NOTICE AND AGENDA

ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

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

To participate in the meeting click the following link:
Join Microsoft Teams Meeting

The public can submit comments that will be read at the dais by a staff member to CDPandZCommission@flagstaffaz.gov.

PLANNING & ZONING COMMISSION
WEDNESDAY
February 23, 2022

VIRTUAL STAFF CONFERENCE ROOM
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.

MARIE JONES, VICE CHAIR
BOB HARRIS
DR. RICARDO GUTHRIE
CAROLE MANDINO
DR. ALEX MARTINEZ
MARY NORTON
LLOYD PAUL

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 regular meeting on Wednesday, February 9, 2022

5. PUBLIC HEARING

A. **PZ-18-00030-02:** Concept Zoning Map Amendment, requested by Miramonte Holdings, LLC., of approximately 13.49 acres located at 5531 East Cortland Boulevard from the Highway Commercial (HC), Light Industrial-Open (LI-O), and Research and Development (RD) zones to the High Density Residential (HR) zone. The development site is already located within the Resource Protection Overlay (RPO).

STAFF RECOMMENDED ACTION:

Staff believes that the proposed Zoning Map amendment is in substantial conformance with the required findings and recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation approving an amendment to the Zoning Map for 13.49 acres from the Highway Commercial (HC), Light Industrial-Open (LI-O) and Research and Development (RD) zones to the High Density (HR) zone, subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the concept zoning plan and project narrative including but not limited to the density and intensity and general layout approved by the Inter-Division Staff (IDS) on September 29, 2021, with this request except as modified herein.
2. Development of the HR zone shall be limited to the number of units (139) identified in the concept zone plan and used for the preparation of all impact analysis. There shall be no more than a 10% increase or decrease in the total number of units identified in the concept zone plan.
3. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
4. All terms, conditions, and restrictions detailed within the "The Lofts at Continental Development Agreement" must be fully satisfied.
5. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) 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, Light Industrial-Open and Research and Development in accordance with A.R.S. § 9-462.01.

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 2/18/22, 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 18 day of February, 2022.

_____
Tammy Bishop, Administrative Specialist

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

Meeting Date: 02/23/2022

From: Tiffany Antol, Senior Planner

Information

TITLE:

PZ-18-00030-02: Concept Zoning Map Amendment, requested by Miramonte Holdings, LLC., of approximately 13.49 acres located at 5531 East Cortland Boulevard from the Highway Commercial (HC), Light Industrial-Open (LI-O), and Research and Development (RD) zones to the High Density Residential (HR) zone. The development site is already located within the Resource Protection Overlay (RPO).

STAFF RECOMMENDED ACTION:

Staff believes that the proposed Zoning Map amendment is in substantial conformance with the required findings and recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation approving an amendment to the Zoning Map for 13.49 acres from the Highway Commercial (HC), Light Industrial-Open (LI-O) and Research and Development (RD) zones to the High Density (HR) zone, subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the concept zoning plan and project narrative including but not limited to the density and intensity and general layout approved by the Inter-Division Staff (IDS) on September 29, 2021, with this request except as modified herein.
2. Development of the HR zone shall be limited to the number of units (139) identified in the concept zone plan and used for the preparation of all impact analysis. There shall be no more than a 10% increase or decrease in the total number of units identified in the concept zone plan.
3. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
4. All terms, conditions, and restrictions detailed within the “The Lofts at Continental Development Agreement” must be fully satisfied.
5. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) 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, Light Industrial-Open and Research and Development in accordance with A.R.S. § 9-462.01.

Attachments

Staff Report

Zoning Map Amendment Application
Legal Notice
Project Narrative & Regional Plan Analysis
Cover Sheet & Project Information
Vicinity Map
Context Analysis
Site Analysis
Concept Zoning Plan
Access and Vehicle Circulation
Grading & Drainage
General Utilities
Off-Site Sewer 1
Off-Site Sewer 2
Natural Resource Protection & Landscape Plans
Architectural Drawings
Elevations 1
Elevations 2
Traffic Statement
Rezone Legal Description
Abdonment & Easements
Concept Plat
Citizen Participation Plan

PLANNING AND DEVELOPMENT SERVICES REPORT
CONCEPT ZONING MAP AMENDMENT

PUBLIC HEARING
PZ-18-00030-02

DATE: February 3, 2022
MEETING DATE: February 23, 2022
REPORT BY: Tiffany Antol, AICP

REQUEST:
Concept Zoning Map Amendment, requested by Miramonte Holdings, LLC., of approximately 13.49 acres located at 5531 East Cortland Boulevard from the Highway Commercial (HC), Light Industrial-Open (LI-O), and Research and Development (RD) zones to the High Density Residential (HR) zone. The development site is already located within the Resource Protection Overlay (RPO).

