



PROJECT NARRATIVE
LOFTS AT CONTINENTAL
CONCEPT REZONING
PZ-20-00183

5531 E. CORTLAND BOULEVARD, FLAGSTAFF

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ABOUT US

Since 1992, Miramonte has been building the finest homes and commercial properties across the state of Arizona. From the Sonoran Desert to the mountains of Flagstaff, Arizona is a land of stunning diversity. No one understands this better than the Miramonte Companies. Capturing the essence of each environmentally and culturally unique community it serves within the Grand Canyon State has helped transform this Arizona-based regional company into the state's premier privately held homebuilder.

Miramonte has been building homes in Flagstaff, Arizona since 2012 and has developed; Forest Springs Phase I and II, Switzer Canyon, Presidio in the Pines Phases I, II and II, Miramonte Mountain Reserve, Miramonte Mountain Pines, Enclave at Presidio, Miramonte Garden Pines, Dale Condos, Montvale, Walnut Cottages, Ponderosa Parkway and Timber Sky, Deer Creek at Pine Canyon, Elk Pass at Pine Canyon and Flagstaff Ranch.

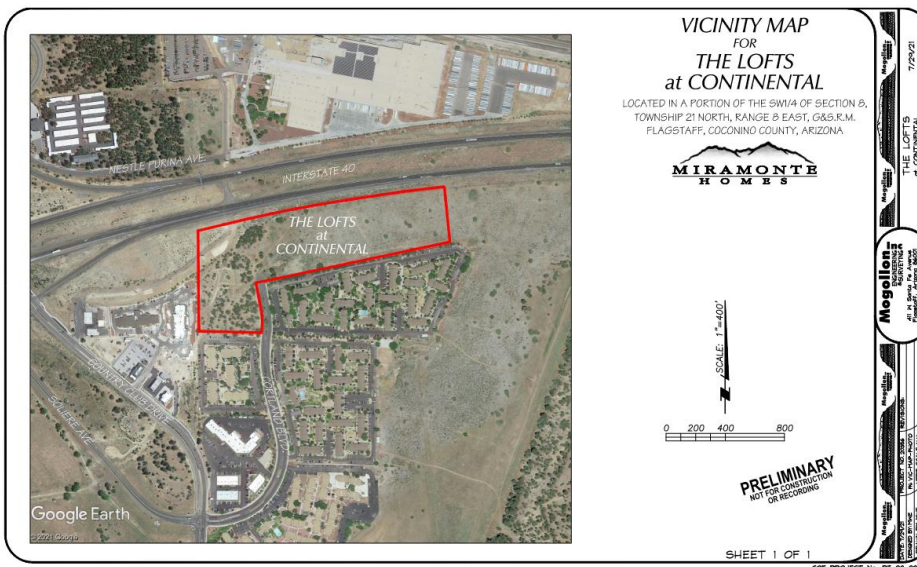
Miramonte stands as a hallmark of craftsmanship, value, and customer focus. Miramonte's portfolio spans the entire range of the building continuum, including high-density, multi-family urban dwellings, semi-custom and first move-up communities, and Miramonte's visually stunning business, office, and warehouse spaces.

Owned by Chris Kemmerly and led by a team of experienced building professionals, Miramonte is a fully integrated builder with unparalleled scope, resources, and capabilities.

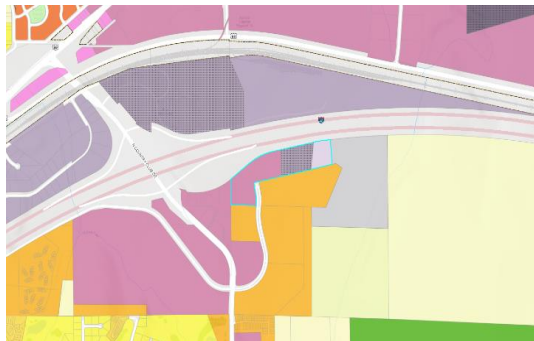
PROPERTY DETAILS

The property is located at the northern end of Cortland Boulevard at 5531 East Cortland Boulevard, Assessor Parcel Number 113-37-001E, a total of 19.26 acres. It is surrounded by multi-family rental units to the south,

and commercial development to the west. The property to the east is 70 acres of vacant land/open space acquired by the City of Flagstaff in 2002 for open space, flood control, recreation, and redevelopment. The northern boundary of the Property is Interstate 40.



MIRAMONTE HOMES



Excerpt from online City of Flagstaff Zoning Map

- Research and Development (RD)
- Highway Commercial (HC)
- Light Industrial Open (LI-O)

