



City of Flagstaff

Community Development

October 25, 2021

Mr. Steve Hastings
Foundation for Senior Living
1201 E Thomas Road
Phoenix, AZ 85014

RE: FSL San Francisco Square Site Plan Approval (PZ-19-00031-02)

Dear Mr. Hastings:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-19-00031-02 for the proposed development of a 88,063 square foot, 70-unit Affordable Housing multi-family development and a 152,786 square foot, 76-unit Affordable Housing multi-family development located at 320 N Humphreys Street. The Coconino County Assessor Parcel Number for the subject property is 101-13-008A. The approval is subject to the attached Conditions of Approval and a successful request of City Council to approve adjustments of property standards as an Affordable Housing Incentive (Flagstaff Zoning Code section 10-30.20.040).

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

- Site Plans and Floor Plans prepared by Architectural Resource Team dated August 20,
- Landscape & Irrigation Plan prepared by Chris Winters & Associates dated September 15, 2021,
- Building Elevations prepared by Architectural Resource Team dated August 20 shall be revised as a condition of approval.

This approval shall be valid for a period of one year following the above date, October 25, 2021. If, at the expiration of this period, a building or civil permit has not been issued for the improvements related to the site plan; the issued permit(s) has/have expired for site plan related improvement; or the lot or parcel has not been used for purpose for which the site plan was approved, the site plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

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

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

We look forward to working with you and your development team through the civil review process, building permit review process, and construction/completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;



Alexandra Pucciarelli
Current Planning Manager/ Interim Planning Director
Planning & Development Services
City of Flagstaff
(928) 213-2640
apucciarelli@flagstaffaz.gov

Attachment: Conditions of Approval



City of Flagstaff
Community Development
Substantive Review Comments

Project Name: FSL San Francisco Square **Date:** October 25, 2021
Project No.: PZ-19-00031-02
Project Address: 320 N Humphreys Street

Application Type: Site Plan Review
Review Type: Substantive 3rd Submittal

Project Manager: Alaxandra Pucciarelli
E-mail: apucciarelli@flagstaffaz.gov
Phone: (928) 213-2640

Status of Review: Approved w/ Conditions
In accordance with ARS 9-835(J), the Substantive Review of the application is complete, and the application has been approved subject to the following conditions and comments. This correspondence is being transmitted on Day 44 of the 52-day Substantive Review Timeframe.

CONDITIONS OF RESUBMITTAL/COMMENTS:

Substantive Current Planning: Current Planning, Alaxandra Pucciarelli Approved w/ Conditions 10/21/2021

General 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. Site Plan approval is conditioned on a successful request for 100% Category 1 Affordable Housing incentive allowing the City Council to modify the property development standards as specified in Section 10-30.20.040(B)(4)(c) of the Zoning Code.
3. If any conditions of approval are added by the City Council that significantly alter the current site plan, a new site plan submittal may be required.
4. Applicant shall conduct all public notification requirements in compliance with the Flagstaff Zoning Code (Sec. 10-30.20.040.B.4.c.iii).
5. A final Landscape Plan will be required at Civil Plan submittal.
6. A final Outdoor Lighting Permit Application will be required at Building Permit submittal.
7. Any mechanical equipment or utility cabinets not shown on the approved site plan necessary to complete the project will be required to be screened from both adjacent parcels and the public right-of-way. This includes any roof or ground mounted equipment (including air conditioning units) or cabinets located along the property frontage including the right-of-way.

Conditions of Approval specific to Modification Requests:

1. The applicant must show how the requested modifications meet the required findings prior to scheduling the request to be heard at a City Council meeting. Per Zoning Code 10-30.20.040.B.4.c:
Additional modifications to the property development standards may be approved by the City Council for a Category 1 affordable housing development that provides 100 percent of the dwelling units to persons or families with a household income equal to 80 percent or less of the area median income as published annually by the U.S. Department of Housing and Urban Development for the City of Flagstaff.



City of Flagstaff Community Development Substantive Review Comments

(i) To approve a request to modify the property development standards, the City Council shall find that the following criteria have been met:

- (a) The modifications are consistent with and conform to the goals of the General Plan and any applicable specific plans.
- (b) The modifications 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.
- (c) The requested modifications will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.
- (d) The proposed development is consistent with the character of the area; and
- (e) The type, quality, and amenities of the development are consistent with those found in similar developments that are available to the public at market rate.

2. The applicant must show how the requested parking modifications meet the required findings prior to scheduling the request to be heard at a City Council meeting. Per Zoning Code 10-30.20.040.B.4.c: Additional findings to approve a request to modify the number of motor vehicle parking spaces required (Section [10-50.80.040](#)). To approve a request to modify the motor vehicle parking requirements, the City Council shall also find that:

(a) Adequate transit service is available to the development site. Adequate transit service from a development site to a permanent transit stop is:

- (1) Less than or equal to 1,320 feet; or
- (2) A distance greater than 1,320 feet when the City Council finds that the route to the permanent transit stop has adequate nighttime lighting and does not have a significant grade change, and the distance does not impede reasonable access to transit.