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 property ("Property") is approximately 13.49 acres of an overall 19.26-acre parcel located at the north end of Cortland Boulevard just south of Interstate 40. The property is currently vacant.

PROPOSED LAND USE:
The developer proposes the construction of a multi-family residential development with a maximum of 139 dwelling units at an overall maximum gross density of approximately 10.30 dwelling units per acre and a maximum net density of 12.38 units per acre. Dwelling units will consist of a mixture of 1-, 2-, and 3-bedroom dwelling units. The project is intended to be developed with two-story townhome style units within a combination of 4-plex, 5-plex, and 6-plex buildings. The development includes outdoor amenities and on-site surface parking.

NEIGHBORHOOD DEVELOPMENT:
See the attached area context map.

North: Interstate 40
East: Vacant land zoned Research and Development and Rural Residential
South: Multi-Family Residential zoned High Density Residential
West: Mix of developed and vacant land zoned Highway Commercial

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I. Project Introduction

A. Background/Introduction

The applicant, Miramonte Holdings, LLC., is requesting a Concept Zoning Map Amendment to rezone approximately 13.49 acres of an existing 19.26-acre parcel from the Highway Commercial (HC), Light Industrial-Open (LI-O), and Research and Development (RD) zones (each make up approximately 1/3 of the area to be rezoned) to the High Density Residential (HR) zone located at 5531 East Cortland Boulevard. This amendment would allow the development of a multi-family residential development consisting of between 139 dwelling units located within 25 (4-plex, 5-plex, and 6-plex) townhouse building types. The Property is currently undeveloped land with a grouping of trees on the western edge of the proposed development site. The property gently slopes towards the east with no significant slope resources.

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 site plans with all supporting information required for site plan review concurrently with the Zoning Map amendment application. Once the Zoning Map amendment is approved by the Council, then the applicant can proceed directly to construction plan and building permit review. The Authorization to Rezone with a Concept Zoning Plan process allows the applicant to prepare a concept

zoning plan and pursue site plan application after Council approves the Zoning Map Amendment. A Concept Zoning Plan should consist of a plan with proposed use(s), vicinity maps, context map, 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. In this case, staff recommended that the applicant pursue a concept rezoning due to the reconfiguration of existing access rights on the proposed development site.

In 2002, the City of Flagstaff acquired the land adjacent to the subject property for open space, flood control, recreation, and redevelopment. At the time of acquisition, the City was granted an 88-foot-wide access easement through the center of the subject property. The location of the easement made the development of the subject property extremely difficult. Staff has worked with the applicant to resolve the issue through compromise. The City will abandon the existing easement and the applicant will dedicate a new 45-foot unimproved right-of-way on the northern boundary of the property in addition to providing a 10-foot concrete FUTS along the southern boundary of the property. The details of this exchange are covered in the accompanied development agreement.

B. Proposed Rezoning and Development Plan

The developer, Miramonte Holdings, LLC., is requesting rezoning approval to permit the development of a multi-family development consisting of 139 dwelling units. The proposed development would consist of two-story townhome building types ranging from one- to three-bedroom units. The unit mix as shown on the concept plan includes the following:

UNIT DESCRIPTION	NO. OF UNITS	PERCENTAGE
1 Bed	30	21.5%
2 Bed	79	57%
3 Bed	30	21.5%

The minimum density requirement in the High Density Residential zone is 10 units per acre and the maximum density is 22 units per acre with the Resource Protection Overlay. The Zoning Code utilizes "Gross Density" where the density of a development is calculated by the total number of dwelling units divided by the total acreage of the Development Site Area. This project at 139 units divided by the gross site acreage of 13.49 acres results in 10.30 units per acre. The applicant will be providing improved right-of-way for a new cul-de-sac at the end of Cortland Boulevard (0.53 acres) and unimproved right-of-way for access to the adjacent property owned by the City of Flagstaff (1.74 acres). The Development Site Area after these right of way dedications (net area) will be approximately 11.23 acres in size with a net density of 12.38 units per acre.

Access to the development will be from Cortland Boulevard which will end in a new cul-de-sac within the larger 19.26-acre site. The cul-de-sac will be constructed in conjunction with the proposed multi-family development. The site is long and narrow which lends itself to having a driveway around the exterior of the site with the residential units located in the center like the adjacent apartment complexes.

Concept Zoning Plan

On September 29, 2021, the Inter-Department Staff (IDS) deemed the application for Concept Zoning to be complete. If this rezoning is approved the applicant will need to submit for Site Plan review prior to submitting civil plans or building permits.

A. Zoning – City of Flagstaff Zoning Code

If this Concept Zoning Map Amendment request is approved, approximately 13.49 acres will be rezoned to the High Density Residential (HR) zone. Development of the site will be conditioned to the approved concept plan and a final development agreement. Any substantial change to the approved concept plan (more than a 10% density

increase/decrease or modification to any condition of approval) will require a new rezoning request and further review and approvals by the Planning and Zoning Commission and City Council. The Concept Plan provided includes the general site layout, open space and civic space areas, general circulation, and building elevations.