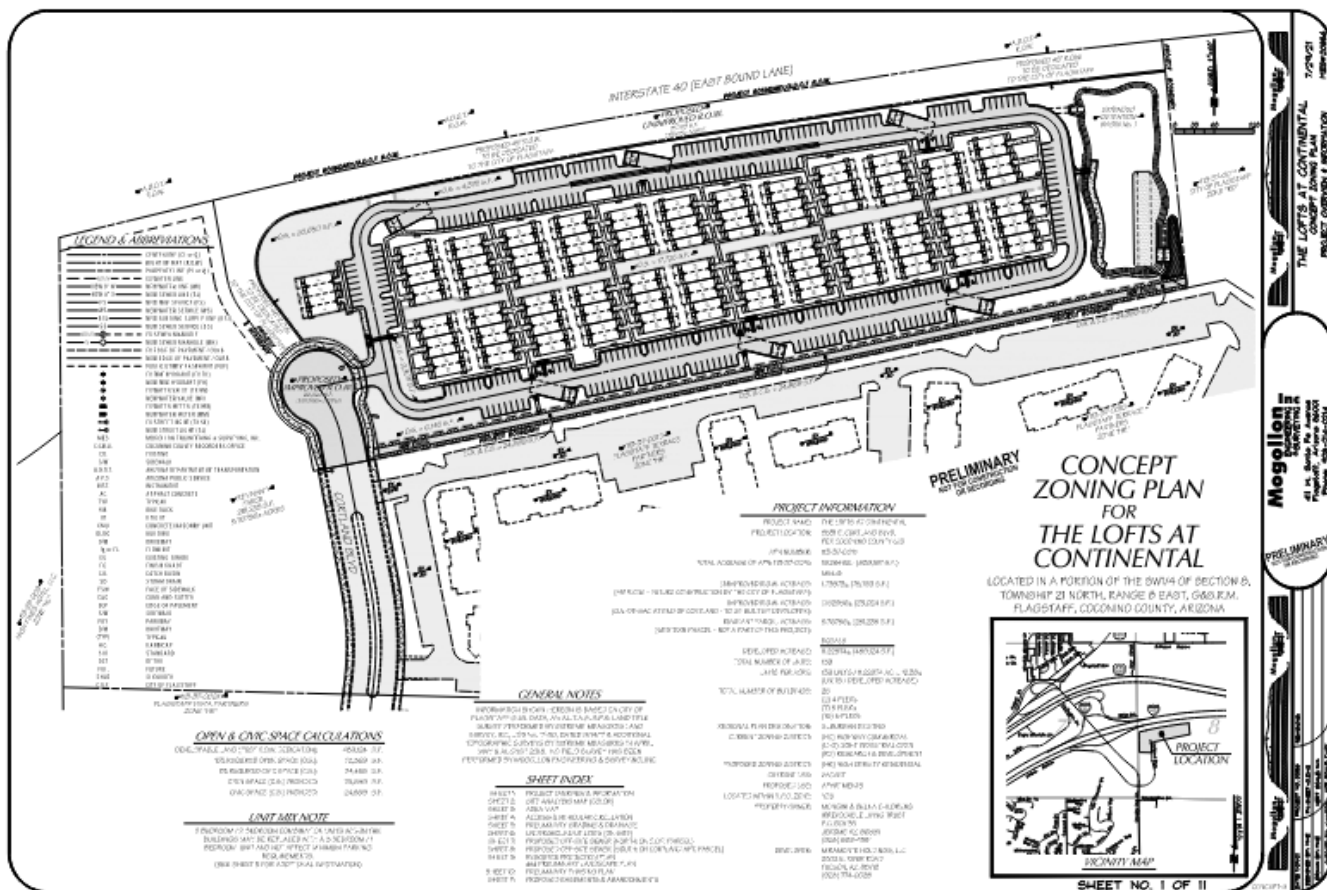
The property is zoned Highway Commercial (over 1/3 of the parcel), Light industrial Open (LI-O) (approximately 1/3), and Research Development (less than 1/3). The site is in a Resource Protection Overlay and in Lighting Zone 3.

DEVELOPMENT DETAILS

Plan Overview

The Lofts at Continental is a 139-unit multi-family residential rental community, providing additional housing for the city of Flagstaff (the "Project"). The Project site is ± 13.49 gross acres with ±11.23 developed acreage. Units per acre is ±12.38 acres (139 units/11.22874 acres = 12.38 ±). There will be a total of 25 buildings consisting of (2) 4 Plex's, (7) 5 Plex's, and (16) 6 Plex's, A TOTAL OF 118,680 square feet.

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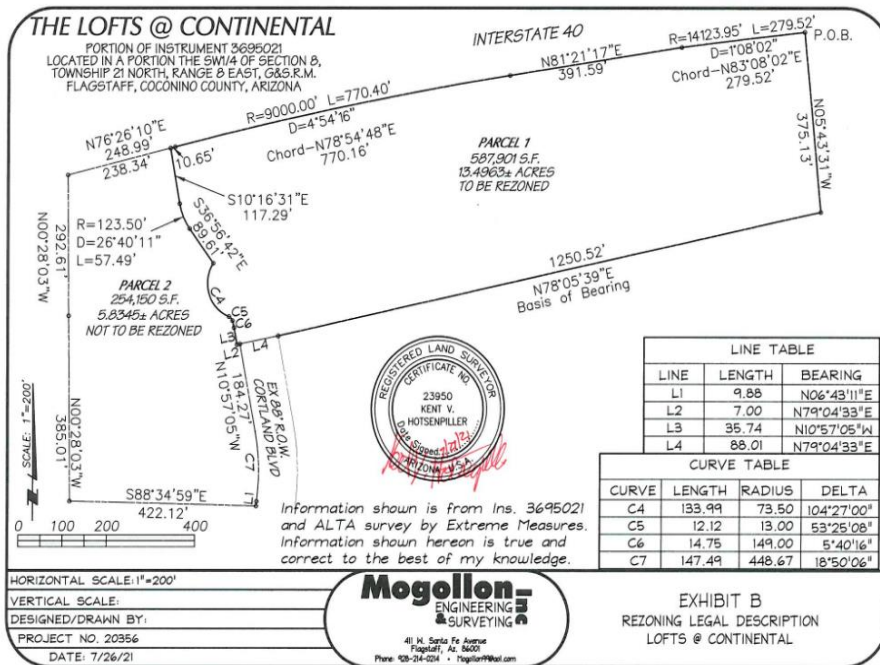




Proposed use is a for rent apartment complex. There will be 290 parking spaces and 16 bicycle parking spaces provided for the residents. Approximately 1.75 acres, or 76,369 SF will remain open space.

Concept Zoning Map Amendment

To develop the property as proposed requires an amendment to the zoning map. Miramonte is requesting a rezoning of the parcel to High Density Residential. The 19.26-acre parcel will be subdivided as part of the rezoning process. Miramonte is not seeking to rezone the remainder parcel, which is shown as Parcel 2 on Exhibit B, it will keep the Highway Commercial zoning. The project site will be located on approximately 13.496.



