verbal discussion. The intent of this portion of the meeting is for the applicant and his representative to engage in dialogue in attempt to address any concerns the attendees may have. Once this discussion is completed, the meeting will be called to an end.

There will be additional opportunities for the potentially affected parties to discuss and provide input on the applicant's proposal. The applicant and his representatives will inform attendees that they will continue to make themselves available throughout the annexation and rezoning process to answer and address any questions or concerns. It is noted that the applicant and the project team's contact information is clearly stated on the proposed meeting notice for ongoing communication with the community. The applicant and his team will work to address and attempt to resolve any concerns expressed by members of the community throughout the annexation and rezone process either through email or by phone.

Following the neighborhood meeting and efforts described above, the applicant will submit to the City Planning Development Manager assigned to this annexation and rezoning case, Genevieve Pearthree, a Neighborhood Meeting Record of Proceedings and the Neighborhood Meeting Certification in accordance with Section 10-20.20-060 of the City's Zoning Ordinance. These are the methods that will be used to keep City Planning Staff and the City Planning Director informed of the public outreach status.

NOTICE OF PUBLIC HEARINGS

After coordination with City staff, it was determined that the applicant should reach out to neighboring properties within a 600-foot radius and homeowner's associations (HOA) within a 1,000-foot radius of the project site. Notifications should also be sent to the City's "Registry of Persons and Groups" as provided by the City. A copy of the 600-foot Mailing Buffer Exhibit and mailing list is included in Appendix A.

The applicant proposes to mail the neighborhood meeting letter to all parties described above. The letter will notify the neighbors of the upcoming request for the annexation and rezoning, invite parties to the first neighborhood meeting, and allow time for feedback. A copy of the neighborhood meeting letter is included in Appendix B. The letter will include the Zoom meeting link for the first neighborhood meeting to be held on

June 30, 2021. The letter was mailed on June 14, 2021 via first-class mail of the United States Post Office, which complies with the requirement of notification at least 15 days prior to the meeting date.

In addition to the public outreach letters, two 4'x4' signs were posted at the property's public right-of-way entrances on N. Highway 89 on June 18, 2021, which complies with the requirement of notification at least 10 days prior to the meeting date. The sign included the purpose, time, date, and location of the meeting. The sign conformed to the City's public hearing sign design standards and included a tube containing copies of the neighborhood meeting notice. An image of the posted sign is included in Appendix C.

FIRST NEIGHBORHOOD MEETING RECORD OF PROCEEDINGS

The first virtual neighborhood meeting was held on June 30, 2021 via Zoom and consisted of a total of 13 participants, not including the project team. Appendix D includes the Zoom meeting registration list of the participants. At this time, we have received three phone calls from neighbors asking for additional project information, which has been provided via email. The questions and answers from the meeting are documented and included in Appendix E. Additional information including a copy of the exhibits that were shared during the meeting and written documentation regarding staffing information was emailed to all meeting participants. These email attachments are also included in Appendix E.

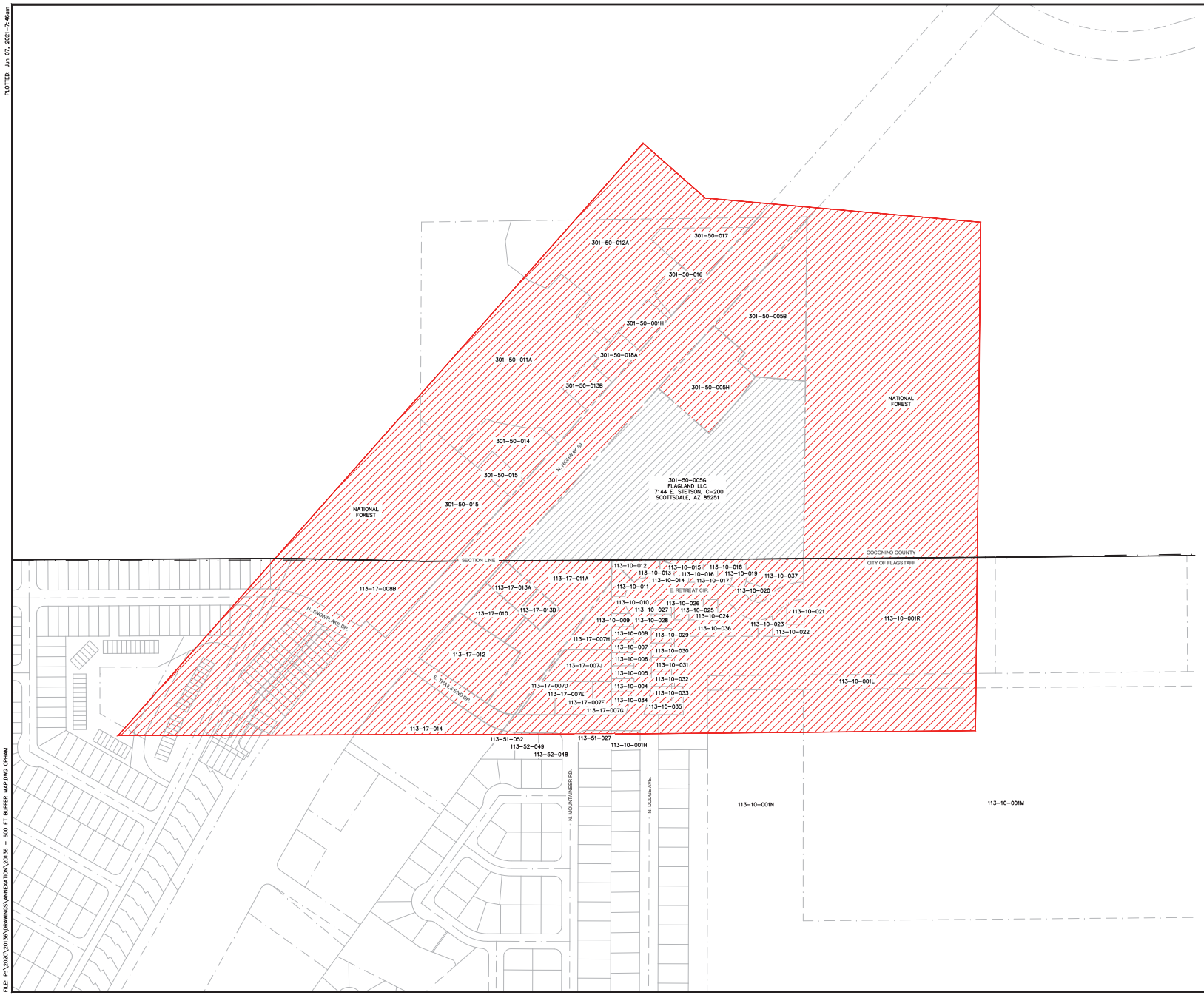
SECOND NEIGHBORHOOD MEETING WAIVER

Due to the additional information provided during and after the meeting and overall positive feedback at the first neighborhood meeting, the City of Flagstaff has granted our request to waive the requirement for the second neighborhood meeting.

PLANNING AND ZONING & CITY COUNCIL MEETINGS

The public hearings before the City of Flagstaff Planning and Zoning Commission and City Council have not been scheduled yet. Once the meeting dates have been determined, the public hearing letters will be sent to the same mailing list used for the neighborhood meetings and include information on how to access the virtual meetings. In addition to the public hearing letters, appropriate signage will be posted at least 15 days prior to the meetings per City requirements.

APPENDIX A



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

600 FOOT BUFFER MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
BM01

SHT NO. 1 OF 2

PLOTTED: Jun 07, 2021-7:46am
FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - 600 FT BUFFER MAP.DWG CPHAM

APPENDIX B

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

June 14, 2021

Dear Neighbor,

Flagland LLC would like to invite the surrounding neighbors to a Neighborhood Meeting to discuss the annexation and rezoning applications (COF PZ-21-00087-003 & PZ-21-00087-004) that will be submitted for a parcel of land that is currently located within Coconino County. The subject parcel is located at 7000 N. Highway 89. The meeting and presentation will be held virtually on **Wednesday, June 30, 2021 at 6 pm** through Zoom to discuss the annexation and rezoning of this property. See below for the Zoom meeting instructions.

Join Zoom Meeting:
https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09
Meeting ID: 891 8212 4001
Passcode: 714021

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland LLC has the intention of building a Rehabilitation Substance Treatment Campus on the subject property, which is currently an allowed use within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits and designate this Campus to have the comparable City zoning district of Highway Commercial (HC), which also allows this use.

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The parcel to be annexed is a part of an overall project that is called Flagstaff Rehab Campus and will consist of four proposed parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be used for future development. Access to the site will be provided by two new full access driveways on N. Highway 89.

Project material will be available for review starting at 6:00 pm with a presentation starting shortly after followed by a question and answer session. This will allow any

neighborhood comment and questions to be identified and addressed prior to the project's public hearing before the City Planning and Zoning Commission. Comments will be included in the meeting summary and provided to the City Planning Department.

We hope to see you there. If you are unable to attend, please provide comments in the space below and mail to the developer's representative:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Planning Development Manager
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
~~gpearthree@flagstaff.gov~~
gpearthree@flagstaffaz.gov

Sincerely,
Shephard – Wesnitzer, Inc.

Stephen C. Irwin, P.E.
Project Engineer

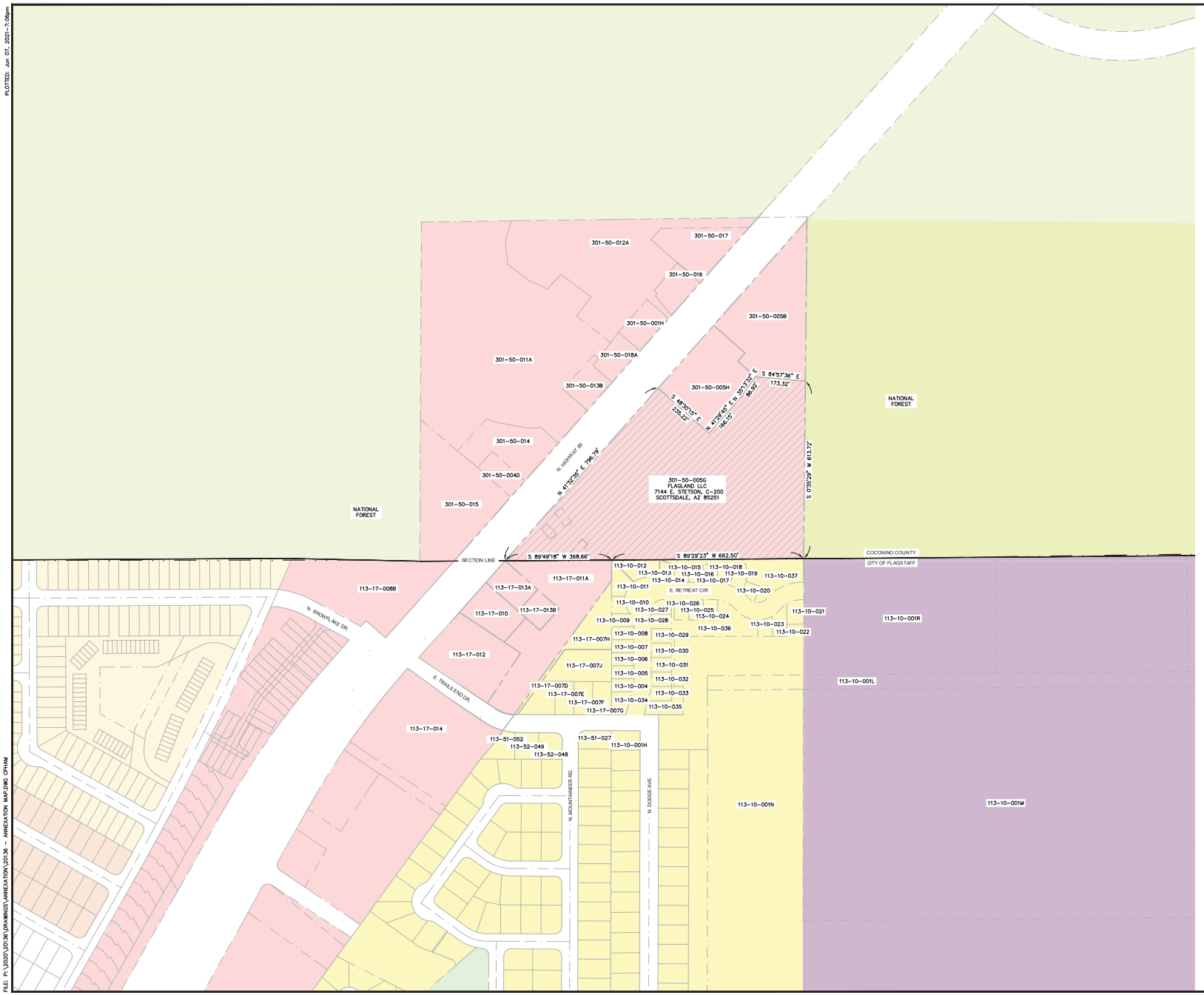
COMMENTS REGARDING THIS DEVELOPMENT

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, Arizona 86001

928.773.0354 ph
928.774.8934 fx

info@swiaz.com
www.swiaz.com



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 150'

0 75 150

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

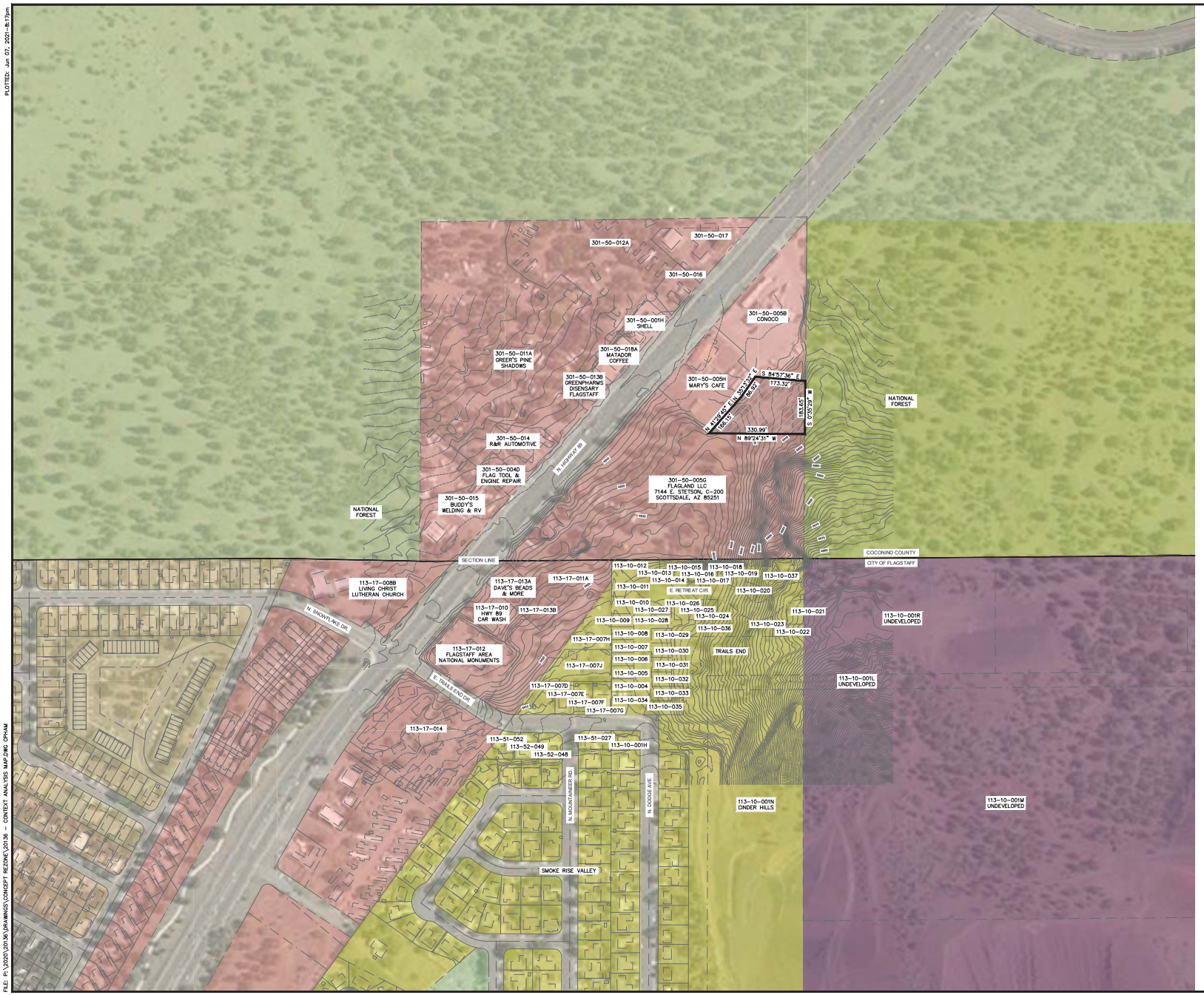
Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jun 07, 2021 - 7:06pm

FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

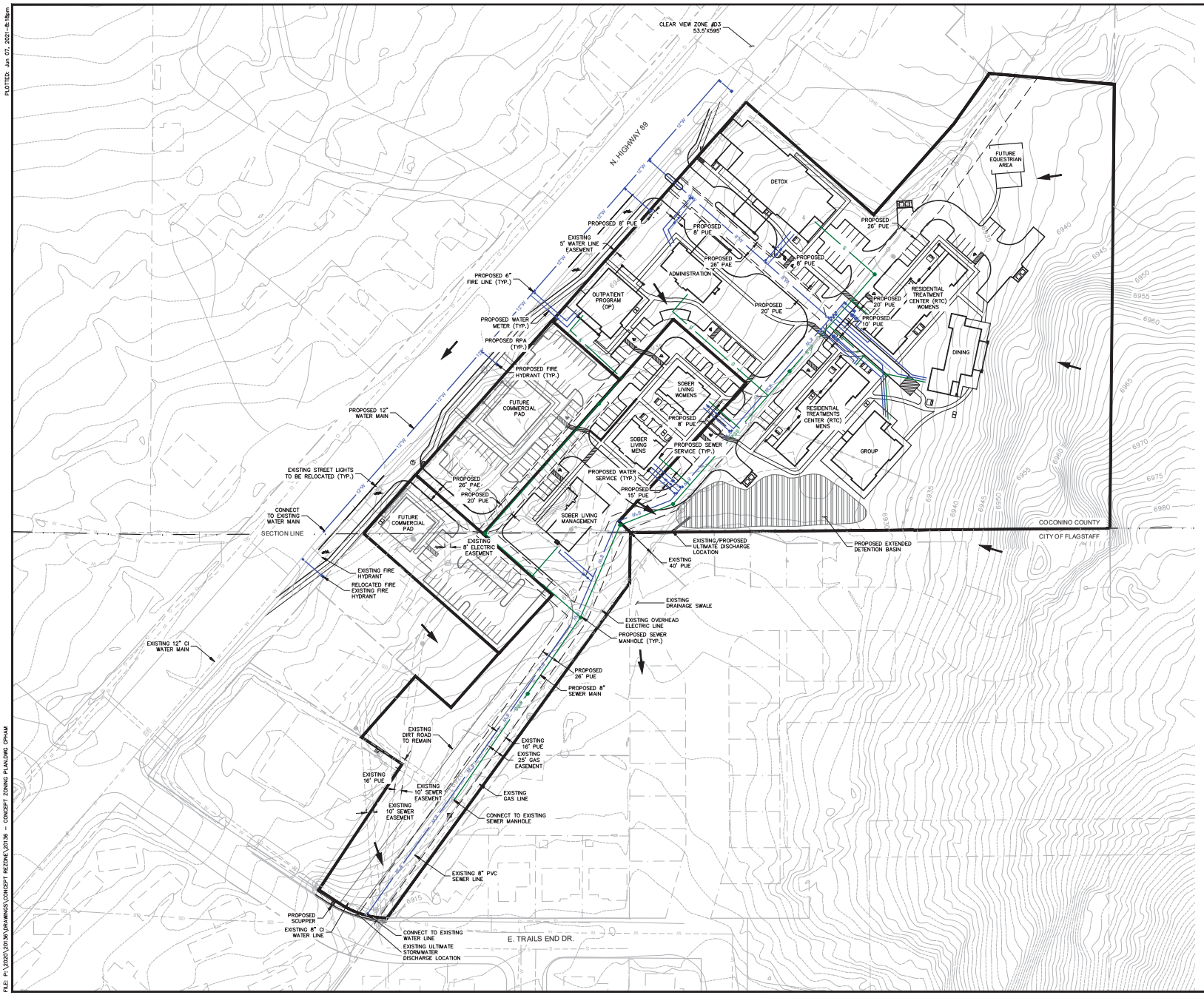
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jun 07, 2021-8:17pm
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" = 60'
0 30 60

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

SHT NO. 4 OF 5

PLOTTED: Jun 07, 2021 - 8:19am

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM

APPENDIX C

ANNEXATION & REZONING NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm

LOCATION OF MEETING: Zoom

https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09

REQUESTS: An Annexation for Flagland LLC to allow annexation of a property located on a 10.06-acre parcel at 7000 North Highway 89 within Coconino County Commercial Heavy (CH-10,000) zone. The parcel will have split zoning, which include proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

A Rezoning for Flagland LLC to allow for an equestrian area located on 1.10-acre of the northeast corner of the site. The proposed City zoning district is and Rural Residential (RR).

AREA TO BE ANNEXED & REZONED: 7000 North Highway 89, Flagstaff, Arizona 86004 (APN 301-50-005G)

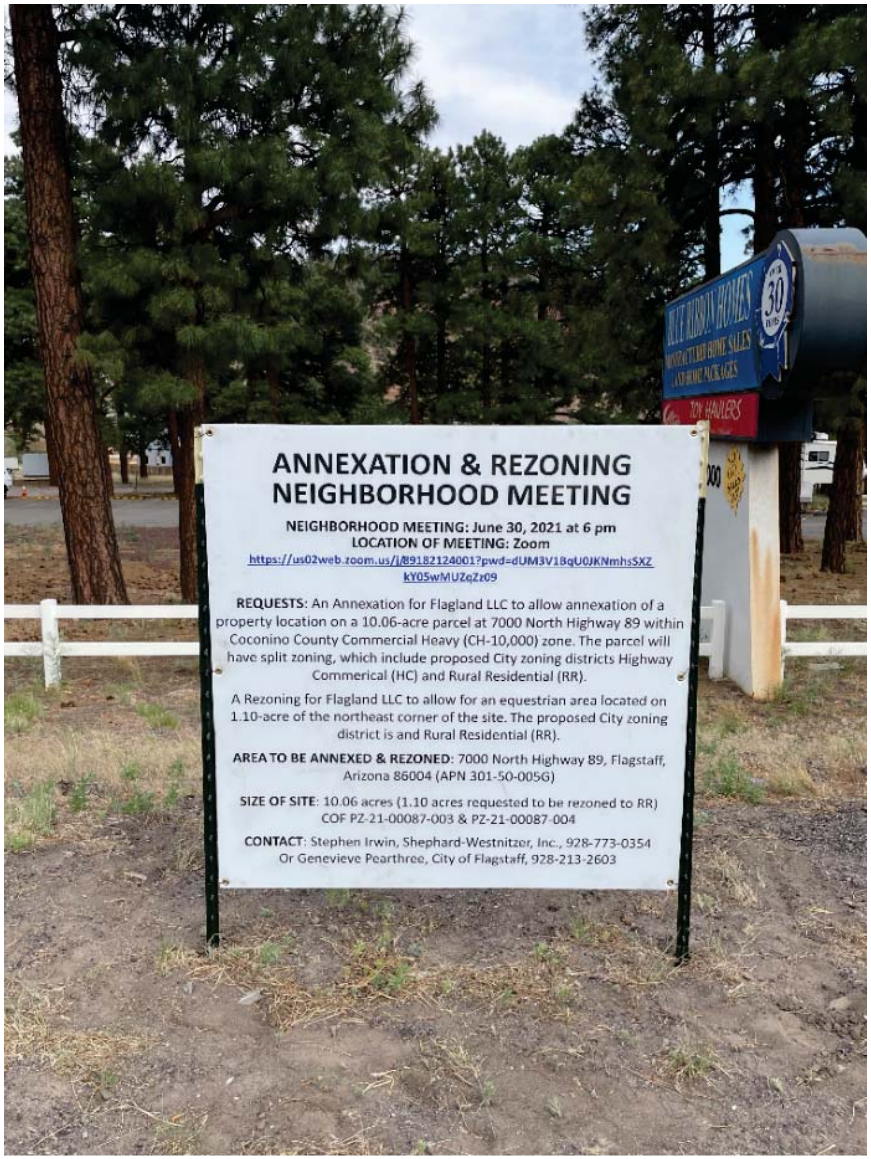
SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)

COF PZ-21-00087-003 & PZ-21-00087-004

CONTACT: Stephen Irwin, Shephard-Wesnitzer, Inc., 928-773-0354

Or Genevieve Pearthree, City of Flagstaff, 928-213-2603


ANNEXATION & REZONING
NEIGHBORHOOD MEETING
NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm
LOCATION OF MEETING: Zoom
https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09
REQUESTS: An Annexation for Flagland LLC to allow annexation of a property location on a 10.06-acre parcel at 7000 North Highway 89 within Coconino County Commercial Heavy (CH-10,000) zone. The parcel will have split zoning, which include proposed City zoning districts Highway Commerical (HC) and Rural Residential (RR).
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SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)
COF PZ-21-00087-003 & PZ-21-00087-004
CONTACT: Stephen Irwin, Shephard-Westnitzer, Inc., 928-773-0354
Or Genevieve Pearthree, City of Flagstaff, 928-213-2603


ANNEXATION & REZONING
NEIGHBORHOOD MEETING
NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm
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CONTACT: Stephen Irwin, Shephard-Westnitzer, Inc., 928-773-0354
Or Genevieve Pearthree, City of Flagstaff, 928-213-2603

APPENDIX D

Flagstaff Rehab Campus

SWI Project #20136

Virtual Neighborhood Meeting – Zoom Registration

Wednesday, June 30, 2021

Registrants	Email Address	Registration Date
Barbara Chadwick	barbara@flagstaffconcierge.com	Jun 30, 2021 06:09 PM
Gillian and Clint Bleeker	gillian@landscapeconnection.biz	Jun 30, 2021 06:09 PM
Gillian Bleeker	gillian@bleekersboxes.com	Jun 30, 2021 06:05 PM
Paul bustamante, architect	Paul@pdbarchitect.com	Jun 30, 2021 06:00 PM
Jenny McRoy	jenlmcroy@gmail.com	Jun 30, 2021 05:57 PM
Stephen Irwin	sirwin@swiaz.com	Jun 30, 2021 05:57 PM
Guillermo Cortes	gcortes71@gmail.com	Jun 30, 2021 05:57 PM
Valeria Chase	valeria.chase@nau.edu	Jun 30, 2021 05:57 PM
JD Huyser	johnhuyser@icloud.com	Jun 30, 2021 05:57 PM
Shawn Johnson	shawn.johnson@flagstaffaz.gov	Jun 30, 2021 05:56 PM
Jessica Truettner	Truettner4@yahoo.com	Jun 30, 2021 05:54 PM
Genevieve Pearthree	gpearthree@flagstaffaz.gov	Jun 30, 2021 05:54 PM
Sheila Harris	sheila@harrisconsult.co	Jun 30, 2021 05:53 PM
Shannon Anderson	sanderson@flagstaffaz.gov	Jun 30, 2021 05:53 PM
Dan Musselman	dmusselman@coconino.az.gov	Jun 30, 2021 05:53 PM

Registrants	Email Address	Registration Date
Judy	judyshelton513@gmail.com	Jun 30, 2021 05:52 PM
Cassandra Pham	cpham@swiaz.com	Jun 30, 2021 05:50 PM
michael zipprich	mzipprich@arc-america.com	Jun 30, 2021 05:49 PM
Carla McCord	cmccord@lovencontracting.com	Jun 30, 2021 05:40 PM
Michelle Shetler-Carrasco	mcarrasco@arc-america.com	Jun 30, 2021 05:34 PM
michael zipprich	mzipprich@enrpi.com	Jun 28, 2021 02:52 PM

APPENDIX E

Flagstaff Rehab Campus

PZ-21-00087



Virtual Neighborhood Meeting

June 30, 2021

Meeting Outline

- Team Introduction
- Meeting Information
- Project Overview
- Proposed Annexation and Rezone
- Next Steps
- Question & Answer Session

Team Introduction

Developer: America's Rehab Campuses

- Mike Zipprich, CEO
- Michelle Shetler-Carrasco, COO/Executive VP

Architect: Paul Bustamante

- Paul Bustamante

Engineer: Shephard-Wesnitzer, Inc.

- Guillermo Cortes / Stephen Irwin, PE
- Cassandra Pham, EIT

Meeting Information

- This meeting is scheduled for one hour duration
- Remain muted throughout presentation
- Please be advised that this meeting is being recorded

PLOTTED: Jun 07, 2021–11:05am

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swiaz.com

JOB NO.	20136
DATE	JUN 21
SCALE	1"=500'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

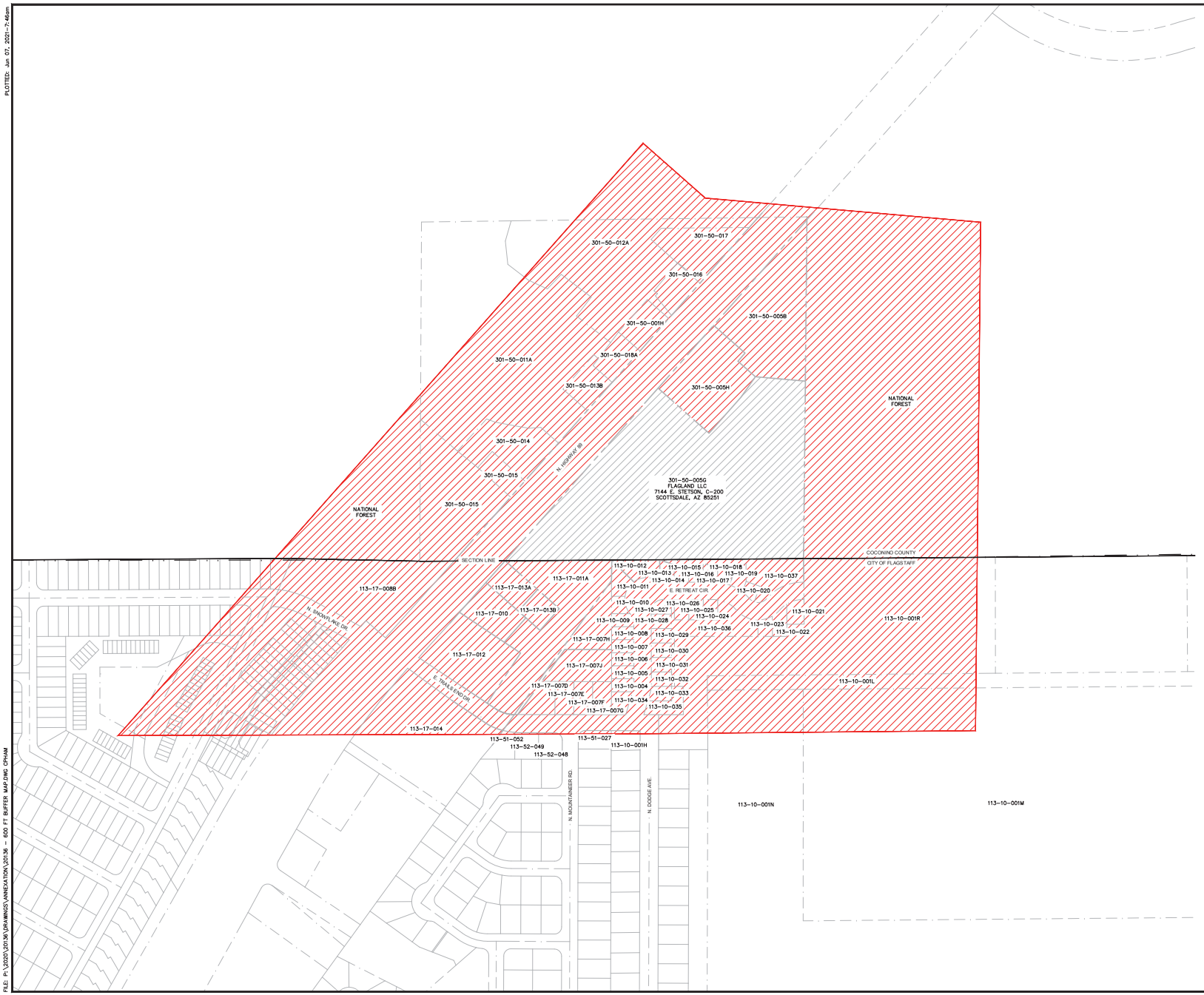
FLAGSTAFF REHAB CAMPUS

FLAGSTAFF
ARIZONA

VICINITY MAP

SHEET 1 OF 1

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 – VICINITY MAP.DWG CPHAM



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 150'

0 75 150

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

600 FOOT BUFFER MAP

JOB NO:	20136
DATE:	JUN 21
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	CNP
CHECKED:	SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
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NO.	DESCRIPTION	DATE	BY

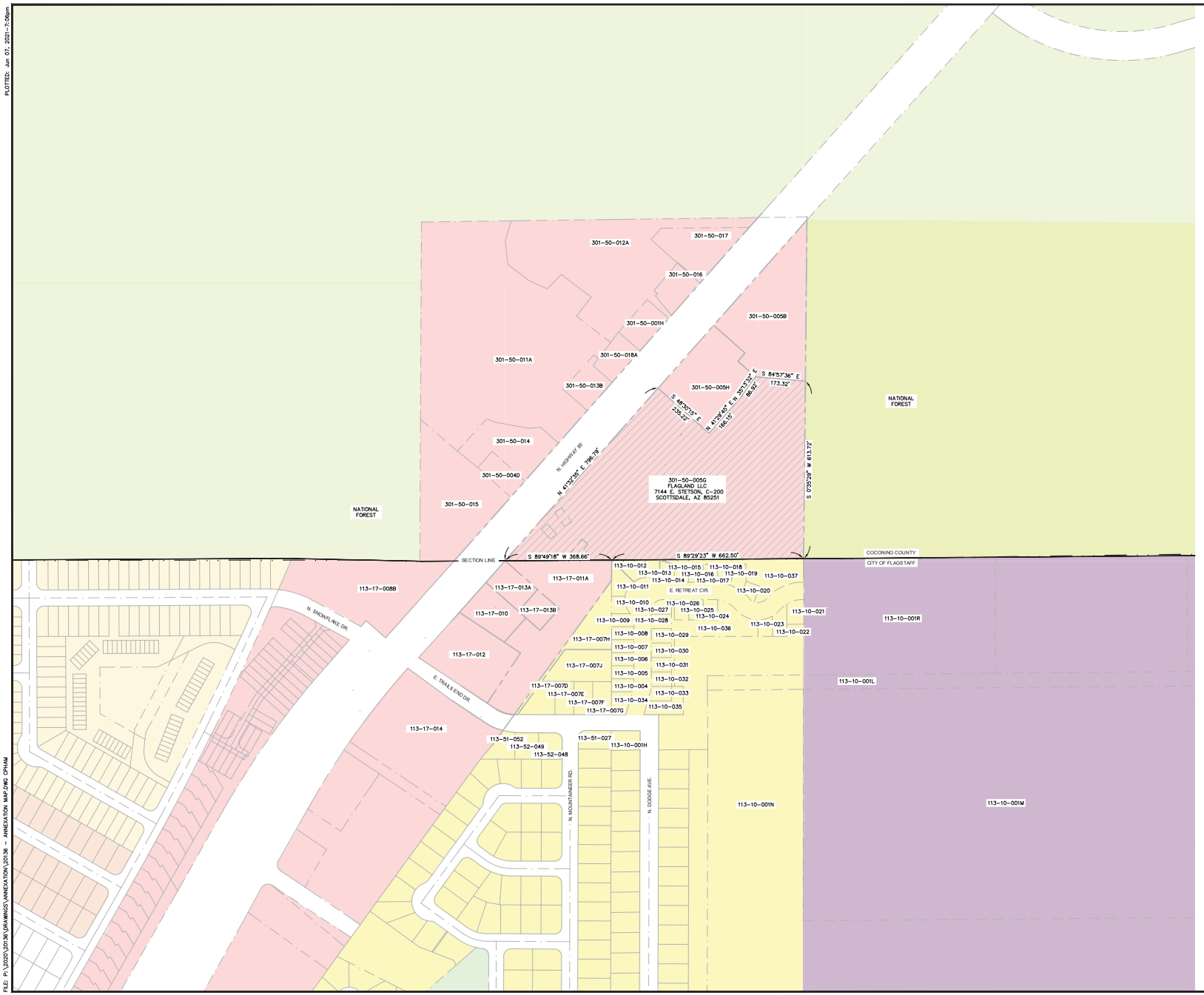
REVISIONS

Call at least two full working days before you begin excavation
ARIZONA811
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DRAWING NO.
BM01

SHT NO. 1 OF 2

PLOTTED: Jun 07, 2021-7:46am
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PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 150'

0 75 150

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

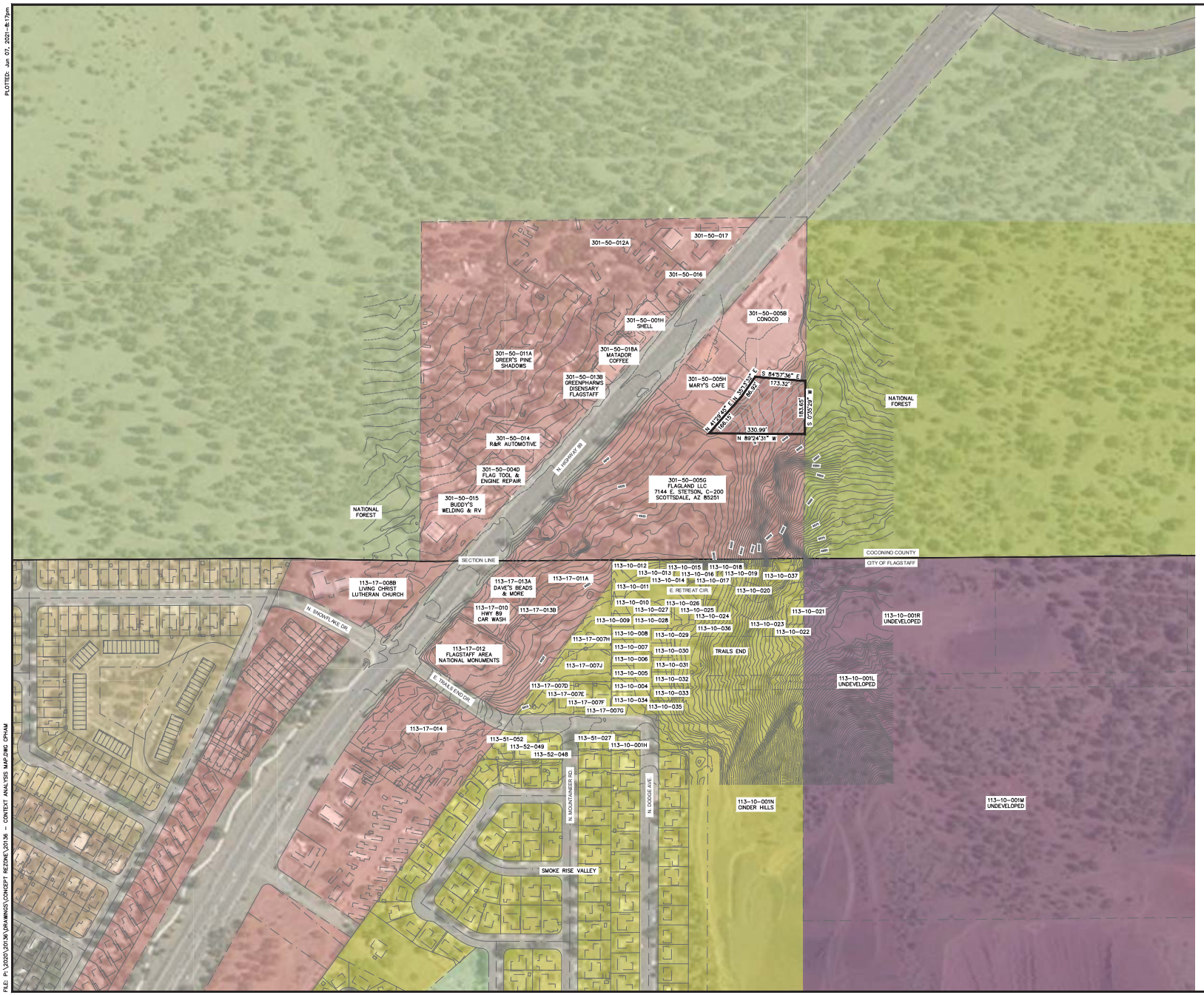
Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jun 07, 2021 - 7:06pm

FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jun 07, 2021-8:17pm
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM

LEGEND
FLAGSTAFF REHAB CAMPUS
SOBER LIVING
FUTURE COMMERCIAL PAD 1
FUTURE COMMERCIAL PAD 2
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING
C.O.F. Project # PZ 20-00164
SCALE: 1" = 60'
DRAWING NO. CP01
SHT NO. 4 OF 5
REVISIONS
NO. DESCRIPTION DATE BY
Call at least two full working days before you begin excavation. Arizona811
Stephard Westrate, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.774.8934 fax
www.swiaz.com
JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: ONP
CHECKED: SCI
FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA
CONCEPT ZONING PLAN
COCONINO COUNTY
CITY OF FLAGSTAFF
N HIGHWAY 89
E. TRAILS END DR.
SECTION LINE
FUTURE EQUESTRIAN AREA
RESIDENTIAL TREATMENTS CENTER (RTC) WOMENS
DINING
RESIDENTIAL TREATMENTS CENTER (RTC) MENS
GROUP
DETOX
ADMINISTRATION
OUTPATIENT PROGRAM (OP)
SOBER LIVING WOMENS
SOBER LIVING MEN
SOBER LIVING MANAGEMENT
FUTURE COMMERCIAL PAD
FUTURE COMMERCIAL PAD
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PLOTTED: JUN 29, 2021 - 11:27AM

Flagstaff Location







Khaki Brown >



Timber Bark >



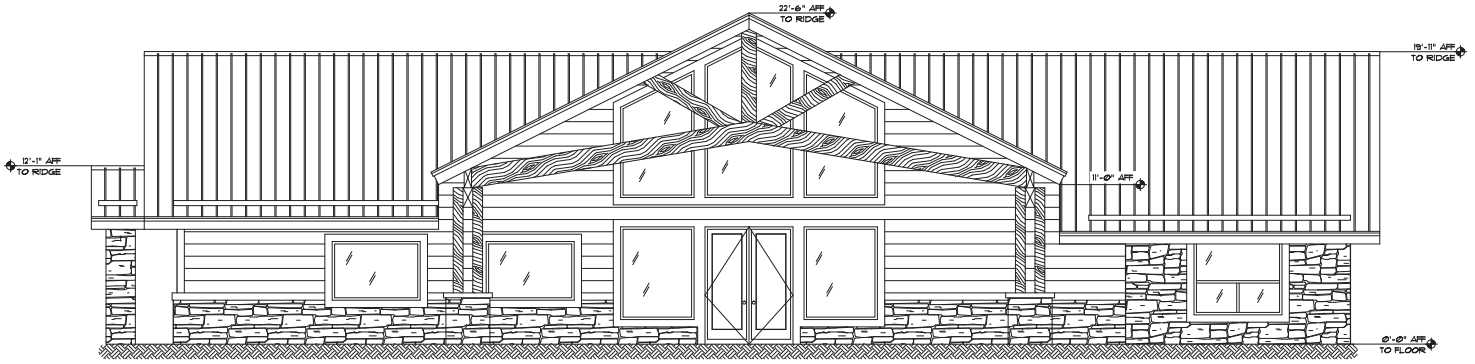
Aged Pewter >



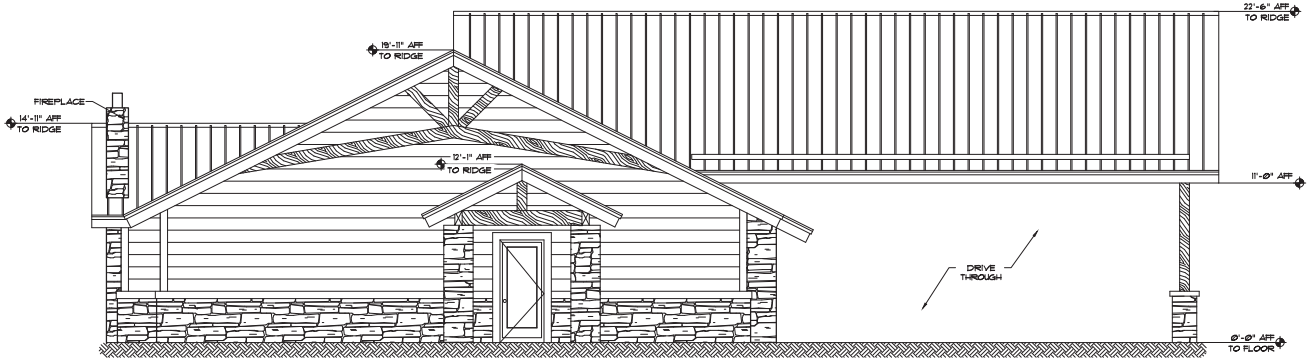
Ledgestone Series
(Click to view all Ledgestone Veneer styles)



Stone Combinations
(Click to view all Stone Combination styles)



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

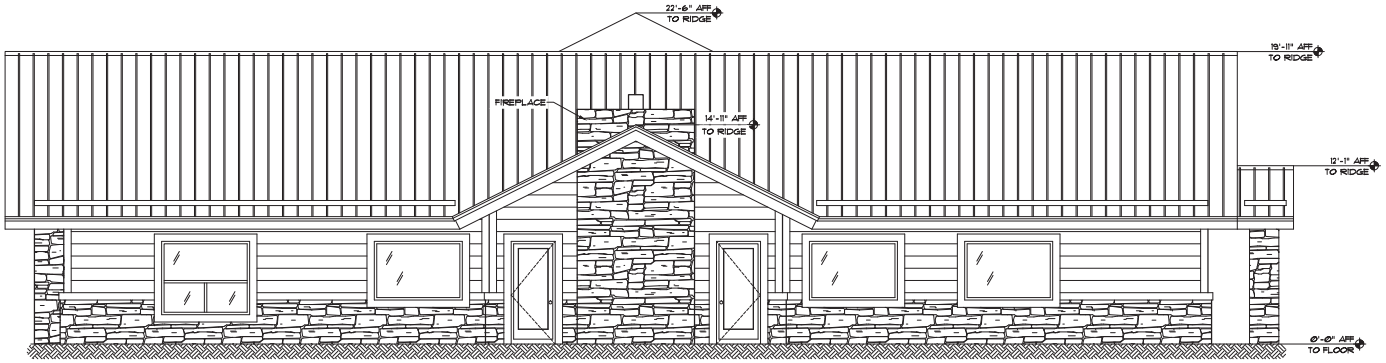
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Date: January 19, 2021

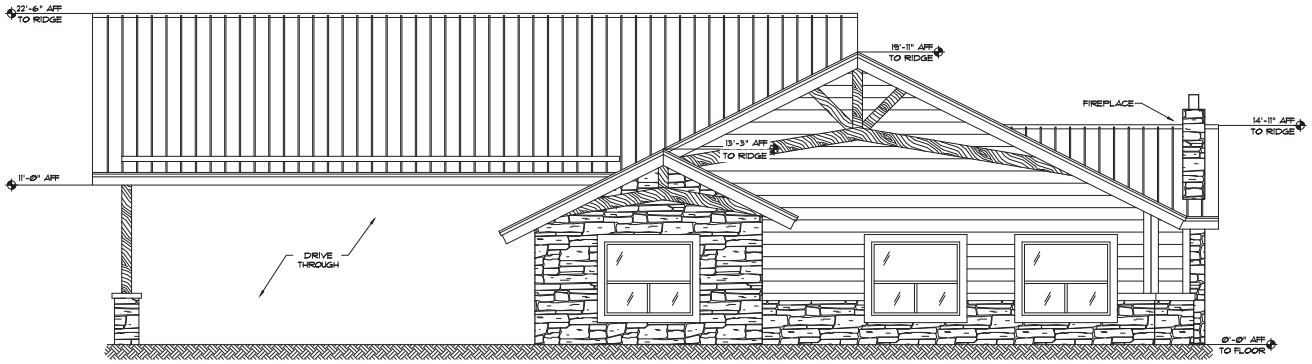
Job No:

SHEET
A-AD2.0

EXTERIOR ELEVS
ADMIN
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

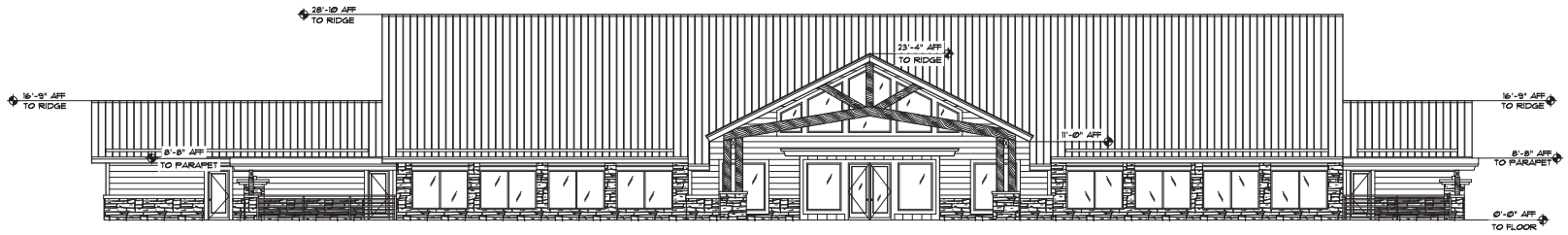
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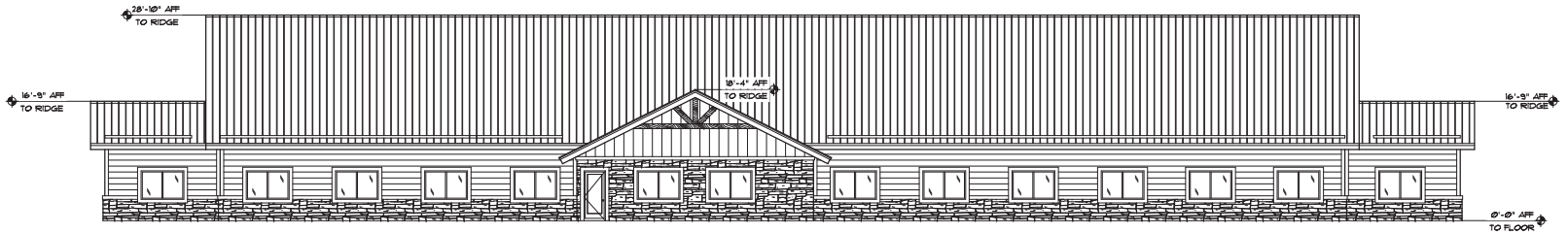
Job No:

SHEET
A-AD2.1

EXTERIOR ELEVS
ADMIN.
SCALE: 1/4" = 1'-Ø"



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



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

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlanchard@aol.com

paul d. blanchard
architect

Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

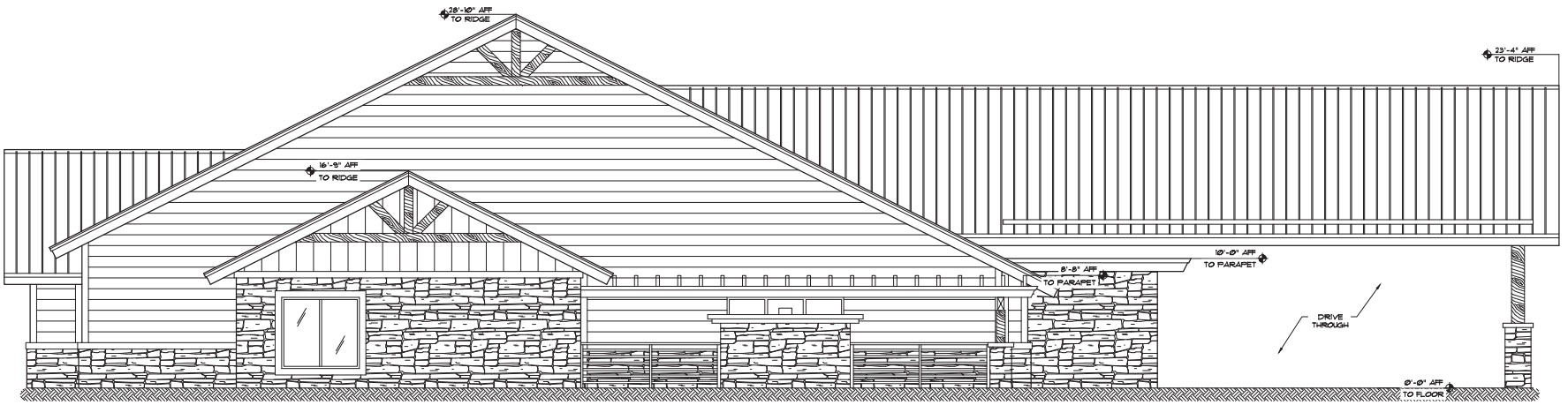
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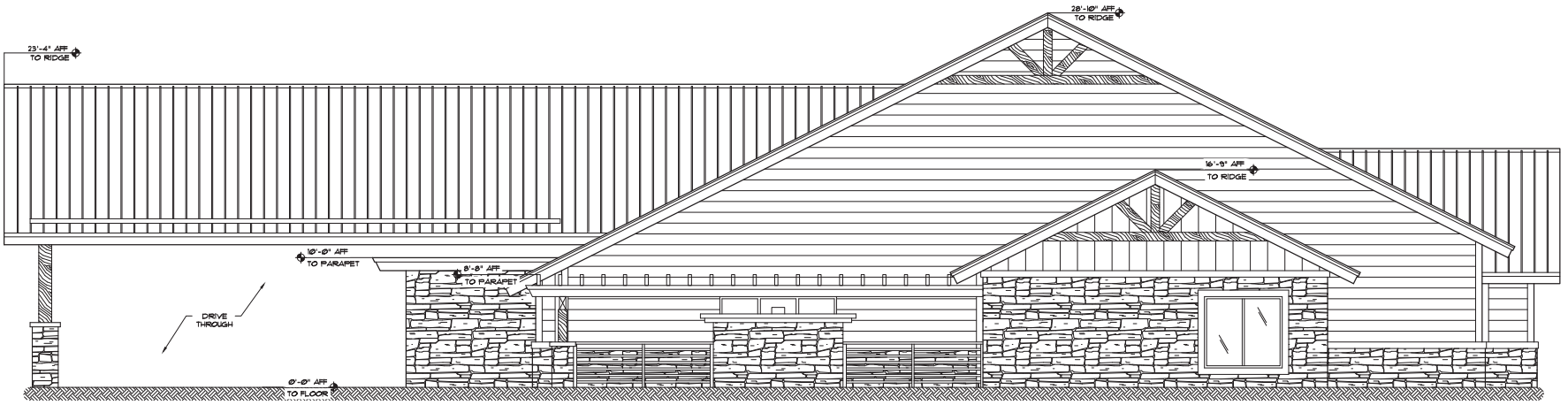
SHEET
A-DT2.0

EXTERIOR ELEVS
DETOX
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, az 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

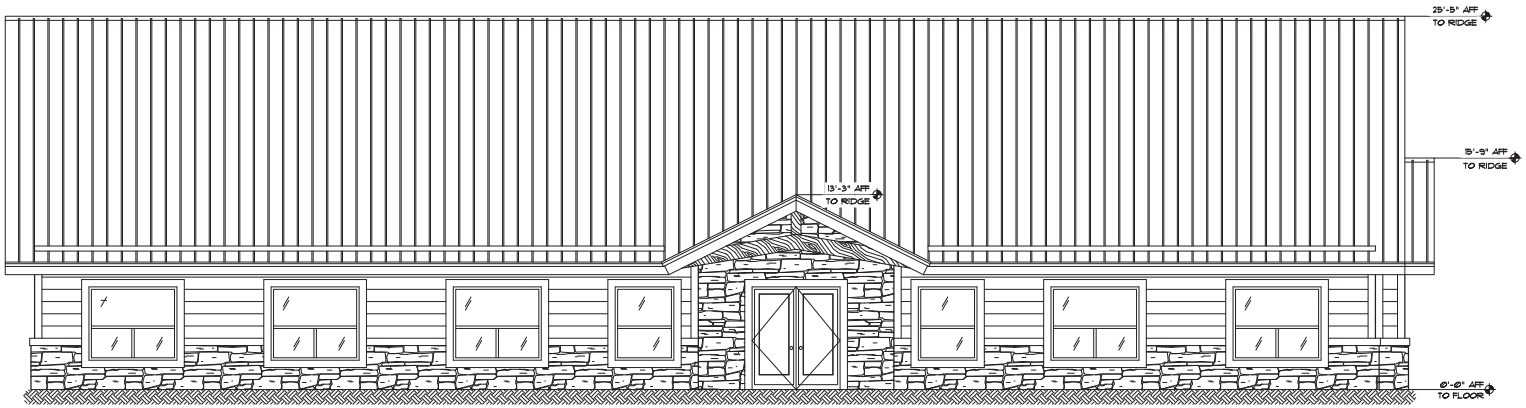
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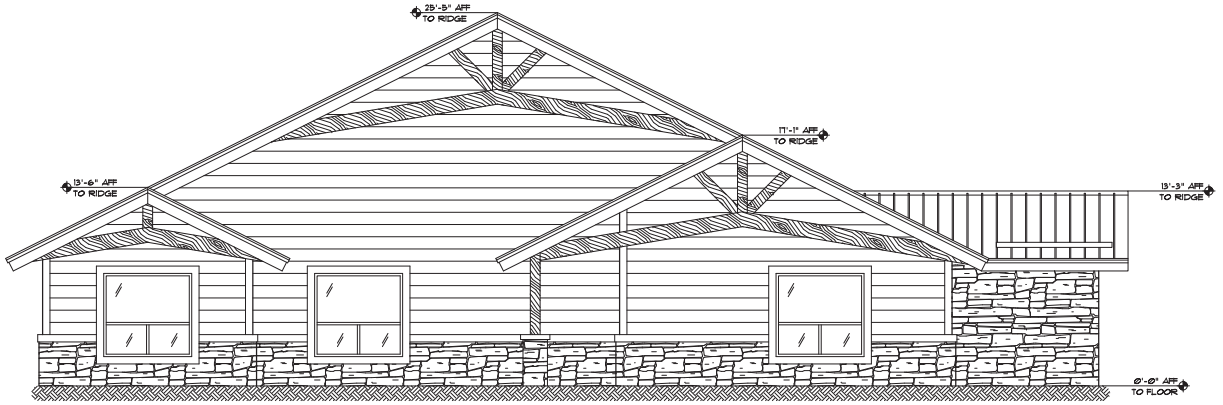
Job No:

SHEET
A-DT2.1

EXTERIOR ELEVS
DETOX
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee
architect

Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

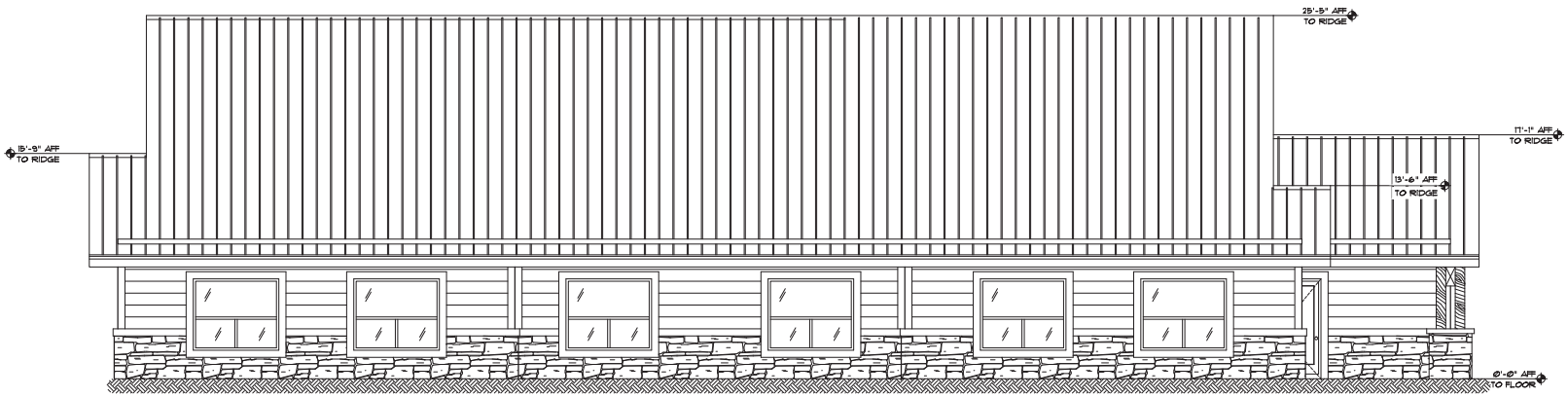
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Date: January 19, 2021

Job No:

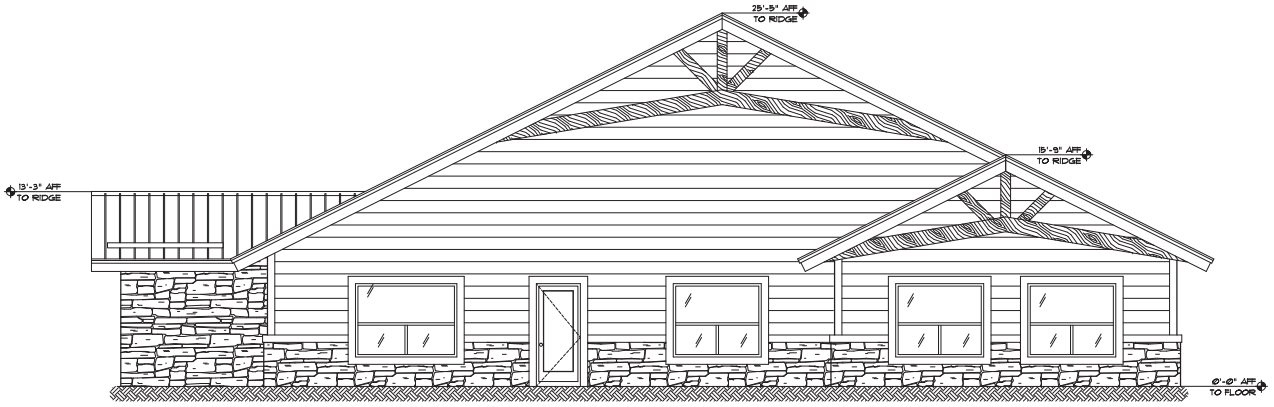
SHEET
A-GR2.0

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION

SCALE: 1/4" = 1'-0"



② EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

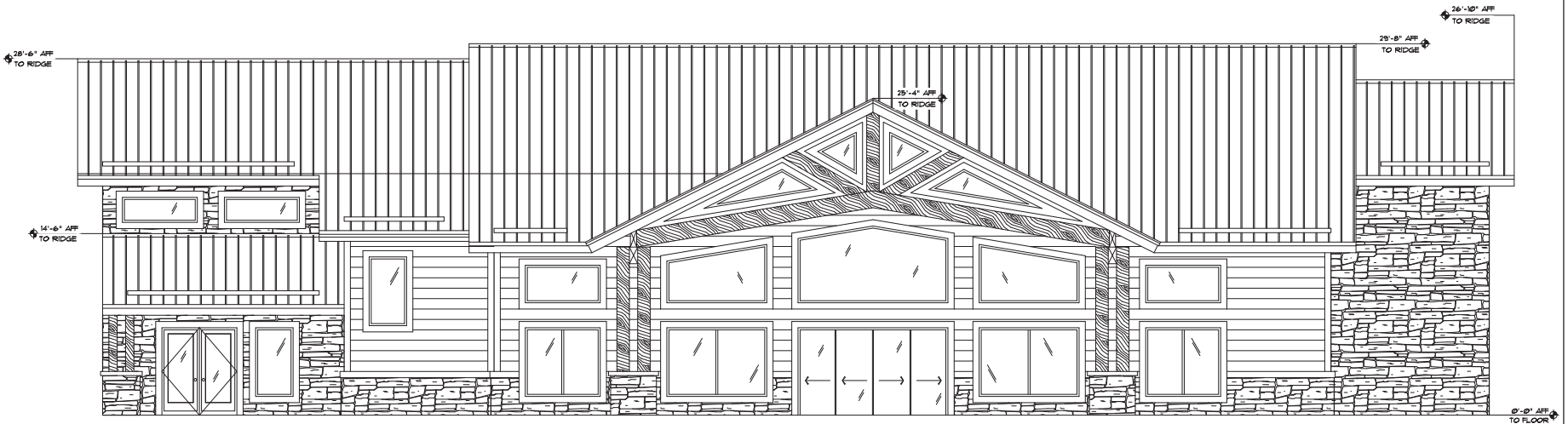
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Date: January 19, 2021

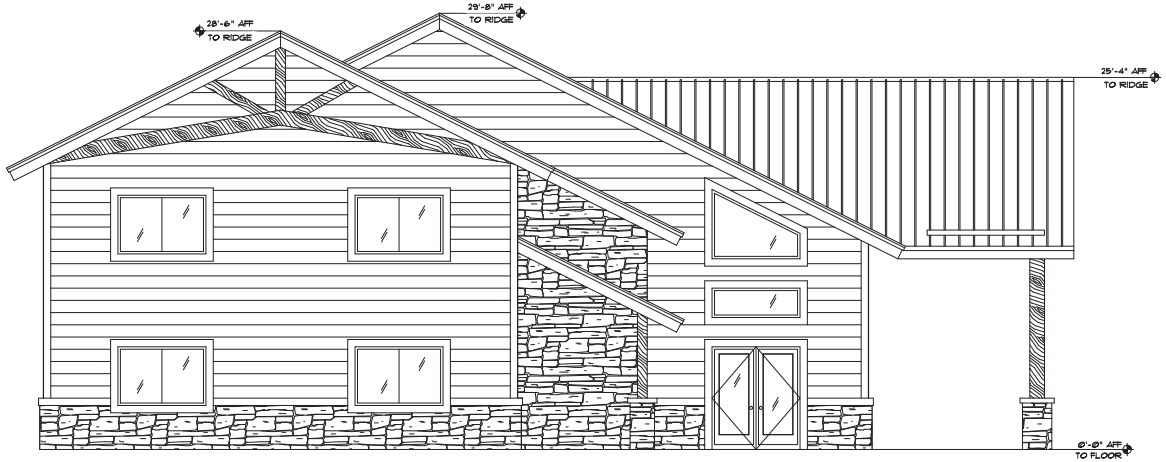
Job No:

SHEET
A-GR2.1

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee
architect

Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

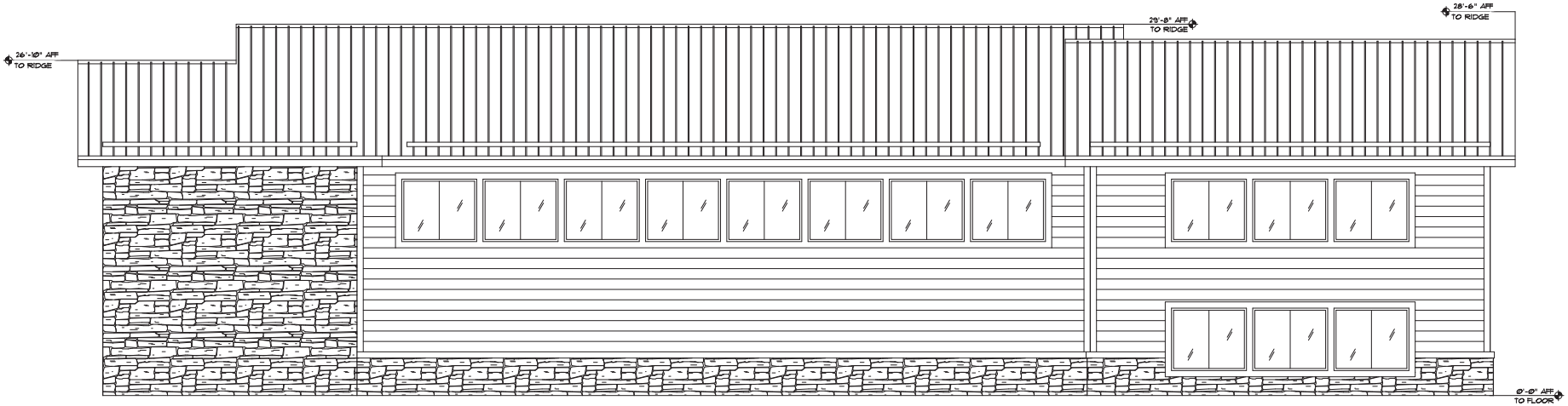
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

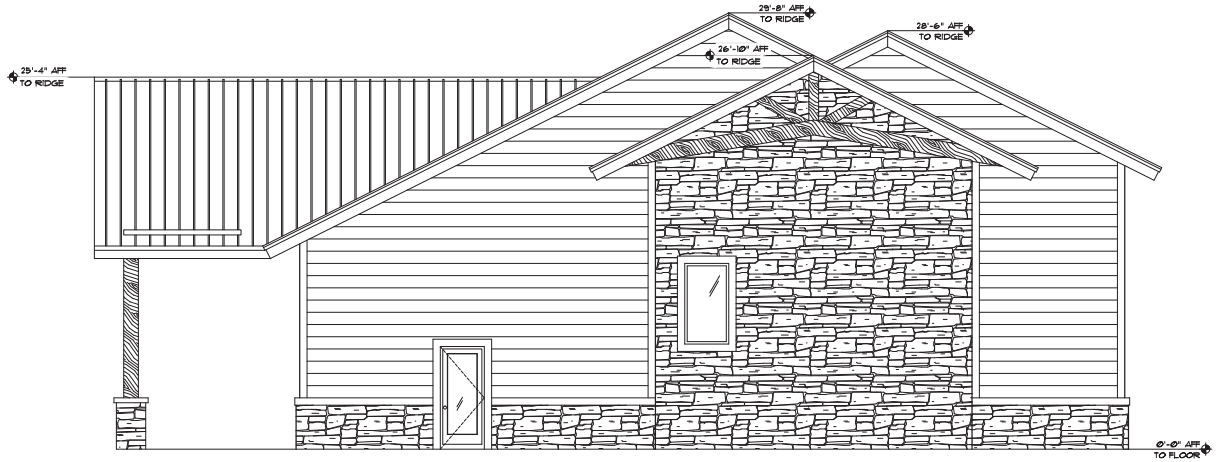
Drawn: LJ
Date: January 19, 2021
Job No:

SHEET
A-KD2.0

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, az 86001
tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee
architect

Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

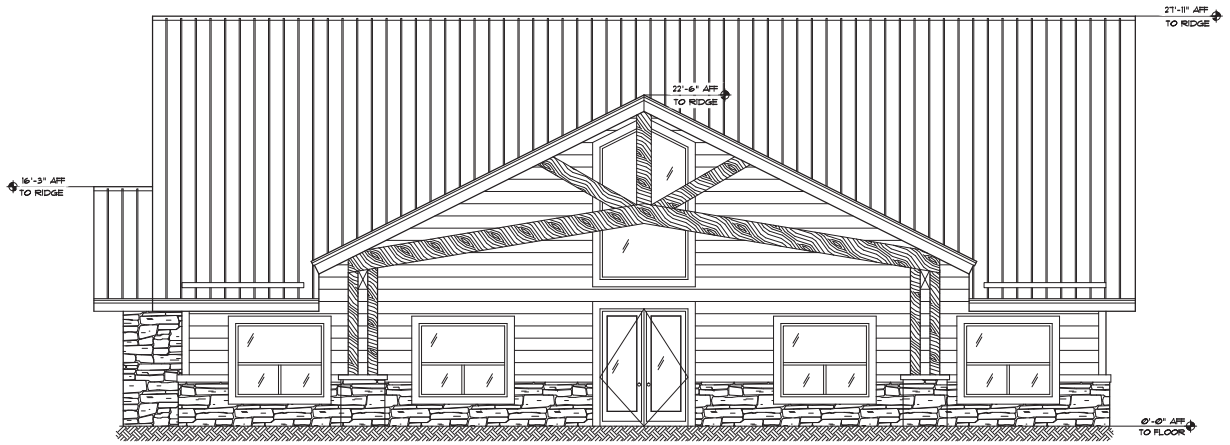
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Date: January 19, 2021

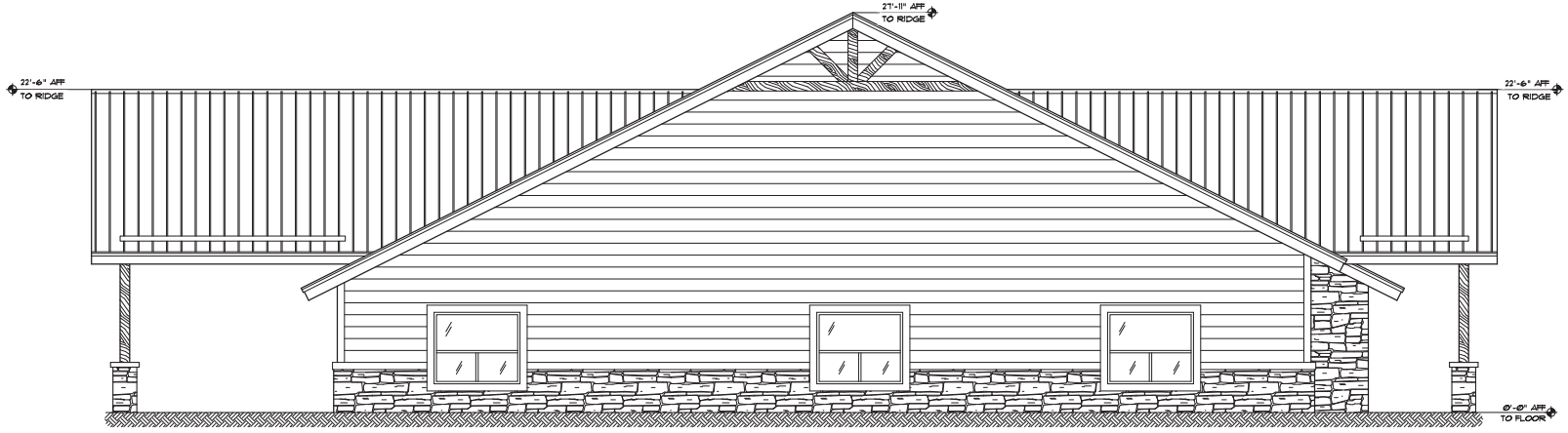
Job No:

SHEET
A-KD2.1

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee architect

Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

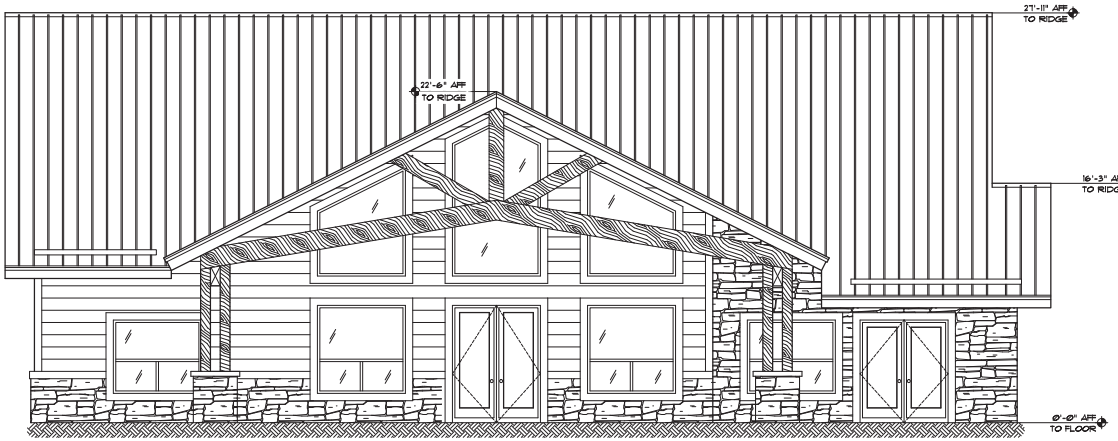
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Job No:

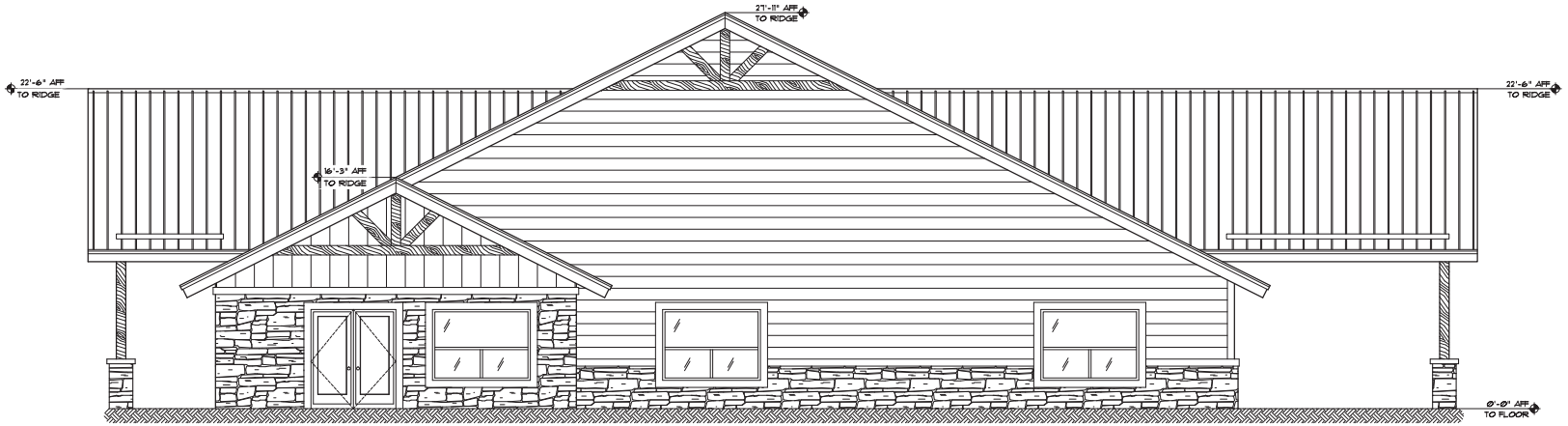
SHEET
A-OP2.0

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION (BACK)

SCALE: 1/4" = 1'-0"



② EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. busenmenrits
architect

Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

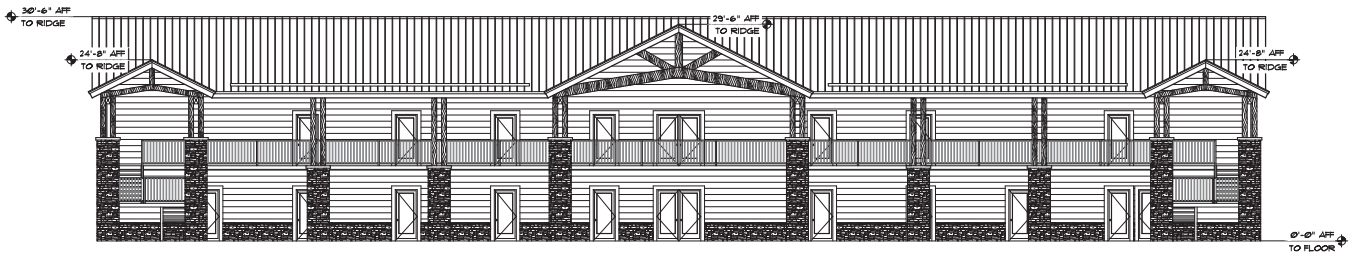
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Job No:

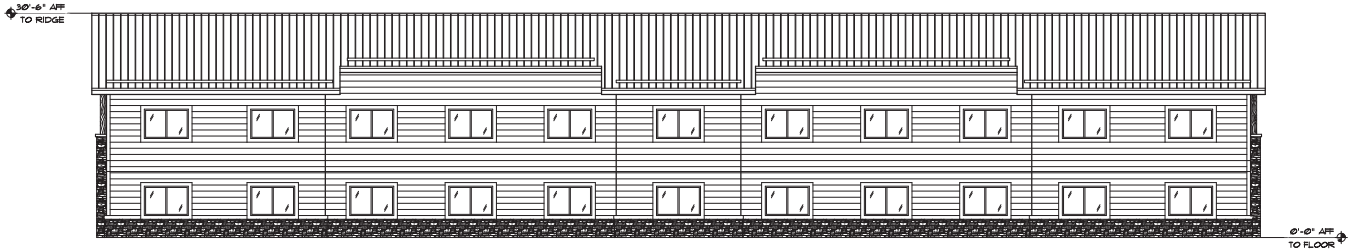
SHEET
A-0P2.1

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



① SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



② NORTH ELEVATION

SCALE: 1/8" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtea@aol.com

paul d. blandamarino
architect

Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

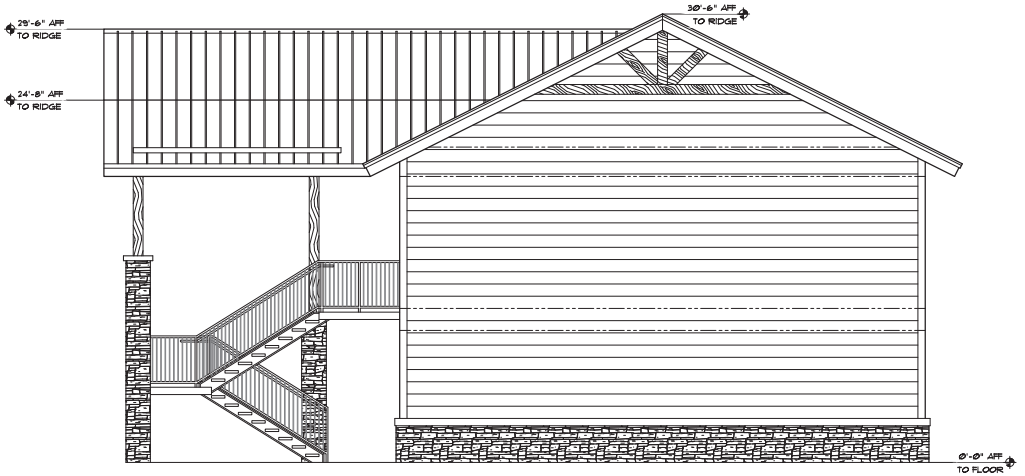
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Job No:

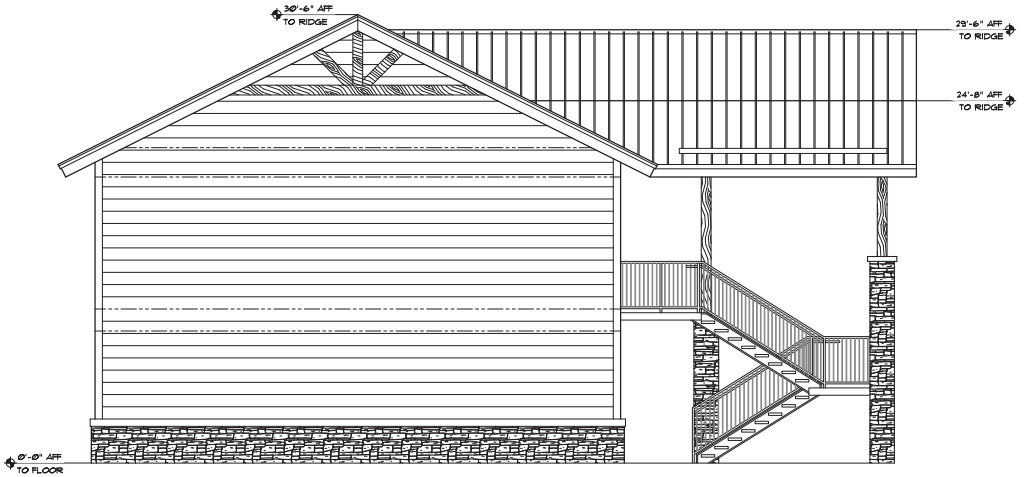
SHEET

A-RTC2.0

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

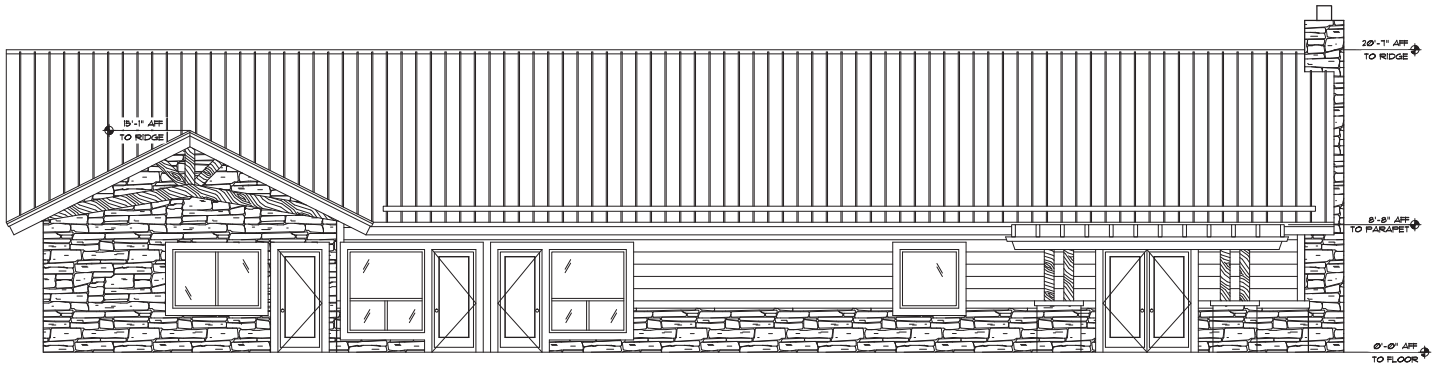
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ
Date: April 6, 2021
Job No:

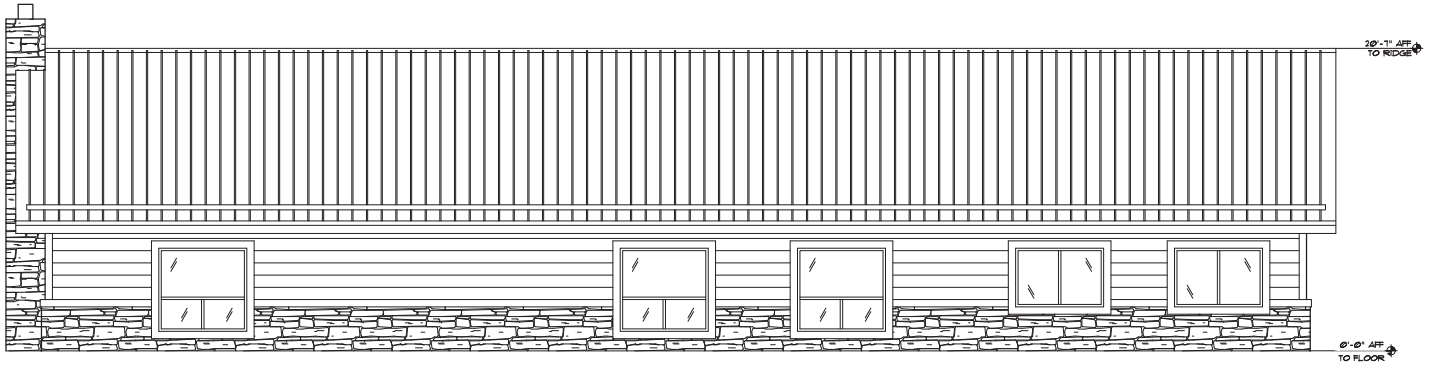
SHEET
RTC2.1

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/4" = 1'-0"



① SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



② NORTH ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

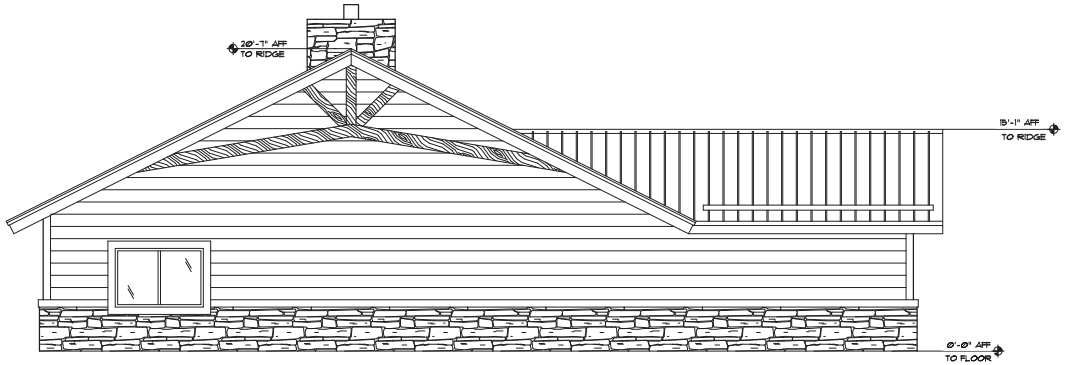
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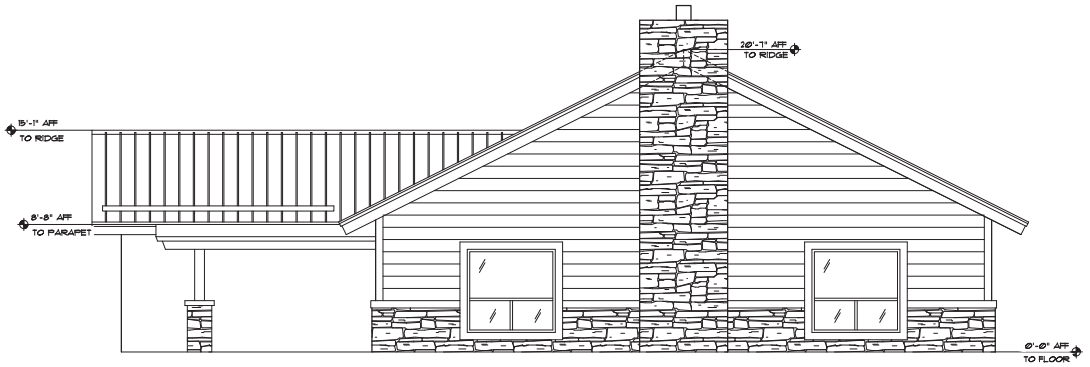
Job No:

SHEET
A-SM2.0

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. buschemeyer
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

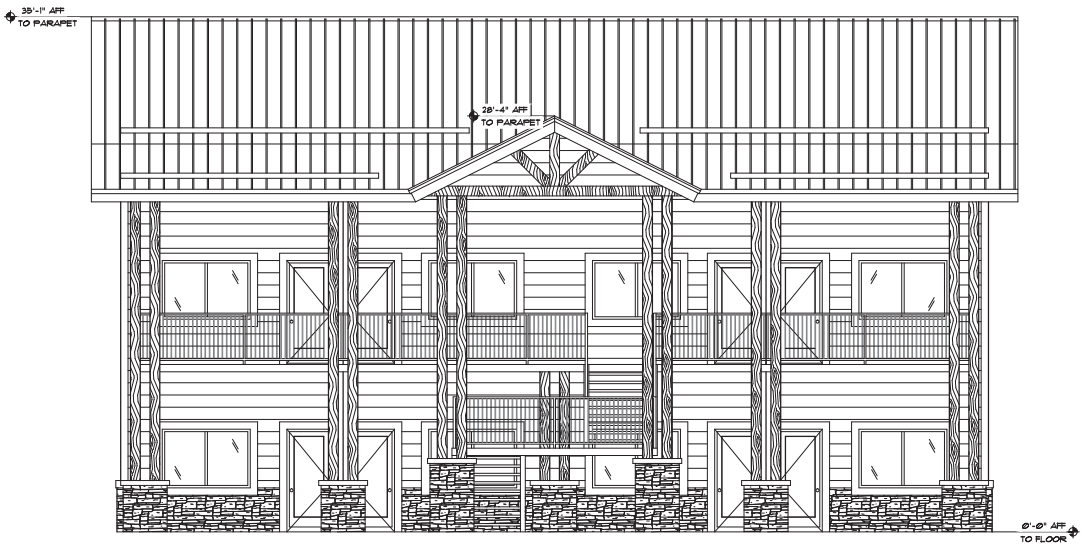
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Date: January 19, 2021

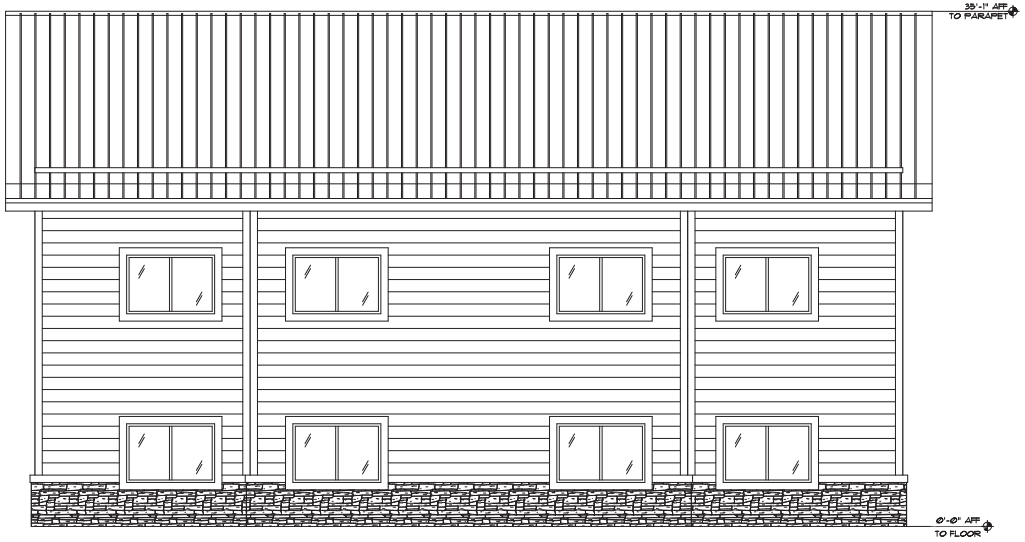
Job No:

SHEET
A-SM2.1

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



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



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

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

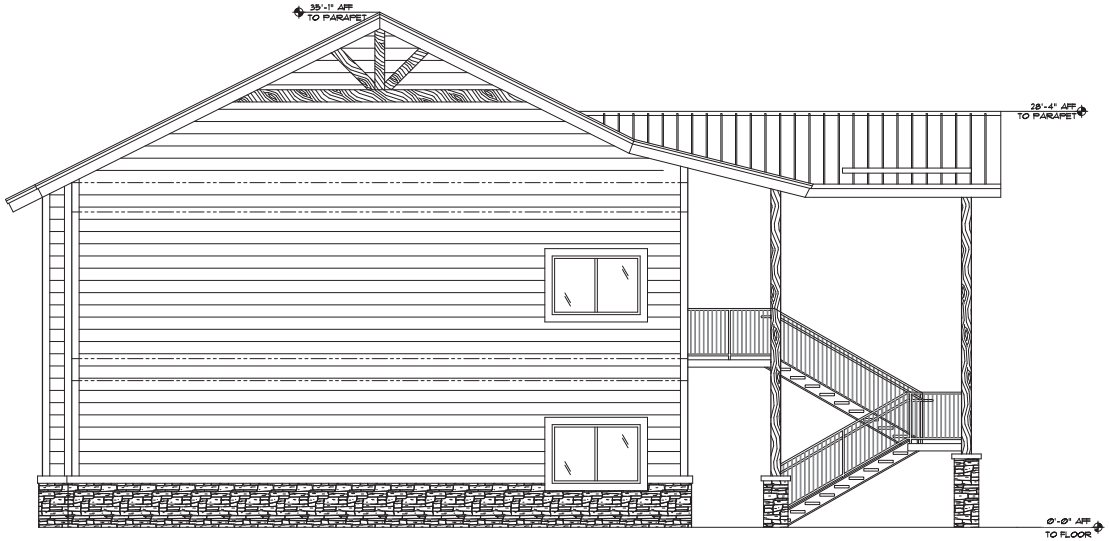
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Date: January 19, 2021

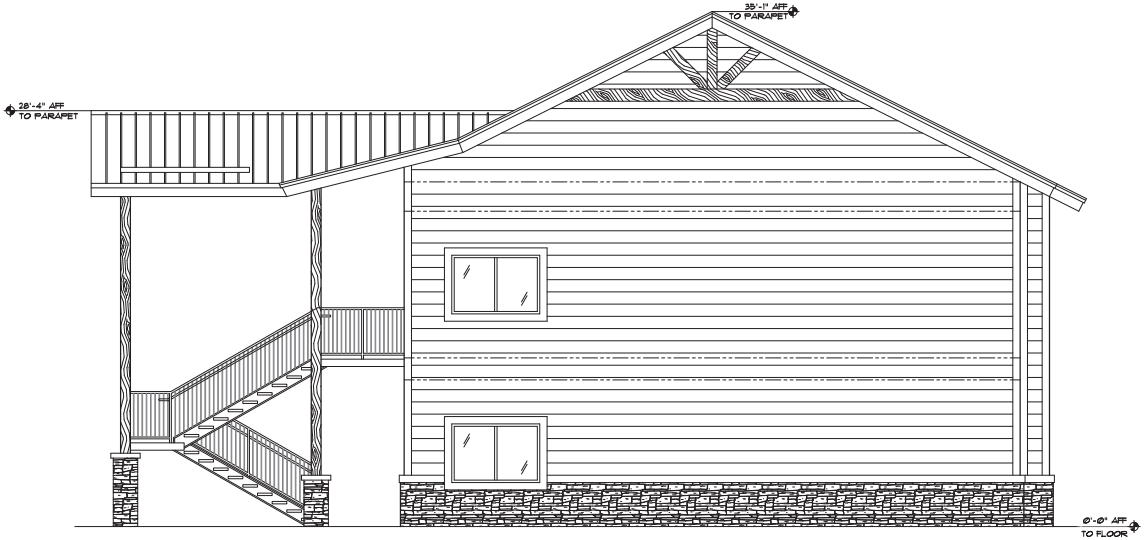
Job No:

SHEET
A-SLR2.0

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

Date: January 19, 2021

Job No:

SHEET
A-SLR2.1

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"

Next Steps

June 30, 2021 – First Virtual Neighborhood Meeting

TBD – Second Virtual Neighborhood Meeting

TBD – Planning & Zoning Commission

For Recommendation

TBD – City Council Introduction

TBD – City Council Adoption

Question & Answer Session

- Raise hand to ask question
- 3 minute time limit
- In the event we are not able to take your question during this meeting or if you have questions or comments after the meeting, please contact Stephen Irwin at sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree, Planning Development Manager at gpearthree@flagstaffaz.gov or (928) 213-2603

Flagstaff Rehab Campus

SWI Project #20136

Virtual Neighborhood Meeting – Questions & Answers

Wednesday, June 30, 2021

QUESTION/COMMENT	ANSWER
Presentation officially started at 6:00pm.	
Please put the website in the chat. Audio broke up and could not hear the website info.	https://www.americasrehabcampuses.com/
Will you be accepting those who are court ordered for treatment in Flagstaff?	Yes, provided that there are not any violent or crime issues that they are dealing with.
Please define the term "Continuum of Care" you used previously.	In most treatment centers, they do not have this continuum of care option that clients can be routed to outside of an outpatient program. These programs often fail. ARC transports patients that are outpatient.
How many full time residents?	The campus will not have full-time residents and will have a limited stay that is approved by their insurance.
You stated that you had people living there during detox and apartments. And you stated that it's full time care. So, how aren't there full time residents?	Full-time residents is defined as year-round. The average stay is approximately 60 days.
Also what are the staffing patterns? What is the patient to employee ratio? How many staff will provide direct service to clients?	Staff will be present 24 hours a day, seven days a week. The staffing patters will include: three-12 hour shifts for RNs and techs, and therapists have shifts five days a week. The staff to client ratio will include: 1 nurse and 1 tech to every 10 clients for detox, 1 nurse and 1 tech for every 20 patients for residential. One caseload will consist of approximately 12-15 patients.
Are people in sober living allowed to roam the neighborhood?	No, this is not allowed. Staff is present 24/7 around the clock to monitor the campus.
Can you repeat the height of the building?	Max building height is 35'-1" to the parapet and two-stories.
Michael stated that this property is not adjacent to homes. It is right next to homes.	Trails End is a recently constructed subdivision that will be located southeast of the proposed project site.
Will you please send the color slides out to all participants? They describe the land use much better.	Yes, these will be sent via email.
The traffic numbers seem very heavy for this area, with no traffic light. Please remember	Thank you for this comment. SWI is a local civil engineering firm and is aware that this

that there have been two pedestrian deaths in this area.	section of the highway has higher speeds. A traffic analysis is currently being performed for the project.
I am in parcel 9 at Trails End, backing up to the campus. If I look out my second floor window, what should I expect to see? Activity? People? Vehicles?	We are mostly building on the flatter areas of the site. The sober living building are two-story and the sober living maintenance building is one-story. It is anticipated that the second floor elevations would be similar; however, you should be able to maintain your views to the north. The detention basin will be located in the southern end of the site, between sober living and Trails End. The project is also required to have a landscape buffer and will preserve as many trees as possible to provide a buffer around the campus and adjacent properties.
Will you be incorporating cultural healing practices that many of our indigenous neighbors follow?	Yes, that is the project's plan and coordination has already begun. We will be reaching out to NACA and Rose Toehe.
How many apartments for sober living? I missed that. And didn't you say that they can live there up until a year?	Sober living will include 16 apartments. Typically, three to four people share a room setup. Staff supervision is present 24/7. Clients can live on the campus up to six months. On average, people stay 60 days before leaving the campus.
In your experience from facilities in other communities, does the center attract transients to the area? If so, how are they handled?	The campus acts as a watch dog for the community and doesn't normally attract transients. The campus allows, but rarely has walk-ins. Most clients arrive to the campus with appointments.
Please provide staffing info in written form I am interested in ratios - not just numbers. What is the difference between the roles of nurses, therapists, techs, etc? Lots of terminology - not a lot of explanation	A behavioral health tech is similar to CNA that monitor patients and make rounds. Case managers work with doctors' offices and organize continuum of care outside of campus. A separate written response of the campus staffing information will be sent out to the neighbors.
So on an average, what would you say the number of people/cars would be accessing this property?	A traffic study is currently being prepared for the project. The average traffic patterns are similar to a nursing home. Traffic counts are being collected at the existing Tucson campus in order perform a more accurate traffic analysis.
In addition to the cameras, what other safety/security measures do you envision? Will the campus be fully fenced, or will there	Staff will be present 24/7 to provide security. The campus may potentially hire security in

be security on site? This may put the surrounding neighborhood at ease.	the evenings. The campus perimeter will be fenced and landscaped as much as possible.
There are homes along the green section, as well.	The panhandle of the site that is adjacent to Trails End Drive will be the utility corridor and is considered open space. This area will include an access road and water and sewer mains.
You keep referring to it as Mary's Café. It is also Stockman's Bar. There are rules regarding alcohol sales near schools. It seems that alcohol and marijuana should not be adjacent to a detox center.	The existing Tucson campus is located hear liquor and drug stores and this has not been an issue.
Why does the usage of horses on the property necessitate the zoning change to residential?	The northern portion of the site is currently located within Coconino County and is zoning CH-10,000, equivalent to the City zoning Highway Commercial (HC). HC does not allows for horses in this zone.
Have any of you spent a day at this property. Watching traffic, etc.?	SWI is a local civil engineering firm is a familiar with the traffic in this area. The project team has also performed multiple site visits and observed traffic.
Will you be putting in a right turn lane? What are the numbers of emergency vehicles that access your Tucson facilities? Will there be an additional bus stop or will they walk to the one by Maverick? If one is added, will it be on the facility property or right on 89?	Right-turn lanes to the site are currently shown on the concept plan. This will be confirmed with the traffic analysis that is currently being performed. Emergency vehicles do not normally travel to the campus. If they to come, they arrive few and far between without lights or sirens. There is an existing bus stop that is north of the site, closer than the Maverick bus stop location. Coordination has begun with NAIPTA to provide bus passes to staff.
Will local first responders (Police, Fire, Ambulance,) be able to drop off community residents who are in need and requesting detox services?	Yes, they will be allowed to drop off clients in need and will be assessed.
If you could please share the written numbers with all of us.	Yes, this will be set via email.
How big is this equestrian area? It looks pretty small compared to the rest of property. And the City doesn't allow horses that I know, so how are you going to make this equestrian? There is a limit to the number of horses per acre in the county, I am assuming that you will not exceed that number and you will	That is correct. The City has the limit on the number of horses per acre. The horses will be used for therapy purposes only and will not be ridden. It is anticipated that the campus will have 60-70% occupancy. This is hard to predict with the scarcity of treatment centers in the proposed property site.

maintain the corrals so that it will mitigate any issues for the neighboring café. What did you say the average number of residents are in your facility per month? That would be great information to have, please share the businesses in Tucson that you share property boundaries with.	The total beds proposed is 172 beds. Detox – 16 beds male, 16 beds female Residential – 40 beds male, 40 beds female Sober living - 30 beds male, 30 beds female Additional information regarding the Tucson campus can be found at this website: https://www.americasrehabcampuses.com/
The busses turn into Christmas Tree because there aren't any busses in the County. Any other bus stops are heading back into town.	Correct, the northbound busses turn left on Christmas Tree before the project site. People would walk northbound on Highway 89 to reach the campus.
2 horses per acre + 1 per property	The project will follow City regulations. City horse limitations are regulated by the police code. City code states that 40,000-80,000 square feet will allow up to four horses maximum.
Do you intend to communicate with nearby residents after you open?	Absolutely, an open house will be scheduled once the campus opens.
Are you an extension of Sacred Peaks? The blue lines that Stephen drew as "your clinic" across from the bus stop was Sacred Peaks at Trails End	No, this project is not an extension of Sacred Peaks.
Flagstaff has a really good recovery community. The concern is the location. Thank you. Would love to speak to the businesses in Tucson. The AA, NA, Al-anon Programs in this town are outstanding. I'm not saying this won't be a good addition to Flagstaff. As I said before, it's the location. I'm very familiar with the recovery programs. I think that the location to businesses and the highway traffic are a problem. That's why it would be great to speak to the Tucson businesses! Highway 89 is so dangerous.	The programs are great as far as outpatient programs to continue best practices during sobriety. Detox is one of the most challenging and severe recoveries.
Who do we contact if we have questions in the future?	Stephen Irwin sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree gpearthree@flagstaffaz.gov or (928) 213-2603
Will you guarantee that more housing units and more persons will not be expanded in the future? There is a lot of purple area that has nothing on it. That could also be used for more units?	There are two pads located along Highway 89 available for future developments. The eastern and southern areas of the site are maximized for open space and detention. The site has been designed to maximize the density of the development.