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 slopes on the subject property are less than 17%, so building foundations do not need to be designed to step with the terrain. 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, driveways, pedestrian ways, and bicycle facilities; location of existing transit facilities; as well as the existing built environment.

ii. Resource Protection

There is a Resource Protection Overlay zone on the subject site. The Zoning Code requires 50% of the tree resources to be saved. A conceptual Natural Resource Protection Plan (NRPP) was submitted as part of this rezoning application, which shows 66.4% of the tree resources preserved on the site. There are no slopes on site that exceed 17%. 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 review. Staff will ensure compliance with the Zoning Code during Site Plan and Civil Plan review.

iii. Open Space & Civic Space

The HR zone requires 15% of the lot area to be Common Open Space (Table 10-40-30.030.A). A minimum of 1.69 acres of open space are required for the proposed residential project. The plans provided show the open space as the resource, landscape, and FUTS trail. Specific amenities for the residents of the site are not shown. The project narrative references a dog park which will include benches and a Ramada; however, details of this area have not been provided. A pollinator garden and the FUTS on site are also listed as amenities.

Section 10-30.60.060.B.1.b of the Zoning Code requires developments with 50 or more dwelling units to provide a minimum of 5% of the site as Civic Space. This space must be accessible to the public. A total of .56 acres of civic space is required for this project. The FUTS trail located along the southern property line is used to fulfill this requirement on site.

iv. Pedestrian and Bicycle Circulation Systems

Because this property is undeveloped there are no existing edge improvements along the property frontage. As part of this development the applicant will be required to install edge improvements along the cul-de-sac required to be constructed at the end of Cortland Boulevard to serve the property. The edge improvements along the cul-de-sac include a 5-foot parkway and an 8-foot sidewalk. A new 10-foot concrete FUTS trail will be provided by the developer from the new cul-de-sac along the southern property boundary connecting to the adjacent parcel owned by the City of Flagstaff. Cortland Boulevard does not currently have bicycle lanes.

v. Compatibility and Architectural Design Standards

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 proposed development conforms to the development pattern of the surrounding neighborhood which includes several multi-family developments.

Scale refers to similar or harmonious proportions, overall height and width, the visual intensity of the development, and the building massing. The development as proposed does not look like a typical apartment complex, instead consisting of building types that more closely represent a townhome single-family development which is like that of the surrounding development. The High Density Residential (HR) zone has a maximum building height of 60 feet like the properties directly to the south of the site. Several properties in the immediate vicinity are located within the High Density Residential (HR) zone which has a maximum building height of 60 feet. The proposed development is limited to one- and two-story building types which is like the existing development pattern in the area.

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 and ensure compliance with the Zoning Code during site plan review. At the concept plan level, staff is most concerned with ensuring adequate landscape street buffers, building foundation, and parking lot landscaping. The proposed building types present a unique challenge for applying building foundation landscaping because there are many individual buildings that equate to a higher requirement for landscaping than a larger apartment building. 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 3, which means that it is located further away from astronomical resources within and surrounding the City of Flagstaff. Lighting Zone 3 has the lowest-level standards regarding outdoor lighting and allows for a total of 100,000 lumens per acre for multi-family residential development. A lighting plan is not required as part of a Concept Zoning Map Amendment, but one will be reviewed for compliance at the time of building permit submittal.

viii. Parking

Based on the requirements for market rate units, 290 parking spaces are required and are provided. No parking reduction incentives are used for this development. Fifteen bicycle parking spaces are required and sixteen are provided. In addition to vehicular parking the applicant is proposing and has included in the Development Agreement the provision of 4 EV-ready outlets per the requirements of the building code.

UNIT DESCRIPTION	NO. OF UNITS	SPACES PER UNIT	REQ PARKING
1 Bed	30	1.5	45
2 Bed	79	2.25	177.75
3 Bed	30	2.25	67.5
		Total	**290**

ix. Historic/Cultural Resources

A Phase 3 Cultural Resource Study has been completed for the property and is currently awaiting final data

review to be accepted by the Heritage Preservation Officer. The details of the study are confidential. All required mitigation has been completed.

B. Public Systems Impact Analysis

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. The estimated peak hour trips for this development are 65 vehicles/hour in the a.m. and 79 vehicles/hour in the p.m. According to the Standards, an analysis beyond the traffic statement provided is not required. No impacts to the surrounding transportation network are anticipated that would require mitigation.

ii. Water and Wastewater Impact

A Water and Sewer Impact Analysis (WSIA) was completed by the City on April 30, 2021. The proposed development is located within the City of Flagstaff urban growth boundary 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. 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

All public water infrastructure exists in the Cortland Boulevard right-of-way. There is an 8" water main extended to the property frontage. On-site improvement will include a waterline loop around the property to service each proposed building which will also connect to a newly installed 18" waterline that crosses I-40. The property lies 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. High pressures have been noted on site which require the developer to install pressure reducing valves after the meter.