Housing

Developer desires to respond to City’s December 2020 “Housing Crisis Emergency Declaration” (Resolution No. 2020-66) by developing a 139-unit for rent apartment complex. Fourteen of the rental units will be permanently affordable and subject to the City of Flagstaff Affordability Plan. There will be a minimum of one-year leases, short term rentals will not be allowed.

Architecture

The development will be two-story loft apartments. All units will have a bedroom on the main level. There will be one-bedroom, two-bedroom, and three-bedroom units. The construction will be wood frame with post-tension slab-on-grade floors. The exteriors will feature a variety of siding, board and batten, corrugated



metal, and different roof lines for architectural interest. Each unit will be provided with its own AC unit, storage unit for bike storage and other personal storage items, and a covered fenced in patio.



Sustainable Development

All units will be ENERGY STAR certified and include energy efficient features and appliances, including LED interior and exterior lighting and the use of open cell foam insulation in the attics and walls.

Low- VOC and formaldehyde free materials will be used for the carpet, cabinets, and paint.

The units will include energy recovery ventilators for air quality which qualifies the units for air quality plus certification and engineered HVAC to ensure efficiency. HERS scores will be below 58.

All units will also include double heavy duty hidden waste baskets in the kitchen cabinets to promote recycling.

Natural Environment/Landscaping Plan

The Lofts at Continental will provide 450 new trees, 900 shrubs, 900 ground covers and accents and 30 butterfly nectar plants. Native drought tolerant plants will be utilized in the Landscaping Plan and will be



planted in compliance with the City of Flagstaff Landscaping Standards Section 10-50.60. Rainwater harvesting will be utilized by collecting roof runoff in gutters and downspouts to passively irrigate At-Grade landscaping. The added plants will help with runoff, provide clean air into the environment, and provide natural habitat for insects, pollinators, birds, and small animals.

Amenities

A dog park will be included for residents to meet and allow their dogs to play in a safe and controlled area and will include benches, and a Ramada.

A pollinator garden will also be added to support the Mayor's Monarch Butterfly Pledge. This garden will be at the entrance of the development which will provide a beautiful and serene place full for residents to enjoy.

An urban trail will be constructed at the south end of the property running from west to east that will provide direct access to over 70 acres of city owned open space.

Pedestrian Connectivity

The Project will include 5' sidewalks throughout the development connecting to the existing sidewalks along Cortland Boulevard. A 10' wide urban trail will also be constructed and will connect to the Flagstaff Urban Trail System (FUTS) providing direct access to Cortland Boulevard and to the adjacent open space.

Access/Circulation/Off-Sites

The Project is located at the end of Courtland Boulevard, less than 1/2 mile from Country Club Drive and approximately ¾ mile from Interstate 40. Public transportation is available through NAIPTA with Bus Route 3 located off Country Club Drive.

Lighting

The property is in Lighting Zone 3. The Project will preserve and protect the nighttime environment by adopting a lighting plan that follows the Zoning Code, Section 10-50.70, Outdoor Lighting Standards.

Resource Protection Zone

The property is in a Resource Protection Overlay Zone. No steep slope resources are located on the property, the property slopes from 0% to 2%. 66.4% of tree resources are preserved in accordance with the Zoning Code.

Phasing Plan

The Developer proposes to phase the construction of the Project to receive Certificate of Occupancy as buildings are constructed. The intent is to start leasing the units as they are completed to bring additional rental units the housing market quickly. The Developer would like input from the City of Flagstaff on how to



best achieve the desired goal. The goal is to have final buildout within three years or less once approvals have been received.

Topographic and Flood Zone Designation

This is a level site with slopes between 0-2%. There is no urban or rural flood plain located on this site.

Infrastructure

Water/Sewer

The Project is within urban growth boundary and has ability to be served by City water and sewer utilities. Refer to the Water and Sewer Impact Analysis (WSIA) completed by the City of Flagstaff, dated April 30, 2021.

The property is within the City of Flagstaff Zone “C” water pressure system limits and meets the minimum pressure requirements stated in the City of Flagstaff Engineering Standards.

On-site modifications:

New water and sewer infrastructure will be designed and built for the Project in accordance with the City of Flagstaff Engineering Design Standards.

Off-site modifications:

Sewer:

Developer will upsize an existing 8” downstream sewer main to a 10” sewer main and construct a sewer line on the City of Flagstaff parcel, APN 113-37-001F to connect to a future sewer stub located on parcel 113-37-002F. Developer will secure the necessary public utility easements across the private property and from the City of Flagstaff for the project.

Water: There is an 8” PVC water line in the right-of-way off Cortland Boulevard. The onsite system will loop the property and connect to a newly installed 18” waterline that crosses I-40.

Drainage/Stormwater

The existing off-site drainage flow from the north will be diverted along the north property boundary and away from the extended detention basin. Additional flow from the west to be routed through the site and thru the new extended detention basin located on the eastern property boundary.

Public services

All public services are available in this area. Emergency vehicles will have direct access to the Lofts at Continental off Cortland Boulevard. Service vehicles will have full mobility within the development with 26’ drive isles.



Fire

The City of Flagstaff Fire Station 3 is located at 4500 E. Nestle Purina Avenue less than 1 1/2 miles from The Lofts at Continental and will provide fire coverage for the development.

Police

The City of Flagstaff Police Department will be the police protection agency for Lofts at Continental.

Schools

Flagstaff Unified School District as well as a variety of charter schools and college prep schools are available for residents of the Lofts at Continental.

Trash collection

Trash collection will be via recycle and trash dumpsters throughout the site. Refer to the Material Management Plan and Site Plan.