After the zoning approval, will there be another meeting to approve the project? When will this be presented to city council?	Yes, you will be notified when the next public meeting will occur.
Meeting adjourned at 7:30pm.	

Job Description	Job Duties	Detox Ratio	Residential R	Oupatient Ratio
Therapist	complete and develop treatment plans, and provide therapy services (individual, group and family). Therapists are also responsible for discharge documentation	1:10	1:15	1:20
Residential Case Manager	completing the assessments, action plan, discharge planning and criteria, ART meetings, continuation of care that includes medications, legal issues, EBT funds, ect.	N/A	1:20	N/A
Detox Case Manager	assessments, treatment plans, discharge planning and *ART meetings, continuation of care	1:20	N/A	N/A
Behavioral Health Technician	provides basic nursing care, aids with activities of daily living, and assists in the maintenance of a safe and clean environment. Some of the duties include, intake	1:10	1:25	1:35
Recovery Supprt Specilaist	onducting IOP groups and documentation , assisting at equine, driving, store trips, regular BHT Duties.	N/A	1:20	1:25
Intensive Outpatient Coordinator	intakes, assessments, treatment plans, property, driving.	N/A	N/A	1:25
Nurses (Registered Nurse, Licensed Practical Nurse	provide safe and effective nursing care. Intakes, medications, cows, ciwas, discharge documentatio	1:10	1:20	N/A

*ART- Meeting with patient/Client's Health Home to plan for the besy wrap around servi ces while at the campus and after discharge from campus.

NEIGHBORHOOD MEETING CERTIFICATION

I, Michelle Shotter-Carrasco the authorized representative of Flagland LLC, do hereby attest that the neighborhood meeting for Project No. PZ-20-00164 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code, including the following:

- ☐ A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 06/17/2021 and accepted by the City of Flagstaff on 06/17/2021.
- ☐ A list of property owners within 600 feet of the subject properties boundaries and all Home Owners Associations (HOAs) within 1,000 feet of the subject property were prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan.
- ☐ Notices of the neighborhood meeting were sent via first class mail on 06/14/2021 to all property owners within 600 feet of the subject properties boundaries, to all tenants residing on the subject property, to all Home Owners Associations (HOAs) within 600 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- ☐ A total of 2 neighborhood meeting notification sign(s) were installed on 06/18/2021 at the following location(s):
    - South entrance to Property on N. Highway 89
    - North entrance to Property on N. Highway 89
- ☐ A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 07/12/2021.
- ☐ Copies of the Citizen Participation Report were sent via first class mail on 08/02/2021 to all person who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant

Michelle Shotter-Carrasco

Signature:

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

City of Flagstaff
Attention: Alaxandra Pucciarelli
211 West Aspen Avenue
Flagstaff, AZ 86001

July 9, 2021
SWI # 20136

Re: Flagstaff Rehab Campus – Annexation Rezone
Request to Waive Second Neighborhood Meeting

Dear Ms. Pucciarelli,

The purpose of this letter is to request a waiver from the requirement of a second neighborhood meeting for the Flagstaff Rehab Campus project with the annexation and rezone process. The subject parcel requested to be annexed is located on parcel APN 301-50-005G, which is currently located within Coconino County and zoned CH-10,000.

The first neighborhood meeting was held virutally on June 30, 2021 via Zoom. There were 13 people in attendance, not including the project team, who provided overall positive feedback for the project. As of July 6, 2021, we have received three phone call in response to the public outreach letter. The neighbors that have reached out directly to either us or Genevieve Pearthree only requested additional information, which has been provided via email. The virtual Zoom meeting included a question and answer session that lasted approximately 45 minutes where the project team addressed comments and questions. An email with the supporting meeting exhibits and documentation on staffing information will be sent to all participants per their request and to provide more information about the project. Due to the overall positive feedback and additional information that will be provided to the neighbors, we request to waive the requirement for the second neighborhood meeting.

Please let us know if you have any questions, comments, or need any additional information.

Sincerely,
Shephard-Wesnitzer, Inc.

Stephen Irwin, P.E.
Project Engineer

From:	Alaxandra Pucciarelli
To:	Cassandra Pham
Cc:	Genevieve Pearthree; Guillermo Cortes; Stephen Irwin
Subject:	RE: FRC - 2nd Neighborhood Meeting Waiver Request
Date:	Tuesday, July 13, 2021 2:41:03 PM
Attachments:	image001.png

Hi Cassandra-

Genevieve and I discussed this and agreed that the second neighborhood meeting may be waived. It is my understanding that there are neighbors who have requested additional information regarding staffing at the facility that you will be providing to them.

Thanks,

Alaxandra Pucciarelli
Current Planning Manager
Acting Planning Director
Community Development
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2640
Email: apucciarelli@flagstaffaz.gov

From: Cassandra Pham <CPham@swiaz.com>
Sent: Friday, July 9, 2021 9:06 AM
To: Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>
Cc: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>; Guillermo Cortes <gcortes@swiaz.com>; Stephen Irwin <sirwin@swiaz.com>
Subject: FRC - 2nd Neighborhood Meeting Waiver Request

Alax,

I am emailing you to request a waiver from the requirement of a second neighborhood meeting for the annexation and rezoning of the Flagstaff Rehab Center project. Please see the attached letter. Let me know if you have any questions or concerns

Regards,
Cassandra N. Pham, EIT
Engineer-in-Training

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue

Affidavit of Sign Posting

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, 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 days prior to the hearing 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 that 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: _____

SUBSCRIBED AND SWORN before me this 30th day of November, 2021 by:
Michelle Shetler-Carrasco

_____
Notary Public

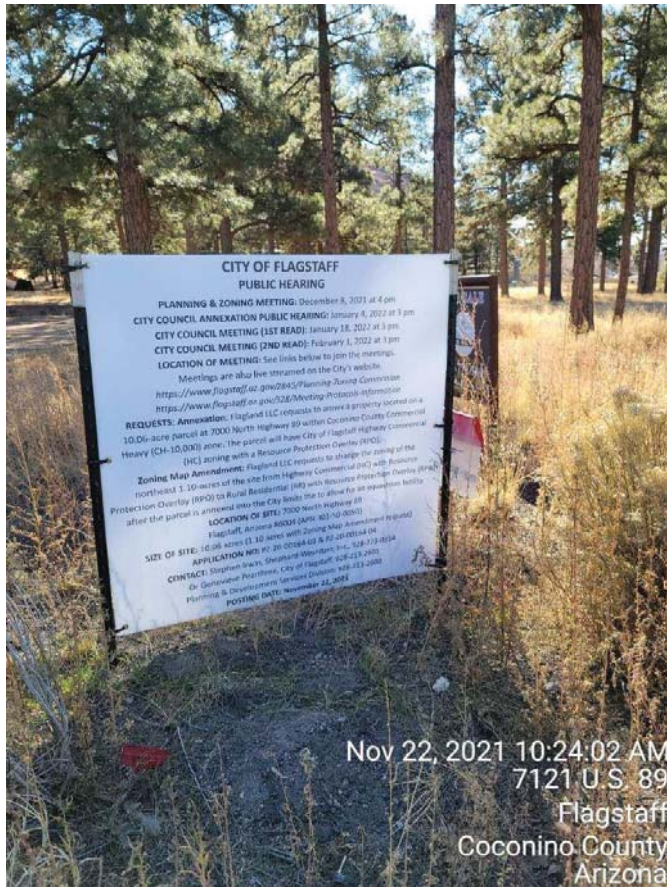
February 12, 2023
My Commission Expires:

DAVID JEFFERY ARMSTRONG II
Notary Public - Arizona
Pima County
Commission # 557705
My Comm. Expires Feb 12, 2023


Coconino County Parcel Viewer
Coconino County GIS Maps
APN, Address, Account, O
SIGN LOCATION #3
SIGN LOCATION #2
SIGN LOCATION #1
COCONINO COUNTY ARIZONA
PARCEL INFORMATION
APN: 30150005G
Account #: R0015454
911 Address: 7000 N HIGHWAY 89 FLAGSTAFF, AZ 86004
Owner Name: GREER ROBERT H III
Owner Address: PO BOX 1913 SEDONA, AZ 86339
Link to Plat/Survey:
Zoom to
30150018A
30150006H
30150011A
30150014
30150015
30150005G
7136 #
7121 #
7101 #
7075 #
7007 #
7000 #
6500 #
6450 #
6401 #
6400 #
6300 #
6727 #
6701 #
6677 #
6676 # 6696 #
6460 #
6401 #22
6358 #
4904 #B
4965 #
4900 #
4920 #
4865 # 4885 #
4588 #
4558 #
5019 #
5031 #
N SNOWFLAKE DR
E RETREAT CIR
E TRAILS END DR
11317008B
11317013A
11317010
11317013B
11317011A
11317007H
11317012
11317007J
11317007D
11317007F
11317014
11351049
11351027
11310001H
11357198
11357201
11357204
11357180
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11310035
11310036
11310023



Nov 22, 2021 10:11:14 AM
7000 U.S. 89
Flagstaff
Coconino County
Arizona



Nov 22, 2021 10:24:02 AM
7121 U.S. 89
Flagstaff
Coconino County
Arizona


Nov 22, 2021 10:48:57 AM
7101 U.S. 89
Flagstaff
Coconino County
Arizona

Mailing List

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.08 of the City of Flagstaff Zoning Code to the attached mailing list at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature:

SUBSCRIBED AND SWORN before me this 30 day of November, 2021 by: Gina Ramirez

Notary Public

June 30, 2025
My Commission Expires:

GINA RAMIREZ
Notary Public - Arizona
Pima County
Commission # 607371
My Comm. Expires Jun 30, 2025

APN	OWNER NAME	PARCEL ADDRESS	PARCEL CITY	PARCEL STATE	PARCEL ZIPCODE	
	COCONINO NATIONAL FOREST SUPERVISOR'S OFFICE	1824 S THOMPSON ST	FLAGSTAFF	AZ	86001	
	TRAILS END RETREAT HOA	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004	
	CHRISTMAS TREE ESTATES HOA	3243 RIVER RUN #1	FLAGSTAFF	AZ	86004	
	MOUNTAIN SPRINGS TOWNHOMES HOA	3235 RIVER RUN #1	FLAGSTAFF	AZ	86004	
	SHEILA HARRIS	4965 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310004	BARBARA TOOMER	12200 DANIEL WAY	FLAGSTAFF	AZ	86004	
11310005	BISWANUP CHATTARAJ	4131 S BEVERLY CT	CHANDLER	AZ	85248	
11310006	JAY AND ANGELA ST LOUIS	1991 W MAPLEWOOD ST	CHANDLER	AZ	85286	
11310007	JOHN HUYSER	3945 E EARL DR	PHOENIX	AZ	85016	
11310008	JOHN AND PATI SADLE	6858 N 4TH AVE	PHOENIX	AZ	85013	
11310009	VILAS AND LALITHA PATIL	3002 S SUNSET DR	CHANDLER	AZ	85286	
11310010	MICHAEL SMITH	3031 W LAKERIDGE DR	GILBERT	AZ	85233	
11310011	GLENN AND LORRAINE SCHIFFEL	6549 CAMINO VENTUROSO	GOLETA	CA	93117	
11310012	KEVIN & VALERIA CHASE	5000 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310013	LANI KELLY & JASON KOENIGS	80 VANTIS DRIVE, UNIT 6004	ALISO VIEJO	CA	92656	
11310014	LISA THOMPSON	PO BOX 1504	FLAGSTAFF	AZ	86002	
11310015	BRENTLY KLONTZ	929 E SOLANA DR	TEMPE	AZ	85281	
11310018	KRIS AND STEVEN VALDEZ	8843 N CENTRAL AVE	PHOENIX	AZ	85020	
11310017	ABHIMANYU GHOSE	4176 S PURPLE SAGE DRIVE	CHANDLER	AZ	85248	
11310018	ROMAN WEBER	9675 W COMSTOCK CT	SUN CITY	AZ	85373	
11310019	GREGORY ROUSSEAU	8755 E MONTEROSA AVE	SCOTTSDALE	AZ	85251	
11310020	CARLOS AND KAREN MARTINOT	7320 N CENTRAL AVE	PHOENIX	AZ	85020	
11310021	WILLIAM DECKER & AMANDA MAESTAS	6085 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
11310022	LARISA LEWIS	5081 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310023	RYAN GOLDSMITH	900 N GILA SPRINGS BLVD #124	CHANDLER	AZ	85226	
11310024	SAM AND IRENE SHILING	5081 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310025	JOSEPH TYE	3137 N KYLE LOOP	FLAGSTAFF	AZ	86004	
11310026	JOSEPH BARBEE	28312 S WASHINGTON ST	CHANDLER	AZ	85249	
11310027	DAVID AND KAY ORTEGA	31068 N 84TH WAY	CAVE CREEK	AZ	85331	
11310028	KYLE AND TRANG NGUYEN	2007 N OAK ST.	TUBA CITY	AZ	86045	
11310029	GREGG & AMY GOODELL	4549 E ROCK WREN RD	PHOENIX	AZ	85044	
11310030	ROY MESSNER	4971 E RETREAT CIRCLE	FLAGSTAFF	AZ	86004	
11310031	HARRIS-FULLERTON FAMILY LIVING TRUST DTD 07-25-12	13002 W SOLANO DR	LITCHFIELD PARK	AZ	85340	
11310032	OLBRUS JOHN G & KELLY E REVOCABLE TRUST DTD 02-17-93	PO BOX 608	MEDINA	WA	98039	
11310035	I & R ON THE ROCKS LLC	80 CHASEMOORE DR	LANGHORNE	PA	19053	
11310046	CURRENT HOMEOWNER	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11310035, 11310036, & 11310037	TRAILSEND RETREAT LLC	2410 E ROUTE 66	FLAGSTAFF	AZ	86004	
11317010	HWY 89 CAR WASH LLC	2452 S CLIFFVIEW ST	FLAGSTAFF	AZ	86004	
11317012	ALLEN JONATHAN Y & JOHE	4999 N PRIMROSE CIR	FLAGSTAFF	AZ	86001	
11317014	NAVAJO HOPI HEALTH FOUNDATION INC	PO BOX 600	TUBA CITY	AZ	86045	
11351027	FLORES JOHN A	6580 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
11351048	BONALLY RICHARD C JR & CECILIA M	4485 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11351049	SAUCEDO ALEJANDRA MARRUFO	4865 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11351052	BELLMORE CHRISTOPHER S	4845 E TRAILS END DR	FLAGSTAFF	AZ	86004	
30150014	STUMP RONALD E & CHRISTAL A CPWROS	7609 WHITEWOOD DR	FLAGSTAFF	AZ	86004	
30150015	DOBELL ERIN D	6580 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
30150016	STANLEY GAYLORD L & JOY I REVOCABLE TRUST DTD 12-30-19	1117 E MARINA LN	FLAGSTAFF	AZ	86004	
30150017	STANLEY GAYLORD	PO BOX 2987	FLAGSTAFF	AZ	86003	
11310001H	WIRTH JOELLE A LIVING TRUST DTD 12-03-20	8275 N DODGE AVE	FLAGSTAFF	AZ	86004	
11310001L	FOREST RING LLC	PO BOX 47838	PHOENIX	AZ	85068	
11310001M, 11310001N	C & G HOLDINGS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ	86004	
11310001R	FOREST RING LLC	PO BOX 47638	PHOENIX	AZ	85068	
11317007D	GOLDCOOTH JOHNNY	4910 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007F	ADSON HERMAN BRYAN JR & MARCELLA RUTH	PO BOX 1785	TUBA CITY	AZ	86045	
11317007F	CASTRO LOUIS & RACHEL	4930 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007G	GOODMAN DERECK & ELISABETH	4940 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007H	HARDESTY KEVIN L	4900 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007I	FRENETTE EDWARD F	4904 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317006B	LIVING CHRIST COMMUNITY CHURCH INC	6401 N HIGHWAY 89	FLAGSTAFF	AZ	86004	
11317013A, 11317013B	PAVLES INVESTMENTS LLC	2817 N GREGG DR	FLAGSTAFF	AZ	86001	
30150001H	KNB MOUNTAIN PROPERTIES LLC	7141 N HIGHWAY 89	FLAGSTAFF	AZ	86004	
30150004D	AT INVESTMENTS	7609 WHITEWOOD WAY	FLAGSTAFF	AZ	86004	
30150005B	HARTS GAS & FOOD LLC	3800-240 4TH ST SW	CALGARY	ALBERTA	T2P 4H4	CANADA
30150006G	GREER ROBERT H JR	PO BOX 1915	SEDONA	AZ	86339	
30150005H	XPRESS DIRT LLC	8120 DONEY PARK LN	FLAGSTAFF	AZ	86004	
30150013A, 30150013B	MANLEY MATTHEW SEAN	500 PANORAMA BLVD	SEDONA	AZ	86336	
30150012A	DOBELL ERIN D	6080 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
30150018A	COFFEE BEANERY LLC	PO BOX 1506	FLAGSTAFF	AZ	86003	
	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
MICHELE A. JAMES	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
	NORTHERN ARIZONA BUILDING ASSOCIATION	1500 EAST CEDAR AVENUE, SUITE 36	FLAGSTAFF	AZ	86004	
JEFFREY HERD	NORTHERN ARIZONA ASSOCIATION OF REALTORS	1515 EAST CEDAR AVENUE, SUITE C-4	FLAGSTAFF	AZ	86004	
	TISH BOGAN-OSWALD	5271 MT. PLEASANT DRIVE	FLAGSTAFF	AZ	86004	
	MARILYN WESSMAN	1099 EAST APPLE WAY	FLAGSTAFF	AZ	86001	
MAURY HERMAN	COAST AND MOUNTAIN PROPERTIES	3 NORTH LEREEK STREET	FLAGSTAFF	AZ	86001	
	NAT WHITE	1120 NORTH ROCKRIDGE ROAD	FLAGSTAFF	AZ	86001	
	CHARLIE SILVER	720 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001	
	BETSY MCKELLAR	680 S ASH LANE	FLAGSTAFF	AZ	86004	
	DAVID CARPENTER	405 S RIVER RUN SUITE 100	FLAGSTAFF	AZ	86001	
DORENDA COLEMAN	ARIZONA ARMY NATIONAL GUARD, AZAA-FMO	5636 E MCDOWELL RD, M5200	PHOENIX	AZ	85008	
MARY BETH DREUSKE	US NAVY, INTERGOVERNMENTAL BRANCH	850 PACIFIC HIGHWAY, BUILDING 1 – 5TH FLOOR, SUITE 513	SAN DIEGO	CA	92101	
	CELIA BAROTZ	1054 N CREST STREET	FLAGSTAFF	AZ	86001	
	NORM WALKER	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004	
JAY CHRISTELMAN	COCONINO COUNTY COMMUNITY DEVELOPMENT DIRECTOR	1500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001	
	TYLER DENHAM	300 W FOREST MEADOWS ST, APT 119	FLAGSTAFF	AZ	86001	
JESS MCNEELY	COCONINO COUNTY COMMUNITY DEVELOPMENT	2500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001	
STEVE PINCH	FLAGSTAFF LODGING, RESTAURANT & TOURISM ASSOCIATION	PO BOX 30622	FLAGSTAFF	AZ	86003	
	ADRIAN SEABELUND	819 WEST GRAND CANYON AVENUE	FLAGSTAFF	AZ	86001	
	RACHEL BASS	1083 W EASTERDAY LANE	FLAGSTAFF	AZ	86001	
GENEVIEVE PEARTHREE	CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DIVISION	211 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001	
MATT RYAN	COCONINO COUNTY CHAIRMAN OF THE BOARD OF SUPERVISORS	219 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	
ARMANDO RUIZ	COCONINO COUNTY ASSESSOR	110 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	
PATTY HANSEN	COCONINO COUNTY RECORDER	110 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, 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 10-20.30.060.A, 10-20.30.060.B, and 10-20.30.060.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 Planning Director prior to the fifteenth day before the public hearing date.**

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: _____

SUBSCRIBED AND SWORN before me this 30 day of November, 2021 by: Gina Ramirez

_____
Notary Public

GINA RAMIREZ
Notary Public - Arizona
Pima County
Commission # 607371
My Comm. Expires Jun 30, 2025

My Commission Expires:

June 30, 2025

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

November 16, 2021

Dear Neighbor,

Flagland LLC would like to invite you to the public hearings to consider the annexation and Zoning Map Amendment applications (COF PZ-20-00164-03 & PZ-20-00164-04) for a parcel of land that is currently located within Coconino County. The subject parcel is located at 7000 N. Highway 89. The Planning & Zoning meeting is scheduled on **Wednesday, December 8, 2021 at 4 pm**. The City Council Annexation Public Hearing will be on **Tuesday, January 4, 2022 at 3pm.** The City Council Meeting (1st read) will be on **Tuesday, January 18, 2022 at 3pm** and the 2nd read will be on **Tuesday, February 1, 2022 at 3pm**.

The Planning & Zoning Commission serves as an advisory board to the City Council on matters relating to the growth and physical development of the City. The Planning & Zoning Commission will conduct a public hearing for the Applications and may forward a recommendation on for the City Council's consideration. Upon receipt of a recommendation from the Planning & Zoning Commission, the City Council will conduct a public hearing and take action on the Applications. Any interested person or authorized agent may appear and be heard.

Planning and Zoning meetings are currently being held virtually. For instruction on the how to attend the virtual meetings visit the following link: https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission. Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below, please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: https://www.flagstaff.az.gov/328/Meetings. The meetings will continue to be live streamed on the City's website: https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland LLC has the intention of building a Rehabilitation Substance Treatment Campus on the subject property, which is currently an allowed use within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC requests to annex this County parcel into the City limits and designate this Campus to have the comparable City zoning district of Highway Commercial (HC) with a Resource Protection Overlay (RPO), which also allows this use.

The Concept Zoning Map Amendment application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The request is to change the zoning from Highway

Commercial (HC) with a Resource Protection Overlay (RPO) to Rural Residential (RR) with a Resource Protection Overlay (RPO) after the parcel is annexed into the City limits.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The parcel to be annexed is a part of an overall project that is called Flagstaff Rehab Campus and will consist of four proposed parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be used for future development. Access to the site will be provided by two new full access driveways on N. Highway 89. Please contact Genevieve Pearthree, the City Planner assigned to this case, with questions about the City review and public hearing process. She can also provide copies of the application and development file.

We hope to see you there. If you are unable to attend, please provide comments in the space below. Written comments may be submitted to CDPandZCommission@flagstaffaz.gov or Genevieve.pearthree@flagstaffaz.gov.

Sincerely,
Shephard – Wesnitzer, Inc.

Stephen C Irwin

Stephen C. Irwin, P.E.
Project Engineer

Please see below for the developer's representative contact information:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Senior Planner
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
Genevieve.pearthree@flagstaffaz.gov

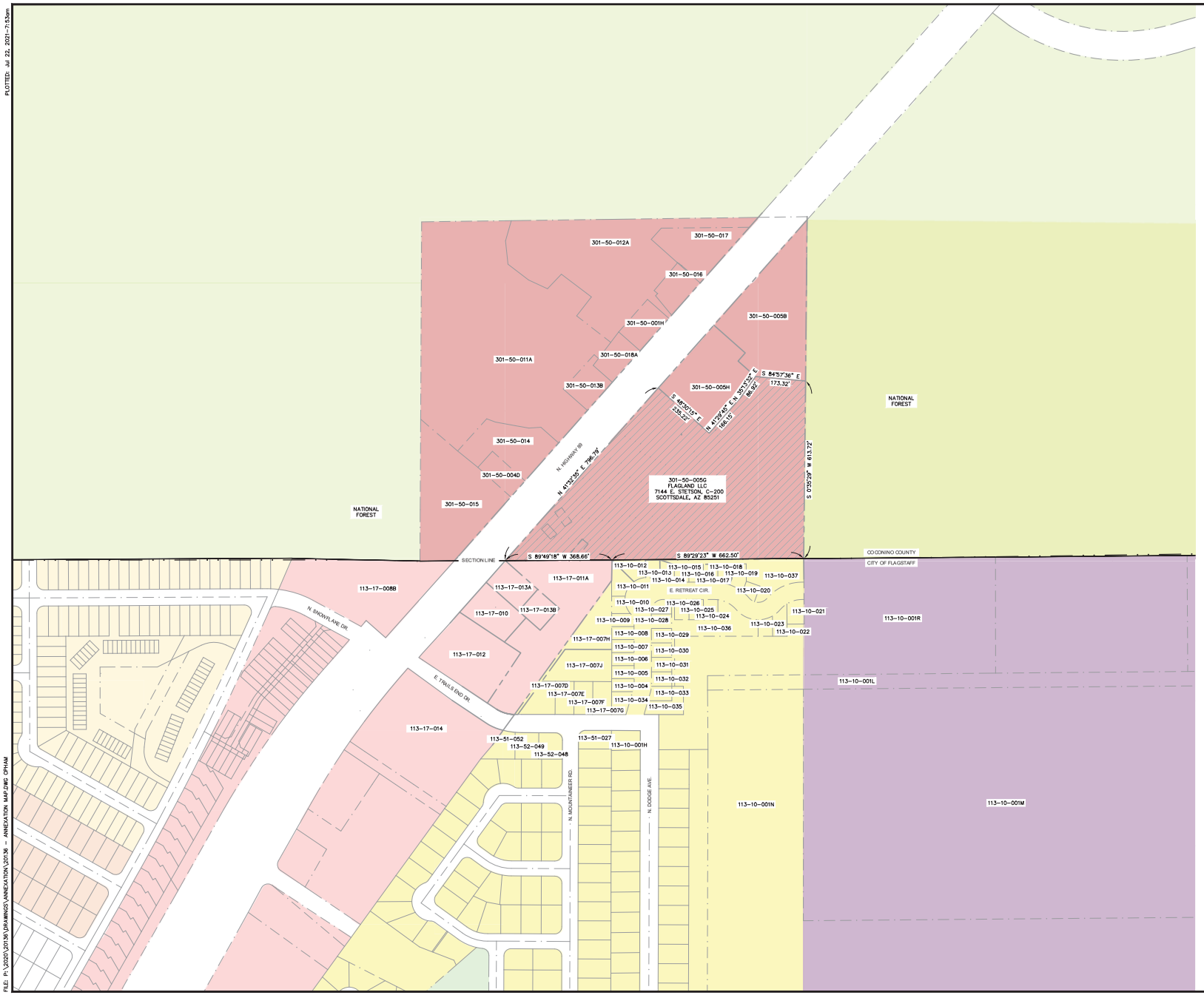
COMMENTS REGARDING THIS DEVELOPMENT

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, Arizona 86001

928.773.0354 ph
928.774.8934 fx

info@swiaz.com
www.swiaz.com



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
Shephard Wesnitzer, Inc.

REVISIONS

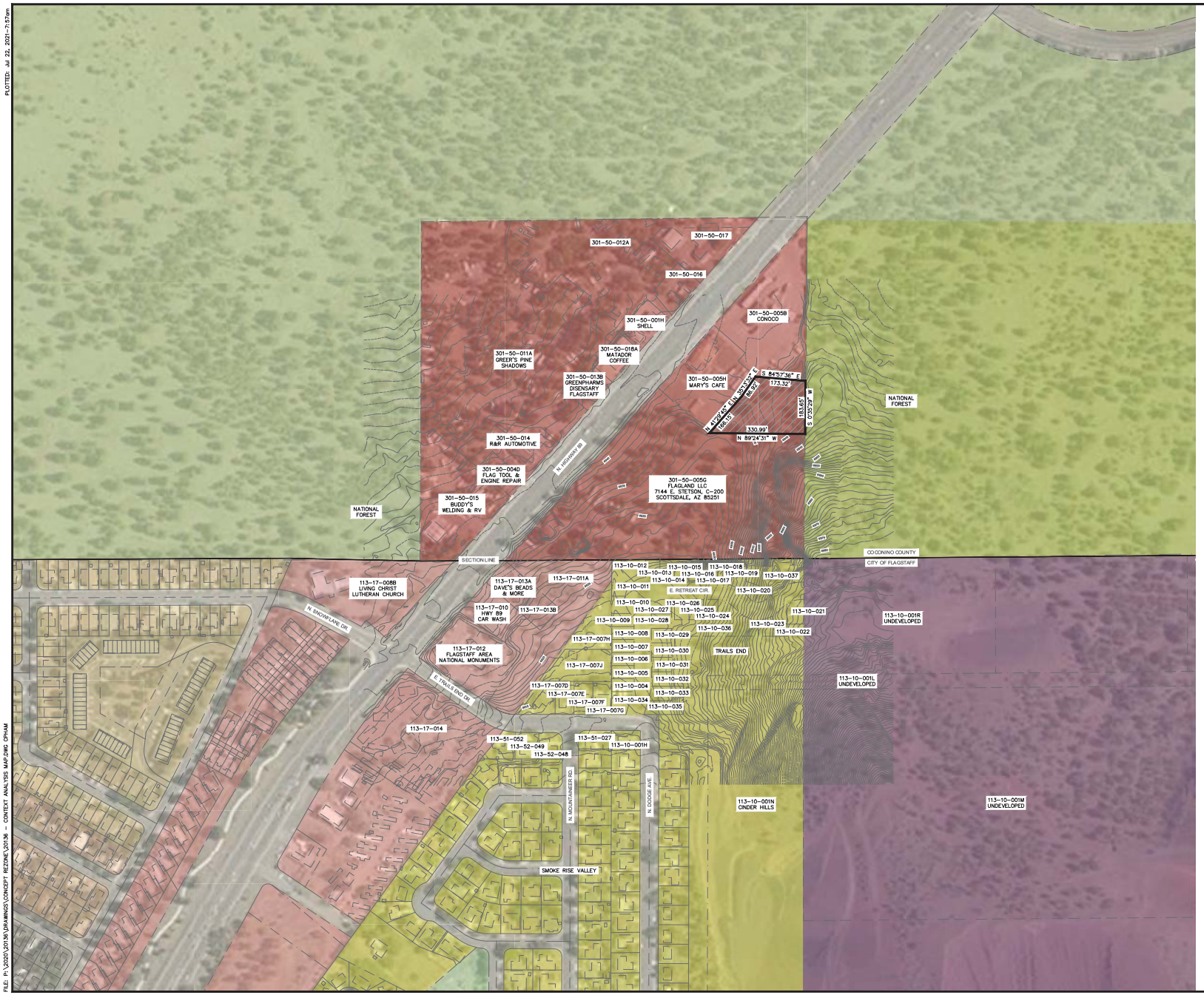
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jul 22, 2021-7:43am
FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



LEGEND

PROPERTY TO BE REZONED

EXISTING PROPERTY LINE

CITY LIMITS

CITY OF FLAGSTAFF ZONING

R1	SINGLE-FAMILY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
MH	MANUFACTURED HOUSING
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
PF	PUBLIC FACILITY
"CITY"	CITY OF FLAGSTAFF

COCONINO COUNTY ZONING

AR-5	AGRICULTURAL RESIDENTIAL (5 AC)
AR-2 1/2	AGRICULTURAL RESIDENTIAL (2.5 AC)
CH-10,000	COMMERCIAL HEAVY
"COUNTY"	COCONINO COUNTY

SCALE 1" = 150'
0 75 150

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWING: CNP
DESIGN: CNP
CHECKED: SCI

SVA
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

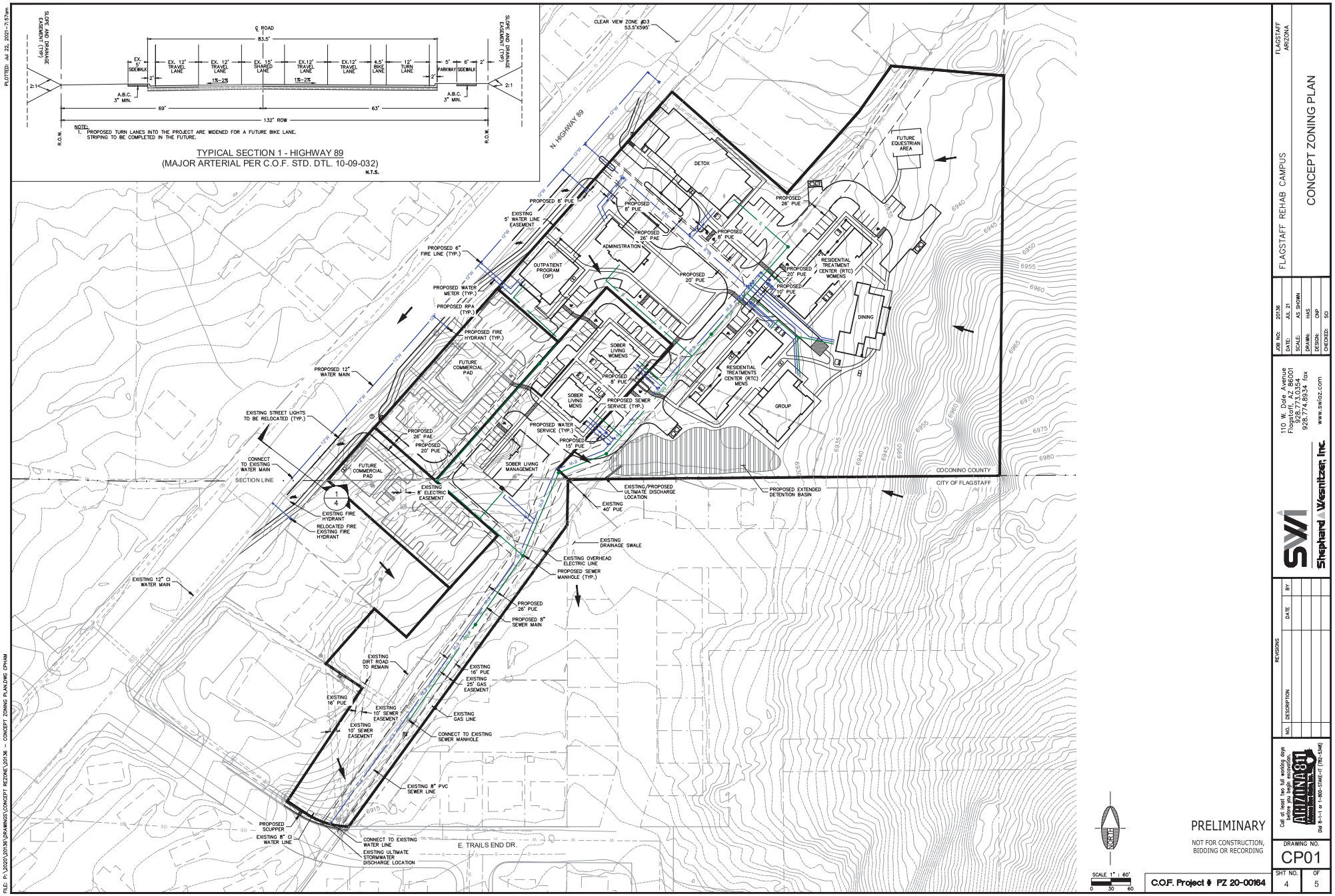
NO.	DESCRIPTION	DATE	BY
	REVISIONS		

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jul 22, 2021 - 7:57am
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 60'
0 30 60

C.O.F. Project # FZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SO

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811
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Planning & Zoning Commission **5. C.**

Meeting Date: 12/08/2021

From: Genevieve Pearthree, Senior Planner

Information

TITLE:

PZ-20-00164-04: Flagstaff Rehab Campus

A request from Flagland LLC for a Concept Zoning Map Amendment of approximately 1.10 acres of a larger 10.06-acre parcel of real property located generally at 7000 North Highway 89 from from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a Resource Protection Overlay (RPO).

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Concept Zoning Map Amendment application to the City Council with a recommendation for approval with conditions.

Attachments

Staff Report
Application
Legal Ad
Legal Description
Vicinity Map
Zoning Vicinity Map
Concept Plan, Concept Plat, & Concept Zoning Map Amendment
Concept Building Materials, Elevations, Floor Plans, Civic Space
Project Narrative and Regional Plan Analysis
Public Participation Plan
NRPP for RR section

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

Flagstaff Rehab Campus Concept Zoning Map Amendment Request

PUBLIC HEARING
PZ-20-00164-04

DATE: November 23, 2021
MEETING DATE: December 8, 2021
REPORT BY: Genevieve Pearthree

REQUEST:
Flagland LLC requests a Concept Zoning Map Amendment of approximately 1.10 acres from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a RPO. The 1.10-acre section is part of a larger 10.06-acre parcel (Coconino County Assessor's Parcel Number 301-50-005G) located at 7000 North Highway 89. The entire parcel is subject to a concurrent Annexation request (PZ-20-00164-03), which, if approved, will designate the parcel with HC zoning and a RPO. The Concept Zoning Map Amendment request is contingent upon a successful Annexation request.

STAFF RECOMMENDATION:
Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Concept Zoning Map Amendment request to the City Council with a recommendation for approval with conditions.

PRESENT LAND USE:
The subject site previously contained Blue Ribbon Homes, a manufactured home dealership. The site is heavily treed and has steep slopes toward the eastern property boundary.

PROPOSED LAND USE:
If this Zoning Map Amendment request and the concurrent Annexation request are approved, a 1.10-acre section of the larger 10.06-acre parcel will be designated with RR zoning with a RPO to facilitate the development of an Equestrian Recreational Facility, subject to the applicant obtaining a Conditional Use Permit. This facility will be an accessory use to the primary Custodial Care Use on the site: a 174-bed mental behavioral health and substance abuse treatment campus and two commercial pads. The Equestrian Recreational Facility is intended to provide equine therapy to patients living on the campus. After annexation, the parcel will be combined with the 2.15-acre vacant parcel to the south (APN 113-17-011A), which is already in city limits. The 12.21-acre development site will then be subdivided into four separate parcels. Parcels 1 and 2 will consist of the campus, while parcels 3 and 4 are identified as future commercial development.

NEIGHBORHOOD DEVELOPMENT:
See the attached vicinity map.

North: Commercial development (Mary's Café and Conoco Gas Station), Coconino County CH-10,000 Zone
South: Vacant parcel APN 113-17-011A, City of Flagstaff Highway Commercial (HC) zone; Trails End Retreat single-family residential subdivision, City of Flagstaff Single-Family Residential (R1) zone
East: National Forest, Coconino County AR-2 ½ Zone
West: Highway 89; several commercial developments across the street, Coconino County CH-10,000 Zone

REQUIRED FINDINGS:
The Commission shall find that the requested Concept Zoning Map Amendment meets the three findings for approval per City Code Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map. Staff recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation to approve an amendment to the Zoning Map for 1.10 acres from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a RPO, subject to conditions.

I. Project Introduction

A. Overview

The applicant, Flagland LLC, requests a Concept Zoning Map Amendment to rezone an approximately 1.10-acre section of a larger 10.06-acre parcel from Highway Commercial (HC) zoning to the Rural Residential (RR) zoning. This parcel is located at 7000 North Highway 89 and is subject to a concurrent Annexation request (PZ-20-00164-03). Flagland LLC proposes to develop a mental behavioral health and substance abuse treatment campus and set aside two areas for future commercial development (conceptually shown as restaurant/café uses).

The purpose of the Concept Zoning Map Amendment is to allow the development of an equine therapy facility, which will be an accessory use to the larger campus and will be located on the northeastern portion of the site. The campus is classified as a Custodial Care use, which is permitted in the HC Zone. Large livestock are not currently allowed in the HC zone per City Code Section 6-03-001-0003: Keeping of Livestock, but they are allowed in the RR zone, subject to specific rules and restrictions. Further, RR zoning permits an Equestrian Recreational Facility use with a Conditional Use Permit (CUP), subject to approval by the Planning and Zoning Commission. The facility will consist of an 1,800 square foot stable with a 700 square foot patio, and associated pasture/paddock area.

B. Zoning Map Amendment Process

An applicant requesting an amendment to the Zoning Map may elect to pursue either a "Direct to Ordinance with a Site Plan" or "Authorization to Rezone with a Concept Zoning Plan" per Section 10-20.50.040.D of the Zoning Code. The Direct to Ordinance with a Site Plan process requires the applicant to submit fully developed plans with all information required for Site Plan review concurrently with the Zoning Map amendment application. Once the Zoning Map amendment is approved by the City Council, then the applicant can proceed directly to construction plan and building permit review.

The Concept Zoning Map Amendment process allows the applicant to prepare a Concept Zoning Plan and pursue Site Plan approval after the City Council approves the Zoning Map Amendment. A Concept Zoning Plan should consist of a plan with proposed use(s), vicinity maps, context maps, concept phasing, housing types if applicable and a proposed circulation map. This means that staff has not reviewed building heights, development standards, landscape plans, outdoor lighting plans, signage plans, or architectural design standards for this project in a detailed and cohesive manner. These reviews will only take place after the Zoning Map Amendment is approved.

The applicant submitted for Concept Plan and Concept Plat review prior to submitting Annexation and Concept Zoning Map Amendment applications. The purpose of the Concept Plan/Plat review is to determine whether the proposed project conceptually conforms with City Code. The City of Flagstaff Inter-Division Staff (IDS) made this determination and deemed both applications to be "Complete with Conditions" (the Concept Plan on March 16, 2021 and the Concept Plat on May 19, 2021).

The applicant will apply for Site Plan review and approval should the City Council approve the Annexation and Concept Zoning Map Amendment applications. Site Plan constitutes a formal approval, which, if obtained, will allow the applicant to apply for Civil Engineering Plans and Building Permit review. After Site Plan approval the developer will apply for a Conditional Use Permit for the Equestrian Recreational Facility, and Final Plat approval to subdivide the development site into four separate parcels.

C. Proposed Development Plan

Information about the proposed development apart from the RR section (the rest of the development that will retain the HC zoning designated upon annexation) is provided for reference only as context for the equine therapy facility.

The campus will consist of two parcels. The equine therapy facility will be located on parcel 1 (approximately 8.08 acres) but is intended to serve patients living on both parcels. Parcel 1 which will consist of a rehabilitation substance treatment campus containing 30 beds for detox and 80 beds for residential treatment (40 beds for women and 40 for men). The development plan proposes 51,587 square feet of buildings:

- Equestrian Area: 1,800 square feet stable, 700 square feet patio
- Residential Treat Center (Men): 10,546 square feet building
- Residential Treatment Center (Women): 10, 546 square feet building
- Dining Hall: 4,128 square feet building, 1,670 square feet patio
- Group activities: 5,333 square feet building, 3,116 square feet patio
- Detox: 11,550 square feet building, 1,191 square feet patio
- Administration: 3,231 square feet
- Outpatient Program: 4,453 square feet building, 1,627 square feet patio

Parcel 2 (approximately 2.69 acres) is proposed to contain a 64-bed sober living facility (32 beds for women and 32 beds for men), consisting of 13,922 square feet of new buildings:

- Sober Living (Women): 4,974 square feet
- Sober Living (Men): 4,974 square feet
- Sober Living Management: 3,974 square feet

The buildings on both parcels are currently proposed to be 1-2 stories and are discussed for reference only. Building floor plans and elevations will be formally reviewed and approved with Site Plan.

II. Staff Concept Plan Review

On September 1, 2021, the Inter-Department Staff (IDS) deemed the application for the Concept Zoning Map Amendment to be "Complete with Conditions."

A. Zoning – City of Flagstaff Zoning Code

If this Concept Zoning Map Amendment request is approved, approximately 1.10 acres will be rezoned to the Rural Residential (RR) zone. Development of the site will be conditioned to the submitted Concept Plan. The Concept Plan provided includes the general layout of the development, including the equestrian recreational facility. Information about the rest of the development (the area that will retain the HC zoning designated upon annexation) is provided for reference only to provide context for the accessory equestrian facility.

i. Site Planning Standards

In accordance with Section 10-30.60.030 of the Zoning Code a site analysis was completed in conjunction with the concept plan for this project that examines the topography of the site, solar orientation, existing/native vegetation types, view corridors, climate, subsurface conditions, drainage swales and stream corridor, and the built environment and land use context. The rezoning area contains native trees subject to Resource Protection standards; there are no slopes with 17% grade or greater in the rezoning area. The forest resources are addressed below in accordance with the provisions of the Resource Protection Overlay.

The applicant has provided a Concept Plan that considers the key contextual influences including the sensitivity of adjacent land uses, location of property boundaries and setbacks, location of adjacent roads and driveways, and the existing built environment.

ii. Rural Residential Zone Standards

Should this Concept Zoning Map Amendment be approved, conformance with Rural Residential (RR) zone standards will be ensured as part of Site Plan review. Per Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards, the RR zone has the following minimum setbacks:

- Front: 75'
- Side: 10' (interior side yard), 25' (street side yard)
- Rear: 10'

The RR zone also allows a maximum building height of 35', and a maximum lot coverage of 20%.

iii. Resource Protection

Should the Annexation request of APN 301-50-005G be successful, a Resource Protection Overlay (RPO) will be applied to the entire site, including the 1.10 acres requested to have RR zoning. The Zoning Code requires 50% of the tree resources to be saved in the RR zone. A conceptual Natural Resource Protection Plan (NRPP) was submitted as part of this rezoning application, in which the developer proposes to save 74% of the existing tree resources in the rezoning area. The rest of the 10.06-acre parcel, which will retain the HC zoning, is required to preserve 30% of the existing tree resources; the NRRP proposes to preserve 63% of the existing tree resources across the entire site. The 1.10-acre area does not have any slopes steeper than a 17% grade; the larger 10.06-acre parcel has several steep slope areas with a 17-24.99% grade. The Zoning Code requires commercial zones to preserve at least 60% of steep slopes; the NRPP proposes to save 100% of these slopes. There are no slopes greater than 24.99%.

If this rezoning application is approved, an NRPP in compliance with the provision of the Zoning Code will be required as part of the Site Plan and Civil Plan review. Staff will ensure compliance with the Zoning Code during Site Plan and Civil Plan review.

iv. Vehicle Access, Pedestrian and Bicycle Circulation Systems

Vehicular access to the development site will be from two new driveways off Highway 89. Access to the equestrian recreational facility specifically will be from the new driveway on the northwest side of the site. Pedestrian and bicycle access to the subject property is currently provided by existing sidewalks on North Highway 89. The Engineering Standards require the new development replace the existing sidewalk along the property frontage with a 5-foot landscaped parkway and a 6-foot sidewalk. The new sidewalk/parkway will connect to the existing sidewalk to the north and south of the development site. Pedestrian and bicycle access to site will be from one of the many walkways that will connect to the new sidewalk along North Highway 89. The Concept Plan proposes a network of walkways that connect to the right of way and the buildings on the site.

v. Compatibility

Compatibility does not mean "the same as" but rather it refers to how well a new development is sensitive to the character of existing development. The Zoning Code breaks down compatibility into three categories: Patterns of Development, Scale, and Continuity.

Patterns of Development include streetscapes, site relationships, signage, and landscape features. The development is proposed to consist of 11 buildings for the campus, and two commercial pad buildings. There will be ample space between the buildings, consisting of civic space, pedestrian walkways, and drive aisles.

Scale refers to similar or harmonious proportions, overall height and width, the visual intensity of the development, and the building massing. The campus is proposed to be a low-intensity development. Seven buildings will be one-story, and four buildings will be two stories. The two-story buildings are proposed to be in the center of the site, away from the two-story single family residential buildings to the south (in the R1 zone), the Forest Service land to the east (PF zone), and Mary's Café (Coconino County CH-10,000 zone) to the north. The commercial pads are proposed to be one-story buildings located directly adjacent to North Highway 89, following the building forward design criteria in the Site Planning Design Standards in the Zoning Code.

The development is buffered from the surrounding development by proposed landscaped areas and large open space areas which include existing trees and steep slopes. Most of the distances between the buildings and the nearest property lines far exceed the minimum required 15-foot landscape buffer.

Continuity encompasses patterns of development and scale, but also site development, building forms, texture, materials, details, and colors. Sample elevations have been provided, but staff has yet to review the final architectural design, colors, or materials, all of which will need to comply with the Architectural Design Standards found in the Zoning Code.

vi. Landscaping

Landscaping plans are not required in conjunction with a Concept Zoning Map Amendment application. If this rezoning is approved, Staff will review the required landscape plans during Site Plan review to ensure compliance with the Zoning Code. The developer has provided a conceptual landscaping plan, showing all landscape areas and plant locations. The conceptual plan generally meets the requirements of parking lot, street buffer, building foundation, and peripheral buffer landscaping found within Section 10-50.60 of the Zoning Code. Staff will work with the applicant during Site Plan review to ensure that adequate landscaping is provided for this project.

vii. Outdoor Lighting

The subject property is located within Lighting Zone III and is allowed a total of 100,000 lumens per acre (or 69,930 lumens per acre if using all LED light sources). Outdoor lighting plans are not required in conjunction with a Concept Zoning Map Amendment. A lighting plan will be reviewed for compliance with Zoning Code standards at the time of building permit submittal.

viii. Vehicle and Bicycle Parking

An Institutional Residential use requires one parking space per six beds plus one space per employee. A total of 79 parking spaces are required for the campus: 62 for the main campus [parcel 1], and 17 for the sober living campus [parcel 2]. At least five of these spaces must be ADA-accessible. A total of 83 parking spaces for the campus will be provided; eight of the spaces will be ADA-accessible. The development is also required to provide at least 5% of the required vehicle parking spaces as bicycle parking. Four bicycle spaces are required; the site is providing nine bicycle racks, three of which are covered.

The equestrian facility will be located on the main campus (parcel 1) and will be served by the required parking discussed above. Since the Equestrian Recreational Facility use is an accessory use to the primary Custodial Care use, no additional parking spaces are required for the equestrian facility specifically.

Parcels 3 and 4 are conceptually shown as a future restaurant/café use, but these parcels are not intended to be developed now. The applicant chose the restaurant/café use for parking and traffic calculations because that use requires more parking and has a higher traffic volume than most other commercial uses. As such, these parcels have the flexibility to develop as restaurants/cafes, or other less intense uses that are allowed in

the HC zone. Future development will be reviewed and approved as part of separate Site Plan submittals for each parcel.

ix. Open Space and Civic Space

There is no open space requirement in the RR zone, and the equestrian facility does not meet the threshold to require civic space (it is less than 20,000 square feet). However, the HC zone requires the campus to set aside at least 15% of the site area as open space. If the Annexation and Concept Zoning Map Amendment are successful, 9.67 acres of the campus will be zoned HC (this area includes the proposed 8.08-acre parcel 1 minus the 1.10-acre RR section, and the entire proposed 2.69-acre parcel 2). The Concept Plan identifies a 58,832 square foot area of open space on the southeast corner of the site (between the development and the single-family residential homes to the south, and the Forest Service land to the east). However, the 9.67 acres will require 63,184 square feet of open space. The site has enough room to accommodate open space requirements, and conformance with relevant standards will be ensured as part of Site Plan review.

The campus parcels 1 and 2 are each required to set aside 5% of the site area as civic space. The 6.98-acre HC zone section of Parcel 1 (main campus) is required to set aside 15,202 square feet of civic space; the concept plan sets aside 18,000 square feet. The 2.69-acre sober living parcel (parcel 2) is required to set aside 5,824 square feet of civic space; the concept plan sets aside 6,000 square feet. Civic space includes features like patios, decks, landscape oases, pergolas, and other amenities; final civic space designs will be determined with Civil Plan review (after Site Plan).

The commercial pads do not trigger requirements for open space or civic space.

x. Historic/Cultural Resources

A Cultural Resource Letter Report was completed for the entire 12.21-acre development site (the existing 10.06- and 2.15-acre parcels). No archaeological sites or historical buildings were observed, but the report did identify two areas of interest. The report recommends one of these areas be given a 30-meter buffer around the site during construction to avoid disturbing potential subsurface cultural resources.

B. <u>Animal Keeping Code</u>

Section 6-03-001-0003: Keeping of Livestock of City Code allows large livestock, including horses, in the RR zone, subject to certain conditions. The 1.10-acre/47,916-square-foot RR portion of the site can have up to four large livestock (the maximum allowed for sites between 40,000 to 79,999 square feet). The applicant has indicated they intend to have two to four horses living on site. City Code also requires shelters for large livestock to be at least 75 ft. from any dwelling unit, and at least 10 ft. from the nearest property line. It also requires at least 10,000 square feet of pasture to be provided per animal. There are also general rules and restrictions to protect the safety and welfare of the public and of the animals. Compliance with all relevant standards for the keeping of horses will be confirmed with Site Plan submittal.

C. <u>Public Systems Impact Analysis</u>

i. Traffic/Right-of-Way Impact

The scope of a Traffic Impact Analysis (TIA) is generally determined by the estimated peak hour trips generated by a development, per the Engineering Standards. According to the Traffic Impact Statement provided by CivTech Inc., the campus and the two commercial pads are anticipated to generate 91 new vehicle trips during the AM peak hour and 96 new vehicle trips during the PM peak hour. A full TIA is required when 100 or more new peak hour trips are generated.

The Impact Statement estimated traffic counts and public transportation usage for the new development by evaluating existing traffic patterns at the applicant's campus in Tucson, AZ, and using standard traffic estimates for sit down restaurants (the applicant selected this use because it is on the higher end of potential traffic counts for the two new commercial pads, and allows for a greater flexibility of future uses). Most new peak hour trips are anticipated to be generated by the commercial pads. Most vehicular traffic to the campus is anticipated to be generated by employees and visitors because no patients will use personal vehicles or take public transportation to access the site. All patient trips will either be in vans operated by the facility or in third party private vehicles (the Tucson facility currently operates a 6-passenger and a 15-passenger van for client travel; the Flagstaff facility intends to do something similar). Further, only two employees are anticipated to use public transportation daily (this estimate was based on employee public transit usage at the Tucson facility).

Transportation Improvements

The Traffic Statement identified the need for two new full-access driveways from North Highway 89 (there is an existing driveway to Blue Ribbon Homes that will be closed when the site redevelops). Both driveways will be served by new right turn lanes. North Highway 89 already includes a continuous left turn lane. The development will dedicate additional right of way to accommodate the right turn lanes as well as edge improvements (5-foot landscaped parkway, 6-foot sidewalk, curb, and gutter).

The project site is not currently serviced by transit. The closest bus stop is located 0.25 miles to the southwest on North Christmas Tree Lane. From there, the bus goes southwest along North Highway 89 to central Flagstaff. The Regional Plan identifies a future express route along North Highway 89.

Pedestrian and bicycle access to the subject property is provided by existing sidewalks and bike lanes on North Highway 89, in addition to the new sidewalk/parkway to be installed by the project adjacent to the site.

The City approved the Traffic Statement on September 2, 2021. Highway 89 is Arizona Department of Transportation (ADOT) right of way, which means ADOT will need to provide final review and approval of the construction plans as part of the Site Plan review process.

ii. Water and Sewer Impact Analysis

The City of Flagstaff Water Services Division completed a Water and Sewer System Analysis for the proposed project on October 26, 2021. The proposed development is located within the City of Flagstaff Urban Growth Boundary per the Regional Plan and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. No off-site water or sewer improvements will be required. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

Water and Sewer Improvements

Currently, all public water infrastructure exists near the property (there is an existing 12-inch water line in North Highway 89 that dead ends at the southern property limits and an 8-inch main in Trails End Drive. These mains fall within the City of Flagstaff pressure Zone 'B'. The City of Flagstaff will provide water and sewer service to this site upon acceptance and dedication of all required public improvements. The 12-inch waterline along North Highway 89 will be extended across the frontage of the property in the public right of way. This line will support several connections to service the proposed development throughout the site: an 8-inch domestic waterline that will provide service to the nine (9) new buildings on site and loop to the 8-inch main in East Trails End Drive, a 4-inch fire sprinkler line, and four fire hydrants.

Sewer service will be provided by a connection to an existing 8-inch sewer line in the southwest corner of the site that flows to East Trails End Drive. The project will be required to extend the 8-inch sewer line from the southern boundary to the northern boundary of the development site to allow for future connections in accordance with Zoning Code section 10-30.50.060.C: Public Improvements.

iii. Stormwater Analysis

The subject property is in FEMA Zone X, which is defined as an area with a minimal flood hazard. The site's overall drainage concept is for stormwater to drain away from the proposed buildings while not having any negative impact on the drainage that enters from, and flows to, adjacent properties. To do this, the development will provide detention (Low Impact Development—LID) to offset additional stormwater runoff associated with an increase in impervious surfaces on the site. To determine required stormwater infrastructure, the applicant has submitted a Preliminary Drainage Report that analyzed the peak discharge rates for the 2-, 10-, and 100- year storms in pre-and post-development conditions.

The Drainage Report divided the drainage of the site into three drainage basins: stormwater runoff entering the existing drainage channel (B1), runoff entering East Trails End Drive (B2), and offsite flows (B3). Drainage Basin B1 includes rehabilitation substance treatment campus, sober living units, one of the future commercial lots, and associated sidewalk and parking areas. The stormwater discharge location for this drainage basin is the existing drainage channel located at the adjacent property boundary next to the Trails End Subdivision. Drainage Basin B2 will include the remainder of the on-site area, which includes the other lot for future development. The stormwater discharge location for this drainage basin is East Trails End Drive. Drainage Basin B3 is the offsite portion of the site on North Highway 89 and East Trails End Drive, which includes the proposed right turn lanes and sidewalks along the frontage roads.

Stormwater Improvements

The Preliminary Drainage Report identified the need for an extended detention basin in the southern portion of the site to provide the required detention/LID storage volume. The site will surface drain where possible and have catch basins and storm drains to convey flows to the extended detention basin. The storm drain infrastructure will be further designed with the Site Plan submittal and Civil Plan review. Based on the proposed site mitigation measures, the development of the site will not have any additional impacts to the downstream drainage conditions.

III. Zoning Map Amendment Findings

An application for a Zoning Map Amendment shall be submitted to the Planning Director, who reviews the application and prepares a recommendation. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include an evaluation of the three findings for approval of Zoning Map Amendments, per Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map:

1. The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan; and
3. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and

the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The recommendation shall include an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans, the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code, and whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

A. Finding #1

The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans.

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

i. General Plan/Flagstaff Regional Plan (FRP 2030) Process and Analysis Summary

When staff performs a Regional Plan (the "Plan") analysis, staff reviews all maps, text, and goals and policies to determine which are the most relevant in relation to the proposed application. The Plan's Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan provide supplemental information for the interpretation of goals and policies. In the case of any conflict between the Future Growth Illustration and the Plan's goals and policies, the goals and policies will prevail. The Future Growth Illustration has two types of land use designations: "Area Types" describe the place-making context of Urban, Suburban, Rural, or Employment, and "Place Types" such as activity centers, corridors, and neighborhoods which provide the framework for the density, intensities, and mix of uses within the area types.

Staff has identified that the subject property is designated as an Area in White, which is not given a specific land use category, but retains its existing entitlements. In this case, the existing entitlements are associated with the Coconino County CH-10,000 zoning district. The City of Flagstaff Highway Commercial (HC) zoning, which the property will receive if the concurrent annexation request is approved, is the closest zoning category to the County CH-10,000 zoning.

The Plan's Future Growth Illustration also identifies this site as a future Rural Pedestrian Shed and an existing Rural Activity Center. The Plan defines Rural Areas as places that have a low density of people, residences, jobs, and activities, as well as an abundance of open spaces and agricultural uses. It also states that Pedestrian Sheds are the basic building blocks of walkable neighborhoods, and that they often encompass the area that is about ¼ mile from an activity center.

ii. Applicable General Plan Goals and Policies

As part of its review, staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. Staff did not identify any Regional Plan Goals or Policies that conflicted with or did not support the rezoning request. The following is a discussion of how the project generally meets or conflicts with goals and policies in each chapter.

a. Environmental Planning & Conservation (Air Quality, Climate Change and Adaptation, Dark Skies, Ecosystem Health, Environmentally Sensitive Lands, Natural Quiet, Soils, and Wildlife)

The Regional Plan encourages development to protect ecosystem health, work with existing landforms, and protect soils.

Goal E&C.6 and Policy E&C.6.7. encourage protecting the native plant and animal community diversity in Flagstaff, specifically through best practices to control the spread of exotic and invasive weeds associated with horse feed. The developer states that skilled equestrian staff members will maintain the daily care of the horses, which entails grooming, feeding the animals, cleaning the horse stalls, and managing the health care of these animals with local veterinarian services. Animal feed will consist of horse pellets, hay, and supplements, which will be stored inside the barn's feeding facility. Standard practice is to clean the stalls and turnouts daily, and feed the animals in a specific area to prevent hay from spreading in the turnout and arena. The animal manure and stall shavings will be used as compost, disposed in dedicated horse manure bins, or removed from the property by a third-party trash service.

Goal E&C.7 and Policy E&C.7.1 encourage giving special consideration to environmentally sensitive lands in the development design and review process, minimizing alteration of existing landforms, and maximizing conservation of distinctive natural features. If the site is successfully annexed into the City of Flagstaff, a Resource Protection Overlay (RPO) will be applied. Sixty-three percent (63%) of the existing trees will be protected, and 100% of the steeps will be protected, which will help conserve soils. The developer also states that the buildings, parking, and walkways are positioned to preserve existing, large, mature ponderosa pine trees where possible. Additionally, buildings are concentrated toward the center of the site, leaving large, forested areas between the adjacent national forest to the east and single-family residential development to the south. Further, the developer states that the concept building elevations and floor plans were reviewed for their impact to rural character, and they were designed to conform with the Regional Plan. The developer states that the intent is to construct a visually appealing project for people entering the city limits.

b. Water Resources (Water Sources, Water Demand, Stormwater and Watershed Management, and Water Quality)

The property is located within the Urban Growth Boundary as shown on Map 21 and referenced in Policy WR.4.3: "Development requiring public utility services will be located within the Urban Growth Boundary." Currently, all public water infrastructure exists near the property, but there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. No off-site water or sewer improvements will be required. The developer has stated that they intend to plant native and drought tolerant landscaping throughout the site, and construct a new LID (Low Impact Development) basin to capture and filter rainwater before it flows downstream. The proposed development complies with the findings of the Preliminary Drainage Report discussed in the Public Systems Impact Analysis section of this report.

c. Efficient Use of Energy Goals and Policies

The Regional Plan Goals E.1 and E.2 promote energy-efficient technologies and renewable energy. The developer states that the project will prioritize efficient use of energy resources by utilizing Energy Star appliances, gardening, and composting centers, as well as a recycling center. There will also be design elements to encourage recycling throughout the development. Additionally, solar panels may be installed to expand the production of renewable energy. The developer states that they intend to coordinate with a solar provider as the project moves further along in the design to determine if the site is viable for solar.

d. Community Character (Scenic Resources and Natural Setting, Heritage Preservation, Community Design, and Arts, Sciences and Education)

Policy CC.1.1 aims to preserve the natural character of the region and includes the preservation of stands of Ponderosa Pines. The Natural Resource Protection Plan indicates that 74% of the tree resources in the 1.10-acre Rural Residential area will be retained, and 63% of the tree resources will be preserved across the entire development site. The code requires 50% of the tree resources to be saved in the RR zone, and 30% of the tree resources be saved in the HC zone. Most of the tree resources to be preserved are on the eastern portion of the site. The 1.10-acre area does not have any slopes with a steeper than 17% grade, but there are steep slopes on the larger 10.06-acre parcel. The NRPP proposes to save 100% of these slopes.

Goal CC.2 aims to preserve, restore, and rehabilitate heritage resources. Specifically, Policy CC.2.1. asks for projects to actively locate, identify, interpret, and preserve cultural resources. The project is located within a cultural resource sensitive area per Map 13: Cultural Resource Sensitivity of the Flagstaff Regional Plan and as such was required to prepare a Cultural Resource Study. The letter documenting findings and recommendations was prepared by Cornerstone Environmental and dated June 7, 2021. No archaeological site or historical buildings were observed in the project area and Cornerstone recommends that the proposed project be allowed to proceed with no further archaeological work. Due to some potential for subsurface or unobserved artifacts, Cornerstone recommends a 30-meter diameter area around isolated occurrences be avoided by any ground-disturbing activity. If previously unreported cultural resources and/or human remains are encountered during ground disturbing activities, the agency and contractor responsibilities regarding surveys with negative findings are stated in Section 21 Discovery Clause of the letter. The letter and recommendations were approved with conditions by the Heritage Preservation Commission on July 21, 2021.

Goal CC.3 aims to preserve, restore, enhance, and reflect the design traditions of Flagstaff. Specifically, policies CC.3.3 and CC.3.4 discuss the desired design of buildings, their relationship to the context of the surrounding area, and the need for development to enhance a positive image and identity for the region. The developer states that the buildings have been designed to maximize the unique views of Mount Elden and the surrounding landscape, and to take advantage of solar orientation. Further, they state that the architectural design was developed to be site specific, and to complement traditional design characteristics associated with Flagstaff. They feel the design is appropriate for the region and climate, and consistent with surrounding developments. They state that building materials borrow from local design traditions and materials, including hardiboard lap siding, stone accents, and large timber wood trusses. Specifically, the design of the equestrian facility will use materials that reflect the prominence of the barns and stables located on properties to the north of the site.

Policy CC.4.1 states streetscapes are to be context sensitive and transportation systems are to reflect the desired land use while balancing the needs of all modes for traffic safety and construction and maintenance costs. The existing sidewalk along the east side of North Highway 89 will be replaced with a 5-foot parkway and a 6-foot sidewalk, which will push the sidewalk away from the edge of the street. Further, the vehicular and pedestrian entrance at North Highway 89 will be enhanced using contextual landscaping such as boulders, native plants with seasonal color, and split-rail fencing. The site will also have a series of pedestrian paths connecting the buildings to each other and to North Highway 89.

e. Growth Areas & Land Use (Reinvestment, Greenfield, Urban Area, Suburban Area, Rural Area, Employment Area, Special Planning Area, and Activity Centers)

The proposed development is on two parcels, one of which is located just outside of the current City of Flagstaff corporate boundary. The site was most recently occupied with a manufactured home retail business, and will be replaced with a public health service that the developer states is much needed in the community.

Goals LU.3, LU.5, LU.6, and LU.7 speak to creating a unique sense of place within the surrounding context, encouraging compact development to preserve open space, provide for a mix of land uses, and provide for public services and infrastructure. The surrounding land uses consist of commercial developments located along North Highway 89 on either northwest and southwest sides of the site, single family homes on the south side of the site, and national forest along the east of the site. The proposed development will fit into the existing commercial land uses along Highway 89, and the proposed large open space in the back of the campus allows for the natural transition from the national forest to the development. The project will provide pedestrian connectivity along the highway between the existing Mary's Café to the north and other existing developments to the south.

The project is located within the Urban Growth Boundary and in a Rural Activity Center per Map 12 of the Flagstaff Regional Plan. It will include two lots adjacent to the frontage for future development. The project will utilize landscape buffers to protect cultural and environmental resources, and will exceed civic space requirements.

As part of the Annexation and Concept Zoning Map applications, the project held one virtual neighborhood meeting with property owners and residents. The Public Participation Report, required as part of the rezoning application and prepared by the developer, outlines the specific details of these efforts. Policy LU.1.11 calls for collaboration between a developer, residents, and property owners in existing neighborhoods where redevelopment and reinvestment are proposed so that they are included, engaged, and informed. The meeting gave neighbors the opportunity to ask questions and provide feedback on the project. The developer also had follow-up conversations to address pending questions and comments, and provided additional supporting material on staffing and operations to attendees. The developer states that they have provided their contact information to the neighbors, and that they intend to continue having open communication with the community.

f. Transportation (Mobility and Access, Safe and Efficient Multimodal Transportation, Environmental Considerations, Quality Design, Pedestrian Infrastructure, Bicycle Infrastructure, Transit, Automobile, Passenger Rail and Rail Freight, Air Travel, and Public Support for Transportation)

Goal T.1. speaks to improving mobility and access throughout the region. The project will extend the bike lane, parkway, and sidewalk along the frontage of the site to provide more pedestrian connectivity. Clients are anticipated to be transported via vans (the developer has stated that patients will not use their own transportation). However, the developer is providing nine (9) bike racks, including three covered racks, and the site will foster pedestrian connectivity through a set of paths that connect the buildings to each other and to North Highway 89. The developer has also stated that they are willing to provide bus passes to employees that would like them in response to a request made by Mountain Line, but that this coordination is ongoing. The closest bus stop is approximately ¼ mile away, on North Christmas Tree Lane and North Saint Nicholas Circle.

g. Business Retention, Attraction, and Expansion

Goal ED.4 discusses recruiting diverse new business and industries compatible with the region. The developer states that the campus will employ more than 100 employees in well-paying jobs: doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. In addition, newly sober community members will become available and willing to fill jobs needed in Flagstaff. The developer states that the campus will provide equal quality care to all patients, including those covered by Arizona Health Care Cost Containment System (state administered Medicaid), commercial insurance, (e.g., Blue Cross Blue Shield), Tricare (Veterans) and many more. They also state that the Campus will enhance

the community's hospitality section because families will stay in Flagstaff to admit and visit with loved ones.

Goal ED.3 supports the start-up, retention, and expansion of existing businesses. The project will include two proposed lots along the Highway 89 frontage for future commercial development. These two lots will be available for any use allowed within the HC zone and are sized for restaurant, retail, or any other entrepreneurial business.

B. Finding #2

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan.

To meet the findings for approval, the proposed amendment must be found to: 1) not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City"); and 2) add to the public good as described in the General Plan. Staff believes that the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare. Staff also believes that the proposed amendment will add to the public good, as discussed in the developer's project narrative, and summarized below:

1. The development will provide a substance abuse treatment campus for Flagstaff and surrounding communities, which are experiencing a drug and alcohol crisis, and for which the developer states additional medical services are needed to adequately treat. The campus will serve patients ranging from 18 to 80+ years old, including expectant mothers and post-delivery mothers and babies. The treatment program is based on the company's existing treatment program in Tucson, AZ.
2. The intent is to construct a visually appealing project for people entering the City limits.
3. The equestrian area will include a barn and arena with two to four horses that can be accessible to patients and staff. The equine therapy program incorporates equine interactions and/or the equine environment (mounted or ground-based), including horsemanship instruction and experiential learning adapted to the ability of those receiving services. This program aims to positively contribute to patients' cognitive, physical, emotional, and social well-being, achieve goals set forth by the clinical team, and promote the development of life skills to achieve patients' educational, professional, and personal goals.

C. Finding #3

The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Staff believes that the proposed application meets this finding. The Inter-Division Staff (IDS) reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements as well as impact analysis for the site. Any potential impacts will be mitigated by the developer and no off-site improvements are required to serve this development.

III. CITIZEN PARTICIPATION

i. 10-20.30.060: Neighborhood Meeting

The applicant held a virtual neighborhood meeting via Zoom on June 30, 2021 required for Zoning Map Amendment applications per section 10-20.30.060: Neighborhood Meeting of the Zoning Code. Prior to holding the meeting, the applicant submitted a Neighborhood Meeting Plan in compliance with this section that identified the required parties

to be notified, notification methods, and how the meeting would be conducted. City Code requires the applicant to notify property owners, citizens, jurisdictions and public agencies within 300 feet of the development or that may be affected by the application, but gives the Planning Director discretion to expand the notification area if deemed necessary. The Planning Director determined that a 600-foot notification radius was appropriate to capture all nearby property owners.

During the meeting the applicant provided background information about the project and answered questions posed by meeting attendees through the meeting chat or verbally. The applicant created a Record of Proceedings, which included background materials shared during the meeting and a list of questions from meeting attendees and responses. This document was provided to meeting attendees and city staff via hard copy mail and email in accordance with city code. Staff was contacted by two community members who requested additional information about the development.

The applicant requested, and received approval from the Planning Director, to waive the requirement for the second neighborhood meeting because the Record of Proceedings was deemed sufficient to address meeting attendees' questions (most of which focused on the details of how the facility would operate).

ii. 10-20.30.080: Notice of Public Hearings
Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with Zoning Map Amendment requests. In accordance with Arizona State Statute and City Code, notice of the public hearing was provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to required government agencies and all property owners within 600 feet (exceeding the minimum of 300 feet) of the site excluding rights-of way. No public comments have been received as of the writing of this report.

RECOMMENDATION:
Staff believes that the proposed Concept Zoning Map Amendment is in substantial conformance with the required findings. Staff recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation to approve an amendment to the Zoning Map for 1.10 acres from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a Resource Protection Overlay (RPO), subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the Concept Plan, Natural Resource Protection Plan, and project narrative including but not limited to the proposed density, intensity, and general layout of the site, deemed "Complete with Conditions" by the Inter-Division Staff (IDS) on March 16, 2021.
2. The proposed Equestrian Recreational Facility will be an accessory use to the primary Custodial Care Use, shown in the Concept Plan as a mental behavioral health and substance abuse treatment campus.
3. The proposed development shall obtain a Conditional Use Permit for the Equestrian Recreational Facility, as required by the Zoning Code, as a condition of Site Plan approval.
4. The proposed development shall meet all requirements for the keeping of horses as stated in City Code Section 6-03: Animal Keeping.
5. The proposed development shall meet all other requirements of the Zoning Code and other City codes, ordinances, and regulations.
6. In the event the property is rezoned, and the developer fails to obtain final Civil Plan approval within two years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the property to revert to the former classification of Highway Commercial (HC) with a Resource Protection Overlay (RPO) in accordance with A.R.S. § 9-462.01.

Attachments:

1. Application
2. Legal Ad
3. Legal Description
4. Vicinity Map
5. Zoning Vicinity Map
6. Concept Plan, Concept Plat, and Concept Zoning Map Amendment
    - Civil and Architectural Concept Plan
    - Concept Plat, including Preliminary Landscape Calculations and Natural Resource Protection Plan
    - Concept Zoning Map Amendment, including requirement to extend sewer line from Water and Sewer Impact Analysis
7. Concept Building Materials, Elevations, Floor Plans, Civic Space
    - Conceptual materials
    - Admin Building concept floor plans and elevations
    - Detox Building concept floor plans and elevations
    - Group Building concept floor plans and elevations
    - Kitchen/Dining Building concept floor plans and elevations
    - Outpatient Building concept floor plans and elevations
    - Residential Treatment Center Buildings (Women and Men) concept floor plans and elevations
    - Sober Living Management Building concept floor plans and elevations
    - Sober Living Residential Buildings (Women and Men) concept floor plans and elevations
    - Open Space Concepts
8. Project Narrative and Regional Plan Analysis
9. Public Participation Plan
10. Natural Resource Protection Plan – Rural Residential Section

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 Concept Zoning Map Amendment	File Number

Project Name			
Flagstaff Rehab Campus			
Site Address	**Parcel Number(s)**	**Subdivision& Lot Number**	**Site Acreage**
7000 N. Hwy 89	30150005G	N/A	1.10
Existing Zoning District	**Proposed Zoning District**	**Existing Regional Plan Area and Place Type**	
CH-10,000	RR	Rural	
Existing Use		**Proposed Use**	
Undeveloped		Equestrian Area	

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?

Type of Zoning Map Amendment (Small, Medium, Large or Multi-Phase)
Small

Property Owner(s) Flagland LLC		**Phone** (602) 882-7451 / (520) 400-4111
Mailing Address 7144 E. Stetson C-200	**City, State, Zip** Scottsdale, AZ 85251	**E-mail** mzipprich@enrpi.com
Applicant(s) same as above		**Phone**
Mailing Address	**City, State, Zip**	**E-mail**
Project Representative(s) Stephen Irwin		**Phone** (928) 773-0354
Mailing Address 110 W. Dale Ave.	**City, State, Zip** Flagstaff, AZ 86001	**E-mail** sirwin@swiaz.com

Property Owner Signature (required)	Date	Applicant Signature	Date
MANAGER	5/17/21	MANAGER	5/17/21

For City Use

Date Filed:	**File 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	PW/Water Services	Stormwater

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, December 8, 2021, at 4:00 p.m., and the Flagstaff City Council will hold Public Hearings on January 4, 2022, January 18, 2022, and February 1, 2022 at 3:00 p.m., to consider the following:

A. Explanation of Matters to be considered:
ANNEXATION: A proposed annexation of approximately 10.06 acres of land to the City of Flagstaff. The annexation is requested to incorporate an existing parcel into the City limit. The parcel is owned by Flagland LLC. The current Coconino County Zoning is CH-10,000 Commercial Heavy Zone. If this annexation is approved, the property will be designated with the Highway Commercial (HC) zone and a Resource Protection Overlay (RPO) to facility the development of a rehabilitation substance treatment campus, sober living units, and two lots for future commercial development. City of Flagstaff case number: PZ-20-00164-03.

CONCEPT ZONING MAP AMENDMENT: A proposed amendment to the Official City of Flagstaff Zoning Map to rezone 1.10 acres of the 10.06-acre parcel from HC zoning with the RPO to Rural Residential (RR) zoning with the RPO for the purpose of constructing a 2,500 square foot equine therapy facility. City of Flagstaff case number: PZ-20-00164-04.

B. How to Participate:
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 Planner listed for maps and information regarding the proposed annexation and rezoning. The City Council hearings for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: https://www.flagstaff.az.gov/328/Meetings

The meetings will continue to be live streamed on the city's website: https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings

PROPOSED ANNEXATION AND REZONING MAP



ADDRESS: **7000 North Highway 89**
APN: 301-50-005G
ACRES: Approximately 10.06 Acres (annexation); 1.10 Acres (rezoning) Coconino County

C. General Description of the Affected Area:
Approximately 10.06 acres (annexation) and 1.10 acres within the 10.06 acres (rezoning) located east of North Highway 89, portion of Coconino County Assessor's Parcel Number 301-50-005G, SE 1/4 of the SW 1/4 of Section 32, T22N R8E, of the G&SRM, City of Flagstaff, Coconino County, Arizona.

FOR FURTHER INFORMATION, CONTACT:

Genevieve Pearthree
Planning & Development Services
211 West Aspen Avenue Flagstaff
Arizona 86001
(928) 213-2603
gpearthree@flagstaffaz.gov

Stephen Irwin
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, Arizona 86001
(928) 773-0354
sirwin@swiaz.com

Publish: November 20, 2021

EXHIBIT 'A'
LEGAL DESCRIPTION
APN: 301-50-005G

A parcel of land as shown on an ALTA/NSPS Land Title Survey prepared by Extreme Measures Land Survey, Inc., dated March 13, 2020, job number 20-10 (herein referred to as R1), located in the southeast quarter of Section 32, Township 22 North, Range 8 East of the Gila and Salt River Meridian, Coconino County, Arizona, described as follows:

Commencing at a capped rebar 'RLS 22254' at the southeast corner of said parcel, from which a capped rebar 'RLS 9078' at the northeast corner of said parcel bears North 0°35'29" East, 613.72 feet (Basis of Bearing);

Thence along the east line of said parcel, North 0°35'29" East, 430.07 feet to the **TRUE POINT OF BEGINNING;**

Thence leaving said east line, North 89°24'31" West, 330.99 to a point on the northerly line of said parcel;

Thence along said northerly line, North 41°29'45" East, 166.15 feet;

Thence continuing along said northerly line, North 35°13'32" East, 86.92 feet;

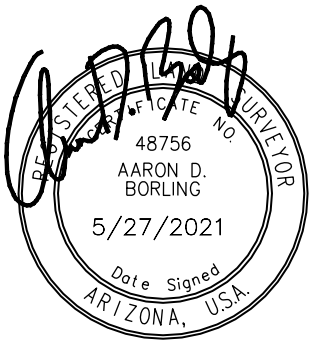
Thence continuing along said northerly line, South 84°57'36" East, 173.32 feet to the northeast corner of said parcel;

Thence along the east line of said parcel, South 00°35'29" West, 183.65 feet to the **TRUE POINT OF BEGINNING.**

Containing 1.09 acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

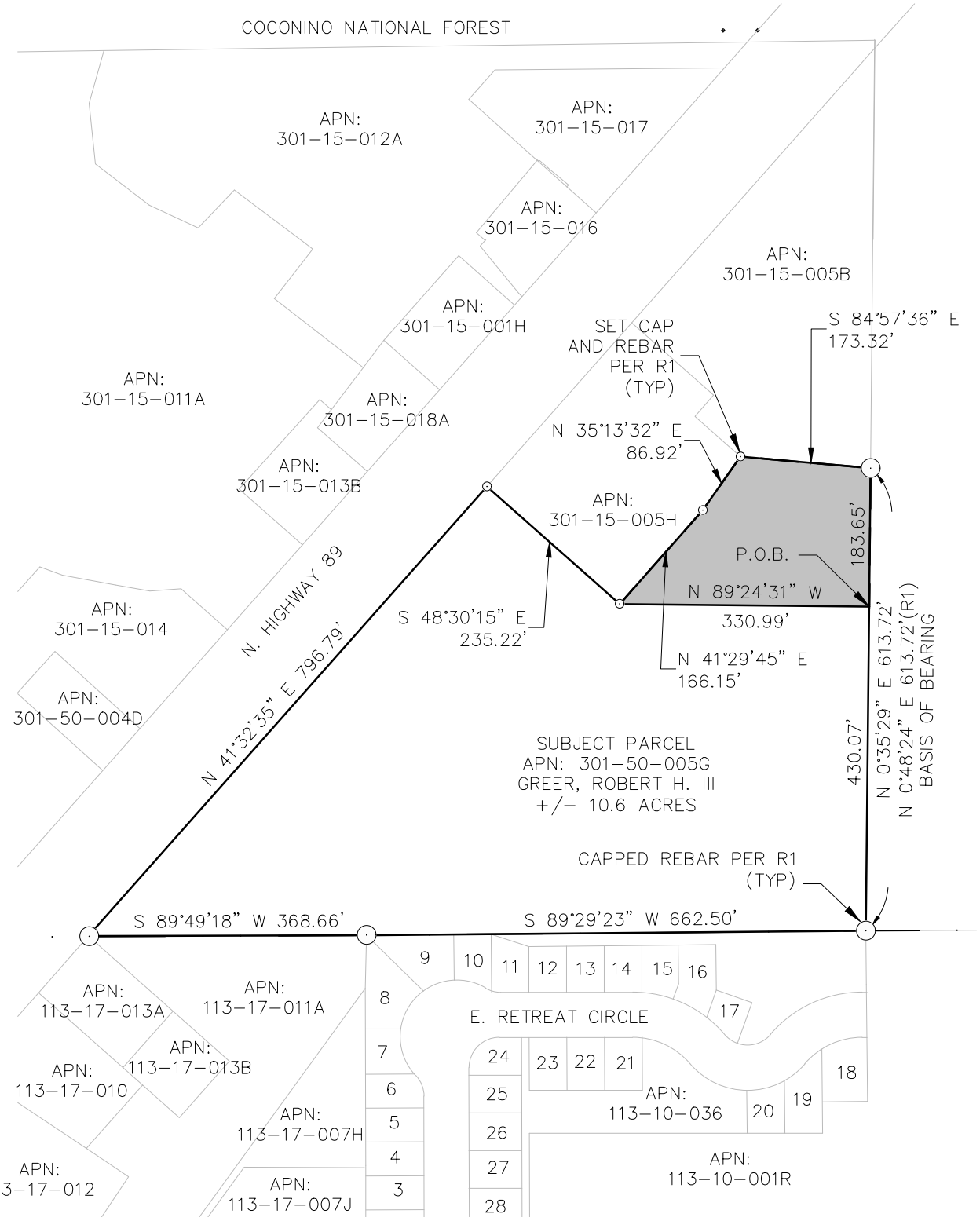
This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



PLOTTED: May 27, 2021–4:25pm

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 22 NORTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, ARIZONA

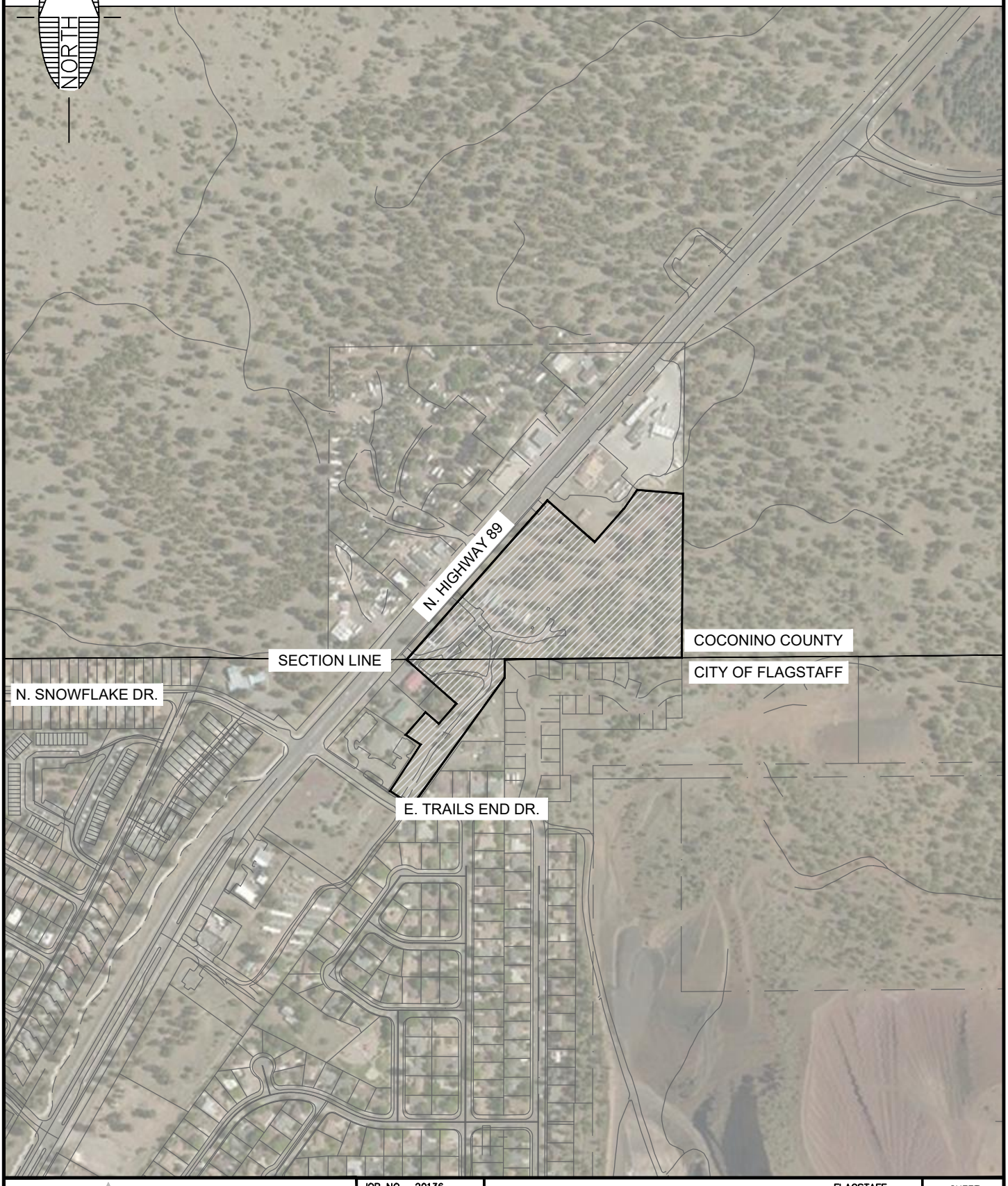


Shephard Wesnitzer, Inc.	110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com	JOB NO. 20136 DATE MAY 21 SCALE 1" = 200' DRAWN RPR DESIGN CHECKED ADB	FLAGSTAFF REHAB CAMPUS COCONINO COUNTY ARIZONA LEGAL EXHIBIT	SHEET 2 OF 2

FILE: P:\2020\20136\SURVEY\LEGAL DESCRIPTIONS\20136_REZONE_EX.DWG ABORLING

PLOTTED: Jun 07, 2021–11:05am

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



SWI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

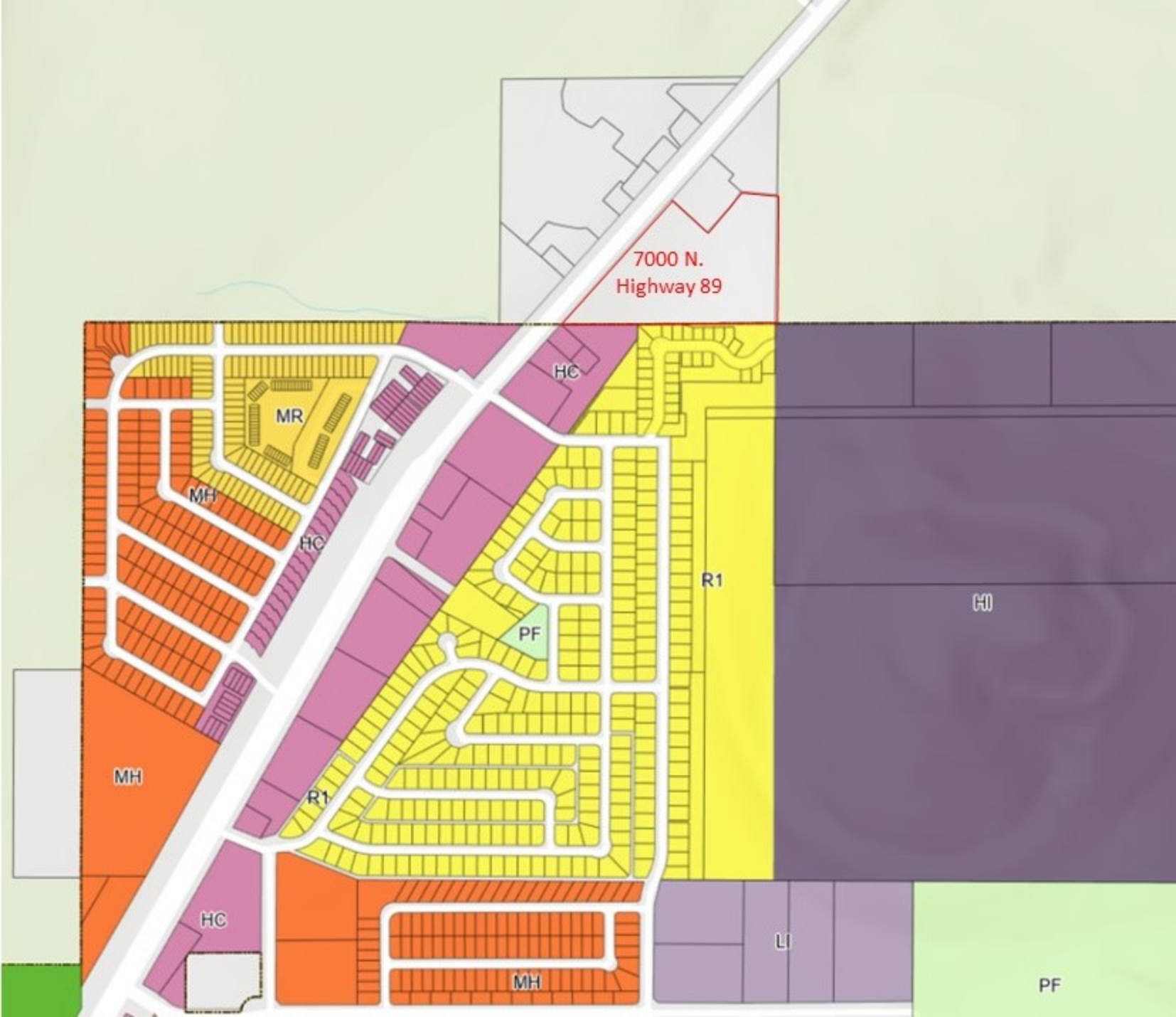
JOB NO.	20136
DATE	JUN 21
SCALE	1"=500'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

FLAGSTAFF REHAB CAMPUS — FLAGSTAFF ARIZONA

VICINITY MAP

SHEET 1 OF 1

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 – VICINITY MAP.DWG CPHAM


7000 N.
Highway 89
HC
MR
MH
HC
R1
HI
PF
MH
R1
HC
MH
LI
PF

PLOTTED: Feb 18, 2021-10:58am

CIVIL CONCEPT PLAN
FOR
SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

CITY CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS AND OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

CITY ENGINEER:

BY: _____ DATE:

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE:

WATER SERVICES DIRECTOR

BY: _____ DATE:

AUTHORIZATION TO CONSTRUCT:

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE:

UNISOURCE ENERGY SERVICES

BY: _____ DATE:

CENTURYLINK

BY: _____ DATE:

ALTICE USA

BY: _____ DATE:

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHYS@APS.COM
PHONE: (928) 773-6446

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779-4935

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672

RESOURCE PRESERVATION

APN 113-17-011A DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. APN 301-50-005G DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 6,515 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE-ARC) = 9,115 SF
PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE-SOBER LIVING) = 39,059 SF

POST-DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 14,815 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE-ARC) = 139,898 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE-SOBER LIVING) = 38,260 SF

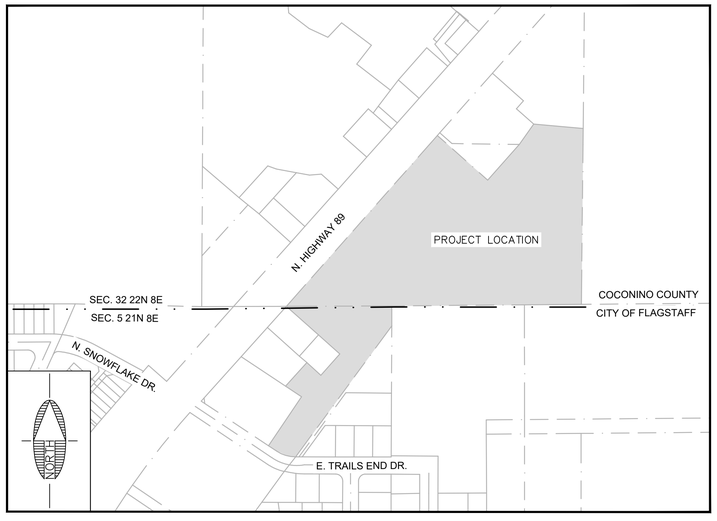
FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE OF PROJECT INFORMATION

TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 16, 2020.