Wastewater

The main sewer service for this project is a sewer line stub located south of the property. The existing line is an 8" PVC pipe. The developer will connect to this sewer by building a sewer line around the east side of the adjacent parcels and into the City-owned property. Prior to this connection, the existing 8" downstream sewer main must be upsized to a 10" main. This upsized sewer main must be installed, approved, and placed into service prior to the connection.

iii. Stormwater Analysis

The development of the subject project is proposing on-site, pre vs. post, volumetric mitigation in lieu of a Drainage Impact Analysis. The proposed stormwater management design will provide surface retention to not increase the volume of pre-development flows off-site. A basin will also provide peak flow mitigation of post development flow rates to at or below pre-development flow rates. LID requirements will be met per City standards. The Stormwater Manager has provided preliminary acceptance of the proposed on-site mitigation and LID methods. A preliminary drainage report is attached.

II. Zoning Map Amendment Findings

An application for a Zoning Map Amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. 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 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.

Zoning Map Amendments shall be evaluated based on the following findings:

A. Finding #1:

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.

The subject property is designated as Existing Suburban area type with a portion of the property not being rezoned within a Neighborhood Suburban Activity Center pedestrian shed. Suburban areas are intended to have medium to low densities of people, residences, jobs, and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities such as FUTS trails; some services and goods are available to the residents; and the area may have access to public transportation. The City's desired Suburban Neighborhood Characteristics include a density of 2-13 units per acre, low-rise apartments (generally accepted as three-story maximum), and open spaces used for passive recreation. The proposed development complies with these characteristics with approximately 10.30 units per acre. Both gross and net density comply with the density range.

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. These goals and policies are located in an attachment to this report and within the developer's narrative. 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 subject property is not identified as a site with significant or concentrations of natural resources per Maps 7 and 8 within the Regional Plan. In accordance with Goal E&C.2, the applicant is trying to encourage carbon neutrality using energy efficient appliances, electric vehicle-ready parking spaces, and the provision of bicycle parking on site. The site is located less than a mile to existing transit resources. In accordance with Goal E&C.5, the proposed development will adhere to the City of Flagstaff Outdoor Lighting Standards as required by the Zoning Code.

b. Open Space (Natural Resources and Open Space)

Goal OS.1. promotes the development of trails and access to public lands. The subject property is located adjacent to City-owned property intended to be developed as a regional park. The developer has agreed to

provide and develop a concrete FUTS trail connection through the subject site to this adjacent property. In addition, the developer has worked with City staff to preserve future access needs to the adjacent property.

c. Water Resources (Water Sources, Water Demand, Stormwater and Watershed Management, and Water Quality)

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." The Property is located within the Urban Growth Boundary. There is existing water infrastructure in Cortland Boulevard that can support the proposed development. The existing sewer infrastructure available to serve the Property is at capacity and will need to be increased in size to accommodate the proposed development. These improvements will be required prior to the occupancy of the project. The proposed development complies with the findings of the Drainage Impact Analysis discussed in the Public Systems Impact Analysis section of this report.

d. Energy (Energy Efficiency and Renewable Energy)

Goal E.1. encourages increasing energy efficiency. All units within the development are proposed to be ENERGY STAR certified with documentation provided prior to certificate of occupancy. Low VOC and formaldehyde-free materials will be used for the carpet, cabinets, and paint. The units are proposed to include energy recovery ventilators for air quality and engineered HVAC to ensure efficiency. HERS scores are proposed to be below 58. Units are proposed to achieve the Department of Energy ENERGY STAR certification for multifamily new construction verified by a third-party verification professional and Environmental Protection Agency and Indoor airPLUS label through verification by a certified home energy rater using the Indoor airPLUS Verification Checklist. All appliances except for the furnaces will be electric. No sources of renewable energy are proposed for the site.

e. 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 approximately 66% of the tree resources will be retained.

Goal CC.3 aims to preserve, restore, enhance, and reflect the design traditions of Flagstaff. Specifically, policies CC.3.1 and CC.3.3 discuss the desired design of buildings and their relationship to their context. Staff believes that the design of the two-story units on the property meet these goals.

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. As part of this development, the applicant will be providing the necessary right-of-way to complete Cortland Boulevard in accordance with Engineering Standards. In addition to right-of-way, the applicant will be required to provide edge improvements consisting of parkways and sidewalks/FUTS as called for in the Regional Plan.

f. 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 a vacant infill parcel. The development of the infill parcel includes the required civic space, open space, and pedestrian amenities, including the portion of FUTS through the property.