NEIGHBORHOOD MEETING & CITIZEN PARTICIPATION PLAN

Developer recognizes the need to involve the neighborhood and community with this proposed rezoning amendment. Attached is Developer's draft Neighborhood Meeting Plan, which it will implement upon filing of this application and in accordance with Section 10-20.30.060 of the zoning code.

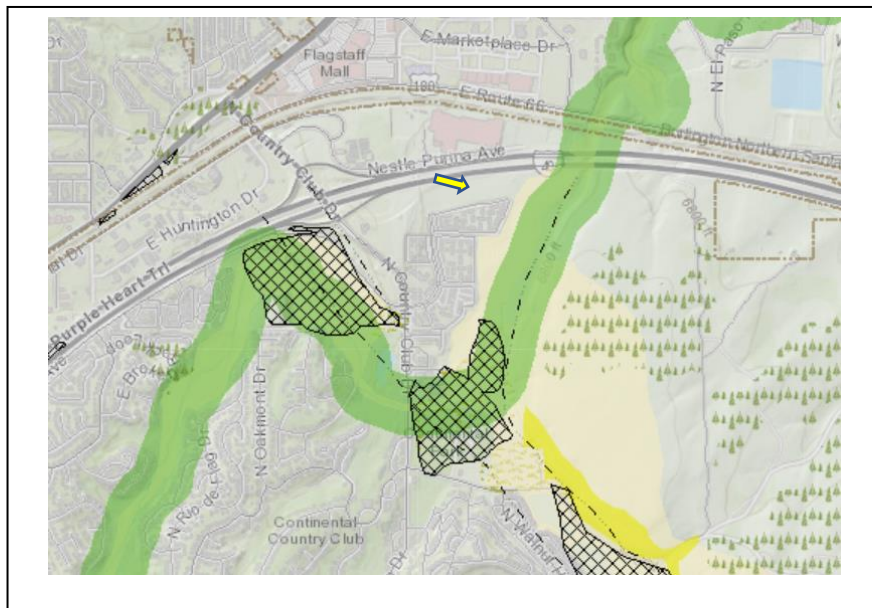
Upon completion, and in advance notice of the first public hearing on this application, Miramonte will submit a detailed report of its citizen participation efforts, the feedback it has received, and changes or proposed changes to the project based on that feedback.

GENERAL PLAN CONFORMANCE

This is a thoughtful project that can foster the planned growth in the activity center in a manner compatible with many goals and policies of the Flagstaff Regional Plan including those cited below.

Natural Environment

The Flagstaff region is rich with natural resources. Underlying the Flagstaff Regional Plan is the basic principle that a healthy natural environment is necessary for a healthy and prosperous human community and economy" **Flagstaff Regional Plan NATURAL ENVIRONMENT | Environmental Planning & Conservation IV-1**. The property is ideal for construction as it does not impact the region's natural resources. Adjacent to the development is riparian vegetation and wildlife linkages as shown on Map 7 of the Regional Plan, the development will not impact these areas. The construction of the FUTS will provide direct access to the city open space where residents can enjoy the natural environment and riparian area.



Map 7: Significant Natural Resources
Flagstaff Regional Plan

Chapter IV- Environmental Planning & Conservation; Open Space

Air Quality Goals and Policies

Goal E&C.1. Proactively improve and maintain the region's air quality

Climate Change and Adaptation Goals and Policies

Goal E&C.2.Reduce greenhouse gas emissions.

- All units will include energy recovery ventilators for air quality.
- 5' sidewalks will be included throughout the development connecting to the existing sidewalks along Cortland Boulevard to promote alternative forms of transportation.
- 10' wide urban trail will also be constructed and will connect to the Flagstaff Urban Trail System (FUTS) providing direct access to Cortland Boulevard and to the adjacent open space.
- Public transportation is available through NAIPTA with Bus Route 3 located ¾ miles from the Project, off Country Club Drive.

Dark Skies Goals and Policies

Goal E&C.5. Preserve dark skies as an unspoiled natural resource, basis for an important economic sector, and core element of community character.

Policy E&C.5.3. Continue to enforce dark sky ordinances.

- The Project will preserve and protect the nighttime environment by adopting a lighting plan that follows the Zoning Code, Section 10-50.70, Outdoor Lighting Standards.



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.6.8. Disturbed areas for improvements and landscaping for new developments shall emphasize the use of native, drought-tolerant, or edible species appropriate to the area.

- The project has been designed to preserve the greatest number of existing trees on the site, the stand of ponderosa pine trees that is in the northwest portion of the site will remain. This will help to maintain the animal community and will increase the overall value of the project.
- Native drought tolerant plants will be utilized in the Landscaping Plan and will be planted in compliance with the City of Flagstaff Landscaping Standards Section 10-50.60. These plants will help with runoff, provide clean air into the environment, and provide natural habitat for insects, pollinators, birds, and small animals.

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 destructive vegetation.

- The site is relatively level with no slopes in the project area. This will allow the natural topography to be conserved by building to grade.
- Proposed site grading shall be in accordance with the City of Flagstaff Engineering standards and the recommendations outlined in the geotechnical report.
- Overall site is to be graded to drain to the proposed detention basin and storm water conveyances will be designed and constructed in accordance with the City of Flagstaff Storm Water standards.

Chapter V-Open Space

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 OS1.4 Use Open Space as opportunities for non-motorized connectivity, to interact with nature, and to enjoy the views and quiet.

Policy OS.1.5. Integrate open space qualities into the built environment.



- Approximately 1.75 acres or Fifteen percent (15%) of the Property will remain open space.
- An urban trail will be constructed at the south end of the property running from west to east that will provide direct access to over 70 acres of city owned open space.
- A pollinator garden will be included at the entrance of the development to provide a natural habitat for butterflies, and other pollinators.
- A dog park will be provided for the residents that is adjacent to the Flagstaff Open Space.

VI-Water Resources

Water Demand 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 in 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.