BOUNDARY INFORMATION IS BASED ON AN ALTA PREPARED BY EXTREME MEASURES LAND SURVEY, INC. ON MARCH 13, 2020.



VICINITY MAP
N.T.S.

LEGEND

- LOT LINE
- ROW
- EASEMENT
- 8"SS — GRAVITY SEWER LINE
- 8"W — PUBLIC WATER LINE
- STORM DRAIN PIPE
- LOT BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- GATE VALVE
- DRAINAGE ARROW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EX. LOT LINE
- EX. EASEMENT
- 6945 — EX. INDEX CONTOUR
- 8"W — EX. WATER LINE
- EX. SEWER LINE
- G — EX. GAS
- S — EX. STORM DRAIN
- UGE — EX. UNDERGROUND UTIL.
- OHE — EX. OVERHEAD UTIL.
- SECTION LINE
- EX. ROAD STRIPING
- WV — EX. WATER VALVE
- EX. SIGNAGE
- EX. LIGHT POLE
- 5088778 — EX. ELECTRIC BOX
- EX. DRAINAGE ARROW

PROJECT OWNER/DEVELOPER:

AMERICAS REHAB CAMPUSES
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROPERTY INFORMATION:

ADDRESS: 7000 N. HIGHWAY 89
APNS: 301-50-005G (10.06± ACRES)
113-17-011A (2.15± ACRES)
EXISTING ZONING: HIGHWAY COMMERCIAL & CH-1000

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX		
SHEET NO.	DRAWING NO.	DESCRIPTION
1	CVR	COVER SHEET
2	CP01	BOUNDARY EXHIBIT
3	CP02	OVERVIEW UTILITY AND DRAINAGE PLAN
4	CP03	CONCEPT PLAN
5	NRPP	PRELIMINARY NRPP
–	–	ALTA

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY — FLAGSTAFF ARIZONA

COVER SHEET

JOB NO: 20136
DATE: FEB 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.6934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig in Arizona
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CVR

SHT NO. 1 OF 5

FILE: P:\2020\20136\DRAWINGS\CONCEPT PLAN\20136-COVER SHEET.DWG HSCHNZEBELEN

PLOTTED: Feb 18, 2021–10:58am

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

FILE: P:\2020\20136\DRAWINGS\CONCEPT PLAN\20136-BOUNDARY SHEET.DWG HSCHINCOBELEN

FLAGSTAFF
ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

BOUNDARY EXHIBIT

JOB NO:	20136
DATE:	FEB 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

Shephard Wesnitzer, Inc.
SWI
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.swiaz.com

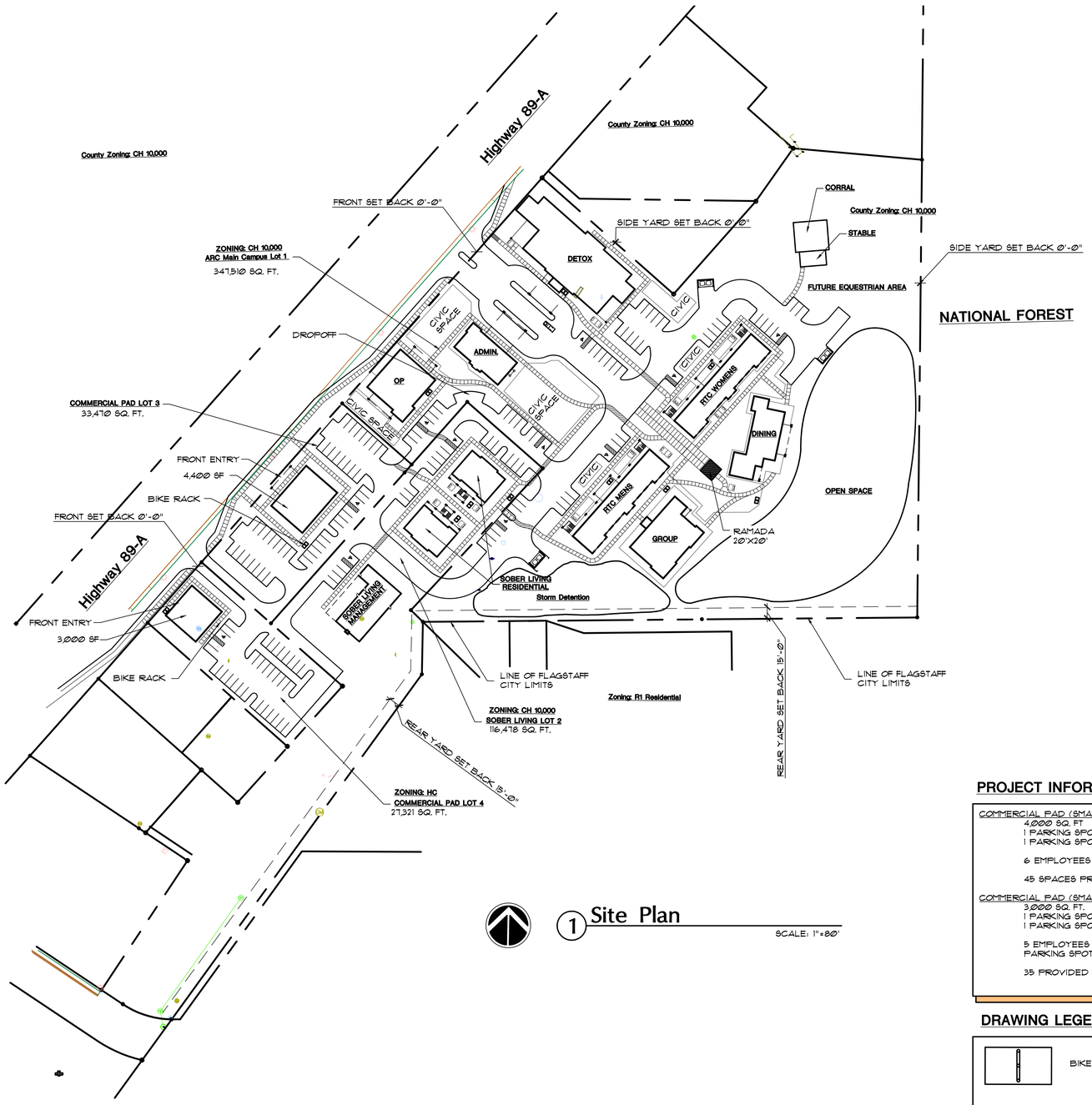
Call at least two full working days before you excavate (602) 263-1100

ARIZONA811 Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

SHT NO. 2 OF 5



1 Site Plan

SCALE: 1"=80'

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-006, 113-17-011A

SIZE AREA: 10.053 & 2.14 ACRES

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
- DETOX:
  - BUILDING - 11,550
  - PATIO - 1,191 (OPEN SPACE)
  - TOTAL = 12,741
- ADMINISTRATION: 3,231
- OP: (OUT PATIENT)
  - BUILDING - 4,453
  - PATIO - 1,627 (OPEN SPACE)
  - TOTAL = 6,080
- RTC MENS: (1ST & 2ND FLOOR) = 10,546
- RTC WOMENS: (1ST & 2ND FLOOR) = 10,546
- GROUP:
  - BUILDING - 5,333
  - PATIO - 3,116 (OPEN SPACE)
  - TOTAL = 8,449
- DINING/KITCHEN:
  - BUILDING - 4,128
  - PATIO - 1,670 (OPEN SPACE)
  - TOTAL = 5,798
- SOBER LIVING MANAGEMENT - 3,974
- SOBER LIVING WOMENS - (1ST & 2ND FLOOR) = 4,974
- SOBER LIVING MENS - (1ST & 2ND FLOOR) = 4,974

ZONING: H-C

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

PARKING:

INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE

- MEN RTC:
  - 40 BEDS = 7 SPACES REQUIRED
  - 3 STAFF = 3 SPACES
- WOMENS RTC:
  - 40 BEDS = 7 SPACES REQUIRED
  - 3 STAFF = 3 SPACES
- DINING:
  - 5 STAFF = 5 SPACES
- GROUP:
  - 6 STAFF = 6 SPACES
- OUT PATIENT (OP):
  - 5 STAFF = 5 SPACES
- LOBBY/ADMIN:
  - 6 STAFF = 6 SPACES
- DETOX:
  - 30 BEDS = 5 SPACES REQUIRED
  - 7 STAFF = 7 SPACES
- HOUSE KEEPING/MAINTENANCE:
  - 8 STAFF = 8 SPACES REQUIRED
- SOBER LIVING MANAGEMENT:
  - 3 STAFF = 3 SPACES
- SOBER LIVING WOMENS:
  - 32 BEDS = 5 SPACES REQUIRED
  - 2 STAFF = 2 SPACES
- SOBER LIVING MENS:
  - 32 BEDS = 5 SPACES REQUIRED
  - 2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 17 SPACES
TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
OVERALL TOTAL PARKING PROVIDED: 83 SPACES

83 X .05 = 4 BIKE RACKS REQUIRED
9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:
   - MAIN CAMPUS LOT 1 = 350,256 SQ. FT.
   - SOBER LIVING LOT 2 = 116,478 SQ FT.
2. FAR FOR HC MAX 3.0
   - CAMPUS TOTAL BUILDING S.F. = 48,189
   - FAR = 48,189 / 437,909 = 0.11
3. HC SETBACKS:
   - FRONT SET BACK - 0'-0" MIN
   - SIDE SET BACK - 0'-0" MIN,
   - REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN
4. OPEN SPACE
   - CAMPUS OVERALL SQ. FOOTAGE = 353,356
   - 15% REQUIRED OPEN SPACE = 53,003 SQ. FT
   - PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE =74,832

BUILDING FORM:
- HEIGHT 2 STORIES
- OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
- ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):

MAIN CAMPUS SITE SQ. FT. = 350,256
350,256 X .05 = 17,513 REQUIRED, 18,000 PLUS SQ FT PROVIDED

SOBER LIVING CAMPUS SITE SQ. FT = 116,478
116,478 X .05 = 5,824 REQUIRED, 6,000 SQ. FT PROVIDED

PROJECT INFORMATION CONT.

COMMERCIAL PAD (SMALL RESTAURANT) LOT 3:
- 4,000 SQ. FT
- 1 PARKING SPOT PER 100 GSF
- 1 PARKING SPOT PER EMPLOYEE

6 EMPLOYEES + 40 SPOTS = 46 REQ.

45 SPACES PROVIDED + 1 BIKE RACK

COMMERCIAL PAD (SMALL RESTAURANT) LOT 4:
- 3,000 SQ. FT.
- 1 PARKING SPOT PER 100 GSF
- 1 PARKING SPOT PER EMPLOYEE

5 EMPLOYEES + 30 SPOTS = 35 PARKING SPOTS REQUIRED

35 PROVIDED PLUS ONE BIKE RACK

DRAWING LEGEND

- BIKE RACK
- DUMPTER
- CIVIC SPACE LANDSCAPE OASIS

pb architecture consultation development
16 east route 66 suite 202
flagstaff, arizona 86001
(928) 774-2444
email:PDBarchitect@aol.com
paul d. bushemanville architect

Substance Abuse/Mental Health Facility
Highway 89-A
Flagstaff, AZ

PRELIMINARY NOT FOR CONSTRUCTION

Revisions	By

Drawn: LJ, JM

Date: February 17, 2021

Job No:

SHEET
A-SITE

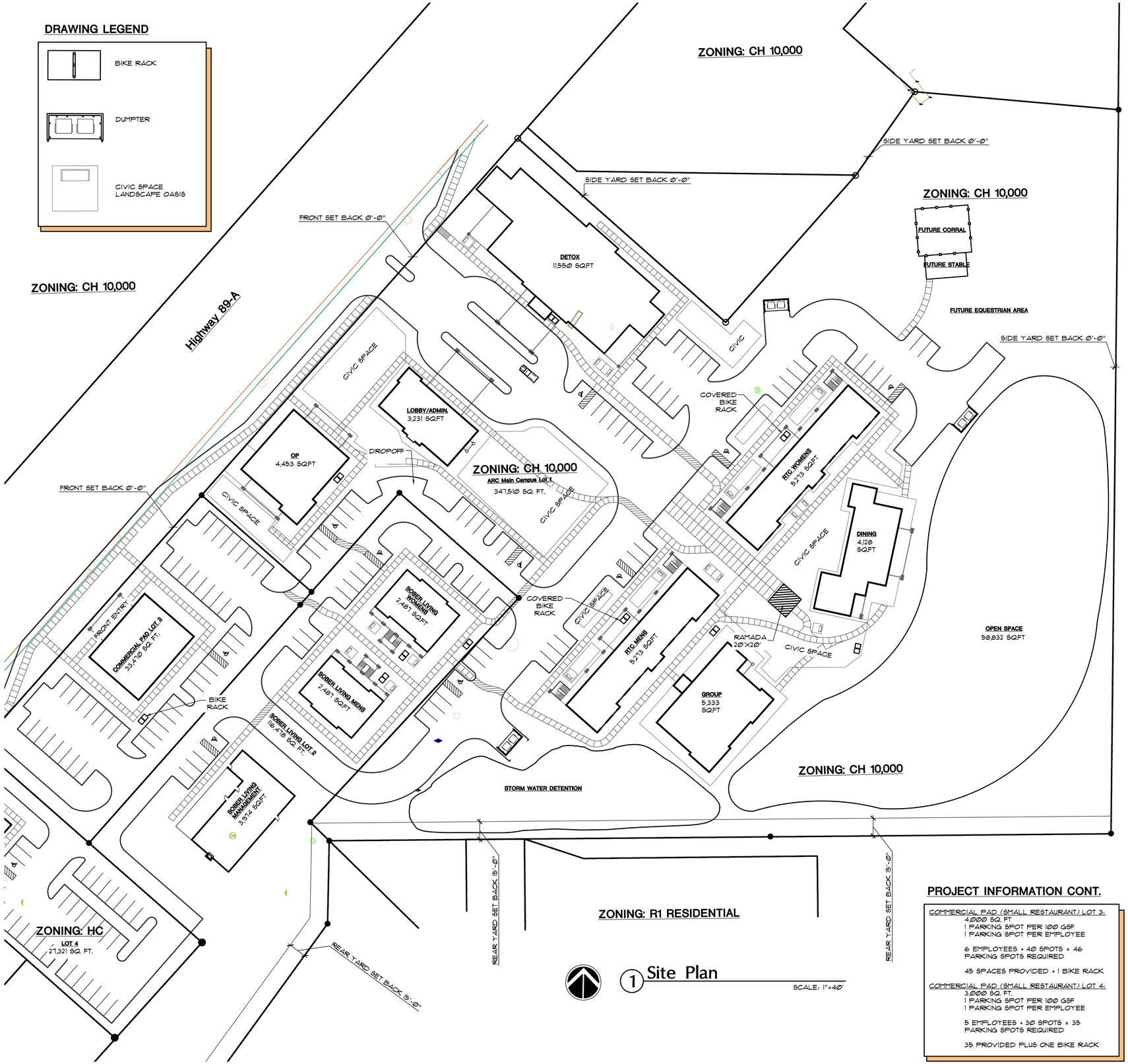
SITE PLAN
SCALE: 1"=80'

DRAWING LEGEND

BIKE RACK

DUMPTER

CIVIC SPACE
LANDSCAPE OASIS



1 Site Plan

SCALE: 1"=40'

PROJECT INFORMATION CONT.

COMMERCIAL PAD (SMALL RESTAURANT) LOT 3:
4,000 SQ. FT
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE

6 EMPLOYEES + 40 SPOTS = 46
PARKING SPOTS REQUIRED

45 SPACES PROVIDED + 1 BIKE RACK

COMMERCIAL PAD (SMALL RESTAURANT) LOT 4:
3,000 SQ. FT.
1 PARKING SPOT PER 100 GSF
1 PARKING SPOT PER EMPLOYEE

5 EMPLOYEES + 30 SPOTS = 35
PARKING SPOTS REQUIRED

35 PROVIDED PLUS ONE BIKE RACK

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-006, 113-17-011A

SIZE AREA: 10.053 ± 2.14 ACRES

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
DETOX:
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TOTAL = 12,741

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3 STAFF = 3 SPACES

DINING:
5 STAFF = 5 SPACES

GROUP:
6 STAFF = 6 SPACES

OUT PATIENT (OP):
5 STAFF = 5 SPACES

LOBBY/ADMIN:
6 STAFF = 6 SPACES

DETOX:
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HOUSE KEEPING/MAINTENANCE:
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SOBER LIVING MANAGEMENT:
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SOBER LIVING WOMENS:
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1. SIZE OF LOTS:

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SOBER LIVING LOT 2 = 116,478 SQ. FT.

2. FAR FOR HC MAX 3.0

CAMPUS TOTAL BUILDING S.F. = 48,189
FAR = 48,189 / 437,309 = 0.11

3. HC SETBACKS:
FRONT SET BACK - 0'-0" MIN
SIDE SET BACK - 0'-0" MIN.
REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

4. OPEN SPACE
CAMPUS OVERALL SQ. FOOTAGE = 353,356
15% REQUIRED OPEN SPACE = 53,003 SQ. FT
PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE =74,832

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pb architecture consultation development
16 east route 66 suite 202
flagstaff, az 86001
tel: 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Substance Abuse/Mental Health Facility
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ, JM

Date: February 17, 2021

Job No:

SHEET
A-SITE

SITE PLAN
SCALE: 1"=40'

PLOTTED: May 13, 2021–8:48am

CONCEPTUAL PLAT
FOR
SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7144 E. STETSON, C–200
SCOTTSDALE, AZ 85251
(602)–882–7451

PROPERTY SURVEYOR:

SHEPHARD–WESNITZER, INC.
AARON BORLING
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773–0354

PROJECT ENGINEER:

SHEPHARD–WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773–0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX		
SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	CP01	CONCEPTUAL PLAT (1)
3	CP02	OVERALL UTILITY & DRAINAGE PLAN & SITE ANALYSIS
4	CP03	CONCEPTUAL PLAT & PRELIMINARY LANDSCAPE PLAN
5	CP04	LANDSCAPE, PARKING & CLEAR VIEW ZONE TABLES
6	NRPP	NATURAL RESOURCE PROTECTION PLAN

BASIS OF BEARING

NORTH 89–57–48 WEST, 368.66' FROM THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL 301–50–005G OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA. ACCORDING TO AN ALTA/NSPS LAND TITLE SURVEY, JOB NO. 20–10, PREPARED BY ALISA TEMPLETON OF EXTREME MEASURES LAND SURVEY, INC. IN MARCH 2020.

LEGAL DESCRIPTIONS

ASSESSOR'S PARCEL NUMBER 301–50–005G ACCORDING TO INSTRUMENT NUMBER 3491557

ASSESSOR'S PARCEL NUMBER 113–17–011A ACCORDING TO INSTRUMENT NUMBER 3238727 OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

IMPERVIOUS AREA SUMMARY

PRE–DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 6,515 SF
PRE–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 1) = 9,634 SF
PRE–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 2, 3, 4) = 38,540 SF

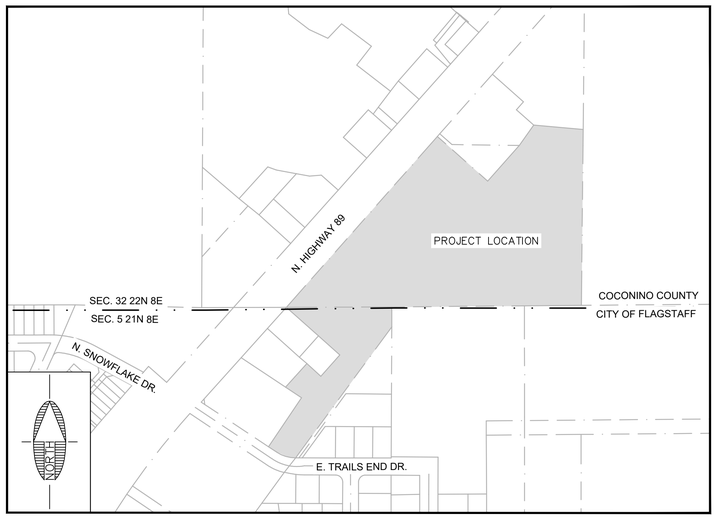
POST–DEVELOPMENT IMPERVIOUS AREA (OFFSITE) = 14,815 SF
POST–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 1) = 144,191 SF
POST–DEVELOPMENT IMPERVIOUS AREA (PARCEL NO. 2, 3, 4) = 38,709 SF

RESOURCE PRESERVATION

APN 113–17–011A DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. APN 301–50–005G DOES NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301–50–005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
N.T.S.

LEGEND

- LOT LINE
- ROW
- EASEMENT
- 8"SS — GRAVITY SEWER LINE
- 8"W — PUBLIC WATER LINE
- STORM DRAIN PIPE
- LOT BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- GATE VALVE
- DRAINAGE ARROW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EX. LOT LINE
- EX. EASEMENT
- 6945 — EX. INDEX CONTOUR
- 8"W — EX. WATER LINE
- EX. SEWER LINE
- G — EX. GAS
- S — EX. STORM DRAIN
- UGE — EX. UNDERGROUND UTIL.
- OHE — EX. OVERHEAD UTIL.
- SECTION LINE
- EX. ROAD STRIPING
- WV — EX. WATER VALVE
- EX. SIGNAGE
- EX. LIGHT POLE
- 5058778 — EX. ELECTRIC BOX
- EX. DRAINAGE ARROW

PROJECT INFORMATION

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NO. 301–50–005G
113–17–011A

1. 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. 41–90000.0002.
2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
4. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS FOR 'SUBSTANCE ABUSE & MENTAL HEALTH FACILITY' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.
5. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.
6. TOPOGRAPHIC DATA WAS PROVIDED BY APEX LAND SURVEYS ON APRIL 16, 2020. BOUNDARY INFORMATION IS BASED ON AN ALTA PREPARED BY EXTREME MEASURES LAND SURVEY, INC. ON MARCH 13, 2020.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

UTILITY COMPANY CONTACTS

APS
CONTACT: MEGAN MCCARTHY
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
MEGAN.MCCARTHYS@APS.COM
PHONE: (928) 773–6446

CENTURYLINK
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@CENTURYLINK.COM
PHONE: (928) 779–4935

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226–2269

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266–0672

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20–00164

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY — FLAGSTAFF ARIZONA

COVER SHEET

JOB NO: 20136
DATE: MAY 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig (Dig Safely)
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8–1–1 or 1–800–STAKE–IT (782–5348)

DRAWING NO.
CVR

SHT NO. 1 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-COVER SHEET.DWG CPHAM

PLOTTED: May 13, 2021–8:48am

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-BOUNDARY SHEET.DWG CPHAM

CONCEPTUAL PLAT

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

FLAGSTAFF ARIZONA

LEGEND

- PARCEL BOUNDARY
- R.O.W. LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ZONING SPLIT
- HIGHWAY COMMERCIAL (HC)
- RURAL RESIDENTIAL (RR)

N. HIGHWAY 89

EXISTING 134' R.O.W.

APN 301-50-011A (NOT A PART)

APN 301-50-013B (NOT A PART)

APN 301-50-005H (NOT A PART)

APN 301-50-014 (NOT A PART)

APN 301-50-004D (NOT A PART)

APN 301-50-015 (NOT A PART)

N 41°32'35" E 118.69'

S 48°30'15" E 235.22'

N 41°29'45" E 166.15'

N 35°13'37" E 86.92'

S 84°57'36" E 173.32'

S 0°35'31" W 613.72'

EXISTING ELECTRIC EASEMENT DKT 174 PG 446 EX 18

26' P.U.E. DEDICATED HEREON

ZONING SPLIT

8' P.U.E. DEDICATED HEREON

26' PUBLIC ACCESS EASEMENT DEDICATED HEREON

20' P.U.E. DEDICATED HEREON

10' P.U.E. DEDICATED HEREON

PARCEL NO. 1
8.08 ACRES
ZONING: 1.09 ACRES HC
& 6.99 ACRES RR

285.24'

S 48°39'19" E 124.06'

112.16'

S 48°39'19" E 134.81'

284.36'

PARCEL NO. 3
0.81 ACRES

PARCEL NO. 2
2.69 ACRES

N 41°32'35" E 284.36'

S 41°54'11" W 259.53'

EXISTING 8' ELECTRIC EASEMENT DKT 934 PG 998

EXISTING ELECTRIC EASEMENT DKT 174 PG 446 EX 18

EXISTING 136' R.O.W.

108.49'

124.06'

SECTION LINE

26' PUBLIC ACCESS EASEMENT DEDICATED HEREON

COCONINO COUNTY

CITY OF FLAGSTAFF

S 45°34'47" E 22.48'

S 89°29'23" W 662.50'

EXISTING 35'X50' DRIVEWAY EASEMENT DKT 2038 PG 796 EX 30

PARCEL NO. 4
0.63 ACRES

N 48°39'19" W 127.57'

S 1°08'23" W 70.31'

EXISTING 40' P.U.E. INST. NO. 3818543

N 48°25'36" W 249.82'

APN 113-17-013A (NOT A PART)

109.52'

APN 113-17-013B (NOT A PART)

APN 113-17-010 (NOT A PART)

S 48°25'49" E 65.31'

N 41°28'13" E 100.13'

N 41°34'34" E 112.49'

EXISTING 25' GAS EASEMENT DKT 512 PG 380

APN 113-17-07H (NOT A PART)

TRAILS END RETREAT (NOT A PART)

APN 113-10-001R (NOT A PART)

N 56°19'49" W 67.44'

EXISTING 16' P.U.E. 2170/27

APN 113-17-012 (NOT A PART)

EXISTING 10' SEWER EASEMENT DKT 479 PG 186 EX 20

N 35°55'43" E 571.40'

APN 113-17-07J (NOT A PART)

EXISTING 10' SEWER EASEMENT DKT 479 PG 186 EX 20

N 33°34'56" E 208.29'

EXISTING 16' P.U.E. 2170/27

APN 113-17-07D (NOT A PART)

N 56°21'56" W 34.94'

L=68.83, R=120.00
Δ=32°51'50"

APN 113-17-014 (NOT A PART)

E. TRAILS END DR.

SCALE 1" : 60'
0 30 60

PRELIMINARY

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C.O.F. Project # PZ 20-00164

JOB NO:	20136
DATE:	MAY 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

NO.	DESCRIPTION	DATE	BY

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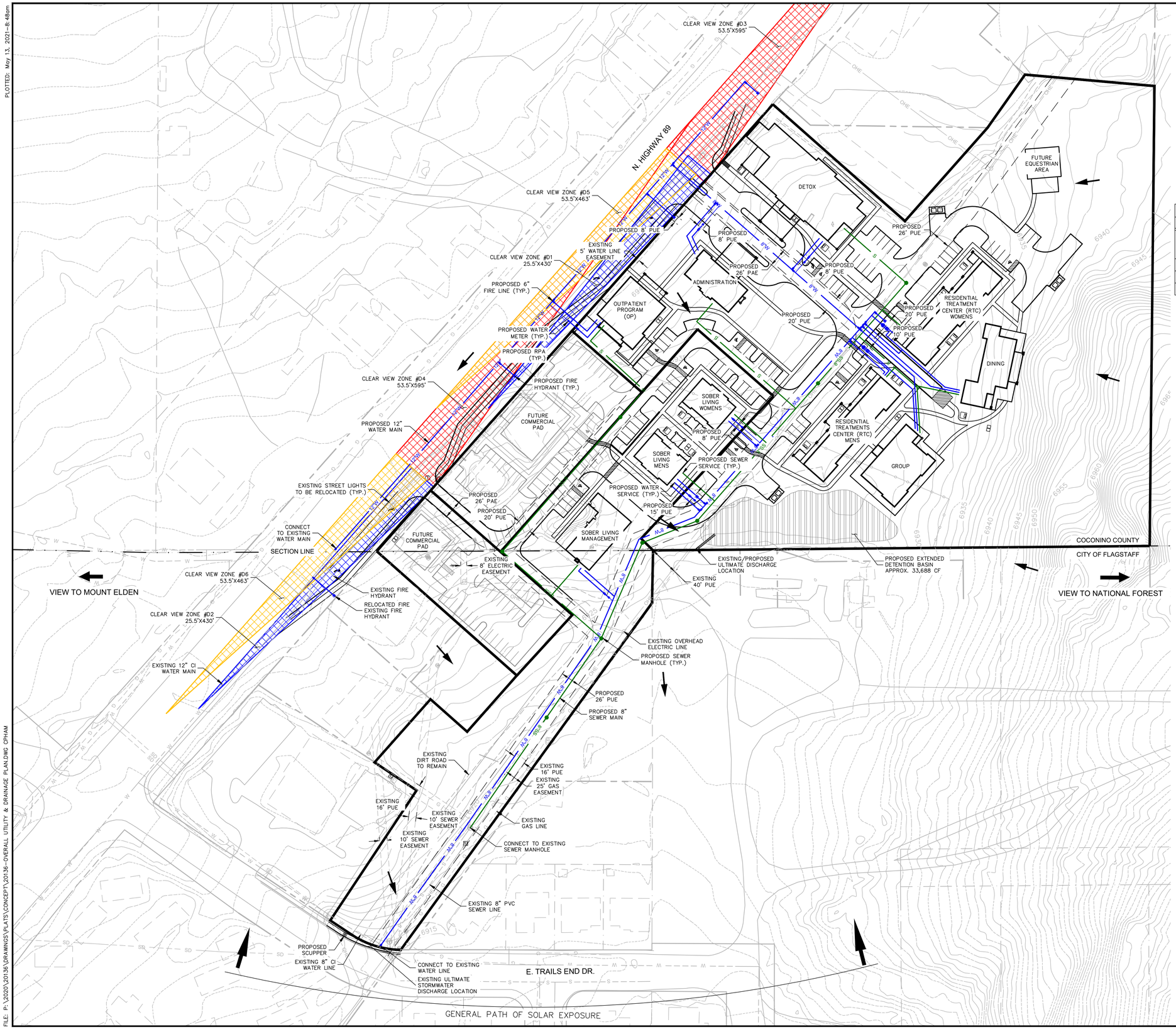
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DRAWING NO. CP01

SHT NO. 2 OF 6

PLOTTED: May 13, 2021 - 8:48am



SITE ANALYSIS:

A. EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. SITE SLOPES DO NOT EXCEED 24.99%.
B. SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.
C. EXISTING VEGETATION IS PONDEROSA PINE TREES AS SHOWN
D. VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE THE RESIDENTIAL COMMUNITY OF MOUNT ELDEN TO THE WEST AND THE RESIDENTIAL COMMUNITY OF NATIONAL FOREST TO THE EAST. THE SITE IS ACCESSIBLE AND VIEWABLE FROM NORTH HIGHWAY 89.
E. CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE. THE SITE EXPERIENCES A LOT OF EXPOSURE. PRECIPITATION NATURALLY RUNS TO THE SOUTHEAST SIDE OF THE SITE. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL, IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
G. THERE ARE NO EXISTING SWALES & STREAM CORRIDORS FOR THIS PROJECT.
H. THE PROJECT IS SURROUNDED BY NATIONAL FOREST TO THE EAST, A RV PARK ACROSS HIGHWAY 89 TO THE WEST, A RESIDENTIAL COMMUNITY TO THE SOUTH AND A CAFE AND GAS STATION TO THE NORTH.

Impervious Area & LID Analysis					
				LID Required Depth (ft)	0.0833
Basin ID	Basin Area (sf)	Existing Impervious Area (sf)	Proposed Impervious Area (sf)	Net Impervious Area (sf)	Required LID Volume (sf)
A1	380,661	9,634	144,191	134,557	11,213
B1	155,022	38,540	38,079	-461	-38
C1	25,540	6,515	14,815	8,300	692

NOTES:

1. SHARED PARKING AGREEMENTS AND CROSS ACCESS EASEMENTS ARE NEEDED FOR THIS PROJECT AND WILL BE PROVIDED WITH FUTURE SUBMITTALS.
2. CLEAR VIEW ZONE CALCULATIONS ARE SHOWN ON SHEET CP04.
3. THE REQUIRED DETENTION/LID FOR PARCEL NO. 4 WILL BE DETERMINED ONCE THE PARCEL DEVELOPS.

SCALE 1" : 60'
0 30 60

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
FLAGSTAFF ARIZONA

OVERALL UTILITY & DRAINAGE PLAN & SITE ANALYSIS

JOB NO: 20136
DATE: MAY 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

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Flagstaff, AZ 86001
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928.774.8934 fax
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DRAWING NO.
CP02

SHT NO. 3 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-OVERALL UTILITY & DRAINAGE PLAN.DWG CPHAM

PLOTTED: May 13, 2021–8:48am

NOTES:

1. LANDSCAPE AND PARKING CALCULATIONS ARE SHOWN ON SHEET CP04.

EXISTING SIDEWALK
PROPOSED DRIVEWAY
N. HIGHWAY 89
6' PROPOSED SIDEWALK (TYP.)
5' PROPOSED PARKWAY (TYP.)
10' LANDSCAPE BUFFER
EXISTING DRIVEWAY
PROPOSED SIDEWALK
PROPOSED DRIVEWAY
15' LANDSCAPE BUFFER
DETOX 11,550 SF
ADMINISTRATION 3,231 SF
OUTPATIENT PROGRAM (OP) 4,453 SF
FUTURE COMMERCIAL PAD 4,000 SF
FUTURE COMMERCIAL PAD 3,000 SF
SOBER LIVING WOMENS 4,974 SF
SOBER LIVING MENS 4,974 SF
SOBER LIVING MANAGER/REC 3,974 SF
RESIDENTIAL TREATMENTS CENTER (RTC) MENS 10,546 SF
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS 10,546 SF
GROUP 5,333 SF
DINING 4,128 SF
FUTURE EQUESTRIAN AREA
PROPOSED DOUBLE TRASH ENCLOSURE (TYP.)
FIRE LANE (TYP.)
PROPOSED FIRE LANE
IMPROVED ACCESS LANE
16 SPACES
13 SPACES
35 SPACES
10 SPACES
8 SPACES
7 SPACES
6 SPACES
5 SPACES
4 SPACES
1 SPACE
24' (TYP.)
26' (TYP.)
18' (TYP.)
9' (TYP.)
11' (TYP.)
8' (TYP.)
R35'
R55'
R28'
COCONINO COUNTY
CITY OF FLAGSTAFF
15' LANDSCAPE BUFFER

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 40'
0 20 40

C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

PRELIMINARY LANDSCAPE PLAN

JOB NO:	20136
DATE:	MAY 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

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DRAWING NO. CP03

SHT NO. 4 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-CONCEPT PLAN.DWG CPHAM

PLOTTED: May 13, 2021 - 8:49am

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 1 & 2		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (WEST- 767 L.F. AND 72 SOUTH - L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	34
SHRUBS	2 PER PROPOSED TREE REQUIRED	67
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	67
EXISTING TREES REMAINING		0
PERIPHERAL BUFFER REQUIREMENT (NORTH - 652 L.F., EAST - 585 L.F., SOUTH - 1307 L.F, AND WEST- 809 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	134
SHRUBS	2 PER PROPOSED TREE REQUIRED	268
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	268
EXISTING TREES REMAINING		71
PARKING LANDSCAPE MEDIAN (11 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	22
SHRUBS	2 PER PROPOSED TREE REQUIRED	44
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	44
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	2,490
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (3274 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	131
SHRUBS	2 PER PROPOSED TREE REQUIRED	262
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	262
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	43
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		321
SHRUBS		642
GROUNDCOVER		642
EXISTING TREES REMAINING		116
LANDSCAPE AREA		2,490

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 3		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (NORTHWEST- 284 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	12
SHRUBS	2 PER PROPOSED TREE REQUIRED	24
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	24
EXISTING TREES REMAINING		1
PARKING LANDSCAPE MEDIAN (6 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	12
SHRUBS	2 PER PROPOSED TREE REQUIRED	24
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	24
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	1,350
EXISTING TREES REMAINING		0
BUILDING FOUNDATION LANDSCAPING (270 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	11
SHRUBS	2 PER PROPOSED TREE REQUIRED	22
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	22
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	1
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		35
SHRUBS		70
GROUNDCOVER		70
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1350

PRELIMINARY LANDSCAPE CALCULATIONS - PARCEL NO. 4		
SECTION	**REQUIREMENTS**	**QUANTITY**
STREET BUFFER REQUIREMENT (NORTHWEST- 109 L.F.)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	5
SHRUBS	2 PER PROPOSED TREE REQUIRED	10
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	10
EXISTING TREES REMAINING		0
PARKING LANDSCAPE MEDIAN (5 PARKING ISLANDS)		
PROPOSED TREES REQUIRED	2 PER 8 PARKING SPACES	10
SHRUBS	2 PER PROPOSED TREE REQUIRED	20
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	20
LANDSCAPE AREA	30 SQUARE FEET PER SPACE	1,050
EXISTING TREES REMAINING		2
BUILDING FOUNDATION LANDSCAPING (236 L.F. TOTAL)		
PROPOSED TREES REQUIRED	1 PER 25 LINEAR FEET	9
SHRUBS	2 PER PROPOSED TREE REQUIRED	19
GROUNDCOVER	2 PER PROPOSED TREE REQUIRED	19
EXISTING TREES REMAINING	25 FEET AROUND THE FOUNDATION	0
TOTAL SUMMARY		
PROPOSED TREES REQUIRED		24
SHRUBS		49
GROUNDCOVER		49
EXISTING TREES REMAINING		2
LANDSCAPE AREA		1050

PARKING TABLE	
PARCEL 1: MAIN CAMPUS	
INSTITUTIONAL RESIDENTIAL:	110 BEDS X 1 SPACE/6 BEDS= 19 SPACES
(MEN RTC, WOMENS RTC, DINING, GROUP,OUT PATIENT, LOBBY/ADMIN, DETOX, HOUSE KEEPING/ MAINTENANCE)	43 EMPLOYEES X 1 SPACE/1 EMPLOYEE= 43 SPACES
	REQUIRED SPACES = 62 SPACES
	ADA SPACES REQUIRED= 4 SPACES
PARCEL 2: SOBER LIVING CAMPUS	
INSTITUTIONAL RESIDENTIAL:	64 BEDS X 1 SPACE/6 BEDS= 11 SPACES
(SOBER LIVING MANAGEMENT, SOBER LIVING WOMENS, SOBER LIVING MENS)	7 EMPLOYEES X 1 SPACE/1 EMPLOYEE= 7 SPACES
	REQUIRED SPACES= 17 SPACES
	ADA SPACES REQUIRED= 1 SPACES
PARCEL 3: SMALL RESTAURANT	
FUTURE RESTAURANT:	4,000 SF X 1 SPACE/100 GSF = 40 SPACES
	6 EMPLOYEES X 1 SPACE/EMPLOYEE = 6 SPACES
	REQUIRED SPACES = 46 SPACES
	46 SPACES X .95 = 44 REQUIRED SPACES
	1 BIKE RACK PROVIDED
PARCEL 4: SMALL RESTAURANT	
FUTURE RESTAURANT:	3,000 SF X 1 SPACE/100 GSF = 30 SPACES
	5 EMPLOYEES X 1 SPACE/EMPLOYEE = 5 SPACES
	REQUIRED SPACES = 35
	1 BIKE RACK PROVIDED
TOTAL CAMPUS SPACES REQUIRED=	79 SPACES PLUS 5 ADA SPACES
TOTAL CAMPUS SPACES PROVIDED=	83 SPACES PLUS 8 ADA SPACES
TOTAL PARKING PROVIDED =	165 SPACES
BIKE RACKS PROVIDED =	9 BIKE RACKS

CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)[1]	TIME GAP tg (unadjusted)[2]	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES[4]	TIME GAP tg(adjusted)[2]	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D2	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D3	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D4	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D5	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360
D6	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360

Notes:

(1)	The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
(2)	The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
(3)	The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: ISD=1.47*VMAJOR*tg
(4)	The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
(5)	If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

###
ARIZONA

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY

LANDSCAPE, PARKING, & CLEAR VIEW ZONE TABLES

JOB NO: 20136
DATE: MAY 21
SCALE: N/A
DRAWN: HS
DESIGN: CNP
CHECKED: SCI

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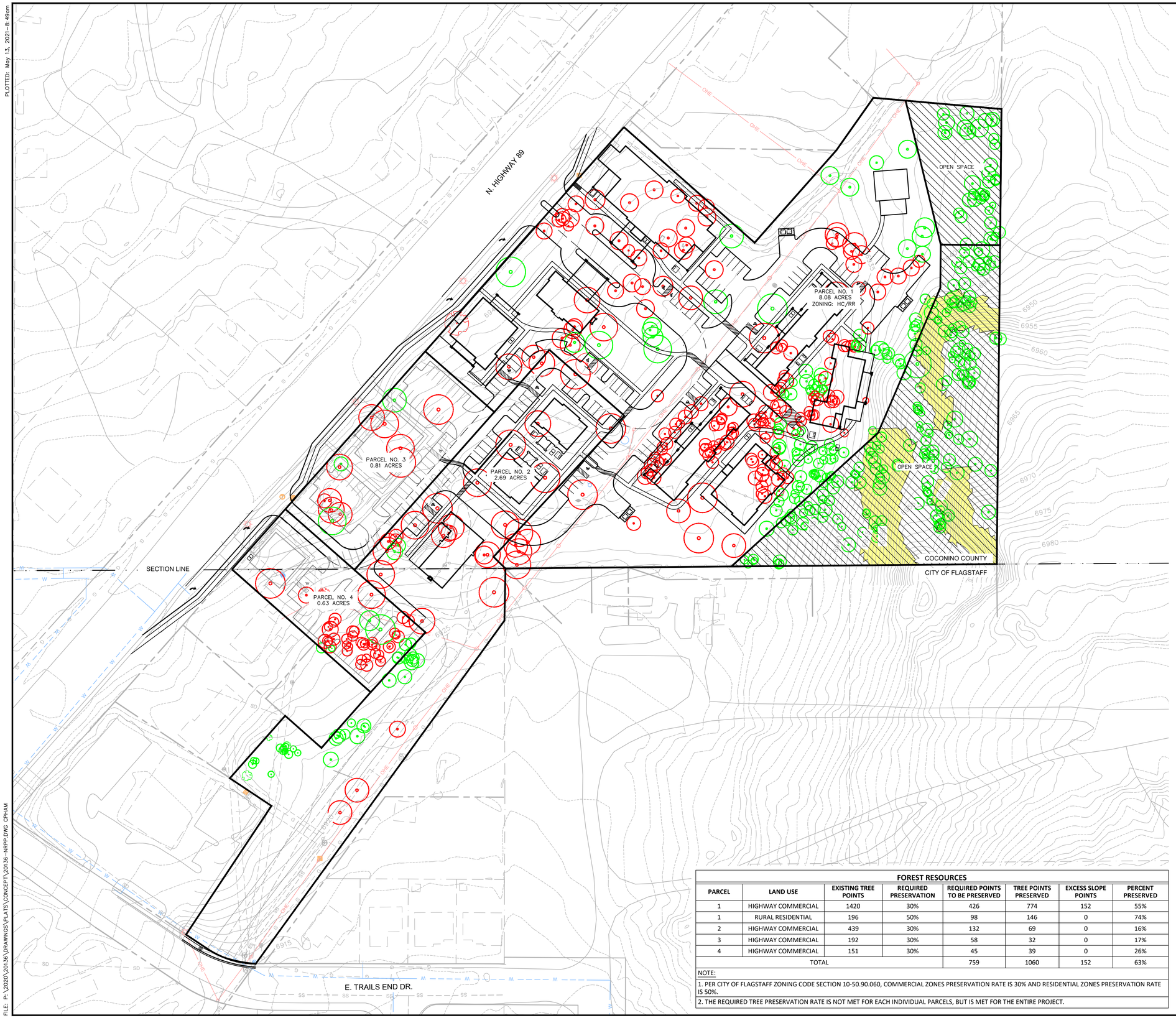
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DRAWING NO.
CP04

SHT NO. 5 OF 6

FILE: P:\2020\20136\DRAWINGS\PLATS\CONCEPT\20136-CONCEPT PLAN.DWG CPHAM

PLOTTED: May 13, 2021–8:49am



LEGEND

- PRESERVED TREES
- DISTURBED TREES
- EXISTING SLOPE 17–24.99%
- DISTURBED SLOPE 17–24.99%

NOTES:

1. PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
2. EXISTING SLOPES ON THE SITE DO NOT EXCEED 24.99%.
3. EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
4. PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10–50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

STEEP SLOPE RESOURCES	
	COMMERCIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	**152**

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	303,841
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	45,576
REQUIRED OPEN SPACE (SF)	45,576
PROVIDED OPEN SPACE (SF)	74,832
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,630
1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110. 2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.	

FOREST RESOURCES

PARCEL	LAND USE	EXISTING TREE POINTS	REQUIRED PRESERVATION	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	EXCESS SLOPE POINTS	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1420	30%	426	774	152	55%
1	RURAL RESIDENTIAL	196	50%	98	146	0	74%
2	HIGHWAY COMMERCIAL	439	30%	132	69	0	16%
3	HIGHWAY COMMERCIAL	192	30%	58	32	0	17%
4	HIGHWAY COMMERCIAL	151	30%	45	39	0	26%
TOTAL				759	1060	152	63%

NOTE:

1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30% AND RESIDENTIAL ZONES PRESERVATION RATE IS 50%.
2. THE REQUIRED TREE PRESERVATION RATE IS NOT MET FOR EACH INDIVIDUAL PARCELS, BUT IS MET FOR THE ENTIRE PROJECT.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

PRELIMINARY NATURAL PROTECTION PLAN

SUBSTANCE ABUSE & MENTAL HEALTH FACILITY
FLAGSTAFF ARIZONA

JOB NO: 20136
DATE: MAY 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

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NO.	DESCRIPTION	DATE	BY

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DRAWING NO.
NRPP

SHT NO. 6 OF 6

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PLOTTED: Jul 22, 2021-7:56am

CONCEPT ZONING MAP AMENDMENT

FOR

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

RESOURCE PRESERVATION

APN 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6827G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DATA:

PROPOSED BUILDING SQUARE FOOTAGE
MAIN CAMPUS:
DETOX (BUILDING & PATIO): (11,550 SF + 1,191 SF) = 12,741 SF TOTAL
ADMINISTRATION: 3,231 SF
OUTPATIENT PROGRAM (BUILDING & PATIO): (4,453 SF + 1,627 SF) = 6,000 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) MENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
GROUP (BUILDING & PATIO): (5,333 SF + 3,116 SF) = 8,449 SF TOTAL
DINING/KITCHEN (BUILDING & PATIO): (4,128 SF + 1,670 SF) = 5,798 SF TOTAL

SOBER LIVING:
MANAGEMENT: 3,974 SF
MENS (1ST & 2ND FLOOR): 4,974 SF TOTAL
WOMENS (1ST & 2ND FLOOR): 4,974 SF TOTAL

EQUESTRIAN AREA (STABLE & PATIO): (1,800 SF + 700 SF) = 2,500 SF TOTAL

FLOOR AREA RATIO
FLOOR AREA RATIO (FAR) FOR HC: 3.0 MAX
PROPOSED MAIN CAMPUS FAR: 39,241 SF/303,838 SF = 0.13
PROPOSED SOBER LIVING FAR: 8,948 SF/116,842 SF = 0.08
PROPOSED FUTURE LOT 1 FAR: 4,000 SF/35,277 SF = 0.11
PROPOSED FUTURE LOT 2 FAR: 3,000 SF/27,328 SF = 0.11

LOT COVERAGE
LOT COVERAGE FOR RR: 20% MAX
PROPOSED EQUESTRIAN AREA LOT COVERAGE (INCLUDING PATIO): 2,500 SF/ 47,697 SF = 5.24%

BUILDING CONSTRUCTION TYPE
V-B (1 HOUR, SPRINKLED)

BUILDING HEIGHT
BUILDING HEIGHT FOR HC: 60' MAX
BUILDING HEIGHT FOR RR: 35' MAX
PROPOSED BUILDING HEIGHT FOR DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN: 2 STORIES
ALL OTHER BUILDING HEIGHT: SINGLE STORY

PARKING
MAIN CAMPUS:
INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE
RTC MENS: (40/6 BEDS * 1) + (3 STAFF * 1) = 10 SPACES
RTC WOMENS: (40/6 BEDS * 1) + (3 EMPLOYEES * 1) = 10 SPACES
DINING/KITCHEN: (5 EMPLOYEES * 1) = 5 SPACES
GROUP: (6 EMPLOYEES * 1) = 6 SPACES
OUTPATIENT PROGRAM: (5 EMPLOYEES * 1) = 5 SPACES
ADMINISTRATION: (6 EMPLOYEES * 1) = 6 SPACES
DETOX: (30/6 BEDS * 1) + (7 STAFF * 1) = 12 SPACES
HOUSE KEEPING/MAINTENANCE: (8 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 62 SPACES
ADA PARKING REQUIRED: 4 SPACES

SOBER LIVING:
MANAGEMENT: (3 EMPLOYEES * 1) = 3 SPACES
MENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
WOMENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 19 SPACES
ADA PARKING REQUIRED: 1 SPACES

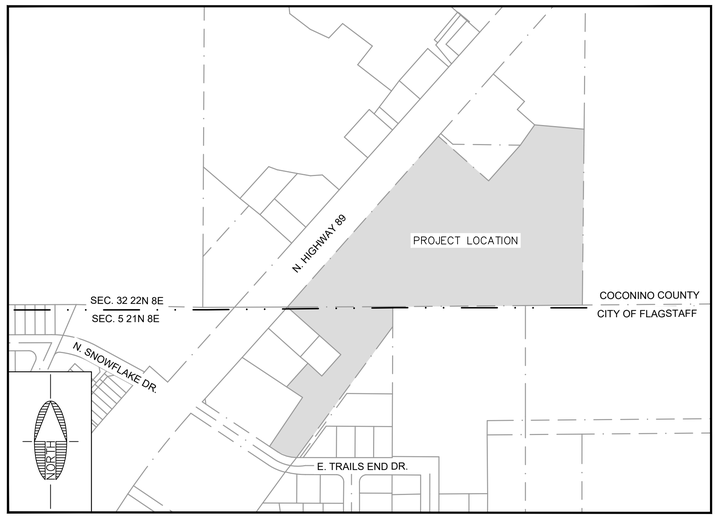
TOTAL MAIN CAMPUS & SOBER LIVING PARKING REQUIRED: 86 SPACES (INCLUDING 5 ADA SPACES)
TOTAL BIKE PARKING REQUIRED: 86 SPACES & 5% = 5 SPACES
TOTAL BIKE PARKING PROVIDED: 9 BIKE RACKS (INCLUDING 3 COVERED)
PARKING REDUCTION: 86 SPACES * 5% = 4.3 SPACES REDUCED
TOTAL MAIN CAMPUS & SOBER LIVING PARKING PROVIDED: 83 SPACES (INCLUDING 8 ADA SPACES)

REQUIRED PARKING FOR FUTURE LOT 1 (4,000 SF):
RESTAURANT: 1 SPACE PER 100 GSF, PLUS 1 SPACE PER EMPLOYEE
TOTAL PARKING REQUIRED: (4,000/100 GSF * 1) + (6 EMPLOYEES * 1) = 46 SPACES
TOTAL BIKE PARKING PROVIDED: 1 BIKE RACK
PARKING REDUCTION: 46 SPACES * 5% = 2.25 SPACES REDUCED
TOTAL PARKING PROVIDED: 45 SPACES (INCLUDING 1 ADA SPACE)

PROPOSED PARKING FOR FUTURE LOT 2 (3,000 SF):
RESTAURANT: 1 SPACE PER 100 GSF, PLUS 1 SPACE PER EMPLOYEE
TOTAL PARKING REQUIRED: (3,000/100 GSF * 1) + (5 EMPLOYEES * 1) = 35 SPACES
TOTAL PARKING PROVIDED: 35 SPACES (INCLUDING 1 ADA SPACE)
TOTAL BIKE PARKING PROVIDED: 1 BIKE RACK

OPEN SPACE
TOTAL OPEN SPACE REQUIRED FOR HC: 45,576 SF
TOTAL OPEN SPACE PROVIDED FOR HC: 74,832 SF

TOTAL OPEN SPACE REQUIRED FOR RR: 7,155 SF
TOTAL OPEN SPACE PROVIDED FOR RR: 19,630 SF



VICINITY MAP
N.T.S.

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7144 E. STETSON, C-200
SCOTTSDALE, AZ 85251
(602)-882-7451

PROPERTY DATA:

FLAGSTAFF REHAB CAMPUS
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

ASSESSOR'S PARCEL NO.
113-17-011A (±2.15 AC) &
301-50-005G (±10.06 AC)

EXISTING ZONING
APN 113-17-011A: HIGHWAY COMMERCIAL (HC)
APN 301-50-005G: CH-10,000

PROPOSED ZONING
APN 301-50-005G: HIGHWAY COMMERCIAL (HC) & RURAL RESIDENTIAL (RR)

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001

SHEET INDEX

SHEET NO.	DRAWING NO.	SHEET TITLE
1	CVR	COVER SHEET
2	CM01	CONTEXT ANALYSIS MAP
3	SM01	SITE ANALYSIS MAP
4	CP01	CONCEPT ZONING PLAN
5	NRPP	NATURAL RESOURCE PROTECTION PLAN

LEGEND

LOT LINE
ROW
EASEMENT
8"SS — GRAVITY SEWER LINE
8"W — PUBLIC WATER LINE
STORM DRAIN PIPE
LOT BOUNDARY
FIRE HYDRANT
W — WATER METER
S — SEWER MANHOLE
GATE VALVE
DRAINAGE ARROW
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE

EX. LOT LINE
EX. EASEMENT
6945 — EX. INDEX CONTOUR
8"W — EX. WATER LINE
EX. SEWER LINE
G — EX. GAS
S — EX. STORM DRAIN
UGE — EX. UNDERGROUND UTIL.
OHE — EX. OVERHEAD UTIL.
SECTION LINE
EX. ROAD STRIPING
WV — EX. WATER VALVE
EX. SIGNAGE
EX. LIGHT POLE
SCE87478 — EX. ELECTRIC BOX
EX. DRAINAGE ARROW

PRELIMINARY

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C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA

FLAGSTAFF REHAB CAMPUS

COVER SHEET

JOB NO: 20136
DATE: JUL 21
SCALE: N/A
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY

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928.773.0354
928.774.6934 fax
www.swoz.com

Shephard Wesnitzer, Inc.

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DRAWING NO.
CVR

SHT NO. 1 OF 5

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - COVER SHEET.DWG CPHAM

PLOTTED: Jul 22, 2021-7:57am



LEGEND

PROPERTY TO BE REZONED

EXISTING PROPERTY LINE

CITY LIMITS

CITY OF FLAGSTAFF ZONING

R1	SINGLE-FAMILY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
MH	MANUFACTURED HOUSING
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
PF	PUBLIC FACILITY
"CITY"	CITY OF FLAGSTAFF

COCONINO COUNTY ZONING

AR-5	AGRICULTURAL RESIDENTIAL (5 AC)
AR-2 1/2	AGRICULTURAL RESIDENTIAL (2.5 AC)
CH-10,000	COMMERCIAL HEAVY
"COUNTY"	COCONINO COUNTY

SCALE 1" : 150'
0 75 150

PRELIMINARY

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C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO:	20136
DATE:	JUL 21
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	CNP
CHECKED:	SCI

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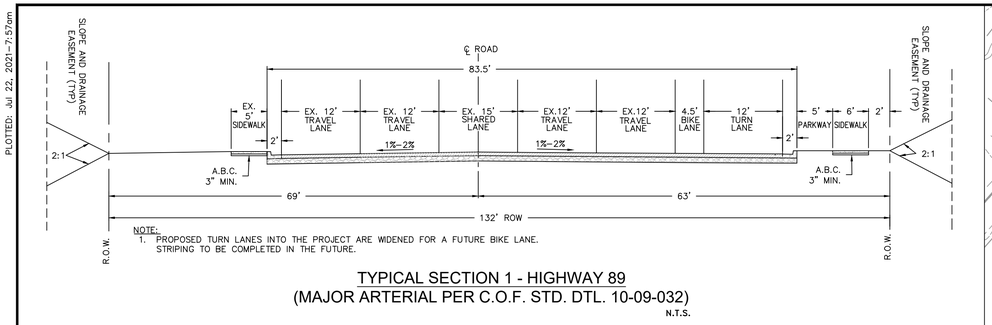
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DRAWING NO.
CM01

SHT NO. 2 OF 5

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



TYPICAL SECTION 1 - HIGHWAY 89
(MAJOR ARTERIAL PER C.O.F. STD. DTL. 10-09-032)
N.T.S.

CLEAR VIEW ZONE #D3
53.5'X595'

N. HIGHWAY 89

DETOX

FUTURE EQUESTRIAN AREA

PROPOSED 26' PUE

PROPOSED 8' PUE

PROPOSED 8' PUE

EXISTING 5' WATER LINE EASEMENT

PROPOSED 8' PUE

PROPOSED 26' PAE

ADMINISTRATION

PROPOSED 6" FIRE LINE (TYP.)

OUTPATIENT PROGRAM (OP)

PROPOSED 20' PUE

PROPOSED 20' PUE

PROPOSED 10' PUE

RESIDENTIAL TREATMENT CENTER (RTC) WOMENS

DINING

PROPOSED WATER METER (TYP.)

PROPOSED RPA (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

SOBER LIVING WOMENS

FUTURE COMMERCIAL PAD

PROPOSED 12" WATER MAIN

PROPOSED 8' PUE

RESIDENTIAL TREATMENTS CENTER (RTC) MENS

SOBER LIVING MENS

PROPOSED SEWER SERVICE (TYP.)

GROUP

EXISTING STREET LIGHTS TO BE RELOCATED (TYP.)

PROPOSED WATER SERVICE (TYP.)

PROPOSED 26' PAE

PROPOSED 20' PUE

PROPOSED 15' PUE

CONNECT TO EXISTING WATER MAIN

SECTION LINE

FUTURE COMMERCIAL PAD

SOBER LIVING MANAGEMENT

COCONINO COUNTY

CITY OF FLAGSTAFF

EXISTING 8' ELECTRIC EASEMENT

EXISTING/PROPOSED ULTIMATE DISCHARGE LOCATION

PROPOSED EXTENDED DETENTION BASIN

EXISTING 40' PUE

EXISTING FIRE HYDRANT

RELOCATED FIRE EXISTING FIRE HYDRANT

EXISTING DRAINAGE SWALE

EXISTING OVERHEAD ELECTRIC LINE

PROPOSED SEWER MANHOLE (TYP.)

EXISTING 12" CI WATER MAIN

PROPOSED 26' PUE

PROPOSED 8" SEWER MAIN

EXISTING DIRT ROAD TO REMAIN

EXISTING 16' PUE

EXISTING 25' GAS EASEMENT

EXISTING 16' PUE

EXISTING 10' SEWER EASEMENT

EXISTING GAS LINE

EXISTING 10' SEWER EASEMENT

CONNECT TO EXISTING SEWER MANHOLE

EXISTING 8" PVC SEWER LINE

PROPOSED SCUPPER

EXISTING 8" CI WATER LINE

CONNECT TO EXISTING WATER LINE

EXISTING ULTIMATE STORMWATER DISCHARGE LOCATION

E. TRAILS END DR.

SCALE 1" : 60'
0 30 60

PRELIMINARY

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C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO:	20136
DATE:	JUL 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	SCI

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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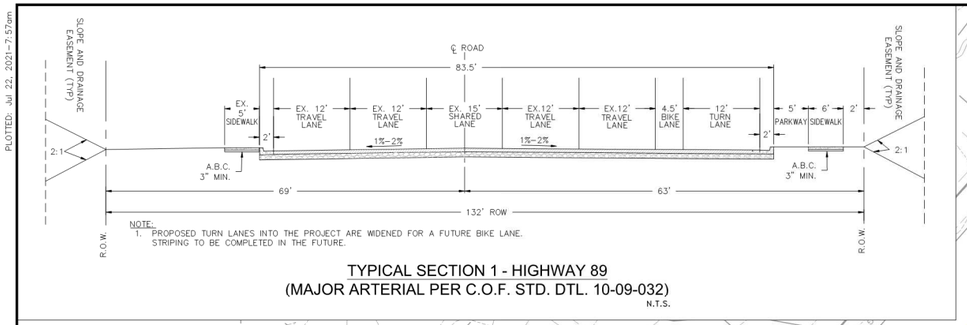
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DRAWING NO.
CP01

SHT NO. 4 OF 5

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TYPICAL SECTION 1 - HIGHWAY 89
(MAJOR ARTERIAL PER C.O.F. STD. DTL. 10-09-032)
N.T.S.

Sewer line extension to neighbor to the north.

N. HIGHWAY 89
CLEAR VIEW ZONE #03 53.5'X595'
FUTURE EQUESTRIAN AREA
DETOX
PROPOSED 26' PUE
PROPOSED 8' PUE
EXISTING 5' WATER LINE EASEMENT
PROPOSED 26' PAE
ADMINISTRATION
PROPOSED 6" FIRE LINE (TYP.)
OUTPATIENT PROGRAM (OP)
PROPOSED 20' PUE
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS
PROPOSED 10' PUE
PROPOSED WATER METER (TYP.)
PROPOSED RPA (TYP.)
DINING
PROPOSED FIRE HYDRANT (TYP.)
SOBER LIVING WOMENS
FUTURE COMMERCIAL PAD
RESIDENTIAL TREATMENTS CENTER (RTC) MENS
PROPOSED 12" WATER MAIN
SOBER LIVING MENS
PROPOSED SEWER SERVICE (TYP.)
GROUP
EXISTING STREET LIGHTS TO BE RELOCATED (TYP.)
PROPOSED WATER SERVICE (TYP.)
PROPOSED 15' PUE
CONNECT TO EXISTING WATER MAIN
SECTION LINE
SOBER LIVING MANAGEMENT
COCONINO COUNTY
CITY OF FLAGSTAFF
EXISTING 8' ELECTRIC EASEMENT
EXISTING/PROPOSED ULTIMATE DISCHARGE LOCATION
PROPOSED EXTENDED DETENTION BASIN
EXISTING 40' PUE
EXISTING FIRE HYDRANT
RELOCATED FIRE EXISTING FIRE HYDRANT
EXISTING DRAINAGE SWALE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING 12" CI WATER MAIN
PROPOSED SEWER MANHOLE (TYP.)
PROPOSED 26' PUE
PROPOSED 8" SEWER MAIN
EXISTING DIRT ROAD TO REMAIN
EXISTING 16' PUE
EXISTING 25' GAS EASEMENT
EXISTING 16' PUE
EXISTING 10' SEWER EASEMENT
EXISTING GAS LINE
EXISTING 10' SEWER EASEMENT
CONNECT TO EXISTING SEWER MANHOLE
EXISTING 8" PVC SEWER LINE
PROPOSED SCUPPER
EXISTING 8" CI WATER LINE
CONNECT TO EXISTING WATER LINE
EXISTING ULTIMATE STORMWATER DISCHARGE LOCATION
E. TRAILS END DR.

SCALE 1" = 60'
0 30 60

Exhibit #1

PRELIMINARY

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C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

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DRAWING NO.
CP01

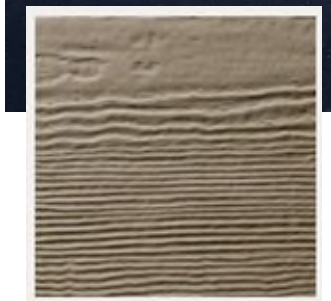
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Flagstaff Location







Khaki Brown ›



Timber Bark ›



Aged Pewter ›



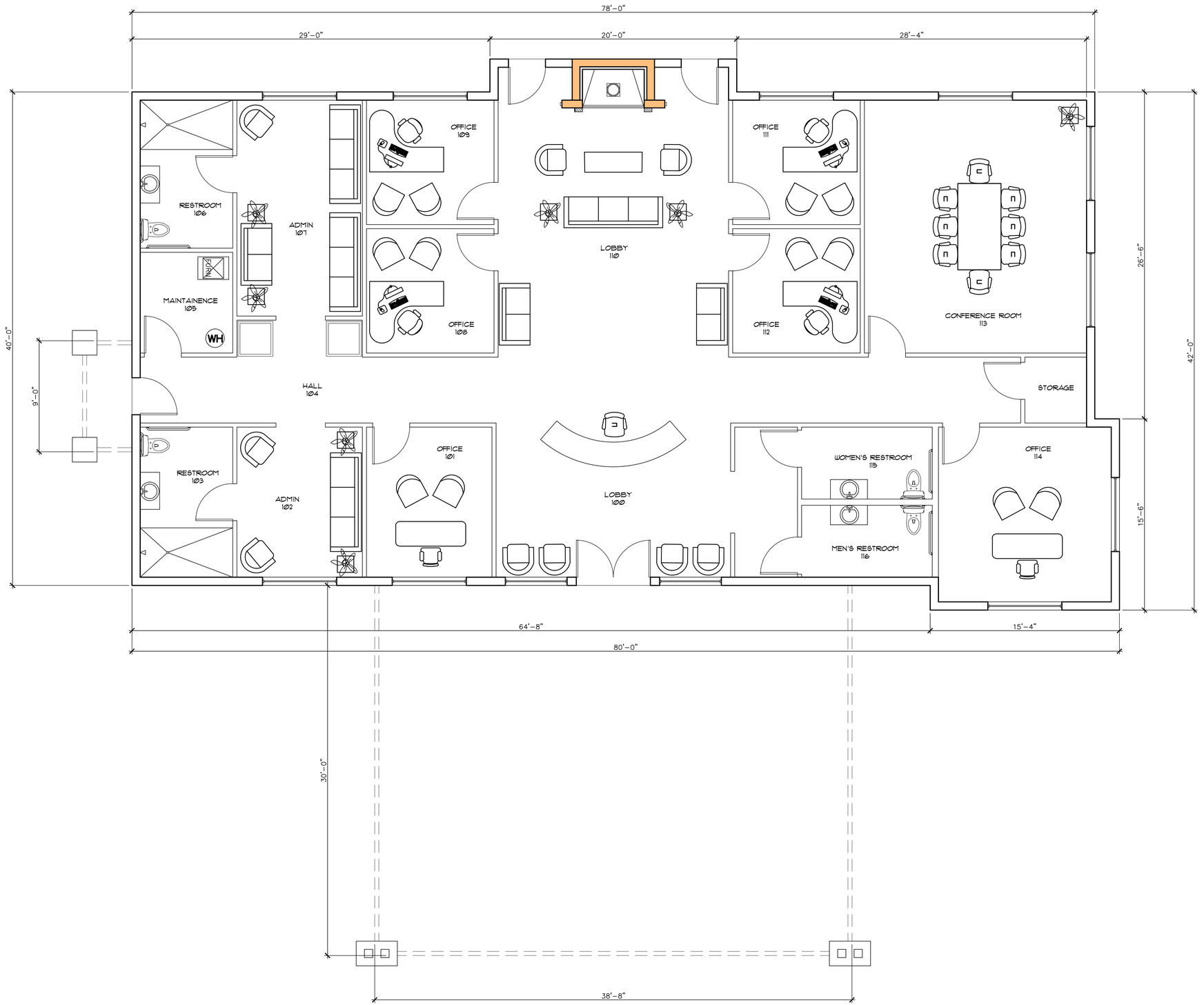
Ledgestone Series

(Click to view all Ledgestone Veneer styles)



Stone Combinations

(Click to view all Stone Combination styles)



1 Admin. Floor Plan

SCALE: 1/4" = 1'-0"

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16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.7744
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

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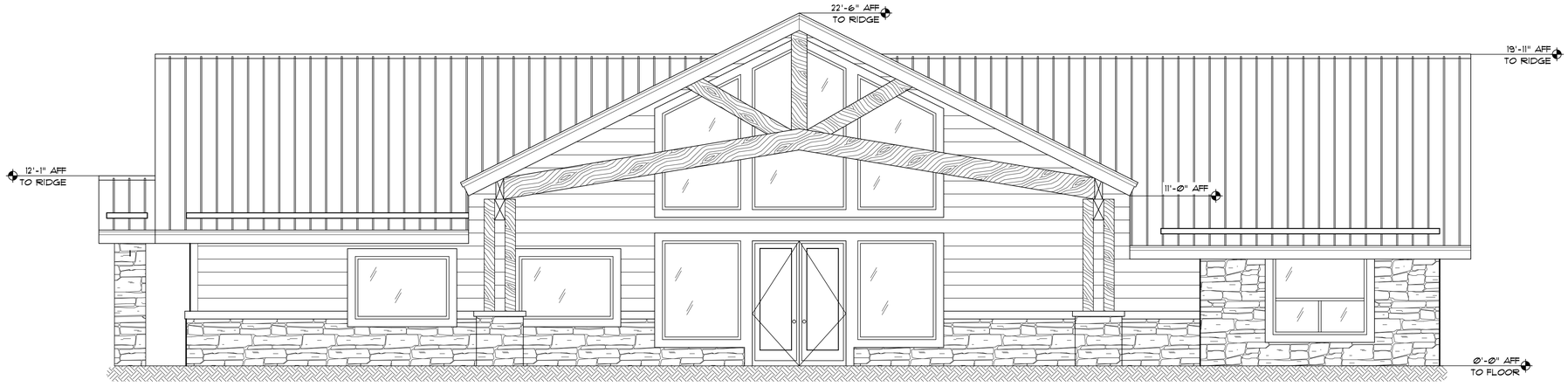
Date: January 19, 2021

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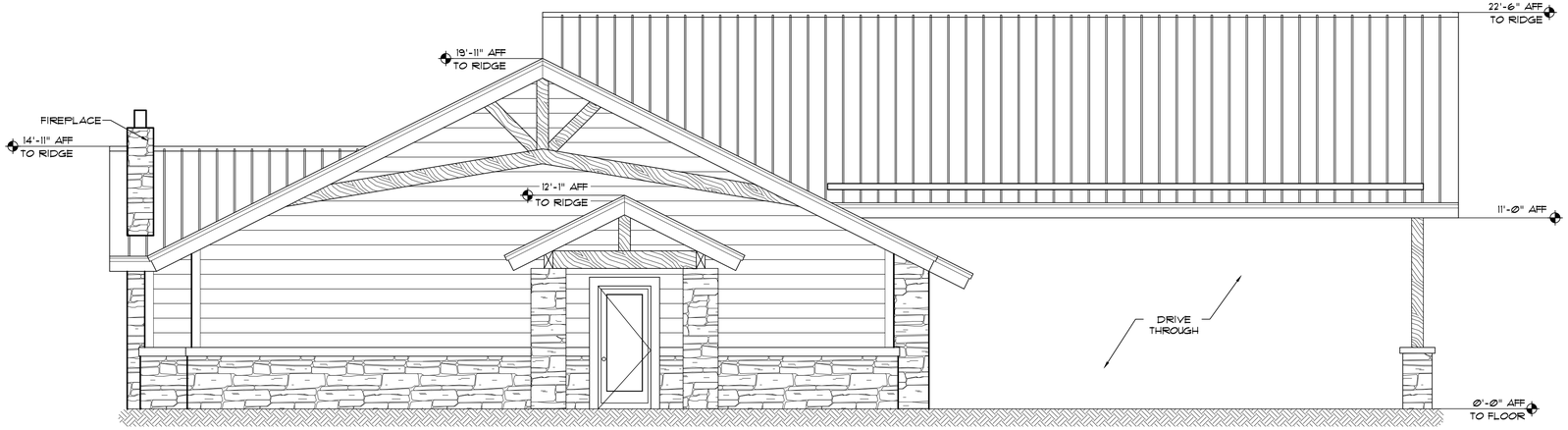
SHEET

A-AD1.0

FLOOR PLAN
ADMIN.
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 WEST ELEVATION
SCALE: 1/4" = 1'-Ø"

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flagstaff, arizona 86001
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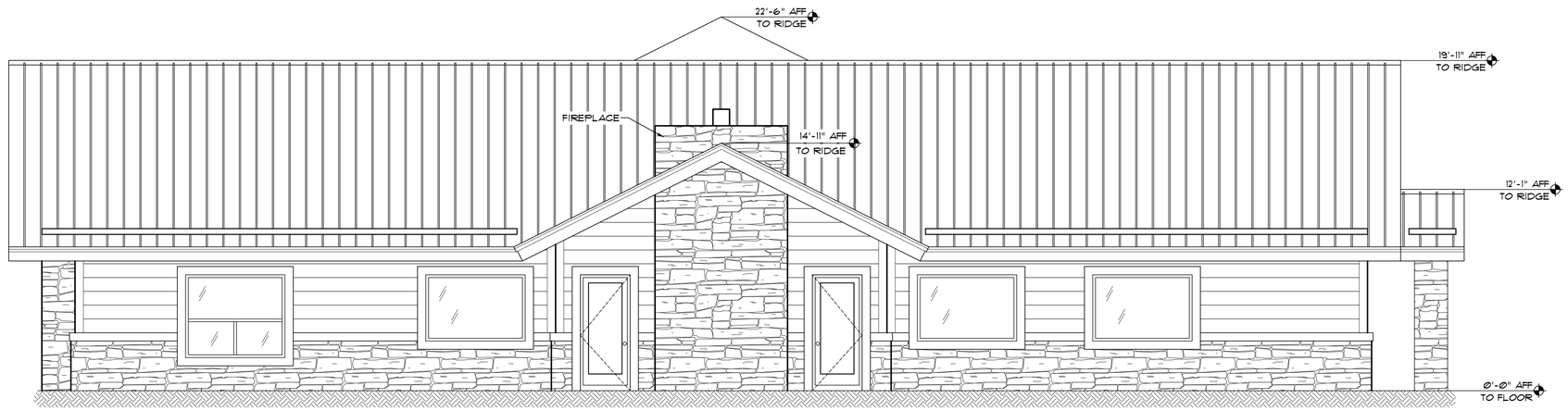
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Job No:

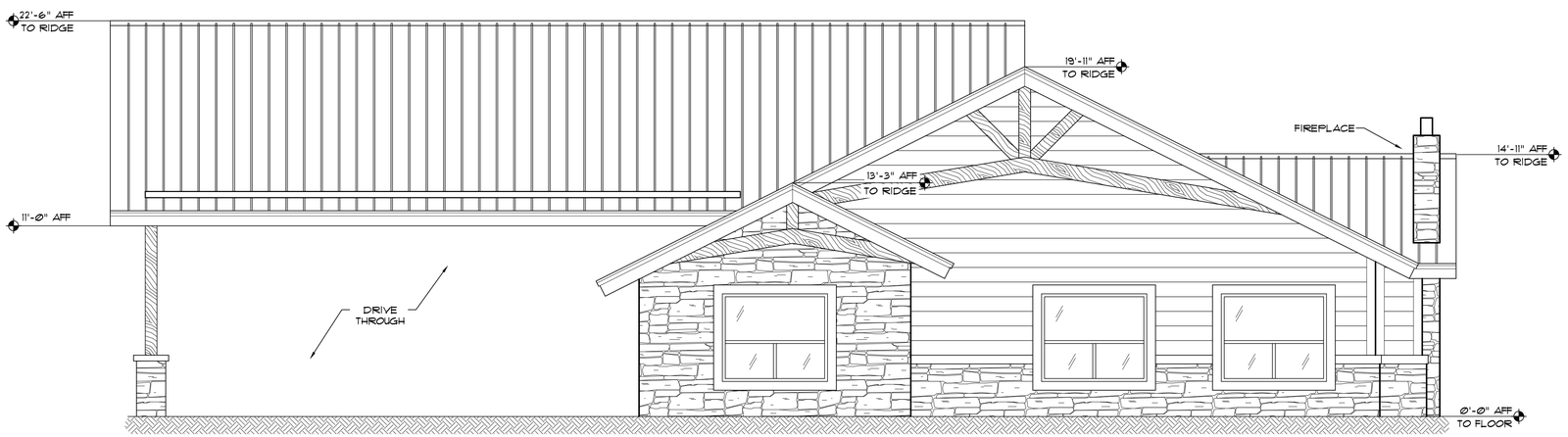
SHEET
A-AD2.0

EXTERIOR ELEVS
ADMIN
SCALE: 1/4" = 1'-Ø"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION

SCALE: 1/4" = 1'-Ø"

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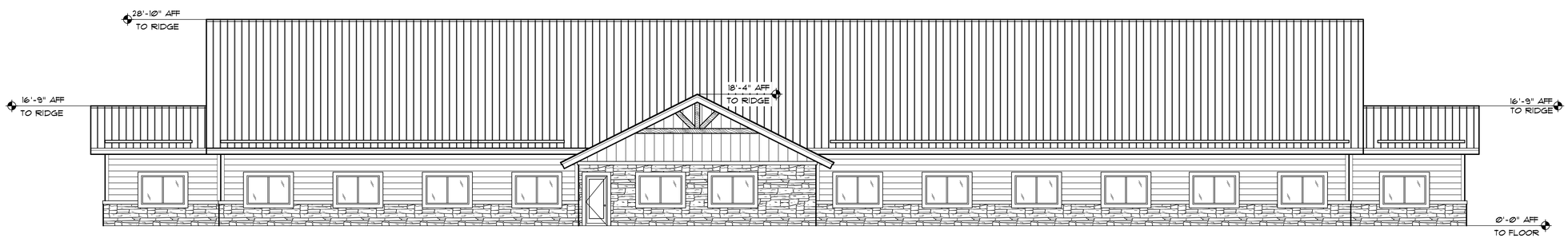
A-AD2.1

EXTERIOR ELEVS
ADMIN.
SCALE: 1/4" = 1'-Ø"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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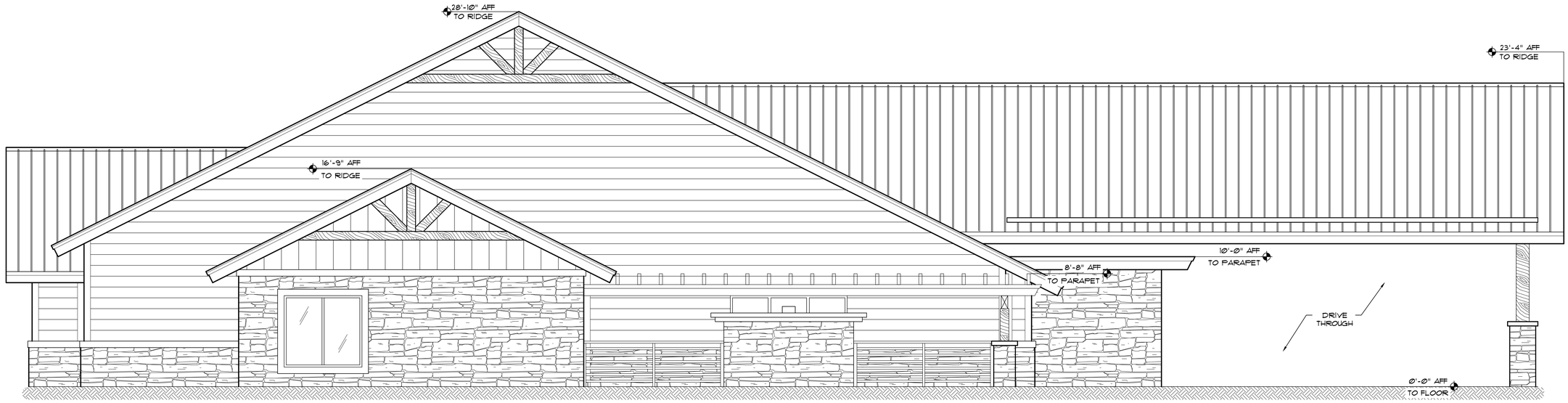
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Job No:

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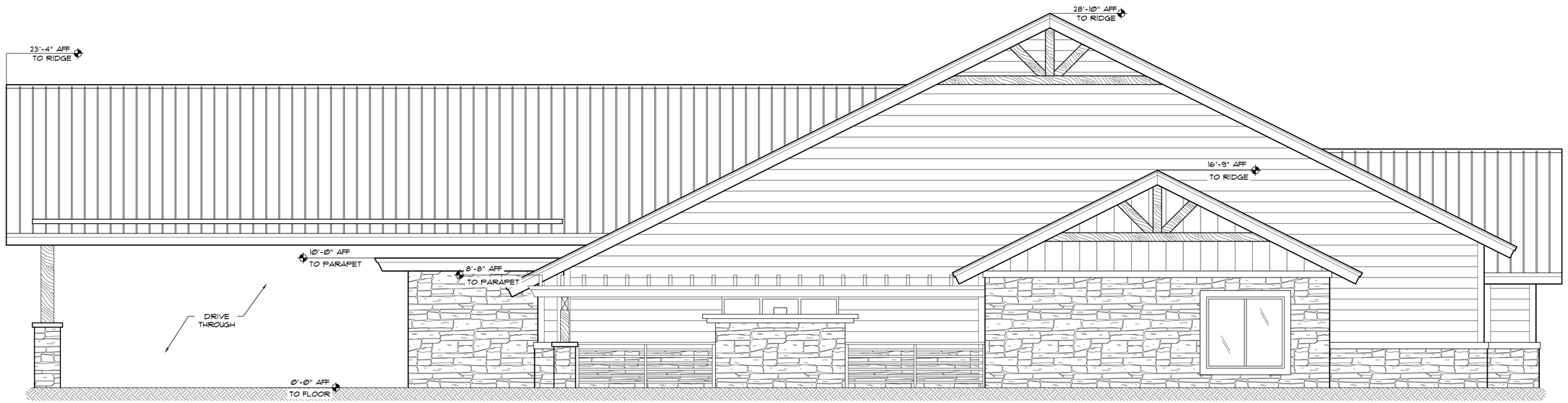
A-DT2.0

EXTERIOR ELEVS
DETOX
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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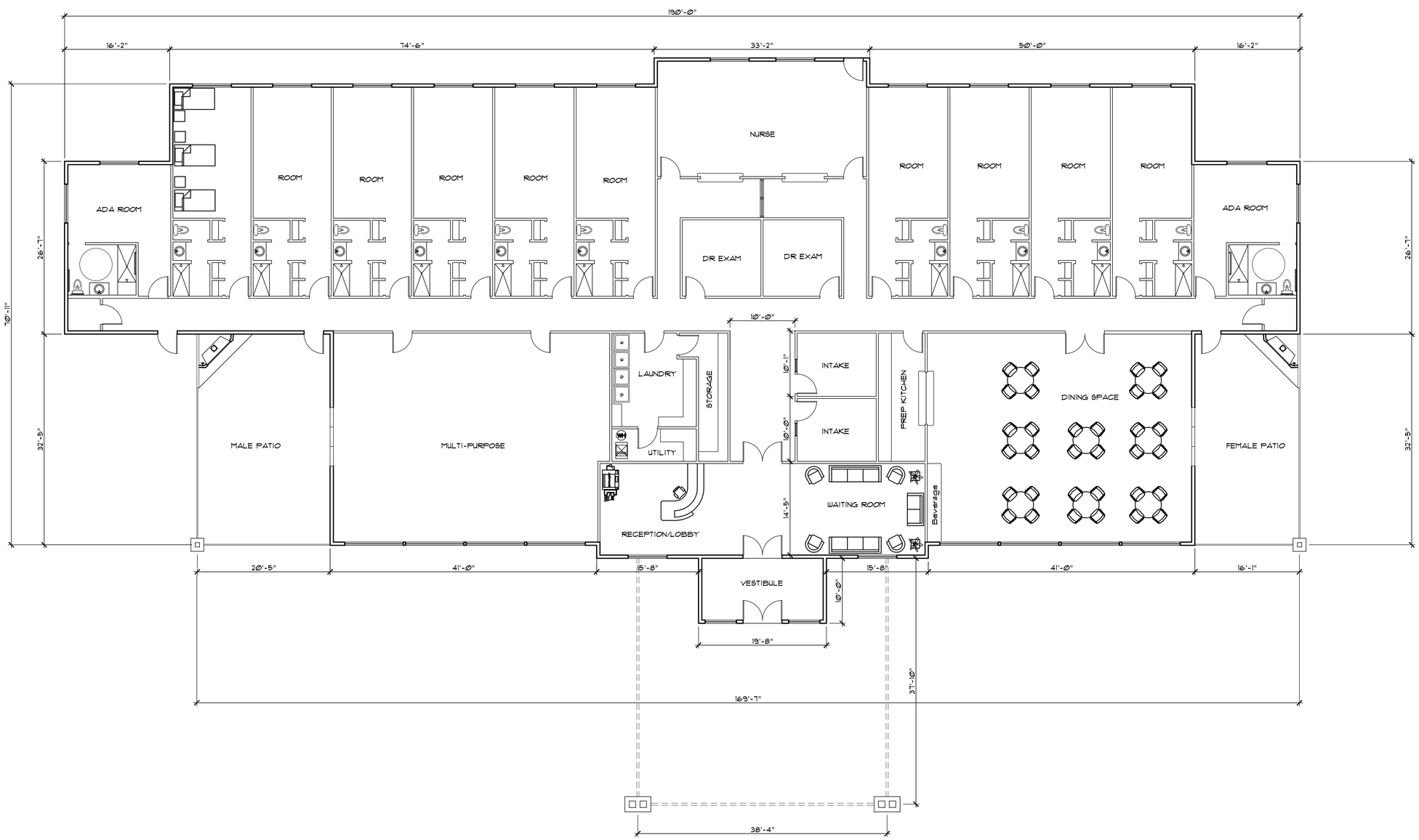
Date: February 5, 2021

Job No:

SHEET

A-DT2.1

EXTERIOR ELEVS
DETOX
SCALE: 1/4" = 1'-0"



1 Detox Floor Plan
SCALE: 1/8" = 1'-0"

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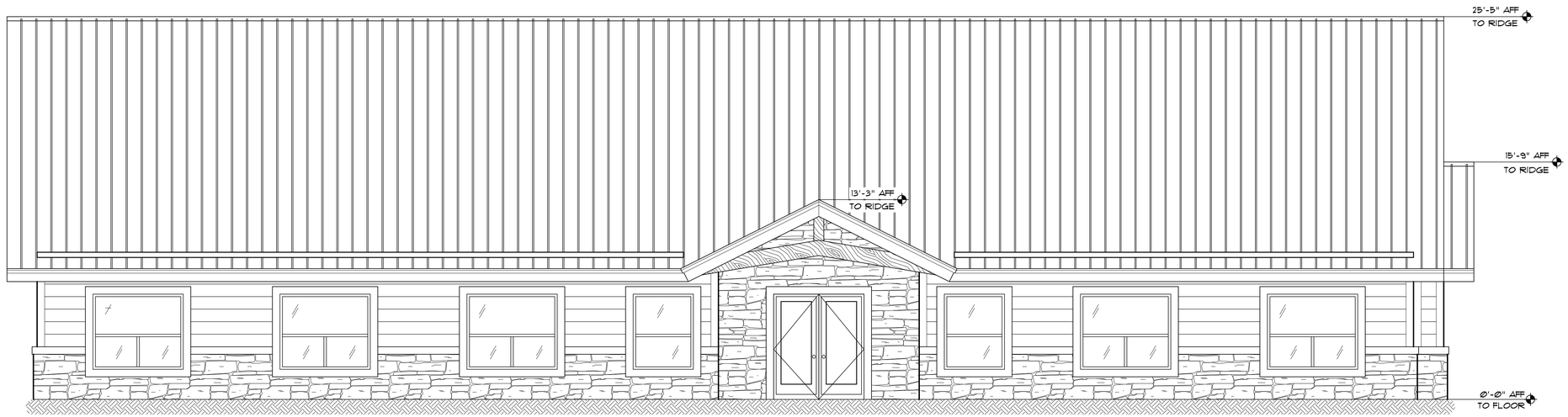
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Date: January 19, 2021
Job No:

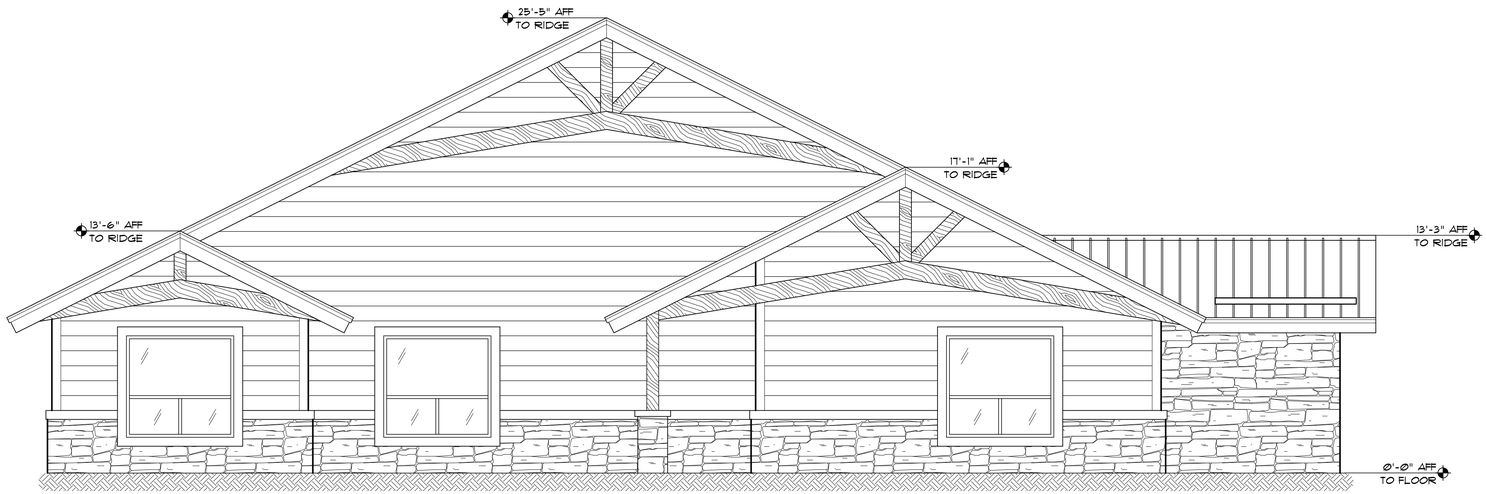
SHEET
A-DT1.0

FLOOR PLAN
DETOX
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"



2 WEST ELEVATION

SCALE: 1/4" = 1'-Ø"

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Health Facility - Group Building
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CONSTRUCTION