The developer has met with nearby residents and property owners. The Citizen 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.

Policy LU.1.3 promotes 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 spaces, and programs for the benefit and improvement of the residents. The Regional Plan encourages suburban infill projects that propose multi-family development in the pedestrian shed of activity centers adjacent to public transit routes and a complete FUTS trail system.

The proposed development will provide the community with additional medium-density market-rate units and 14 affordable housing units limited to individuals who initially make no more than 80% of the Area Median Income (AMI) of Flagstaff.

g. 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)

The proposed development will construct a portion of the FUTS through the property, although the FUTS is not complete in this area and will not connect with other FUTS sections in the area. The Property is located within ¾ of a mile to a transit stop.

h. Neighborhoods, Housing, and Urban Conservation

Goal NH.3 of the Regional Plan speaks to the desire to make available a variety of housing types at different price points to provide housing opportunities for all economic sectors. The units proposed for affordable housing will permanently serve residents earning 80% of the area median income or less. For a single individual, that annual income limit is currently $39,200.

The Regional Plan also aims to have compatible infill projects, specifically in Goal NH.6. While the project is utilizing the High Density Residential zone similar to the surrounding properties, the development standards used are closer in line with the Medium Density Residential zone.

B. Finding #2

To meet the finding, the proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the "City") and will add to the public good as described in the General Plan.

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with all codes and requirements.

The community benefit of this project includes contributions to the FUTS trail system, improvements to the existing sewer system that will support the greater area and not just the proposed development, the provision of 14 affordable housing units, and energy-efficient features. Staff believes that the project intends to contribute to the community by exceeding the basic requirements of the Zoning Code and providing resources that will support the greater community as well as mitigate impacts of the proposed development.

C. Finding #3

To meet the finding, the affected site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities

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 reviewed the application and concluded that the site was suitable for the proposed development with the improvements as identified in this report. The IDS team based its conclusion on the review of all applicable codes and requirements as well as impact analysis for the site.

III. Development Agreement

A draft development agreement, attached to this report, has been prepared and continues to be negotiated throughout the review of this project. The primary purpose of this agreement is to set out roles and responsibilities regarding the following (not limited to):

- Off-site sewer modifications
- Dedication of improved right-of-way for cul-de-sac at the end of Cortland Boulevard
- Dedication of unimproved right-of-way for future access to City parcel to the east.
- 10' concrete FUTS trail through property from Cortland Boulevard to City parcel
- 10% Affordable Housing – 14 units
- Energy STAR certified units
- Prohibition of short-term rentals
- Materials management plan for enhanced recycling
- Dog park with amenities for residents
- Four electrical vehicle-ready outlets
- 16 bicycle parking spaces where 15 are required
- Pollinator friendly landscaping

V. Citizen Participation

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for Zoning Map Amendments. In accordance with Arizona State Statute, 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 all property owners within 600 feet (exceeding the minimum of 300 feet) of the site excluding rights-of-way and all HOAs and apartment management offices within 1,000 feet.

The developer held one virtual neighborhood meeting using the Zoom platform regarding this case on August 26th at 5:00pm. No one from the public attended the meeting. The second required meeting was waived by the Planning Director. Staff has not received any comments from the public as of the writing of this report.

RECOMMENDATION:

Staff believes that the proposed Zoning Map amendment is in substantial conformance with the required findings and recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation approving an amendment to the Zoning Map for 13.49 acres from the Highway Commercial (HC), Light Industrial-Open (LI-O), and Research and Development (RD) zones to the High Density (HR) zone, subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the concept zoning plan and project narrative including but not limited to the density and intensity and general layout approved by the Inter-Division Staff (IDS) on September 29, 2021, with this request except as modified herein.
2. Development of the HR zone shall be limited to the number of units (139) identified in the concept zone plan and used

for the preparation of all impact analysis. There shall be no more than a 10% increase or decrease in the total number of units identified in the concept zone plan.

3. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
4. All terms, conditions, and restrictions detailed within the "The Lofts at Continental Development Agreement" must be fully satisfied.
5. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) 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, Light Industrial-Open, and Research and Development in accordance with A.R.S. § 9-462.01.