- The Project is within urban growth boundary and has ability to be served by City water and sewer utilities.
- The property is within the City of Flagstaff Zone "C" water pressure system limits and meets the minimum pressure requirements stated in the City of Flagstaff Engineering Standards.
- Developer will upsize the downstream sewer main for benefit of project and the system more generally by constructing a new 10" sewer line.
- This new sewer line will give the city the opportunity to solve the overcapacity that currently exists in the private sewer line system.

Stormwater & Watershed Management & Water Resources

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.5.6. Implement stormwater harvesting techniques to support water conservation strategies by collecting and using local precipitation in the vicinity where it falls to support both human and overall watershed health needs.

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.



- There is no urban or rural flood plain on the project site.
- The existing off-site drainage flow from the north will be diverted along the north property boundary and away from the extended detention basin. Additional flow from the west to be routed through the site and thru the new extended detention basin located on the eastern property boundary.
- Rainwater harvesting will be utilized by collecting roof runoff in gutters and downspouts to passively irrigate At-Grade landscaping.

Chapter VII-Energy

Efficient Use of Energy Goals and Policies

Goal E.1. Increase energy efficiency.

Policy E.1.4. Promote cost-effective, energy-efficient technologies and design in all new and retrofit buildings for residential, commercial, and industrial projects.

Policy E.1.5. Promote and encourage the expansion and use of energy-efficient modes of transportation: a. Public transportation b. Bicycles c. Pedestrians

Goal E.2. Expand production and use of renewable energy.

Policy E.2.4. Encourage small-scale renewable energy production and use on the local level on appropriate residential, commercial, and industrial parcels.

- Construction of the FUTS trail, and sidewalks within the development encourage the use of energy-efficient modes of transportation. NAIPTA bus route 3 is also located $\frac{3}{4}$ mile from the development.
- Energy efficient appliances will be installed in the units.
- LED interior and exterior lighting will be installed.
- Open cell foam insulation in attics and walls.
- Low-VOC and formaldehyde free materials (i.e., carpet, cabinets, paint) will be installed.
- Green Building construction practices will maximize efficiency, minimize waste, and avoid pollution of the building site.
- ENERGY STAR certified units.
- Engineered HVAC system to ensure efficiency.
- HERS scores below 58.

Chapter VIII-Community Character

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.1.6. Encourage cluster development to preserve open space, viewsheds, and scenic vistas.

- The maximum buildable height for the proposed zoning is 60'. Miramonte will be constructing two-story buildings to protect the view shed.
- High-density residential development has been designed to focus the construction away from the natural stand of pine trees, no natural resources are impacted by the construction.
- 1.75 acres of open space will be preserved on site.

Heritage Preservation Goals and Policies

Goal CC.2. Preserve, restore, and rehabilitate heritage resources to better appreciate our culture.

Policy CC.2.3. Mitigate development impacts on heritage resources.

- Cultural resources on the property were identified by a registered professional archeologist and were mitigated using the Arizona State Museum standards for archeological sites.

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.

Policy CC.3.1. Encourage neighborhood design to be respectful of traditional development patterns and enhance the overall community image.

Policy CC.3.2. Maintain and enhance existing buildings and blend well-designed new buildings into existing neighborhoods.

- Exterior of the buildings will be quality construction in an attractive style compatible with the Flagstaff area.
- Exterior colors will complement the natural surroundings.
- The exteriors will feature a variety of siding, board and batten, corrugated metal, and different roof lines for architectural interest.

Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.

Policy CC.4.3. Employ design solutions that balance the interface of the natural and built environments, with the most urbanized core activity areas being the most built, and the most rural areas being the most natural.



Policy CC.4.4. Policy CC.4.4. Design streets and parking lots to balance automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.

Policy CC.4.5. Encourage local landscaping using Xeriscape, low-impact principles, and native vegetation wherever possible.

- Circular driveway with 26' drive isle provides ease of access for residential traffic and service vehicles.
- Ample parking spaces are located on the
- The parcel is relatively flat with little trees or vegetation so there is no need for large scale clear cutting before development.
- The Project will use native and/or drought tolerant plants in its new landscaping areas and utilize passive rainwater harvesting.
- Roof runoff will be collected in gutters and downspouts to passively irrigate at-grade landscaping.
- The irrigation system will be equipped with rain shut off sensors and moisture sensors to minimize water use further.

Chapter IX Growth Areas & Land Use

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.1.1. Plan for and support reinvestment within the existing city centers and neighborhoods for increased employment and quality of life.

Policy LU.1.3 Promote reinvestment at the neighborhood scale to include infill of vacant parcels, redevelopment of underutilized properties, aesthetic improvements to public spaces, remodeling of existing buildings and streetscapes, maintaining selected appropriate open space and programs for the benefit and improvement of the local residents.

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.1.5 Maintain and upgrade existing infrastructure and invest in infrastructure to make redevelopment and infill an attractive and more financially viable development option.

Policy LU.1.6. Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.

- Development of an underutilized parcel to increase housing in Flagstaff and promote growth in the area.
- Dedication of 45' future right-of-way which will provide access for the public to the adjacent open space and future regional park.



- Upsizing the existing sewer main and construct a sewer line of the City of Flagstaff parcel to connect to a future sewer stub.
- Construction of FUTS trails and sidewalks in the development.

Greenfield Development

Goal LU.2. Develop Flagstaff's Green Fields in accordance with the Regional Plan and within the growth boundary.

Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.

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.

Policy LU.2.5. Plan Greenfield development within the rural context to encourage formal subdivisions with shared infrastructure instead of wildcat development, and to protect open spaces, and access to public lands.