Revisions	By

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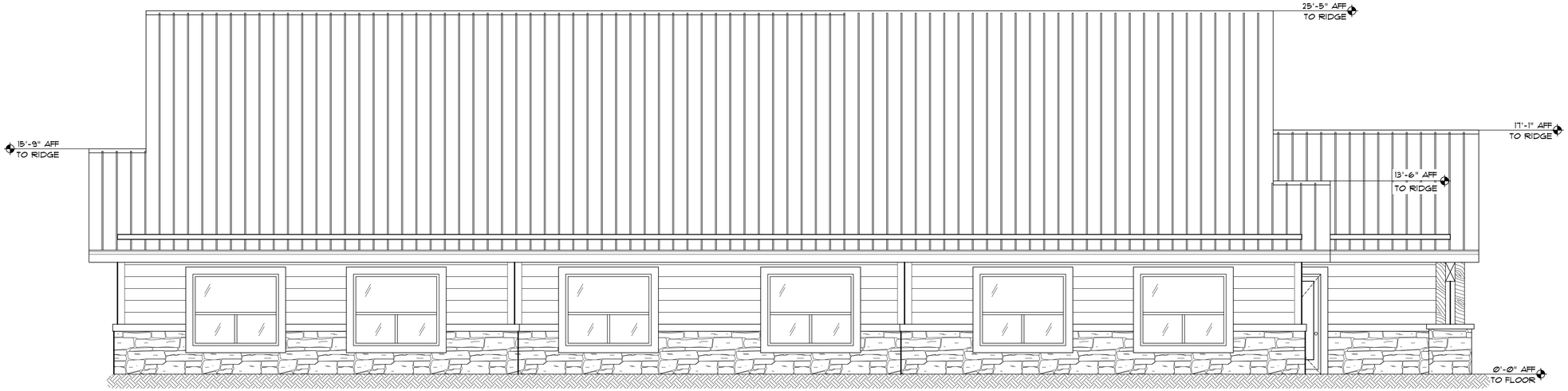
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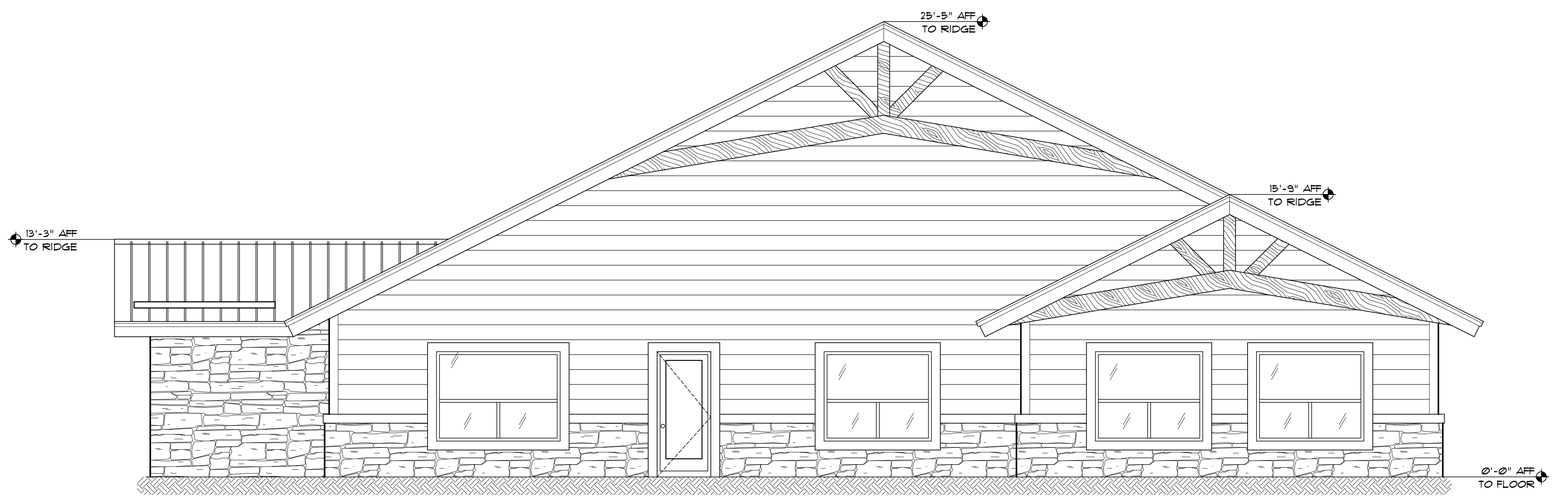
SHEET

A-GR2.0

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-Ø"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

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CONSTRUCTION

Revisions	By

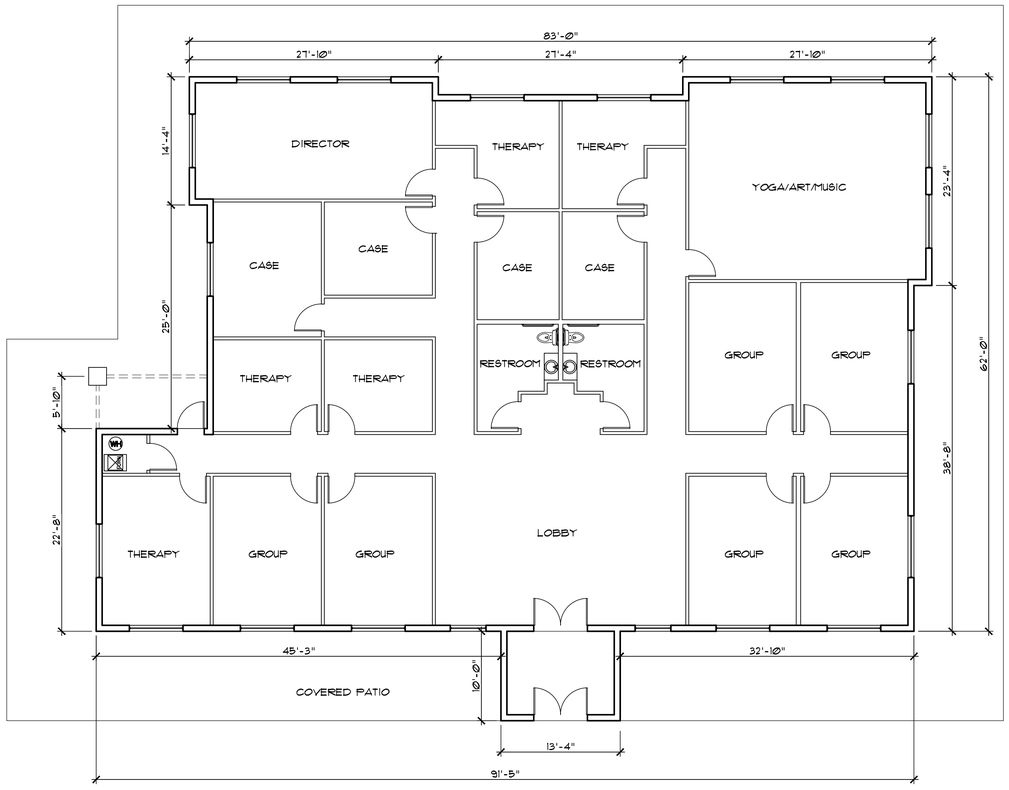
Drawn: LJ

Date: January 19, 2021

Job No:

SHEET
A-GR2.1

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-Ø"



1 Group Floor Plan

SCALE: 1/8" = 1'-Ø"

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email:PDBarchitect@aol.com

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Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

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Revisions	By

Drawn: LJ

Date: January 19, 2021

Job No:

SHEET

A-GR1.0

FLOOR PLAN
Group
SCALE: 1/8" = 1'-Ø"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

PRELIMINARY
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Revisions	By

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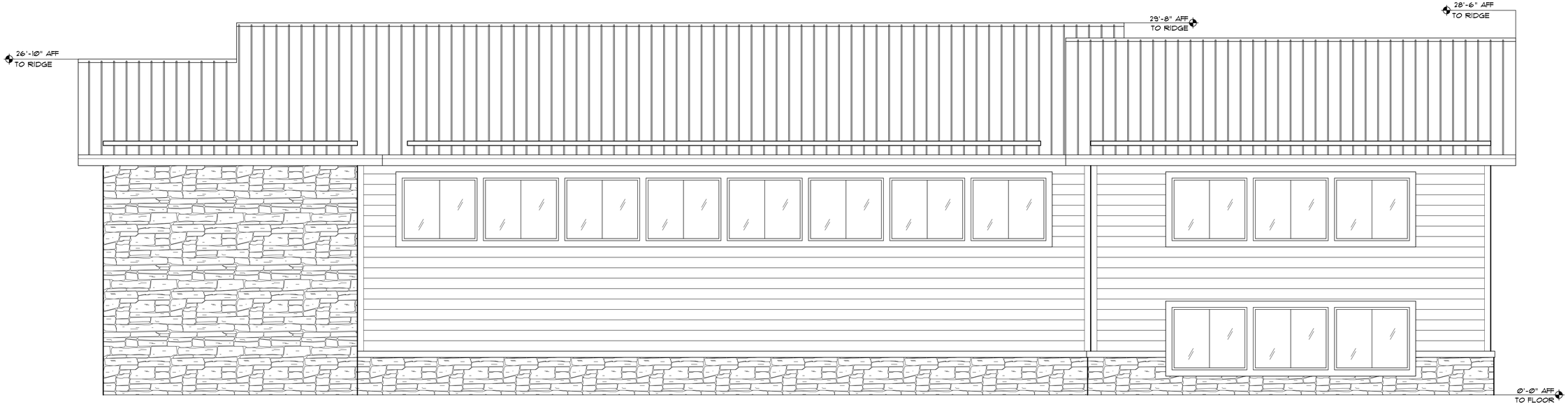
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Job No:

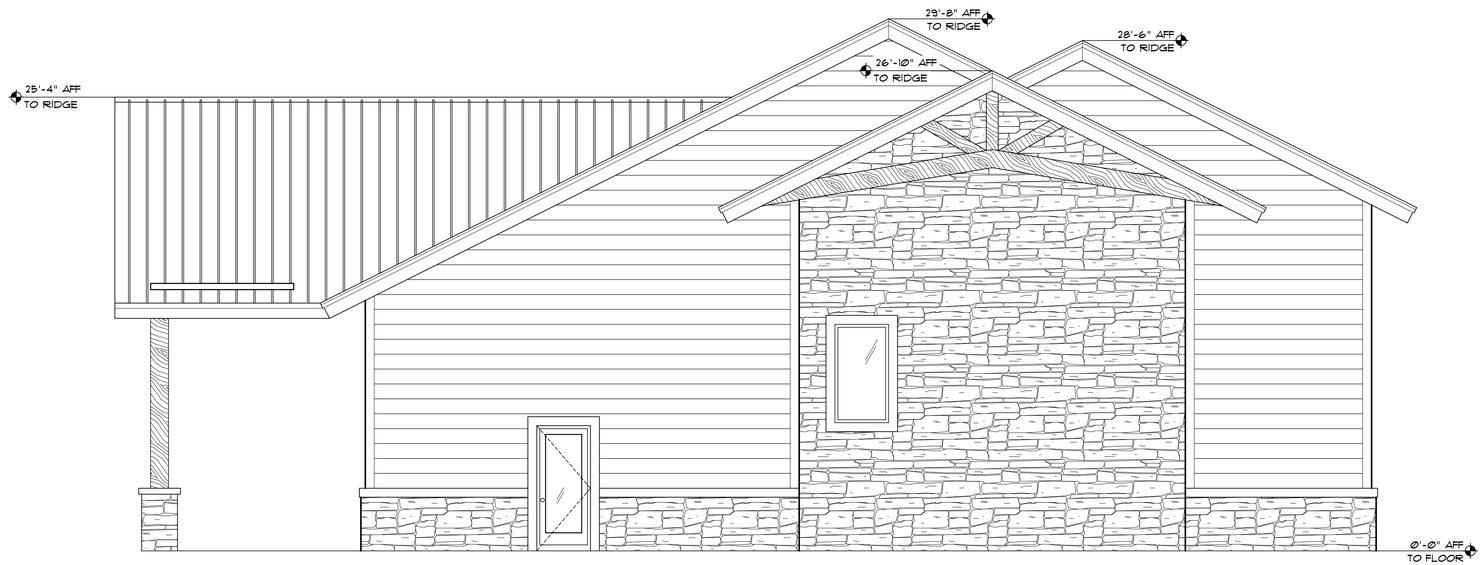
SHEET

A-KD2.0

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

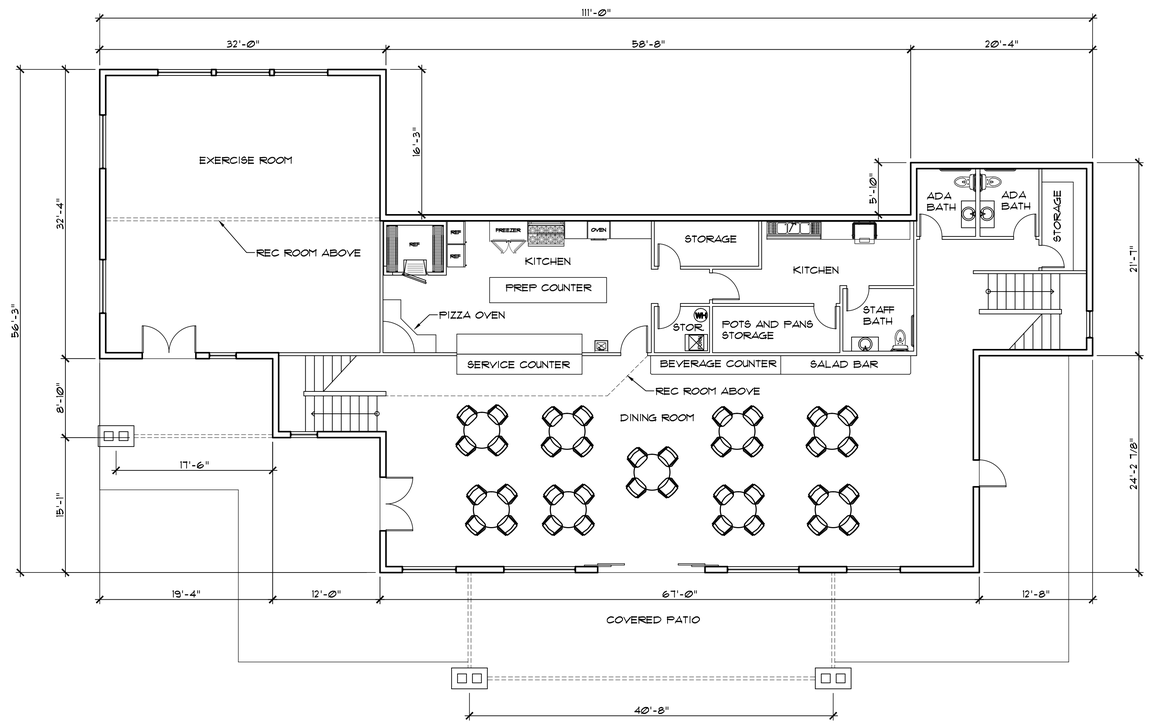
PRELIMINARY
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Date: January 19, 2021
Job No:

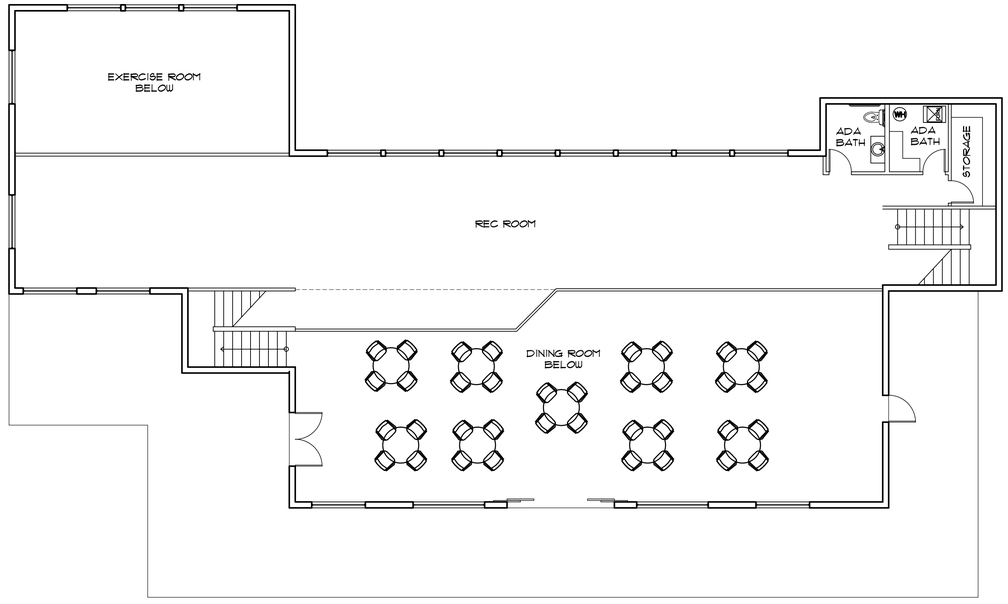
SHEET
A-KD2.1

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 Kitchen/Dining Lower Level Floor Plan

SCALE: 1/8" = 1'-0"



2 Kitchen/Dining Upper Level Floor Plan

SCALE: 1/8" = 1'-0"

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Health Facility - Kitchen/Dining
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Revisions	By

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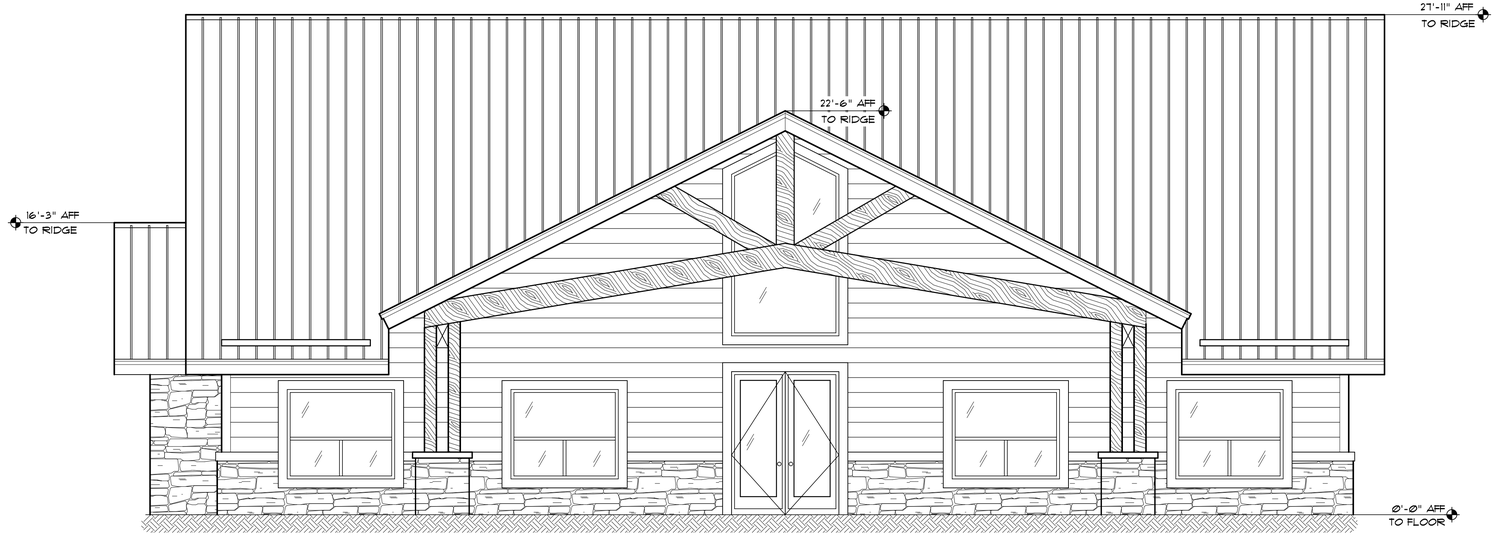
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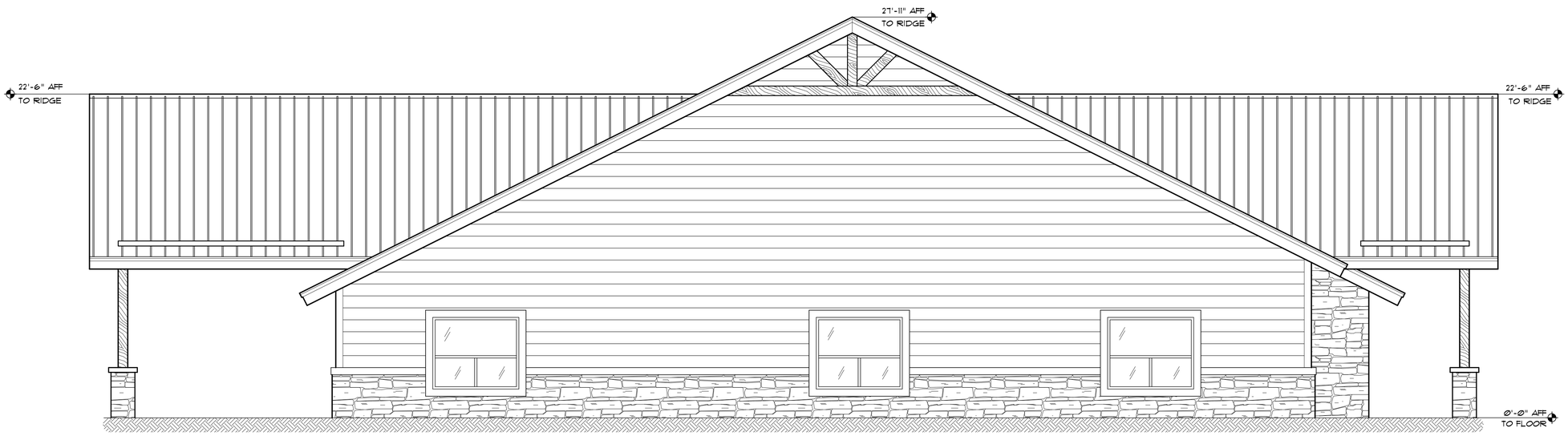
SHEET

A-KD1.0

FLOOR PLANS
KITCHEN/DINING
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Highway 89-A
Flagstaff, AZ

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Revisions	By

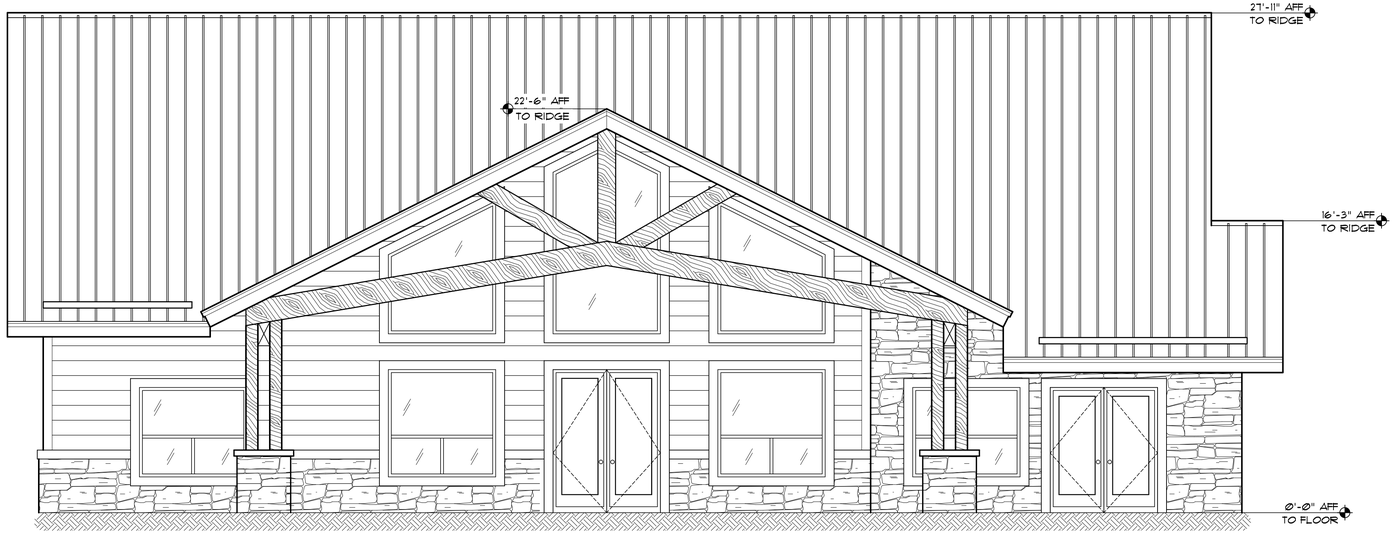
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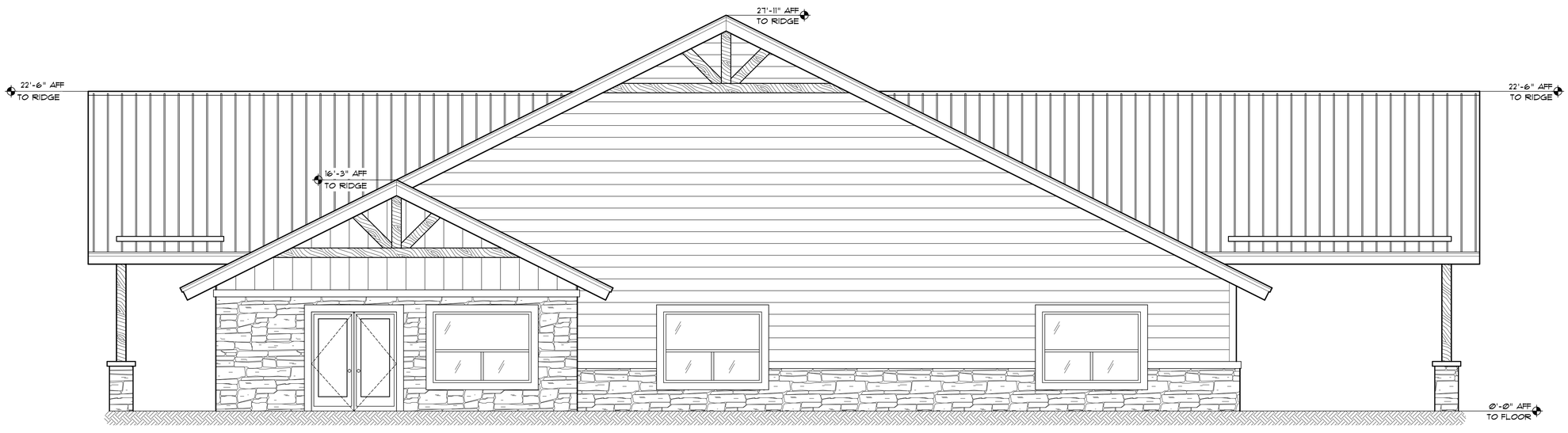
SHEET
A-OP2.0

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION (BACK)

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

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Revisions	By

Drawn: LJ

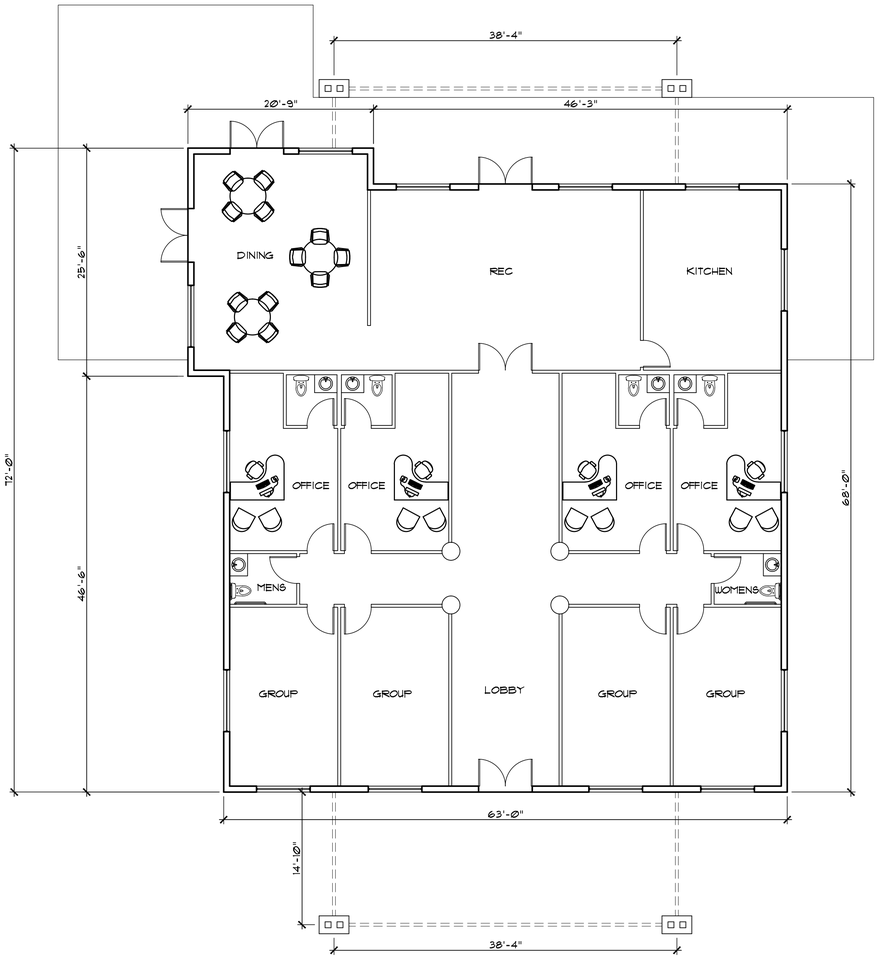
Date: February 3, 2021

Job No:

SHEET

A-OP2.1

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



1 IOP Floor Plan

SCALE: 1/8" = 1'-0"

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Health Facility - IOP Building
Highway 89-A
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Revisions	By

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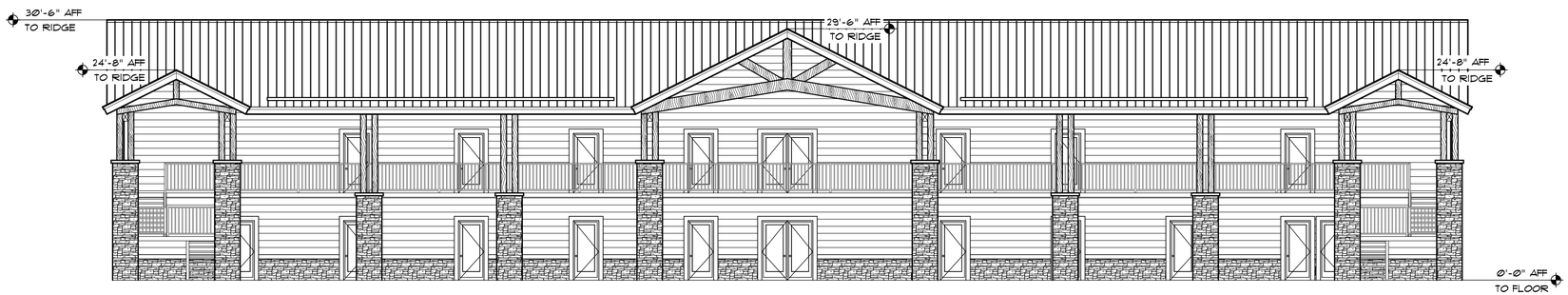
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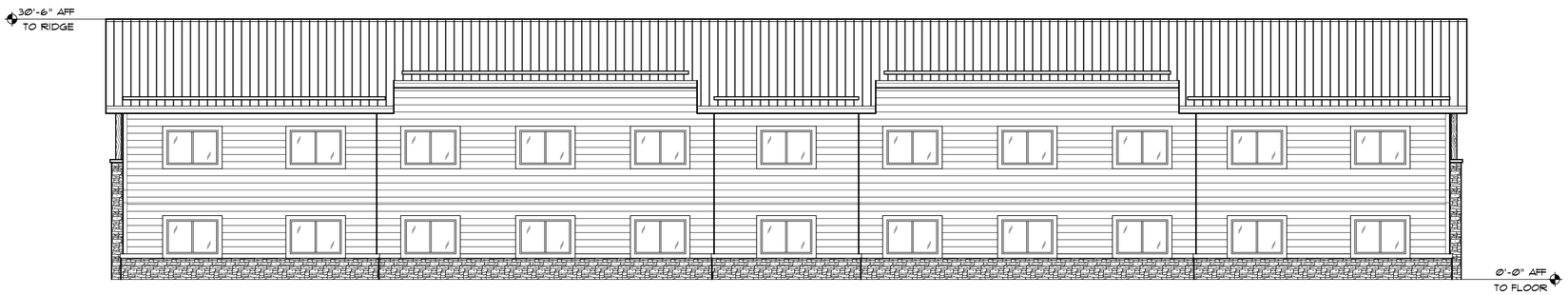
SHEET

A-IOP1.0

FLOOR PLAN
IOP
SCALE: 1/8" = 1'-0"



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



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

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Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

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Revisions	By

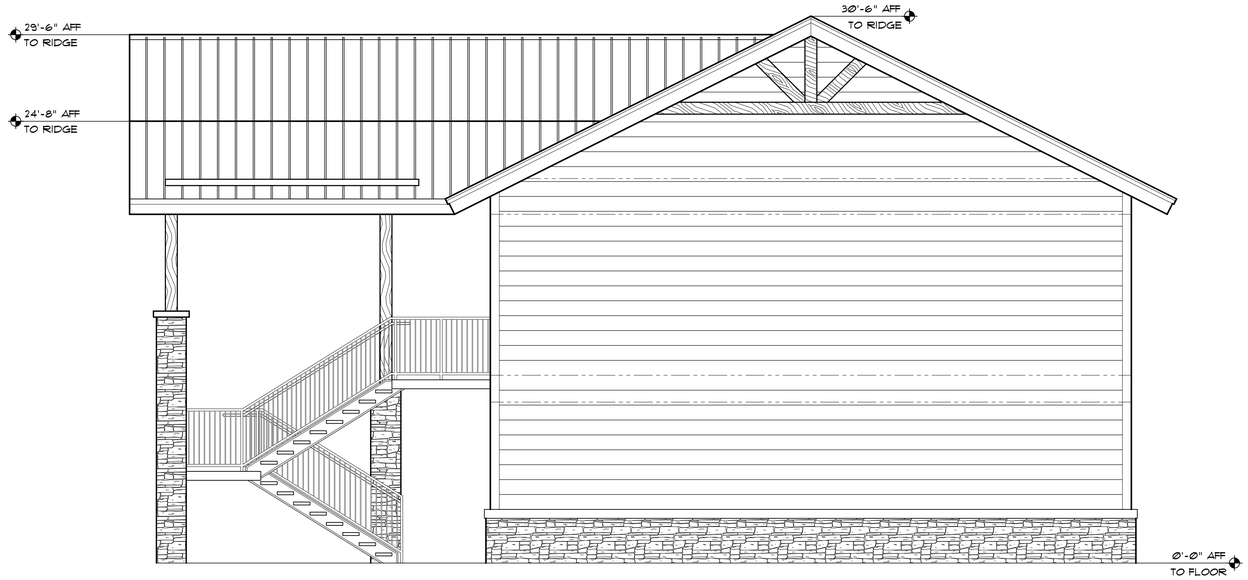
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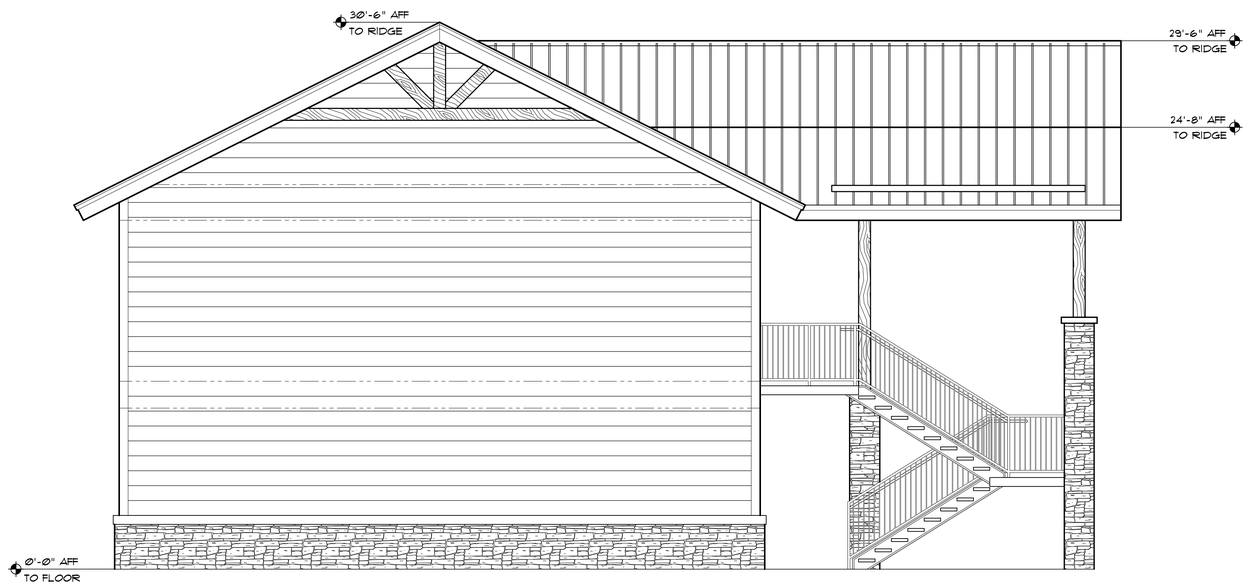
Job No:

SHEET
A-RTC2.0

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

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Revisions	By

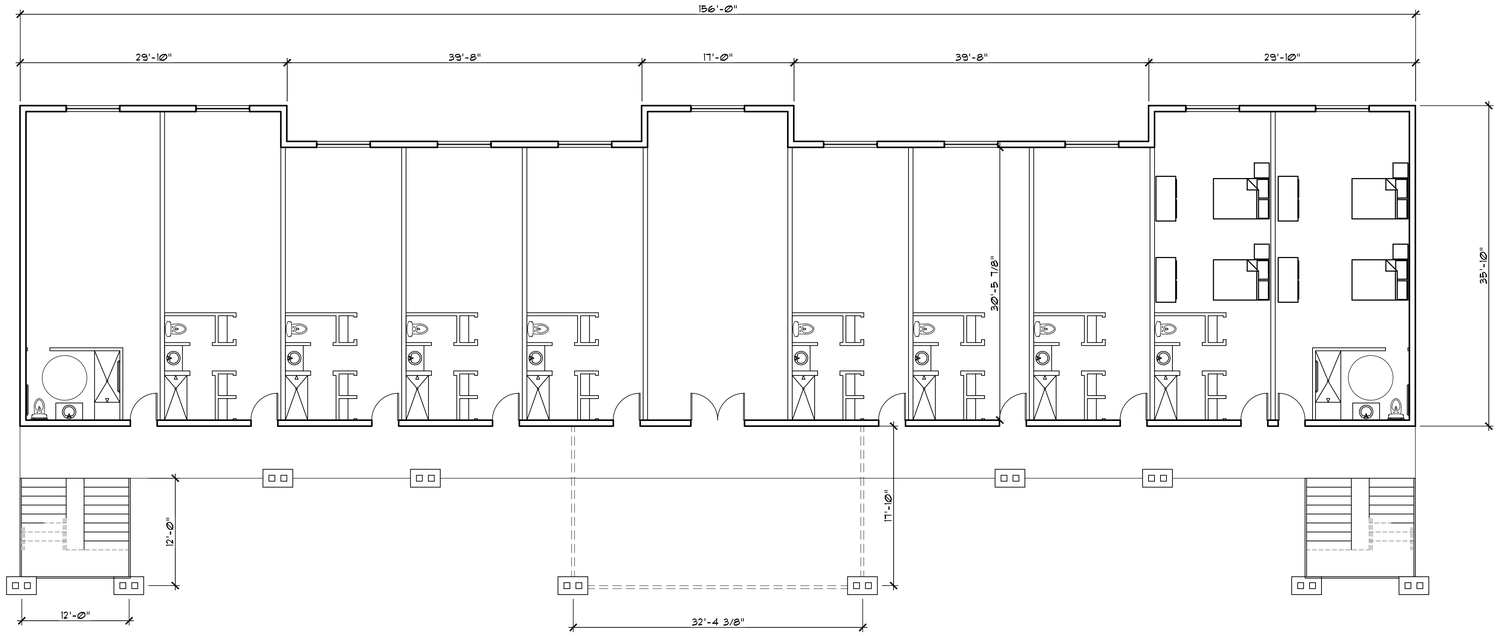
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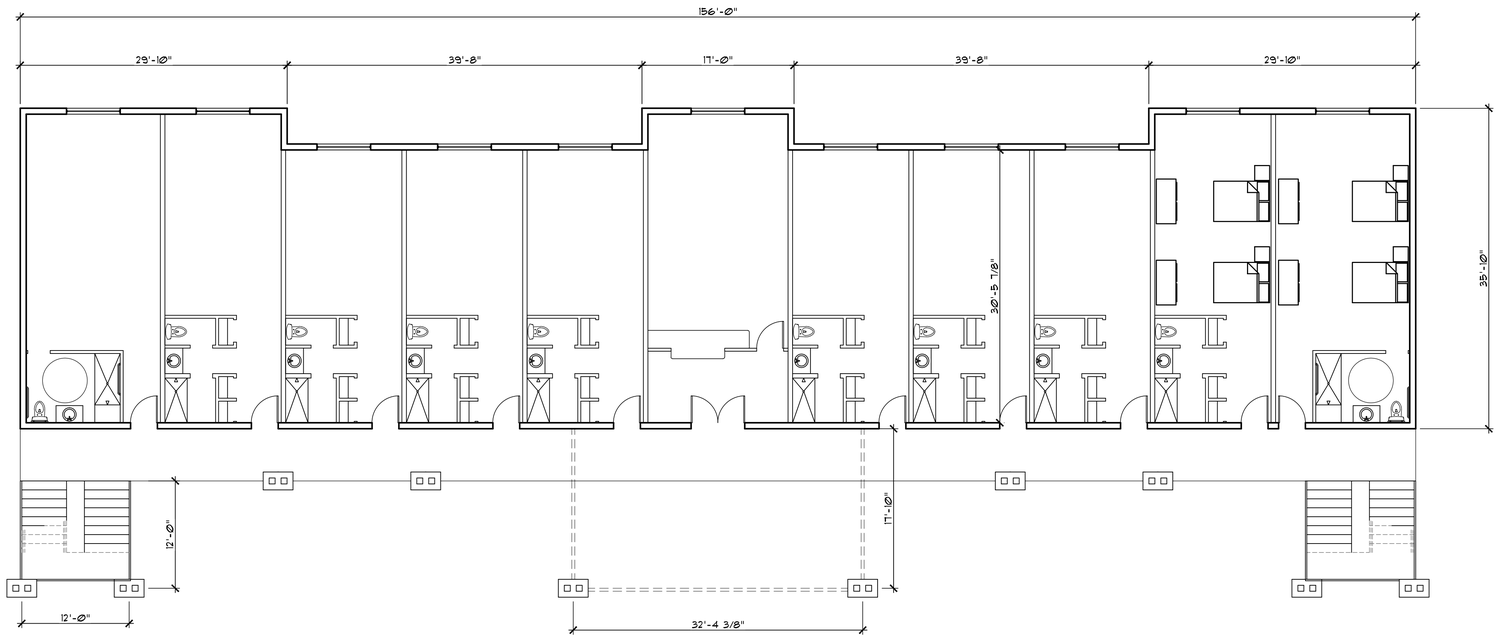
SHEET
RTC2.1

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/4" = 1'-0"



1 RTC Upper Floor Plan

SCALE: 1/8" = 1'-Ø"



2 RTC Lower Floor Plan

SCALE: 1/8" = 1'-Ø"

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Health Facility - RTC Building
Highway 89-A
Flagstaff, AZ

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Revisions	By

Drawn: LJ

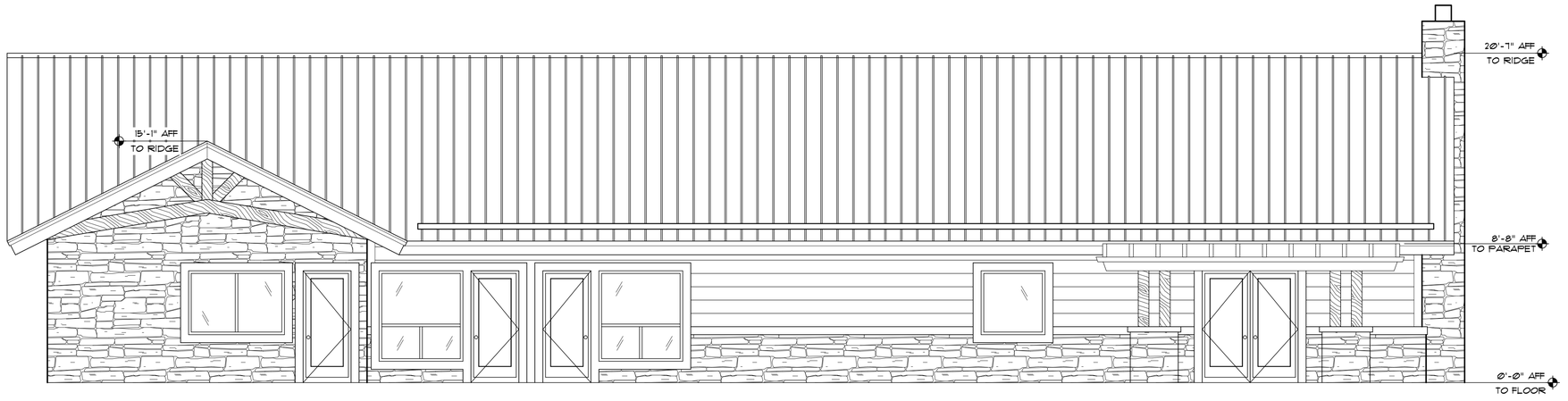
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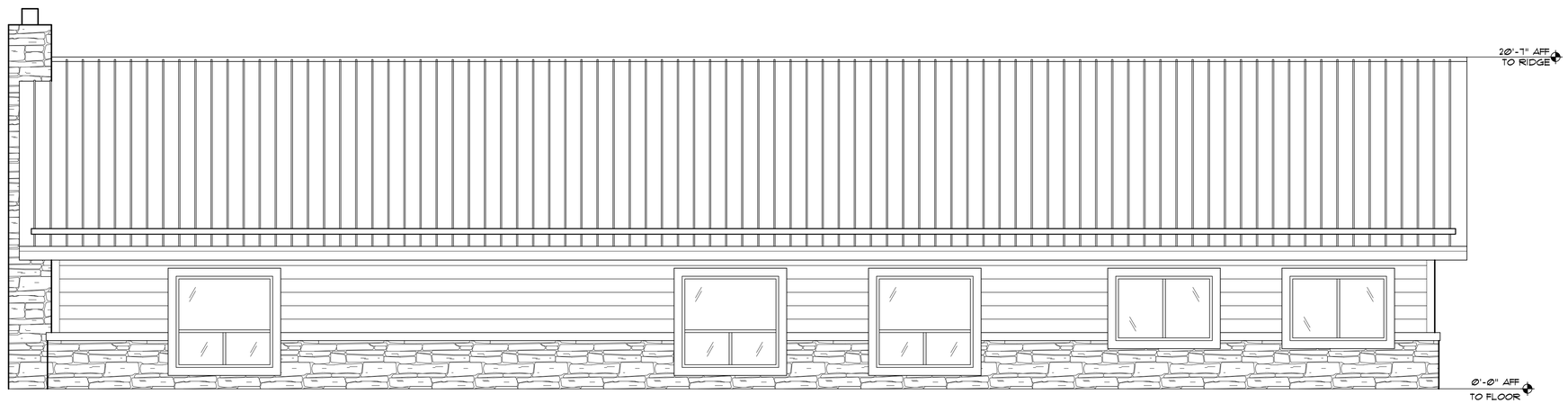
SHEET

A-RTC1.0

FLOOR PLAN
RTC MEN
SCALE: 1/8" = 1'-Ø"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
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Revisions	By

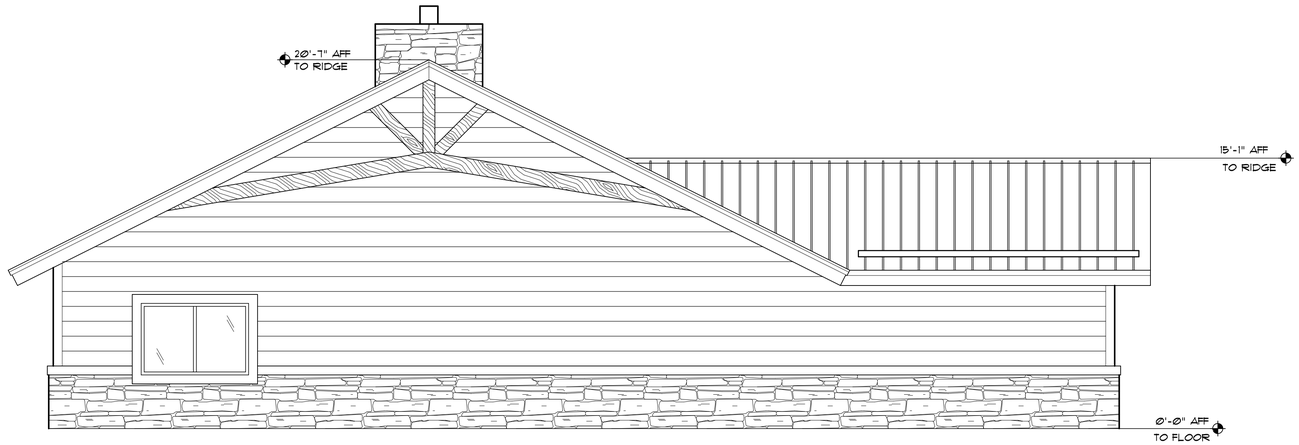
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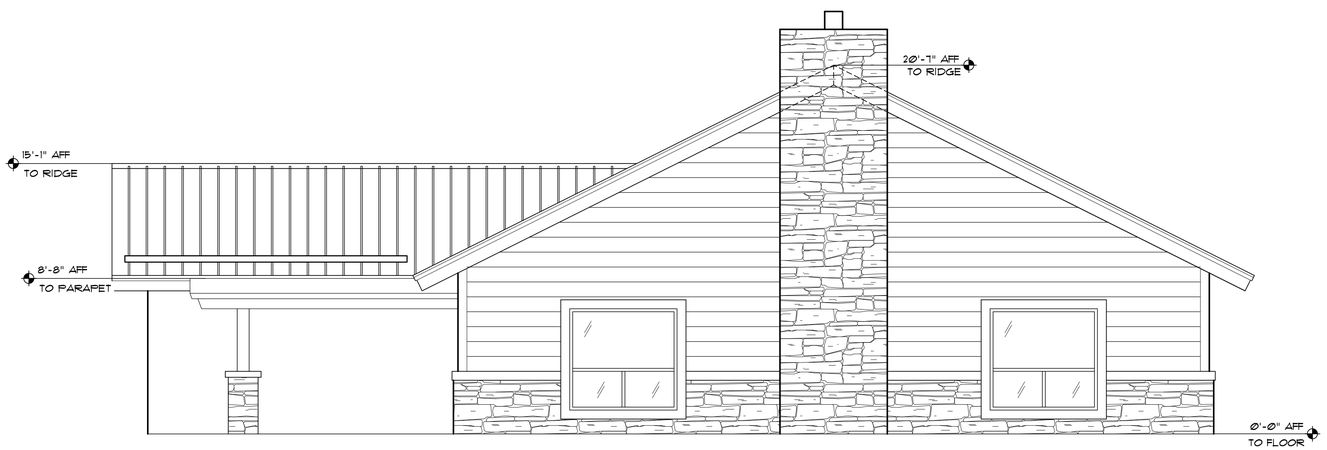
SHEET
A-SM2.0

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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Sober Living - Management
Highway 89-A
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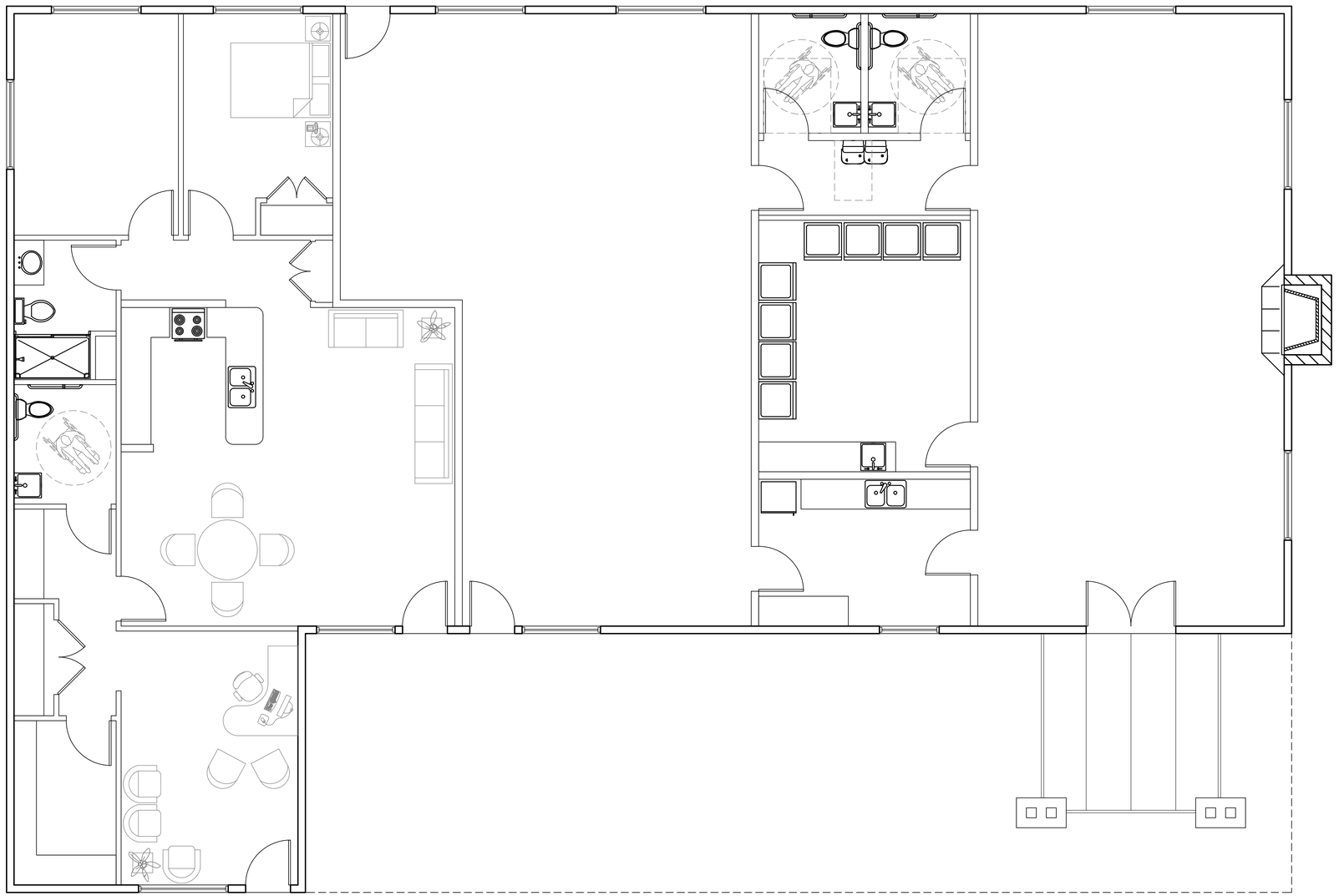
Date: January 19, 2021

Job No:

SHEET

A-SM2.1

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 Sober Living Management/Rec
SCALE: 1/4" = 1'-0"

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Sober Living - Management
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Flagstaff, AZ

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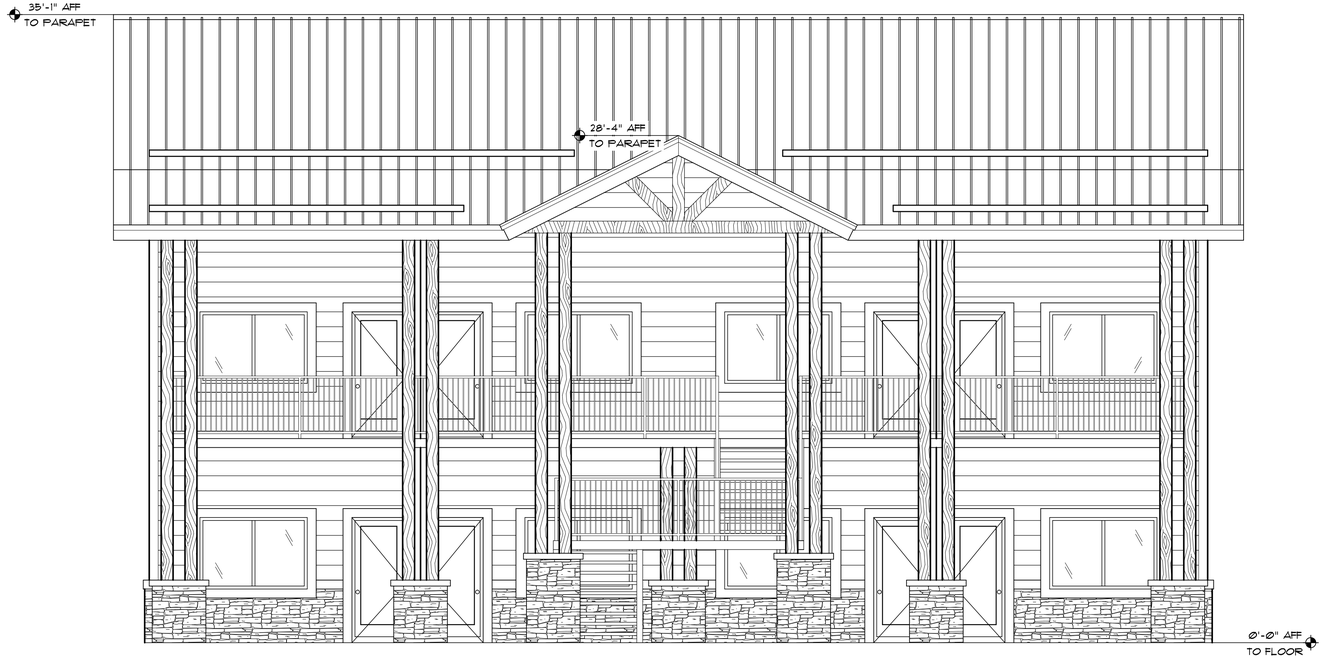
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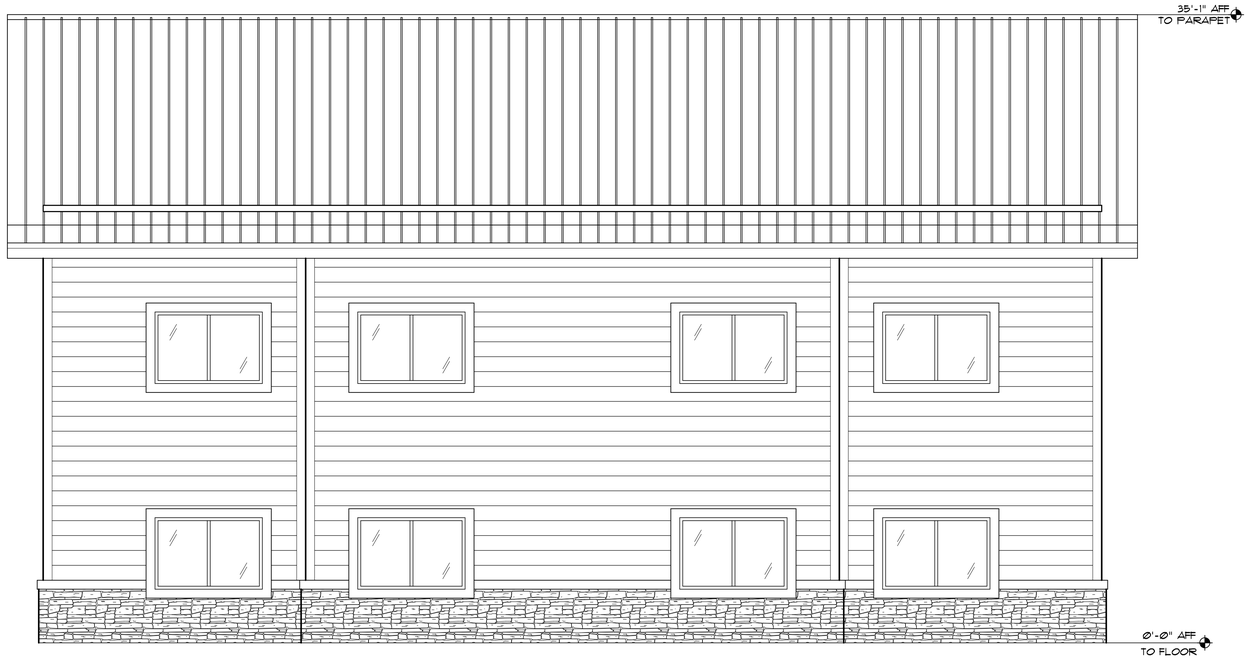
SHEET
A-SM1.0

SOBER LIVING
MANAGEMENT/REC
SCALE:1/4"=1'-0"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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Sober Living - Residential
Highway 89-A
Flagstaff, AZ

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Revisions	By

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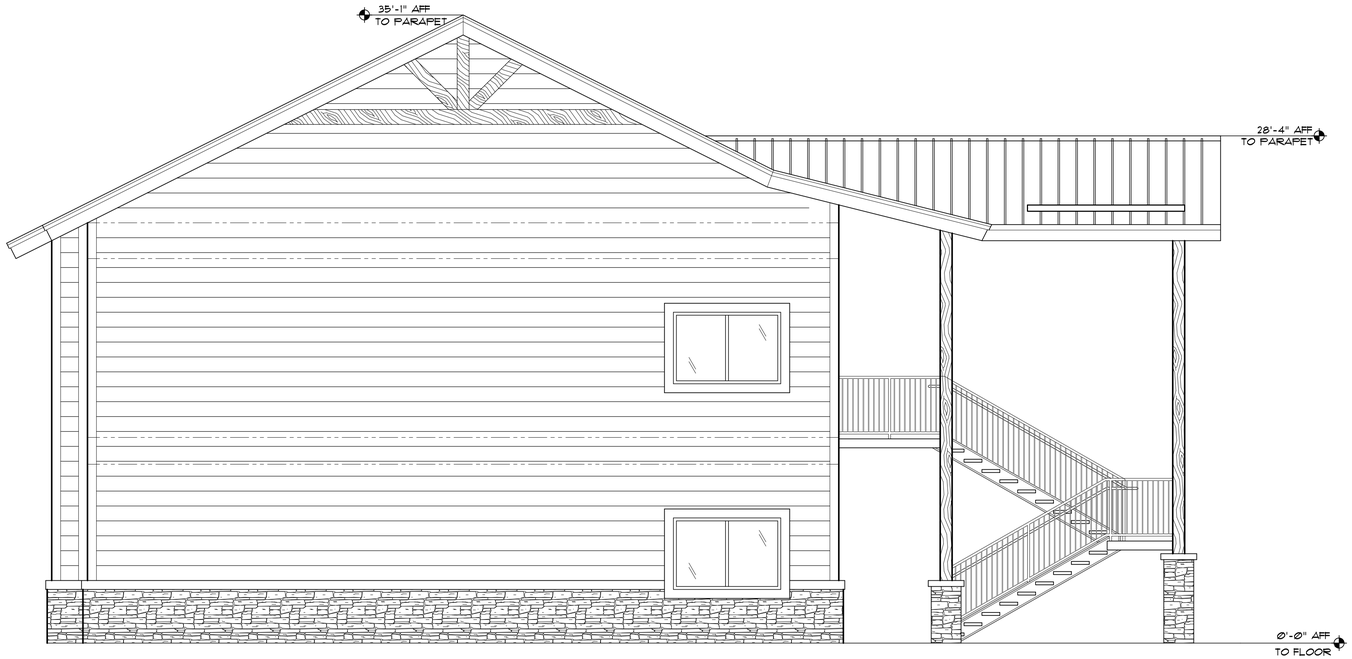
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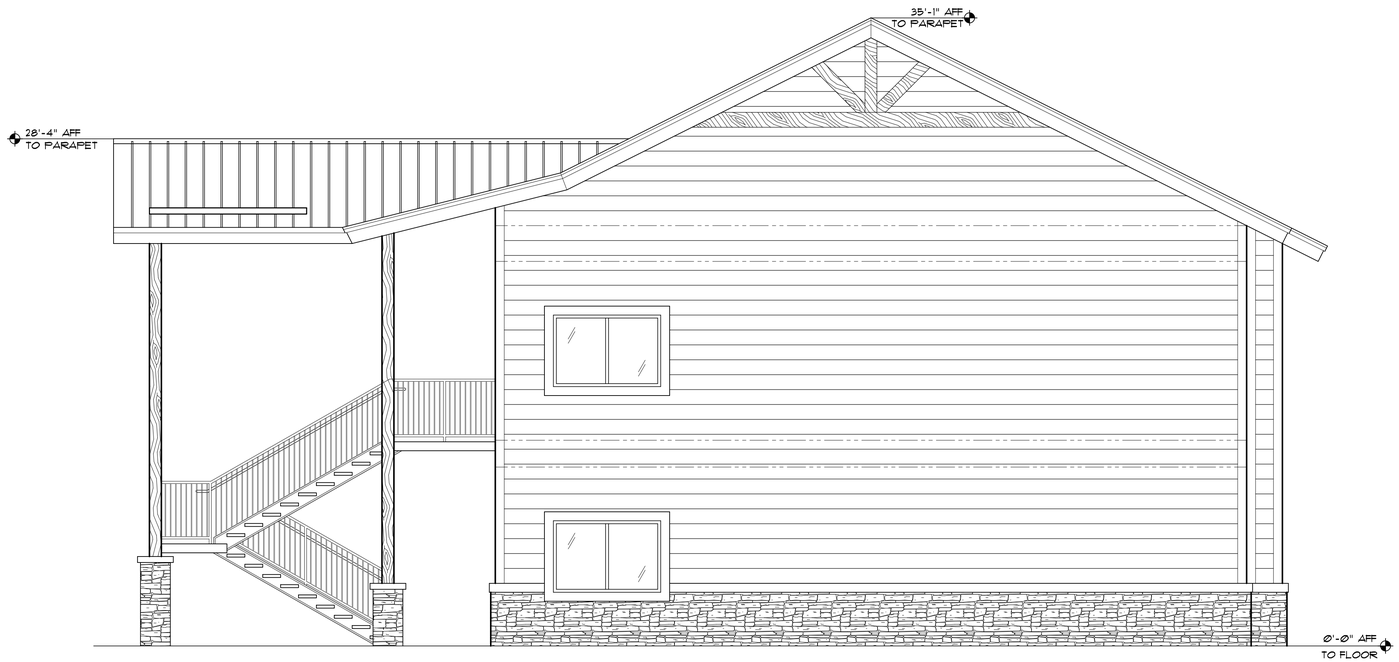
SHEET

A-SLR2.0

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

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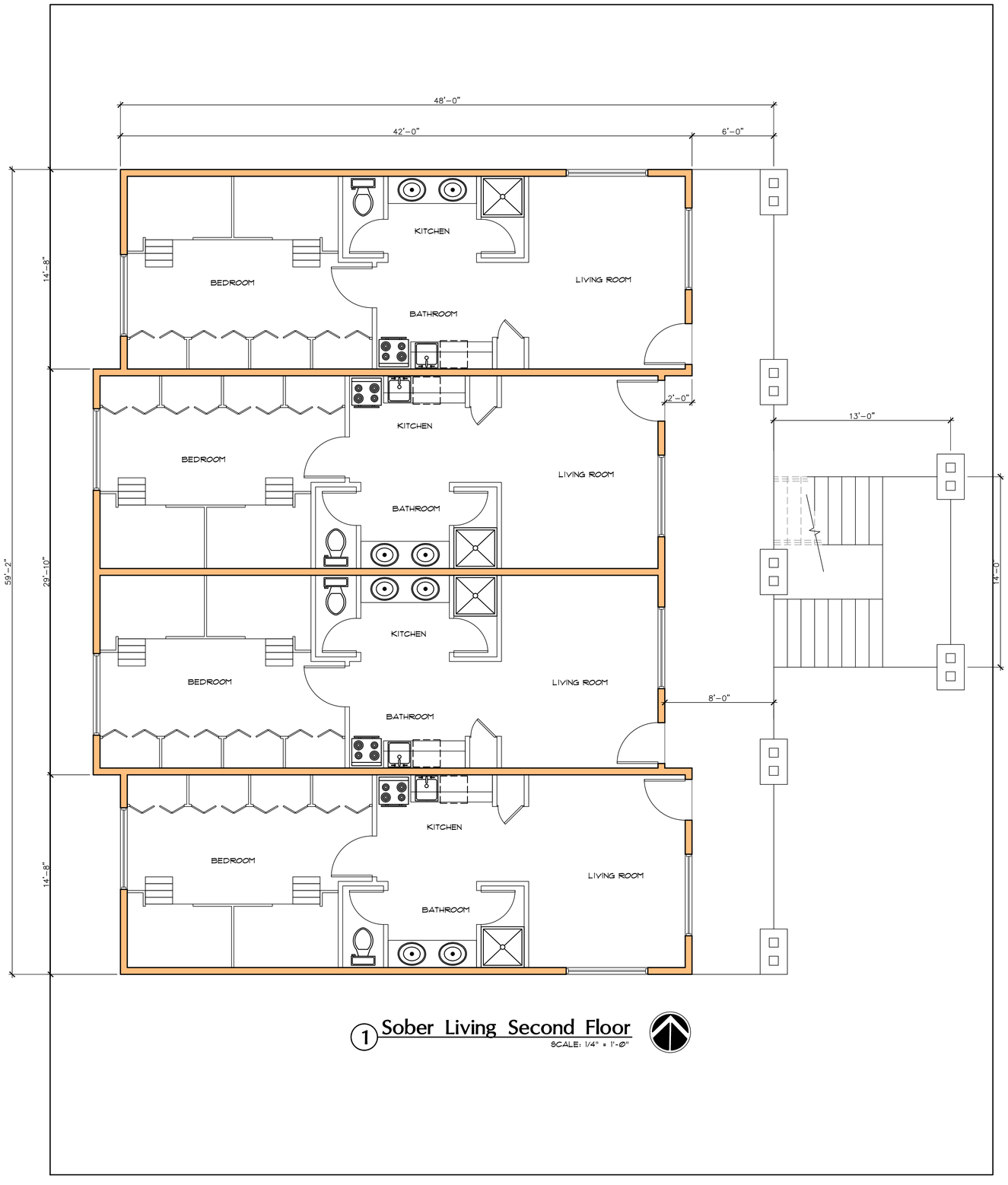
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Date: January 19, 2021

Job No:

SHEET
A-SLR2.1

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-Ø"



1 Sober Living Second Floor
SCALE: 1/4" = 1'-0"

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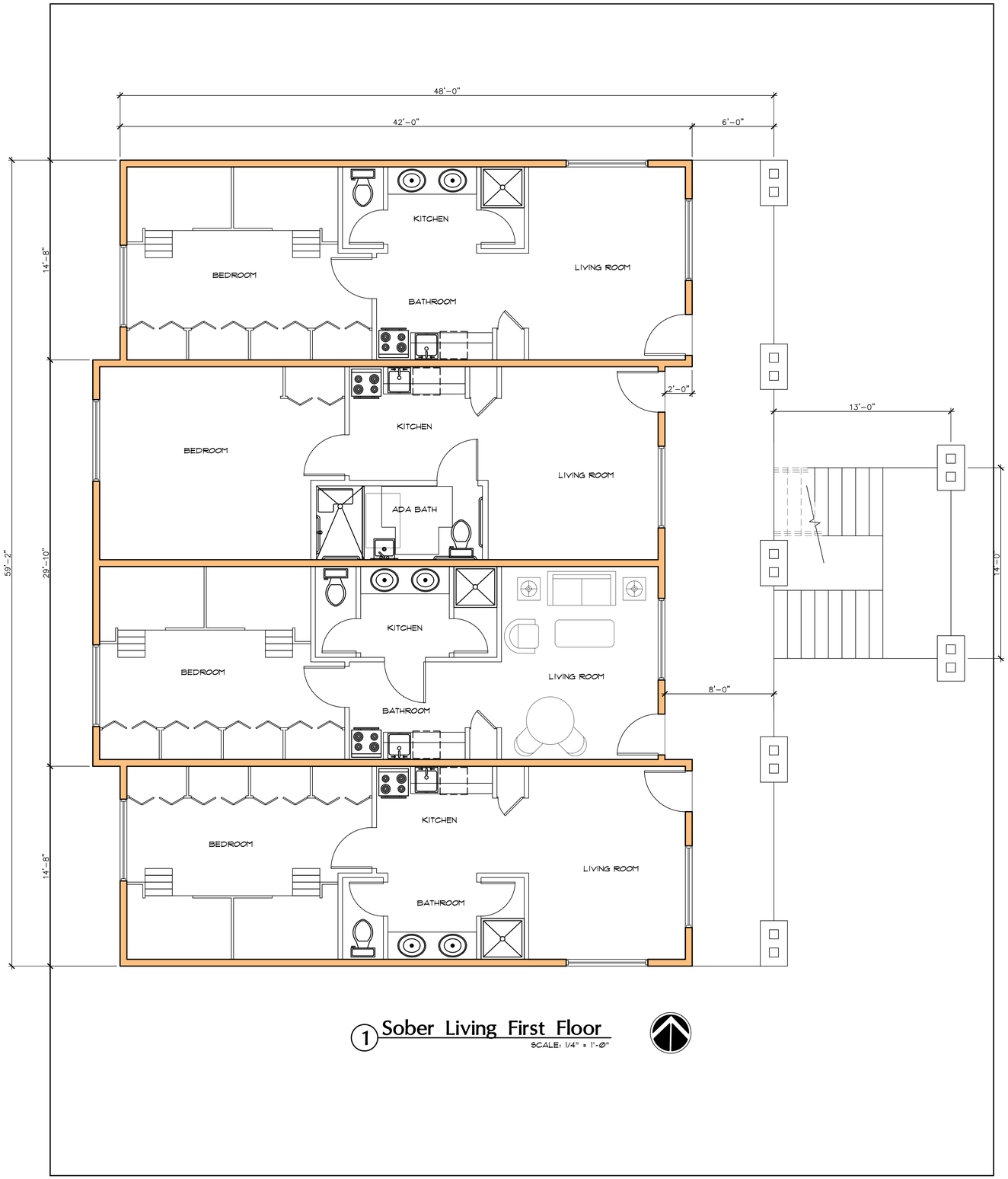
PRELIMINARY
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CONSTRUCTION

Revisions	By

Drawn: LJ
Date: January 19, 2021
Job No:

SHEET
A-SLR1.1

SOBER LIVING
SCALE: 1/4" = 1'-0"



1 Sober Living First Floor

SCALE: 1/4" = 1'-0"

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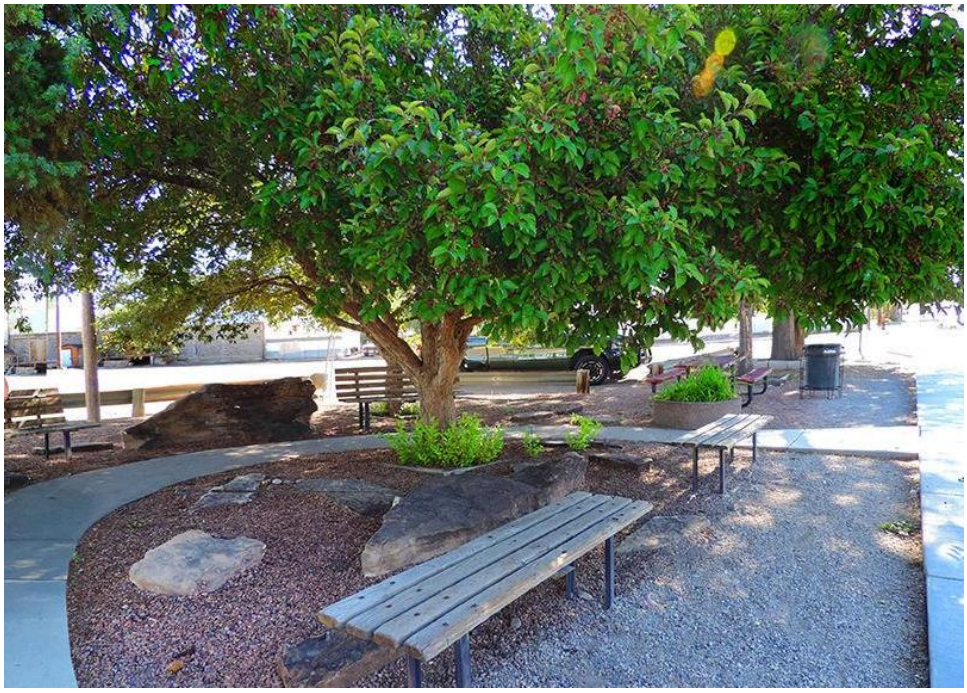
SHEET
A-SLR1.0

SOBER LIVING
SCALE: 1/4" = 1'-0"









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PROJECT NARRATIVE
For
FLAGSTAFF REHAB CAMPUS
ANNEXATION & REZONING SUBMITTAL

SWI Project #20136
C.O.F. #PZ-20-00164

Located in NW Quarter of Section 05 and South Half of Section 32,
T 21 N, R 08 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
Flagland LLC
7144 E. Stetson, C-20
Scottsdale, AZ 85251
(602) 882-7451

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

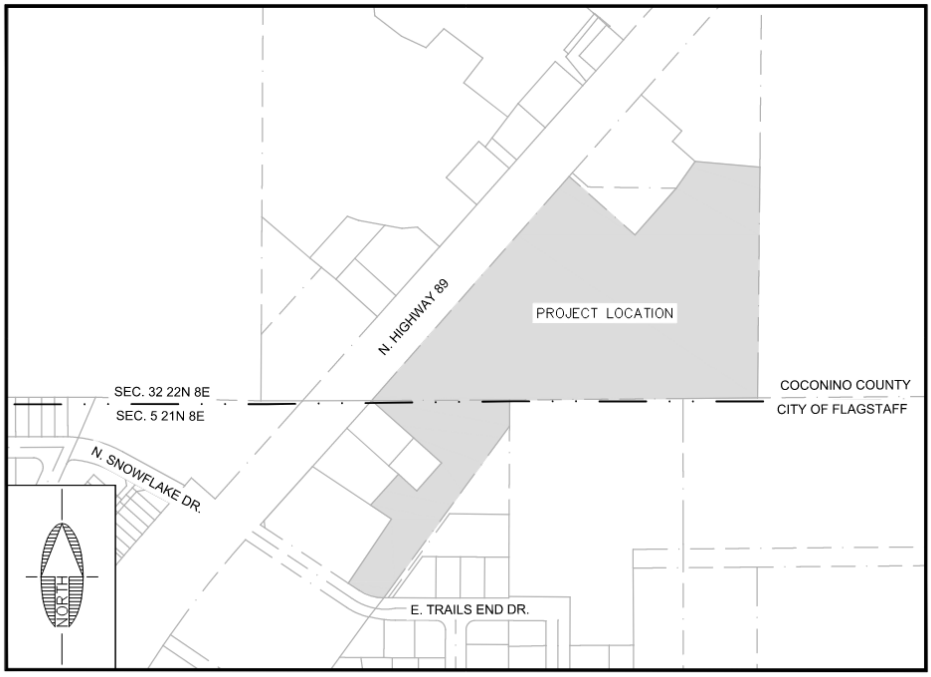
Prepared Date:
June 8, 2021

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland has the intention of building their facility on the subject property, which is currently located within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits in order to construct the campus as part of an overall development that is already within City limits. The parcel will have split zoning that consists of the proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The proposed city zoning district is Rural Residential (RR).



VICINITY MAP
N.T.S.

LEGAL ANALYSIS
The parcel requested to be annexed adheres to ARS 9-471 subsection R. The subject parcel is owned by one person, the City and the owner of the submit parcel agree to the annexation, and the subject parcel adjoins the exterior boundary of the annexing city for at least 300 feet. Therefore, the parcel requested to be annexed complies with ARS 9-471. Refer to the Annexation Map in Appendix A for the parcel dimensions.

LEGAL DESCRIPTION
The legal descriptions for the parcel requested to be annexed and area requested to be rezoned are included in Appendix A.

ECONOMIC IMPACT ANALYSIS
The proposed development will have positive economic impacts to the City with the creation of new job positions and contribute to the economic growth and stability in the community. The Campus will employ in excess of 100 employees in good paying jobs: doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. In addition, newly sober community members will become available and willing to fill jobs needed in Flagstaff. The Campus will treat patients covered by Arizona Health Care Cost Containment System (state administered Medicaid), commercial insurance, (e.g. Blue Cross Blue Shield), Tricare (Veterans) and many more. All patients will receive equal quality care. The Campus will also enhance the community's hospitality section as families travel from all over the USA and Canada to admit and visit loved ones. The two proposed lots along Highway 89 provide opportunity for future commercial development.

REGIONAL PLAN ANALYSIS
Refer to Appendix B for the Regional Plan Analysis.

WATER/SEWER IMPACT ANALYSIS
There is an existing 12” water line in N. Highway 89 that dead ends at the southern property limits. This line will be extended along the frontage of the property. Water to the site will be provided with an 8” loop that connects to the existing 12” water line in N. Highway 89 and the existing 8” water line in E. Trails End Drive. Sewer will be provided by a connection to an existing 8” sewer line in the southwest corner of the site. The City provided a WSIA Waiver dated January 22, 2021, which states that the existing facilities have adequate capacity and no additional analysis will be required for this project.

DRAINAGE/STORMWATER IMPACT ANALYSIS
The parcel is within Zone X of FEMA Firm Map #04005C6827G, effective September 3, 2010. Zone X is described as areas determined to be outside the 0.2% annual chance floodplain.

The City requires detention/LID for any commercial development greater than ¼ acre in size. The majority of the existing site is undeveloped. For the drainage analysis, the site was divided into three drainage basins that consist of two on-site and one offsite basin. The south drainage basin (Basin B2) includes the sober living buildings, the north

drainage basin (Basin B1) includes the rest of the campus and the future restaurant pad, and the offsite drainage basin (Basin B3). LID is required for this site and is provided by the reduction in post-development impervious area for Basin B2 and the extended detention basin for Basin B1. Detention is not required for Basin B2 due to the reduction in post-development impervious area. Detention is required for Basin B1 and B3, which will be provided by the extended detention basin. In post-development conditions, there is approximately 139,083 square feet of impervious cover added in Basin B1 and Basin B3. An extended detention basin is proposed to be located in the south portion of the site to provide the required detention/LID storage volume.

The site will be designed to provide positive drainage away from the proposed buildings while not negatively impacting drainage characteristics of the adjacent offsite properties. The majority of the runoff from the site will surface flow towards the southern end of the site before entering E. Trails End Drive. The proposed extended detention basin will discharge into the existing drainage swale located within the Trails End Subdivision before entering E. Trails End Drive. Runoff ultimately enters Penstock Wash. Refer to the Preliminary Drainage Report and Drainage Impact Analysis (DIA) for more information.

TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) will be performed to satisfy the annexation requirements. The TIA scoping meeting with City staff will determine which intersections will be analyzed with the proposed development.

NATURAL RESOURCE PROTECTION PLAN

The project site does not fall within the resource protection overlay zone; however, the annexation and rezone will require a Natural Resource Protection Plan (NRPP) for APN 301-50-005G. The project will meet the forest preservation rate and steep slope preservation requirements for the entire project for commercial and residential zones.

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Engineering an environment of excellence.

REGIONAL PLAN ANALYSIS
For
FLAGSTAFF REHAB CAMPUS

SWI Project #20136
C.O.F. #PZ-20-00164

Located in NW Quarter of Section 05 and South Half of Section 32,
T 21 N, R 08 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

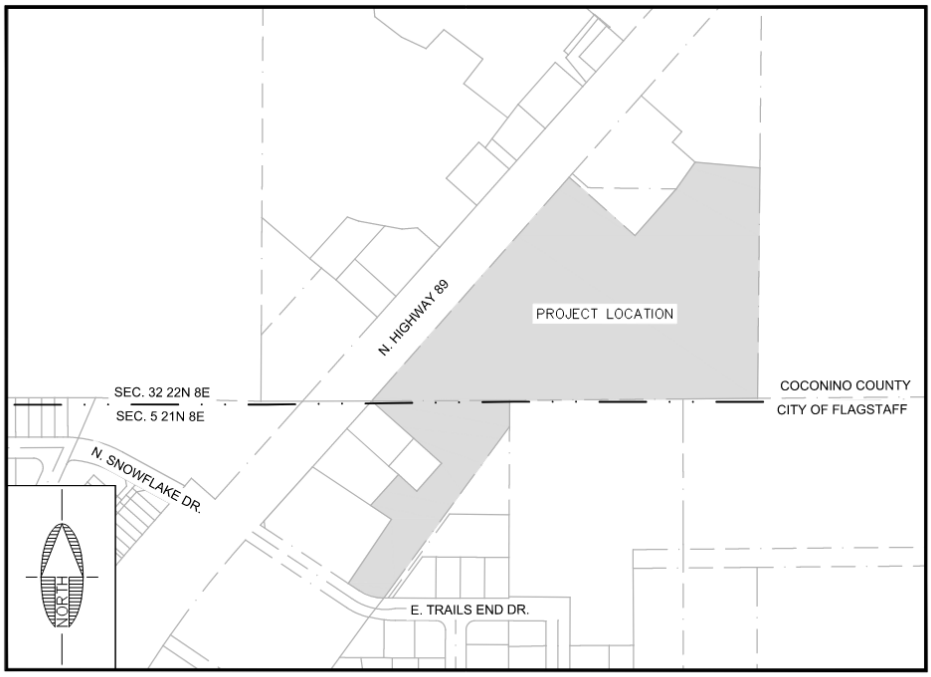
Prepared for:
City of Flagstaff
221 W. Aspen Avenue
Flagstaff, AZ 86001

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

Originally Prepared Date: June 8, 2021
Revised Date: August 6, 2021

COMMUNITY BENEFITS

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.



VICINITY MAP
N.T.S.

After extensive evaluation of substance abuse data and existing treatment options for northern Arizona, Americas Rehab Campus has committed to building a state of art treatment center for Flagstaff and the surrounding communities. Northern Arizona was experiencing a drug and alcohol crisis prior to the advent of the COVID-19 pandemic, which as in the rest of the nation, has accelerated drug and alcohol abuse. Existing medical services are inadequate to meet this preexisting and growing pandemic. Flagstaff will meet this crisis head-on by supporting development of a campus that will serve a population from the ages ranging from 18 to 80 or older and will provide a special program for expectant mothers prior to delivering babies. One of the hardest and most costly groups to treat are post-delivery mothers and babies. The Campus will provide a unique and proven treatment program that has been successful at its Tucson campus and currently serves the entire state. Development of a similar facility in the City of Flagstaff will not only provide a treatment solution to reduce pressure on the current hospital and shelters, but will also coordinate with law enforcement and other public assistance agencies to provide a safer community.

The new Campus provides Flagstaff the opportunity to receive the benefits of a beautiful facility operated by an organization that seeks to be a community partner. The Flagstaff

Rehab Campus operated and managed by Americas Rehab Campuses will be a "win-win" for the City and surrounding areas.

Below includes a table summarizing the areas to be annexed and rezoned.

TABLE 1: ANNEXATION & REZONING SUMMARY

REQUEST	AREA (AC)	ZONING
NOT ANNEX/REZONE	2.15	HIGHWAY COMMERCIAL (HC)
ANNEX	10.06	HIGHWAY COMMERCIAL (HC) & RURAL RESIDENTIAL (RR)
ANNEX & REZONE	1.10 of the 10.06	RURAL RESIDENTIAL (RR)

POLICE CODE ANALYSIS

The northern portion of the site is located within Coconino County and is currently zoned CH-10,000. This portion of the site is requesting to be annexed into the City of Flagstaff with the equivalent City zoning of Highway Commercial (HC). The campus will include an equine therapy program that includes livestock that is not allowed in the HC zone. Therefore, the north 1.10 acres of the site is requesting to also be rezoned in order to allow the proposed use of livestock. As part of the rezone, a Police Code Analysis is required. The analysis is intended to explain how the requested rezoning to Rural Residential will facilitate compliance of the site plan with the following portion of the police code. The site is located within a rural activity center and the proposed equine program supports the Regional Plan.

KEEPING OF LIVESTOCK

6-03-001-0003 C Rules and Restrictions – Large Livestock

1. *Shelters for large livestock must be located:*
   a. *No less than seventy-five (75) feet from any dwelling unit.*
   b. *No less than ten (10) feet from any property line.*
2. *At least ten thousand (10,000) square feet of pasture must be made available for each large livestock animal.*

The patient therapy program offered at the Campus will include equine therapy, which incorporates equine interactions and/or the equine environment, mounted or ground-based, including horsemanship instruction adapted to the ability/disability of those receiving services aimed at contributing positively to their cognitive, physical, emotional and social well-being, aimed at achieving goals set forth by the clinical team and the client, that utilize equine movement, and experiential learning approaches that promote the development of life skills to achieve educational, professional and personal goals. The northeastern corner of the site will be an equestrian area on approximately 1.10 acres that includes a barn and arena with two to four horses that can be accessible to patients and staff. The project will follow all rules, restrictions, and regulations regarding animal keeping stated in the City Police Code.

REGIONAL PLAN ANALYSIS

As part of the rezone and annexation, a Regional Plan Analysis is required. The analysis is intended to explain how the requested amendment and annexation is supported. The following information summarizes the sections of the Regional Plan and City Police Code that were analyzed and the reasons why this project is supported.

GREENHOUSE GAS EMISSIONS AND ENERGY CONSUMPTION GOALS AND POLICIES

Goal E&C.2. Reduce greenhouse gas emissions.

> *Policy E&C.2.1. Encourage the reduction of all energy consumption, especially fossil-fuel generated energy, in public, commercial, industrial, and residential sectors.*

If clients stay at the facility for extended periods, it is not anticipated that they travel to and from the facility. The clients can rely on company vehicles that are available to transport clients if needed. The co-location of the stable with the rest of the Campus will also support the reduction in greenhouse gas emissions by encouraging patients to walk to their therapy on-site.

ECOSYSTEM HEALTH GOALS AND POLICIES

Goal E&C.6. Protect, restore, and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.

> *Policy E&C.6.7. Use best practices to control the spread of exotic and invasive plants, weeds, and animals, and eradicate where possible.*

The Equestrian program that will be implemented for the treatment of emotional anxiety, PTSD, and other disorders and managed by a skilled team of Equestrian staff. These staff members will maintain the daily care of the horses which entails, grooming daily, feeding the animals, cleaning the horse stalls, and managing the health care of these animals with local veterinarian services, such as annual shots.

The feed that these animals will consume consist of horse pellets, hay, and supplements that are in the form of pellets and/or paste that is fed daily. These feeds and supplements are stored inside the barn's feeding facility to protect it from the outside weather and other exposures. Best practices are to clean the stalls and turnouts daily, which are standard practices already incorporated into existing programs. In addition, the animals are fed in a specific area in order to prevent hay from spreading in the turnout and arena.

All of the animal manure and stall shavings will be used as compost, disposed in dedicated horse manure bines, or removed from the property by a third-party trash service. All of the shavings will be clean and allergenic free. The Equestrian animals will be well cared for and are anticipated to truly help change people's lives. This program will be managed with the mindset of protecting the environment and the animals.

ENVIRONMENTALLY SENSITIVE LANDS GOALS AND POLICIES

Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

> *Policy E&C.7.1. Design development proposals and other land management activities to minimize the alteration of natural landforms and maximize conservation of distinctive natural features.*

The site is not located within the City's Resource Protection Overlay Zone; however, the City has requested that the property be rezoned to the resource protection overlay in order to preserve the tree resources on the site and protect the rural character. The site layout took into account existing tree locations to position buildings, parking, and walkway locations in an attempt to preserve existing, large, mature ponderosa pine trees where possible. Additionally, the orientation of the site layout in regards to the surrounding area was taken into account in order to ensure unity between the site layout and the surrounding natural landforms. Building elevations and floor plans were reviewed for their impact to rural character and were found to be in conformance with the Regional Plan. The intent is to construct a visually appealing project for people entering the City limits.

SOILS GOALS AND POLICIES

Goal E&C.9. Protect soils through conservation practices.

> *Policy E&C.9.2. Construction projects employ strategies to minimize disturbed area, soil compaction, soil erosion, and destruction of vegetation.*

The project's construction will follow the erosion control plan that will be prepared by SWI and SWPPP measures to minimize disturbed area, soil compaction, soil erosion, and destruction of vegetation.

A Resource Protection Plan was prepared for this project. The code requires all commercial projects to conserve 30% of the tree resources and residential projects to conserve 50% of the tree resources. The project as a whole will achieve a 63% preservation rate. The project will dedicate areas of property on the east side that is adjacent to the National Forest as open space. The construction of the new Campus will disturb a minimal area and preserve vegetation surpassing the requirements of the City's Zoning Code.

The site is not located within any wildlife corridors and is also outside the grasslands and big tree designated areas as illustrated in Map 7: Significant Natural Resources. The mapped riparian vegetation and FMPO hillshade are located south and east of this site. Refer to Map 7 for an overall illustration of the wildlife, vegetation, hydrology, and geology.

OPEN SPACE GOALS AND POLICIES

Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to

support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.

> *Policy OS.1.3. Use open spaces as natural environment buffer zones to protect scenic views and cultural resources, separate disparate uses, and separate private development from public lands, scenic byways, and wildlife habitats.*
> *Policy OS.1.5. Integrate open space qualities into the built environment.*

The City Zoning Code requires commercial and residential projects to dedicate 15% of the gross site area as open space. The project will dedicate areas of property on the east side of the site adjacent to the National Forest as open space. The public improvements for this project will include sidewalk along N. Highway 89 and E. Trails End Drive to provide pedestrian connection across the project's frontage.

WATER CONSERVATION GOALS AND POLICIES

Goal WR.4. Logically enhance and extend the City's public water, wastewater, and reclaimed water services including their treatment, distribution, and collection systems in both urbanized and newly developed areas of the City to provide an efficient delivery of services.

> *Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary.*

Native and drought tolerant landscaping will be used throughout the site. Some stormwater runoff will be routed into landscape areas before it leaves the site. This will provide landscape areas with water as well as help reduce sediment and other debris prior to entering Penstock Wash. In addition, the project will include an extended detention basin located on the southern end of the Campus that will act as a water quality component to capture potential harmful contaminants from the site, and prevent the contaminants from flowing downstream.

According to Map 21: Future Growth Illustrations of the Flagstaff Regional Plan the project is within the Urban Growth Boundary. Public utility services will be provided to the project. The existing 12" water line in N. Highway 89 will be extended along the frontage of the property. Water to the site will be provided with an 8" loop that connects to the existing 12" water line in N. Highway 89 and the existing 8" water line in E. Trails End Drive. Sewer will be provided by a connection to an existing 8" sewer line in the southwest corner of the site.

WATER QUALITY GOALS AND POLICIES

Goal WR.5. Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.

> *Policy WR.5.3. Identify downstream impacts as the result of development, and provide for mitigation measures to address impacts. When possible, mitigations should be non-structural in nature.*
> *Policy WR.5.5. Give preference to regional detention facilities that are designed in conjunction with smaller low-impact development features, rather than numerous smaller dispersed basins. Encourage regional detention basins to*

incorporate natural watershed characteristics as well as offering recreational components.

Policy WR.5.7. Support healthy watershed characteristics through implementation of practices, consistent with the City of Flagstaff Low Impact Design Manual, that improve flood control and flood attenuation, stormwater quality, and water sustainability; increase groundwater recharge; enhance open space quality; increase biodiversity; and reduce land disturbance and soil compaction.

Goal WR.6. Protect, preserve, and improve the quality of surface water, groundwater, and reclaimed water in the region.

Policy WR.6.2. Recognizing the concern about water quality, seek methods to divert contaminants from the waste stream.

Policy WR.6.3. Implement best management practices to protect, restore, and maintain surface waters and their contributing watersheds.

Policy WR.6.4. Encourage low-impact development practices.

A drainage impact analysis was performed for this site. An extended detention basin will be constructed on the southern end of the site that will accommodate the increase in runoff volume for the project. In addition, the basin will act as a water quality component to capture potential harmful contaminants from the site, and prevent the contaminants from flowing downstream. The basin will also satisfy the City's low-impact development (LID) requirements.

The property currently drains towards the south and eventually enters Penstock Wash. The site will be graded away from the buildings and into landscape areas or the retention basin. This will allow runoff to be routed through landscape areas and the extended detention basin prior to exiting the site. This will increase the time of concentration, which will in turn lower the runoff rate.

EFFICIENT USE OF ENERGY GOALS AND POLICIES

Goal E.1. Increase energy efficiency.

Goal E.2. Expand production and use of renewable energy

The project will prioritize efficient use of energy resources by utilizing Energy Star appliances, gardening and composting centers, as well as a recycling center along with elements of the design that encourage recycling throughout the entirety of the project. Additionally, possible use of solar panels may be included in the project in order to expand the production of renewable energy. The developer intends to coordinate with a solar provider as the project moves further along in the design to determine if the site is viable for solar.

SCENIC RESOURCES AND NATURAL SETTING GOALS AND POLICIES

Goal CC.1. Reflect and respect the region's natural setting and dramatic views in the built environment.

Policy CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock

outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.

Policy CC.1.3. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.

Policy CC.1.4. Identify, protect, and enhance gateways, gateway corridors, and gateway communities.

Goal CC.2. Preserve, restore, and rehabilitate heritage resources to better appreciate our culture.

Policy CC.2.1. Actively locate, identify, interpret, and preserve historical, archaeological, and cultural resources, in cooperation with other agencies and non-governmental organizations, as aspects of our society for future generations to retain, understand, and enjoy their cultural identity.

The site is located within a rural activity center per Map 12 of the Flagstaff Regional Plan and is located along Highway 89. There is an existing gateway monument sign that is located on the Highway past Snowflake Drive for traffic entering the City from the east. The vehicular and pedestrian entrance at N. Highway 89 will be enhanced using contextual landscaping such as boulders, native plants with seasonal color, and split-rail fencing. The equestrian area and stable are proposed to be located in the northeast corner of the Campus, tucked in the back of the site, and will not be visible to people entering Flagstaff on N. Highway 89.

The project is located within a cultural resource sensitive area per Map 13: Cultural Resource Sensitivity of the Flagstaff Regional Plan and is required to prepare a Cultural Resource Study. The letter documenting findings and recommendations was prepared by Cornerstone Environmental and dated June 7, 2021. No archaeological site or historical buildings were observed in the project area and Cornerstone recommends that the proposed project be allowed to proceed with no further archaeological work. Due to some potential for subsurface or unobserved artifacts, Cornerstone recommends a 30-meter diameter area around isolated occurrences be avoided by any ground-disturbing activity. In the event that previously unreported cultural resources and/or human remains are encountered during ground disturbing activities, the agency and contractor responsibilities regarding surveys with negative findings are stated in Section 21 Discovery Clause of the letter. The letter and recommendations were approved with conditions by the Heritage Preservation Commission on July 21, 2021.