The distance between the permanent transit stop to the development site shall be measured following a continuously improved sidewalk and/or public paved trail.

3. The façade must be built to the BTL within 30' of each street corner. The 30' distance is not shown at the corner of Humphreys and Dale. If the code requirement is not being met, please add this to the list of modification requests.

Transect Zone Standards (T5-O)

1. The T5-O zone only permits 5-story maximum buildings. The revised elevations have additional windows and roof lines that read as a 6-story building. The allowed maximum height of upper levels floors in the transect zone is 12' maximum. These vaulted spaces appear to exceed this height. **The elevations must be modified prior to scheduling a City Council meeting.**
2. In the T5-O zone, the Commercial Block building type must read as 75' max wide buildings. This must be achieved with varying roof forms, changes in building materials, and varying fenestration patterns. Staff does not believe this has been achieved, although the applicant does. **Staff is requiring the applicant to request a modification to this standard.**

Elevations

1. Approval is conditioned on the provided window details with thicker trim. Although not dimensioned, the trim appears to be at least twice the thickness of the siding, approximately 1.5 - 2 inches thick.

Parking and Landscaping

1. The area used for phase 1 parking and required landscaping is located on the proposed southern parcel. Approval is based on the complete improvement of this area as a part of phase 1. Any necessary cross access/parking easements must be provided with civil plan review.



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Substantive Engineering: Engineering, Dana Cole Approved with Conditions 10/07/2021

Conditions of Approval:

Per 13-06-007-0003.I.: On projects where the contractor causes excessive damage to an existing paved street or there are multiple street cuts (maximum of four (4) in five hundred (500) feet) an asphalt overlay shall be required.

General Comments:

Sidewalks will remain open at all times other than when there is actual work in the sidewalk area.

Covered walkways will be required while hazardous site work is occurring proximate to the sidewalk.

Substantive Fire Prevention: Fire Prevention, Christopher Jack Approved with Conditions 10/04/2021

Conditions of Approval:

Riser room is show correctly on sheet SP2.11. Riser room shall have exterior door as shown and include Knox box and proper signage. Make corrections to sheet Sp1.11 and modifications to fire line on sheet C2.0 to correlate to proper location shown on SP2.11

Substantive Public Works: Public Works, Scott Overton Approved 06/07/2021

No Comments

Substantive Stormwater: Stormwater, Douglas Slover Approved with Conditions 06/08/2021

Conditions of Site Plan Approval:

1. Callout for construction note 515 not found on sheet C2.0.
2. Sheet C2.0, Construction note 520, identifies a Catch basin Bubbler. Can this be located in a landscaping area where any ponding in the landscaping area does not enter basin and any discharge overflows to the curb? Is a scupper an option?
3. Describe in drainage report freeze protection of the pump discharge line. Will the discharge line drain back to tank?
4. Identify pump location on sheet C2.0. Is this integral to the detention basin or provide in a separate vault?

General Comments:

1. None

Future Submittal Requirements:

1. Provide drainage report with civil plan submittal.
2. Provide erosion control plan with civil plan submittal.

Substantive Traffic: Traffic, Reid Miller Approved 08/12/2021

No Comments

Substantive Water Services: Water Services, Douglas Slover Approved 10/08/2021

General Comments

1. Note that the excessive cuts in Beaver will trigger a mill and overlay per Engineering requirements.

Substantive Housing: Housing, Jennifer Mikelson Approved 06/03/2021

Site Plan Review Comment

All affordable housing incentives will eventually need to be recorded in an affordability agreement. It is acknowledged that the applicant will need Council approval on the final set of incentives.

Substantive HPC/Comm Design: Heritage Preservation, Mark Reavis Approved with Conditions 10/04/2021

Conditions of Approval:



City of Flagstaff Community Development Substantive Review Comments

For full compliance with the requirements of 10-30.30 the applicant agreed to provide a salvage plan for the David Babbitt house prior to demolition to be reviewed and approved by the Heritage Preservation Officer. The preliminary listing and concepts of use developed by the architect is not a salvage plan and does not confirm is items will be salvaged.

Please also provide the required supplemental professional photos on a thumb drive for higher quality digital preservation.

Substantive Building & Safety: Building Safety, Victoria St. Clair Approved with Conditions 08/12/2021

Conditions of Site Plan Approval:

1. A Commercial Building Permit is required for the demolition of the existing buildings. A Commercial Building Permit is required for the construction of the proposed building. The services of an Arizona Registered Design Professional is required. Standard building permit submittal requirements can be obtained from the City of Flagstaff website:

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

General Comments

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

Substantive Parks: Public Works, Amy Hagin Approved with Conditions 08/13/2021

Conditions of Approval:

1. All street trees, irrigation and associated maintenance are the responsibility of the property owner and not the City of Flagstaff.

2. All snow removal along the sidewalk (all four blocks) are the responsibility of the property owner, and not the City of Flagstaff

Substantive Multimodal: Traffic, Martin Ince Approved 08/16/2021

No Comments