- The rezoning of the property allows for an underutilized parcel to be developed providing additional housing for the citizens of Flagstaff.
- Development of the lofts will conform to the existing surrounding uses which are multi-family residential.
- The lofts will protect the view shed by only being two stories in height.
- The site has limited natural resources, the development focuses on preserving the stand of ponderosa trees located in the northwest corner of the site.
- A detention basin will be constructed on site with LID Volume at 24,200 C.F. and depth of 1.25'.

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.2.1. 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.4. Balance housing and employment land uses with the preservation and protection of our unique natural and cultural setting.

Policy LU.4.2 Utilize the following as guidance in the development process: Natural Environment maps, Environmental Planning and Conservation policies, Considerations for Development, Cultural Sensitivity and Historical Preservation maps, and Community Character policies, while respecting private property rights.

- Developer has reviewed the Regional Plan maps; natural resources are not impacted by this development.

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.

Policy LU.5.3. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.

Policy LU.5.4. Encourage development to be clustered in appropriate locations as a means of preserving natural resources and open space, and to minimize service and utility costs, with such tools as Transfer of Development Rights (TDR).

Policy LU.5.5. Encourage the distribution of density within neighborhoods in relationship to associated activity centers and corridors, infrastructure, transportation, and natural constraints such as slopes and drainage.

Policy LU.5.6. Encourage the distribution of density with neighborhoods in relationship to associated activity centers and corridors, infrastructure, transportation, and natural constraints such as slopes and drainages.

- The proposal is to rezone the site to high-density residential to allow for the development of 139 units on the site. The development will preserve over 1.75 acres of open space.

Goal LU.6. Provide for a mix of land uses.

Policy LU.6.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.

Policy LU.6.2 Consider commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning areas, and industrial uses appropriate place types and area types for employment opportunities.

- One-, two- and three-bedroom units will be constructed to provide a variety of housing options. 14 units will be designated as permanently affordable rental units.

- The project is located in a suburban activity center and located near commercial businesses and within a mile from I-40 for easy access to other employment centers throughout the city.

Goal LU.7 Provide for public services and infrastructure.

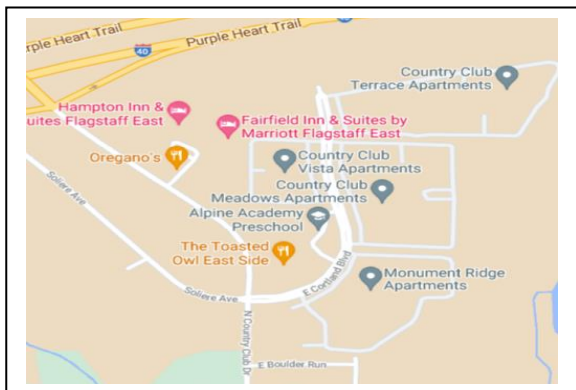
Policy LU.7.3 Require development proposals to address availability of adequate public services.

Goal LU.8. Balance future growth with available water resources.

Policy LU.8.1 Available water resources should be a consideration for all major development and subdivision applications.

Policy LU.8.2 Impacts on the City’s water delivery infrastructure should be a consideration for all residential and nonresidential development proposals.

- The Project is within the urban growth boundary and has the ability to be served by City water and sewer utilities.
- All public services are available in this area. Emergency vehicles will have direct access to the Lofts at Continental off Cortland Boulevard. Service vehicles will have full mobility within the development with 26’ drive isles.



Suburban Area Goals and Policies

Goal LU.13. (Suburban Area) Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods.

Policy LU.13.1. Prioritize connectivity for walking, biking, and driving within and between surrounding neighborhoods.

Policy LU.13.2. Consider public transit connections in suburban development.

Policy LU.13.4. Plan suburban development to include a variety of housing options.

Policy LU.13.9. Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks, community centers, and neighborhoods.

Policy LU.13.11. Promote cluster development as an alternative development pattern in appropriate locations as a means of preserving resources and to minimize service and utility costs.

- The Suburban Area Goals and Policies have been met with this development and have been identified throughout the General Plan Conformance Section.



Activity Centers and Commercial Corridors Goals and Policies

Goal LU.18. (Activity Center) Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices.

Policy LU.18.3. Redevelop underutilized properties, upgrade aging infrastructure, and enhance rights-of-way and public spaces so that existing activity centers and corridors can realize their full potential.

Policy LU.18.4. Encourage developers to provide activity centers and corridors with housing of various types and price points, especially attached and multi-family housing.

Policy LU. 18.5 Plan for and support multi-modal activity centers and corridors with an emphasis on pedestrian and transit friendly design.

Policy LU.18.6. Support increased densities within activity centers and corridors.

Policy LU.18.8. Increase residential densities, live-work units, and home occupations within the activity center's pedestrian shed.

Policy LU.18.13. Promote higher density development in targeted areas where economically viable and desired by the public.

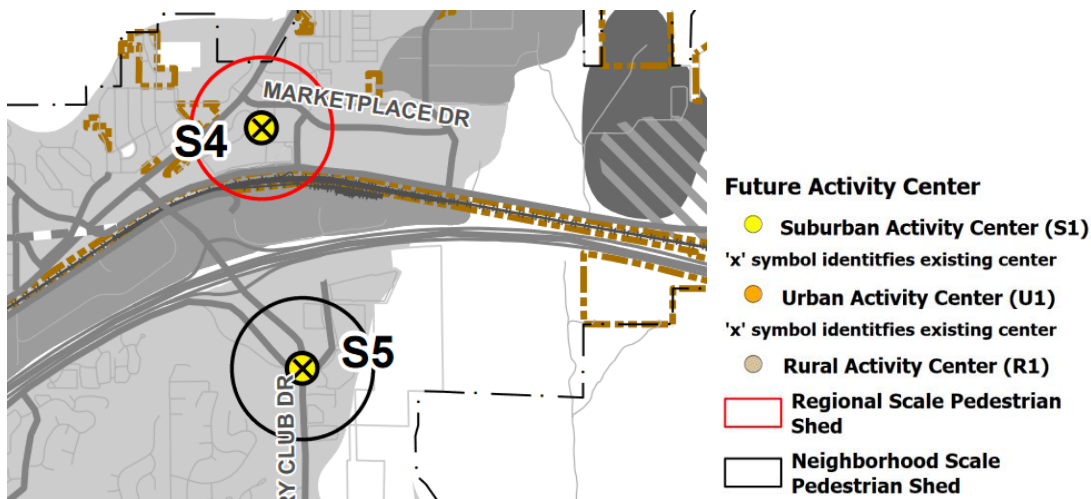
Policy LU.18.14. Endorse efficiency of infrastructure with compact development within targeted activity centers.