Additionally, the site and individual building orientations have been designed to best take advantage of the unique views of Mount Elden and the surrounding landscape. They also take advantage of solar orientation for passive solar heat gain and for prevailing summer breezes.

Building materials that have been utilized for the project borrow from the local vernacular. Including hardboard wood siding, stone accents and large timber wood trusses. If the budget allows, we intend to utilize metal roofs which have a longer material lifespan and can be recycled at the end of their life cycle.

COMMUNITY DESIGN GOALS AND POLICIES

Goal CC.3. Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.

Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.

> *Policy CC.4.5. Encourage local landscaping using Xeriscape, low-impact principles, and native vegetation wherever possible.*

The neighboring properties north of the site have a prominence of barns and stables. The project will reflect these existing developments through the materials used which will also reflect the regional surroundings and preserve and enhance the design traditions in the area.

REINVESTMENT GOALS AND POLICIES

Goal LU.1. Invest in existing neighborhoods and activity centers for the purpose of developing complete, and connected places.

> *Policy LU.1.4. Attract private investment by reinvesting in transportation infrastructure improvements as well as public utilities infrastructure for desired development size.*
>
> *Policy LU.1.11. Ensure that there is collaboration between a developer, residents, and property owners in existing neighborhoods where redevelopment and reinvestment is proposed so that they are included, engaged, and informed.*

The existing site was previously occupied with a manufactured home retail business and will be replaced with a public health service that is much needed in the community.
As part of the annexation and rezoning applications, the project held one virtual neighborhood meeting in order to inform the neighbors of the project development and annexation and rezoning requests. The meeting gave neighbors the opportunity to provide feedback and comments towards the project. Conversations with neighbors were had outside of the meeting where the project team answered all questions and concerns. Additional supporting material was sent to the neighbors in order to provide more information regarding staffing. City staff approved our request to waive the second neighborhood meeting due to the overall positive feedback and the additional information that was provided to the neighbors. The ARC staff has provided contact information to the neighbors and intend to continue having open communication with the community.

GREENFIELD DEVELOPMENT GOALS AND POLICIES

Goal LU.2. Develop Flagstaff's Greenfields in accordance with the Regional Plan and within the growth boundary

> *Policy LU.2.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.*
>
> *Policy LU.2.4. Utilize Low Impact Development (LID) strategies and stormwater best practices as part of the overall design for new development.*

The project will satisfy the City's resource protection and LID requirements. Refer to the Soils Goals and Policies and Water Quality Goals and Policies sections for more discussion.

APPLICABLE TO ALL LAND USES GOALS AND POLICIES

Goal LU.3. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.

Policy LU.3.1. Within the urban, suburban, and rural context, use neighborhoods, activity centers, corridors, public spaces, and connectivity as the structural framework for development.

Policy LU.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.

Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.

Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.

Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.

Goal LU.6. Provide for a mix of land uses.

Policy LU.6.4. Provide appropriate recreational and cultural amenities to meet the needs of residents.

Goal LU.7. Provide for public services and infrastructure.

Policy LU.7.2. Require unincorporated properties to be annexed prior to the provision of City services, or that a pre-annexation agreement is executed when deemed appropriate.

Policy LU.7.3. Require development proposals to address availability of adequate public services.

The project is located off of Highway 89 where the surrounding land uses consist of commercial developments located along the frontage on either side of the site and national forest on the backside of the site. The proposed development will fit into the existing commercial land uses and the proposed large open space in the backyard of the campus allows for the natural transition from the national forest to the commercial area. The project will provide pedestrian connectivity along the highway between the existing Mary's Café to the north and other existing developments to the south.

The project is located within the urban growth boundary and rural activity center per Map 12 of the Flagstaff Regional Plan and will include two lots adjacent to the frontage for future development. The project utilizes landscape buffers to protect cultural and environmental resources. Additionally, the project exceeds both civic and open space requirements which were integral in the project development.

The architectural style for this development reflects the desired pattern as illustrated in the regional planning code. The exterior material palette includes native stone, wood

siding, timber trusses, and posted beam support structures, all of which reflect the rural vernacular characteristics for the surrounding area

The equestrian recreational area will provide a patient amenity that is part of the therapy program provided at the Campus. Refer to the City Police Code – Animal Keeping section for more discussion.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). The property is being annexed into City of Flagstaff City limits prior to utility services being provided. The site is also being designed according to the City's engineering and zoning standards.

RURAL AREA GOALS AND POLICIES

Goal LU.14. Maintain the character of existing rural communities.

Policy LU.14.4. Connect rural neighborhoods using roads, trails (equestrian, foot, and bicycle), and public access to the National Forest.

Policy LU.14.7. Establish opportunities for rural activity centers in specifically designated County areas with a range of uses, sizes, and designs appropriate to the communities they serve.

Policy LU.14.9. Preserve the rural character, open spaces, wildlife corridors, and neighborwoods at the periphery or just outside of the planning area as defined by the FMPO boundary.

The project will include public frontage improvements that provides pedestrian connections. Refer to the Open Space Goals and Policies Section for more discussion.

The project is located within the rural activity center per Map 12 of the Flagstaff Regional Plan and will include four parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be for future development.

EMPLOYMENT AREA GOALS AND POLICIES

Goal LU.15. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.

This goal is relevant to the project because the property is an employment use in an activity center. The Campus will employ technical to non-technical staff that will include doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. FRC is willing to provide bus passes to employees that would like them in response to a request made by NAIPTA.

MOBILITY AND ACCESS GOALS AND POLICIES

Goal T.1. Improve mobility and access throughout the region.

Policy T.1.6. Provide and promote strategies that increase alternative modes of travel and demand for vehicular travel to reduce peak period traffic.

Policy T.3.8. Promote transportation options such as increased public transit and more bike lanes to reduce congestion, fuel consumption, and overall carbon emissions and promote walkable community design.
Policy T.5.4. Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.
Policy T.6.5. Provide short- and long-term bicycle parking where bicyclists want to travel.

The offsite improvements for the project include extending the bike lane, parkway, and sidewalk along the frontage of the site to provide more pedestrian connectivity. If clients stay at the facility for extended periods, it is not anticipated that they travel to and from the facility. The project provides transportation via sprinter vans to employees and patients as needed. FRC is willing to provide bus passes to employees that would like them in response to a request made by NAIPTA. This coordination is ongoing. The closest bus stop is located on Christmas Tree Lane/Snowflake Drive with Bus Route 66.

BUSINESS RETENTION, EXPANSION, AND ENTREPRENEURSHIP GOALS AND POLICIES

Goal ED.3. Regional economic development partners support the start-up, retention, and expansion of existing business enterprises.

Policy ED.3.5. Advocate the economic sustainability and growth of businesses with opportunities for transitional commercial space, leased space, and property ownership.

The project will include two proposed lots along the Highway 89 frontage for future commercial development. These two lots will be available for any use allowed within a Highway Commercial City zone and are sized for restaurant, retail, or any other entrepreneurial business.

BUSINESS ATTRACTION GOALS AND POLICIES

Goal ED.4. Support efforts to recruit diverse new businesses and industries compatible with the region.

Policy ED.4.2. Promote variety and flexibility in land use and development options within the urban growth boundary

Per Map 12 of the Flagstaff Regional Plan, the site is located within the urban grown boundary and will include four parcels. The proposed development will have positive economic impacts to the City with the creation of new job positions and contribute to the economic growth and stability in the community. The Campus will employ in excess of 100 employees in good paying jobs: doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. In addition, newly sober community members will become available and willing to fill jobs needed in Flagstaff. The Campus will treat patients covered by Arizona Health Care Cost Containment System (state administered Medicaid), commercial insurance, (e.g. Blue Cross Blue Shield), Tricare (Veterans) and many more. All patients will receive equal quality care.

The Campus will also enhance the community's hospitality section as families travel from all over the USA and Canada to admit and visit loved ones.

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Engineering an environment of excellence.

CITIZEN PARTICIPATION REPORT
For
FLAGSTAFF REHAB CAMPUS

SWI Project #20136
C.O.F. #PZ-20-00164

Northwest Quarter of Section 5 and South Half of Section 32,
T 21 N, R 8 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
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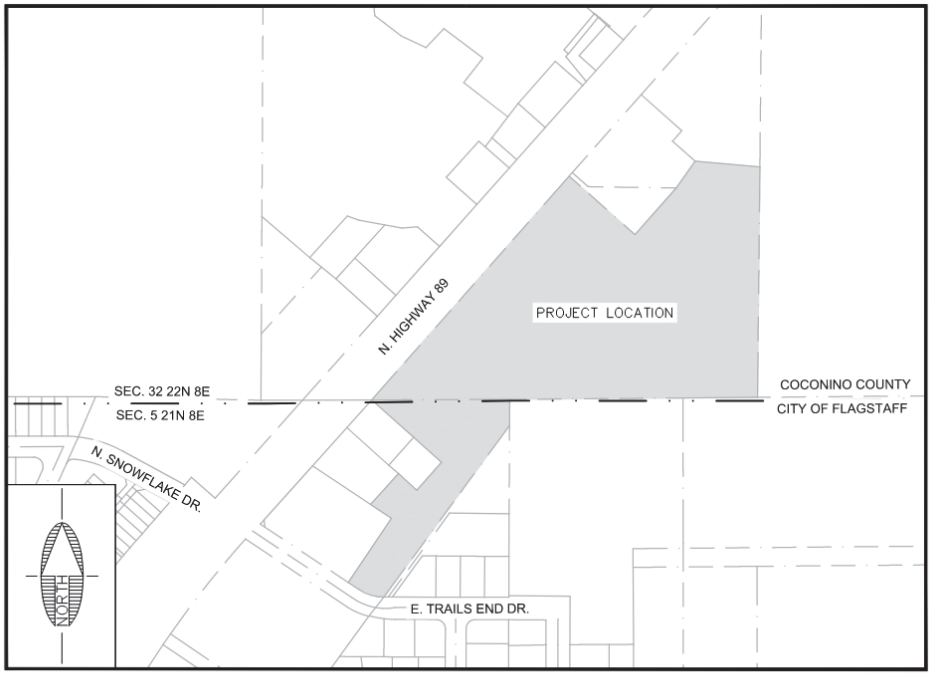
Original Prepared Date: June 8, 2021
Revised Date: July 22, 2021

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland has the intention of building their facility on the subject property, which is currently located within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits in order to construct the campus as part of an overall development that is already within City limits. The parcel will have split zoning that consists of the proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The proposed City zoning district is Rural Residential (RR).



VICINITY MAP
N.T.S.

PROJECT LOCATION

The project is located near the intersection of N. Highway 89 and E. Trails End Drive at 7000 N. Highway 89 in Flagstaff, Arizona. The project is within two parcels APNs 113-17-011A and 301-50-005G. The parcel requested to be annexed is APN 301-50-005G. The northeast corner of this parcel is requested to be rezoned. The project is positioned in the Northwest Quarter of Section 5 and South Half of Section 32, Township 21 North, Range 8 East, of the Gila and Salt River Base Meridian, City of Flagstaff, Coconino County, Arizona.

NEIGHBORHOOD MEETING PLAN

As part of the annexation and rezoning applications, a "Citizen Participation Plan" is required in accordance with the Zoning Code. The main component of the plan is to hold at least one neighborhood meeting to introduce the project to surrounding property owners. Per the direction from City staff, the neighborhood meeting will be held virtually on Zoom due to the COVID-19 pandemic. The Zoning Code requires two neighborhood meetings, but gives City staff the authority to waive the requirement for the second meeting. After the first neighborhood meeting, the applicant will have the opportunity to submit a written request for Staff review and determination of whether or not a second meeting is needed.

The first neighborhood meeting will begin with a presentation from the applicant's team that will be followed by a question and answer session. The applicant's proposed concept plan and other exhibits will be displayed during the presentation. The applicant's representative and engineer, Guillermo Cortes, will lead the meeting, and the applicant, Mike Zipprich, will make the presentation. The meeting will begin with establishing communication guidelines for the virtual meeting, which will be reiterated throughout as needed. Before the presentation, the applicant's representative will ask all attendees to provide their name and address in the chat box to record their attendance to the meeting. Attendees will be informed that they have the ability to use the chat function to respectfully ask question and make comments. Attendees will be reminded to remain muted during the presentation, raise their hand in the Zoom chat function to speak, and respect the opinions of all other attendees. Any questions or comments will be addressed during the question and answer session following the presentation. The attendees will be also be informed that they have the opportunity to verbally provide questions and input during the question and answer session. Attendees will have up to three minutes to speak and will be notified when their time is up. Only one person will be allowed to talk at a time during any portion of this meeting. Attendees will also be notified that if participants in the meeting continue to interrupt other attendees or presenters, they may be removed from the meeting.

Mike Zipprich will give a presentation to the attendees describing the annexation and rezoning requests, the area to be annexed and rezoned, the current and proposed use of this area, the current and proposed zoning, reasons behind the annexation and rezoning requests, the improvements that will be made to accommodate development, and any other relevant information. Guillermo Cortes will assist with the presentation

and provide input and comments as necessary. Stephen Irwin will monitor the chat and screen share during the presentation. Cassandra Pham will document the meeting minutes. The proposed concept plan and supporting exhibits will be shared on the screen during the presentation so that the attendees can visually see the proposed site layout.

The attendees will be muted during the presentation. Once the presentation is made, the applicant and his representative will open the meeting to the question and answer session. The session will begin with answering any questions or responding to comments that attendees wrote in the chat box during the presentation. The session will then transition to verbal discussion. The intent of this portion of the meeting is for the applicant and his representative to engage in dialogue in attempt to address any concerns the attendees may have. Once this discussion is completed, the meeting will be called to an end.

There will be additional opportunities for the potentially affected parties to discuss and provide input on the applicant's proposal. The applicant and his representatives will inform attendees that they will continue to make themselves available throughout the annexation and rezoning process to answer and address any questions or concerns. It is noted that the applicant and the project team's contact information is clearly stated on the proposed meeting notice for ongoing communication with the community. The applicant and his team will work to address and attempt to resolve any concerns expressed by members of the community throughout the annexation and rezone process either through email or by phone.

Following the neighborhood meeting and efforts described above, the applicant will submit to the City Planning Development Manager assigned to this annexation and rezoning case, Genevieve Pearthree, a Neighborhood Meeting Record of Proceedings and the Neighborhood Meeting Certification in accordance with Section 10-20.20-060 of the City's Zoning Ordinance. These are the methods that will be used to keep City Planning Staff and the City Planning Director informed of the public outreach status.

NOTICE OF PUBLIC HEARINGS

After coordination with City staff, it was determined that the applicant should reach out to neighboring properties within a 600-foot radius and homeowner's associations (HOA) within a 1,000-foot radius of the project site. Notifications should also be sent to the City's "Registry of Persons and Groups" as provided by the City. A copy of the 600-foot Mailing Buffer Exhibit and mailing list is included in Appendix A.

The applicant proposes to mail the neighborhood meeting letter to all parties described above. The letter will notify the neighbors of the upcoming request for the annexation and rezoning, invite parties to the first neighborhood meeting, and allow time for feedback. A copy of the neighborhood meeting letter is included in Appendix B. The letter will include the Zoom meeting link for the first neighborhood meeting to be held on

June 30, 2021. The letter was mailed on June 14, 2021 via first-class mail of the United States Post Office, which complies with the requirement of notification at least 15 days prior to the meeting date.

In addition to the public outreach letters, two 4'x4' signs were posted at the property's public right-of-way entrances on N. Highway 89 on June 18, 2021, which complies with the requirement of notification at least 10 days prior to the meeting date. The sign included the purpose, time, date, and location of the meeting. The sign conformed to the City's public hearing sign design standards and included a tube containing copies of the neighborhood meeting notice. An image of the posted sign is included in Appendix C.

FIRST NEIGHBORHOOD MEETING RECORD OF PROCEEDINGS

The first virtual neighborhood meeting was held on June 30, 2021 via Zoom and consisted of a total of 13 participants, not including the project team. Appendix D includes the Zoom meeting registration list of the participants. At this time, we have received three phone calls from neighbors asking for additional project information, which has been provided via email. The questions and answers from the meeting are documented and included in Appendix E. Additional information including a copy of the exhibits that were shared during the meeting and written documentation regarding staffing information was emailed to all meeting participants. These email attachments are also included in Appendix E.

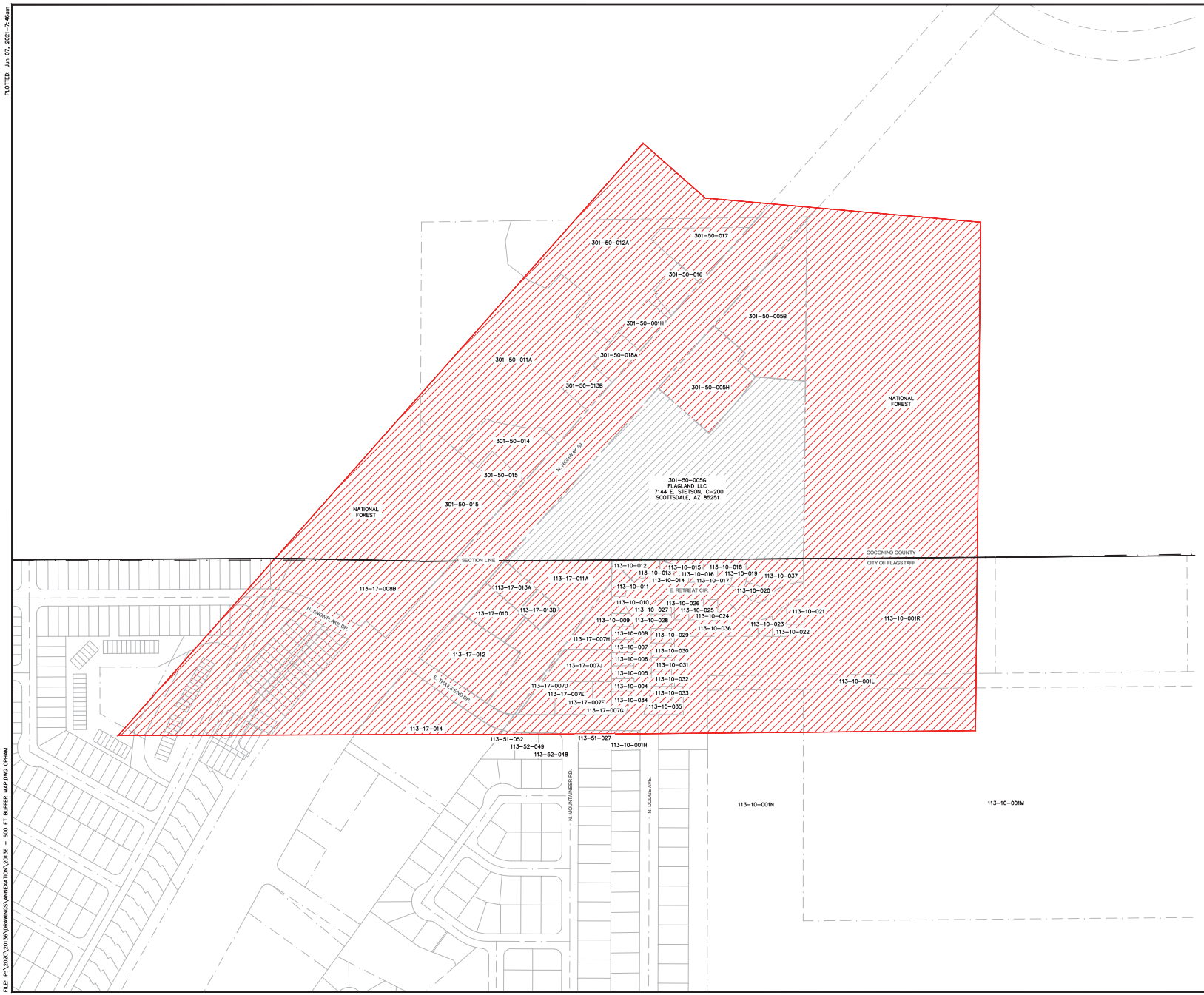
SECOND NEIGHBORHOOD MEETING WAIVER

Due to the additional information provided during and after the meeting and overall positive feedback at the first neighborhood meeting, the City of Flagstaff has granted our request to waive the requirement for the second neighborhood meeting.

PLANNING AND ZONING & CITY COUNCIL MEETINGS

The public hearings before the City of Flagstaff Planning and Zoning Commission and City Council have not been scheduled yet. Once the meeting dates have been determined, the public hearing letters will be sent to the same mailing list used for the neighborhood meetings and include information on how to access the virtual meetings. In addition to the public hearing letters, appropriate signage will be posted at least 15 days prior to the meetings per City requirements.

APPENDIX A



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

600 FOOT BUFFER MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
BM01

SHT NO. 1 OF 2

PLOTTED: Jun 07, 2021-7:46am
FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - 600 FT BUFFER MAP.DWG CPHAM

APPENDIX B

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

June 14, 2021

Dear Neighbor,

Flagland LLC would like to invite the surrounding neighbors to a Neighborhood Meeting to discuss the annexation and rezoning applications (COF PZ-21-00087-003 & PZ-21-00087-004) that will be submitted for a parcel of land that is currently located within Coconino County. The subject parcel is located at 7000 N. Highway 89. The meeting and presentation will be held virtually on **Wednesday, June 30, 2021 at 6 pm** through Zoom to discuss the annexation and rezoning of this property. See below for the Zoom meeting instructions.

Join Zoom Meeting:
https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09
Meeting ID: 891 8212 4001
Passcode: 714021

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland LLC has the intention of building a Rehabilitation Substance Treatment Campus on the subject property, which is currently an allowed use within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits and designate this Campus to have the comparable City zoning district of Highway Commercial (HC), which also allows this use.

The rezoning application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The parcel to be annexed is a part of an overall project that is called Flagstaff Rehab Campus and will consist of four proposed parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be used for future development. Access to the site will be provided by two new full access driveways on N. Highway 89.

Project material will be available for review starting at 6:00 pm with a presentation starting shortly after followed by a question and answer session. This will allow any

neighborhood comment and questions to be identified and addressed prior to the project's public hearing before the City Planning and Zoning Commission. Comments will be included in the meeting summary and provided to the City Planning Department.

We hope to see you there. If you are unable to attend, please provide comments in the space below and mail to the developer's representative:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Planning Development Manager
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
~~gpearthree@flagstaff.gov~~
gpearthree@flagstaffaz.gov

Sincerely,
Shephard – Wesnitzer, Inc.

Stephen C. Irwin, P.E.
Project Engineer

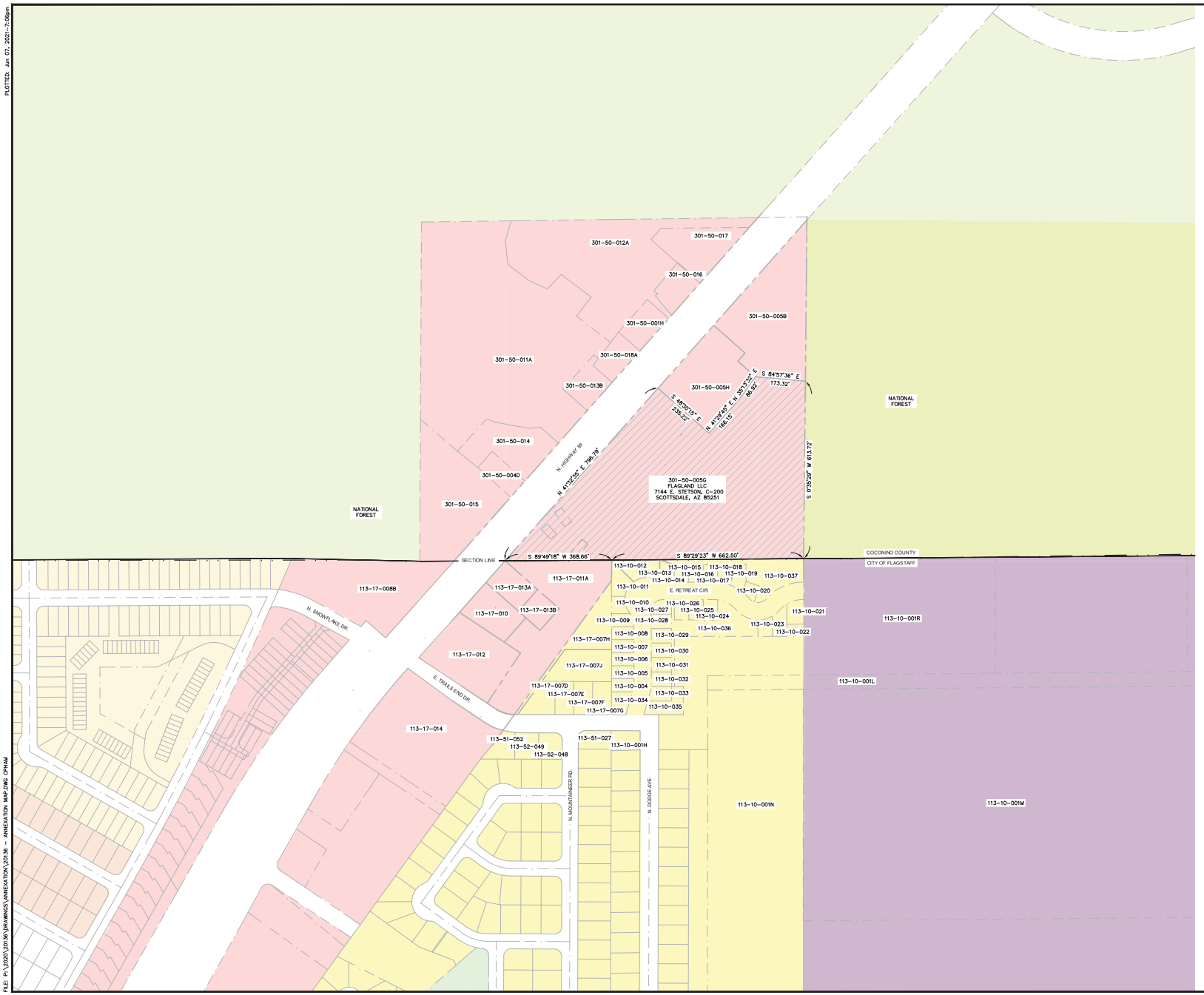
COMMENTS REGARDING THIS DEVELOPMENT

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, Arizona 86001

928.773.0354 ph
928.774.8934 fx

info@swiaz.com
www.swiaz.com



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 150'

0 75 150

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

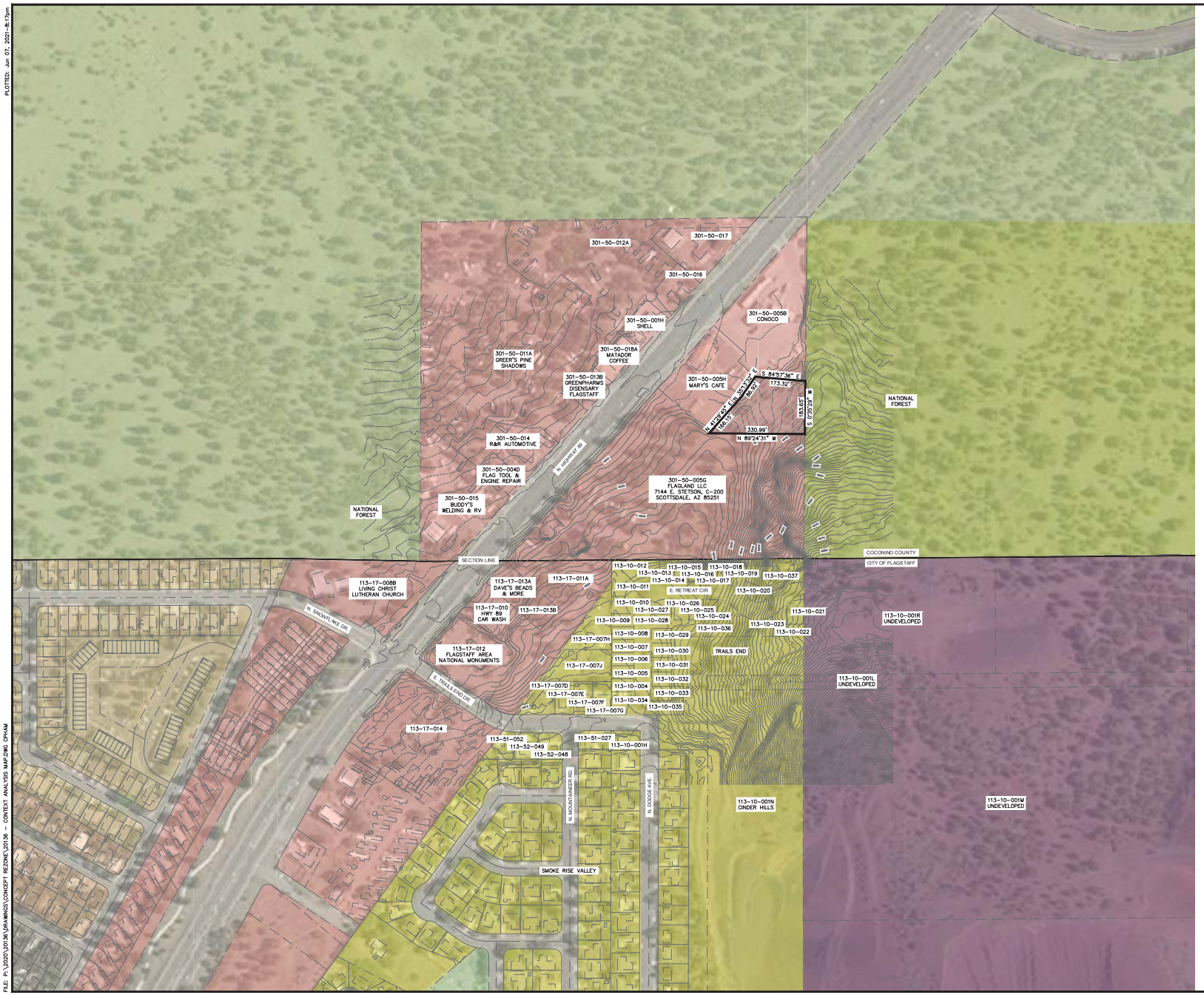
Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jun 07, 2021 - 7:06pm

FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

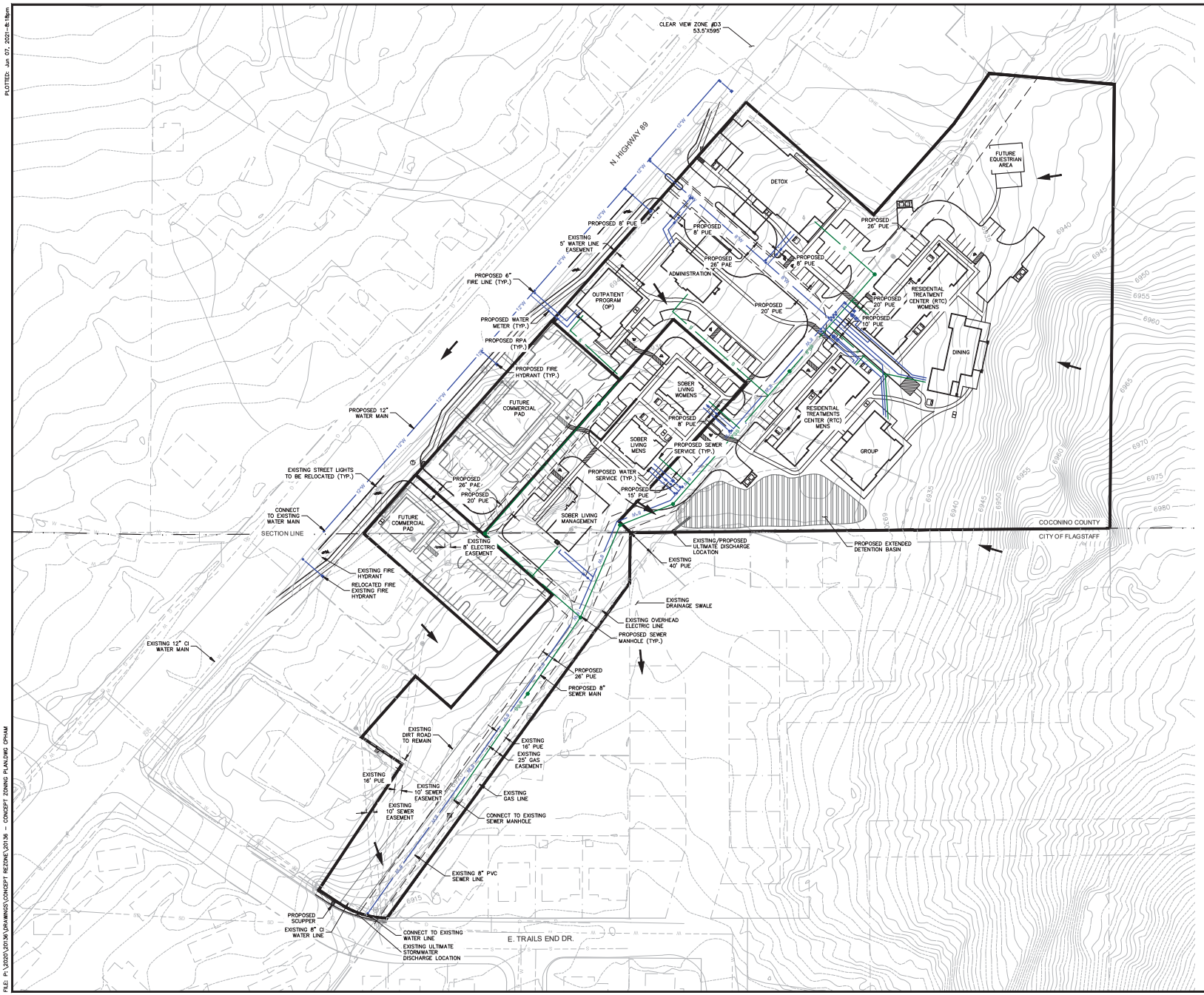
NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jun 07, 2021-8:17pm
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" = 60'
0 30 60

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP01

SHT NO. 4 OF 5

PLOTTED: Jun 07, 2021 - 8:19am

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM

APPENDIX C

ANNEXATION & REZONING NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm

LOCATION OF MEETING: Zoom

https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09

REQUESTS: An Annexation for Flagland LLC to allow annexation of a property located on a 10.06-acre parcel at 7000 North Highway 89 within Coconino County Commercial Heavy (CH-10,000) zone. The parcel will have split zoning, which include proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

A Rezoning for Flagland LLC to allow for an equestrian area located on 1.10-acre of the northeast corner of the site. The proposed City zoning district is and Rural Residential (RR).

AREA TO BE ANNEXED & REZONED: 7000 North Highway 89, Flagstaff, Arizona 86004 (APN 301-50-005G)

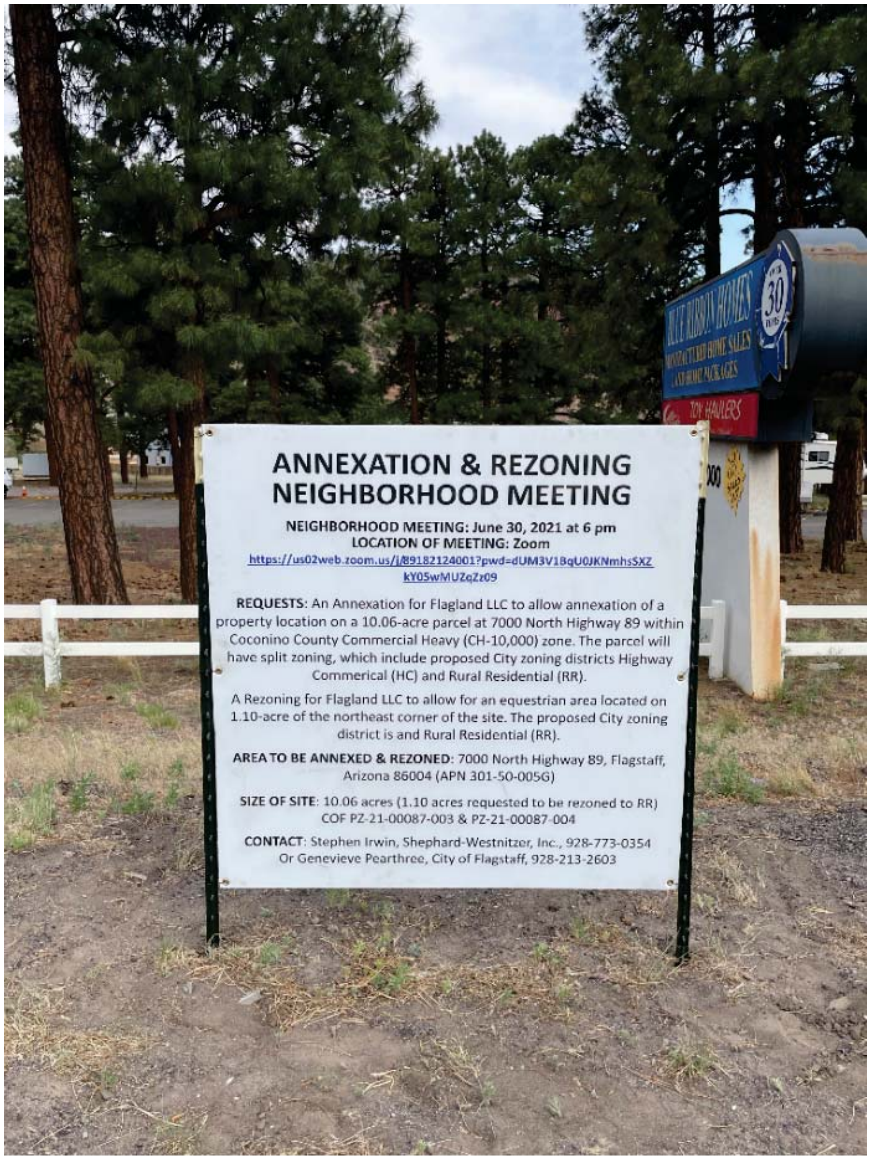
SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)

COF PZ-21-00087-003 & PZ-21-00087-004

CONTACT: Stephen Irwin, Shephard-Wesnitzer, Inc., 928-773-0354

Or Genevieve Pearthree, City of Flagstaff, 928-213-2603


ANNEXATION & REZONING
NEIGHBORHOOD MEETING
NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm
LOCATION OF MEETING: Zoom
https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09
REQUESTS: An Annexation for Flagland LLC to allow annexation of a property location on a 10.06-acre parcel at 7000 North Highway 89 within Coconino County Commercial Heavy (CH-10,000) zone. The parcel will have split zoning, which include proposed City zoning districts Highway Commerical (HC) and Rural Residential (RR).
A Rezoning for Flagland LLC to allow for an equestrian area located on 1.10-acre of the northeast corner of the site. The proposed City zoning district is and Rural Residential (RR).
AREA TO BE ANNEXED & REZONED: 7000 North Highway 89, Flagstaff, Arizona 86004 (APN 301-50-005G)
SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)
COF PZ-21-00087-003 & PZ-21-00087-004
CONTACT: Stephen Irwin, Shephard-Westnitzer, Inc., 928-773-0354
Or Genevieve Pearthree, City of Flagstaff, 928-213-2603


ANNEXATION & REZONING
NEIGHBORHOOD MEETING
NEIGHBORHOOD MEETING: June 30, 2021 at 6 pm
LOCATION OF MEETING: Zoom
https://us02web.zoom.us/j/89182124001?pwd=dUM3V1BqU0JKNmhsSXZkY05wMUZqZz09
REQUESTS: An Annexation for Flagland LLC to allow annexation of a property location on a 10.06-acre parcel at 7000 North Highway 89 within Coconino County Commercial Heavy (CH-10,000) zone. The parcel will have split zoning, which include proposed City zoning districts Highway Commerical (HC) and Rural Residential (RR).
A Rezoning for Flagland LLC to allow for an equestrian area located on 1.10-acre of the northeast corner of the site. The proposed City zoning district is and Rural Residential (RR).
AREA TO BE ANNEXED & REZONED: 7000 North Highway 89, Flagstaff, Arizona 86004 (APN 301-50-005G)
SIZE OF SITE: 10.06 acres (1.10 acres requested to be rezoned to RR)
COF PZ-21-00087-003 & PZ-21-00087-004
CONTACT: Stephen Irwin, Shephard-Westnitzer, Inc., 928-773-0354
Or Genevieve Pearthree, City of Flagstaff, 928-213-2603

APPENDIX D

Flagstaff Rehab Campus

SWI Project #20136

Virtual Neighborhood Meeting – Zoom Registration

Wednesday, June 30, 2021

Registrants	Email Address	Registration Date
Barbara Chadwick	barbara@flagstaffconcierge.com	Jun 30, 2021 06:09 PM
Gillian and Clint Bleeker	gillian@landscapeconnection.biz	Jun 30, 2021 06:09 PM
Gillian Bleeker	gillian@bleekersboxes.com	Jun 30, 2021 06:05 PM
Paul bustamante, architect	Paul@pdbarchitect.com	Jun 30, 2021 06:00 PM
Jenny McRoy	jenlmcroy@gmail.com	Jun 30, 2021 05:57 PM
Stephen Irwin	sirwin@swiaz.com	Jun 30, 2021 05:57 PM
Guillermo Cortes	gcortes71@gmail.com	Jun 30, 2021 05:57 PM
Valeria Chase	valeria.chase@nau.edu	Jun 30, 2021 05:57 PM
JD Huyser	johnhuyser@icloud.com	Jun 30, 2021 05:57 PM
Shawn Johnson	shawn.johnson@flagstaffaz.gov	Jun 30, 2021 05:56 PM
Jessica Truettner	Truettner4@yahoo.com	Jun 30, 2021 05:54 PM
Genevieve Pearthree	gpearthree@flagstaffaz.gov	Jun 30, 2021 05:54 PM
Sheila Harris	sheila@harrisconsult.co	Jun 30, 2021 05:53 PM
Shannon Anderson	sanderson@flagstaffaz.gov	Jun 30, 2021 05:53 PM
Dan Musselman	dmusselman@coconino.az.gov	Jun 30, 2021 05:53 PM

Registrants	Email Address	Registration Date
Judy	judyshelton513@gmail.com	Jun 30, 2021 05:52 PM
Cassandra Pham	cpham@swiaz.com	Jun 30, 2021 05:50 PM
michael zipprich	mzipprich@arc-america.com	Jun 30, 2021 05:49 PM
Carla McCord	cmccord@lovencontracting.com	Jun 30, 2021 05:40 PM
Michelle Shetler-Carrasco	mcarrasco@arc-america.com	Jun 30, 2021 05:34 PM
michael zipprich	mzipprich@enrpi.com	Jun 28, 2021 02:52 PM

APPENDIX E

Flagstaff Rehab Campus

PZ-21-00087



Virtual Neighborhood Meeting

June 30, 2021

Meeting Outline

- Team Introduction
- Meeting Information
- Project Overview
- Proposed Annexation and Rezone
- Next Steps
- Question & Answer Session

Team Introduction

Developer: America's Rehab Campuses

- Mike Zipprich, CEO
- Michelle Shetler-Carrasco, COO/Executive VP

Architect: Paul Bustamante

- Paul Bustamante

Engineer: Shephard-Wesnitzer, Inc.

- Guillermo Cortes / Stephen Irwin, PE
- Cassandra Pham, EIT

Meeting Information

- This meeting is scheduled for one hour duration
- Remain muted throughout presentation
- Please be advised that this meeting is being recorded

PLOTTED: Jun 07, 2021–11:05am

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swiaz.com

JOB NO.	20136
DATE	JUN 21
SCALE	1"=500'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

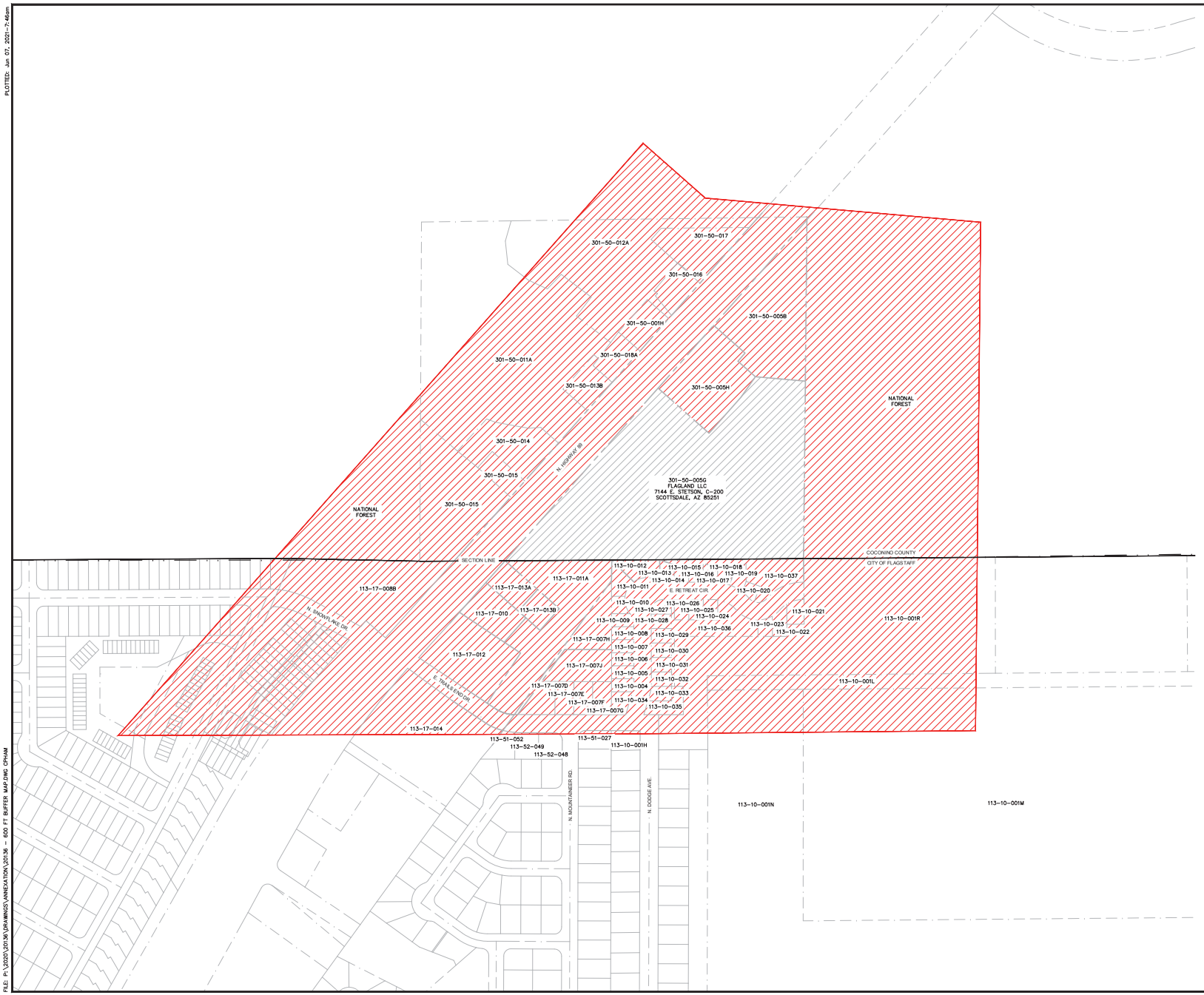
FLAGSTAFF REHAB CAMPUS

FLAGSTAFF
ARIZONA

VICINITY MAP

SHEET 1 OF 1

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 – VICINITY MAP.DWG CPHAM



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

600 FOOT BUFFER MAP

JOB NO: 2036
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

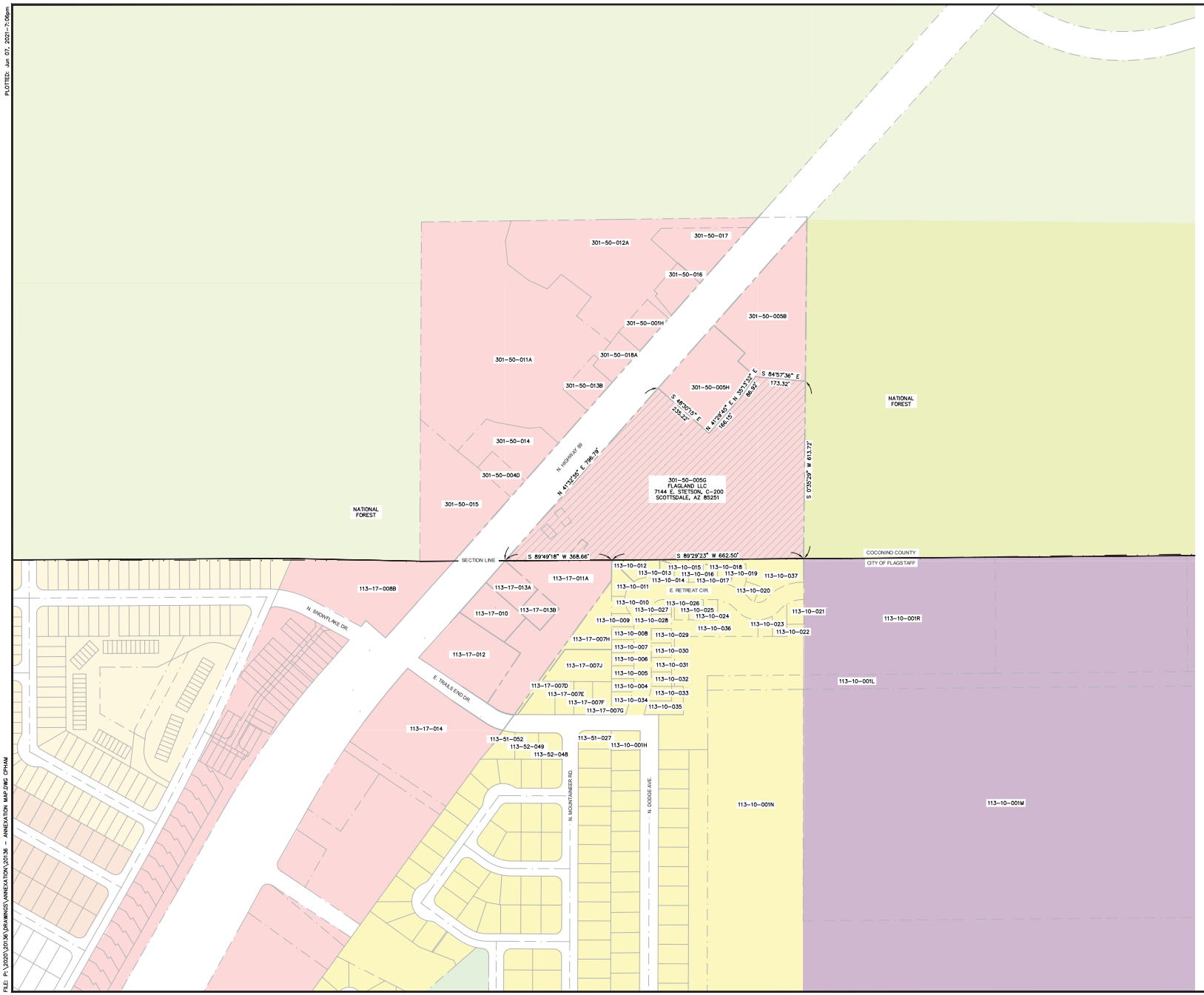
C.O.F. Project # PZ 20-00164

DRAWING NO.
BM01

SHT NO. 1 OF 2

PLOTTED: Jun 07, 2021-7:46am

FILE: P:\2020\2036\DRAWINGS\ANNEXATION\2036 - 600 FT BUFFER MAP.DWG CPHAM



PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 150'

0 75 150

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

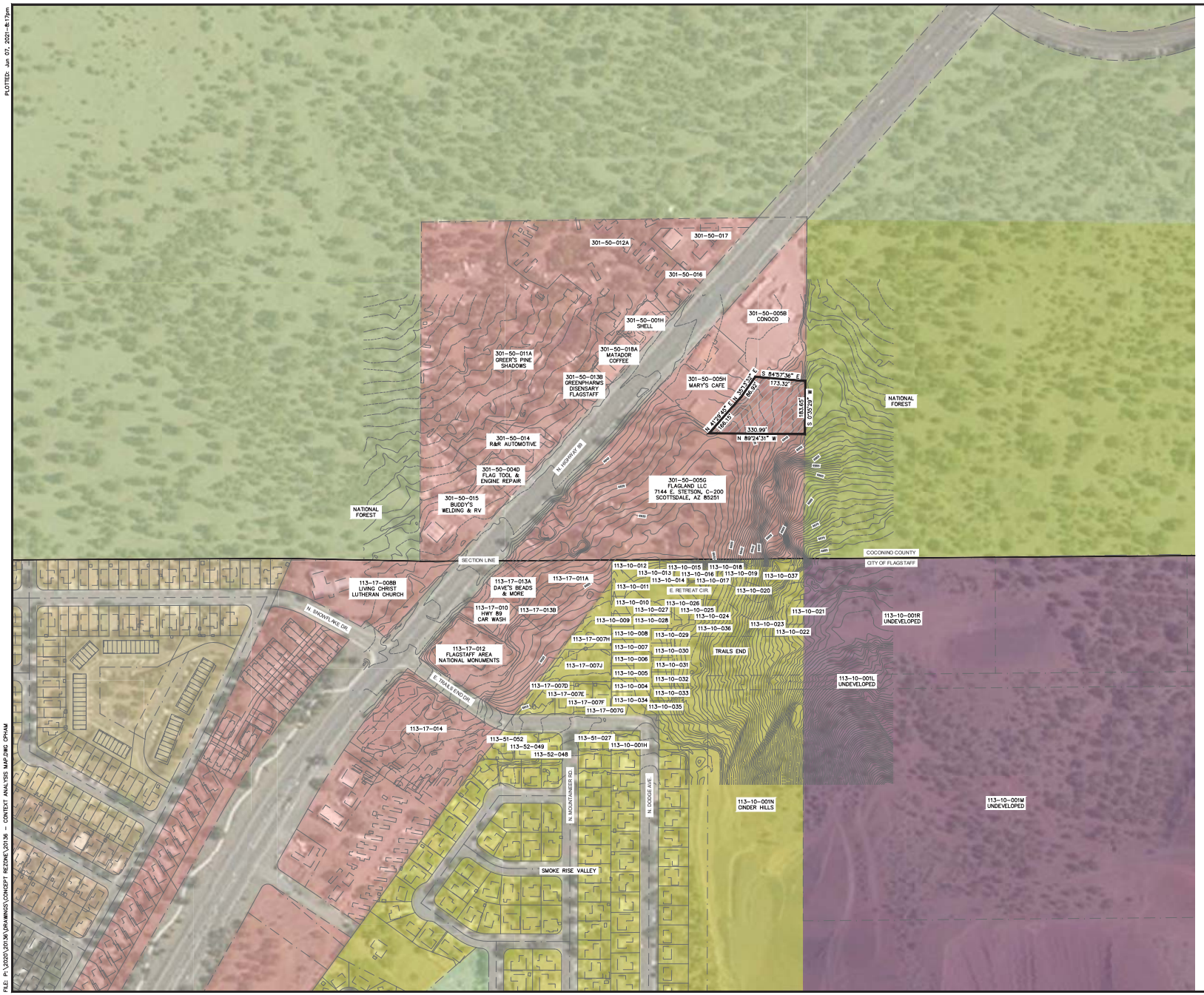
Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jun 07, 2021 - 7:06pm

FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

SVI
Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ. 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CM01

SHT NO. 2 OF 5

PLOTTED: Jun 07, 2021-8:17pm
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONTEXT ANALYSIS MAP.DWG CPHAM

LEGEND
FLAGSTAFF REHAB CAMPUS
SOBER LIVING
FUTURE COMMERCIAL PAD 1
FUTURE COMMERCIAL PAD 2
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING
C.O.F. Project # PZ 20-00164
SCALE: 1" = 60'
DRAWING NO. CP01
SHT NO. 4 OF 5
REVISIONS
NO. DESCRIPTION DATE BY
Call at least two full working days before you begin excavation. Arizona811
Stephard Westrate, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.774.8934 fax
www.swiaz.com
JOB NO: 20136
DATE: JUN 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: ONP
CHECKED: SCI
FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA
CONCEPT ZONING PLAN
COCONINO COUNTY
CITY OF FLAGSTAFF
N HIGHWAY 89
E. TRAILS END DR.
SECTION LINE
FUTURE EQUESTRIAN AREA
RESIDENTIAL TREATMENTS CENTER (RTC) WOMENS
DINING
RESIDENTIAL TREATMENTS CENTER (RTC) MENS
GROUP
DETOX
ADMINISTRATION
OUTPATIENT PROGRAM (OP)
SOBER LIVING WOMENS
SOBER LIVING MEN
SOBER LIVING MANAGEMENT
FUTURE COMMERCIAL PAD
FUTURE COMMERCIAL PAD
FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - NEIGHBORHOOD MEETING EXHIBIT.DWG CPHAM
PLOTTED: JUN 29, 2021 - 11:27AM

Flagstaff Location







Khaki Brown >



Timber Bark >



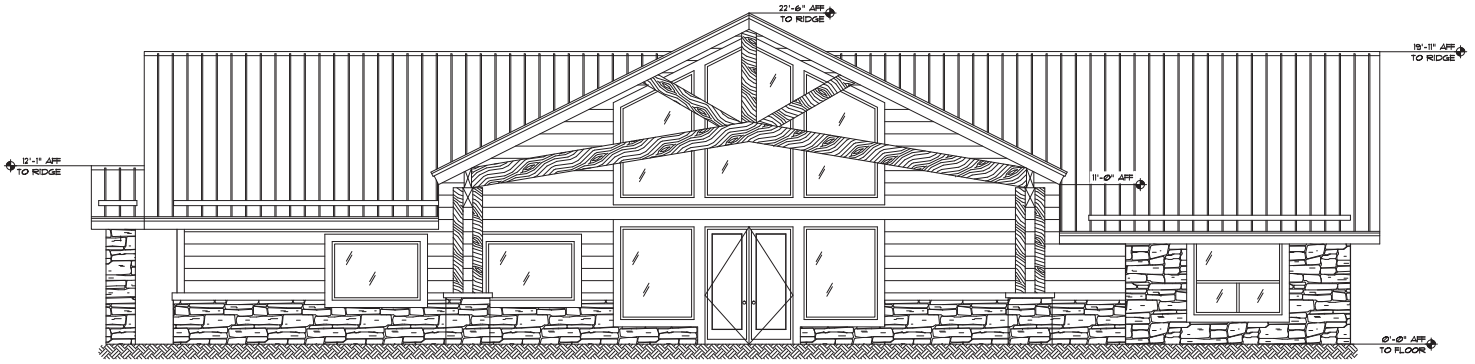
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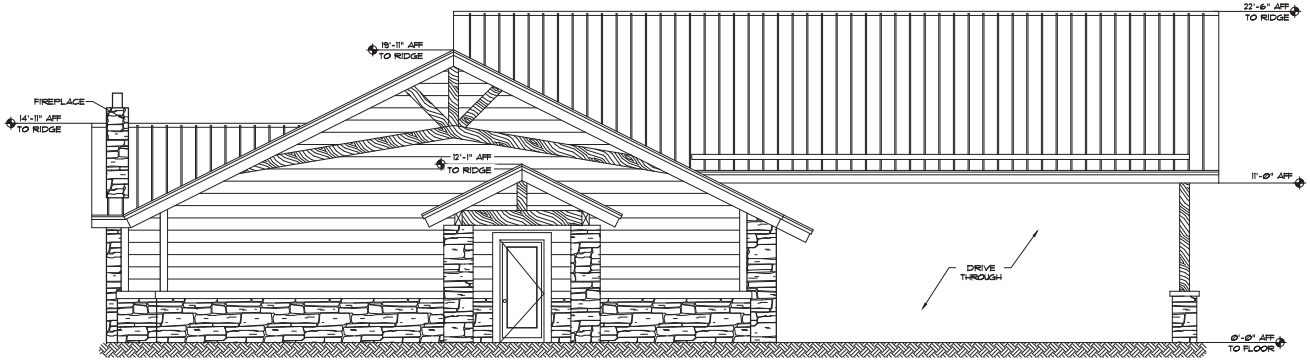
Ledgestone Series
(Click to view all Ledgestone Veneer styles)



Stone Combinations
(Click to view all Stone Combination styles)



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

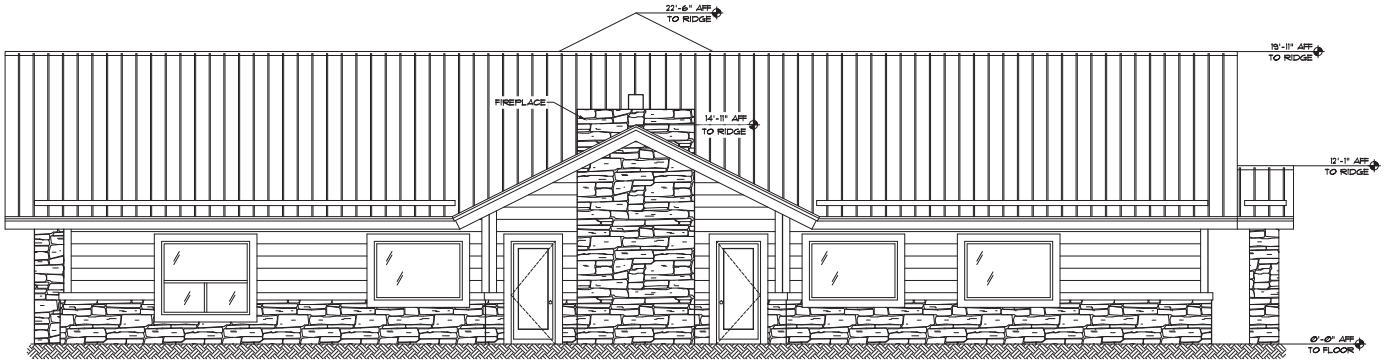
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Date: January 19, 2021

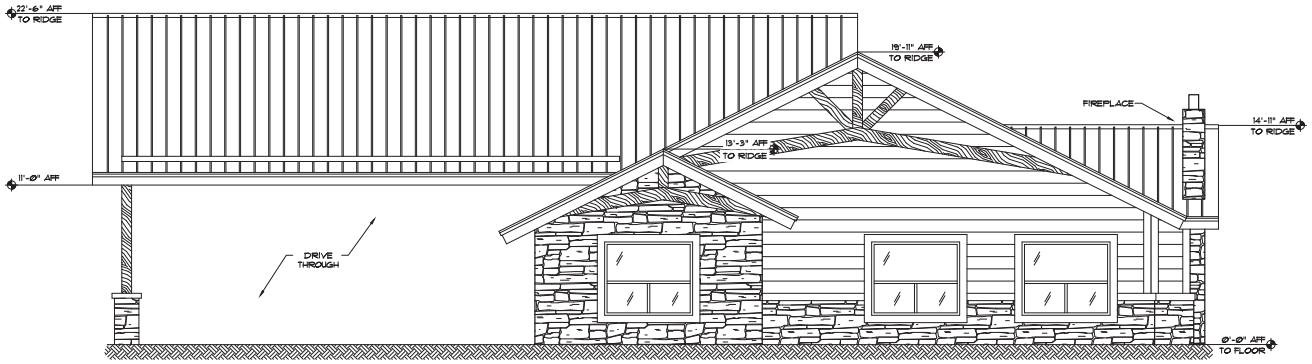
Job No:

SHEET
A-AD2.0

EXTERIOR ELEVS
ADMIN
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-Ø"



2 EAST ELEVATION
SCALE: 1/4" = 1'-Ø"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - Admin Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

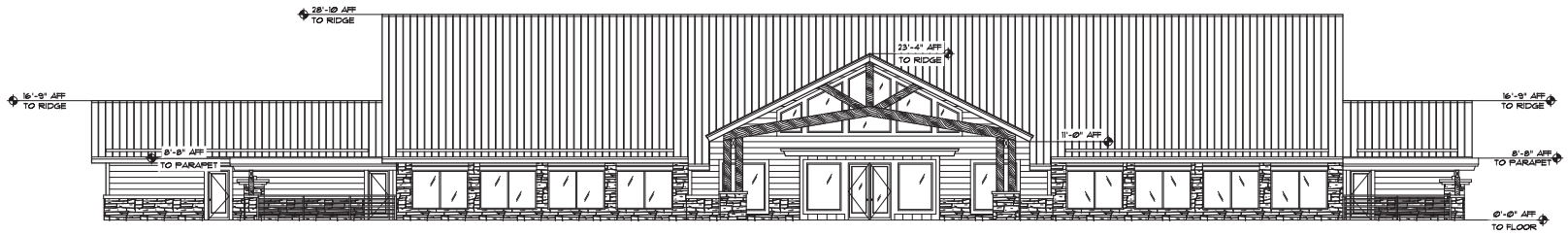
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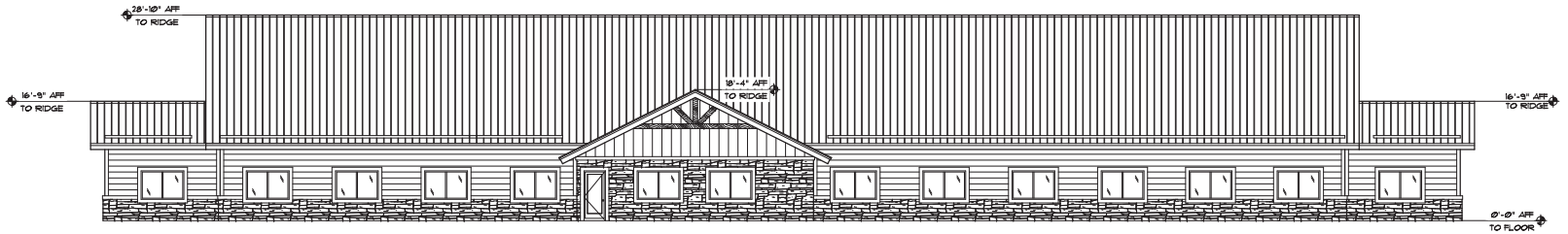
Job No:

SHEET
A-AD2.1

EXTERIOR ELEVS
ADMIN.
SCALE: 1/4" = 1'-Ø"



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



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

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlanchard@aol.com

paul d. blanchard
architect

Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

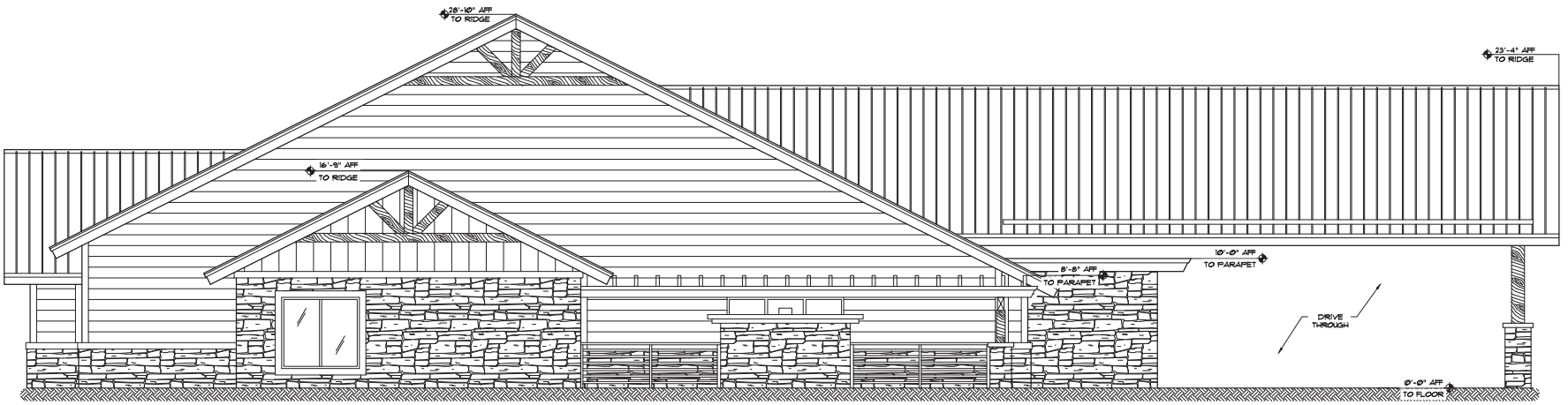
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Date: February 5, 2021

Job No:

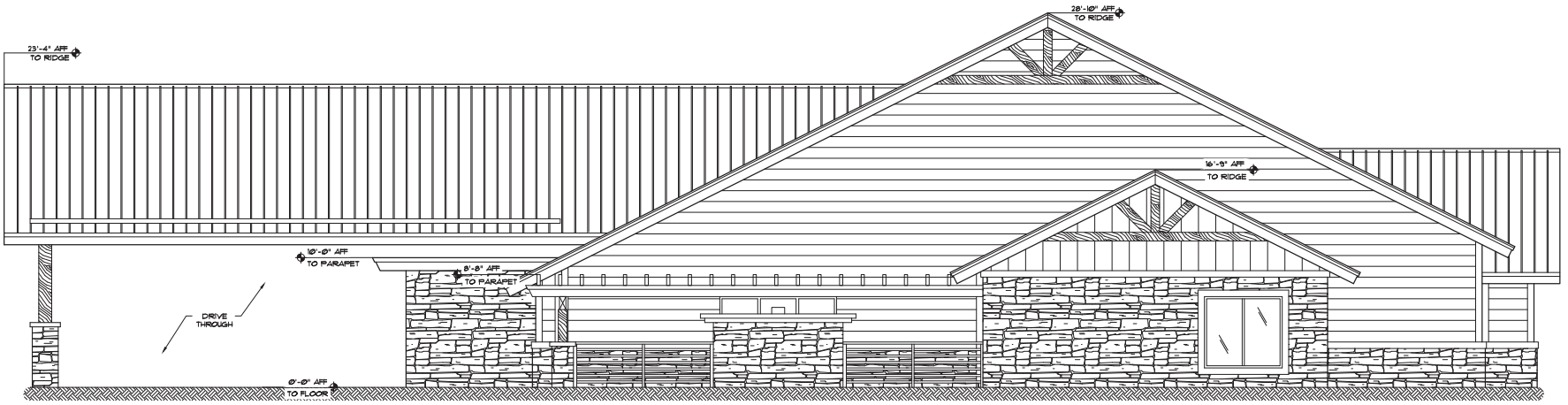
SHEET
A-DT2.0

EXTERIOR ELEVS
DETOX
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, az 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - Detox Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

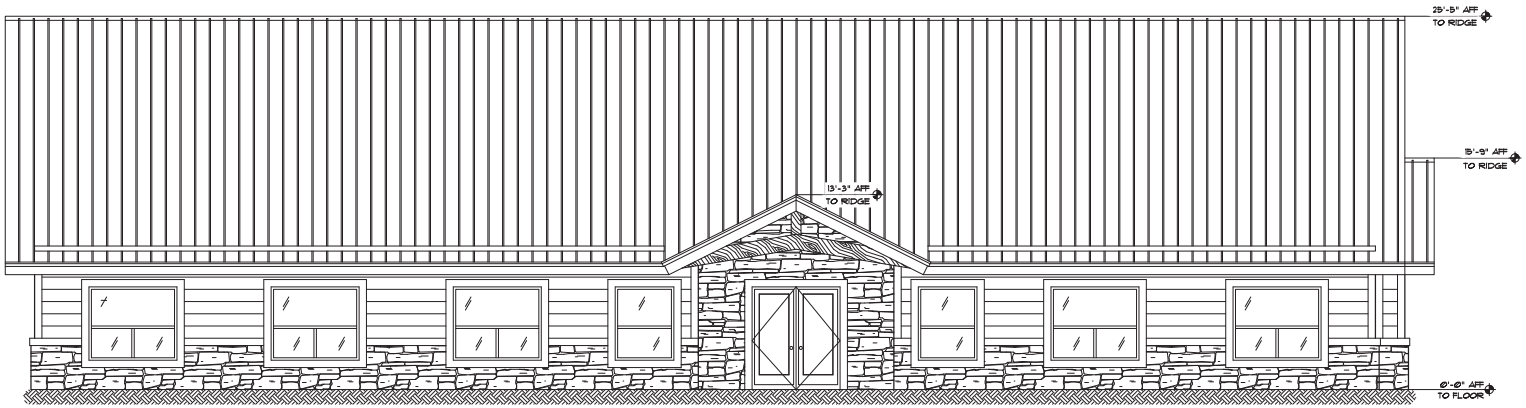
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Date: February 5, 2021

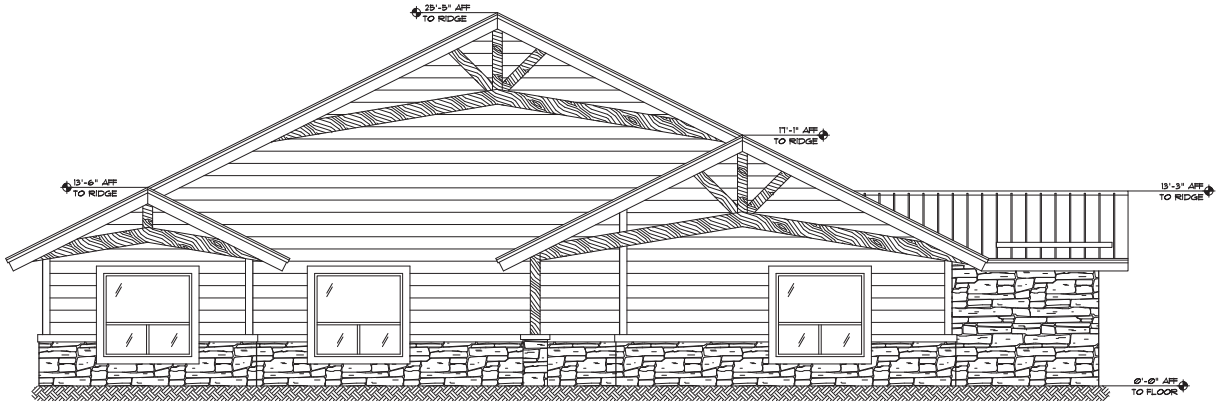
Job No:

SHEET
A-DT2.1

EXTERIOR ELEVS
DETOX
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
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paul d. blandtee
architect

Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

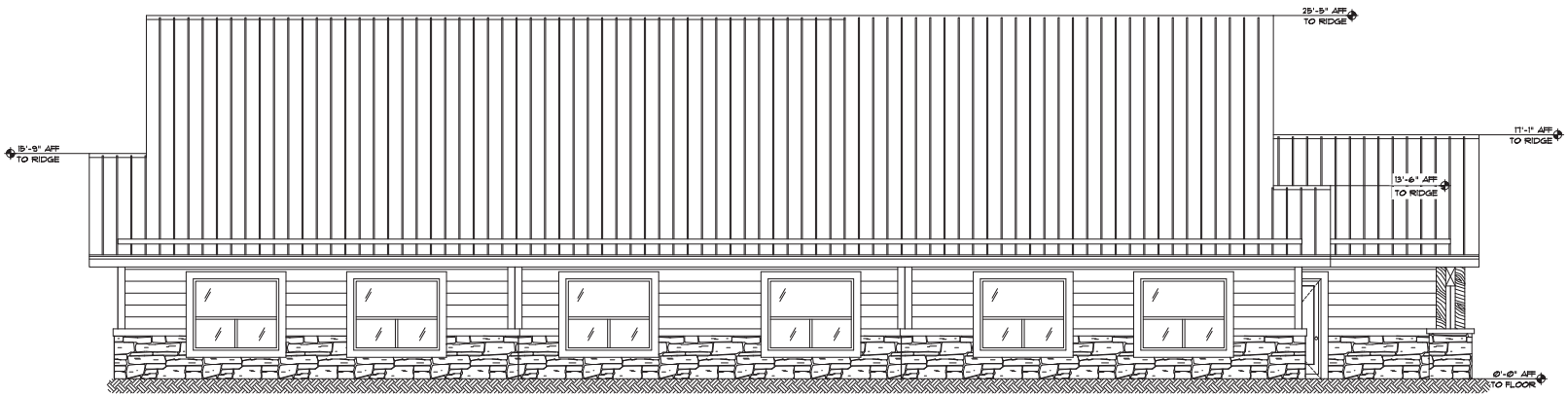
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Date: January 19, 2021

Job No:

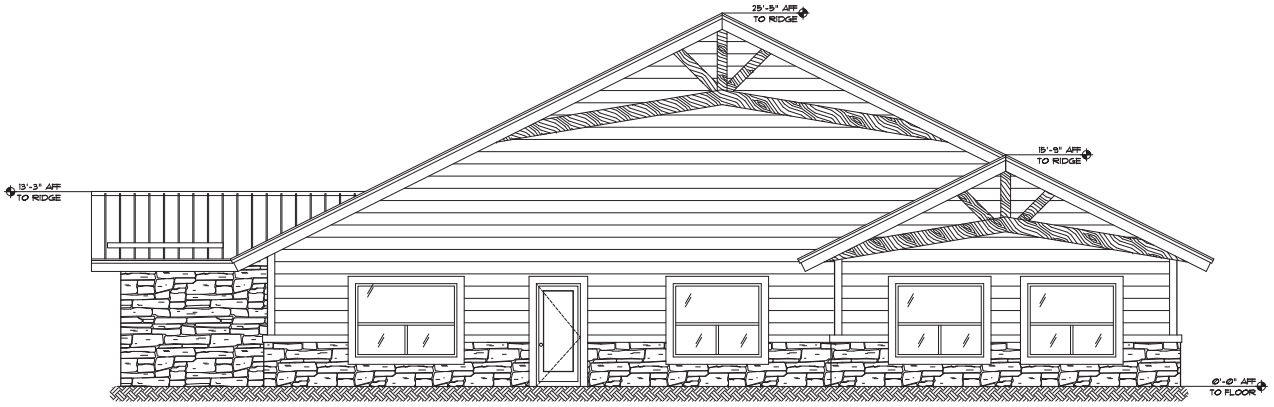
SHEET
A-GR2.0

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION

SCALE: 1/4" = 1'-0"



② EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
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paul d. bustamante
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Health Facility - Group Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
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CONSTRUCTION

Revisions	By

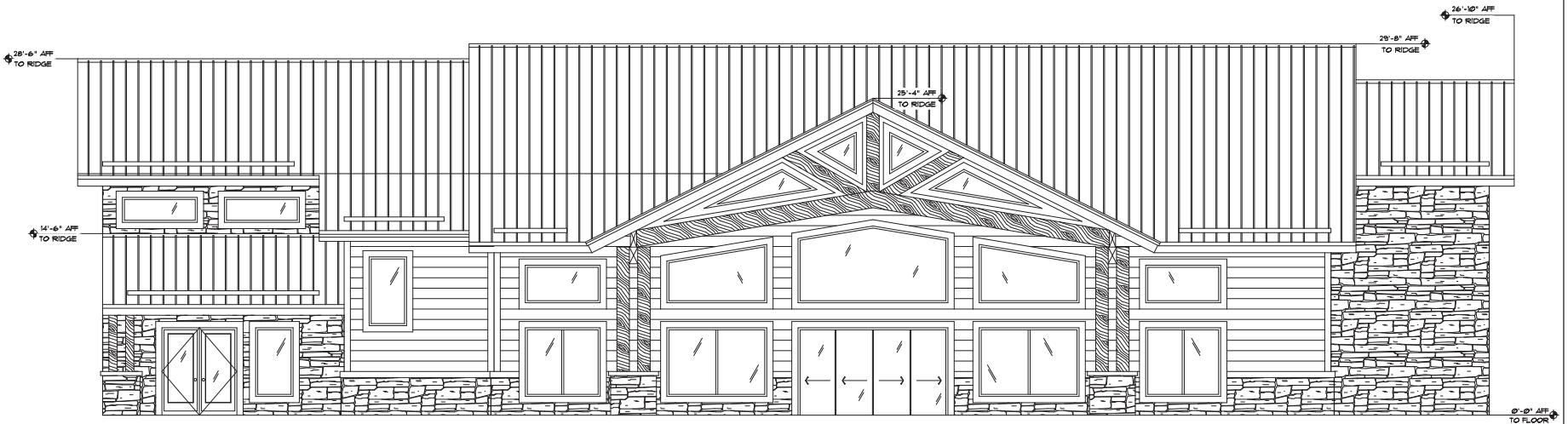
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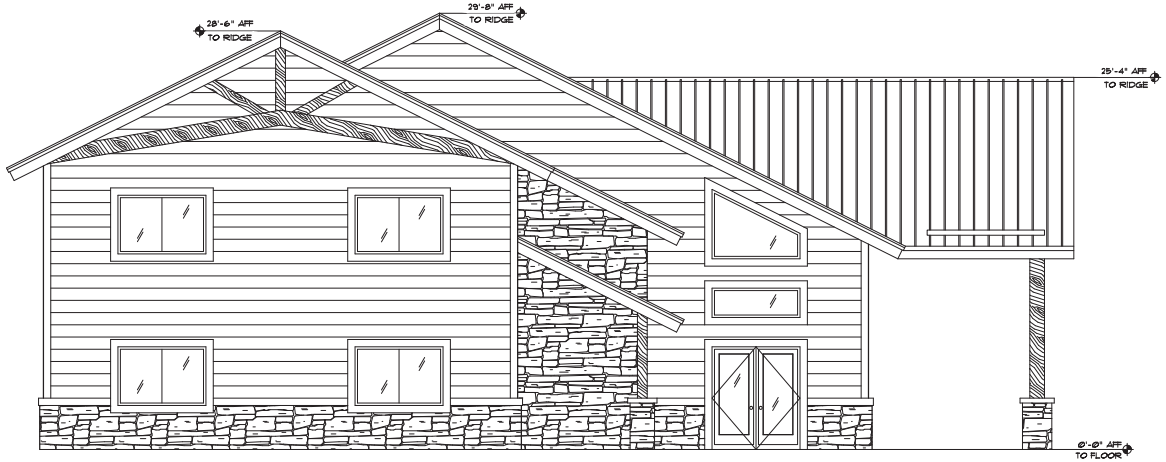
Job No:

SHEET
A-GR2.1

EXTERIOR ELEVS
GROUP
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
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tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee
architect

Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

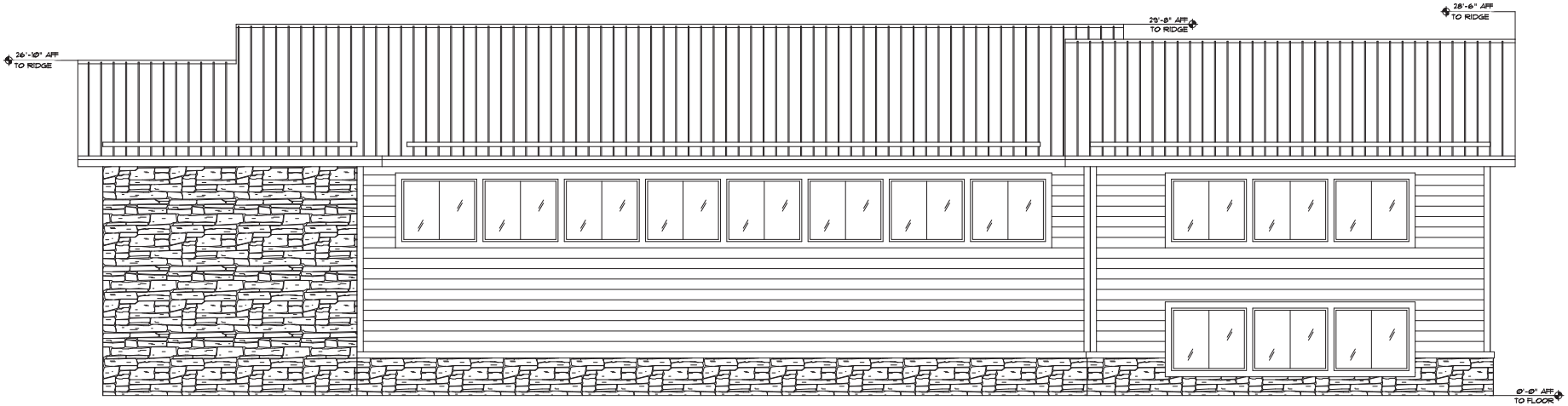
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

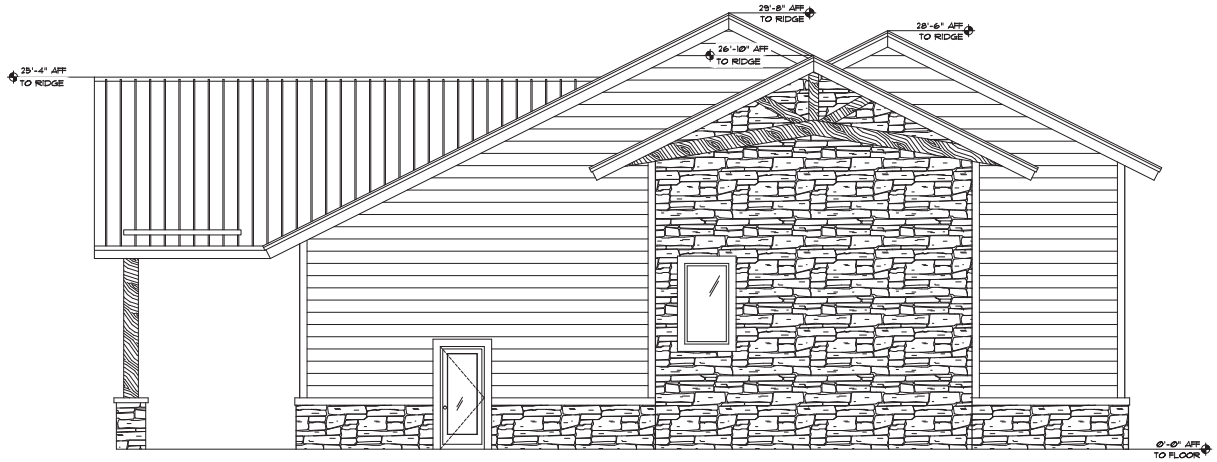
Drawn: LJ
Date: January 19, 2021
Job No:

SHEET
A-KD2.0

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
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tel 928.774.3444
email:PDBlandtee@aol.com

paul d. blandtee
architect

Health Facility - Kitchen/Dining
Highway 89-A
Flagstaff, AZ

PRELIMINARY
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CONSTRUCTION

Revisions	By

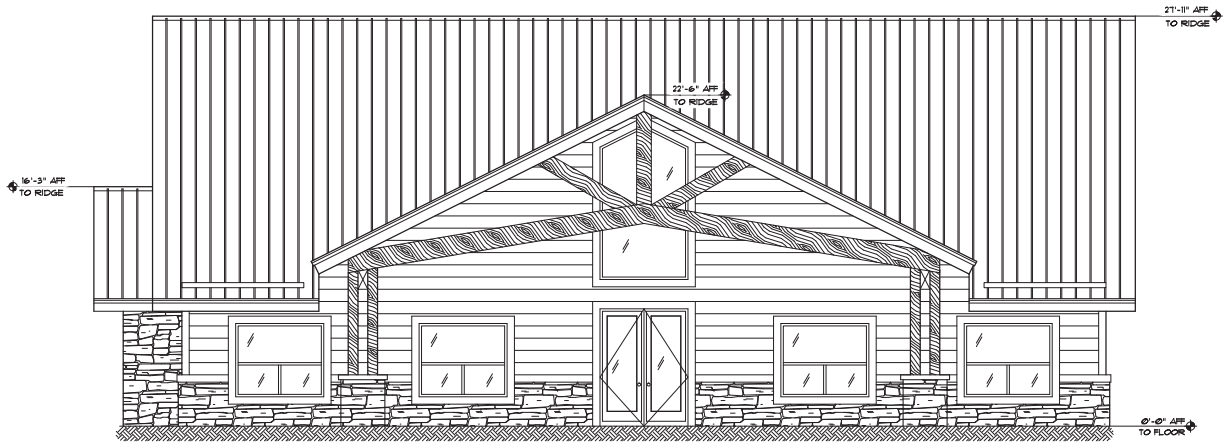
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Date: January 19, 2021

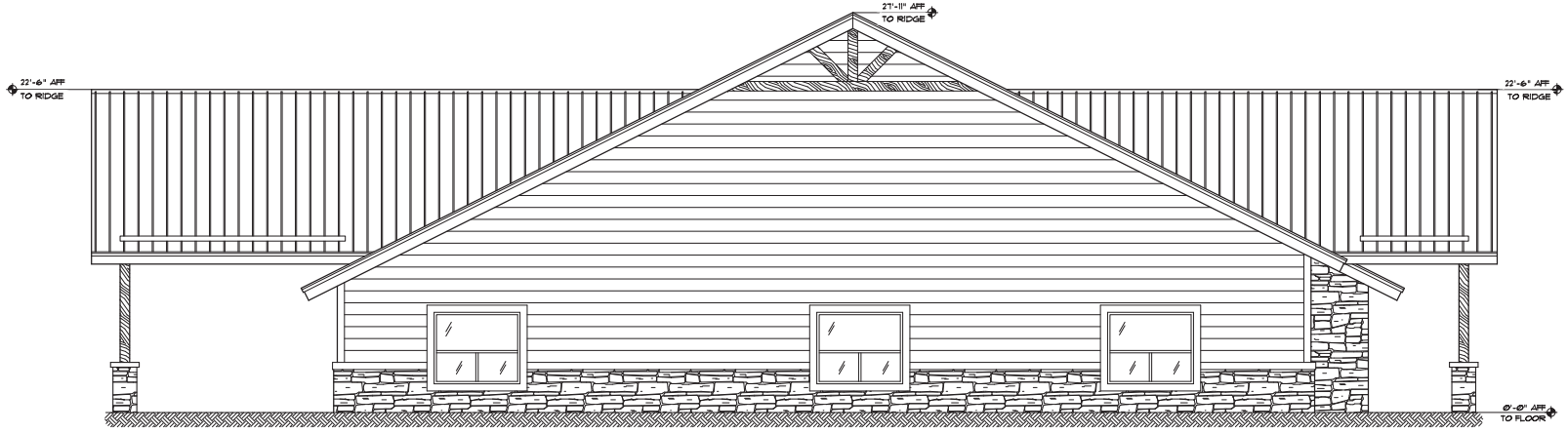
Job No:

SHEET
A-KD2.1

EXTERIOR ELEVS
Kitchen/Dining
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
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email:PDBlandtee@aol.com

paul d. blandtee architect

Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

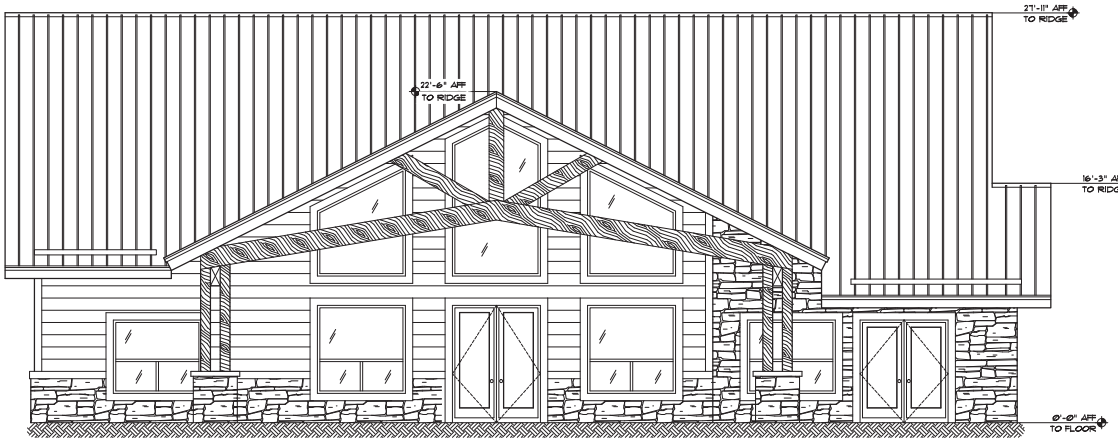
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Job No:

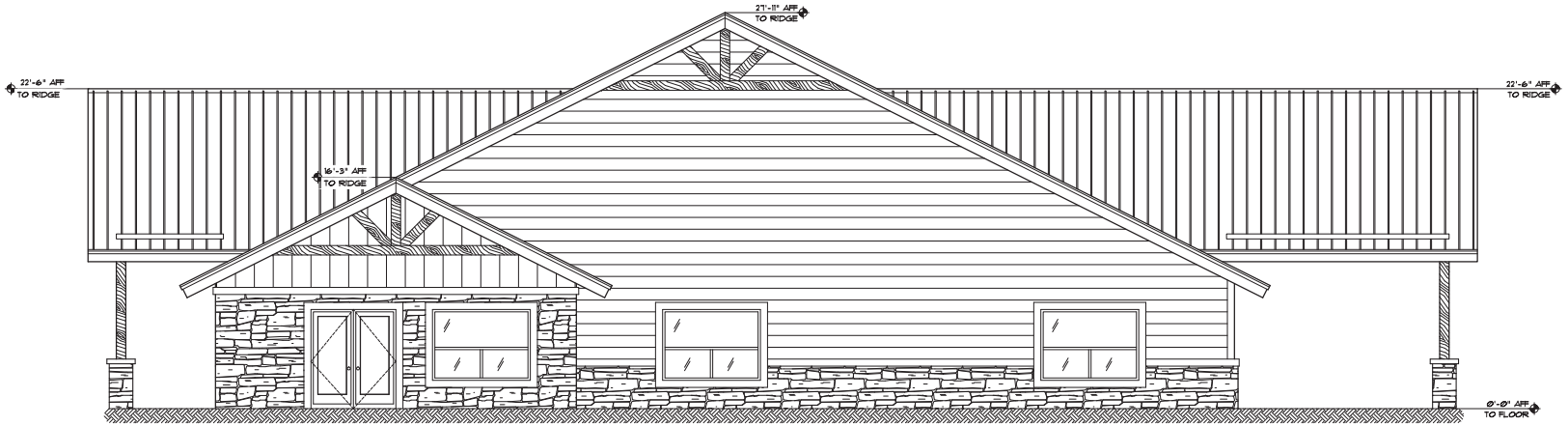
SHEET
A-OP2.0

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION (BACK)

SCALE: 1/4" = 1'-0"



② EAST ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
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email:PDBarchitect@aol.com

paul d. busenmenrits
architect

Health Facility - OP Building
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

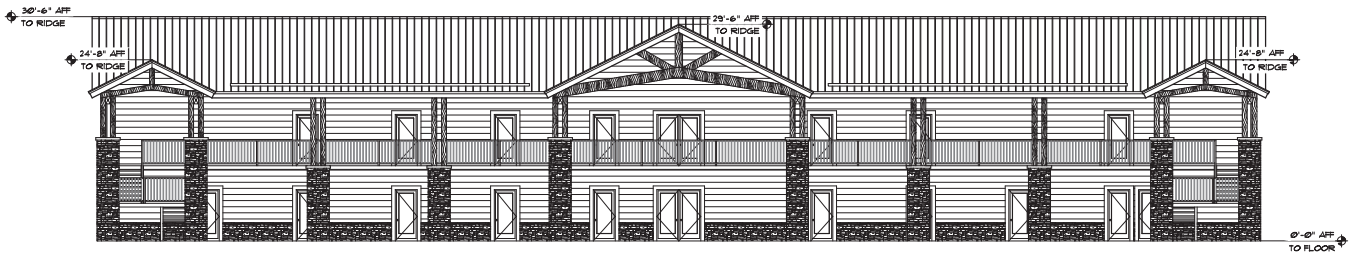
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Date: February 3, 2021

Job No:

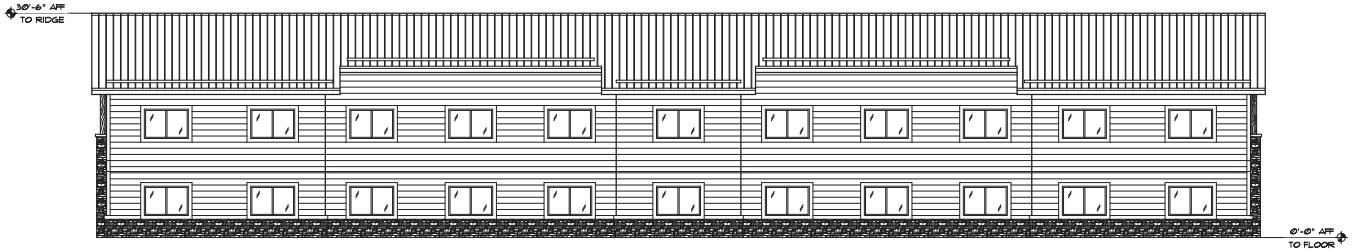
SHEET
A-0P2.1

EXTERIOR ELEVS
OP
SCALE: 1/4" = 1'-0"



① SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



② NORTH ELEVATION

SCALE: 1/8" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBlandtea@aol.com

paul d. blandamarino
architect

Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ

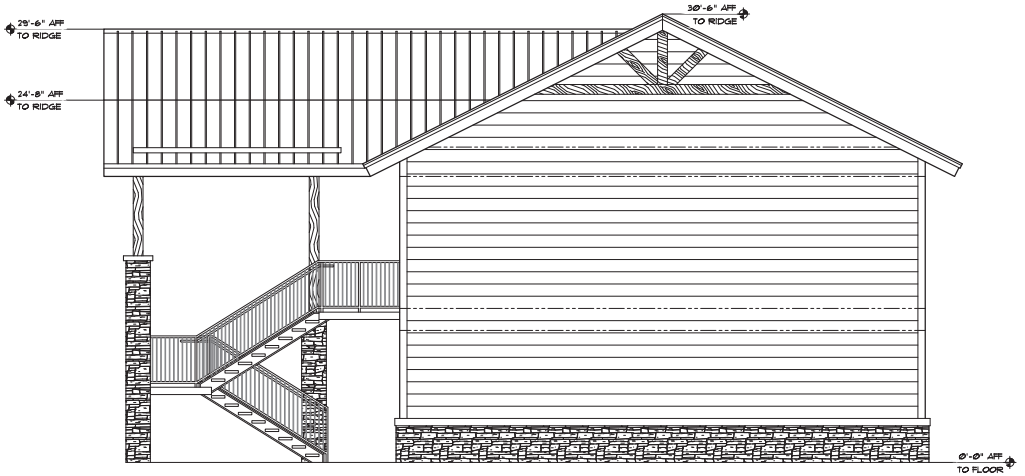
Date: April 6, 2021

Job No:

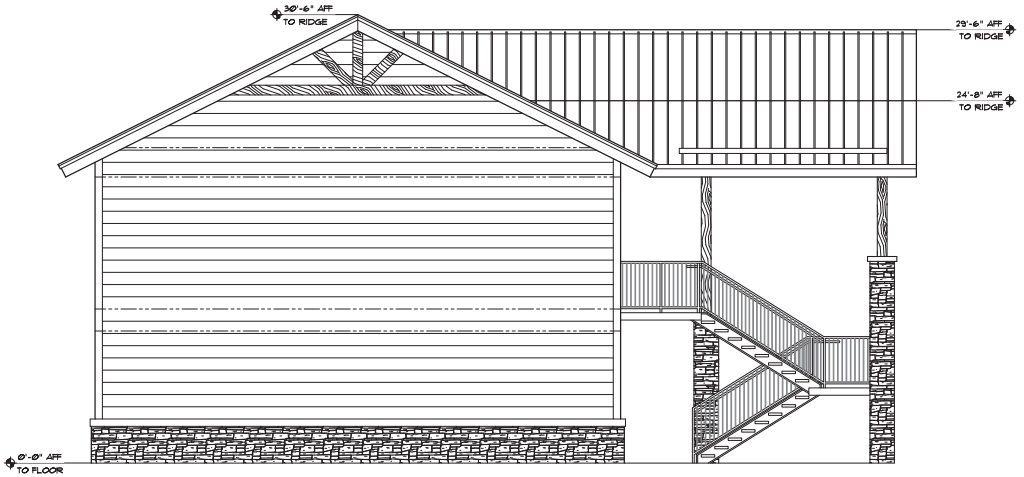
SHEET

A-RTC2.0

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Health Facility - RTC Men & Women
12425 N 19TH AVE
Phoenix, AZ 85029

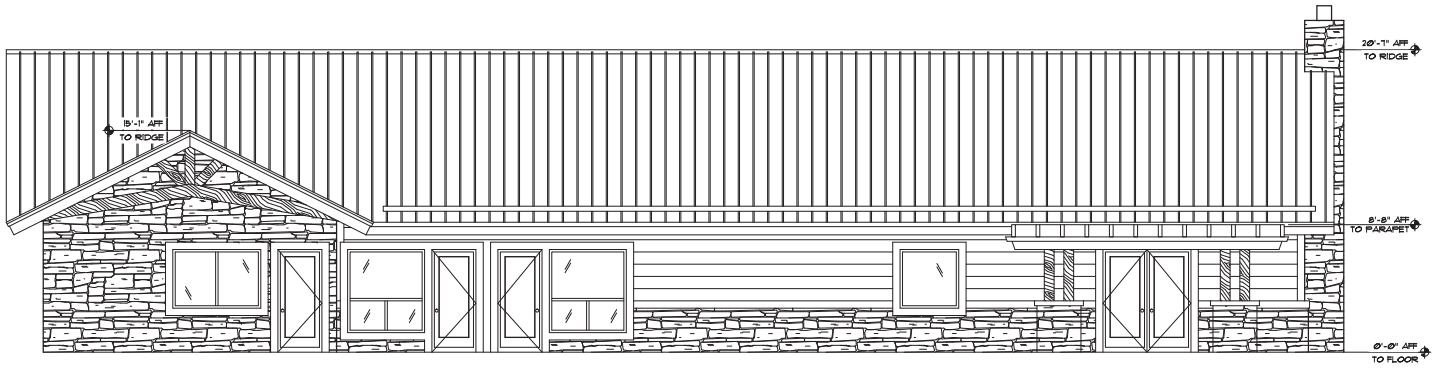
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: LJ
Date: April 6, 2021
Job No:

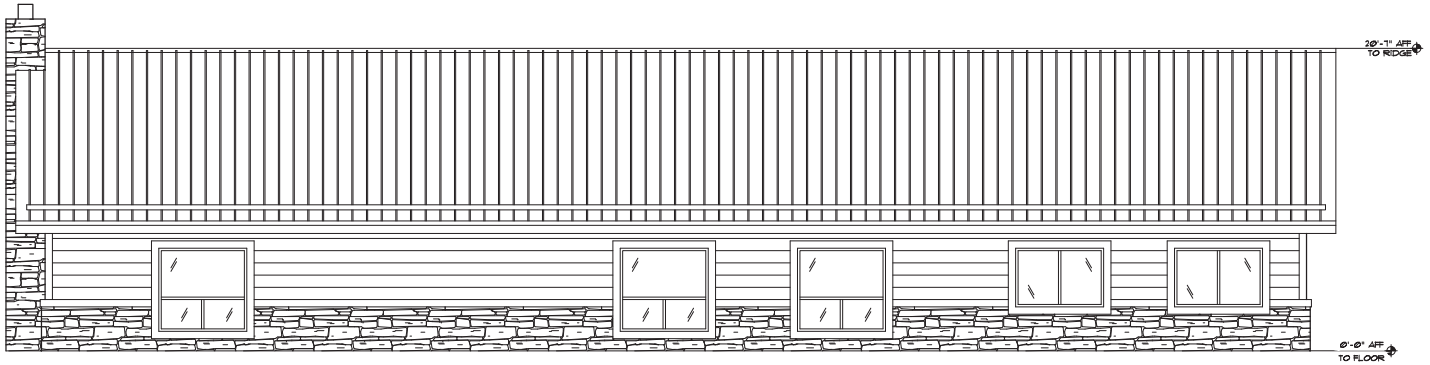
SHEET
RTC2.1

EXTERIOR ELEVS
RTC MEN & WOMEN
SCALE: 1/4" = 1'-0"



① SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



② NORTH ELEVATION

SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com

paul d. bustamante
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

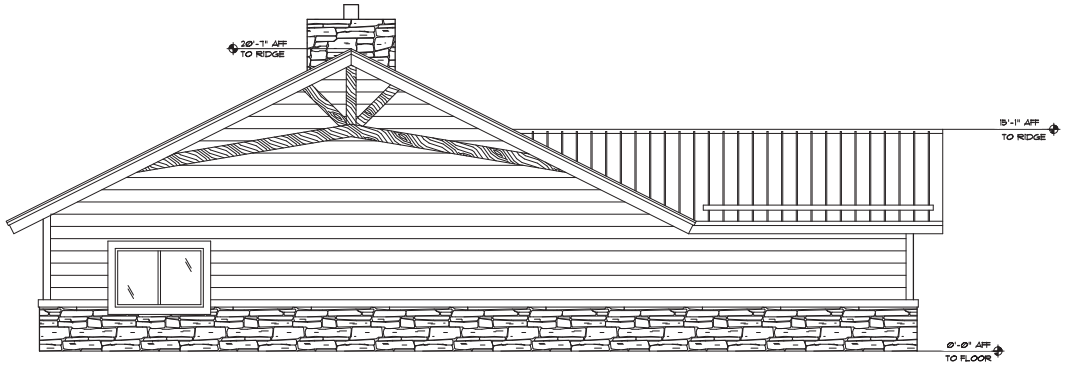
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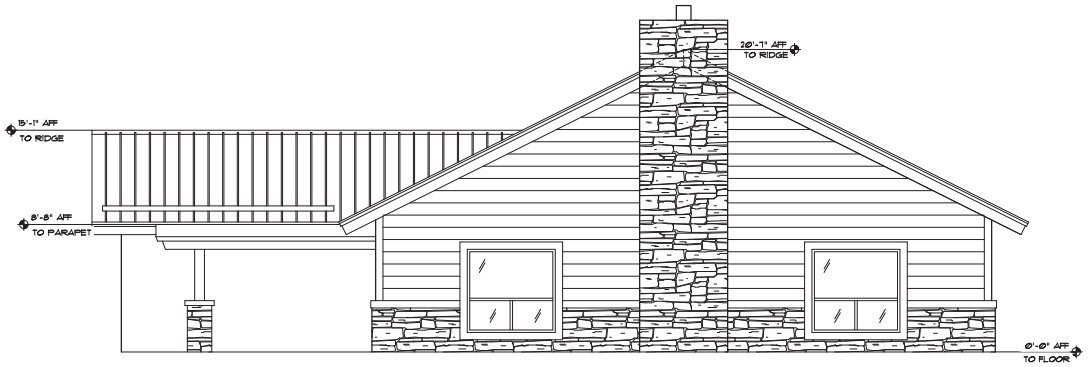
Job No:

SHEET
A-SM2.0

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

16 east route 66 suite 202
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tel 928.774.3444
email:PDBarchitect@aol.com

paul d. buschemeyer
architect

Sober Living - Management
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

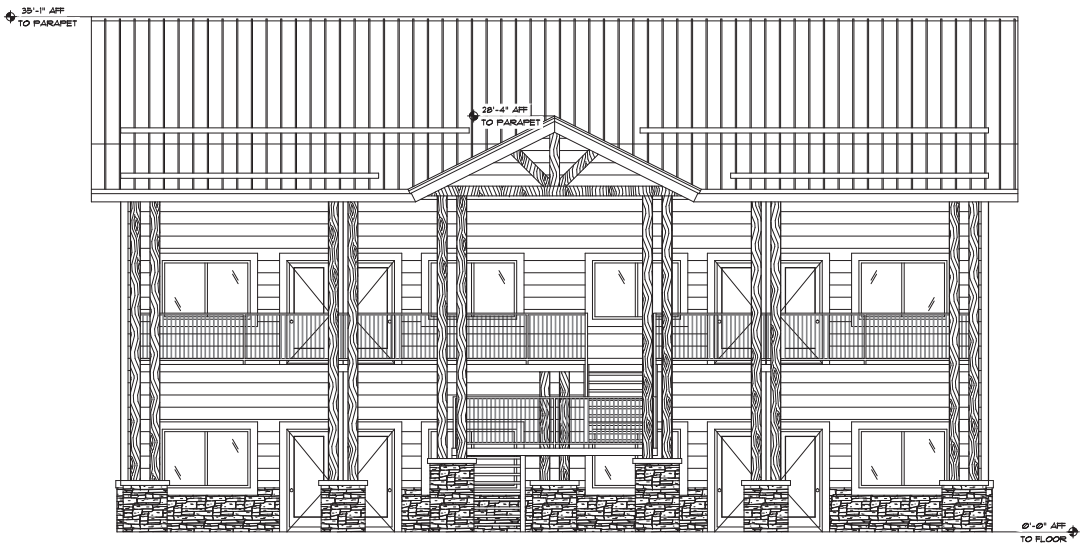
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Date: January 19, 2021

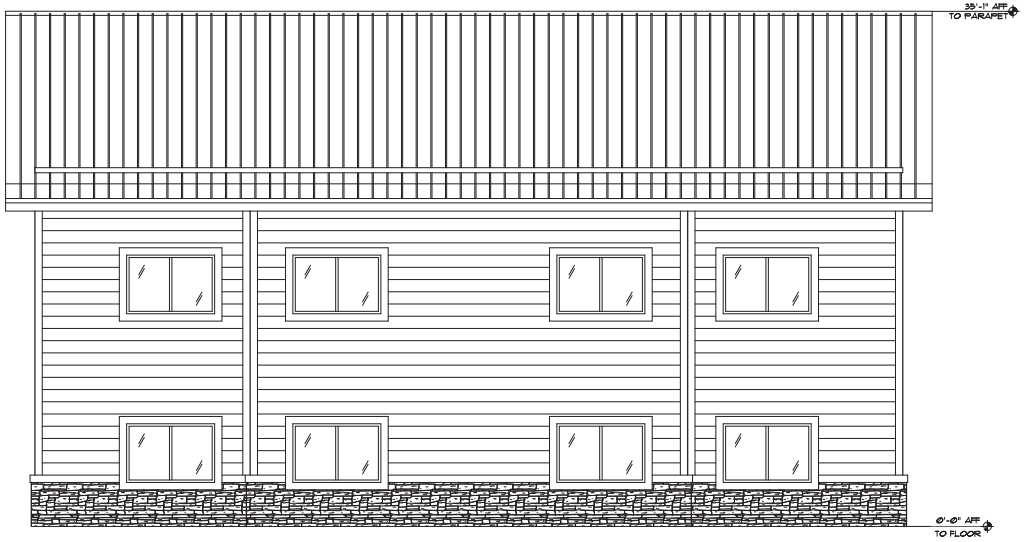
Job No:

SHEET
A-SM2.1

EXTERIOR ELEVS
Management
SCALE: 1/4" = 1'-0"



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



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

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email:PDBarchitect@aol.com
paul d. bustamante
architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

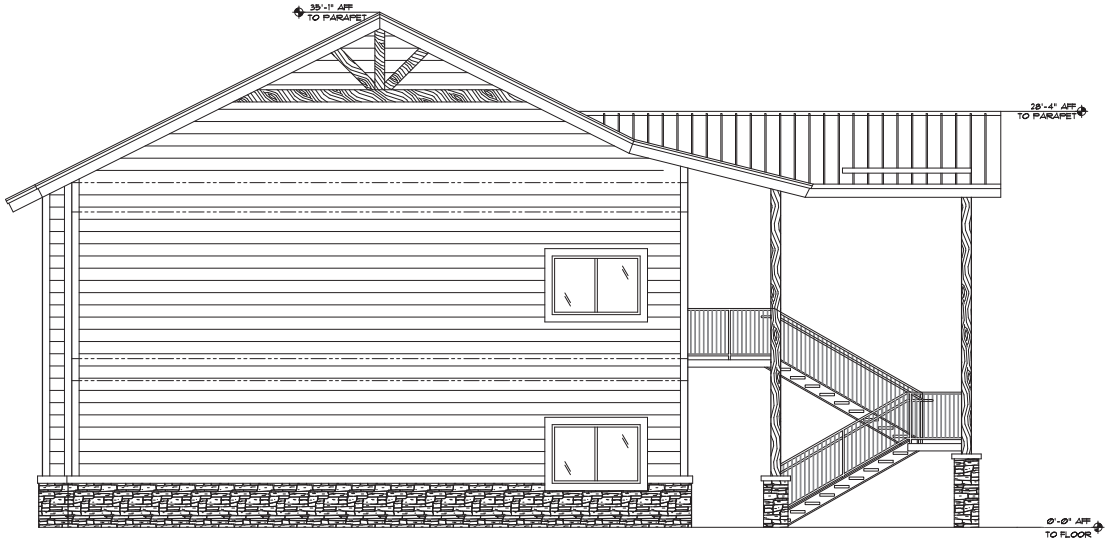
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Date: January 19, 2021

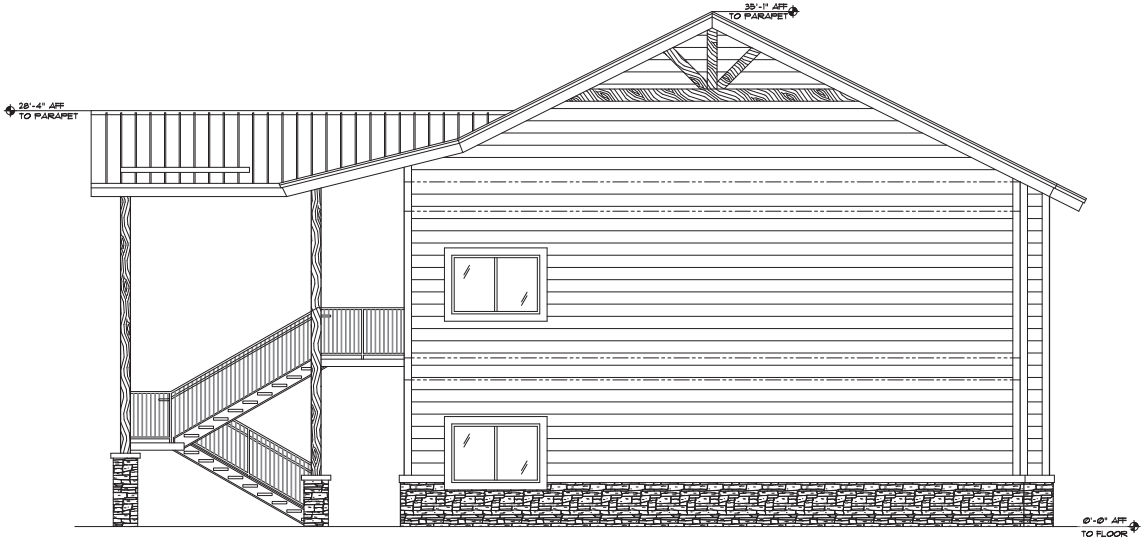
Job No:

SHEET
A-SLR2.0

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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flagstaff, arizona 86001
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paul d. bustamante
architect

Sober Living - Residential
Highway 89-A
Flagstaff, AZ

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CONSTRUCTION

Revisions	By

Drawn: LJ

Date: January 19, 2021

Job No:

SHEET
A-SLR2.1

SOBER LIVING
EXTERIOR ELEVS
RESIDENTIAL
SCALE: 1/4" = 1'-0"

Next Steps

June 30, 2021 – First Virtual Neighborhood Meeting

TBD – Second Virtual Neighborhood Meeting

TBD – Planning & Zoning Commission

For Recommendation

TBD – City Council Introduction

TBD – City Council Adoption

Question & Answer Session

- Raise hand to ask question
- 3 minute time limit
- In the event we are not able to take your question during this meeting or if you have questions or comments after the meeting, please contact Stephen Irwin at sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree, Planning Development Manager at gpearthree@flagstaffaz.gov or (928) 213-2603

Flagstaff Rehab Campus

SWI Project #20136

Virtual Neighborhood Meeting – Questions & Answers

Wednesday, June 30, 2021

QUESTION/COMMENT	ANSWER
Presentation officially started at 6:00pm.	
Please put the website in the chat. Audio broke up and could not hear the website info.	https://www.americasrehabcampuses.com/
Will you be accepting those who are court ordered for treatment in Flagstaff?	Yes, provided that there are not any violent or crime issues that they are dealing with.
Please define the term "Continuum of Care" you used previously.	In most treatment centers, they do not have this continuum of care option that clients can be routed to outside of an outpatient program. These programs often fail. ARC transports patients that are outpatient.
How many full time residents?	The campus will not have full-time residents and will have a limited stay that is approved by their insurance.
You stated that you had people living there during detox and apartments. And you stated that it's full time care. So, how aren't there full time residents?	Full-time residents is defined as year-round. The average stay is approximately 60 days.
Also what are the staffing patterns? What is the patient to employee ratio? How many staff will provide direct service to clients?	Staff will be present 24 hours a day, seven days a week. The staffing patters will include: three-12 hour shifts for RNs and techs, and therapists have shifts five days a week. The staff to client ratio will include: 1 nurse and 1 tech to every 10 clients for detox, 1 nurse and 1 tech for every 20 patients for residential. One caseload will consist of approximately 12-15 patients.
Are people in sober living allowed to roam the neighborhood?	No, this is not allowed. Staff is present 24/7 around the clock to monitor the campus.
Can you repeat the height of the building?	Max building height is 35'-1" to the parapet and two-stories.
Michael stated that this property is not adjacent to homes. It is right next to homes.	Trails End is a recently constructed subdivision that will be located southeast of the proposed project site.
Will you please send the color slides out to all participants? They describe the land use much better.	Yes, these will be sent via email.
The traffic numbers seem very heavy for this area, with no traffic light. Please remember	Thank you for this comment. SWI is a local civil engineering firm and is aware that this

that there have been two pedestrian deaths in this area.	section of the highway has higher speeds. A traffic analysis is currently being performed for the project.
I am in parcel 9 at Trails End, backing up to the campus. If I look out my second floor window, what should I expect to see? Activity? People? Vehicles?	We are mostly building on the flatter areas of the site. The sober living building are two-story and the sober living maintenance building is one-story. It is anticipated that the second floor elevations would be similar; however, you should be able to maintain your views to the north. The detention basin will be located in the southern end of the site, between sober living and Trails End. The project is also required to have a landscape buffer and will preserve as many trees as possible to provide a buffer around the campus and adjacent properties.
Will you be incorporating cultural healing practices that many of our indigenous neighbors follow?	Yes, that is the project's plan and coordination has already begun. We will be reaching out to NACA and Rose Toehe.
How many apartments for sober living? I missed that. And didn't you say that they can live there up until a year?	Sober living will include 16 apartments. Typically, three to four people share a room setup. Staff supervision is present 24/7. Clients can live on the campus up to six months. On average, people stay 60 days before leaving the campus.
In your experience from facilities in other communities, does the center attract transients to the area? If so, how are they handled?	The campus acts as a watch dog for the community and doesn't normally attract transients. The campus allows, but rarely has walk-ins. Most clients arrive to the campus with appointments.
Please provide staffing info in written form I am interested in ratios - not just numbers. What is the difference between the roles of nurses, therapists, techs, etc? Lots of terminology - not a lot of explanation	A behavioral health tech is similar to CNA that monitor patients and make rounds. Case managers work with doctors' offices and organize continuum of care outside of campus. A separate written response of the campus staffing information will be sent out to the neighbors.
So on an average, what would you say the number of people/cars would be accessing this property?	A traffic study is currently being prepared for the project. The average traffic patterns are similar to a nursing home. Traffic counts are being collected at the existing Tucson campus in order perform a more accurate traffic analysis.
In addition to the cameras, what other safety/security measures do you envision? Will the campus be fully fenced, or will there	Staff will be present 24/7 to provide security. The campus may potentially hire security in

be security on site? This may put the surrounding neighborhood at ease.	the evenings. The campus perimeter will be fenced and landscaped as much as possible.
There are homes along the green section, as well.	The panhandle of the site that is adjacent to Trails End Drive will be the utility corridor and is considered open space. This area will include an access road and water and sewer mains.
You keep referring to it as Mary's Café. It is also Stockman's Bar. There are rules regarding alcohol sales near schools. It seems that alcohol and marijuana should not be adjacent to a detox center.	The existing Tucson campus is located hear liquor and drug stores and this has not been an issue.
Why does the usage of horses on the property necessitate the zoning change to residential?	The northern portion of the site is currently located within Coconino County and is zoning CH-10,000, equivalent to the City zoning Highway Commercial (HC). HC does not allows for horses in this zone.
Have any of you spent a day at this property. Watching traffic, etc.?	SWI is a local civil engineering firm is a familiar with the traffic in this area. The project team has also performed multiple site visits and observed traffic.
Will you be putting in a right turn lane? What are the numbers of emergency vehicles that access your Tucson facilities? Will there be an additional bus stop or will they walk to the one by Maverick? If one is added, will it be on the facility property or right on 89?	Right-turn lanes to the site are currently shown on the concept plan. This will be confirmed with the traffic analysis that is currently being performed. Emergency vehicles do not normally travel to the campus. If they to come, they arrive few and far between without lights or sirens. There is an existing bus stop that is north of the site, closer than the Maverick bus stop location. Coordination has begun with NAIPTA to provide bus passes to staff.
Will local first responders (Police, Fire, Ambulance,) be able to drop off community residents who are in need and requesting detox services?	Yes, they will be allowed to drop off clients in need and will be assessed.
If you could please share the written numbers with all of us.	Yes, this will be set via email.
How big is this equestrian area? It looks pretty small compared to the rest of property. And the City doesn't allow horses that I know, so how are you going to make this equestrian? There is a limit to the number of horses per acre in the county, I am assuming that you will not exceed that number and you will	That is correct. The City has the limit on the number of horses per acre. The horses will be used for therapy purposes only and will not be ridden. It is anticipated that the campus will have 60-70% occupancy. This is hard to predict with the scarcity of treatment centers in the proposed property site.

maintain the corrals so that it will mitigate any issues for the neighboring café. What did you say the average number of residents are in your facility per month? That would be great information to have, please share the businesses in Tucson that you share property boundaries with.	The total beds proposed is 172 beds. Detox – 16 beds male, 16 beds female Residential – 40 beds male, 40 beds female Sober living - 30 beds male, 30 beds female Additional information regarding the Tucson campus can be found at this website: https://www.americasrehabcampuses.com/
The busses turn into Christmas Tree because there aren't any busses in the County. Any other bus stops are heading back into town.	Correct, the northbound busses turn left on Christmas Tree before the project site. People would walk northbound on Highway 89 to reach the campus.
2 horses per acre + 1 per property	The project will follow City regulations. City horse limitations are regulated by the police code. City code states that 40,000-80,000 square feet will allow up to four horses maximum.
Do you intend to communicate with nearby residents after you open?	Absolutely, an open house will be scheduled once the campus opens.
Are you an extension of Sacred Peaks? The blue lines that Stephen drew as "your clinic" across from the bus stop was Sacred Peaks at Trails End	No, this project is not an extension of Sacred Peaks.
Flagstaff has a really good recovery community. The concern is the location. Thank you. Would love to speak to the businesses in Tucson. The AA, NA, Al-anon Programs in this town are outstanding. I'm not saying this won't be a good addition to Flagstaff. As I said before, it's the location. I'm very familiar with the recovery programs. I think that the location to businesses and the highway traffic are a problem. That's why it would be great to speak to the Tucson businesses! Highway 89 is so dangerous.	The programs are great as far as outpatient programs to continue best practices during sobriety. Detox is one of the most challenging and severe recoveries.
Who do we contact if we have questions in the future?	Stephen Irwin sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree gpearthree@flagstaffaz.gov or (928) 213-2603
Will you guarantee that more housing units and more persons will not be expanded in the future? There is a lot of purple area that has nothing on it. That could also be used for more units?	There are two pads located along Highway 89 available for future developments. The eastern and southern areas of the site are maximized for open space and detention. The site has been designed to maximize the density of the development.

After the zoning approval, will there be another meeting to approve the project? When will this be presented to city council?	Yes, you will be notified when the next public meeting will occur.
Meeting adjourned at 7:30pm.	

Job Description	Job Duties	Detox Ratio	Residential R	Oupatient Ratio
Therapist	complete and develop treatment plans, and provide therapy services (individual, group and family). Therapists are also responsible for discharge documentation	1:10	1:15	1:20
Residential Case Manager	completing the assessments, action plan, discharge planning and criteria, ART meetings, continuation of care that includes medications, legal issues, EBT funds, ect.	N/A	1:20	N/A
Detox Case Manager	assessments, treatment plans, discharge planning and *ART meetings, continuation of care	1:20	N/A	N/A
Behavioral Health Technician	provides basic nursing care, aids with activities of daily living, and assists in the maintenance of a safe and clean environment. Some of the duties include, intake	1:10	1:25	1:35
Recovery Supprt Specilaist	onducting IOP groups and documentation , assisting at equine, driving, store trips, regular BHT Duties.	N/A	1:20	1:25
Intensive Outpatient Coordinator	intakes, assessments, treatment plans, property, driving.	N/A	N/A	1:25
Nurses (Registered Nurse, Licensed Practical Nurse	provide safe and effective nursing care. Intakes, medications, cows, ciwas, discharge documentatio	1:10	1:20	N/A

*ART- Meeting with patient/Client's Health Home to plan for the besy wrap around servi ces while at the campus and after discharge from campus.

NEIGHBORHOOD MEETING CERTIFICATION

I, Michelle Shotter-Carrasco the authorized representative of Flagland LLC, do hereby attest that the neighborhood meeting for Project No. PZ-20-00164 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code, including the following:

- ☐ A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 06/17/2021 and accepted by the City of Flagstaff on 06/17/2021.
- ☐ A list of property owners within 600 feet of the subject properties boundaries and all Home Owners Associations (HOAs) within 1,000 feet of the subject property were prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan.
- ☐ Notices of the neighborhood meeting were sent via first class mail on 06/14/2021 to all property owners within 600 feet of the subject properties boundaries, to all tenants residing on the subject property, to all Home Owners Associations (HOAs) within 600 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- ☐ A total of 2 neighborhood meeting notification sign(s) were installed on 06/18/2021 at the following location(s):
    - South entrance to Property on N. Highway 89
    - North entrance to Property on N. Highway 89
- ☐ A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 07/12/2021.
- ☐ Copies of the Citizen Participation Report were sent via first class mail on 08/02/2021 to all person who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant

Michelle Shotter-Carrasco

Signature:

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

City of Flagstaff
Attention: Alaxandra Pucciarelli
211 West Aspen Avenue
Flagstaff, AZ 86001

July 9, 2021
SWI # 20136

Re: Flagstaff Rehab Campus – Annexation Rezone
Request to Waive Second Neighborhood Meeting

Dear Ms. Pucciarelli,

The purpose of this letter is to request a waiver from the requirement of a second neighborhood meeting for the Flagstaff Rehab Campus project with the annexation and rezone process. The subject parcel requested to be annexed is located on parcel APN 301-50-005G, which is currently located within Coconino County and zoned CH-10,000.

The first neighborhood meeting was held virutally on June 30, 2021 via Zoom. There were 13 people in attendance, not including the project team, who provided overall positive feedback for the project. As of July 6, 2021, we have received three phone call in response to the public outreach letter. The neighbors that have reached out directly to either us or Genevieve Pearthree only requested additional information, which has been provided via email. The virtual Zoom meeting included a question and answer session that lasted approximately 45 minutes where the project team addressed comments and questions. An email with the supporting meeting exhibits and documentation on staffing information will be sent to all participants per their request and to provide more information about the project. Due to the overall positive feedback and additional information that will be provided to the neighbors, we request to waive the requirement for the second neighborhood meeting.

Please let us know if you have any questions, comments, or need any additional information.

Sincerely,
Shephard-Wesnitzer, Inc.

Stephen Irwin, P.E.
Project Engineer

From:	Alaxandra Pucciarelli
To:	Cassandra Pham
Cc:	Genevieve Pearthree; Guillermo Cortes; Stephen Irwin
Subject:	RE: FRC - 2nd Neighborhood Meeting Waiver Request
Date:	Tuesday, July 13, 2021 2:41:03 PM
Attachments:	image001.png

Hi Cassandra-

Genevieve and I discussed this and agreed that the second neighborhood meeting may be waived. It is my understanding that there are neighbors who have requested additional information regarding staffing at the facility that you will be providing to them.

Thanks,

Alaxandra Pucciarelli
Current Planning Manager
Acting Planning Director
Community Development
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2640
Email: apucciarelli@flagstaffaz.gov

From: Cassandra Pham <CPham@swiaz.com>
Sent: Friday, July 9, 2021 9:06 AM
To: Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>
Cc: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>; Guillermo Cortes <gcortes@swiaz.com>; Stephen Irwin <sirwin@swiaz.com>
Subject: FRC - 2nd Neighborhood Meeting Waiver Request

Alax,

I am emailing you to request a waiver from the requirement of a second neighborhood meeting for the annexation and rezoning of the Flagstaff Rehab Center project. Please see the attached letter. Let me know if you have any questions or concerns

Regards,
Cassandra N. Pham, EIT
Engineer-in-Training

Shephard Wesnitzer, Inc.
Engineering an environment of excellence

110 West Dale Avenue

Affidavit of Sign Posting

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, 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 days prior to the hearing 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 that 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: _____

SUBSCRIBED AND SWORN before me this 30th day of November, 2021 by:
Michelle Shetler-Carrasco

_____
Notary Public

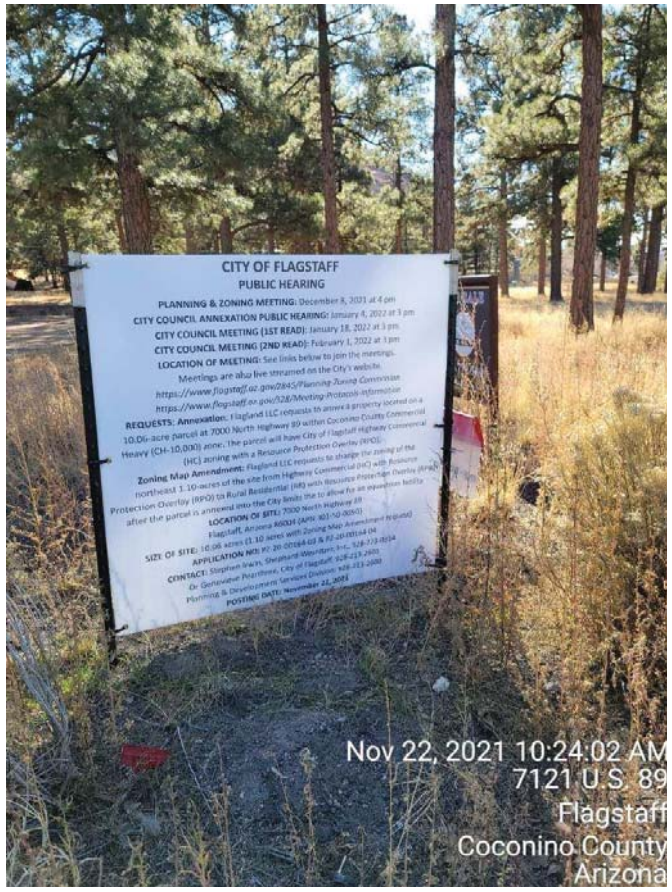
February 12, 2023
My Commission Expires:

DAVID JEFFERY ARMSTRONG II
Notary Public - Arizona
Pima County
Commission # 557705
My Comm. Expires Feb 12, 2023


Coconino County Parcel Viewer
Coconino County GIS Maps
APN, Address, Account, O
SIGN LOCATION #3
SIGN LOCATION #2
SIGN LOCATION #1
COCONINO COUNTY ARIZONA
PARCEL INFORMATION
APN: 30150005G
Account #: R0015454
911 Address: 7000 N HIGHWAY 89 FLAGSTAFF, AZ 86004
Owner Name: GREER ROBERT H III
Owner Address: PO BOX 1913 SEDONA, AZ 86339
Link to Plat/Survey:
Zoom to
30150018A
30150006H
30150011A
30150014
30150015
30150005G
7136 #
7121 #
7101 #
7075 #
7007 #
7000 #
6500 #
6450 #
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6727 #
6701 #
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6401 #22
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4904 #B
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5019 #
5031 #
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E RETREAT CIR
E TRAILS END DR
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11317013A
11317010
11317013B
11317011A
11317007H
11317012
11317007J
11317007D
11317007F
11317014
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Nov 22, 2021 10:11:14 AM
7000 U.S. 89
Flagstaff
Coconino County
Arizona



Nov 22, 2021 10:24:02 AM
7121 U.S. 89
Flagstaff
Coconino County
Arizona


Nov 22, 2021 10:48:57 AM
7101 U.S. 89
Flagstaff
Coconino County
Arizona

Mailing List

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.08 of the City of Flagstaff Zoning Code to the attached mailing list at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature:

SUBSCRIBED AND SWORN before me this 30 day of November, 2021 by: Gina Ramirez

Notary Public

June 30, 2025
My Commission Expires:

GINA RAMIREZ
Notary Public - Arizona
Pima County
Commission # 607371
My Comm. Expires Jun 30, 2025

APN	OWNER NAME	PARCEL ADDRESS	PARCEL CITY	PARCEL STATE	PARCEL ZIPCODE	
	COCONINO NATIONAL FOREST SUPERVISOR'S OFFICE	1824 S THOMPSON ST	FLAGSTAFF	AZ	86001	
	TRAILS END RETREAT HOA	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004	
	CHRISTMAS TREE ESTATES HOA	3243 RIVER RUN #1	FLAGSTAFF	AZ	86004	
	MOUNTAIN SPRINGS TOWNHOMES HOA	3235 RIVER RUN #1	FLAGSTAFF	AZ	86004	
	SHEILA HARRIS	4965 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310004	BARBARA TOOMER	12200 DANIEL WAY	FLAGSTAFF	AZ	86004	
11310005	BISWANUP CHATTARAJ	4131 S BEVERLY CT	CHANDLER	AZ	85248	
11310006	JAY AND ANGELA ST LOUIS	1991 W MAPLEWOOD ST	CHANDLER	AZ	85286	
11310007	JOHN HUYSER	3945 E EARL DR	PHOENIX	AZ	85016	
11310008	JOHN AND PATI SADLE	6858 N 4TH AVE	PHOENIX	AZ	85013	
11310009	VILAS AND LALITHA PATIL	3002 S SUNSET DR	CHANDLER	AZ	85286	
11310010	MICHAEL SMITH	3031 W LAKERIDGE DR	GILBERT	AZ	85233	
11310011	GLENN AND LORRAINE SCHIFFEL	6549 CAMINO VENTUROSO	GOLETA	CA	93117	
11310012	KEVIN & VALERIA CHASE	5000 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310013	LANI KELLY & JASON KOENIGS	80 VANTIS DRIVE, UNIT 6004	ALISO VIEJO	CA	92656	
11310014	LISA THOMPSON	PO BOX 1504	FLAGSTAFF	AZ	86002	
11310015	BRENTLY KLONTZ	929 E SOLANA DR	TEMPE	AZ	85281	
11310018	KRIS AND STEVEN VALDEZ	8843 N CENTRAL AVE	PHOENIX	AZ	85020	
11310017	ABHIMANYU GHOSE	4176 S PURPLE SAGE DRIVE	CHANDLER	AZ	85248	
11310018	ROMAN WEBER	9675 W COMSTOCK CT	SUN CITY	AZ	85373	
11310019	GREGORY ROUSSEAU	8755 E MONTEROSA AVE	SCOTTSDALE	AZ	85251	
11310020	CARLOS AND KAREN MARTINOT	7320 N CENTRAL AVE	PHOENIX	AZ	85020	
11310021	WILLIAM DECKER & AMANDA MAESTAS	6085 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
11310022	LARISA LEWIS	5081 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310023	RYAN GOLDSMITH	900 N GILA SPRINGS BLVD #124	CHANDLER	AZ	85226	
11310024	SAM AND IRENE SHILING	5081 E RETREAT CIR	FLAGSTAFF	AZ	86004	
11310025	JOSEPH TYE	3137 N KYLE LOOP	FLAGSTAFF	AZ	86004	
11310026	JOSEPH BARBEE	28312 S WASHINGTON ST	CHANDLER	AZ	85249	
11310027	DAVID AND KAY ORTEGA	31068 N 84TH WAY	CAVE CREEK	AZ	85331	
11310028	KYLE AND TRANG NGUYEN	2007 N OAK ST.	TUBA CITY	AZ	86045	
11310029	GREGG & AMY GOODELL	4549 E ROCK WREN RD	PHOENIX	AZ	85044	
11310030	ROY MESSNER	4971 E RETREAT CIRCLE	FLAGSTAFF	AZ	86004	
11310031	HARRIS-FULLERTON FAMILY LIVING TRUST DTD 07-25-12	13002 W SOLANO DR	LITCHFIELD PARK	AZ	85340	
11310032	OLBRUS JOHN G & KELLY E REVOCABLE TRUST DTD 02-17-93	PO BOX 608	MEDINA	WA	98039	
11310035	I & R ON THE ROCKS LLC	80 CHASEMOORE DR	LANGHORNE	PA	19053	
11310046	CURRENT HOMEOWNER	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11310035, 11310036, & 11310037	TRAILSEND RETREAT LLC	2410 E ROUTE 66	FLAGSTAFF	AZ	86004	
11317010	HWY 89 CAR WASH LLC	2452 S CLIFFVIEW ST	FLAGSTAFF	AZ	86004	
11317012	ALLEN JONATHAN Y & JOHE	4999 N PRIMROSE CIR	FLAGSTAFF	AZ	86001	
11317014	NAVAJO HOPI HEALTH FOUNDATION INC	PO BOX 600	TUBA CITY	AZ	86045	
11351027	FLORES JOHN A	6580 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
11351048	BONALLY RICHARD C JR & CECILIA M	4485 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11351049	SAUCEDO ALEJANDRA MARRUFO	4865 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11351052	BELLMORE CHRISTOPHER S	4845 E TRAILS END DR	FLAGSTAFF	AZ	86004	
30150014	STUMP RONALD E & CHRISTAL A CPWROS	7609 WHITEWOOD DR	FLAGSTAFF	AZ	86004	
30150015	DOBELL ERIN D	6580 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
30150016	STANLEY GAYLORD L & JOY I REVOCABLE TRUST DTD 12-30-19	1117 E MARINA LN	FLAGSTAFF	AZ	86004	
30150017	STANLEY GAYLORD	PO BOX 2987	FLAGSTAFF	AZ	86003	
11310001H	WIRTH JOELLE A LIVING TRUST DTD 12-03-20	8275 N DODGE AVE	FLAGSTAFF	AZ	86004	
11310001L	FOREST RING LLC	PO BOX 47838	PHOENIX	AZ	85068	
11310001M, 11310001N	C & G HOLDINGS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ	86004	
11310001R	FOREST RING LLC	PO BOX 47638	PHOENIX	AZ	85068	
11317007D	GOLDCOOTH JOHNNY	4910 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007F	ADSON HERMAN BRYAN JR & MARCELLA RUTH	PO BOX 1785	TUBA CITY	AZ	86045	
11317007F	CASTRO LOUIS & RACHEL	4930 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007G	GOODMAN DERECK & ELISABETH	4940 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007H	HARDESTY KEVIN L	4900 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317007I	FRENETTE EDWARD F	4904 E TRAILS END DR	FLAGSTAFF	AZ	86004	
11317006B	LIVING CHRIST COMMUNITY CHURCH INC	6401 N HIGHWAY 89	FLAGSTAFF	AZ	86004	
11317013A, 11317013B	PAVLES INVESTMENTS LLC	2817 N GREGG DR	FLAGSTAFF	AZ	86001	
30150001H	KNB MOUNTAIN PROPERTIES LLC	7141 N HIGHWAY 89	FLAGSTAFF	AZ	86004	
30150004D	AT INVESTMENTS	7609 WHITEWOOD WAY	FLAGSTAFF	AZ	86004	
30150005B	HARTS GAS & FOOD LLC	3800-240 4TH ST SW	CALGARY	ALBERTA	T2P 4H4	CANADA
30150006G	GREER ROBERT H JR	PO BOX 1915	SEDONA	AZ	86339	
30150005H	XPRESS DIRT LLC	8120 DONEY PARK LN	FLAGSTAFF	AZ	86004	
30150013A, 30150013B	MANLEY MATTHEW SEAN	500 PANORAMA BLVD	SEDONA	AZ	86336	
30150012A	DOBELL ERIN D	6080 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004	
30150018A	COFFEE BEANERY LLC	PO BOX 1506	FLAGSTAFF	AZ	86003	
	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
MICHELE A. JAMES	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002	
	NORTHERN ARIZONA BUILDING ASSOCIATION	1500 EAST CEDAR AVENUE, SUITE 36	FLAGSTAFF	AZ	86004	
JEFFREY HERD	NORTHERN ARIZONA ASSOCIATION OF REALTORS	1515 EAST CEDAR AVENUE, SUITE C-4	FLAGSTAFF	AZ	86004	
	TISH BOGAN-OSWALD	5271 MT. PLEASANT DRIVE	FLAGSTAFF	AZ	86004	
	MARILYN WESSMAN	1099 EAST APPLE WAY	FLAGSTAFF	AZ	86001	
MAURY HERMAN	COAST AND MOUNTAIN PROPERTIES	3 NORTH LEREEK STREET	FLAGSTAFF	AZ	86001	
	NAT WHITE	1120 NORTH ROCKRIDGE ROAD	FLAGSTAFF	AZ	86001	
	CHARLIE SILVER	720 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001	
	BETSY MCKELLAR	680 S ASH LANE	FLAGSTAFF	AZ	86004	
	DAVID CARPENTER	405 S RIVER RUN SUITE 100	FLAGSTAFF	AZ	86001	
DORENDA COLEMAN	ARIZONA ARMY NATIONAL GUARD, AZAA-FMO	5636 E MCDOWELL RD, M5200	PHOENIX	AZ	85008	
MARY BETH DREUSKE	US NAVY, INTERGOVERNMENTAL BRANCH	850 PACIFIC HIGHWAY, BUILDING 1 – 5TH FLOOR, SUITE 513	SAN DIEGO	CA	92101	
	CELIA BAROTZ	1054 N CREST STREET	FLAGSTAFF	AZ	86001	
	NORM WALKER	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004	
JAY CHRISTELMAN	COCONINO COUNTY COMMUNITY DEVELOPMENT DIRECTOR	1500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001	
	TYLER DENHAM	300 W FOREST MEADOWS ST, APT 119	FLAGSTAFF	AZ	86001	
JESS MCNEELY	COCONINO COUNTY COMMUNITY DEVELOPMENT	2500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001	
STEVE PINCH	FLAGSTAFF LODGING, RESTAURANT & TOURISM ASSOCIATION	PO BOX 30622	FLAGSTAFF	AZ	86003	
	ADRIAN SEABELUND	819 WEST GRAND CANYON AVENUE	FLAGSTAFF	AZ	86001	
	RACHEL BASS	1083 W EASTERDAY LANE	FLAGSTAFF	AZ	86001	
GENEVIEVE PEARTHREE	CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DIVISION	211 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001	
MATT RYAN	COCONINO COUNTY CHAIRMAN OF THE BOARD OF SUPERVISORS	219 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	
ARMANDO RUIZ	COCONINO COUNTY ASSESSOR	110 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	
PATTY HANSEN	COCONINO COUNTY RECORDER	110 EAST CHERRY AVENUE	FLAGSTAFF	AZ	86001	

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00164-03 & PZ-20-00164-04

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, 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 10-20.30.060.A, 10-20.30.060.B, and 10-20.30.060.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 Planning Director prior to the fifteenth day before the public hearing date.**

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: _____

SUBSCRIBED AND SWORN before me this 30 day of November, 2021 by: Gina Ramirez

_____
Notary Public

GINA RAMIREZ
Notary Public - Arizona
Pima County
Commission # 607371
My Comm. Expires Jun 30, 2025

My Commission Expires:

June 30, 2025

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

November 16, 2021

Dear Neighbor,

Flagland LLC would like to invite you to the public hearings to consider the annexation and Zoning Map Amendment applications (COF PZ-20-00164-03 & PZ-20-00164-04) for a parcel of land that is currently located within Coconino County. The subject parcel is located at 7000 N. Highway 89. The Planning & Zoning meeting is scheduled on **Wednesday, December 8, 2021 at 4 pm**. The City Council Annexation Public Hearing will be on **Tuesday, January 4, 2022 at 3pm.** The City Council Meeting (1st read) will be on **Tuesday, January 18, 2022 at 3pm** and the 2nd read will be on **Tuesday, February 1, 2022 at 3pm**.

The Planning & Zoning Commission serves as an advisory board to the City Council on matters relating to the growth and physical development of the City. The Planning & Zoning Commission will conduct a public hearing for the Applications and may forward a recommendation on for the City Council's consideration. Upon receipt of a recommendation from the Planning & Zoning Commission, the City Council will conduct a public hearing and take action on the Applications. Any interested person or authorized agent may appear and be heard.

Planning and Zoning meetings are currently being held virtually. For instruction on the how to attend the virtual meetings visit the following link: https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission. Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below, please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: https://www.flagstaff.az.gov/328/Meetings. The meetings will continue to be live streamed on the City's website: https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings

The annexation application is specifically for APN 301-50-005G (±10.06 acres). Flagland LLC has the intention of building a Rehabilitation Substance Treatment Campus on the subject property, which is currently an allowed use within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC requests to annex this County parcel into the City limits and designate this Campus to have the comparable City zoning district of Highway Commercial (HC) with a Resource Protection Overlay (RPO), which also allows this use.

The Concept Zoning Map Amendment application is only for the northeast corner of APN 301-50-005G (±1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The request is to change the zoning from Highway

Commercial (HC) with a Resource Protection Overlay (RPO) to Rural Residential (RR) with a Resource Protection Overlay (RPO) after the parcel is annexed into the City limits.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The parcel to be annexed is a part of an overall project that is called Flagstaff Rehab Campus and will consist of four proposed parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be used for future development. Access to the site will be provided by two new full access driveways on N. Highway 89. Please contact Genevieve Pearthree, the City Planner assigned to this case, with questions about the City review and public hearing process. She can also provide copies of the application and development file.

We hope to see you there. If you are unable to attend, please provide comments in the space below. Written comments may be submitted to CDPandZCommission@flagstaffaz.gov or Genevieve.pearthree@flagstaffaz.gov.

Sincerely,
Shephard – Wesnitzer, Inc.

Stephen C Irwin

Stephen C. Irwin, P.E.
Project Engineer

Please see below for the developer's representative contact information:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Senior Planner
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
Genevieve.pearthree@flagstaffaz.gov

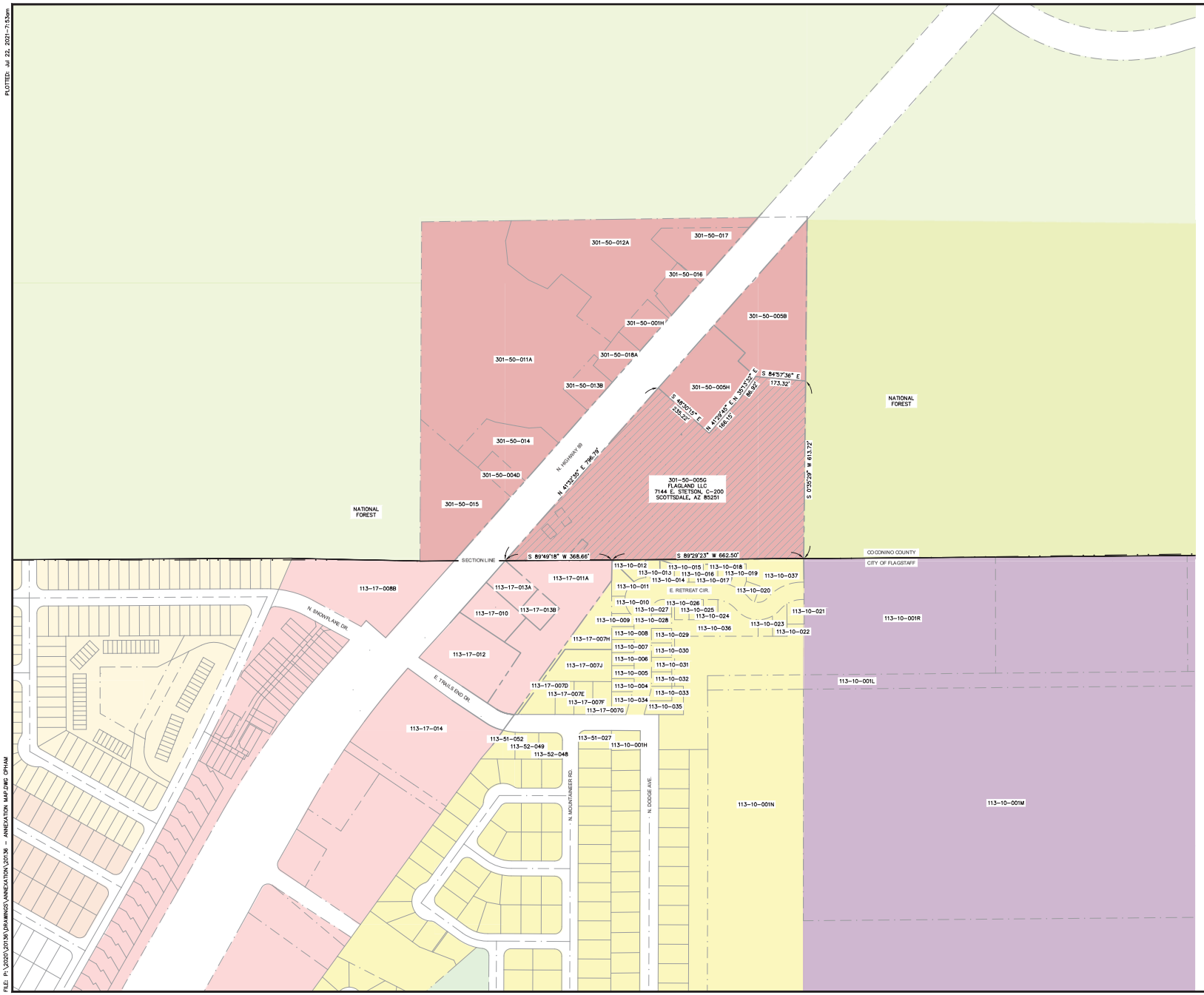
COMMENTS REGARDING THIS DEVELOPMENT

Shephard Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, Arizona 86001

928.773.0354 ph
928.774.8934 fx

info@swiaz.com
www.swiaz.com



FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

ANNEXATION MAP

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

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REVISIONS

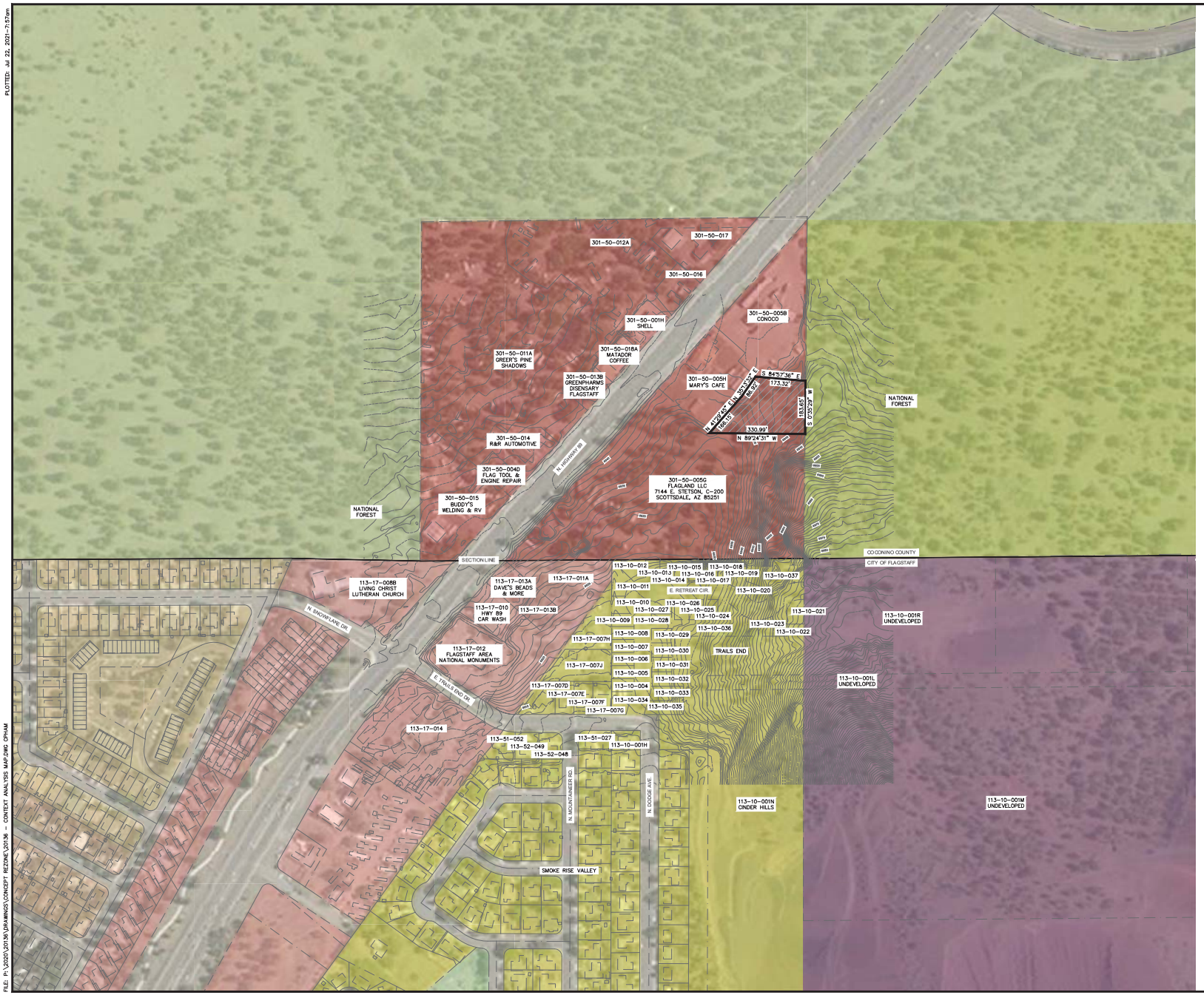
NO.	DESCRIPTION	DATE	BY

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DRAWING NO.
AM01

SHT NO. 1 OF 1

PLOTTED: Jul 22, 2021-7:43am
FILE: P:\2020\20136\DRAWINGS\ANNEXATION\20136 - ANNEXATION MAP.DWG CPHAM



LEGEND

PROPERTY TO BE REZONED

EXISTING PROPERTY LINE

CITY LIMITS

CITY OF FLAGSTAFF ZONING

R1	SINGLE-FAMILY RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
MH	MANUFACTURED HOUSING
HC	HIGHWAY COMMERCIAL
HI	HEAVY INDUSTRIAL
PF	PUBLIC FACILITY
"CITY"	CITY OF FLAGSTAFF

COCONINO COUNTY ZONING

AR-5	AGRICULTURAL RESIDENTIAL (5 AC)
AR-2 1/2	AGRICULTURAL RESIDENTIAL (2.5 AC)
CH-10,000	COMMERCIAL HEAVY
"COUNTY"	COCONINO COUNTY

SCALE 1" = 150'
0 75 150

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF ARIZONA

CONTEXT ANALYSIS MAP

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWING: CNP
DESIGN: CNP
CHECKED: SCI

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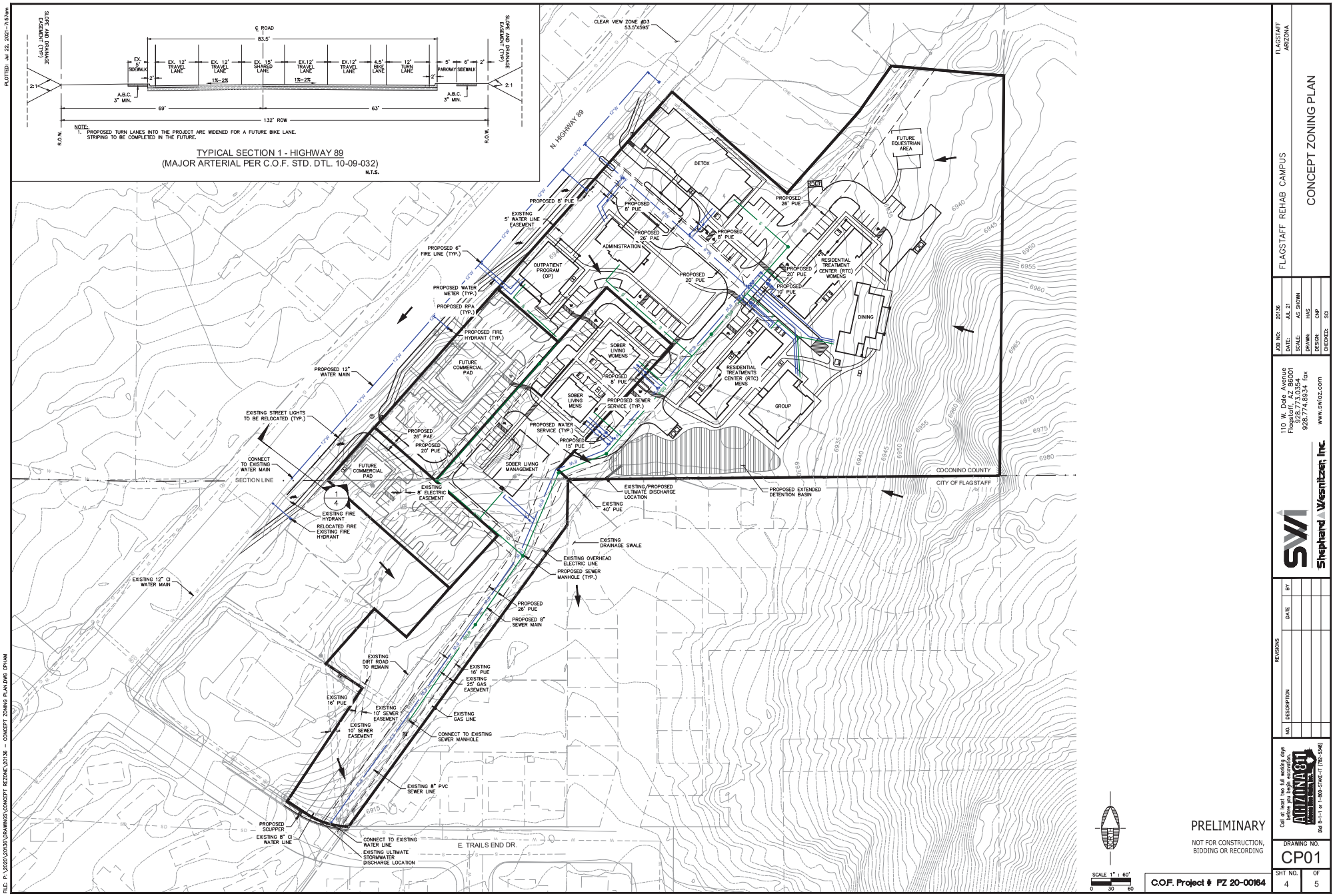
NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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CM01

SHT NO. 2 OF 5

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PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

SCALE 1" : 60'
0 30 60

C.O.F. Project # FZ 20-00164

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

CONCEPT ZONING PLAN

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: SO

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REVISIONS

NO.	DESCRIPTION	DATE	BY

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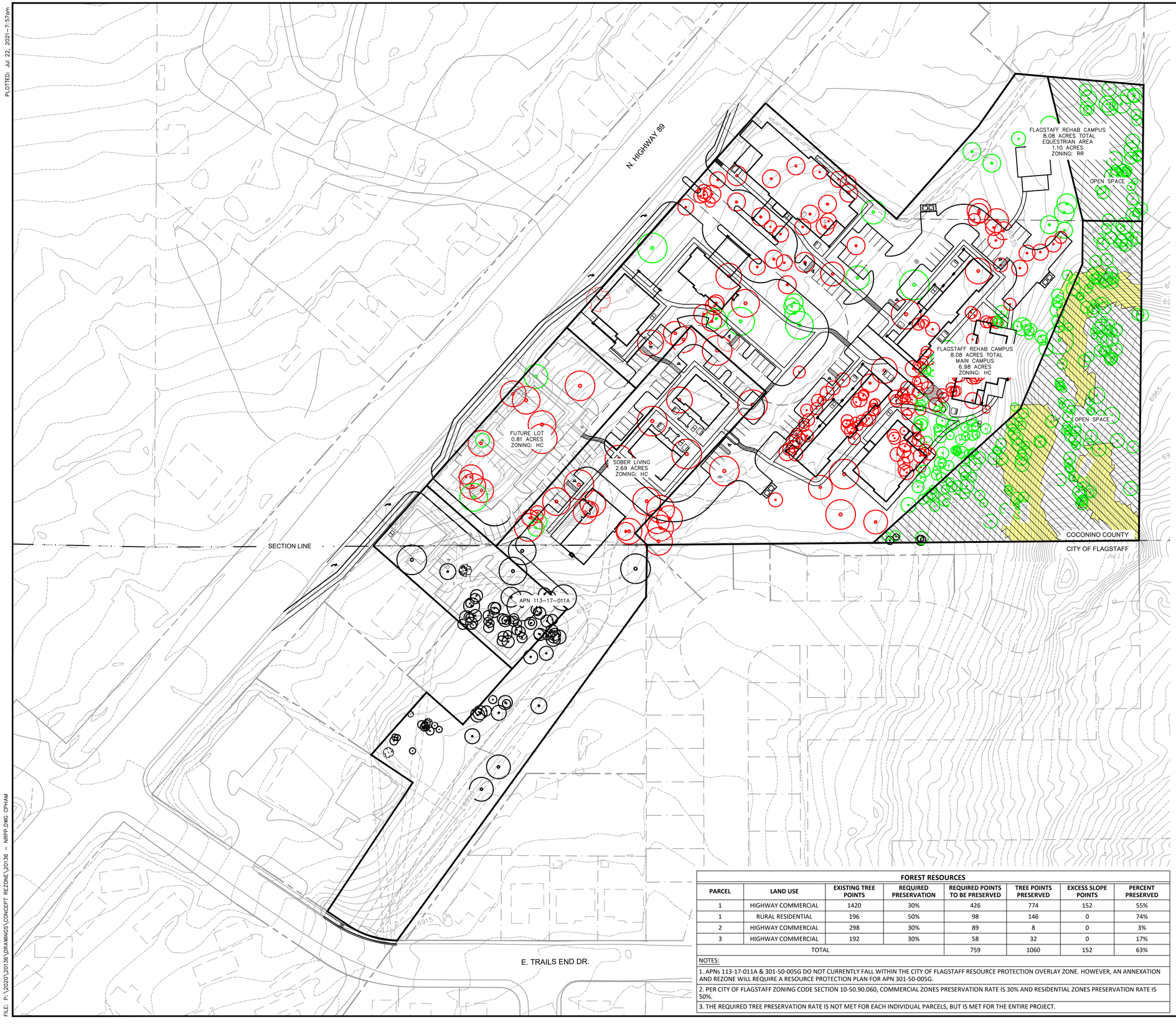
DRAWING NO.
CP01

SHT NO. 4 OF 5

PLOTTED: Jul 22, 2021 - 7:57am

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 - CONCEPT ZONING PLAN.DWG CPHAM

PLOTTED: Jul 22, 2021-7:57am



LEGEND

- PRESERVED TREES
- DISTURBED TREES
- EXISTING SLOPE 17–24.99%
- DISTURBED SLOPE 17–24.99%

NOTES:

1. PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
2. EXISTING SLOPES ON THE SITE DO NOT EXCEED 24.99%.
3. EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
4. PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10-50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

STEEP SLOPE RESOURCES	
	COMMERCIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	**152**

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	303,841
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	45,576
REQUIRED OPEN SPACE (SF)	45,576
PROVIDED OPEN SPACE (SF)	74,832
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,630
1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110. 2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.	

FOREST RESOURCES							
PARCEL	LAND USE	EXISTING TREE POINTS	REQUIRED PRESERVATION	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	EXCESS SLOPE POINTS	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1420	30%	426	774	152	55%
1	RURAL RESIDENTIAL	196	50%	98	146	0	74%
2	HIGHWAY COMMERCIAL	298	30%	89	8	0	3%
3	HIGHWAY COMMERCIAL	192	30%	58	32	0	17%
TOTAL				759	1060	152	63%

NOTES:

1. APNs 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.
2. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30% AND RESIDENTIAL ZONES PRESERVATION RATE IS 50%.
3. THE REQUIRED TREE PRESERVATION RATE IS NOT MET FOR EACH INDIVIDUAL PARCELS, BUT IS MET FOR THE ENTIRE PROJECT.

SCALE 1" : 60'
0 30 60

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

NATURAL RESOURCE PROTECTION PLAN

FLAGSTAFF REHAB CAMPUS
FLAGSTAFF ARIZONA

JOB NO: 20136
DATE: JUL 21
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI

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DRAWING NO.
NRPP

SHT NO. 5 OF 5

FILE: P:\2020\20136\DRAWINGS\CONCEPT REZONE\20136 – NRPP.DWG CPHAM

Planning & Zoning Commission **5. D.**

Meeting Date: 12/08/2021

From: Tiffany Antol, Senior Planner

Information

TITLE:

PZ-20-00100-03: Plaza Way Condos

A Conditional Use Permit request from Miramonte Acquisitions, LLC to establish a Planned Residential Development (PRD) on a portion of lot 10 within the Woodlands Village Unit 1 subdivision. The PRD consists of 40 multi-family residential units on 1.71 acres located at 1580 S Plaza Way within the Highway Commercial (HC) zone.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, staff recommends approval of PZ-20-00100-03 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
Conditional Use Permit Application
CUP Narrative
Public Participation Report
Site Plan

PLANNING AND DEVELOPMENT SERVICES REPORT
CONDITIONAL USE PERMIT

PUBLIC HEARING	**DATE: November 17, 2021**
PZ-20-00100-03	**MEETING DATE: December 8, 2021**
	REPORT BY: Tiffany Antol, AICP

REQUEST:

A Conditional Use Permit request from Miramonte Acquisitions, LLC to establish a Planned Residential Development (PRD) on a portion of lot 10 within the Woodlands Village Unit 1 subdivision. The PRD consists of 40 multi-family residential units on 1.71 acres located at 1580 S Plaza Way within the Highway Commercial (HC) zone.

STAFF RECOMMENDATION:

In accordance with the findings presented in this report, staff recommends approval of PZ-20-00100-03 with conditions.

PRESENT LAND USE:

Undeveloped.

PROPOSED LAND USE:

A Planned Residential Development (PRD) consisting of 40 multi-family residential units.

NEIGHBORHOOD DEVELOPMENT:

North: Vacant land, Light Industrial Open (LI-O) Zone
East: Aspen Leaf Apartments, Highway Commercial (HC) Zone
South: Congregate Care Facility (Haven Health), Rural Residential (RR) Zone
West: Vacant land, Highway Commercial (HC) Zone

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) and is located within the boundaries of the Woodlands Village Specific Plan. This Specific Plan was adopted by Resolution in 1990 and served as an amendment to the Growth Management Guide 2000, the general plan in place at the time of adoption. The specific plan provides design guidelines for development within the specific plan boundaries. Staff works with applicants to harmonize the differences between current regulations and the development guidelines provided in the plan.

Residential development is permitted within the Highway Commercial (HC) zoning district either as a mixed-use

project or as a Planned Residential Development (PRD) with the issuance of a Conditional Use Permit (CUP) by the Planning & Zoning Commission. The PRD option allows the property owner to propose a wide range of residential development in accordance with the Zoning Code. The Zoning Code established the PRD as a mechanism to allow the development of specific transect zone building types (i.e., townhouse, duplex, 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. The property owner, based on current market conditions and existing surrounding uses, is proposing the development of 40 multi-family residential units in two 3-story apartment buildings.

II. Required Findings

The Planning Commission may approve the Conditional Use Permit only after making a finding that:

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 proposed project is, however, located adjacent to two similar multi-family residential developments both located with the same zone. The proposed development is in line with the surrounding developments and with the uses as outlined in the Woodlands Village Specific Plan.

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 South Plaza Way. No traffic impact analysis was required for this development as the density falls outside of the requirements for impact analysis. Pedestrian walkways are provided from the sidewalk along South Plaza Way to each of the two proposed buildings as well as to the other features on site including parking and trash facilities.

The project is required to provide 71 off-street parking spaces per the Zoning Code. The application takes advantage of parking reductions permitted in the Zoning Code including a 10% reduction for being located within 1/4 mile of a transit stop and up to a 5% reduction for providing additional bicycle parking. The reductions for this project total 11 parking spaces for the site. The parking requirement after the use of these reductions is 60 parking spaces (including three ADA accessible parking spaces) for 40 residential units. The project is providing 12 bicycle parking spaces. The bike racks are distributed evenly across the two buildings (three racks per building).

2. Adequacy of Site/Open Space/Resource Provisions

The development has a proposed density of 23 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 10-50.110.170 of the Zoning Code (Page 50.110-31) establishes specific development standards for Apartment Buildings within a transect zone. These standards include setbacks that are reduced from the traditional zoning districts. This development proposal meets the criteria of the Apartment Building 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. The Natural Resource Protection Plan (NRPP) for this project shows both forest and slope resources that are required to be preserved on site. The development is required to preserve 30% of the resource trees; the approved resource protection plan shows the applicant will preserve 30% of the tree resources on site. Slopes identified on site are between 0 and 24.99%. Of these slope areas, 60% of the slope areas within the 17-24.99% range are required to be preserved. The NRPP shows 72% of these slopes being preserved 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-20-00100-02) proposes 40 residential units distributed across two (2) 20.093 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, Apartment Building Type, and Porch Private Frontage Type standards.

The 40 units result in a density of 23.39 units per acre, which is within the permitted range of 10-29 units per acre for properties in the HC Zone with the Resource Protection Overlay inside of an Activity Center. There are 20 units per building, which range from approximately 723 to 1,050 square feet:

- Studio: 2 units per building / 4 units total
- 1 BR: 12 units per building / 24 units total
- 2 BR: 6 units per building / 12 units total

The two proposed buildings are located on the eastern half of the property with the parking areas located internal to the site. The Site Plan also identifies the western half of the property as open space and resource protection. No housing or parking is proposed to be in that area. The site is located directly adjacent to two apartment complexes also within the Highway Commercial zone as well as an existing commercial complex. To the south of the site is an existing congregate care facility and the land directly to the west remains undeveloped.

5. Landscaping and Screening

The site is proposed to be landscaped in accordance with the requirements of the Zoning Code. No method of screening is proposed for the subject use. On the eastern property line there is a 5-foot retaining wall that will separate the proposed use from the adjacent properties. On the western property line there is a substantial amount of preserved open space as well as areas reserved for resource protection including both slope and forest resources. At the neighborhood meeting for this project the adjacent property owner requested that a fence be installed along the western property to reduce potential trespass if the project is developed. Any fencing along this property line will have to be carefully located so as not to disturb existing tree resources.

6. Impact on Public Utilities

The proposed development has no additional impact to City utilities that was not previously accounted for in the master planning and development of the Woodlands Village subdivision.

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. A Resource Protection Plan was provided in conjunction with the site plan application. Both slope and tree resources are identified on the site.

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 November 1, 2021, using the Zoom platform. The applicant posted a sign on the property regarding the meeting and sent letters to all property owners within 600 feet in addition to the City Registry of Interested Persons. There was one attendee at the meeting. The adjacent property owner presented concerns regarding overflow parking on his property as well as requesting a fence to reduce the possibility of trespass. A summary of the meeting and comments received is attached to this report. The applicant requested a waiver of the second required neighborhood meeting which was approved by the Planning Director.

IV. Recommendation:

The Inter-Division Staff (IDS) team approved the site plan for this project on May 10, 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-20-00100-03 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 May 10, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. A fence be provided along the western property line that avoids required tree resources and slope areas. A detailed plan for this fence shall be provided in conjunction with civil plans for the project.
3. The applicant shall participate in the bulk pass program with Mountain Line to provide bus passes to residents of the project for a term of five years following the certificate of occupancy of the project.

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-20-00100-03
- Draft Notice of Decision
- Proposition 207 waiver
- Site Plan Approval Letter and Conditions of Approval
- Conditional Use Permit Application
    - Narrative
    - Public Participation Plan
    - Public Participation Report
    - Site Plan

- Natural Resource Protection Plan
- Landscape Plan
- Building Elevation

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

Permit No. PZ-20-00100-03
December 19, 2021

Permission is hereby granted to Miramonte Acquisitions, LLC to establish a Planned Residential Development (PRD) use pursuant to Section 10-40.30.040.B of the *Flagstaff Zoning Code*. The PRD consists of 40 multi-family residential units on approximately 1.71 acres located at 1580 S Plaza Way in the Highway Commercial Zone, and legally described as Coconino County Assessor parcel number 112-24-010B in the city of Flagstaff, Arizona.

After a public hearing held on December 8, 2021, the Planning & 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 May 10, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. A fence be provided along the western property line that avoids required tree resources and slope areas. A detailed plan for this fence shall be provided in conjunction with civil plans for the project.
3. The applicant shall participate in the bulk pass program with Mountain Line to provide bus passes to residents of the project for a term of five years following the certificate of occupancy of the project.

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 December 19, 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

December 9, 2021

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

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-20-00100-03

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 Acquisitions, LLC for a Conditional Use Permit on the property at 1580 S Plaza Way (APN 112-24-010B) in the HC, Highway Commercial Zoning District, to allow the establishment of 40 multi-family residential units 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 December 8, 2021, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated November 17, 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 ( ) 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 May 10, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. A fence be provided along the western property line that avoids required tree resources and slope areas. A detailed plan for this fence shall be provided in conjunction with civil plans for the project.
3. The applicant shall participate in the bulk pass program with Mountain Line to provide bus passes to residents of the project for a term of five years following the certificate of occupancy of the project.

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 December 9, 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, AICP, Senior Planner
Planning & Development Services
P. 928-213-2605
tantol@flagstaffaz.gov

cc: Current Planning Manager, City Attorney, 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 112-24-010B in the city of Flagstaff, Arizona, that is the subject of Conditional Use Permit Application No. PZ-20-00100-03. 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-20-00100-03 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-20-00100-03. 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

May 10, 2021

Mr. Matt Peace
AXXO Holdings
824 W Birch Avenue
Flagstaff, AZ 86001

RE: Site Plan Approval PZ-20-00100-02

Dear Mr. Peace:

As of the date of this correspondence, the City of Flagstaff Development Review Staff has approved, subject to the attached Conditions of Approval, Project No. PZ-20-00100-02 for the proposed multi-family residential development utilizing the Planned Residential Development requiring the issuance of a Conditional Use Permit located 1580 S Plaza Way. The Coconino County Assessor Parcel Number for the subject property is 112-24-010B.

Unless modified to comply with the Conditions of Approval, development of the project shall substantially conform to the approved plans as follows:

- Site Plans, floor plans and elevations dated March 24, 2021, prepared by Smith Architects, inc.
- Utility Plan, NRP Plan, and Grading and Drainage Plans dated April 2021 prepared by SWI, Inc.
- Landscape Plan dated 4/29/21 prepared by Norris Design.

This approval shall be valid for a period of one year following the above date, May 10, 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 shall expire.

After obtaining a Conditional Use Permit, 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, James Boyer, to schedule a meeting to discuss application submittal requirements, the review process, and timing of reviews. James can be reached at (928) 213-2705 or via e-mail at jboyer@flagstaffaz.gov.

For your information, alterations to your property may affect how your property taxes are calculated. To find out how your project may affect your property valuation for tax purposes, contact the Coconino County Assessor's Office at (928) 679-7962 or in person at 110 E Cherry Ave, Flagstaff.

We look forward to working with you and your development team through Civil Improvement Plan review, Building Permit review, construction, and completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

Tiffany Antol, Planning Director
P. 928-213-2605
tantol@flagstaffaz.gov

cc. Smith Architects, inc.

City of Flagstaff
Community Development
Substantive Review Comments

Project Name: Plaza Way Condos **Date:** May 10, 2021
Project No. **PZ-20-00100-02**
Project Address: 1580 S Plaza Way

Application Type: Site Plan
Review Type: Substantive 2nd Submittal

Project Manager: Tiffany Antol
E-mail: tantol@flagstaffaz.gov
Phone: 928-213-2605

Status of Review: **Approved with Conditions**
This correspondence is being transmitted on Day 15 of the 22-day Substantive Review Timeframe.

CONDITIONS/COMMENTS:

Traffic: Reid Miller
Approved 03/11/2021
No Comments

Stormwater: Douglas Slover
Approved with Conditions 03/10/2021

Conditions of Site Plan Approval
1. Provide statement of Rainwater Harvesting intent. Either active RWH for all new roof area or passive RWH with native drought tolerant plants.
General Comments
1. Justification of outlet riprap pad sizing will be needed.
Future Submittal Requirements
1. Provide drainage report with civil plan submittal.
2. Provide erosion control plan with civil plan submittal.

Housing: Jennifer Mikelson
Approved 03/11/2021
No Comments

HPC/Comm Design: Mark Reavis
Approved 03/19/2021
1. Reviewed for potential Cultural (archeological) resources, note to excavation contractor. No further HPO review required.

City of Flagstaff
Community Development
Substantive Review Comments

Parks: Amy Hagin
Approved 03/10/2021
No Comments

Sustainability: Jenny Niemann
Approved 03/23/2021

The applicant is encouraged to construct electric-only buildings. This would enable the site to avoid adding natural gas infrastructure. Electric furnaces, heat pumps and water heating technologies have improved dramatically, making electric-only buildings feasible and sometimes even preferred. Electric-only buildings allow the development to eventually become a zero-emissions development, as the electric grid becomes a zero-emissions grid. (APS has committed to net zero emissions by 2050). Installing natural gas infrastructure locks this development into consuming fossil fuels until a costly retrofit is made. Forgoing natural gas also has health benefits, resulting in healthier indoor air. Gas appliances and heating devices generate a variety of air pollutants that have been linked to health risks.

The applicant is encouraged to consider food waste collection and compost service in the design of the kitchens and the overall waste management plan. While composting collection services in Flagstaff are currently limited, this will be a growing focus of climate action and waste management programming in the coming years. Design of the building is the ideal time to consider three waste streams for residential units, including collection of organic waste.

The applicant is encouraged to consider the installation of solar panels (also known as photovoltaic, or PV panels), on available roof space. Larger roofs such as those on multi-family buildings are some of Flagstaff's best opportunities for the installation of solar infrastructure within city limits. The unobstructed southern viewsheds mean the buildings will have significant solar potential.

Solar can benefit developments in several ways, including resilience benefits, marketing benefits, and utility cost savings. Solar is now the cheapest energy source in history, and the developer is encouraged to consider an investment in on-site energy production. Tax incentives may be available. APS 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.

The applicant needs to provide a narrative on its materials management planning. It appears that a dual, trash and recycling enclosure, has been included on the concept plan, but it is not clear what specific strategies the property will utilize to capture recyclables. Guidance on what to include in this plan, can be found here: https://flagstaff.az.gov/DocumentCenter/View/57570/New-Development-Materials-Management-Guide_Final?bidId= This should be addressed as part of the Conditional Use Permit application.

Current Planning: Tiffany Antol
Approved with Conditions 05/10/2021
Conditions of Approval

1. Any expansion or alteration of the approved site plan or exterior elevations, unless necessary to comply with these conditions of approval, may require site plan review and approval prior to building permit submittal.
2. An Outdoor Lighting Permit with light fixture cut sheets and lumen calculation table shall be submitted in

conjunction with the building permit application. A preliminary lighting plan is required to be submitted with the Conditional Use Permit Application

3. Signage is not included within this approval. A separate sign permit will be required for all signage at the time of building permit submittal.
4. Any mechanical equipment or utility cabinets not shown or shown on the approved site plan necessary to complete the project will be required to be screened from the public right-of-way. This includes any roof mounted equipment or cabinets located along the property frontage including the right-of-way.
5. A Conditional Use Permit is required for the Planned Residential Use in the Highway Commercial zone prior to the submittal of civil plans or a building permit.
    a. In the CUP application narrative please address the following:
        i. Transit passes -- the property is taken an incentive to reduce the required parking. In the past projects seeking entitlement have agreed to provide bus passes to tenants.
        ii. Address the lack of community amenities with the open space area designated on site.
        iii. Address the required elements identified in the Compatibility section of the Zoning Code 10-30.60-050.
        iv. You are strongly encouraged to have a recycling plan as part of the CUP application.

Development Engineering: Brian Gall
Approved with Conditions 05/05/2021
Conditions of Approval
1. On sheets A1.1 of the Building Floor Plans, the unit between apartments 203 and 207 is labeled 208. I believe that apartment number should be 205 to be consistent with the other floors. Please update on future submittals.
Future Submittal Requirements
1. A Civil Construction Plan Submittal will be required.
2. A Grading Permit will be required.
3. A Public Improvements Permit will be required.

Water Services: Jim Davis
Approved 04/30/2021
No Comments

Conditional Use Permit
Application Narrative
Plaza Way Apartments
PZ-20-00100-02
1580 S. Plaza Way, Flagstaff, AZ. 86001
APN: 112-24-010B
September 24, 2021

DEVELOPER/BUYER

Miramonte Acquisitions, LLC ("Miramonte")
2502 E. River Road, Tucson, AZ. 85718
Chris Kemmerly
(520) 615-8900
chris@kemmerly.com

SELLER

AXXO HOLDINGS LLC
6086 E. Barney Drive, Flagstaff, AZ. 86004
Matthew Peace
928-699-1245
axxoproperties@gmail.com

LAND ACQUISITION & DEVELOPMENT

Miramonte Homes
102 S. Mikes Pike, Flagstaff, AZ. 86001
Charity Lee
(928) 600-3594
clee@miramontehomes.com

SELLER

CEDAR ROSE LLC
824 W. Birch Avenue, Flagstaff, AZ. 86001
Ken Ketter
928-853-5339
Tubac24@gmail.com

LEGAL

Aspey Watkins and Diesel
123 N San Francisco St. #300
Flagstaff, AZ 86001
Whitney Cunningham
928-774-1478
info@awdlaw.com

LANDSCAPE ARCHITECT

Norris Design
6 East Aspen Avenue, Suite 260
Flagstaff, AZ. 86001
929-233-3021
www.norris-design.com

ENGINEERING

Shephard Wesnitzer. Inc
110 W. Dale Avenue
Flagstaff, Az. 86001
928-773-0354
gcortes@swiaz.com

ARCHITECT

Smith Architecture
1503 S. Yale Street, Suite 200
Flagstaff, AZ. 86001
928-779-5993
www.smith-arc.com

MIRAMONTE HOMES

Table of Contents

PROPERTY DETAILS 3

PROJECT OVERVIEW 3

STANDARDS FOR GRANTING CONDITIONAL USE PERMIT 4

Enclosures:

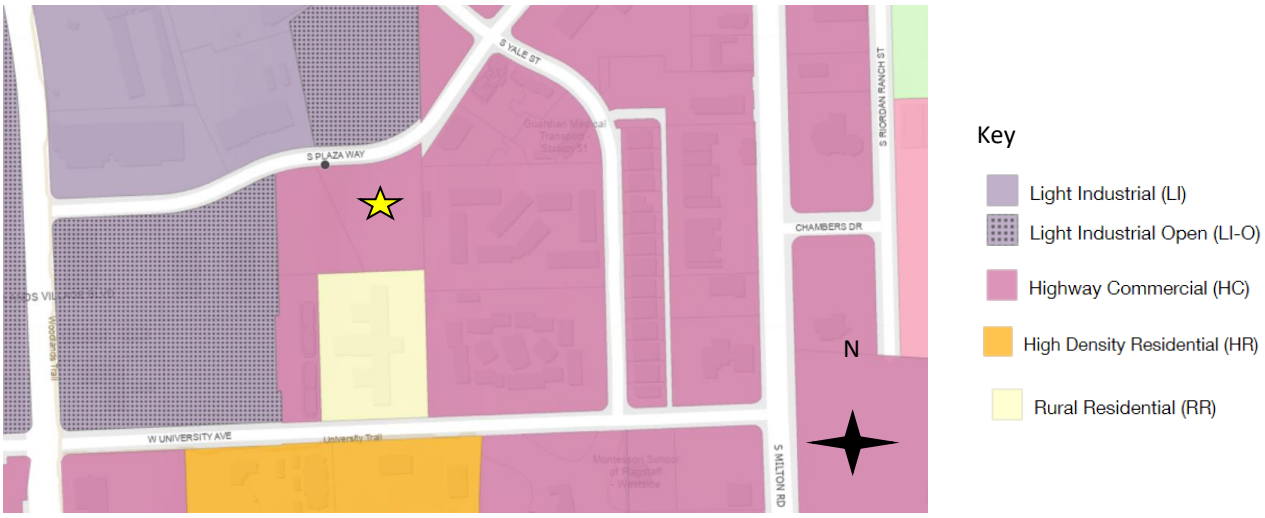
- Conditional Use Application
- Neighborhood Meeting Plan
- Materials Management Plan
- Vicinity Map
- Mailing Radius Map
- Mailing List
- Registry of Interested Persons
  Group Mailing List

MIRAMONTE
HOMES

PROPERTY DETAILS

The Project site is an infill property approximately 1.77 acres and located in the heart of Flagstaff at 1580 S. Plaza Way, in an existing Suburban Activity Center and a Regional Pedestrian Shed. Its central location provides easy access to grocery stores, shopping and restaurants providing opportunities for residents to choose alternative forms of transportation; walking, biking or public transportation. The site is also in Lighting Zone 2 and located within a Resource Protection Overlay Zone.

The property is zoned Highway Commercial (HC) and surrounded by commercial, light industrial and multi-family development. Planned Residential Development (PRD) will be used to develop the site as proposed. A PRD is allowed in the HC zone with a Conditional Use Permit. The Planned Residential Development (PRD) mechanism will be used, following standards: T4.N2 Transect Zone.



PROJECT OVERVIEW

Miramonte Acquisitions LLC (Miramonte) is in escrow to acquire the property at 1580 S. Plaza Way and develop the Plaza Way Apartments, a “for rent” apartment complex to provide additional workforce housing for the city of Flagstaff. Total allowed units per acre is 29 for a total of 49.59 allowable units, total proposed units are 40. There will be two, three story apartment buildings. The two buildings combined will cover approximately 14,740 SF or 19.8% of the gross site area.

There will be a total of 52 bedrooms, (24) one-bedroom units, (12) two-bedroom units, and (4) studios. One bedroom and studio units will be approximately 723 SF with two-bedroom units approximately 1050 SF. The development will be wood framed construction and will feature a variety of different siding: horizontal lap siding, board and batten, and standing seam

metal and malapai stone to provide dimension, shadow patterns and articulation to the façade. A combination of standing seam and asphalt shingle roofing materials are used on multiple types and slopes of roof elements. The buildings will be painted in earth tones to match the surrounding architecture and style of construction in Flagstaff. Every unit will have either a covered porch or balcony.

STANDARDS FOR GRANTING CONDITIONAL USE PERMIT

Per the City of Flagstaff Zoning Code Section 10-20.40.050 the following standards must be met for granting a conditional use permit.

1. ***That the conditional use is consistent with the objectives of the Zoning Code and purpose of the zone in which the site is located.***

The property is zoned Highway Commercial (HC). To develop the property as proposed the Planned Residential Development mechanism will be used, following standards: T4.N2 Transect Zone, this is allowed use in the HC zone with a Conditional Use Permit.

2. ***That granting the conditional use will not be detrimental to the public health, safety or welfare.***
    a. ***Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.***

The development will comply with the City of Flagstaff Engineering Standards and Building Codes during the construction to limit the disturbance of the development for the adjacent property owners. Ongoing, the Project will not be a nuisance related to noise, smoke, odor, dust, vibration, or illumination. The Project will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

    b. ***Hazard to persons or property from possible explosion, contamination, fire, or flood.***

The is a residential development project that will not have the risk of explosion or contamination. The development will comply with the City of Flagstaff Codes to ensure fire safety during construction. The site is located within Zone X of FEMA Firm Map #04005C6816G, effective September 3, 2010. Zone X is described as an area determined to be outside the .2% annual chance floodplain.

    c. ***Impact on surrounding area arising from unusual volume or character or traffic.***

The development will be a 40-unit residential rental community with a total of 52 bedroom. Surrounding uses are commercial businesses and multi-family. The property is in an existing suburban activity zone on an infill lot, multi-family residential is a supported use in this zone. The development will not have a significant impact on the surrounding area related to an increase in volume, character or traffic.

3. ***That 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:

a. Access and traffic; pedestrian, bicycle and vehicular circulation.

Access to the site will be provided by a single full access driveway on S. Plaza Way. The Project is centrally located and within 1/3 mile of grocery stores, shopping and restaurants. Sidewalks are located off S. Plaza Way providing a walkable community. A NAIPTA bus stop is ¼ mile from the site. Miramonte is actively working with Mountain Line to consider opportunities for reduced bus passes for its future residence, to encourage alternative modes of transportation and reduce carbon emissions.

There will be a total of 57 standard vehicle spaces and 3 ADA accessible parking spaces, plus 2 motorcycle spaces and 12 bicycle spaces. The parking requirement of 71 spaces was reduced to 60 total vehicle spaces due to the following.

- (2) motorcycle spaces are provided, providing (1) parking space reduction.
- A transit stop is located within ¼ mile of the Project which provides a 10% reduction in parking.
- (12) bicycle spaces are provided, providing 3 parking space reduction.

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

The Project was required to preserve 3,725 SF or 5% of the total area as open space. Plaza Way Apartments is preserving 18,194 SF of open space which will retain the stand of ponderosa pine trees in the west corner of the development, preserving 30% of the natural resources on site, additionally 5,822 SF of the natural resource slope will be protected.

The Open Space provided for this project retains the existing pine stand in its natural state in an increasingly urbanized area of the city. Future residents of the project will be able to use this natural area immediately adjacent their home for passive recreation in the same way city residents use pine stands off-trail at Buffalo Park, or along the FUTS trail near NAU, or along Sinclair Wash. In the absence of increased hardscape, traditional amenities and general disturbance to a natural area, the character of this pine stand (which is iconic to Flagstaff) will be preserved without reducing the spaces affordability for recreational opportunities. These opportunities include but are not limited to hammocking, slacklining, picnicking, and nature play for children.

c. Noise, light, visual, and other pollutants.

The Project will comply with the City of Flagstaff Engineering Standards and Building Codes during the construction activities to limit the disturbance of the development for the

adjacent property owners. The project will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood.

The surrounding uses are commercial and multi-family residential. The development of a 40- unit apartment complex as a Planned Residential Development is consistent with the surrounding uses and is an approved use in the Highway Commercial Zone with a Conditional Use Permit.

Special design considerations have been applied regarding the architecture of the buildings to ensure compatibility with the surrounding properties and elements. The overall height and scale of the buildings will be proportionate to the relative slope and tall Ponderosa Pine Stands to the west.

Appropriate building massing has been provided with multiple projections that will be detailed and visually supported by wood corbels and beam ends. Intermittent recesses within the wall plane will be created by private balconies and building elements providing visual interest to all sides of the buildings. Multiple roof types and slopes have been utilized to enhance the building form while complementing the existing vernacular of adjacent mountain, residential, modern & commercial types of architecture.

Detailed fenestration placement allows for a unified composition in proportion to the building elevations. Apartment unit window assemblies will be recessed from the main facade to provide contrast, depth and shadows to the openings. Storefront assemblies will help define the main pedestrian entries and frontage types for each building.

Materials, textures & colors have been selected to provide an aesthetic appeal to the foundations, building facades and roof elements. Split face block retaining walls will be utilized to terrace the existing while transitioning to help “ground” the eastern building stem walls. The masonry units and colors will blend and relate to many of the surrounding buildings utilizing the same material. Natural malapai stone veneer will be used to skin the building at the pedestrian level which is another reoccurring material used in surrounding and centers. Multiple siding profiles have been defined including, standing seam metal, horizontal lap and board and batten to provide dimension, shadow patterns and articulation to the facade. A combination of standing seam and asphalt shingle roofing materials are used on multiple types and slopes of roof elements. Natural, earth tone materials and colors have been selected to blend well with the surrounding resources. Grey and natural masonry materials at the ground level will provide a connection to the exposed basalt rocks slopes and outcroppings. Subtle, yet heavy toned greens and browns will complement the natural surrounding ponderosa pines and new landscaping elements.

Overall, the Plaza Way Apartment complex has been designed to accommodate the natural and existing surroundings while catering to a new, residential atmosphere that will

support the local and immediate businesses and activity centers while enhancing the pedestrian connection to the area.

e. Landscaping and screening provisions.

Native drought tolerant plants will be planted to enhance the development and provide passive rainwater harvesting. Plants have been selected to maintain an element of natural aesthetics without an abundance of ornamental species, like neighboring commercial and residential developments. Landscape beds are subdued to blend with the neighborhood character but designed to provide seasonal variation. The goal of this design of the streetscape and street buffer is to highlight the area as a pedestrian-friendly space without breaking from the neighborhood character. Additionally, the ponderosa pine tree stand in the west section of the property will create an added buffer between the existing commercial development and the Project.

f. Impact on public utilities.

Currently, all public water infrastructure exists near the property. The Project will provide a new 8" dead end connection to the 8" water main located in South Plaza Way. Domestic, fire and irrigation services will branch off the new dead end main. The Project will connect new 6" sewer services to the 8" sewer main located in the 16' utility easement on the eastern boundary of the site.

The City required detention/LID for any commercial development greater than ¼ acre in size. Due to the site being currently undeveloped, the project will need to attenuate increases in peak flows caused by the new improvements for the 10 and 100-year events through detention facilities. LID policies will require 1" of ROCV to be retained on site. The project will use underground retention facilities to meet these requirements.

g. Signage and outdoor lighting.

The Project will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code for Light Zone 2. Any signage installed will comply with Section 10-20.40.120 of the Zoning Code and obtain the necessary permits required.

h. Dedication and development of streets adjoining the property.

The Project is located off S. Plaza Way an improved city street. A portion of the property frontage will be dedicated as additional right-of-way to encompass the existing sidewalk that is currently partially encroaching onto the parcel.

i. Impacts on historical, prehistoric, or natural resources.

The site has been reviewed by the City of Flagstaff's Historic Preservation Officer. No historical, prehistoric, or natural resources are being impacted on this site. No further HPO review is required.