Attachments:

- Application
- Legal Notice
- Project Narrative & Regional Plan Analysis
- Concept Zone Plan
- Landscape Plan
- Architectural Plans
- Preliminary Drainage Report
- Water Sewer Impact Analysis
- Traffic Statement
- Rezoning Legal Description
- Concept Subdivision Plan
- Citizen Participation Plan

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 Concept Zoning Map Amendment	File Number

Property Owner(s) / Title	Phone	Email
Mongini Irrevocalbe Trust, Mike Mongini, Owner	928-699-4381	mem@h2m2law.com
Mailing Address		**City, State, Zip**
120 N. Beaver Street, Flagstaff, AZ. 86001		
Applicant(s) / Title	**Phone**	**Email**
Miramonte Holdings, LLC- Chris Kemmerly- Owner	520-405-0914	chris@kemmerly.com
Mailing Address		**City, State, Zip**
2502 East River Road, Tucson, AZ. 85718		
Project Representative) / Title	**Phone**	**Email**
Charity Lee - Land Acquisition & Development Manager	928-600-3594	clee@miramontehomes.com
Mailing Address		**City, State, Zip**
102 S. Mikes Pike		Flagstaff, AZ. 86004

Requested Review ☒ Zoning Map Amendment ☐ Minor Regional Plan Amendment ☐ Continued

Site Address	Parcel Number(s)	Subdivision, Tract & Lot Number
5531 East Cortland BLVD	113-37-001E	No subdivision, meets and bounds
Existing Zoning District	**Proposed Zoning District:**	**Existing Regional Plan Land Use Category**
HC, LI-O, and RD	High Density Residential (HR)	Suburban Activity Center

Existing Use	Proposed Use
Vacant Land	139 unit multi-family residential community

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?

Requested Urban Growth Boundary Change (If Applicable)	Proposed Regional Plan Land Use Category
NA	NA

Property Owner Signature(required)	Date:	Applicant Signature	Date:
	7-26-21	, Member	7/21/24

For City Use

Date Filed:	File Number(s):		Type of Zoning Map Amendment:
P & Z Hearing Date:	Publication and Posting Date:		☐ Small scale
Council Hearing Date:	Publication and Posting Date:		☐ Medium scale
Fee Receipt Number:	Amount:	Date:	☐ Large scale
			☐ Multi-phase scale

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

Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, February 23, 2022, at 4:00 p.m. and the Flagstaff City Council will hold a Public Hearing on Tuesday, March 1, 2022, at 3:00 p.m., to consider the following:

A. Explanation of Matters to be considered:
A proposed amendment to the official City of Flagstaff zoning map to rezone 13.49 acres from Highway Commercial (HC), Light Industrial-Open (LI-O), and Research and Development (RD) with the RPO to High Density Residential (HR) with RPO for the purpose of constructing a 139-unit Multi-family Residential development.

The site currently consists of land owned by Mongini & Selna Childrens Irrevocable Living Trust.

B. General Description of the Affected Area:
Approximately 13.49 acres located east of Cortland Boulevard and south of Interstate 40, portion of Coconino County Assessor's Parcel Number 113-37-001E, portion of Section 8, T21N, R8E, of the G&SRM, City of Flagstaff, Coconino County, Arizona.

Planning and Zoning Commission meetings are currently being held virtually. For instructions on the virtual meetings visit the following link:

https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission

Contact the Planning Development Manager listed for maps and information regarding the proposed amendment. The Council hearing 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-Meet

PROPOSED ZONING MAP AMENDMENT
From Highway Commercial (HC), Light Industrial-Open (LI-O), and Research and Development (RD) with the Resource Protection Overlay (RPO) to High Density Residential (HR) with the Resource Protection Overlay (RPO) for the purpose of a 139-unit Multi-family Residential development



APN: East portion of 113-37-001E
ACRES: Approximately 13.49 Acres

FOR FURTHER INFORMATION CONTACT
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Planning & Development Services
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Flagstaff, Arizona 86001
(928) 213-2605
tantol@flagstaffaz.gov

Charity Lee
Miramonte Holdings, LLC
102 S Mikes Pike
Flagstaff, Arizona 86001
(928) 600-3594
clee@miramontehomes.com

Publish: February 5, 2022

PROJECT NARRATIVE
LOFTS AT CONTINENTAL
CONCEPT REZONING
PZ-20-00183
5531 E. CORTLAND BOULEVARD, FLAGSTAFF
AUGUST 3RD, 2021
UPDATED SEPTEMBER 17, 2021

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Chris Kemmerly
(520) 615-8900
chris@kemmerly.com

OWNER/SELLER
Mongini & Selna Childrens Irrevocable Living Trust
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mem@h2m2law.com

LAND ACQUISITION & DEVELOPMENT MANAGER
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Charity Lee
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clee@miramontehomes.com

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Mogollon99@aol.com

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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.