Policy LU.18.15. Actual pedestrian-shed boundaries will be established considering opportunities and constraints posed by natural and man-made barriers like terrain or the interstate, road networks, and existing development patterns.

Policy LU.18.18. New development within existing activity centers should enhance the existing street pattern to meet the goals and policies of the Regional Plan related to connectivity and complete streets.

- The Project is located within Suburban Activity Center S5 (Country Club Center – Country Club Dr. / Soliere Ave.).
- This Project adds valuable residential opportunities, including affordable units, near the center of an existing Activity Center.
- Development of this property will provide attainable housing close to employment opportunities and additional clientele support preexisting commercial uses in the Activity Center.
- With the extension of the urban trail across the Property, the residents of beyond the Project benefit from permanent access to the open space. The urban trail also provides a link to connect to the FUTS network providing alternate means of transportation.
- The rezoning would add valuable housing stock for the local workforce with a minor loss of research & development / light industrial.

- Flagstaff’s Regional Plan and High Occupancy Housing Specific Plan acknowledge that Activity Centers are the most appropriate locations for more dense residential uses, particularly multi-family and attached housing.
- Activity centers encourage denser residential uses near the center. The current lay out of the Activity Center further underscores appropriateness of this project on this Property.
- The Project consists of 139 units in 25 buildings comprised of (2) 4 Plex's, (7) 5 Plex's (16) 6 Plex's. Use as higher density multi-family residences is consistent with four neighboring apartment developments.
- A more concentrated residential use in this area lessens the need for development towards the peripheral of the urban growth boundary.



Excerpt Flagstaff Regional Plan Map 24: Activity Center

Chapter X-Transportation

Mobility and Access Goals and Policies

Goal T.1. Improve mobility and access throughout the region.

Policy T.1.1. Integrate a balanced, multimodal, regional transportation system.

Policy T.1.5. Manage the operation and interaction of all modal systems for efficiency, effectiveness, safety, and to best mitigate traffic congestion.

Environmental Considerations Goals and Policies

Goal T.3. Provide transportation infrastructure that is conducive to conservation, preservation, and development goals to avoid, minimize, or mitigate impacts on the natural and built environment.

Policy T.3.1. Design and assess transportation improvement plans, projects, and strategies to minimize negative impacts on air quality and maintain the region’s current air quality.



Policy T.3.3. Couple transportation investments with desired land use patterns to enhance and protect the quality and livability of neighborhoods, activity centers, and community places.

Policy T.3.7. Design transportation infrastructure to mitigate negative impacts on plants, animals, their habitats, and linkages between them.

Quality Design Goals and Policies

Goal T.4. Promote transportation infrastructure and services that enhance the quality of life of the communities within the region.

Policy T.4.1. Promote context sensitive solutions (CSS) supportive of planned land uses, integration of related infrastructure needs and desired community character elements in all transportation investments.

Automobile Goals and Policies

Policy T.8.1. Promote efficient transportation connectivity to major trade corridors, employment centers, and special districts that enhances the region's standing as a major economic hub.

- The location of project meets Regional Plan goals by tying in to current existing energy efficient alternative transportation systems, namely the Flagstaff Urban Trail System (FUTS) and bus routes for NAIPTA (Northern Arizona Intergovernmental Public Transportation Authority).
- NAIPTA bus stops for Route 3 (Green line) are approximately 3/10 mile from the Project.
- Route 3 provides service (without a transfer) to three schools en route to the Downtown Connection Center via Soliere and Butler.¹ The route also provides a deviation on school days to accommodate the student riders. Heading east, Route 3 ends at the Mall Connection Center near the employment and shopping opportunities in the vicinity.²
- Located near the I-40 exchange, Project residents will have easy access to other parts of Flagstaff while bypassing traffic congestion on surface streets.
- Heading north on Country Club Dr. also provides a quick drive to the Nestle Purina factory (which employs 300 people³).
- Flagstaff Mall is approximately 2.5 miles from the Project, and other employment opportunities along Marketplace Drive.
- In the event the Northern Arizona Healthcare Health Village is approved near Fort Tuthill, I-40 provides a smooth commute for employees and users of the medical center.
- The extension of the Flagstaff Urban Trail through the project will provide access to the adjacent Flagstaff Open Space and Future Regional Park extending the multi-modal transportation throughout Flagstaff.
- Sidewalks connect to the existing sidewalks along Cortland Boulevard.

¹ <https://mountainline.az.gov/wp-content/uploads/2020/02/Mountain-line-System-Map-web.pdf>, accessed June 21, 2021.

³ <https://www.nestlepurinacareers.com/locations/flagstaff/> accessed June 20, 2021.



- 16 bicycle racks are provided throughout the development to encourage alternative modes of transportation.
- A 45' public right-of-way will be granted to the City of Flagstaff for the future expansion of the road to provide access for the Public to the future Regional Park and City of Flagstaff Open Space.

Chapter XIII-Neighborhoods, Housing, & Urban Conservation

Neighborhoods, Housing, and Urban Conservation Goals and Policies

Goal NH.1. Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.