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) AXXO Holdings LLC- Matthew Peace		**Phone** 928-699-1245
Mailing Address 6086 E. Barney Drive	**City, State, Zip** Flagstaff, AZ. 86001	**Email** axxoproperties@gmail.com
Applicant(s) Miramonte Acquisitions LLC		**Phone** 520-615-8900
Mailing Address 102 S. Mikes Pike	**City, State, Zip** Flagstaff, AZ. 86001	**Email** chris@kemmerly.com
Project Representative Charity Lee- Land Acquisition and Development Manager		**Phone** 928-600-3594
Mailing Address 102 S. Mikes Pike	**City, State, Zip** Flagstaff, AZ. 86001	**Email** clee@miramontehomes.com

Project Name Plaza Way Apartments			
Site Address 1580 S. Plaza Way	**Parcel Number(s)** 112-24-010B	**Subdivision, Tract & Lot Number** Woodlands Village Unit 01 Portion of Lot 10	
Zoning District Highway Commercial	**Regional Plan Land Use Category** Suburban Existing Activity Zone	**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** Ind	**South** Commercial	**East** Commercial	**West** Commercial

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
	9/7/21		9/7/21

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

Neighborhood Meeting and Citizen Outreach Plan
for
Plaza Way Apartments
1580 S. Plaza Way, Flagstaff, AZ. 86001
112-24-010B
PZ-20-00100-02
September 24, 2021

In connection with our application for a Conditional Use Permit, the applicant, Miramonte Acquisitions, 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 Acquisitions, LLC is proposing to develop a 1.77-acre parcel located at 1580 S. Plaza Way, Flagstaff, AZ. 86001, Assessor Parcel Number 112-24-010B. The development will consist of two, three story apartment buildings consisting of 40-units and 52 bedrooms, (24) one-bedroom units, (12) two-bedroom units, and (4) studios. One bedroom and studio units will be approximately 723 SF with two-bedroom units approximately 1050 SF. The two buildings total approximately 40,186 SF.

The property is zoned Highway Commercial (HC). Planned Residential Development is allowed in the HC zone with a conditional use permit. The Planned Residential Development (PRD) mechanism will be used, following standards: T4.N2 Transect 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 application 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 would like to schedule the first neighborhood meeting on **November 1st, 2021.**

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 virtually, 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 600 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.

City of Flagstaff
Materials Management Plan
Plaza Way Apartments
PZ-20-00100-02
1580 S. Plaza Way, Flagstaff, AZ. 86001
APN: 112-24-010B
September 24, 2021

In accordance with the City of Flagstaff requirements, the following is the Materials Management Plan for Plaza Way Apartments. The project is to consist of two buildings with a total of 40 units and is located at 1580 S. Plaza Way.

The Site Plan depicts the locations of the proposed Trash Enclosures. The proposed enclosures will be dual dumpsters, each with one 6-yard dumpster for trash and one 6-yard dumpster for recycling. The trash enclosures shown are per City of Flagstaff Engineering Construction Standards and Public Works Standard Detail PW-50-010. Residents access to the enclosures will be via the pedestrian ways shown on the Site Plan.

Trash and Recycle Volumetric Computations:

Pick-up Frequency-Once per week
Number of residential units=40
City recommended trash capacity per unit= 0.15 c.y.
City recommended recycle capacity per unit=0.15c.y.
City recommended trash capacity for project= 6 c.y
City recommended recycle capacity for project= 6 c.y.
Provided trash capacity for project= 6 c.y.
Provided recycle capacity for project=.6 c.y.
Double Dumpster Enclosures= 1 trash dumpster and 1 recycle dumpster enclosure
Number of 6 c.y. trash dumpsters=1 each
Number of 6 c.y. recycle dumpsters=1 each
Excess trash capacity for move-in/move-out periods=6.9 c.y.
Excess recycle capacity for move-in/move-out periods=6.9 c.y.

Trash and Recycle Services and Education

To increase recycling within the complex, property managers will include materials provided by the City of Flagstaff Sustainability Department to residents on what can and cannot be recycled

at move in. Signage will also be included on the trash bins. Additionally, residents will be provided information on how they can learn more about ways to recycle by contacting the City of Flagstaff Sustainability Program at 928-213-2152 or sustainability@flagstaffaz.gov.

City Contacts:

Solid Waste Section Director, Todd Hansen, 928-213-2135, thansen@flagstaffaz.gov
Zero Waste Coordinator, Dylan Lenzen, 928-213-2158, dlenzen@flagstaffaz.gov
Sustainability Director, Nicole Antonopoulos, 928-213-2149, nantonopoulos@flagstaffaz.gov

Plaza Way Apartments

Vicinity Map

PZ-20-00100-02

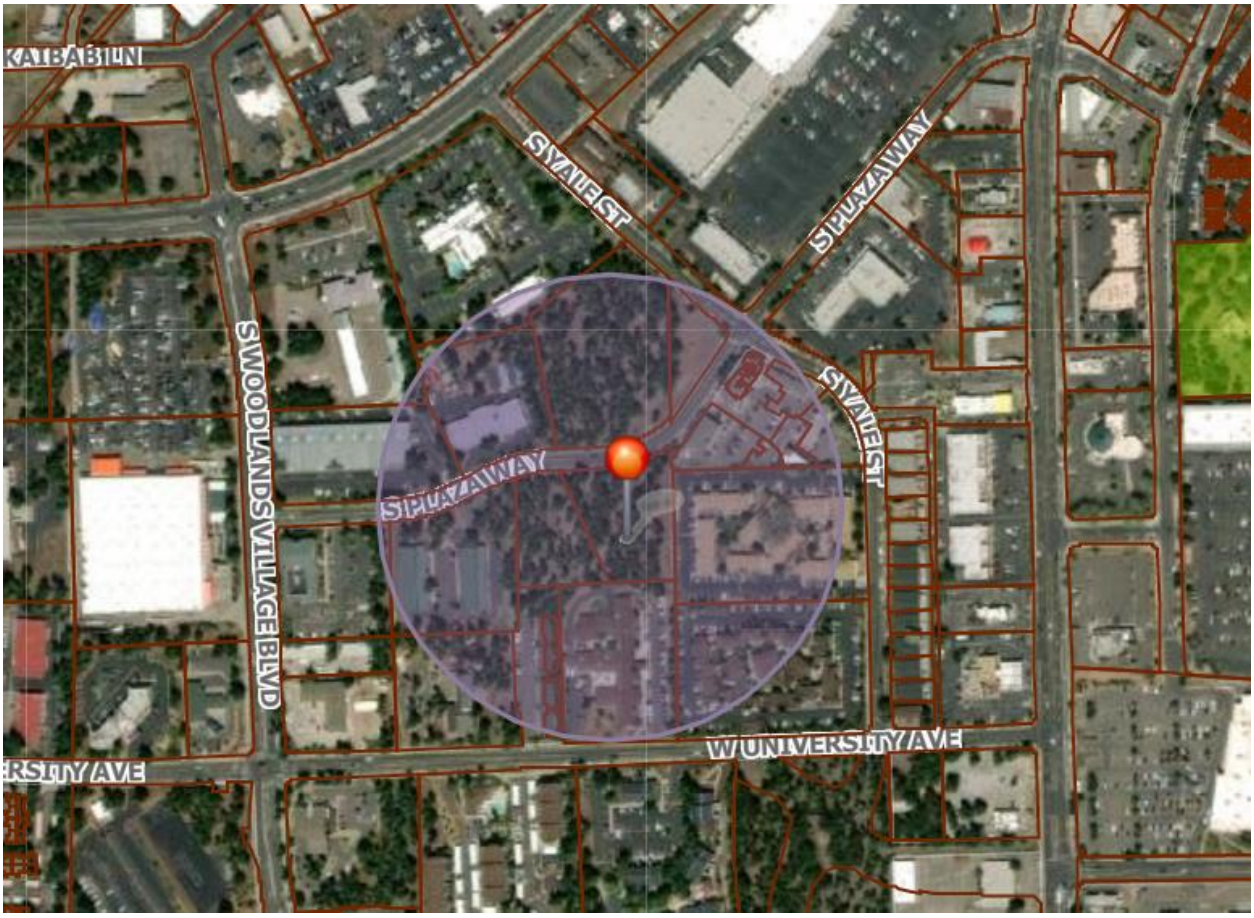
1580 S. Plaza Way, Flagstaff, AZ. 86001

APN: 112-24-010B



1581 S. Plaza Way Apartments

Mailing List Radius



APN	OWNERNAME	OWNERADDRESS_ADDRI	OWNERADDRESS	OWNERADDRESS	OWNERAD	OWNERAD	OWNERADDRESS_COUNTRY
11224016	WOODLAND VILLAGE APARTMENTS	PO BOX 3568	FLAGSTAFF	AZ	86003		
10320077	MOUNTAINS WITHOUT WATER LLC	1501 S YALE ST NO 252	FLAGSTAFF	AZ	86001		
10320014I	MCDONALDS CORPORATION	3111 N CADEN CT NO 170	FLAGSTAFF	AZ	86004		
11224007	PLAZA WAY DEVELOPMENT LLC	5900 N CAMINO PRECIADO	TUCSON	AZ	85718		
10320069I	1503 YALE LLC	1503 S YALE ST NO 200	FLAGSTAFF	AZ	86001		
10320061	NO AZ REG BEHAVIORAL HEALTH AUTHORI	616 N BEAVER ST	FLAGSTAFF	AZ	86001		
11224004/	WOODLANDS PLAZA HOTEL	21172 S FIGUEROA ST	CARSON	CA	90745		
10320075/	YALE PLAZA LLC	417 N AGASSIZ ST NO 28	FLAGSTAFF	AZ	86001		
10320005	ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ	86004		
10320011	PARRA-ATAYDE ADRIAN & LAURA	1845 W SHELLIE DR	FLAGSTAFF	AZ	86001		
10320014I	MCDONALDS CORPORATION	3111 N CADEN CT NO 170	FLAGSTAFF	AZ	86004		
11224012/	MONKEY BUSINESS INVESTMENTS LLC	1840 W KAIBAB LN NO 200	FLAGSTAFF	AZ	86001		
10320071	YALE PLAZA OWNERS ASSOCIATION	2050 S WOODLANDS VILLAGE BLVD NO 1	FLAGSTAFF	AZ	86001		
10320063	VESTAR UNIVERSITY PLAZA LLC	2425 E CAMELBACK RD NO 750	PHOENIX	AZ	85016		
10321026	VP CINEMA LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016		
11224017	QWEST CORPORATION	1025 EL DORADO BLVD.	BROOMFIELD	CO	80021		
10320008	BLEEKERS INVESTMENTS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ	86004		
10320064I	FLAGSTAFF MEDICAL CENTER INC	PO BOX 1268	FLAGSTAFF	AZ	86002		
11224011/	CHABAD OF FLAGSTAFF INC	2098 W TOBOGGAN CT	FLAGSTAFF	AZ	86001		
10320072	MARTIN REALTY LLC	1501 S YALE ST NO 150	FLAGSTAFF	AZ	86001		
11224021	DOWELL THERESA & ALAN FAMILY TRUST	906 W UNIVERSITY AVE NO B	FLAGSTAFF	AZ	86001		
10320059(	BROOKSIDE LLC	10632 N SCOTTSDALE RD NO B466	SCOTTSDALE	AZ	85254		
10303020	VESTAR UNIVERSITY PLAZA LLC	2425 E CAMELBACK RD NO 750	PHOENIX	AZ	85016		
10320009	PARRA-ATAYDE ADRIAN & LAURA	1845 W SHELLIE DR	FLAGSTAFF	AZ	86001		
10320070	AEC PROPERTIES INC	1150 N SAN FRANCISCO ST	FLAGSTAFF	AZ	86001		
11224019	HAVEN FLAGSTAFF REAL ESTATE LLC	1 WHITECLIFF	LAGUNA NIGUEL	CA	92677		
11224008	GREAT NORTHERN PROPERTIES LLLP	1130 38TH AVE NO B	GREELEY	CO	80634		
11224006/	PLAZA WAY DEVELOPMENT LLC	5900 N CAMINO PRECIADO	TUCSON	AZ	85718		
10320006	ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ	86004		
10320065	N AZ REG BEHAVIORAL HEALTH AUTHORIT	616 N BEAVER ST	FLAGSTAFF	AZ	86001		
10320073	MARTIN REALTY LLC	1501 S YALE ST NO 150	FLAGSTAFF	AZ	86001		
11224022	STARK REAL ESTATE HOLDINGS LLC	906 W UNIVERSITY AVE STE 100	FLAGSTAFF	AZ	86001		
11224005	N AZ REG BEHAVIORAL HEALTH AUTHORIT	616 N BEAVER ST	FLAGSTAFF	AZ	86001		

10320076A	MOUNTAINS WITHOUT WATER LLC	1501 S YALE ST NO 252	FLAGSTAFF	AZ	86001
11224010A	SIDLINGER BRUCE D	1650 S PLAZA WAY	FLAGSTAFF	AZ	86001
10320012	STUMP RONALD E & CHRISTAL A	7609 WHITEWOOD WAY	FLAGSTAFF	AZ	86004
11224010I	AXXO HOLDINGS LLC	824 W BIRCH AVE	FLAGSTAFF	AZ	86001
10321025	VP CINEMA LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
10320007	ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ	86004
10320013	PORTER MICHAEL	1776 N SCOTTSDALE RD NO 1931	SCOTTSDALE	AZ	85257
10321006	ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ	86004
11224020	DOWELL THERESA & ALAN FAMILY TRUST	906 W UNIVERSITY AVE NO B	FLAGSTAFF	AZ	86001
11224015	BREIT ACG MF STERLING POINTE LLC	PO BOX A3878	CHICAGO	IL	60690
10320059I	UNIVERSITY SQUARE APARTMENTS	PO BOX 3568	FLAGSTAFF	AZ	86003
10320068A	PADRNOS PATRICK E & CHEVON	4140 N ZERMATT WAY	FLAGSTAFF	AZ	86004
10320066	VESTAR UNIVERSITY PLAZA LLC	2425 E CAMELBACK RD NO 750	PHOENIX	AZ	85016
10320010	JAMB PROPERTIES OF NORTHERN ARIZONA	3191 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004
11224009	SIDLINGER BRUCE D	1650 S PLAZA WAY	FLAGSTAFF	AZ	86001
10320074	MARTIN REALTY LLC	1501 S YALE ST NO 150	FLAGSTAFF	AZ	86001

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

Nat White
1120 North Rockridge Road
Flagstaff, AZ 86001

Michele A. James
Executive Director
Friends of Flagstaff's Future
P.O. Box 23462
Flagstaff, Arizona 86002

Charlie Silver
720 West Aspen Avenue
Flagstaff, AZ 86001

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

Betsy McKellar
330 S Ash Lane
Flagstaff, AZ 86004

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

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

Marilyn Weissman
1055 East Apple Way
Flagstaff, AZ 86001

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

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

Tyler Denham
800 W Forest Meadows St, Apt 119
Flagstaff, AZ 86001

Jess McNeely
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

Adrian Skabelund
819 West Grand Canyon Ave.
Flagstaff, AZ 86001

Rachel Bass
3083 W. Easterday Lane
Flagstaff 86001

Norm Wallen
3716 N Grandview
Flagstaff, Az 86004

Celia Barotz
3354 N Crest Street
Flagstaff, AZ 86001

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

Dorenda Coleman
Arizona Army National Guard, AZAA-FMO
5636 E McDowell Rd, M5330
Phoenix, AZ 85008

David Carpenter
495 S River Run Suite 100
Flagstaff, AZ 86001

Conditional Use Permit
Application Narrative
Plaza Way Apartments
PZ-20-00100-02
1580 S. Plaza Way, Flagstaff, AZ. 86001
APN: 112-24-010B
September 24, 2021

DEVELOPER/BUYER

Miramonte Acquisitions, LLC ("Miramonte")
2502 E. River Road, Tucson, AZ. 85718
Chris Kemmerly
(520) 615-8900
chris@kemmerly.com

SELLER

AXXO HOLDINGS LLC
6086 E. Barney Drive, Flagstaff, AZ. 86004
Matthew Peace
928-699-1245
axxoproperties@gmail.com

LAND ACQUISITION & DEVELOPMENT

Miramonte Homes
102 S. Mikes Pike, Flagstaff, AZ. 86001
Charity Lee
(928) 600-3594
clee@miramontehomes.com

SELLER

CEDAR ROSE LLC
824 W. Birch Avenue, Flagstaff, AZ. 86001
Ken Ketter
928-853-5339
Tubac24@gmail.com

LEGAL

Aspey Watkins and Diesel
123 N San Francisco St. #300
Flagstaff, AZ 86001
Whitney Cunningham
928-774-1478
info@awdlaw.com

LANDSCAPE ARCHITECT

Norris Design
6 East Aspen Avenue, Suite 260
Flagstaff, AZ. 86001
929-233-3021
www.norris-design.com

ENGINEERING

Shephard Wesnitzer. Inc
110 W. Dale Avenue
Flagstaff, Az. 86001
928-773-0354
gcortes@swiaz.com

ARCHITECT

Smith Architecture
1503 S. Yale Street, Suite 200
Flagstaff, AZ. 86001
928-779-5993
www.smith-arc.com

MIRAMONTE HOMES

Table of Contents

PROPERTY DETAILS 3

PROJECT OVERVIEW 3

STANDARDS FOR GRANTING CONDITIONAL USE PERMIT 4

Enclosures:

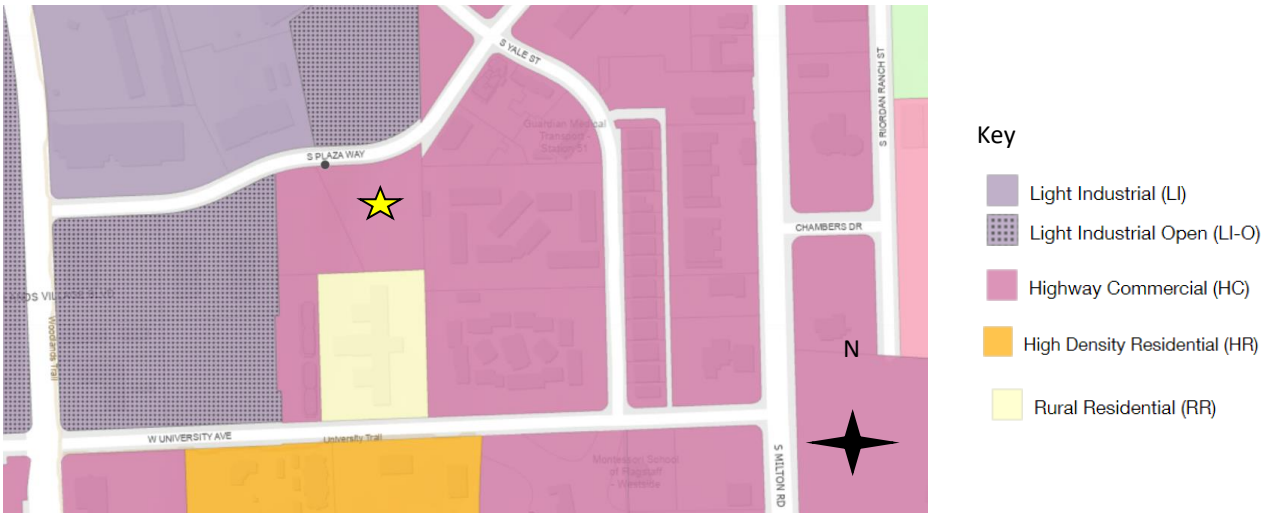
- Conditional Use Application
- Neighborhood Meeting Plan
- Materials Management Plan
- Vicinity Map
- Mailing Radius Map
- Mailing List
- Registry of Interested Persons
  Group Mailing List

MIRAMONTE
HOMES

PROPERTY DETAILS

The Project site is an infill property approximately 1.77 acres and located in the heart of Flagstaff at 1580 S. Plaza Way, in an existing Suburban Activity Center and a Regional Pedestrian Shed. Its central location provides easy access to grocery stores, shopping and restaurants providing opportunities for residents to choose alternative forms of transportation; walking, biking or public transportation. The site is also in Lighting Zone 2 and located within a Resource Protection Overlay Zone.

The property is zoned Highway Commercial (HC) and surrounded by commercial, light industrial and multi-family development. Planned Residential Development (PRD) will be used to develop the site as proposed. A PRD is allowed in the HC zone with a Conditional Use Permit. The Planned Residential Development (PRD) mechanism will be used, following standards: T4.N2 Transect Zone.



PROJECT OVERVIEW

Miramonte Acquisitions LLC (Miramonte) is in escrow to acquire the property at 1580 S. Plaza Way and develop the Plaza Way Apartments, a “for rent” apartment complex to provide additional workforce housing for the city of Flagstaff. Total allowed units per acre is 29 for a total of 49.59 allowable units, total proposed units are 40. There will be two, three story apartment buildings. The two buildings combined will cover approximately 14,740 SF or 19.8% of the gross site area.

There will be a total of 52 bedrooms, (24) one-bedroom units, (12) two-bedroom units, and (4) studios. One bedroom and studio units will be approximately 723 SF with two-bedroom units approximately 1050 SF. The development will be wood framed construction and will feature a variety of different siding: horizontal lap siding, board and batten, and standing seam

metal and malapai stone to provide dimension, shadow patterns and articulation to the façade. A combination of standing seam and asphalt shingle roofing materials are used on multiple types and slopes of roof elements. The buildings will be painted in earth tones to match the surrounding architecture and style of construction in Flagstaff. Every unit will have either a covered porch or balcony.

STANDARDS FOR GRANTING CONDITIONAL USE PERMIT

Per the City of Flagstaff Zoning Code Section 10-20.40.050 the following standards must be met for granting a conditional use permit.

1. ***That the conditional use is consistent with the objectives of the Zoning Code and purpose of the zone in which the site is located.***

The property is zoned Highway Commercial (HC). To develop the property as proposed the Planned Residential Development mechanism will be used, following standards: T4.N2 Transect Zone, this is allowed use in the HC zone with a Conditional Use Permit.

2. ***That granting the conditional use will not be detrimental to the public health, safety or welfare.***
    a. ***Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.***

The development will comply with the City of Flagstaff Engineering Standards and Building Codes during the construction to limit the disturbance of the development for the adjacent property owners. Ongoing, the Project will not be a nuisance related to noise, smoke, odor, dust, vibration, or illumination. The Project will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

    b. ***Hazard to persons or property from possible explosion, contamination, fire, or flood.***

The is a residential development project that will not have the risk of explosion or contamination. The development will comply with the City of Flagstaff Codes to ensure fire safety during construction. The site is located within Zone X of FEMA Firm Map #04005C6816G, effective September 3, 2010. Zone X is described as an area determined to be outside the .2% annual chance floodplain.

    c. ***Impact on surrounding area arising from unusual volume or character or traffic.***

The development will be a 40-unit residential rental community with a total of 52 bedroom. Surrounding uses are commercial businesses and multi-family. The property is in an existing suburban activity zone on an infill lot, multi-family residential is a supported use in this zone. The development will not have a significant impact on the surrounding area related to an increase in volume, character or traffic.

3. ***That 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:

a. Access and traffic; pedestrian, bicycle and vehicular circulation.

Access to the site will be provided by a single full access driveway on S. Plaza Way. The Project is centrally located and within 1/3 mile of grocery stores, shopping and restaurants. Sidewalks are located off S. Plaza Way providing a walkable community. A NAIPTA bus stop is ¼ mile from the site. Miramonte is actively working with Mountain Line to consider opportunities for reduced bus passes for its future residence, to encourage alternative modes of transportation and reduce carbon emissions.

There will be a total of 57 standard vehicle spaces and 3 ADA accessible parking spaces, plus 2 motorcycle spaces and 12 bicycle spaces. The parking requirement of 71 spaces was reduced to 60 total vehicle spaces due to the following.

- (2) motorcycle spaces are provided, providing (1) parking space reduction.
- A transit stop is located within ¼ mile of the Project which provides a 10% reduction in parking.
- (12) bicycle spaces are provided, providing 3 parking space reduction.

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

The Project was required to preserve 3,725 SF or 5% of the total area as open space. Plaza Way Apartments is preserving 18,194 SF of open space which will retain the stand of ponderosa pine trees in the west corner of the development, preserving 30% of the natural resources on site, additionally 5,822 SF of the natural resource slope will be protected.

The Open Space provided for this project retains the existing pine stand in its natural state in an increasingly urbanized area of the city. Future residents of the project will be able to use this natural area immediately adjacent their home for passive recreation in the same way city residents use pine stands off-trail at Buffalo Park, or along the FUTS trail near NAU, or along Sinclair Wash. In the absence of increased hardscape, traditional amenities and general disturbance to a natural area, the character of this pine stand (which is iconic to Flagstaff) will be preserved without reducing the spaces affordability for recreational opportunities. These opportunities include but are not limited to hammocking, slacklining, picnicking, and nature play for children.

c. Noise, light, visual, and other pollutants.

The Project will comply with the City of Flagstaff Engineering Standards and Building Codes during the construction activities to limit the disturbance of the development for the

adjacent property owners. The project will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood.

The surrounding uses are commercial and multi-family residential. The development of a 40- unit apartment complex as a Planned Residential Development is consistent with the surrounding uses and is an approved use in the Highway Commercial Zone with a Conditional Use Permit.

Special design considerations have been applied regarding the architecture of the buildings to ensure compatibility with the surrounding properties and elements. The overall height and scale of the buildings will be proportionate to the relative slope and tall Ponderosa Pine Stands to the west.

Appropriate building massing has been provided with multiple projections that will be detailed and visually supported by wood corbels and beam ends. Intermittent recesses within the wall plane will be created by private balconies and building elements providing visual interest to all sides of the buildings. Multiple roof types and slopes have been utilized to enhance the building form while complementing the existing vernacular of adjacent mountain, residential, modern & commercial types of architecture.

Detailed fenestration placement allows for a unified composition in proportion to the building elevations. Apartment unit window assemblies will be recessed from the main facade to provide contrast, depth and shadows to the openings. Storefront assemblies will help define the main pedestrian entries and frontage types for each building.

Materials, textures & colors have been selected to provide an aesthetic appeal to the foundations, building facades and roof elements. Split face block retaining walls will be utilized to terrace the existing while transitioning to help “ground” the eastern building stem walls. The masonry units and colors will blend and relate to many of the surrounding buildings utilizing the same material. Natural malapai stone veneer will be used to skin the building at the pedestrian level which is another reoccurring material used in surrounding and centers. Multiple siding profiles have been defined including, standing seam metal, horizontal lap and board and batten to provide dimension, shadow patterns and articulation to the facade. A combination of standing seam and asphalt shingle roofing materials are used on multiple types and slopes of roof elements. Natural, earth tone materials and colors have been selected to blend well with the surrounding resources. Grey and natural masonry materials at the ground level will provide a connection to the exposed basalt rocks slopes and outcroppings. Subtle, yet heavy toned greens and browns will complement the natural surrounding ponderosa pines and new landscaping elements.

Overall, the Plaza Way Apartment complex has been designed to accommodate the natural and existing surroundings while catering to a new, residential atmosphere that will

support the local and immediate businesses and activity centers while enhancing the pedestrian connection to the area.

e. Landscaping and screening provisions.

Native drought tolerant plants will be planted to enhance the development and provide passive rainwater harvesting. Plants have been selected to maintain an element of natural aesthetics without an abundance of ornamental species, like neighboring commercial and residential developments. Landscape beds are subdued to blend with the neighborhood character but designed to provide seasonal variation. The goal of this design of the streetscape and street buffer is to highlight the area as a pedestrian-friendly space without breaking from the neighborhood character. Additionally, the ponderosa pine tree stand in the west section of the property will create an added buffer between the existing commercial development and the Project.

f. Impact on public utilities.

Currently, all public water infrastructure exists near the property. The Project will provide a new 8" dead end connection to the 8" water main located in South Plaza Way. Domestic, fire and irrigation services will branch off the new dead end main. The Project will connect new 6" sewer services to the 8" sewer main located in the 16' utility easement on the eastern boundary of the site.

The City required detention/LID for any commercial development greater than ¼ acre in size. Due to the site being currently undeveloped, the project will need to attenuate increases in peak flows caused by the new improvements for the 10 and 100-year events through detention facilities. LID policies will require 1" of ROCV to be retained on site. The project will use underground retention facilities to meet these requirements.

g. Signage and outdoor lighting.

The Project will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code for Light Zone 2. Any signage installed will comply with Section 10-20.40.120 of the Zoning Code and obtain the necessary permits required.

h. Dedication and development of streets adjoining the property.

The Project is located off S. Plaza Way an improved city street. A portion of the property frontage will be dedicated as additional right-of-way to encompass the existing sidewalk that is currently partially encroaching onto the parcel.

i. Impacts on historical, prehistoric, or natural resources.

The site has been reviewed by the City of Flagstaff's Historic Preservation Officer. No historical, prehistoric, or natural resources are being impacted on this site. No further HPO review is required.

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) AXXO Holdings LLC- Matthew Peace		**Phone** 928-699-1245
Mailing Address 6086 E. Barney Drive	**City, State, Zip** Flagstaff, AZ. 86001	**Email** axxoproperties@gmail.com
Applicant(s) Miramonte Acquisitions LLC		**Phone** 520-615-8900
Mailing Address 102 S. Mikes Pike	**City, State, Zip** Flagstaff, AZ. 86001	**Email** chris@kemmerly.com
Project Representative Charity Lee- Land Acquisition and Development Manager		**Phone** 928-600-3594
Mailing Address 102 S. Mikes Pike	**City, State, Zip** Flagstaff, AZ. 86001	**Email** clee@miramontehomes.com

Project Name Plaza Way Apartments			
Site Address 1580 S. Plaza Way	**Parcel Number(s)** 112-24-010B	**Subdivision, Tract & Lot Number** Woodlands Village Unit 01 Portion of Lot 10	
Zoning District Highway Commercial	**Regional Plan Land Use Category** Suburban Existing Activity Zone	**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** Ind	**South** Commercial	**East** Commercial	**West** Commercial

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
	9/7/21		9/7/21

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

Neighborhood Meeting and Citizen Outreach Plan
for
Plaza Way Apartments
1580 S. Plaza Way, Flagstaff, AZ. 86001
112-24-010B
PZ-20-00100-02
September 24, 2021

In connection with our application for a Conditional Use Permit, the applicant, Miramonte Acquisitions, 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 Acquisitions, LLC is proposing to develop a 1.77-acre parcel located at 1580 S. Plaza Way, Flagstaff, AZ. 86001, Assessor Parcel Number 112-24-010B. The development will consist of two, three story apartment buildings consisting of 40-units and 52 bedrooms, (24) one-bedroom units, (12) two-bedroom units, and (4) studios. One bedroom and studio units will be approximately 723 SF with two-bedroom units approximately 1050 SF. The two buildings total approximately 40,186 SF.

The property is zoned Highway Commercial (HC). Planned Residential Development is allowed in the HC zone with a conditional use permit. The Planned Residential Development (PRD) mechanism will be used, following standards: T4.N2 Transect 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 application 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 would like to schedule the first neighborhood meeting on **November 1st, 2021.**

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 virtually, 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 600 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.

City of Flagstaff
Materials Management Plan
Plaza Way Apartments
PZ-20-00100-02
1580 S. Plaza Way, Flagstaff, AZ. 86001
APN: 112-24-010B
September 24, 2021

In accordance with the City of Flagstaff requirements, the following is the Materials Management Plan for Plaza Way Apartments. The project is to consist of two buildings with a total of 40 units and is located at 1580 S. Plaza Way.

The Site Plan depicts the locations of the proposed Trash Enclosures. The proposed enclosures will be dual dumpsters, each with one 6-yard dumpster for trash and one 6-yard dumpster for recycling. The trash enclosures shown are per City of Flagstaff Engineering Construction Standards and Public Works Standard Detail PW-50-010. Residents access to the enclosures will be via the pedestrian ways shown on the Site Plan.

Trash and Recycle Volumetric Computations:

Pick-up Frequency-Once per week
Number of residential units=40
City recommended trash capacity per unit= 0.15 c.y.
City recommended recycle capacity per unit=0.15c.y.
City recommended trash capacity for project= 6 c.y
City recommended recycle capacity for project= 6 c.y.
Provided trash capacity for project= 6 c.y.
Provided recycle capacity for project=.6 c.y.
Double Dumpster Enclosures= 1 trash dumpster and 1 recycle dumpster enclosure
Number of 6 c.y. trash dumpsters=1 each
Number of 6 c.y. recycle dumpsters=1 each
Excess trash capacity for move-in/move-out periods=6.9 c.y.
Excess recycle capacity for move-in/move-out periods=6.9 c.y.

Trash and Recycle Services and Education

To increase recycling within the complex, property managers will include materials provided by the City of Flagstaff Sustainability Department to residents on what can and cannot be recycled

at move in. Signage will also be included on the trash bins. Additionally, residents will be provided information on how they can learn more about ways to recycle by contacting the City of Flagstaff Sustainability Program at 928-213-2152 or sustainability@flagstaffaz.gov.

City Contacts:

Solid Waste Section Director, Todd Hansen, 928-213-2135, thansen@flagstaffaz.gov
Zero Waste Coordinator, Dylan Lenzen, 928-213-2158, dlenzen@flagstaffaz.gov
Sustainability Director, Nicole Antonopoulos, 928-213-2149, nantonopoulos@flagstaffaz.gov

Plaza Way Apartments

Vicinity Map

PZ-20-00100-02

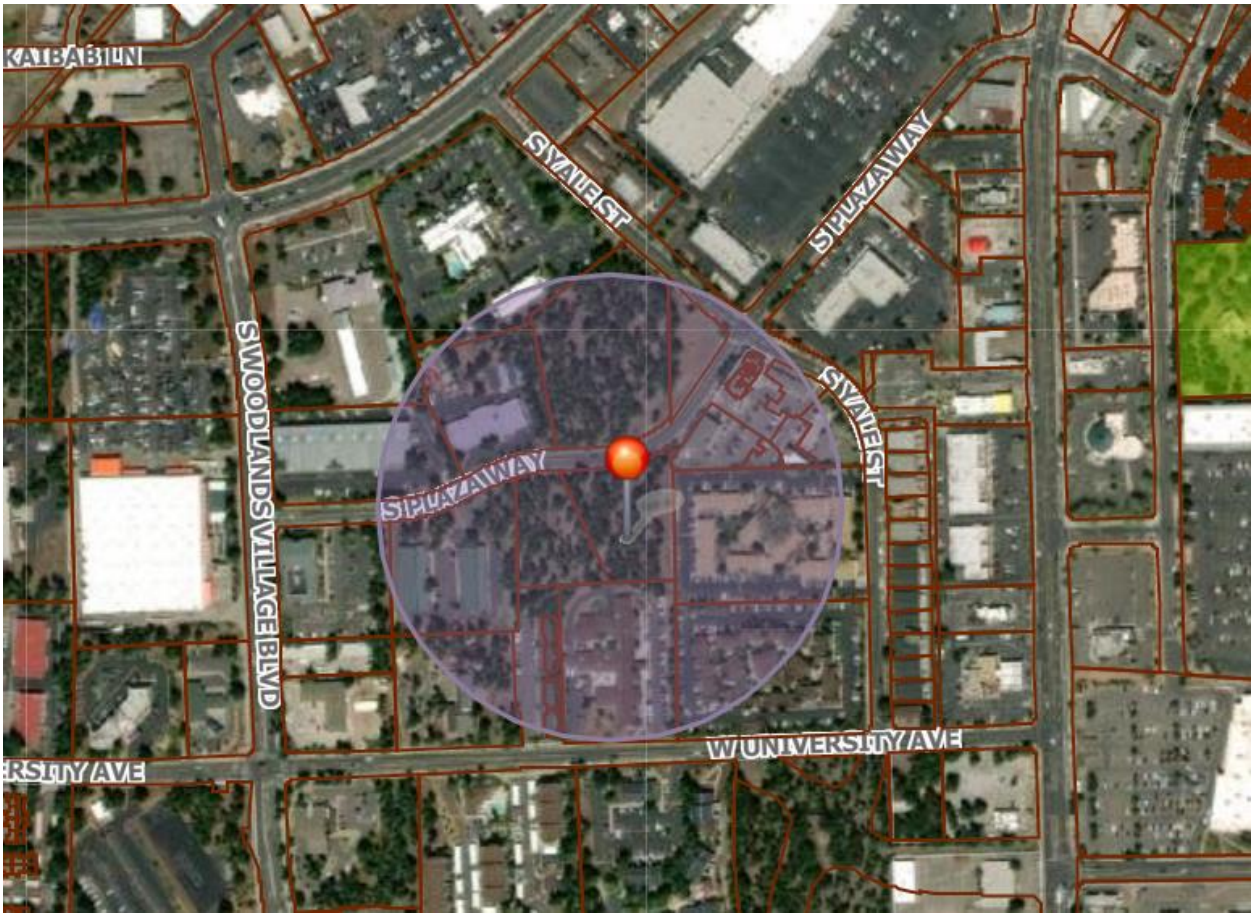
1580 S. Plaza Way, Flagstaff, AZ. 86001

APN: 112-24-010B



1581 S. Plaza Way Apartments

Mailing List Radius



APN	OWNERNAME	OWNERADDRESS_ADDRI	OWNERADDRESS	OWNERADDRESS	OWNERAD	OWNERAD	OWNERADDRESS_COUNTRY
11224016	WOODLAND VILLAGE APARTMENTS	PO BOX 3568	FLAGSTAFF	AZ	86003		
10320077	MOUNTAINS WITHOUT WATER LLC	1501 S YALE ST NO 252	FLAGSTAFF	AZ	86001		
10320014I	MCDONALDS CORPORATION	3111 N CADEN CT NO 170	FLAGSTAFF	AZ	86004		
11224007	PLAZA WAY DEVELOPMENT LLC	5900 N CAMINO PRECIADO	TUCSON	AZ	85718		
10320069I	1503 YALE LLC	1503 S YALE ST NO 200	FLAGSTAFF	AZ	86001		
10320061	NO AZ REG BEHAVIORAL HEALTH AUTHORI	616 N BEAVER ST	FLAGSTAFF	AZ	86001		
11224004/	WOODLANDS PLAZA HOTEL	21172 S FIGUEROA ST	CARSON	CA	90745		
10320075/	YALE PLAZA LLC	417 N AGASSIZ ST NO 28	FLAGSTAFF	AZ	86001		
10320005	ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ	86004		
10320011	PARRA-ATAYDE ADRIAN & LAURA	1845 W SHELLIE DR	FLAGSTAFF	AZ	86001		
10320014I	MCDONALDS CORPORATION	3111 N CADEN CT NO 170	FLAGSTAFF	AZ	86004		
11224012/	MONKEY BUSINESS INVESTMENTS LLC	1840 W KAIBAB LN NO 200	FLAGSTAFF	AZ	86001		
10320071	YALE PLAZA OWNERS ASSOCIATION	2050 S WOODLANDS VILLAGE BLVD NO 1	FLAGSTAFF	AZ	86001		
10320063	VESTAR UNIVERSITY PLAZA LLC	2425 E CAMELBACK RD NO 750	PHOENIX	AZ	85016		
10321026	VP CINEMA LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016		
11224017	QWEST CORPORATION	1025 EL DORADO BLVD.	BROOMFIELD	CO	80021		
10320008	BLEEKERS INVESTMENTS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ	86004		
10320064I	FLAGSTAFF MEDICAL CENTER INC	PO BOX 1268	FLAGSTAFF	AZ	86002		
11224011/	CHABAD OF FLAGSTAFF INC	2098 W TOBOGGAN CT	FLAGSTAFF	AZ	86001		
10320072	MARTIN REALTY LLC	1501 S YALE ST NO 150	FLAGSTAFF	AZ	86001		
11224021	DOWELL THERESA & ALAN FAMILY TRUST	906 W UNIVERSITY AVE NO B	FLAGSTAFF	AZ	86001		
10320059(	BROOKSIDE LLC	10632 N SCOTTSDALE RD NO B466	SCOTTSDALE	AZ	85254		
10303020	VESTAR UNIVERSITY PLAZA LLC	2425 E CAMELBACK RD NO 750	PHOENIX	AZ	85016		
10320009	PARRA-ATAYDE ADRIAN & LAURA	1845 W SHELLIE DR	FLAGSTAFF	AZ	86001		
10320070	AEC PROPERTIES INC	1150 N SAN FRANCISCO ST	FLAGSTAFF	AZ	86001		
11224019	HAVEN FLAGSTAFF REAL ESTATE LLC	1 WHITECLIFF	LAGUNA NIGUEL	CA	92677		
11224008	GREAT NORTHERN PROPERTIES LLLP	1130 38TH AVE NO B	GREELEY	CO	80634		
11224006/	PLAZA WAY DEVELOPMENT LLC	5900 N CAMINO PRECIADO	TUCSON	AZ	85718		
10320006	ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ	86004		
10320065	N AZ REG BEHAVIORAL HEALTH AUTHORIT	616 N BEAVER ST	FLAGSTAFF	AZ	86001		
10320073	MARTIN REALTY LLC	1501 S YALE ST NO 150	FLAGSTAFF	AZ	86001		
11224022	STARK REAL ESTATE HOLDINGS LLC	906 W UNIVERSITY AVE STE 100	FLAGSTAFF	AZ	86001		
11224005	N AZ REG BEHAVIORAL HEALTH AUTHORIT	616 N BEAVER ST	FLAGSTAFF	AZ	86001		

10320076A	MOUNTAINS WITHOUT WATER LLC	1501 S YALE ST NO 252	FLAGSTAFF	AZ	86001
11224010A	SIDLINGER BRUCE D	1650 S PLAZA WAY	FLAGSTAFF	AZ	86001
10320012	STUMP RONALD E & CHRISTAL A	7609 WHITEWOOD WAY	FLAGSTAFF	AZ	86004
11224010I	AXXO HOLDINGS LLC	824 W BIRCH AVE	FLAGSTAFF	AZ	86001
10321025	VP CINEMA LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
10320007	ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ	86004
10320013	PORTER MICHAEL	1776 N SCOTTSDALE RD NO 1931	SCOTTSDALE	AZ	85257
10321006	ELDEN PROPERTIES LLC	1914 E MOUNTAIN VIEW AVE NO 13	FLAGSTAFF	AZ	86004
11224020	DOWELL THERESA & ALAN FAMILY TRUST	906 W UNIVERSITY AVE NO B	FLAGSTAFF	AZ	86001
11224015	BREIT ACG MF STERLING POINTE LLC	PO BOX A3878	CHICAGO	IL	60690
10320059I	UNIVERSITY SQUARE APARTMENTS	PO BOX 3568	FLAGSTAFF	AZ	86003
10320068A	PADRNOS PATRICK E & CHEVON	4140 N ZERMATT WAY	FLAGSTAFF	AZ	86004
10320066	VESTAR UNIVERSITY PLAZA LLC	2425 E CAMELBACK RD NO 750	PHOENIX	AZ	85016
10320010	JAMB PROPERTIES OF NORTHERN ARIZONA	3191 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004
11224009	SIDLINGER BRUCE D	1650 S PLAZA WAY	FLAGSTAFF	AZ	86001
10320074	MARTIN REALTY LLC	1501 S YALE ST NO 150	FLAGSTAFF	AZ	86001

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

Nat White
1120 North Rockridge Road
Flagstaff, AZ 86001

Michele A. James
Executive Director
Friends of Flagstaff's Future
P.O. Box 23462
Flagstaff, Arizona 86002

Charlie Silver
720 West Aspen Avenue
Flagstaff, AZ 86001

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

Betsy McKellar
330 S Ash Lane
Flagstaff, AZ 86004

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

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

Marilyn Weissman
1055 East Apple Way
Flagstaff, AZ 86001

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

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

Tyler Denham
800 W Forest Meadows St, Apt 119
Flagstaff, AZ 86001

Jess McNeely
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

Adrian Skabelund
819 West Grand Canyon Ave.
Flagstaff, AZ 86001

Rachel Bass
3083 W. Easterday Lane
Flagstaff 86001

Norm Wallen
3716 N Grandview
Flagstaff, Az 86004

Celia Barotz
3354 N Crest Street
Flagstaff, AZ 86001

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

Dorenda Coleman
Arizona Army National Guard, AZAA-FMO
5636 E McDowell Rd, M5330
Phoenix, AZ 85008

David Carpenter
495 S River Run Suite 100
Flagstaff, AZ 86001

MIRAMONTE
HOMES

Public Participation Report
Project: Plaza Way Apartments
Project Number: PZ-20-00100-02
11/10/2021

November 1, 2021, a neighborhood meeting was held via zoom to notify owners and surrounding residents of the request for a Conditional Use Permit to develop two, three story buildings providing 40 units using the Planned Residential Development following standard T4.N2 Transect Zone in the Highway Commercial Zone.

In accordance with Section 10-20.30.070 of the Zoning Code a sign was placed on the property on October 18th and neighborhood meeting notifications were mailed first class on that date to owners within 600' of the property to inform them of the neighborhood meeting that would be held on November 1st.

Miramonte received one attendee from the mailouts, Bruce Sidlinger. The additional attendees were all part of the Project team. Mr. Sidlinger expressed concerns related to trespassers on his open space and was worried that residents may park at his commercial site at 1650 S. Plaza Way. The Project has a total of 60 parking spaces, plus 2 motorcycle spaces and 12 bicycle spaces. There are a total of 52 bedrooms, each will have an available parking space with 10 spaces to spare. However, to address Mr. Sidlinger's concerns Miramonte will do the following.

- Install a fence on the west property boundary of parcel 112-24-010B.
- Inform the tenants to not park on adjacent properties.

Miramonte and/or its property manager will be unable to monitor and enforce parking violations. It will be the responsibility of the adjacent property owner(s) to install signage and enforce any violations.

No further neighborhood meetings were required by the City of Flagstaff due to the lack of attendees.

Call Log:

10/29/21 Charity Lee spoke to Bruce Sidlinger property owner at 1650 S. Plaza Way, APN's 112-24-009 and 112-24-010A. Bruce owns two properties that are adjacent and to the west of the Plaza Way Apartments. Parcel 112-24-010A is a vacant parcel that abuts the Project. Bruce had concerns that the residents of the Plaza Way Apartments would not be able to differentiate between the open space at the apartment complex and his property and requested that Miramonte install a fence on the property boundary to prevent the residents from trespassing. Bruce also had concerns that the residents may park at his commercial site at 1650 S. Plaza Way, APN 112-24-009. Bruce had asked if Miramonte would install signage and/or install an electric parking gate on his property to prevent trespassers. Miramonte responded, that additional language would be included in our lease agreements to deter residents from parking on any adjacent property as it would be trespassing. Bruce was fine with adding language in our leases to that affect and was willing to work with Miramonte in the event he saw residents from Plaza Way parking on his lot he would contact the property manager to address the issue.

11/5/2021 Charity Lee spoke to Bruce Sidlinger. Miramonte would not be able to add language in the lease that would create a violation for the tenant if they were to park on an adjacent property owner's property. Bruce asked if we could possibly include language in the rules and regulations.

11/10/21 Charity Lee spoke to Bruce Sidlinger. Miramonte can include general language in the rules that discourage parking on adjacent properties but would be unable to enforce it. If trespassing is a concern, signage should be installed onsite by the property owner.

Enclosures:

- Picture of Sign Installed
- Neighborhood Meeting Certification
- Affidavit of Sign Posting
- Affidavit of Notifications to Affected Property Owners
- Neighborhood Notification
- Neighborhood Mailing List
- Registry of Interested Persons Mailing List
- Neighborhood Meeting Plan

3:50 LTE

October 18
1:50 PM

Edit

LIVE



Neighborhood Meeting Certification

I, Charity Lee, the authorized representative of Miramonte Homes, do hereby attest that the neighborhood meeting for Project No. PZ- 20-00100-02 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code and included the following:

- ☑ A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 8-24-2021 and accepted by the City of Flagstaff on 10-1-2021
- ☑ A list of property owners within 600 feet of the subject property boundaries was prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan.
- ☑ Notices of the neighborhood meeting were sent via first class mail on 10-18-2021 to all property owners within 600' of the Project to all tenants residing on the subject property, to all Homeowners Associations (HOAs) within 1,000 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- ☑ A total of 1 neighborhood meeting notification sign(s) were installed on 10-18-2021 at the following location(s):
  - on the subject property, parcel 112-24-010B
  - _____
  - _____
- ☑ A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 11/10/2021
- ☑ Copies of the Citizen Participation Report were mailed on 11-12/2021 to all persons who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant:

Charity Lee

Signature:



Affidavit of Sign Posting

Case Number: PZ-20-00100-02

Project Name: Plaza Way Apartments

Applicant Name: Miramonte Acquisitions LLC

Location: 1580 S. Plaza Way, 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 days prior to the hearing 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: Charity Lee

SUBSCRIBED AND SWORN before me this 5th day of November, 2021 by:

Jody L. Vogel-Lacombe
Notary Public

JODY L VOGEL
Notary Public - Arizona
Coconino County
Commission # 553008
My Comm. Expires Jul 27, 2022

My Commission Expires:

July 27, 2022

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00100-02

Project Name: Plaza Way Apartments

Applicant Name: Miramonte Acquisitions LLC

Location: 1580 S. Plaza Way, 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.**

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 5th day of November, 2021 by:

Jody L. Vogel-Lacombe

Notary Public

JODY L VOGEL
Notary Public - Arizona
Coconino County
Commission # 553008
My Comm. Expires Jul 27, 2022

My Commission Expires:

July 27, 2022

October 18, 2021

Via First Class Mail

RE: Invitation for Citizen Participation Neighborhood Meeting
For: Conditional Use Permit
Developer: Miramonte Holdings
Owner: AXXO Holdings LLC, and Cedar Rose LLC
Project Name: Plaza Way Apartments
Project No. PZ-20-00100-02
Property Address: 1580 S. Plaza Way, Flagstaff, AZ. 86001
A.P.N.: 112-24-010B

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 at 1580 S. Plaza Way.

Miramonte proposes to develop the Plaza Way Apartments, a 40-unit multi-family residential rental community, providing additional housing for the city of Flagstaff. A Planned Residential Community is allowed in the Highway Commercial Zone with a Conditional Use Permit.

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 via zoom

Monday, November 1st, 2021
at 5:00PM
To attend the meeting, login to the zoom link.
https://us02web.zoom.us/j/84129738427?pwd=MmlMSVJKK2xBL0hKcEhURXRTcTR2QT09

Meeting ID: 841 2973 8427
Passcode: 240223
Call in Number: +1 346 248 7799

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

Sincerely,

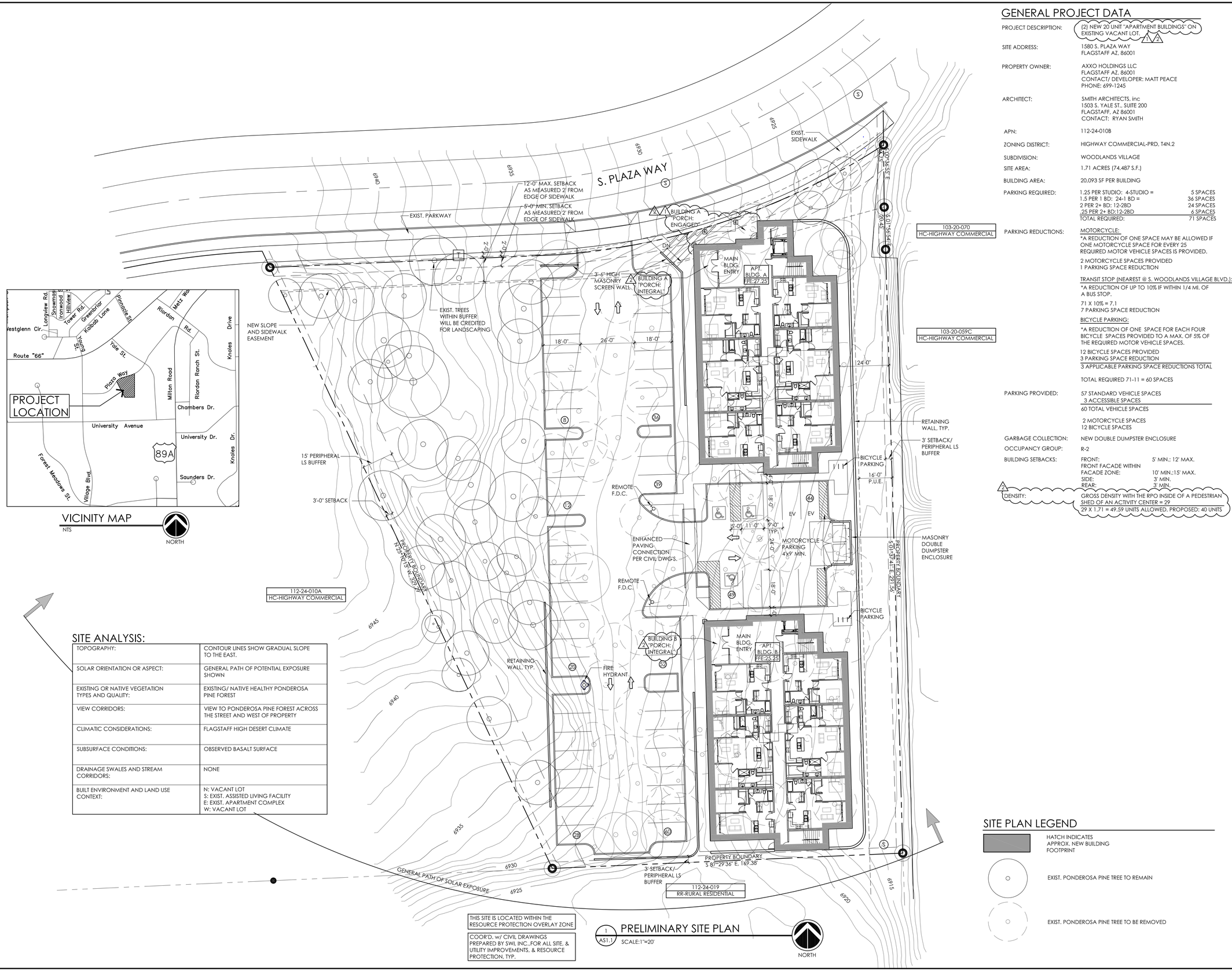
Charity Lee

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
Site Plan Exhibit
Architectural Drawings

VICINITY MAP
NTS

NORTH



1 AS1.1 PRELIMINARY SITE PLAN
SCALE:1"=20'

NORTH

SITE ANALYSIS:

TOPOGRAPHY:	CONTOUR LINES SHOW GRADUAL SLOPE TO THE EAST.
SOLAR ORIENTATION OR ASPECT:	GENERAL PATH OF POTENTIAL EXPOSURE SHOWN
EXISTING OR NATIVE VEGETATION TYPES AND QUALITY:	EXISTING/ NATIVE HEALTHY PONDEROSA PINE FOREST
VIEW CORRIDORS:	VIEW TO PONDEROSA PINE FOREST ACROSS THE STREET AND WEST OF PROPERTY
CLIMATIC CONSIDERATIONS:	FLAGSTAFF HIGH DESERT CLIMATE
SUBSURFACE CONDITIONS:	OBSERVED BASALT SURFACE
DRAINAGE SWALES AND STREAM CORRIDORS:	NONE
BUILT ENVIRONMENT AND LAND USE CONTEXT:	N: VACANT LOT S: EXIST. ASSISTED LIVING FACILITY E: EXIST. APARTMENT COMPLEX W: VACANT LOT

GENERAL PROJECT DATA

PROJECT DESCRIPTION: (2) NEW 20 UNIT "APARTMENT BUILDINGS" ON EXISTING VACANT LOT. 1 2

SITE ADDRESS: 1580 S. PLAZA WAY
FLAGSTAFF AZ, 86001

PROPERTY OWNER: AXXO HOLDINGS LLC
FLAGSTAFF AZ, 86001
CONTACT/ DEVELOPER: MATT PEACE
PHONE: 699-1245

ARCHITECT: SMITH ARCHITECTS, inc
1503 S. YALE ST., SUITE 200
FLAGSTAFF, AZ 86001
CONTACT: RYAN SMITH

APN: 112-24-010B

ZONING DISTRICT: HIGHWAY COMMERCIAL-PRD, T4N.2

SUBDIVISION: WOODLANDS VILLAGE

SITE AREA: 1.71 ACRES (74,487 S.F.)

BUILDING AREA: 20,093 SF PER BUILDING

PARKING REQUIRED:

1.25 PER STUDIO: 4-STUDIO =	5 SPACES
1.5 PER 1 BD: 24-1 BD =	36 SPACES
2 PER 2+ BD: 12-2BD	24 SPACES
.25 PER 2+ BD:12-2BD	6 SPACES
TOTAL REQUIRED:	71 SPACES

PARKING REDUCTIONS:

MOTORCYCLE:
*A REDUCTION OF ONE SPACE MAY BE ALLOWED IF ONE MOTORCYCLE SPACE FOR EVERY 25 REQUIRED MOTOR VEHICLE SPACES IS PROVIDED.

2 MOTORCYCLE SPACES PROVIDED
1 PARKING SPACE REDUCTION

TRANSIT STOP (NEAREST @ S. WOODLANDS VILLAGE BLVD.):
*A REDUCTION OF UP TO 10% IF WITHIN 1/4 MI. OF A BUS STOP.

71 X 10% = 7.1
7 PARKING SPACE REDUCTION

BICYCLE PARKING:
*A REDUCTION OF ONE SPACE FOR EACH FOUR BICYCLE SPACES PROVIDED TO A MAX. OF 5% OF THE REQUIRED MOTOR VEHICLE SPACES.

12 BICYCLE SPACES PROVIDED
3 PARKING SPACE REDUCTION
3 APPLICABLE PARKING SPACE REDUCTIONS TOTAL

TOTAL REQUIRED 71-11 = 60 SPACES

PARKING PROVIDED:

57 STANDARD VEHICLE SPACES	
3 ACCESSIBLE SPACES	
60 TOTAL VEHICLE SPACES	
2 MOTORCYCLE SPACES	
12 BICYCLE SPACES	

GARBAGE COLLECTION: NEW DOUBLE DUMPSTER ENCLOSURE

OCCUPANCY GROUP: R-2

BUILDING SETBACKS:

FRONT:	5' MIN.; 12' MAX.
FRONT FACADE WITHIN FACADE ZONE:	10' MIN.;15' MAX.
SIDE:	3' MIN.
REAR:	3' MIN.

2 DENSITY: GROSS DENSITY WITH THE RPO INSIDE OF A PEDESTRIAN SHED OF AN ACTIVITY CENTER = 29
29 X 1.71 = 49.59 UNITS ALLOWED. PROPOSED: 40 UNITS

SITE PLAN LEGEND

HATCH INDICATES APPROX. NEW BUILDING FOOTPRINT

EXIST. PONDEROSA PINE TREE TO REMAIN

EXIST. PONDEROSA PINE TREE TO BE REMOVED

REVISION:	DATE:
1 COF COMMENTS	2-16-21
2 COF COMMENTS	3-24-21

PLAZA WAY APARTMENTS
1580 S. PLAZA WAY
FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.
ARCHITECTURE | PLANNING | COLLABORATION
1503 S. YALE STREET, SUITE 200
FLAGSTAFF, ARIZONA 86001
PH: 928.779.5993
www.smith-arc.com

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DRAWN BY:	REVIEW BY:
T.SCANTLEBURY	R.SMITH

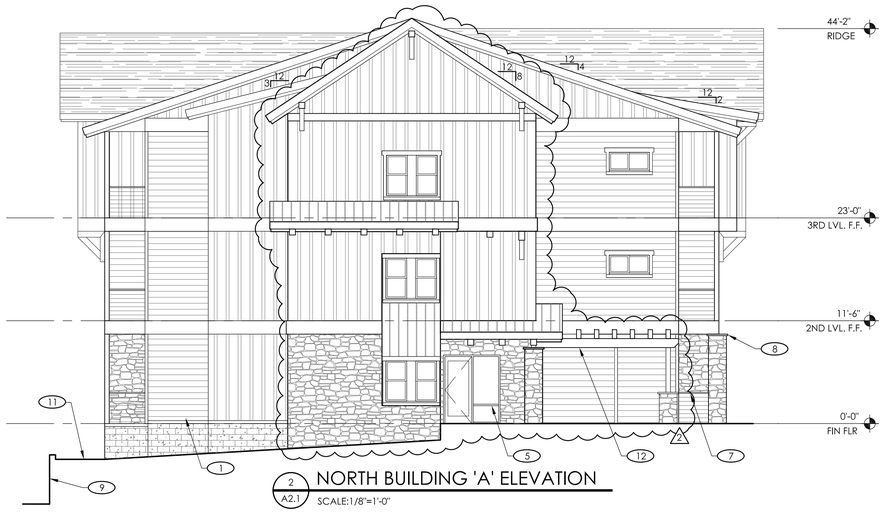
PROJECT NO.: 2020-16

DATE: FEBRUARY 2, 2021

SHEET: AS1.1

ARCHITECTURAL SITE PLAN

FILE: FILENAME.dwg LAST UPDATE: LAST PLOT:



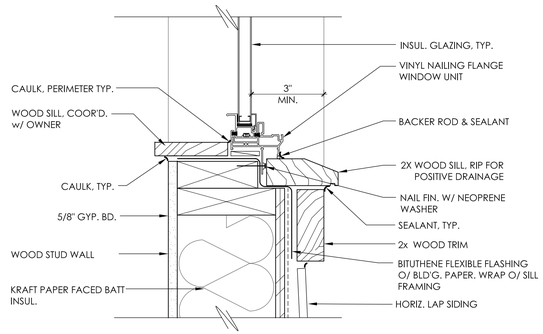
2 A2.1 NORTH BUILDING 'A' ELEVATION
SCALE:1/8"=1'-0"



1 A2.1 WEST BUILDING 'A' ELEVATION
(WEST BUILDING 'B' ELEVATION SIM.)
SCALE:1/8"=1'-0"



2A A2.1 NORTH BUILDING 'B' ELEVATION
SCALE:1/8"=1'-0"



X A2.1 TYP. WINDOW SILL @ SIDING (STONE SIM.)
SCALE:3"=1'-0"

EXTERIOR FINISH LEGEND & SCHEDULE

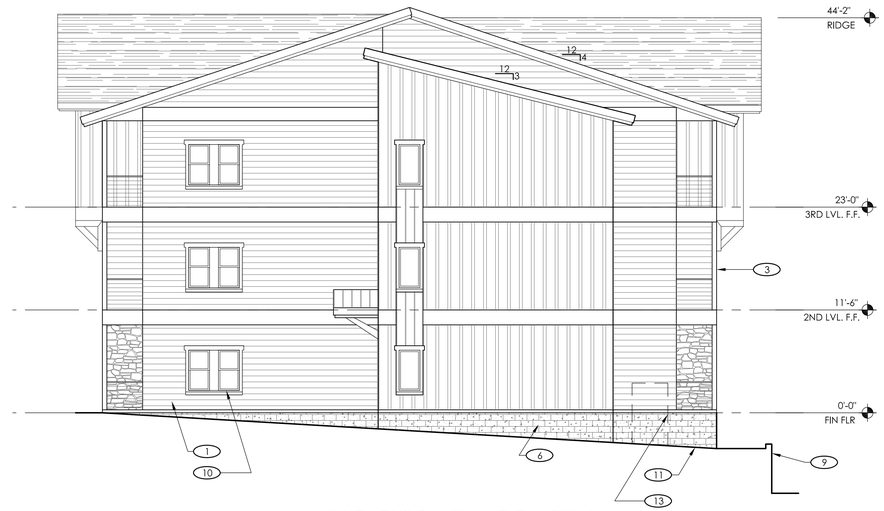
LEGEND	MATERIAL	DESCRIPTION/ COLOR
	COMPOSITE SHINGLES	HIGH DEFINITION ASPHALT COMPOSITE SHINGLES "GAF, TIMBERLINE HD" OR EQUAL o/ (1) LAYER 40# FELT o/ ROOF STRUCTURE COLOR/ FINISH: WEATHERED WOOD
	STANDING SEAM MTL. ROOF/ SIDING	STANDING SEAM MTL. ROOF PANEL COLOR/ FINISH: DARK BRONZE
	HORIZONTAL LAP SIDING	FIBER CEMENT HORIZONTAL WOOD LAP SIDING w/ 8" EXPOSURE.
	BOARD & BATT SIDING	FIBER CEMENT 1X4 BATTEN o/ 1X12 BOARD
	NATURAL STONE VENEER	NATURAL MALAPAI STONE VENEER.
	MASONRY	SPLIT-FACE CONCRETE MASONRY UNITS COLOR/ FINISH: STANDARD CONCRETE GRAY

COLOR LEGEND

ACCENT	SHERWIN WILLIAMS "ATTITUDE GRAY"-SW 7060 LRV: 20	TRIM	SHERWIN WILLIAMS "STUDIO CLAY"-SW 9172 LRV: 27
BODY	SHERWIN WILLIAMS "LAUREL WOODS"-SW 7749 LRV: 6	CORBEL	SHERWIN WILLIAMS "REQUISITE GRAY"-SW 7023 LRV: 45

KEYED NOTES:

1. FIBER CEMENT LAP SIDING
2. STONE VENEER
3. WOOD SUPPORT COLUMNS
4. ALUM. STOREFRONT DOOR
5. ALUM. STOREFRONT SYSTEM
6. SPLIT-FACE CMU'S
7. HORIZONTAL STL. GUARDRAIL
8. PRE-CAST CONC. CAP
9. RETAINING WALL
10. VINYL WINDOW UNIT
11. APPROX. FINISH GRADE, COOR'D. w/ CIVIL DWG'S.
12. ROUGH SAWN PERGOLA FRAMING
13. APPROX. MECH./ ELEC. EQUIPMENT TO BE SCREENED FROM PUBLIC WAY.



4 A2.1 SOUTH BUILDING 'A' ELEVATION
(SOUTH BUILDING 'B' ELEVATION SIM.)
SCALE:1/8"=1'-0"



3 A2.1 EAST BUILDING 'A' ELEVATION
(EAST BUILDING 'B' ELEVATION SIM.)
SCALE:1/8"=1'-0"

REVISION: DATE:

2 COF COMMENTS	3-24-21

PLAZA WAY APARTMENTS

1580 S. PLAZA WAY
FLAGSTAFF, ARIZONA

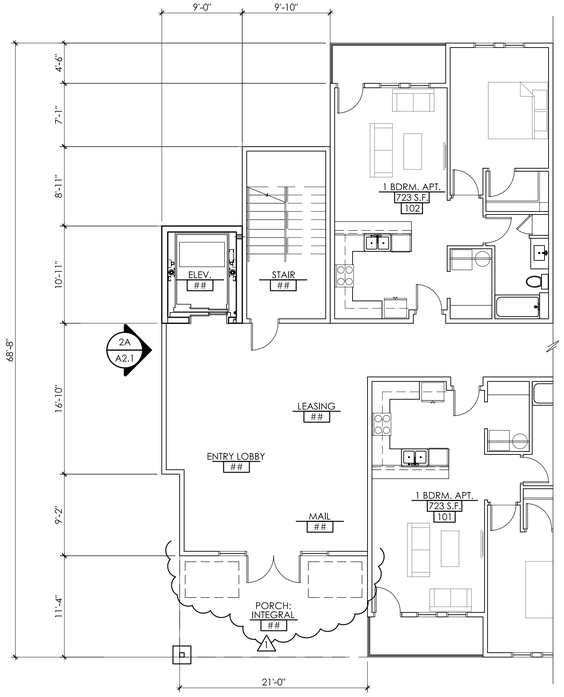
smith ARCHITECTS inc.
ARCHITECTURE | PLANNING | COLLABORATION
1503 S. YALE STREET SUITE 200
FLAGSTAFF, ARIZONA 86001
PH: 928.779.5993
www.smith-arc.com

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DRAWN BY: T.SCANTLEBURY
REVIEW BY: R.SMITH
PROJECT NO.: 2020-16
DATE: FEBRUARY 2, 2021
SHEET: A2.1
BUILDING ELEVATIONS

FILE: 1722_A1.1.dwg LAST UPDATE: 6.7.18 LAST PLOT: 6.7.18



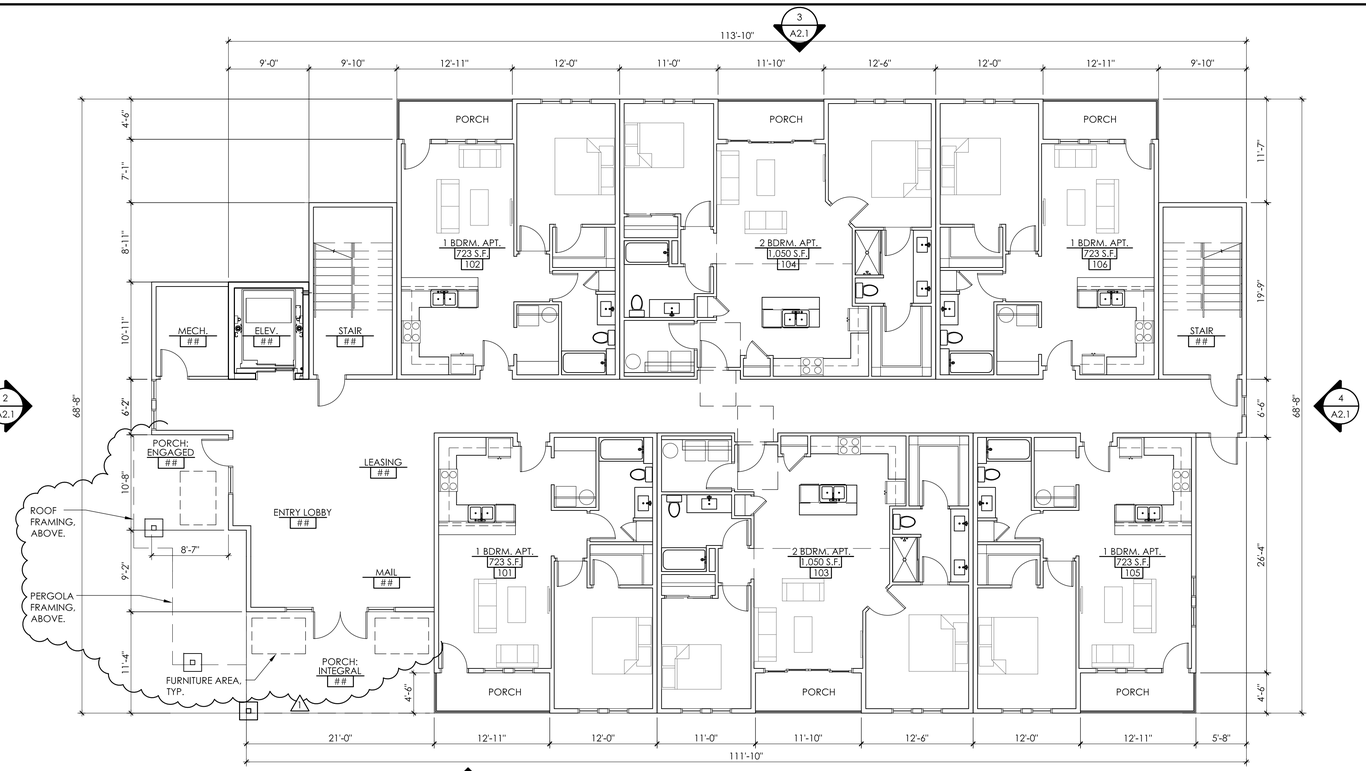
2A A2.1

BUILDING 'B' PARTIAL FIRST FLOOR PLAN

1A A1.1

SCALE:1/8"=1'-0"
* ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

NORTH



2 A2.1

4 A2.1

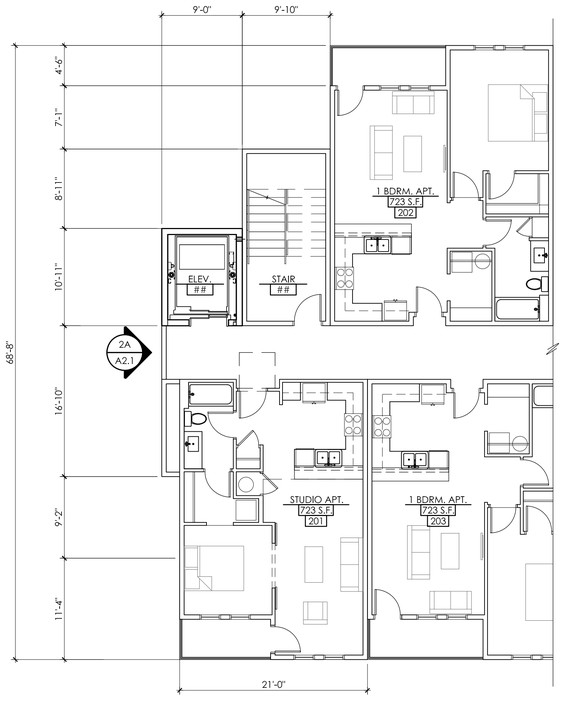
1 A2.1

BUILDING 'A' FIRST FLOOR PLAN

1 A1.1

SCALE:1/8"=1'-0"
* ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

NORTH



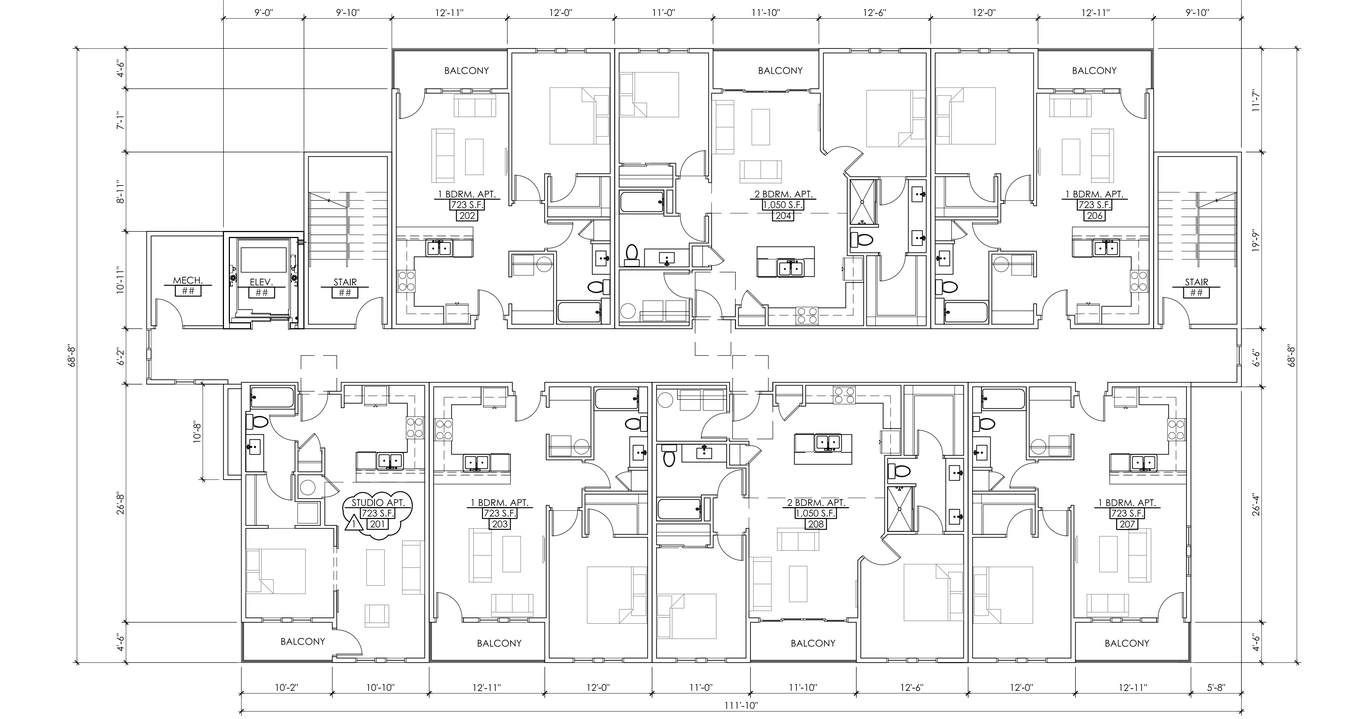
2A A2.1

BUILDING 'B' PARTIAL SECOND FLOOR PLAN

2A A1.1

SCALE:1/8"=1'-0"
* ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

NORTH



2 A1.1

BUILDING 'A' SECOND FLOOR PLAN

SCALE:1/8"=1'-0"
* ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

NORTH

FILE: 1906_A1.1.dwg LAST UPDATE: 12-05-19 LAST PLOT: 12-05-19

REVISION:	DATE:
2 COF COMMENTS	3-24-21

PLAZA WAY APARTMENTS

1580 S. PLAZA WAY
FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.
ARCHITECTURE | PLANNING | COLLABORATION
1503 S. YALE STREET SUITE 200
FLAGSTAFF, ARIZONA 86001
PH: 928.779.5993
FX: 928.774.0785

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DRAWN BY:	REVIEW BY:
T.SCANTLEBURY	R.SMITH

PROJECT NO.:
2020-16

DATE:
FEBRUARY 2, 2021

SHEET:

A1.1

FLOOR PLANS



1 / A1.2 BUILDING 'A & B' THIRD FLOOR PLAN

SCALE:1/8"=1'-0"

* ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

NORTH

REVISION:	DATE:
2 COF COMMENTS	3-24-21

PLAZA WAY APARTMENTS

1580 S. PLAZA WAY

FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.

ARCHITECTURE | PLANNING | COLLABORATION

1503 S. YALE STREET, SUITE 200
FLAGSTAFF, ARIZONA 86001

PH: 928.779.5993
FX: 928.774.0785

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REVIEW BY: R.SMITH

PROJECT NO.: 2020-16

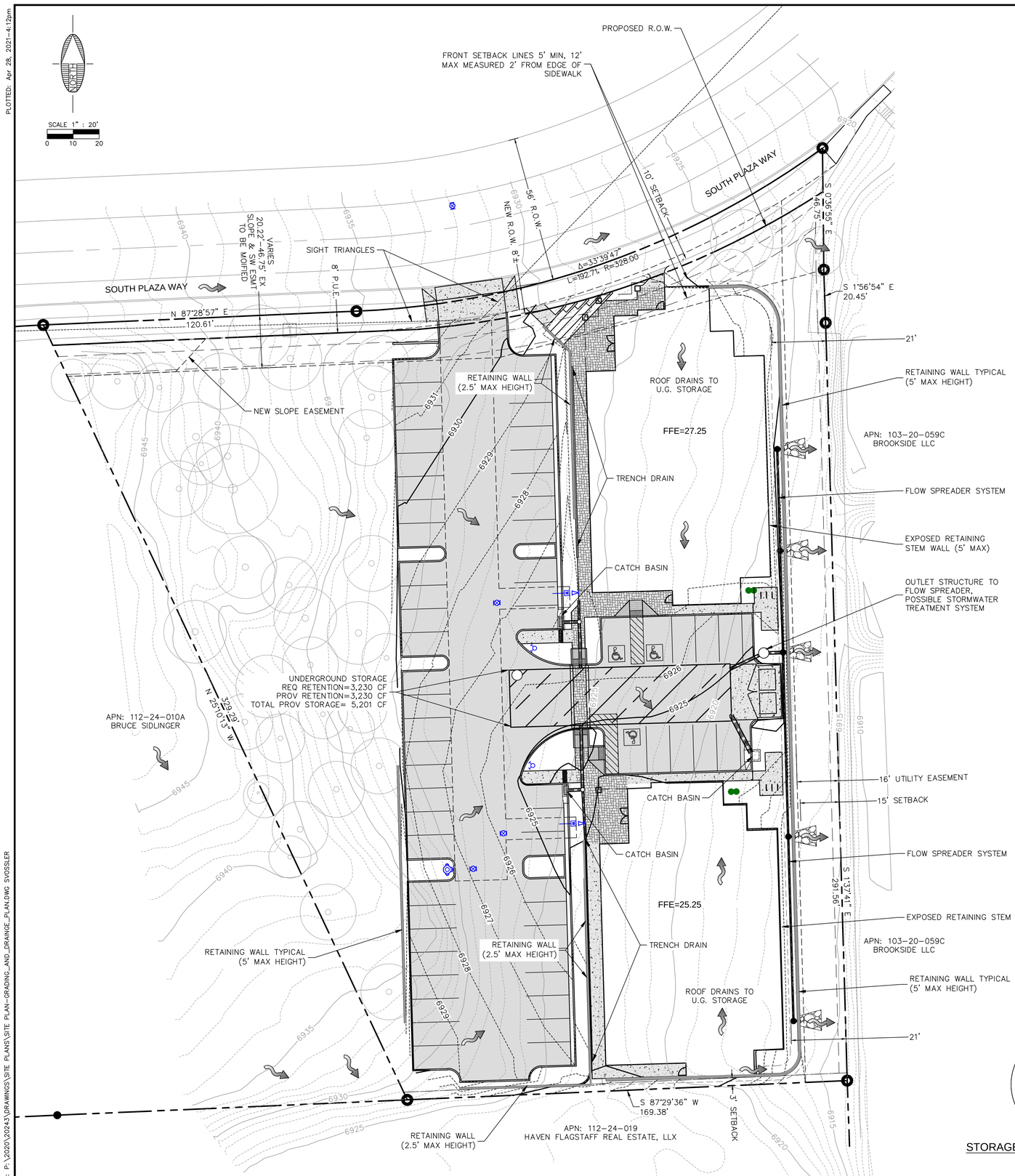
DATE: FEBRUARY 2, 2021

SHEET: A1.2

FLOOR PLANS

FILE: 1906_A1.1.dwg LAST UPDATE: 12-05-19 LAST PLOT: 12-05-19

PLOTTED: Apr 28, 2021–4:12pm



CIVIL SITE PLAN

FOR

PLAZA WAY CONDOMINIUMS

1580 S. PLAZA WAY

FLAGSTAFF, ARIZONA

PORTION OF LOT 10, WOODLANDS VILLAGE UNIT 1, AS SHOWN BY RECORD OF SURVEY RECORDED AS INSTRUMENT 3487631, AND CASE 4 MAPS, PG 62–62A. LOCATED IN SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

PROPERTY OWNER/DEVELOPER:

AXXO HOLDINGS, LLC
FLAGSTAFF, AZ 86001
CONTACT: MATT PEACE

PROJECT ARCHITECT

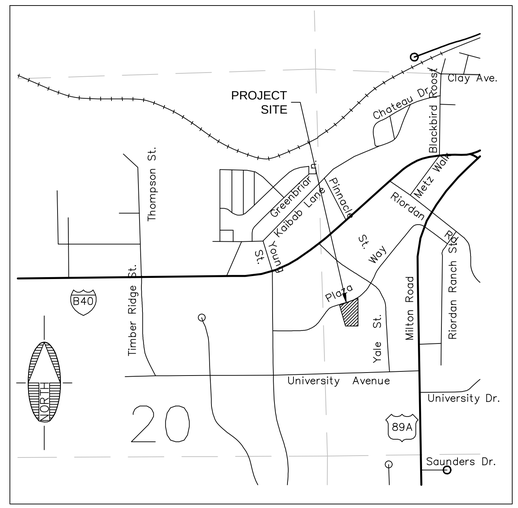
SMITH ARCHITECTS, INC.
1503 S. YALE ST. SUIT 200
FLAGSTAFF, AZ 86001
(928) 779–5993
CONTACT: RYAN SMITH

PROJECT ENGINEER:

SHEPHARD–WESNITZER INC.
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773–0354
CONTACT: STEPHEN IRWIN

PROJECT INFORMATION

SITE ADDRESS:	1580 S. PLAZA WAY FLAGSTAFF, AZ 86001
APNS:	112–24–010B
AREA:	GROSS: 1.71 ACRES (74,487 SF) NET: 1.91 ACRES (83,168 SF) BLDG: 13,732 SF (18% COVERAGE)
ZONING:	HIGHWAY COMMERCIAL–PRD



VICINITY MAP
N.T.S.

LEGEND

- ROW
- EASEMENT
- LOT LINE
- SETBACK
- STORM DRAIN PIPE
- FIRE HYDRANT
- GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- LIGHT POLE

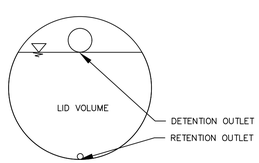
IMPERVIOUS AREA SUMMARY

PRE–DEVELOPMENT IMPERVIOUS AREA = 0 SF
POST–DEVELOPMENT IMPERVIOUS AREA = 38,768 SF
NEW IMPERVIOUS AREA = 36,768 SF

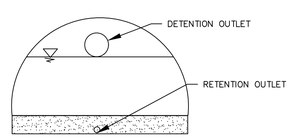
1" LID VOLUME = 3,230 CF
LID AND DETENTION ARE REQUIRED AND WILL BE PROVIDED IN UNDERGROUND STORAGE TANKS.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6816G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



STORAGE TANK OUTLET SECTION



STORAGE TANK OUTLET SECTION
(ALTERNATE DESIGN)

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

FLAGSTAFF ARIZONA

PLAZA WAY CONDOMINIUMS

SITE PLAN
PRELIMINARY GRADING & DRAIANGE PLAN

JOB NO:	20243
DATE:	APR 21
SCALE:	AS SHOWN
DRAWN:	SJV
DESIGN:	SJV
CHECKED:	SCI

NO.	DESCRIPTION	DATE	BY
2	SITE PLAN 2ND SUBMITTAL	4/29/2021	

75 Kaliof Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax
www.swiaz.com

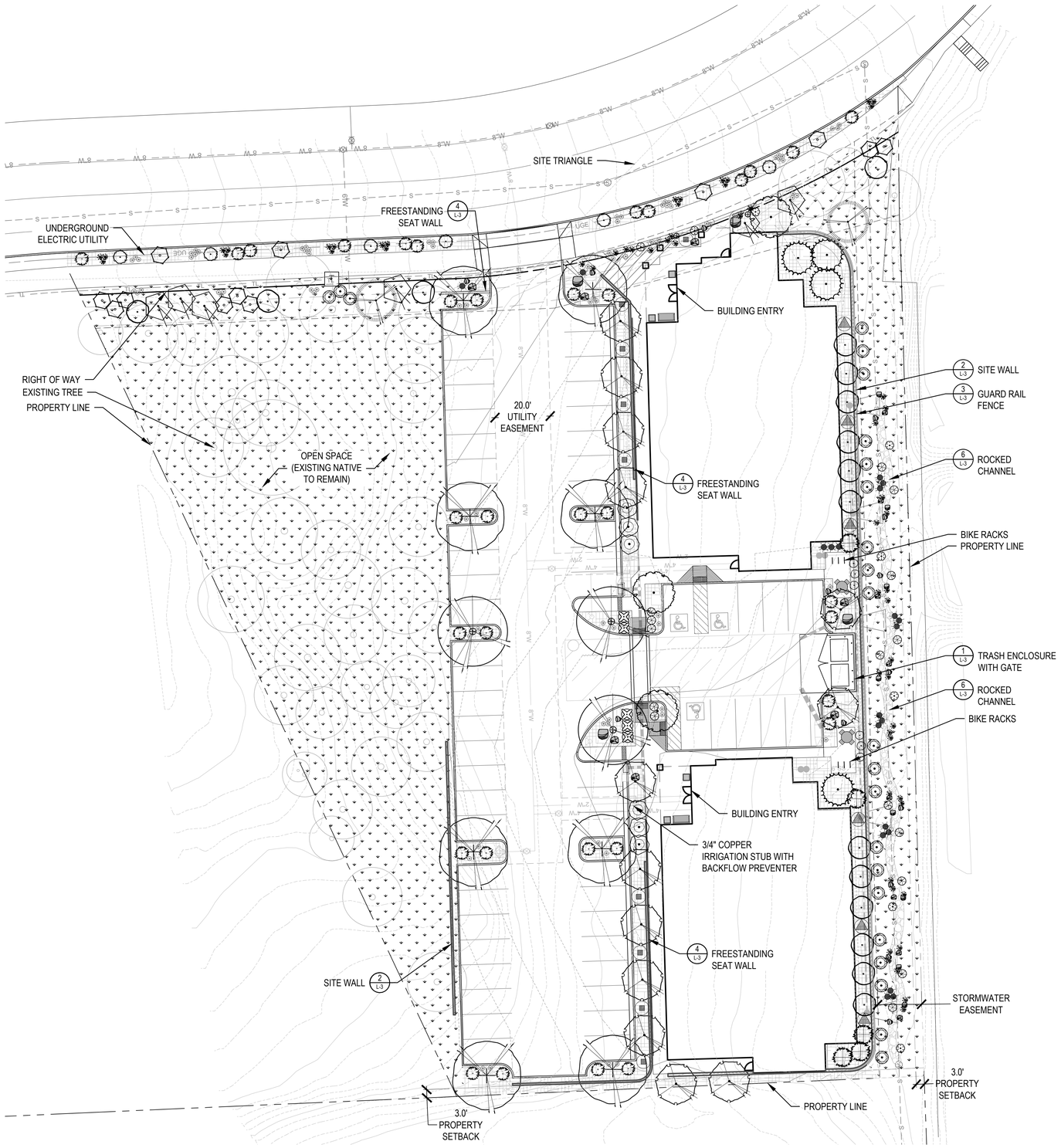
Shephard Wesnitzer, Inc.