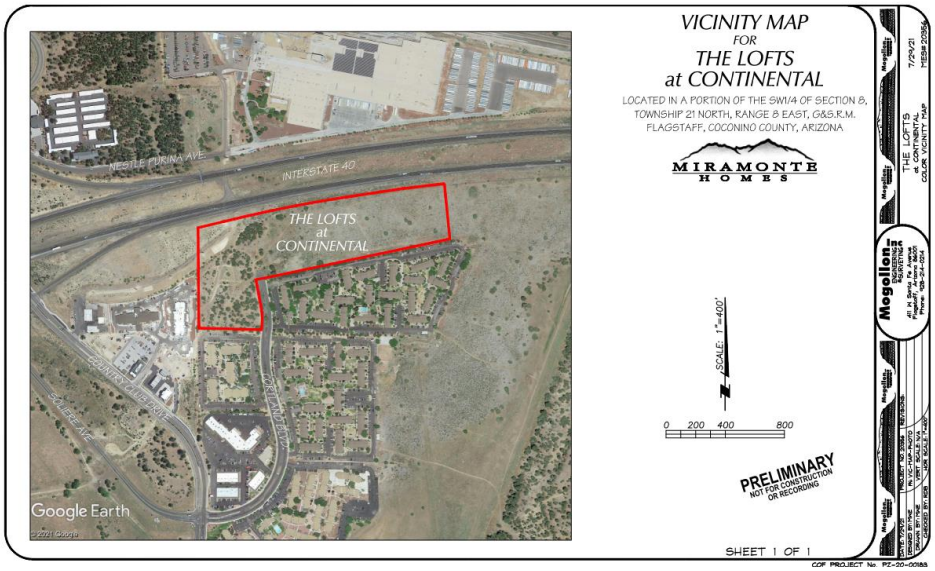
Miramonte has been building homes in Flagstaff, Arizona since 2012 and has developed; Forest Springs Phase I and II, Switzer Canyon, Presidio in the Pines Phases I, II and II, Miramonte Mountain Reserve, Miramonte Mountain Pines, Enclave at Presidio, Miramonte Garden Pines, Dale Condos, Montvale, Walnut 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.





Excerpt from online City of Flagstaff Zoning Map

Research and Development (RD)

Highway Commercial (HC)

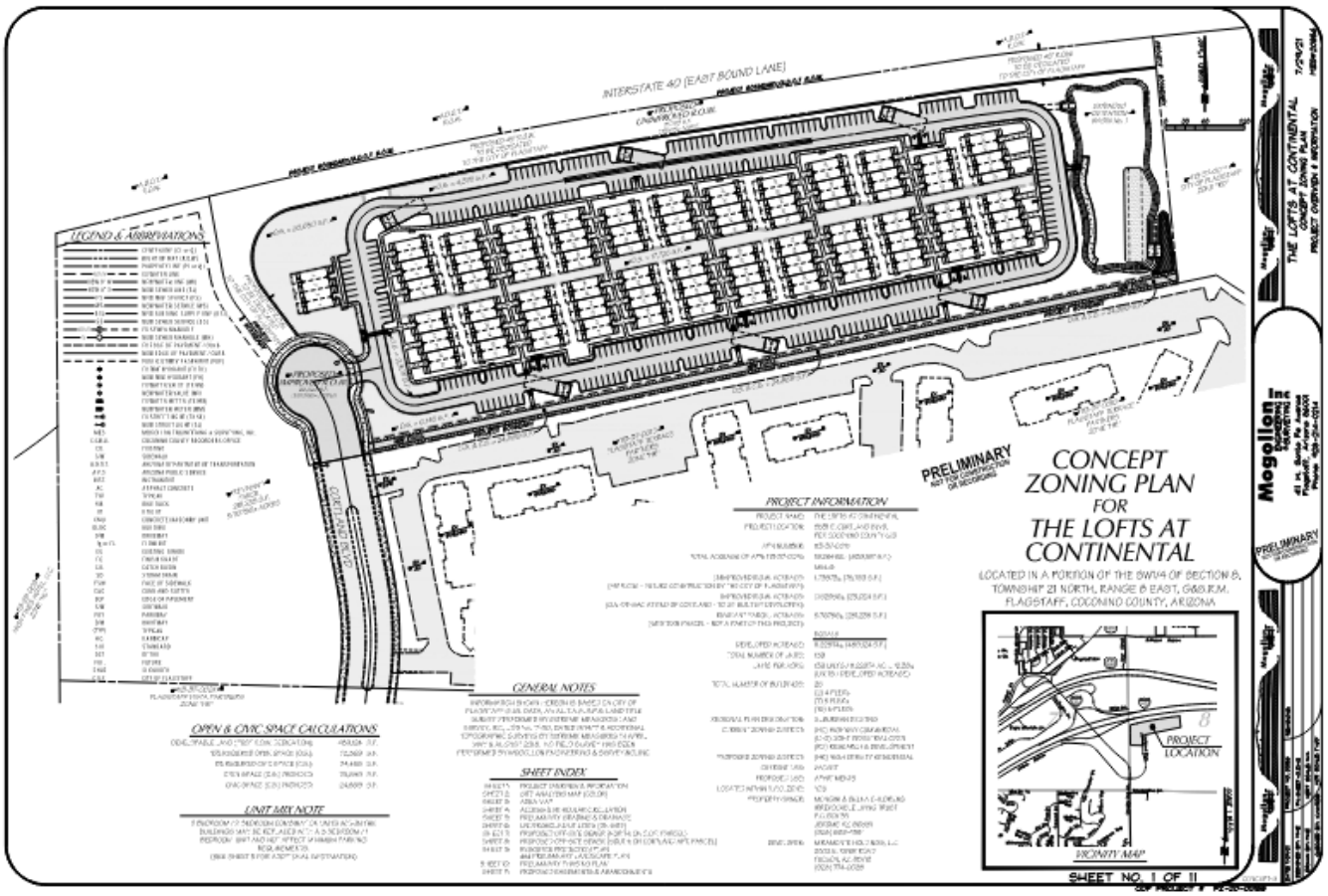
Light Industrial Open (LI-O)