Policy NH.1.1. Preserve and enhance existing neighborhoods

Policy NH.1.3. Interconnect existing and new neighborhoods through patterns of development, with complete streets, sidewalks, and trails.

Policy NH.1.4. Foster points of activities, services, increased densities, and transit connections in urban and suburban neighborhoods.

- An urban trail will be dedicated to the City of Flagstaff adding to the FUTS trail network.
- Sidewalks within the development connect with the existing sidewalks along Cortland BLVD.

Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.

Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.

Policy NH.3.5. Encourage and incentivize affordable housing.

- The development will consist of 25 buildings, (2) 4 Plex's, (7) 5 Plex's, and (16) 6 Plex's, a total of 139 units with a mix of one bedroom, two bedroom and three bedrooms to fit the needs of the community.
- 14 of the units will remain permanently affordable and comply with the City of Flagstaff Affordability Plan.

Goal NH.4. All housing is safe and sanitary.

Policy NH.4.3. Address accessibility issues and other housing barriers to person with disabilities or special needs.

Policy NH.4.4. Encourage green practices in housing construction and rehabilitate that support durable, healthy, and energy-efficient homes.



Policy NH.4.6. Consider and integrate public transportation, when possible, in planning housing developments, to help reduce a household's transportation costs and minimize impact on the community's roads and transportation system.

- All units will be ADA accessible by having a unit on the ground floor.
- All units will be Energy Star Certified. Refer to Chapter VII Energy.
- NAIPTA bus stop is within ¾ mile of the project. Refer to Chapter X Transportation

Goal NH.6. Neighborhood conservation efforts of revitalization, redevelopment, and infill are compatible with and enhance our overall community character.

Policy NH.6.1. Promote quality redevelopment and infill projects that are contextual with surrounding neighborhoods. When planning for redevelopment, the needs of existing residents should be addressed as early as possible in the development process.

Policy NH.6.2. Use urban conservation tools to revitalize existing underutilized activity centers to their potential.

- Within the Activity Center, the Project is located on a vacant parcel encircled by pre-existing neighborhoods, the interstate, and commercial uses which limit the size of the development that it can accommodate.
- While the property is not in a neighborhood, the property is considered part of the activity centers pedestrian shed and so it is consistent with the character of high-density residential dwellings.
- Use for industrial and highway commercial purposes (under current zoning) may be non-objectionable to the current commercial neighbors. However, the residents in the adjacent apartment communities may appreciate the extension of the residential character and uses, particularly when a permanent access to open space is provided.

Chapter XIV-Economic Development

Activity Centers Goals and Policies

Goal ED.8. Promote the continued physical and economic viability of the region's commercial districts by focusing investment on existing and new activity centers.

No policies for this goal.

Redevelopment and Infill Goals and Policies

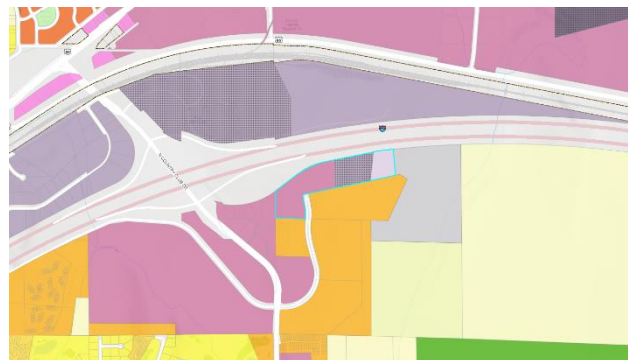
Goal ED.9. Promote redevelopment and infill as a well-established means to accomplish a variety of community economic, planning, and environmental goals.

No policies for this goal.



Developer acknowledges that the preservation of employment centers and commercial opportunities is part of the Regional Plan. The benefits of granting the requested rezoning far outweigh the minor loss of highway commercial and light industrial zoned property.

- The rezoning does not deplete the Activity Center of future commercial options.
- Developer is not seeking to rezone the “remainder parcel” which will keep its Highway Commercial zoning.
- Another large area zoned Highway Commercial remains on the east side of Country Club Blvd Near the heart of the Activity Center.⁴
- Access to the site is off Cortland Boulevard tucked behind other residential uses making residential development a preferred use over commercial development at this site.
- The Regional Plan suggests residential uses fill in behind commercial ones as moving out from the core of the Activity Center.
- If developed as commercial, the present residents will be sandwiched between commercial.
- Residential development limits traffic to the surrounding residents.
- Commercial development would increase the commercial/freight traffic residents are currently spared.



EXCERPT FROM ONLINE CITY OF FLAGSTAFF

Chapter XV-Recreation

Recreation Goals and Policies

Goal REC 1. Maintain and grow the region’s healthy system of convenient and accessible parks, recreation facilities, and trails.

Policy REC.1.1 Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.

Policy REC.1.2 Promote public and private partnerships to offer parks, recreational facilities, and resources.

- 70 acres of city open space are adjacent to the development. Residents will have direct access to the open space via the urban trail that will be constructed on site.
- Dedication of 45’ of future right-of-way will provide access for the public to the future regional park and city open space.

⁴ Map available at

<https://gis.flagstaffaz.gov/portal/apps/sites/#/opendata/app/e875b6af210e466095227070ee2ccc94>, accessed June 21, 2021.



FINDINGS FOR ZONING MAP AMENDMENT

Pursuant to Section 10-20.50.040 of the Zoning Code, an amendment to the Zoning Map may be approved if all the following findings are made, as applicable to the type of amendment:

1. The proposed amendment is consistent with and conforms to the goals of the Regional Plan.
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.

Developer has demonstrated that the Project meets the requirements for a Zoning Map Amendment and requests that the City approve the Zoning Map Amendment for the property to High Density Residential to allow for the multi-family development of 139 units which will provide additional housing to the residents of Flagstaff.