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DRAWING NO.
SP01

SHT NO. 1 OF 3

FILE: P:\2020\20243\DRAWINGS\SITE PLANS\SITE PLAN-GRADING_AND_DRAINGE_PLAN.DWG SVOSSLER



CHECKED BY: JK
DRAWN BY: KW

PLANT SCHEDULE

SYM.	GENUS & SPECIES COMMON NAME	PLANTING SIZE	ESTIMATED MATURE SIZE	SPACING	QTY (PRIV.)
TREES (DECIDUOUS CANOPY)					
	Acer freemanii Autumn Blaze Maple	2" CAL, B&B	45' H X 30' W	AS SHOWN	3
	Gleditsia triacanthos inermus 'Skyline' Skyline Honey Locust	2" CAL, B&B	50' H X 40' W	AS SHOWN	8
TREES (EVERGREEN)					
	Juniperus chinensis 'Blue Point' Blue Point Juniper	6' HT MIN., B&B	15' H X 5' W	AS SHOWN	5
	Picea pungens 'bakeri' Bakeri Spruce	6' HT MIN., B&B	20' H X 12' W	AS SHOWN	4
	Pinus edulis Pinyon Pine	6' HTMIN., B&B	30' H X 20' W	AS SHOWN	2
TREES (DECIDUOUS ORNAMENTAL)					
	Acer tataricum Hot Wings Maple	15 GALLON MULTI-STEM	20' H X 20' W	AS SHOWN	3
	Populus tremuloides Quaking Aspen	1.5" CAL, B&B SINGLE-STEM	35' H X 15' W	AS SHOWN	6
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	1.5" CAL, B&B SINGLE STEM	25' H X 15' W	AS SHOWN	14
DECIDUOUS SHRUBS					
	Amelanchier alnifolia Saskatoon Serviceberry	5-GALLON	15' H X 8' W	8' O.C.	16
	Cornus sericea 'Arctic FIre' Arctic Fire Dogwood	5-GALLON	4' H X 4' W	4'-5' O.C.	5
	Perovskia atriplicfolia 'Little Spire' Dwarf Russian Sage	5-GALLON	2' H X 3' W	3'-4' O.C.	8
	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	2-GALLON	3' H X 3' W	3'-4' O.C.	15
	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5-GALLON	2' H X 6' W	4'-5' O.C.	6
	Ribes aureum Golden Currant	5-GALLON	7' H X 7' W	6'-7' O.C.	6
	Rosa woodsii Woods' Rose	2-GALLON	3' H X 3' W	3'-4' O.C.	6
	Symphoricarpos albus Snowberry	2-GALLON	3' H X 3' W	3'-4' O.C.	2
	Syringa patula 'Miss Kim' Miss Kim Lilac	5-GALLON	4' H X 5 W	4'-5' O.C.	9
EVERGREEN SHRUBS					
	Arctostaphylos x coloradoensis panchito Panchito Manzanita	2-GALLON	1' H X 5' W	4'-5' O.C.	6
	Chamaebatiaria millefolium Fernbush	5-GALLON	5' H X 6' W	5'-6' O.C.	12
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5-GALLON	1' H X 6' W	4'-5' O.C.	34
	Mahonia aquifolium compacta Compact Oregon Grape Holly	5-GALLON	3' H X 5' W	4'-5' O.C.	23
ORNAMENTAL GRASS					
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Grama Grass	1-GALLON	4' H X 3' W	3'-4' O.C.	59
	Panicum virgatum 'Shenandoah' Shenandoah Switchgrass	1-GALLON	4' H X 3' W	3'-4' O.C.	20
ACCENT PERENNIALS					
a	Achillea x Moonshine Moonshine Yarrow	1-GALLON	16"H X 18" W	1.5' O.C.	TBD
d	Geranium x 'Johnson's Blue' Johnson's Blue Cranesbill	1-GALLON	8"H X 24" W	2' O.C.	TBD
f	Rudbeckia fulgida 'Goldsturm' Black-Eye Susan	1-GALLON	24" H X 18" W	1.5' O.C.	TBD
g	Sedum spectabile 'Autumn Joy' Autumn Joy Sedum	1-GALLON	18" H X 18" W	1.5' O.C.	TBD
GROUNDCOVER PERENNIALS					
h	Cerastium tomentosum Snow in Summer	1-GALLON	6" H X 18" W	1.5' O.C.	TBD
i	Mahonia repens Creeping Mahonia	1-GALLON	8" H X 18" W	1.5' O.C.	TBD

TOTAL PERENNIALS: 89

DIAGRAM LEGEND

- NATIVE GRASS (RESEED WHERE DISTURBED)
- LANDSCAPE BED W/ ROCK MULCH
- ROCKED CHANNEL
- BIKE RACKS
- BENCH
- BOULDERS
- PLANTED POT
- FIXED TABLE
- EXISTING PONDEROSA PINE

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1580 S. PLAZA WAY
FLAGSTAFF, ARIZONA

OWNER:
AXXO HOLDINGS, LLC

FLAGSTAFF, AZ 86001
(928) 699-1245

811

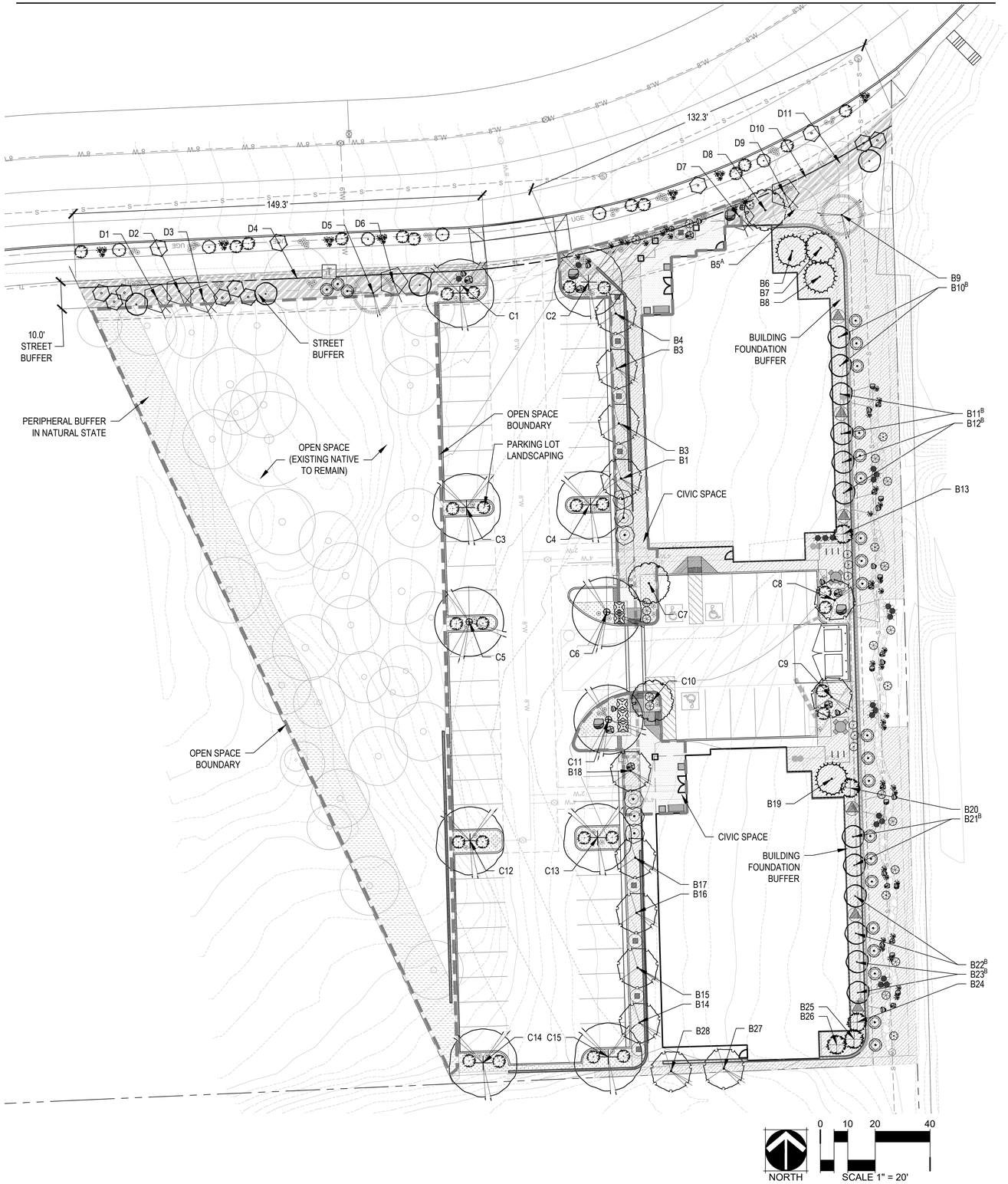
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DATE:
02/02/21 SITE PLAN
04/29/21 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-1

SITE LANDSCAPE CALCULATIONS, CIVIC SPACE, & OPEN SPACE DIAGRAM



SITE LANDSCAPE CALCULATIONS

LOT 1 - RESIDENTIAL 1.71 ACRES				
		REQUIRED	MINIMUM SIZE REQUIRED	PROVIDED
PERIPHERAL BUFFER				
TOTAL L.F. 370	TREES SHRUBS GROUNDCOVERS EXISTING TREES	1 PER 25 LINEAR FEET = 15 2 PER TREE = 30 2 PER TREE = 30	15 GALLON 5 GALLON 1 GALLON	0[C] 0[C] 0[C] 8
BUILDING FOUNDATION - NORTH**				
TOTAL L.F. 330	TREES SHRUBS GROUNDCOVERS EXISTING TREES	1 PER 25 LINEAR FEET = 13 2 PER TREE =26 2 PER TREE = 26	15 GALLON 5 GALLON 1 GALLON	10[AB] 33[AB] 26 1
BUILDING FOUNDATION - SOUTH**				
TOTAL L.F. 365	TREES SHRUBS GROUNDCOVERS EXISTING TREES	1 PER 25 LINEAR FEET = 15 2 PER TREE = 30 2 PER TREE = 30	15 GALLON 5 GALLON 1 GALLON	12[A] 36[A] 30 0
PARKING AREA				
TOTAL PARKING SPACES 60	TREES SHRUBS GROUNDCOVERS MIN. INTERIOR LANDSCAPED AREA	2 EVERY 8 PARKING SPACE = 15 2 PER TREE = 30 2 PER TREE = 30 30sf PER SPACE + 1,800sf	15 GALLON 5 GALLON 1 GALLON	15 34[A] 32[A] 1,922sf
STREET BUFFER				
TOTAL L.F. 282	TREES SHRUBS GROUNDCOVER EXISTING TREES*	1 PER 25 LINEAR FEET = 11 2 PER TREE = 22 2 PER TREE = 22	15 GALLON 5 GALLON 1 GALLON	8 20[A] 16[A] 3

[A] EACH EXISTING TREE THAT IS 6"-10" IN DIAMETER AT BREAST HEIGHT (DBH) MAY SUBSTITUTE FOR THE REQUIREMENT OF ONE LANDSCAPE TREE. FOR EACH EXISTING TREE RETAINED IN A LANDSCAPE AREA, THE REQUIREMENT FOR SHRUBS AND GROUNDCOVERS ASSOCIATED WITH THAT TREE WILL BE WAIVED. (C.O.F. LANDSCAPING STANDARDS SECTION 10-50.60.050.A).
[B] TWO FIVE-GALLON SHRUBS MAY SUBSITUTED FOR ONE REQUIRED TREE. TWO ONE-GALLON GROUNDCOVER PLANTS MAY BE SUBSTITUTED FOR ONE FIVE-GALLON SHRUB. (C.O.F. LANDSCAPING STANDARDS SECTION 10-50.60.050.B).
[C] PERIPHERAL LANDSCAPING IS REQUIRED IN SETBACKS EXCEPT WHERE LANDSCAPE IS RETAINED IN A NATURAL STATE AND THE DIRECTOR DETERMINES THAT LANDSCAPING IS NOT NECESSARY TO ACHIEVE THE PURPOSES OF THIS DIVISION (C.O.F. LANDSCAPING STANDARDS SECTION 10-50.60.040.A.1.b)

SITE DEVELOPMENT REQUIREMENTS

LOT 1 - RESIDENTIAL 1.71 ACRES		
	REQUIRED	PROVIDED
PEDESTRIAN AMENITY SPACE/CIVIC SPACE	N/A (SITE CONTAINS FEWER THAN 50 UNITS)	3,737sf
OPEN SPACE	3,725sf (5% OF TOTAL AREA)	18,194sf

DIAGRAM LEGEND

- BUILDING FOUNDATION BUFFER
- PARKING AREA
- STREET BUFFER
- CIVIC SPACE
- OPEN SPACE

TREE COUNT CODE

A#	PERIPHERAL BUFFER
B#	BUILDING FOUNDATION BUFFER
C#	PARKING AREA
D#	STREET BUFFER

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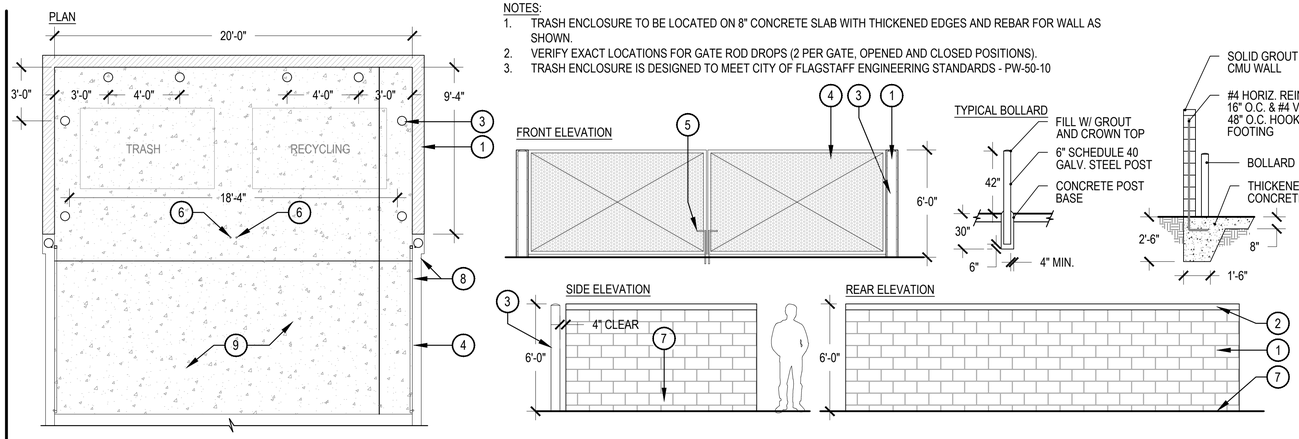
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DATE:
02/02/21 SITE PLAN
04/29/21 SITE PLAN

SHEET TITLE:
LANDSCAPE CALCS

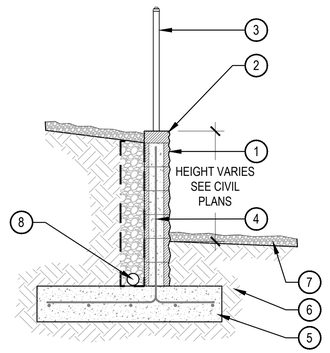


NOTES:
1. TRASH ENCLOSURE TO BE LOCATED ON 8" CONCRETE SLAB WITH THICKENED EDGES AND REBAR FOR WALL AS SHOWN.
2. VERIFY EXACT LOCATIONS FOR GATE ROD DROPS (2 PER GATE, OPENED AND CLOSED POSITIONS).
3. TRASH ENCLOSURE IS DESIGNED TO MEET CITY OF FLAGSTAFF ENGINEERING STANDARDS - PW-50-10

1. SPLIT FACE CMU BLOCK WALL, COLOR GRAY TO COMPLIMENT BUILDING
2. SPLIT FACE CMU BLOCK CAP TO MATCH WALL
3. 6" DIA. STANDARD STEEL BOLLARD FILLED WITH CONCRETE, PRIME AND PAINT COLOR T.B.D.
4. PIVOTING DOUBLE SWING PERFORATED ALUMINUM PANEL GATE (25% OPEN MAX.) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, PRIME AND PAINT COLOR T.B.D.
5. LOCKABLE GATE ROD ASSEMBLY
6. GATE ROD DROPS, GALVANIZED STEEL SLEEVES IN SLAB
7. FINISHED GRADE
8. CURB PER CIVIL PLANS
9. CONCRETE SLAB PER CIVIL PLANS

1 TRASH ENCLOSURE WITH GATE

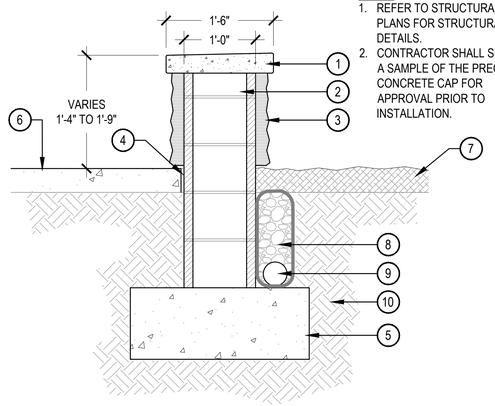
SCALE: 1/4" = 1'-0"



1. SPLIT FACE GROUTED CMU WALL, COLOR: GRAY TO COMPLEMENT BUILDING
2. SPLIT FACE CMU CAP
3. 42" HEIGHT GUARD RAIL FENCING WHERE WALL IS 30" OR TALLER, ADJACENT SIDEWALK OR PAVING
4. STRUCTURAL REINFORCING TO BE DESIGNED BY A STRUCTURAL ENGINEER
5. CONCRETE FOOTER TO BE DESIGNED BY A STRUCTURAL ENGINEER
6. COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
7. ADJACENT LANDSCAPE TREATMENT OR CONCRETE WALK - REFER TO PLANS
8. DRAINAGE SYSTEM BEHIND WALL PER WALL MANUFACTURER SPECIFICATIONS, GEOTECH AND STRUCTURAL ENGINEER REQUIREMENTS

2 SITE WALL

SCALE: 1/2" = 1'-0"

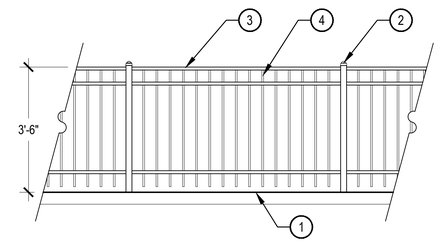


NOTES:
1. REFER TO STRUCTURAL PLANS FOR STRUCTURAL DETAILS.
2. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE PRECAST CONCRETE CAP FOR APPROVAL PRIOR TO INSTALLATION.

1. INTEGRALLY COLORED PRECAST CONCRETE CAP - 3" THICK, 18" WIDE, 24" LONG. SLOPE TOP ¼" PER FOOT
2. 12"x8"x16" CMU BLOCK
3. FAUX STONE VENEER TO MATCH BUILDING
4. ½" SEALED EXPANSION JOINT
5. CONCRETE FOOTER
6. ADJACENT CONCRETE FLATWORK
7. ADJACENT DECOMPOSED GRANITE SURFACING OR PLANTING BED
8. 8" WIDE CLEAN DRAINAGE ROCK COMPLETELY WRAPPED IN MIRAFI 140 FILER FABRIC
9. 4" PERFORATED PVC PIPE (WHERE CALLED FOR ON THE COURTYARD GRADING PLAN - CONNECT TO STORM SEWER SYSTEM
10. SUB-GRADE PER GEOTECHNICAL RECOMMENDATIONS

4 FREESTANDING SEAT WALL

SCALE: 1" = 1'-0"

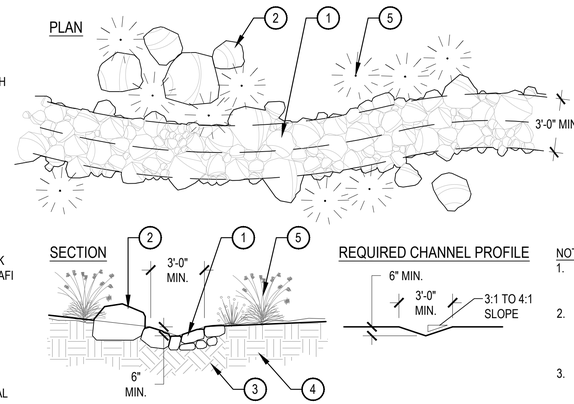


NOTE:
FENCING TO BE BY AMERISTAR FENCING OR APPROVED EQUAL

1. GROUTED SPLIT FACE CMU WALL
2. FENCE POST MOUNTED TO TOP OF WALL
3. RAILING
4. PICKETS WITH GAPS LESS THAN 4"

3 GUARD RAIL FENCE

SCALE: 1/2" = 1'-0"



1. LIMESTONE ROCK LINED CHANNEL - 6" DEPTH MIN. 70% 6"-8" DIA. ROCK, 30% 8"-12" DIA. ROCK
2. FREESTANDING AND/OR CLUSTERED LIMESTONE BOULDERS AROUND CHANNEL PER LANDSCAPE PLANS - BURY ¼ FOR NATURAL APPEARANCE
3. COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
4. UNDISTURBED SOIL
5. PLANTINGS PER LANDSCAPE PLAN

NOTES:
1. LIMESTONE BOULDERS AND ROCK SHALL BE FROM THE STOCK PILE FOR THIS PROJECT.
2. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF FIRST DROP STRUCTURE INSTALLED FOR PRIOR TO SETTING OTHERS.
3. SET ROCK AND BOULDERS TO MEET THE DESIGNED CHANNEL VOLUME AS DESIGNATED BY THE CIVIL ENGINEER.
4. CHANNEL SLOPE SHALL BE 1% MIN.

5 ROCKED CHANNEL

SCALE: 1/4" = 1'-0"

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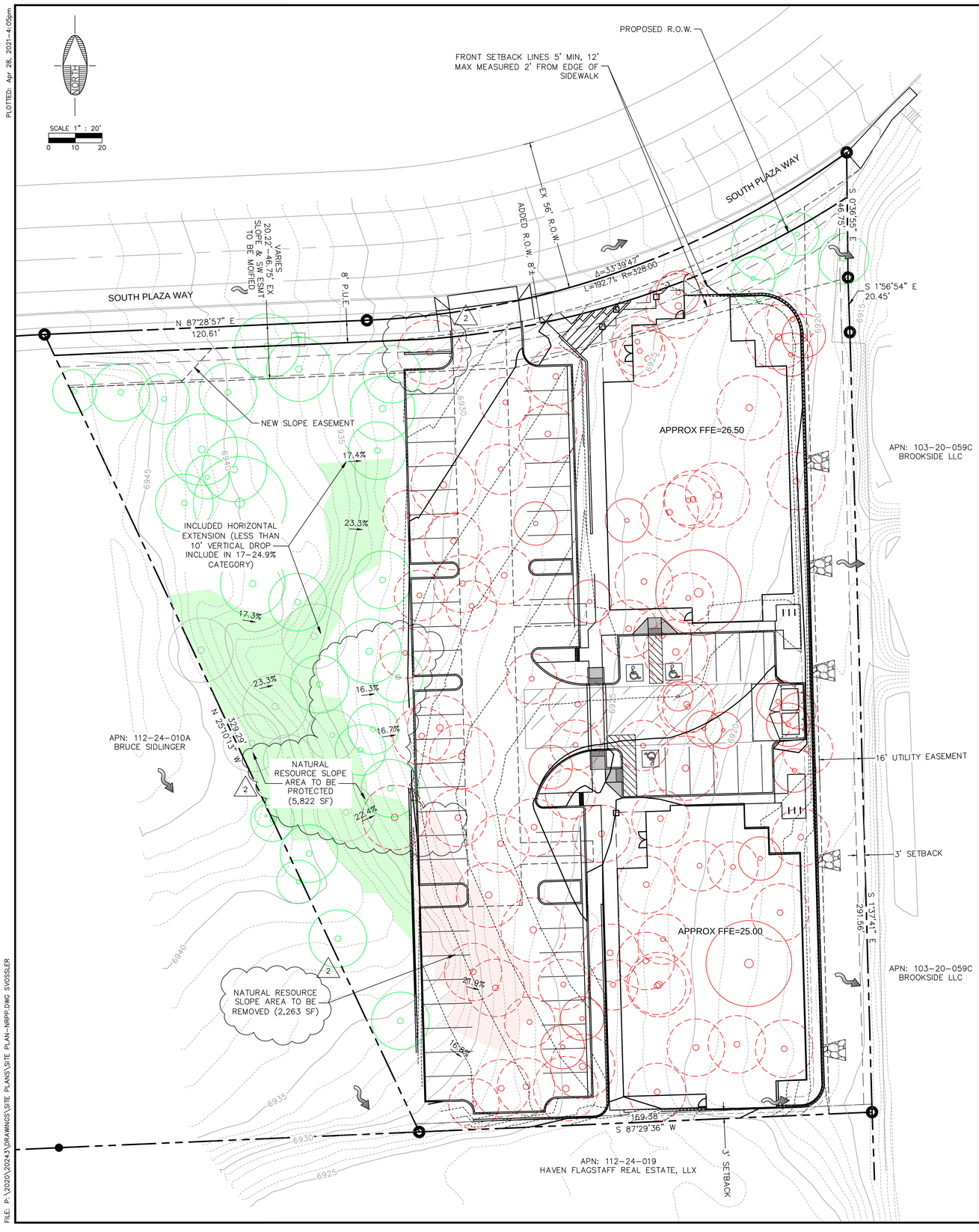
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DATE:
02/02/21 SITE PLAN
04/29/21 SITE PLAN

SHEET TITLE:
LANDSCAPE DETAILS

L-3

PLOTTED: Apr 28, 2021 - 4:05pm



RESOURCE PRESERVATION

SLOPE RESOURCES				
SLOPES	0-16.99%	17-24.99%	25-34.99%	>35%
EXISTING (SF)	66,523.00	8,085.00	0	0
PROTECTED (SF)	22,858.00	5,822.00	0.00	0.00
% PROTECTED	34%	72%	100%	100%
% REQUIRED PROTECTION	0%	60%	80%	100%
PROTECTED ABOVE REQUIREMENT(SF)		971		
ADDED TREE POINTS		19		

TOTAL TREE RESOURCES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	2	22	79	29	1
POINTS	1	2	4	8	20
SUM OF POINTS	2	44	316	232	20
				SUBTOTAL TREE POINTS=	614
				30% PRESERVATION RATE=	184.2

POST-DEVELOPMENT TREES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER REMAINING	1	6	17	8	1
POINTS	1	2	4	8	20
SUM OF POINTS	1	12	68	64	20
				TREE POINTS=	165
				ADDITIONAL SLOPE POINTS=	19
				REQUIRE PRESERVATION RATE=	30%
				PRESERVATION RATE=	30%

NOTE:

1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30%.

LEGEND

- ROW
- EASEMENT
- LOT LINE
- SETBACK
- PROTECTED TREE
- REMOVED TREE
- PROTECTED SLOPE
- REMOVED SLOPE

PRELIMINARY

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FLAGSTAFF ARIZONA

PLAZA WAY CONDOMINIUMS

SITE PLAN
NATURAL RESOURCE PROTECTION PLAN

JOB NO: 20243
DATE: APR 21
SCALE: AS SHOWN
DRAWN: SJV
DESIGN: SJV
CHECKED: SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY
2	SITE PLAN 2ND SUBMITTAL	4/29/2021	

75 Kallof Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

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Call 811 or click Arizona811.com

DRAWING NO.
SP03

SHT NO. 3 OF 3

FILE: P:\2020\20243\DRAWINGS\SITE PLANS\SITE PLAN-NRPP.DWG SVOSSLER

PLOTTED: Apr 28, 2021–4:16pm

NORTH

SCALE 1" : 20'
0 10 20

PROPOSED R.O.W.

FRONT SETBACK LINES 5' MIN, 12' MAX MEASURED 2' FROM EDGE OF SIDEWALK

EXISTING 8" SEWER MAIN

NEW 8" MAIN CONNECTION

EXISTING 8" WATER MAIN

EXISTING 6" WATER STUB TO BE REMOVED

EX 56' R.O.W.

NEW R.O.W. 8'±

SOUTH PLAZA WAY

Δ=33°39'47"
L=192.71, R=328.00

S 13°55'55" E
46.75'

S 13°56'54" E
20.45'

20.22'–46.75' VARIES SLOPE & SW ESMT TO BE MOFIED

8' P.U.E.

N 87°28'57" E
120.61'

NEW SLOPE EASEMENT

NEW 20' P.U.E.

24'

26'

APPROX FFE=27.25

APN: 103–20–059C
BROOKSIDE LLC

BIKE PARKING

NEW 2" DOMESTIC WATER SERVICE (SIZE TO BE VERIFIED WITH CDS)

WATER METER & BFP

2

REMOTE FDC CONNECTION

290.67'

NEW 6" SEWER SERVICE

NEW 4" FIRE SERVICE (SIZE TO BE VERIFIED WITH CDS)

NEW FLOW SPREADER SYSTEM

NEW SOLID WASTE ENCLOSURE

R35'

R55'

18'

89.88'

24'

18'

EXISTING 8" SEWER MAIN

APN: 112–24–010A
BRUCE SIDLINGER

N 25°10'13" W
329.29'

REMOTE FDC CONNECTION

NEW 2" DOMESTIC WATER SERVICE (SIZE TO BE VERIFIED WITH CDS)

NEW 6" SEWER SERVICE

16' UTILITY EASEMENT

3' SETBACK

NEW 4" FIRE SERVICE (SIZE TO BE VERIFIED WITH CDS)

WATER METER & BFP AND IRRIGATION CONNECTION

2

NEW HYDRANT

UNDERGROUND STORMWATER AND LID FACILITY

S 1°37'41" E
291.56'

APN: 103–20–059C
BROOKSIDE LLC

APPROX FFE=25.25

24'

169.38'
S 87°29'36" W

3' SETBACK

APN: 112–24–019
HAVEN FLAGSTAFF REAL ESTATE, LLX

LEGEND

- ROW
- EASEMENT
- LOT LINE
- SETBACK
- GRAVITY SEWER LINE
- PUBLIC WATER LINE
- EX. GAS
- EX. UNDERGROUND ELEC
- EX. UNDERGROUND COM
- EX. WATER LINE
- EX. SEWER LINE
- STORM DRAIN PIPE
- FIRE HYDRANT
- GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- LIGHT POLE

FILE: P:\2020\20243\DRAWINGS\SITE PLANS\SITE PLAN-UTILITY_PLAN.DWG SVOSSLER

FLAGSTAFF
ARIZONA

PLAZA WAY CONDOMINIUMS

SITE PLAN
PRELIMINARY UTILITY PLAN

JOB NO:	20243
DATE:	APR 21
SCALE:	AS SHOWN
DRAWN:	SJV
DESIGN:	SJV
CHECKED:	SCI

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928.282.2058 fax
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SWI
Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY
2.	SITE PLAN 2ND SUBMITTAL	4/29/2021	

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DRAWING NO.
SP02

SHT NO. 2 OF 3

Plaza Way Apartments

Vicinity Map

PZ-20-00100-02

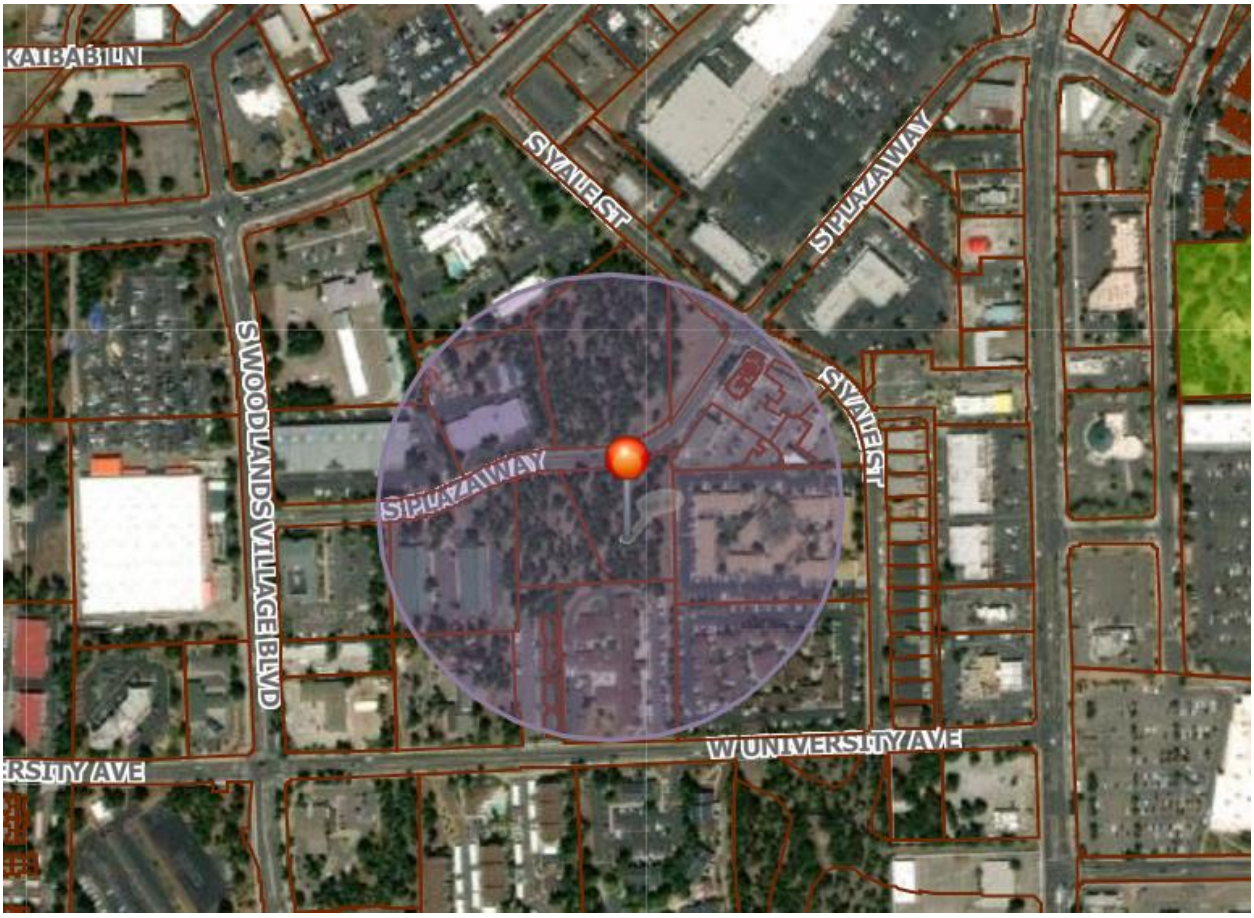
1580 S. Plaza Way, Flagstaff, AZ. 86001

APN: 112-24-010B



1581 S. Plaza Way Apartments

Mailing List Radius



PORTER MICHAEL
1776 N. SCOTTSDALE RD. NO. 1931
SCOTTSDALE, AZ. 85257

BREIT ACG MF STERLING POINTE LLC
P.O. BOX A3878
CHICAGO, IL. 60690

UNIVERISTY SQUARE APARTMENTS
P.O. BOX 3568
FLAGSTAFF, AZ. 86003

PADRNOS PATRICK & CHEVON
4140 N. ZERMATT WAY
FLAGSTAFF, AZ. 86004

JAMB PROPERTIES OF NORTHERN ARIZONA
3191 E. COLD SPRINGS TRAIL
FLAGSTAFF, AZ. 86004

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

Nat White
1120 North Rockridge Road
Flagstaff, AZ 86001

Michele A. James
Executive Director
Friends of Flagstaff's Future
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Flagstaff, Arizona 86002

Charlie Silver
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Flagstaff, AZ 86001

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

Betsy McKellar
330 S Ash Lane
Flagstaff, AZ 86004

Northern Arizona Association of Realtors, Jeffrey Herd
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Flagstaff, AZ 86004

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

Marilyn Weissman
1055 East Apple Way
Flagstaff, AZ 86001

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

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

Tyler Denham
800 W Forest Meadows St, Apt 119
Flagstaff, AZ 86001

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

Steve Finch
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Flagstaff, AZ 86001

Rachel Bass
3083 W. Easterday Lane
Flagstaff 86001

Norm Wallen
3716 N Grandview
Flagstaff, Az 86004

Celia Barotz
3354 N Crest Street
Flagstaff, AZ 86001

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San Diego, CA 92132

Dorenda Coleman
Arizona Army National Guard, AZAA-FMO
5636 E McDowell Rd, M5330
Phoenix, AZ 85008

David Carpenter
495 S River Run Suite 100
Flagstaff, AZ 86001

Neighborhood Meeting and Citizen Outreach Plan
for
Plaza Way Apartments
1580 S. Plaza Way, Flagstaff, AZ. 86001
112-24-010B
PZ-20-00100-02
September 24, 2021

In connection with our application for a Conditional Use Permit, the applicant, Miramonte Acquisitions, 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 Acquisitions, LLC is proposing to develop a 1.77-acre parcel located at 1580 S. Plaza Way, Flagstaff, AZ. 86001, Assessor Parcel Number 112-24-010B. The development will consist of two, three story apartment buildings consisting of 40-units and 52 bedrooms, (24) one-bedroom units, (12) two-bedroom units, and (4) studios. One bedroom and studio units will be approximately 723 SF with two-bedroom units approximately 1050 SF. The two buildings total approximately 40,186 SF.

The property is zoned Highway Commercial (HC). Planned Residential Development is allowed in the HC zone with a conditional use permit. The Planned Residential Development (PRD) mechanism will be used, following standards: T4.N2 Transect 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 application 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 would like to schedule the first neighborhood meeting on **November 1st, 2021.**

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 virtually, 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 600 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

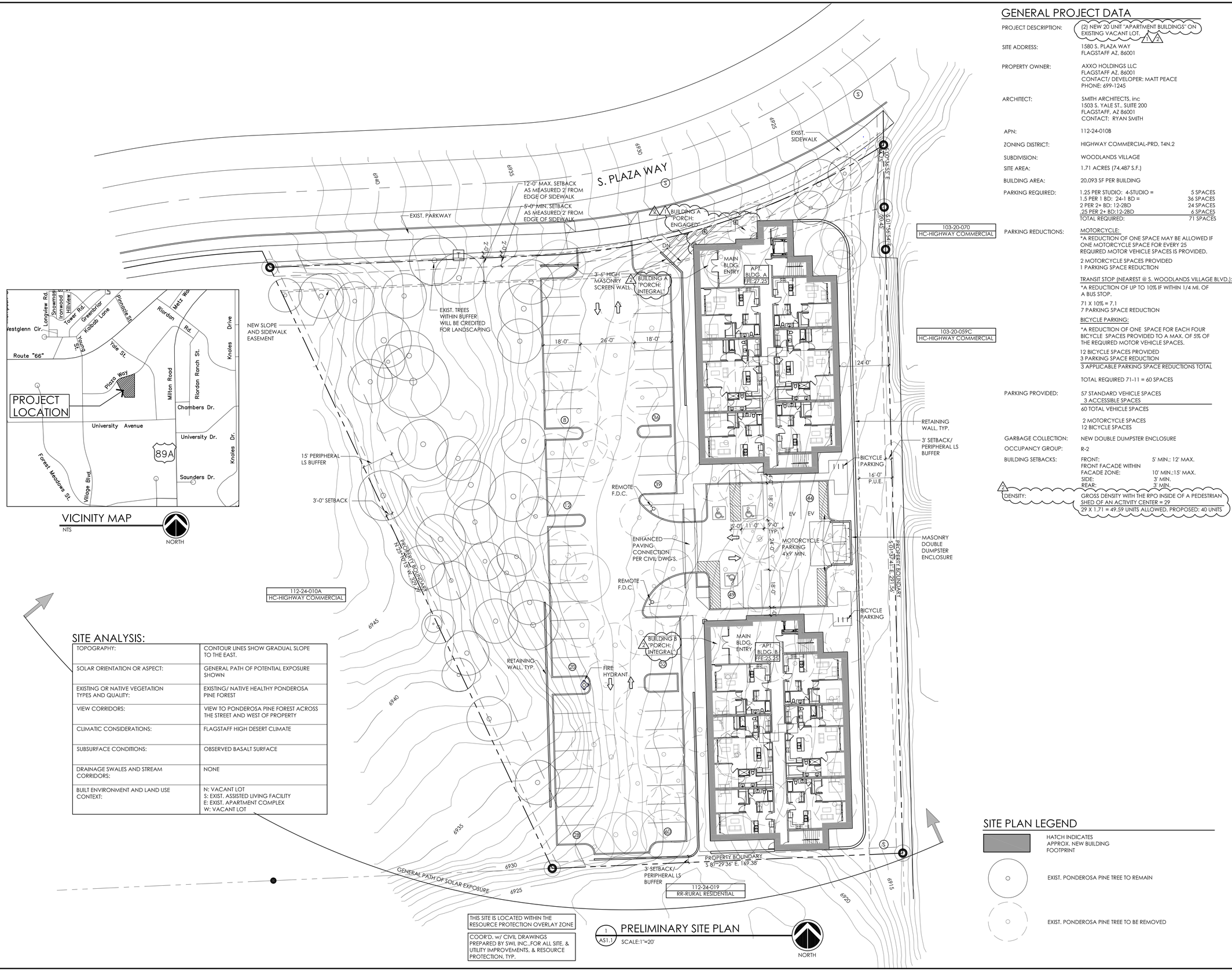
A. Planning Commission Public Hearing

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.

VICINITY MAP
NTS

NORTH



1 AS1.1 PRELIMINARY SITE PLAN
SCALE:1"=20'

NORTH

SITE ANALYSIS:

TOPOGRAPHY:	CONTOUR LINES SHOW GRADUAL SLOPE TO THE EAST.
SOLAR ORIENTATION OR ASPECT:	GENERAL PATH OF POTENTIAL EXPOSURE SHOWN
EXISTING OR NATIVE VEGETATION TYPES AND QUALITY:	EXISTING/ NATIVE HEALTHY PONDEROSA PINE FOREST
VIEW CORRIDORS:	VIEW TO PONDEROSA PINE FOREST ACROSS THE STREET AND WEST OF PROPERTY
CLIMATIC CONSIDERATIONS:	FLAGSTAFF HIGH DESERT CLIMATE
SUBSURFACE CONDITIONS:	OBSERVED BASALT SURFACE
DRAINAGE SWALES AND STREAM CORRIDORS:	NONE
BUILT ENVIRONMENT AND LAND USE CONTEXT:	N: VACANT LOT S: EXIST. ASSISTED LIVING FACILITY E: EXIST. APARTMENT COMPLEX W: VACANT LOT

GENERAL PROJECT DATA

PROJECT DESCRIPTION: (2) NEW 20 UNIT "APARTMENT BUILDINGS" ON EXISTING VACANT LOT. 1 2

SITE ADDRESS: 1580 S. PLAZA WAY
FLAGSTAFF AZ, 86001

PROPERTY OWNER: AXXO HOLDINGS LLC
FLAGSTAFF AZ, 86001
CONTACT/ DEVELOPER: MATT PEACE
PHONE: 699-1245

ARCHITECT: SMITH ARCHITECTS, inc
1503 S. YALE ST., SUITE 200
FLAGSTAFF, AZ 86001
CONTACT: RYAN SMITH

APN: 112-24-010B

ZONING DISTRICT: HIGHWAY COMMERCIAL-PRD, T4N.2

SUBDIVISION: WOODLANDS VILLAGE

SITE AREA: 1.71 ACRES (74,487 S.F.)

BUILDING AREA: 20,093 SF PER BUILDING

PARKING REQUIRED:

1.25 PER STUDIO: 4-STUDIO =	5 SPACES
1.5 PER 1 BD: 24-1 BD =	36 SPACES
2 PER 2+ BD: 12-2BD	24 SPACES
.25 PER 2+ BD:12-2BD	6 SPACES
TOTAL REQUIRED:	71 SPACES

PARKING REDUCTIONS:

MOTORCYCLE:
*A REDUCTION OF ONE SPACE MAY BE ALLOWED IF ONE MOTORCYCLE SPACE FOR EVERY 25 REQUIRED MOTOR VEHICLE SPACES IS PROVIDED.

2 MOTORCYCLE SPACES PROVIDED
1 PARKING SPACE REDUCTION

TRANSIT STOP (NEAREST @ S. WOODLANDS VILLAGE BLVD.):
*A REDUCTION OF UP TO 10% IF WITHIN 1/4 MI. OF A BUS STOP.

71 X 10% = 7.1
7 PARKING SPACE REDUCTION

BICYCLE PARKING:
*A REDUCTION OF ONE SPACE FOR EACH FOUR BICYCLE SPACES PROVIDED TO A MAX. OF 5% OF THE REQUIRED MOTOR VEHICLE SPACES.

12 BICYCLE SPACES PROVIDED
3 PARKING SPACE REDUCTION
3 APPLICABLE PARKING SPACE REDUCTIONS TOTAL

TOTAL REQUIRED 71-11 = 60 SPACES

PARKING PROVIDED:

57 STANDARD VEHICLE SPACES	
3 ACCESSIBLE SPACES	
60 TOTAL VEHICLE SPACES	
2 MOTORCYCLE SPACES	
12 BICYCLE SPACES	

GARBAGE COLLECTION: NEW DOUBLE DUMPSTER ENCLOSURE

OCCUPANCY GROUP: R-2

BUILDING SETBACKS:

FRONT:	5' MIN.; 12' MAX.
FRONT FACADE WITHIN FACADE ZONE:	10' MIN.;15' MAX.
SIDE:	3' MIN.
REAR:	3' MIN.

2 DENSITY: GROSS DENSITY WITH THE RPO INSIDE OF A PEDESTRIAN SHED OF AN ACTIVITY CENTER = 29
29 X 1.71 = 49.59 UNITS ALLOWED. PROPOSED: 40 UNITS

SITE PLAN LEGEND

HATCH INDICATES APPROX. NEW BUILDING FOOTPRINT

EXIST. PONDEROSA PINE TREE TO REMAIN

EXIST. PONDEROSA PINE TREE TO BE REMOVED

REVISION:	DATE:
1 COF COMMENTS	2-16-21
2 COF COMMENTS	3-24-21

PLAZA WAY APARTMENTS
1580 S. PLAZA WAY
FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.
ARCHITECTURE | PLANNING | COLLABORATION
1503 S. YALE STREET, SUITE 200
FLAGSTAFF, ARIZONA 86001
PH: 928.779.5993
www.smith-arc.com

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DRAWN BY:	REVIEW BY:
T.SCANTLEBURY	R.SMITH

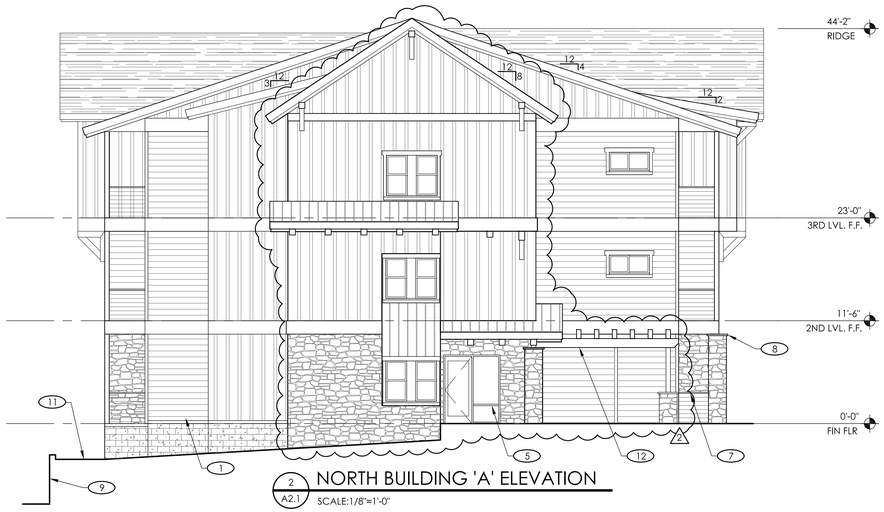
PROJECT NO.: 2020-16

DATE: FEBRUARY 2, 2021

SHEET: AS1.1

ARCHITECTURAL SITE PLAN

FILE: FILENAME.dwg LAST UPDATE: LAST PLOT:



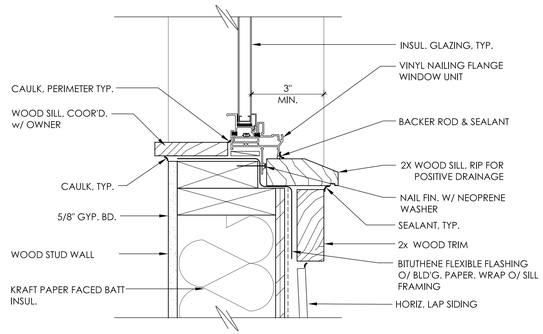
2 A2.1 NORTH BUILDING 'A' ELEVATION
SCALE:1/8"=1'-0"



1 A2.1 WEST BUILDING 'A' ELEVATION
(WEST BUILDING 'B' ELEVATION SIM.)
SCALE:1/8"=1'-0"



2A A2.1 NORTH BUILDING 'B' ELEVATION
SCALE:1/8"=1'-0"



X A2.1 TYP. WINDOW SILL @ SIDING (STONE SIM.)
SCALE:3"=1'-0"

EXTERIOR FINISH LEGEND & SCHEDULE

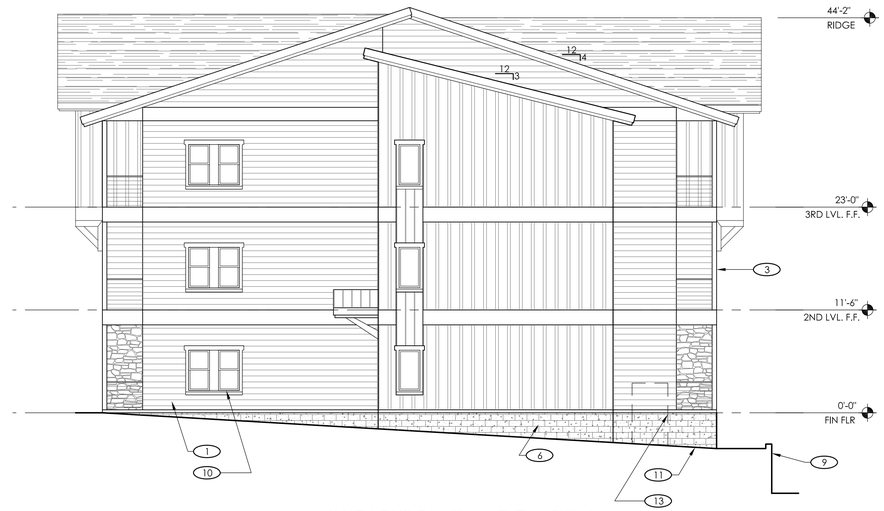
LEGEND	MATERIAL	DESCRIPTION/ COLOR
	COMPOSITE SHINGLES	HIGH DEFINITION ASPHALT COMPOSITE SHINGLES "GAF, TIMBERLINE HD" OR EQUAL o/ (1) LAYER 40# FELT o/ ROOF STRUCTURE COLOR/ FINISH: WEATHERED WOOD
	STANDING SEAM MTL. ROOF/ SIDING	STANDING SEAM MTL. ROOF PANEL COLOR/ FINISH: DARK BRONZE
	HORIZONTAL LAP SIDING	FIBER CEMENT HORIZONTAL WOOD LAP SIDING w/ 8" EXPOSURE.
	BOARD & BATT SIDING	FIBER CEMENT 1X4 BATTEN o/ 1X12 BOARD
	NATURAL STONE VENEER	NATURAL MALAPAI STONE VENEER.
	MASONRY	SPLIT-FACE CONCRETE MASONRY UNITS COLOR/ FINISH: STANDARD CONCRETE GRAY

COLOR LEGEND

ACCENT	SHERWIN WILLIAMS "ATTITUDE GRAY"-SW 7060 LRV: 20	TRIM	SHERWIN WILLIAMS "STUDIO CLAY"-SW 9172 LRV: 27
BODY	SHERWIN WILLIAMS "LAUREL WOODS"-SW 7749 LRV: 6	CORBEL	SHERWIN WILLIAMS "REQUISITE GRAY"-SW 7023 LRV: 45

KEYED NOTES:

1. FIBER CEMENT LAP SIDING
2. STONE VENEER
3. WOOD SUPPORT COLUMNS
4. ALUM. STOREFRONT DOOR
5. ALUM. STOREFRONT SYSTEM
6. SPLIT-FACE CMU'S
7. HORIZONTAL STL. GUARDRAIL
8. PRE-CAST CONC. CAP
9. RETAINING WALL
10. VINYL WINDOW UNIT
11. APPROX. FINISH GRADE, COOR'D. w/ CIVIL DWG'S.
12. ROUGH SAWN PERGOLA FRAMING
13. APPROX. MECH./ ELEC. EQUIPMENT TO BE SCREENED FROM PUBLIC WAY.



4 A2.1 SOUTH BUILDING 'A' ELEVATION
(SOUTH BUILDING 'B' ELEVATION SIM.)
SCALE:1/8"=1'-0"



3 A2.1 EAST BUILDING 'A' ELEVATION
(EAST BUILDING 'B' ELEVATION SIM.)
SCALE:1/8"=1'-0"

REVISION: DATE:

2 COF COMMENTS	3-24-21

PLAZA WAY APARTMENTS

1580 S. PLAZA WAY
FLAGSTAFF, ARIZONA

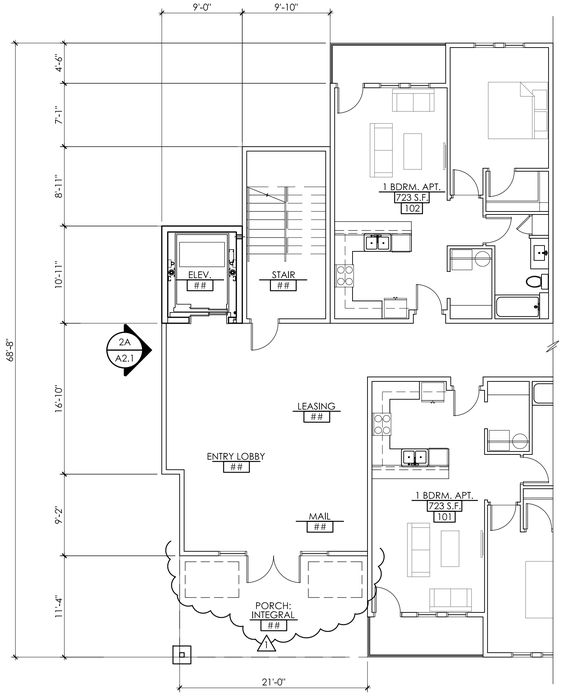
smith ARCHITECTS inc.
ARCHITECTURE | PLANNING | COLLABORATION
1503 S. YALE STREET SUITE 200
FLAGSTAFF, ARIZONA 86001
PH: 928.779.5993
www.smith-arc.com

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DRAWN BY: T.SCANTLEBURY
REVIEW BY: R.SMITH
PROJECT NO.: 2020-16
DATE: FEBRUARY 2, 2021
SHEET: A2.1
BUILDING ELEVATIONS

FILE: 1722_A1.1.dwg LAST UPDATE: 6.7.18 LAST PLOT: 6.7.18



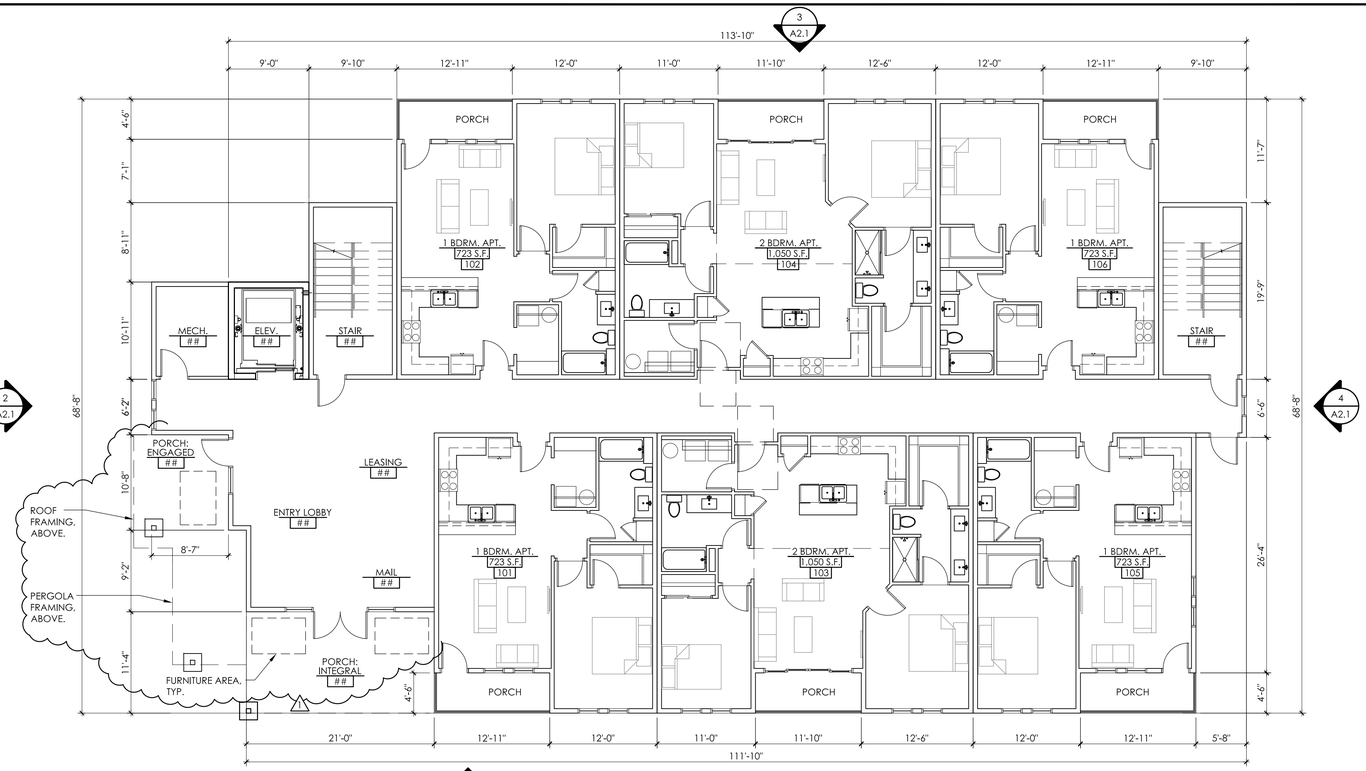
2A A2.1

BUILDING 'B' PARTIAL FIRST FLOOR PLAN

1A A1.1

SCALE:1/8"=1'-0"
* ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

NORTH



2 A2.1

4 A2.1

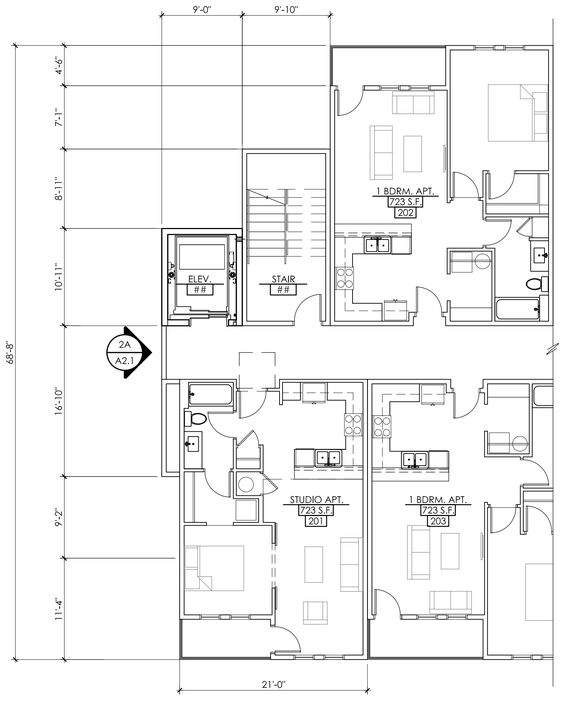
1 A2.1

BUILDING 'A' FIRST FLOOR PLAN

1 A1.1

SCALE:1/8"=1'-0"
* ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

NORTH



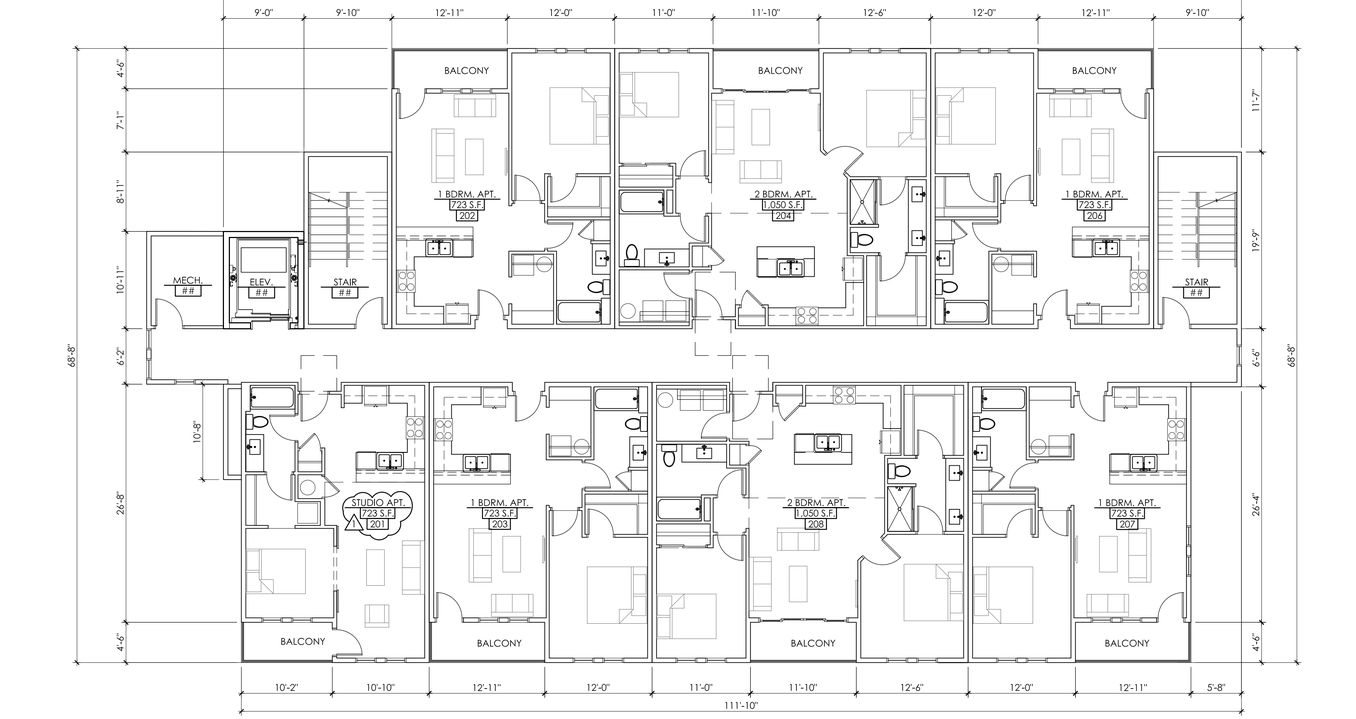
2A A2.1

BUILDING 'B' PARTIAL SECOND FLOOR PLAN

2A A1.1

SCALE:1/8"=1'-0"
* ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

NORTH



2 A1.1

BUILDING 'A' SECOND FLOOR PLAN

SCALE:1/8"=1'-0"
* ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

NORTH

FILE: 1906_A1.1.dwg LAST UPDATE: 12-05-19 LAST PLOT: 12-05-19

REVISION:	DATE:
2 COF COMMENTS	3-24-21

PLAZA WAY APARTMENTS

1580 S. PLAZA WAY
FLAGSTAFF, ARIZONA

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DRAWN BY:	REVIEW BY:
T.SCANTLEBURY	R.SMITH

PROJECT NO.:
2020-16

DATE:
FEBRUARY 2, 2021

SHEET:

A1.1

FLOOR PLANS



1 / A1.2 BUILDING 'A & B' THIRD FLOOR PLAN

SCALE:1/8"=1'-0"

* ALL INTERIOR PARTITIONS WILL BE 10'-0" HIGH U.N.O.

NORTH

REVISION:	DATE:
2 COF COMMENTS	3-24-21

PLAZA WAY APARTMENTS

1580 S. PLAZA WAY

FLAGSTAFF, ARIZONA

smith ARCHITECTS inc.

ARCHITECTURE | PLANNING | COLLABORATION

1503 S. YALE STREET, SUITE 200
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REVIEW BY: R.SMITH

PROJECT NO.: 2020-16

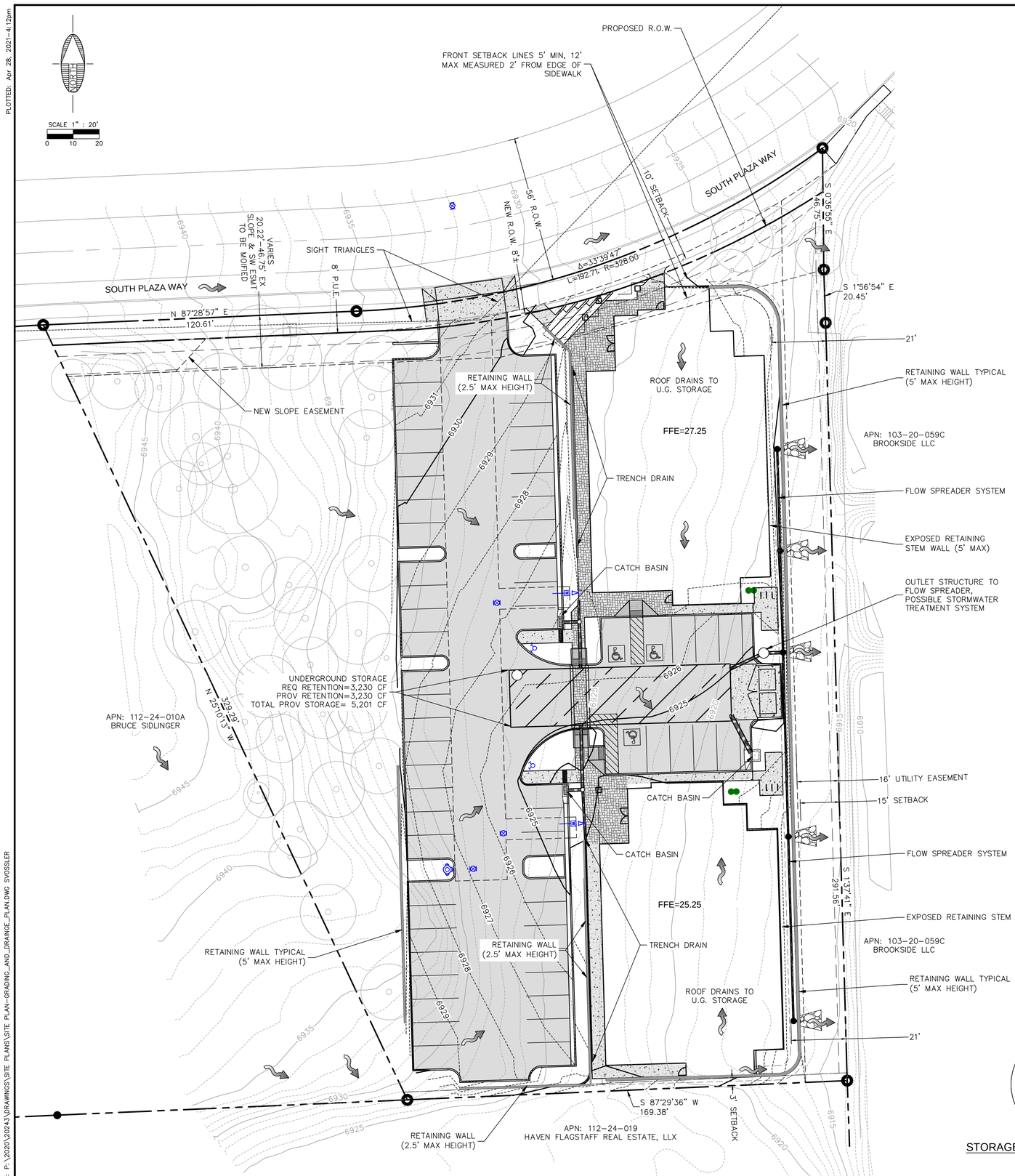
DATE: FEBRUARY 2, 2021

SHEET: A1.2

FLOOR PLANS

FILE: 1906_A1.1.dwg LAST UPDATE: 12-05-19 LAST PLOT: 12-05-19

PLOTTED: Apr 28, 2021–4:12pm



CIVIL SITE PLAN

FOR

PLAZA WAY CONDOMINIUMS

1580 S. PLAZA WAY

FLAGSTAFF, ARIZONA

PORTION OF LOT 10, WOODLANDS VILLAGE UNIT 1, AS SHOWN BY RECORD OF SURVEY RECORDED AS INSTRUMENT 3487631, AND CASE 4 MAPS, PG 62–62A. LOCATED IN SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

PROPERTY OWNER/DEVELOPER:

AXXO HOLDINGS, LLC
FLAGSTAFF, AZ 86001
CONTACT: MATT PEACE

PROJECT ARCHITECT

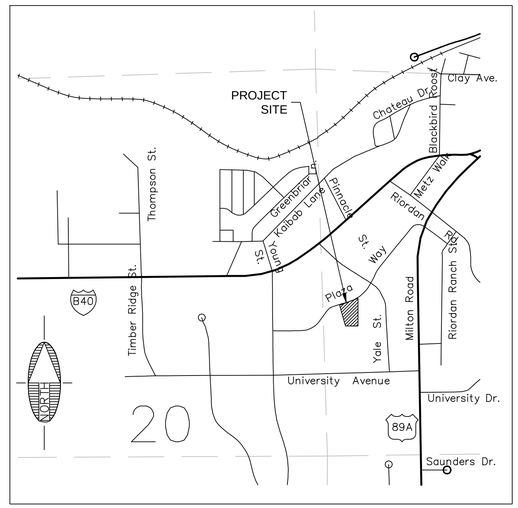
SMITH ARCHITECTS, INC.
1503 S. YALE ST. SUIT 200
FLAGSTAFF, AZ 86001
(928) 779–5993
CONTACT: RYAN SMITH

PROJECT ENGINEER:

SHEPHARD–WESNITZER INC.
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
(928) 773–0354
CONTACT: STEPHEN IRWIN

PROJECT INFORMATION

SITE ADDRESS:	1580 S. PLAZA WAY FLAGSTAFF, AZ 86001
APNS:	112–24–010B
AREA:	GROSS: 1.71 ACRES (74,487 SF) NET: 1.91 ACRES (83,168 SF) BLDG: 13,732 SF (18% COVERAGE)
ZONING:	HIGHWAY COMMERCIAL–PRD



VICINITY MAP
N.T.S.

LEGEND

- ROW
- EASEMENT
- LOT LINE
- SETBACK
- STORM DRAIN PIPE
- FIRE HYDRANT
- GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- LIGHT POLE

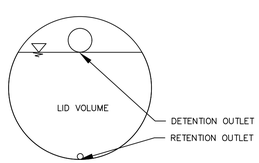
IMPERVIOUS AREA SUMMARY

PRE–DEVELOPMENT IMPERVIOUS AREA = 0 SF
POST–DEVELOPMENT IMPERVIOUS AREA = 38,768 SF
NEW IMPERVIOUS AREA = 36,768 SF

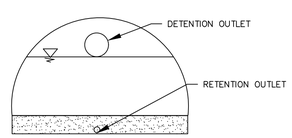
1" LID VOLUME = 3,230 CF
LID AND DETENTION ARE REQUIRED AND WILL BE PROVIDED IN UNDERGROUND STORAGE TANKS.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6816G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



STORAGE TANK OUTLET SECTION



STORAGE TANK OUTLET SECTION
(ALTERNATE DESIGN)

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

FLAGSTAFF ARIZONA

PLAZA WAY CONDOMINIUMS

SITE PLAN
PRELIMINARY GRADING & DRAIANGE PLAN

JOB NO:	20243
DATE:	APR 21
SCALE:	AS SHOWN
DRAWN:	SJV
DESIGN:	SJV
CHECKED:	SCI

NO.	DESCRIPTION	DATE	BY
2	SITE PLAN 2ND SUBMITTAL	4/29/2021	

75 Kaliof Place
Sedona, AZ 86336
928.282.1061
928.282.2058 fax
www.swiaz.com

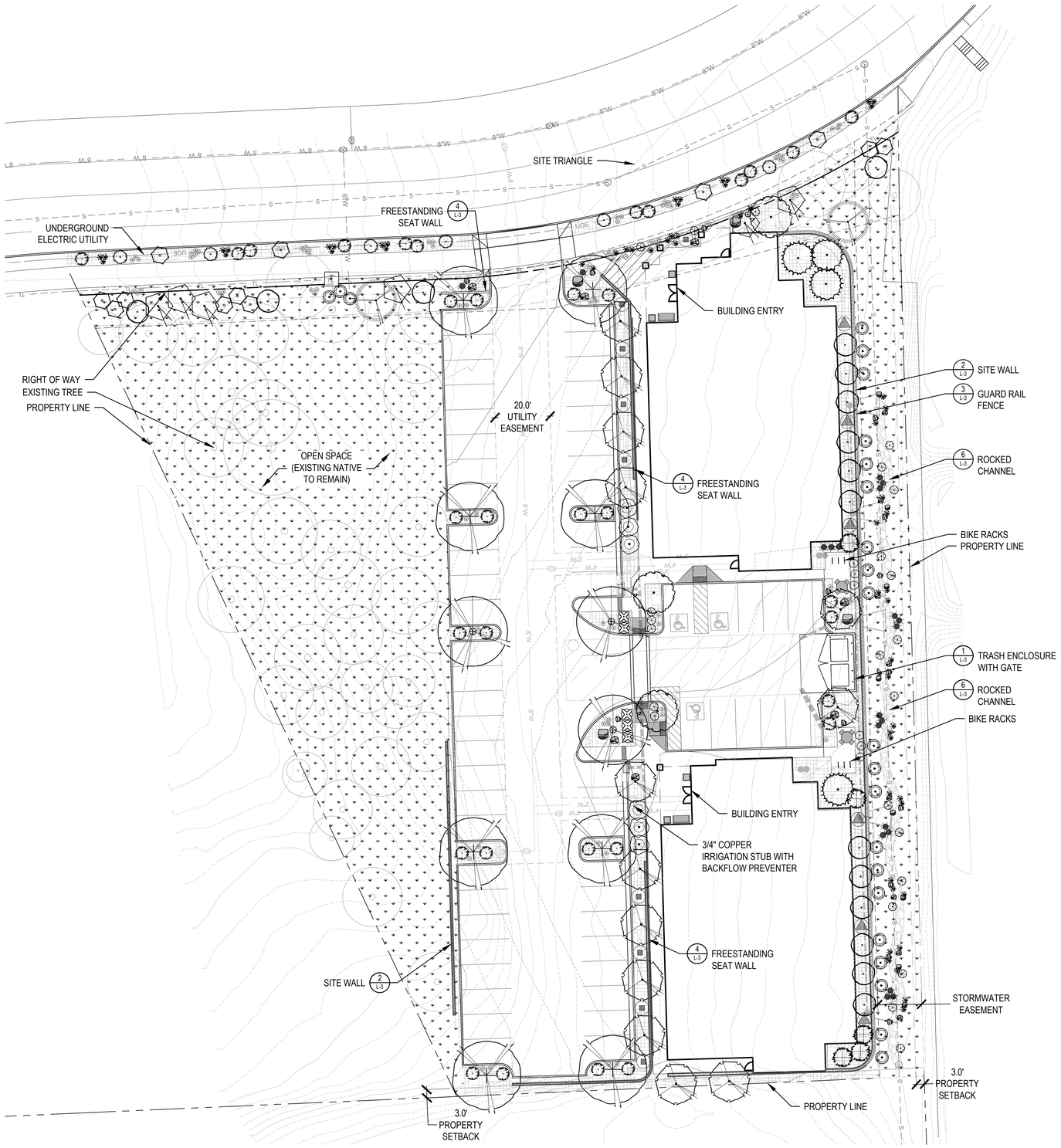
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SP01

SHT NO. 1 OF 3

FILE: P:\2020\20243\DRAWINGS\SITE PLANS\SITE PLAN-GRADING_AND_DRAINGE_PLAN.DWG SVOSSLER



CHECKED BY: JK
DRAWN BY: KW

PLANT SCHEDULE

SYM.	GENUS & SPECIES COMMON NAME	PLANTING SIZE	ESTIMATED MATURE SIZE	SPACING	QTY (PRIV.)
TREES (DECIDUOUS CANOPY)					
	Acer freemanii Autumn Blaze Maple	2" CAL, B&B	45' H X 30' W	AS SHOWN	3
	Gleditsia triacanthos inermus 'Skyline' Skyline Honey Locust	2" CAL, B&B	50' H X 40' W	AS SHOWN	8
TREES (EVERGREEN)					
	Juniperus chinensis 'Blue Point' Blue Point Juniper	6' HT MIN., B&B	15' H X 5' W	AS SHOWN	5
	Picea pungens 'bakeri' Bakeri Spruce	6' HT MIN., B&B	20' H X 12' W	AS SHOWN	4
	Pinus edulis Pinyon Pine	6' HTMIN., B&B	30' H X 20' W	AS SHOWN	2
TREES (DECIDUOUS ORNAMENTAL)					
	Acer tataricum Hot Wings Maple	15 GALLON MULTI-STEM	20' H X 20' W	AS SHOWN	3
	Populus tremuloides Quaking Aspen	1.5" CAL, B&B SINGLE-STEM	35' H X 15' W	AS SHOWN	6
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	1.5" CAL, B&B SINGLE STEM	25' H X 15' W	AS SHOWN	14
DECIDUOUS SHRUBS					
	Amelanchier alnifolia Saskatoon Serviceberry	5-GALLON	15' H X 8' W	8' O.C.	16
	Cornus sericea 'Arctic FIre' Arctic Fire Dogwood	5-GALLON	4' H X 4' W	4'-5' O.C.	5
	Perovskia atriplicfolia 'Little Spire' Dwarf Russian Sage	5-GALLON	2' H X 3' W	3'-4' O.C.	8
	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	2-GALLON	3' H X 3' W	3'-4' O.C.	15
	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5-GALLON	2' H X 6' W	4'-5' O.C.	6
	Ribes aureum Golden Currant	5-GALLON	7' H X 7' W	6'-7' O.C.	6
	Rosa woodsii Woods' Rose	2-GALLON	3' H X 3' W	3'-4' O.C.	6
	Symphoricarpos albus Snowberry	2-GALLON	3' H X 3' W	3'-4' O.C.	2
	Syringa patula 'Miss Kim' Miss Kim Lilac	5-GALLON	4' H X 5 W	4'-5' O.C.	9
EVERGREEN SHRUBS					
	Arctostaphylos x coloradoensis panchito Panchito Manzanita	2-GALLON	1' H X 5' W	4'-5' O.C.	6
	Chamaebatiaria millefolium Fernbush	5-GALLON	5' H X 6' W	5'-6' O.C.	12
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5-GALLON	1' H X 6' W	4'-5' O.C.	34
	Mahonia aquifolium compacta Compact Oregon Grape Holly	5-GALLON	3' H X 5' W	4'-5' O.C.	23
ORNAMENTAL GRASS					
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Grama Grass	1-GALLON	4' H X 3' W	3'-4' O.C.	59
	Panicum virgatum 'Shenandoah' Shenandoah Switchgrass	1-GALLON	4' H X 3' W	3'-4' O.C.	20
ACCENT PERENNIALS					
a	Achillea x Moonshine Moonshine Yarrow	1-GALLON	16"H X 18" W	1.5' O.C.	TBD
d	Geranium x 'Johnson's Blue' Johnson's Blue Cranesbill	1-GALLON	8"H X 24" W	2' O.C.	TBD
f	Rudbeckia fulgida 'Goldsturm' Black-Eye Susan	1-GALLON	24" H X 18" W	1.5' O.C.	TBD
g	Sedum spectabile 'Autumn Joy' Autumn Joy Sedum	1-GALLON	18" H X 18" W	1.5' O.C.	TBD
GROUNDCOVER PERENNIALS					
h	Cerastium tomentosum Snow in Summer	1-GALLON	6" H X 18" W	1.5' O.C.	TBD
i	Mahonia repens Creeping Mahonia	1-GALLON	8" H X 18" W	1.5' O.C.	TBD

TOTAL PERENNIALS: 89

DIAGRAM LEGEND

- NATIVE GRASS (RESEED WHERE DISTURBED)
- LANDSCAPE BED W/ ROCK MULCH
- ROCKED CHANNEL
- BIKE RACKS
- BENCH
- BOULDERS
- PLANTED POT
- FIXED TABLE
- EXISTING PONDEROSA PINE

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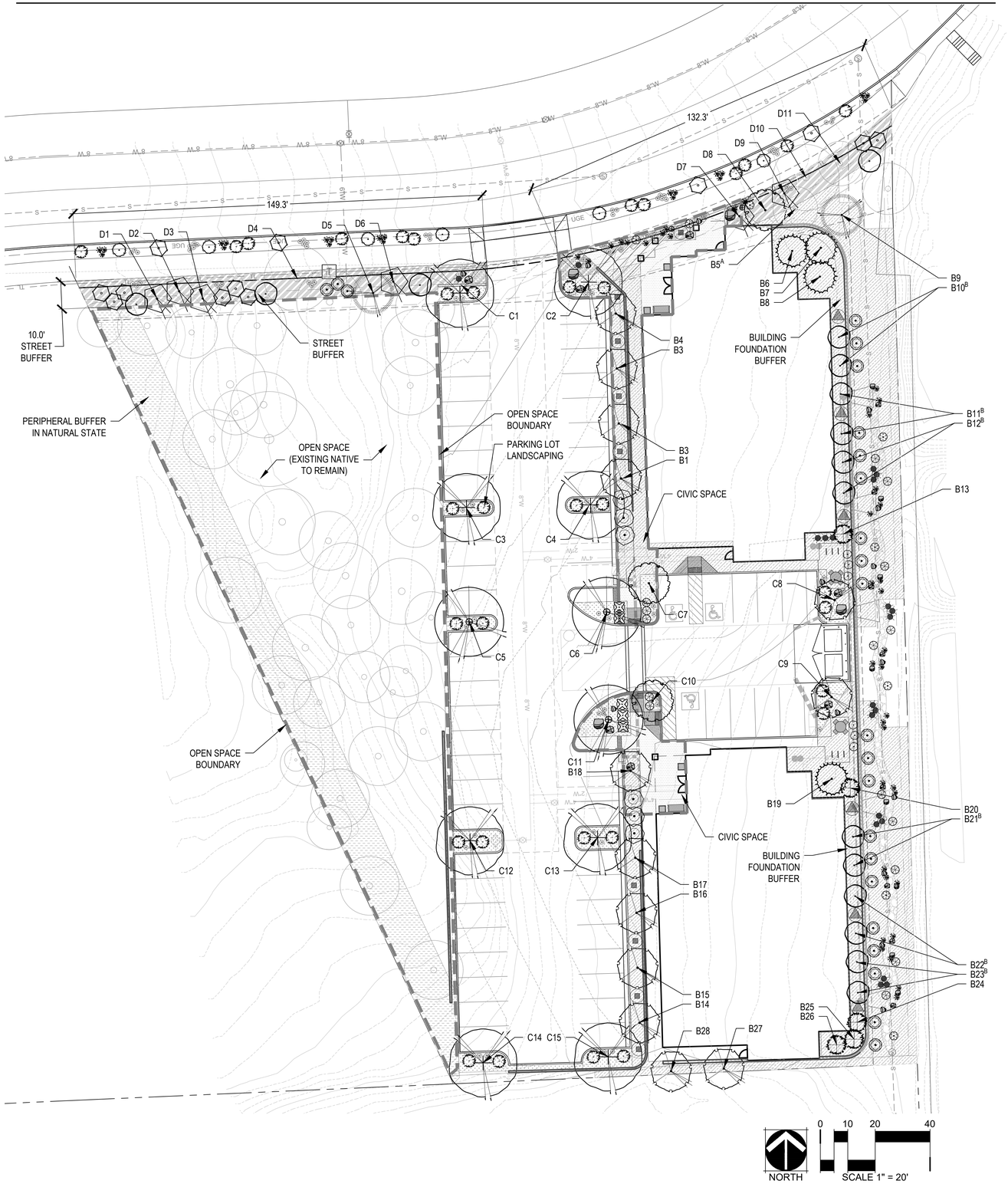
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DATE:
02/02/21 SITE PLAN
04/29/21 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-1

SITE LANDSCAPE CALCULATIONS, CIVIC SPACE, & OPEN SPACE DIAGRAM



SITE LANDSCAPE CALCULATIONS

LOT 1 - RESIDENTIAL 1.71 ACRES				
		REQUIRED	MINIMUM SIZE REQUIRED	PROVIDED
PERIPHERAL BUFFER				
TOTAL L.F. 370	TREES SHRUBS GROUNDCOVERS EXISTING TREES	1 PER 25 LINEAR FEET = 15 2 PER TREE = 30 2 PER TREE = 30	15 GALLON 5 GALLON 1 GALLON	0[C] 0[C] 0[C] 8
BUILDING FOUNDATION - NORTH**				
TOTAL L.F. 330	TREES SHRUBS GROUNDCOVERS EXISTING TREES	1 PER 25 LINEAR FEET = 13 2 PER TREE =26 2 PER TREE = 26	15 GALLON 5 GALLON 1 GALLON	10[AB] 33[AB] 26 1
BUILDING FOUNDATION - SOUTH**				
TOTAL L.F. 365	TREES SHRUBS GROUNDCOVERS EXISTING TREES	1 PER 25 LINEAR FEET = 15 2 PER TREE = 30 2 PER TREE = 30	15 GALLON 5 GALLON 1 GALLON	12[A] 36[A] 30 0
PARKING AREA				
TOTAL PARKING SPACES 60	TREES SHRUBS GROUNDCOVERS MIN. INTERIOR LANDSCAPED AREA	2 EVERY 8 PARKING SPACE = 15 2 PER TREE = 30 2 PER TREE = 30 30sf PER SPACE + 1,800sf	15 GALLON 5 GALLON 1 GALLON	15 34[A] 32[A] 1,922sf
STREET BUFFER				
TOTAL L.F. 282	TREES SHRUBS GROUNDCOVER EXISTING TREES*	1 PER 25 LINEAR FEET = 11 2 PER TREE = 22 2 PER TREE = 22	15 GALLON 5 GALLON 1 GALLON	8 20[A] 16[A] 3

[A] EACH EXISTING TREE THAT IS 6"-10" IN DIAMETER AT BREAST HEIGHT (DBH) MAY SUBSTITUTE FOR THE REQUIREMENT OF ONE LANDSCAPE TREE. FOR EACH EXISTING TREE RETAINED IN A LANDSCAPE AREA, THE REQUIREMENT FOR SHRUBS AND GROUNDCOVERS ASSOCIATED WITH THAT TREE WILL BE WAIVED. (C.O.F. LANDSCAPING STANDARDS SECTION 10-50.60.050.A).
[B] TWO FIVE-GALLON SHRUBS MAY SUBSITUTED FOR ONE REQUIRED TREE. TWO ONE-GALLON GROUNDCOVER PLANTS MAY BE SUBSTITUTED FOR ONE FIVE-GALLON SHRUB. (C.O.F. LANDSCAPING STANDARDS SECTION 10-50.60.050.B).
[C] PERIPHERAL LANDSCAPING IS REQUIRED IN SETBACKS EXCEPT WHERE LANDSCAPE IS RETAINED IN A NATURAL STATE AND THE DIRECTOR DETERMINES THAT LANDSCAPING IS NOT NECESSARY TO ACHIEVE THE PURPOSES OF THIS DIVISION (C.O.F. LANDSCAPING STANDARDS SECTION 10-50.60.040.A.1.b)

SITE DEVELOPMENT REQUIREMENTS

LOT 1 - RESIDENTIAL 1.71 ACRES		
	REQUIRED	PROVIDED
PEDESTRIAN AMENITY SPACE/CIVIC SPACE	N/A (SITE CONTAINS FEWER THAN 50 UNITS)	3,737sf
OPEN SPACE	3,725sf (5% OF TOTAL AREA)	18,194sf

DIAGRAM LEGEND

- BUILDING FOUNDATION BUFFER
- PARKING AREA
- STREET BUFFER
- CIVIC SPACE
- OPEN SPACE

TREE COUNT CODE

A#	PERIPHERAL BUFFER
B#	BUILDING FOUNDATION BUFFER
C#	PARKING AREA
D#	STREET BUFFER

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DRAWN BY: KW

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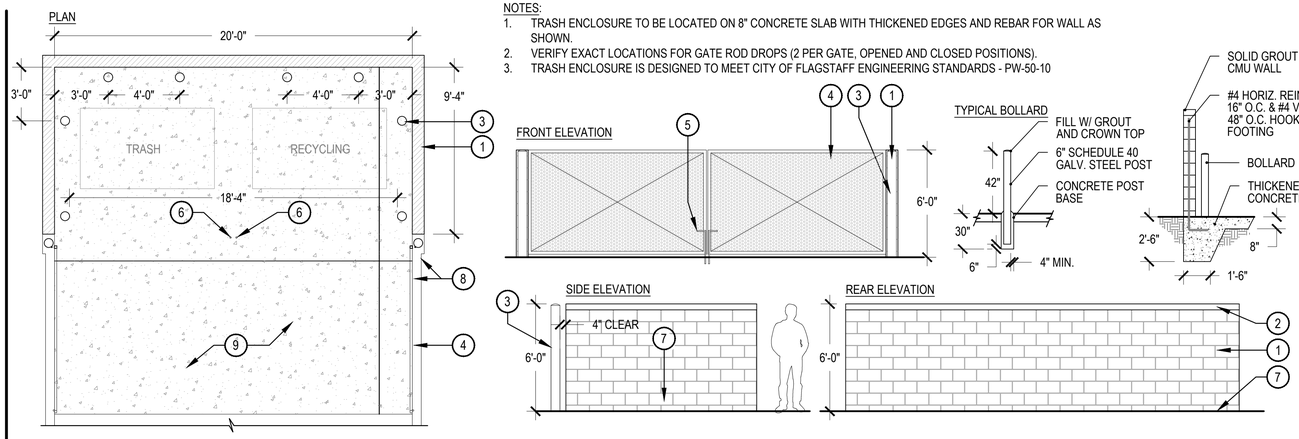
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LANDSCAPE CALCS

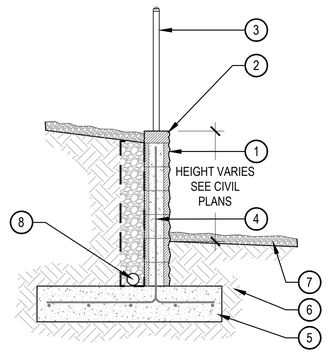


NOTES:
1. TRASH ENCLOSURE TO BE LOCATED ON 8" CONCRETE SLAB WITH THICKENED EDGES AND REBAR FOR WALL AS SHOWN.
2. VERIFY EXACT LOCATIONS FOR GATE ROD DROPS (2 PER GATE, OPENED AND CLOSED POSITIONS).
3. TRASH ENCLOSURE IS DESIGNED TO MEET CITY OF FLAGSTAFF ENGINEERING STANDARDS - PW-50-10

1. SPLIT FACE CMU BLOCK WALL, COLOR GRAY TO COMPLIMENT BUILDING
2. SPLIT FACE CMU BLOCK CAP TO MATCH WALL
3. 6" DIA. STANDARD STEEL BOLLARD FILLED WITH CONCRETE, PRIME AND PAINT COLOR T.B.D.
4. PIVOTING DOUBLE SWING PERFORATED ALUMINUM PANEL GATE (25% OPEN MAX.) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL, PRIME AND PAINT COLOR T.B.D.
5. LOCKABLE GATE ROD ASSEMBLY
6. GATE ROD DROPS, GALVANIZED STEEL SLEEVES IN SLAB
7. FINISHED GRADE
8. CURB PER CIVIL PLANS
9. CONCRETE SLAB PER CIVIL PLANS

1 TRASH ENCLOSURE WITH GATE

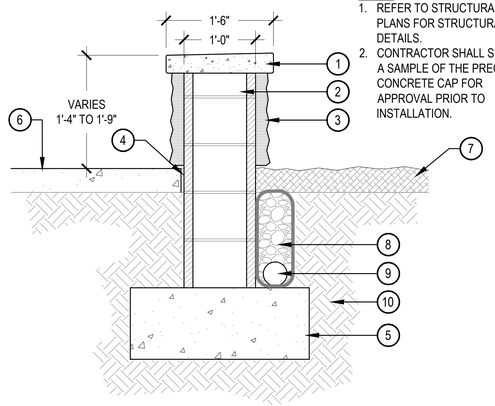
SCALE: 1/4" = 1'-0"



1. SPLIT FACE GROUTED CMU WALL, COLOR: GRAY TO COMPLEMENT BUILDING
2. SPLIT FACE CMU CAP
3. 42" HEIGHT GUARD RAIL FENCING WHERE WALL IS 30" OR TALLER, ADJACENT SIDEWALK OR PAVING
4. STRUCTURAL REINFORCING TO BE DESIGNED BY A STRUCTURAL ENGINEER
5. CONCRETE FOOTER TO BE DESIGNED BY A STRUCTURAL ENGINEER
6. COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
7. ADJACENT LANDSCAPE TREATMENT OR CONCRETE WALK - REFER TO PLANS
8. DRAINAGE SYSTEM BEHIND WALL PER WALL MANUFACTURER SPECIFICATIONS, GEOTECH AND STRUCTURAL ENGINEER REQUIREMENTS

2 SITE WALL

SCALE: 1/2" = 1'-0"

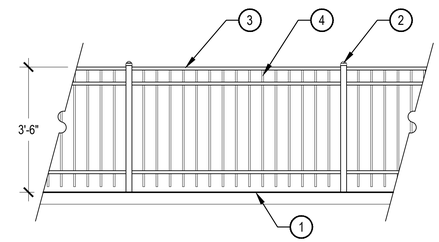


NOTES:
1. REFER TO STRUCTURAL PLANS FOR STRUCTURAL DETAILS.
2. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE PRECAST CONCRETE CAP FOR APPROVAL PRIOR TO INSTALLATION.

1. INTEGRALLY COLORED PRECAST CONCRETE CAP - 3" THICK, 18" WIDE, 24" LONG. SLOPE TOP ¼" PER FOOT
2. 12"x8"x16" CMU BLOCK
3. FAUX STONE VENEER TO MATCH BUILDING
4. ½" SEALED EXPANSION JOINT
5. CONCRETE FOOTER
6. ADJACENT CONCRETE FLATWORK
7. ADJACENT DECOMPOSED GRANITE SURFACING OR PLANTING BED
8. 8" WIDE CLEAN DRAINAGE ROCK COMPLETELY WRAPPED IN MIRAFI 140 FILER FABRIC
9. 4" PERFORATED PVC PIPE (WHERE CALLED FOR ON THE COURTYARD GRADING PLAN - CONNECT TO STORM SEWER SYSTEM
10. SUB-GRADE PER GEOTECHNICAL RECOMMENDATIONS

4 FREESTANDING SEAT WALL

SCALE: 1" = 1'-0"

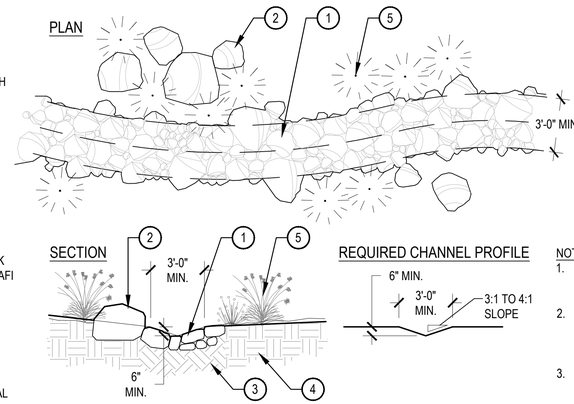


NOTE:
FENCING TO BE BY AMERISTAR FENCING OR APPROVED EQUAL

1. GROUTED SPLIT FACE CMU WALL
2. FENCE POST MOUNTED TO TOP OF WALL
3. RAILING
4. PICKETS WITH GAPS LESS THAN 4"

3 GUARD RAIL FENCE

SCALE: 1/2" = 1'-0"



1. LIMESTONE ROCK LINED CHANNEL - 6" DEPTH MIN. 70% 6"-8" DIA. ROCK, 30% 8"-12" DIA. ROCK
2. FREESTANDING AND/OR CLUSTERED LIMESTONE BOULDERS AROUND CHANNEL PER LANDSCAPE PLANS - BURY ¼ FOR NATURAL APPEARANCE
3. COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
4. UNDISTURBED SOIL
5. PLANTINGS PER LANDSCAPE PLAN

NOTES:
1. LIMESTONE BOULDERS AND ROCK SHALL BE FROM THE STOCK PILE FOR THIS PROJECT.
2. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF FIRST DROP STRUCTURE INSTALLED FOR PRIOR TO SETTING OTHERS.
3. SET ROCK AND BOULDERS TO MEET THE DESIGNED CHANNEL VOLUME AS DESIGNATED BY THE CIVIL ENGINEER.
4. CHANNEL SLOPE SHALL BE 1% MIN.

5 ROCKED CHANNEL

SCALE: 1/4" = 1'-0"

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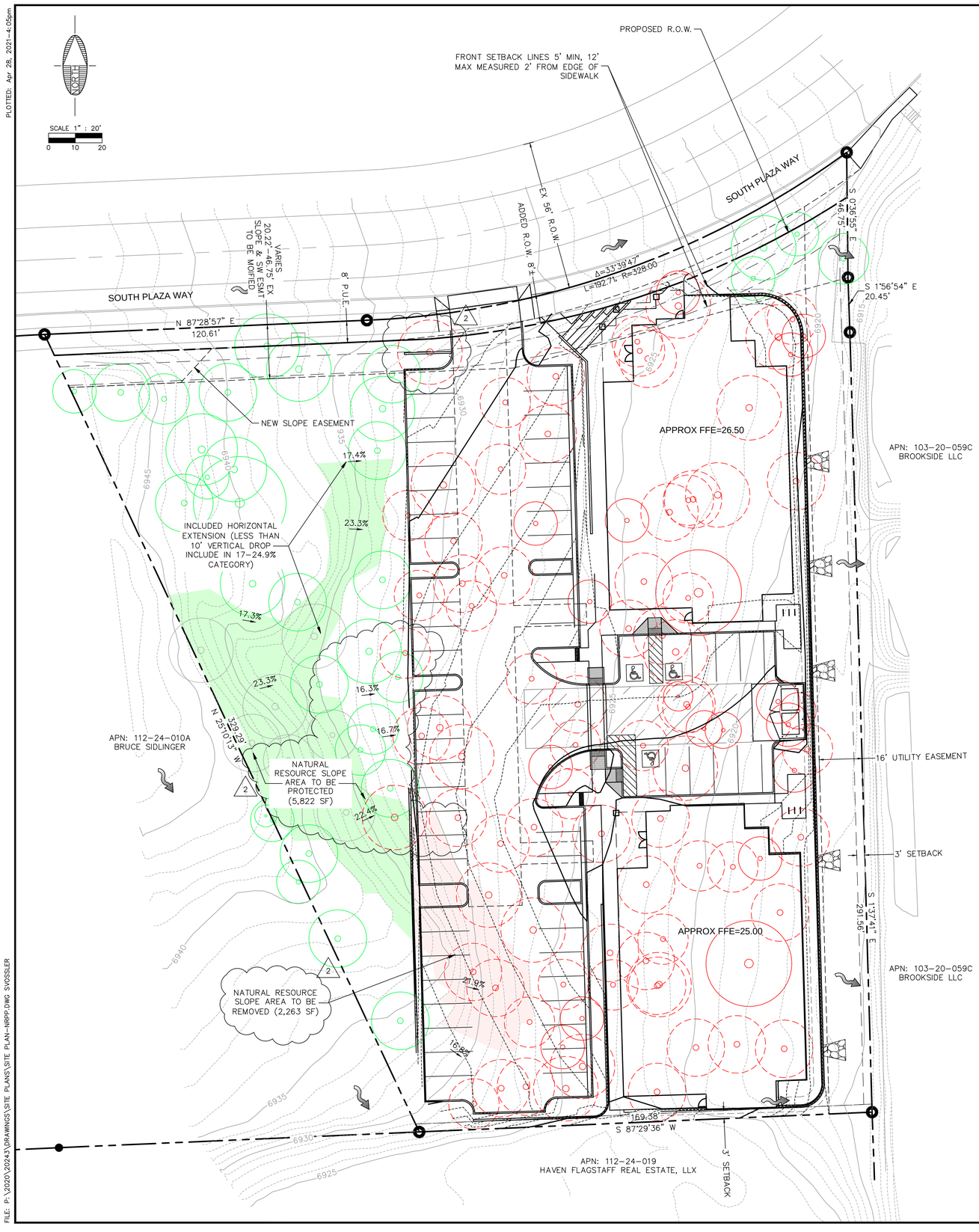
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04/29/21 SITE PLAN

SHEET TITLE:
LANDSCAPE DETAILS

L-3

PLOTTED: Apr 28, 2021 - 4:05pm



RESOURCE PRESERVATION

SLOPE RESOURCES				
SLOPES	0-16.99%	17-24.99%	25-34.99%	>35%
EXISTING (SF)	66,523.00	8,085.00	0	0
PROTECTED (SF)	22,858.00	5,822.00	0.00	0.00
% PROTECTED	34%	72%	100%	100%
% REQUIRED PROTECTION	0%	60%	80%	100%
PROTECTED ABOVE REQUIREMENT(SF)		971		
ADDED TREE POINTS		19		

TOTAL TREE RESOURCES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	2	22	79	29	1
POINTS	1	2	4	8	20
SUM OF POINTS	2	44	316	232	20
				SUBTOTAL TREE POINTS=	614
				30% PRESERVATION RATE=	184.2

POST-DEVELOPMENT TREES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER REMAINING	1	6	17	8	1
POINTS	1	2	4	8	20
SUM OF POINTS	1	12	68	64	20
				TREE POINTS=	165
				ADDITIONAL SLOPE POINTS=	19
				REQUIRE PRESERVATION RATE=	30%
				PRESERVATION RATE=	30%

NOTE:

1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30%.

LEGEND

- ROW
- EASEMENT
- LOT LINE
- SETBACK
- PROTECTED TREE
- REMOVED TREE
- PROTECTED SLOPE
- REMOVED SLOPE

PRELIMINARY

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FLAGSTAFF ARIZONA

PLAZA WAY CONDOMINIUMS

SITE PLAN
NATURAL RESOURCE PROTECTION PLAN

JOB NO: 20243
DATE: APR 21
SCALE: AS SHOWN
DRAWN: SJV
DESIGN: SJV
CHECKED: SCI

REVISIONS

NO.	DESCRIPTION	DATE	BY
2	SITE PLAN 2ND SUBMITTAL	4/29/2021	

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DRAWING NO.
SP03

SHT NO. 3 OF 3

FILE: P:\2020\20243\DRAWINGS\SITE PLANS\SITE PLAN-NRPP.DWG SVOSSLER

PLOTTED: Apr 28, 2021–4:16pm

NORTH

SCALE 1" : 20'
0 10 20

PROPOSED R.O.W.

FRONT SETBACK LINES 5' MIN, 12' MAX MEASURED 2' FROM EDGE OF SIDEWALK

EXISTING 8" SEWER MAIN

NEW 8" MAIN CONNECTION

EXISTING 8" WATER MAIN

EXISTING 6" WATER STUB TO BE REMOVED

EX 56' R.O.W.

NEW R.O.W. 8'±

SOUTH PLAZA WAY

Δ=33°39'47"
L=192.71, R=328.00

S 13°55'55" E
46.75'

S 13°56'54" E
20.45'

20.22'–46.75' VARIES SLOPE & SW ESMT TO BE MOFIED

8' P.U.E.

N 87°28'57" E
120.61'

NEW SLOPE EASEMENT

NEW 20' P.U.E.

24'

26'

APPROX FFE=27.25

APN: 103–20–059C
BROOKSIDE LLC

BIKE PARKING

NEW 2" DOMESTIC WATER SERVICE (SIZE TO BE VERIFIED WITH CDS)

WATER METER & BFP

2

REMOTE FDC CONNECTION

290.67'

NEW 6" SEWER SERVICE

NEW 4" FIRE SERVICE (SIZE TO BE VERIFIED WITH CDS)

NEW FLOW SPREADER SYSTEM

NEW SOLID WASTE ENCLOSURE

R35'

R55'

18'

89.88'

24'

18'

EXISTING 8" SEWER MAIN

APN: 112–24–010A
BRUCE SIDLINGER

N 25°10'13" W
329.29'

REMOTE FDC CONNECTION

NEW 2" DOMESTIC WATER SERVICE (SIZE TO BE VERIFIED WITH CDS)

NEW 6" SEWER SERVICE

16' UTILITY EASEMENT

3' SETBACK

NEW 4" FIRE SERVICE (SIZE TO BE VERIFIED WITH CDS)

WATER METER & BFP AND IRRIGATION CONNECTION

2

NEW HYDRANT

UNDERGROUND STORMWATER AND LID FACILITY

S 1°37'41" E
291.56'

APN: 103–20–059C
BROOKSIDE LLC

APPROX FFE=25.25

24'

169.38'
S 87°29'36" W

3' SETBACK

APN: 112–24–019
HAVEN FLAGSTAFF REAL ESTATE, LLX

LEGEND

- ROW
- EASEMENT
- LOT LINE
- SETBACK
- GRAVITY SEWER LINE
- PUBLIC WATER LINE
- EX. GAS
- EX. UNDERGROUND ELEC
- EX. UNDERGROUND COM
- EX. WATER LINE
- EX. SEWER LINE
- STORM DRAIN PIPE
- FIRE HYDRANT
- GATE VALVE
- EX SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- LIGHT POLE

FILE: P:\2020\20243\DRAWINGS\SITE PLANS\SITE PLAN-UTILITY_PLAN.DWG SVOSSLER

FLAGSTAFF
ARIZONA

PLAZA WAY CONDOMINIUMS

SITE PLAN
PRELIMINARY UTILITY PLAN

JOB NO:	20243
DATE:	APR 21
SCALE:	AS SHOWN
DRAWN:	SJV
DESIGN:	SJV
CHECKED:	SCI

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2.	SITE PLAN 2ND SUBMITTAL	4/29/2021	

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DRAWING NO.
SP02

SHT NO. 2 OF 3