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

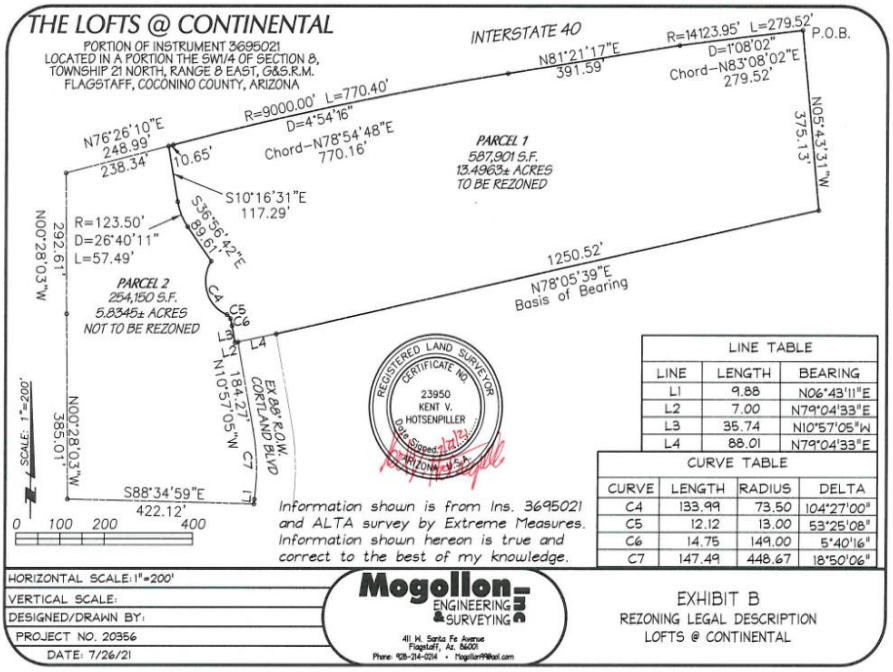
The Lofts at Continental is a 139-unit multi-family residential rental community, providing additional housing for the city of Flagstaff (the "Project"). The Project site is ± 13.49 gross acres with ±11.23 developed acreage. Units per acre is ±12.38 acres (139 units/11.22874 acres = 12.38 ±). There will 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.



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.

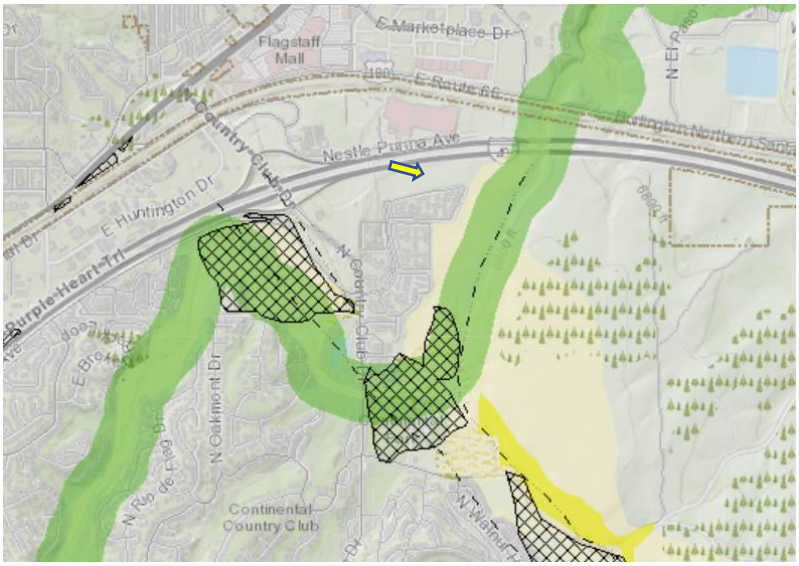
Upon completion, and in advance notice of the first public hearing on this application, Miramonte will submit a detailed report of its citizen participation efforts, the feedback it has received, and changes or proposed changes to the project based on that feedback.

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 WR5.7. 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 ¾ 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. 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.

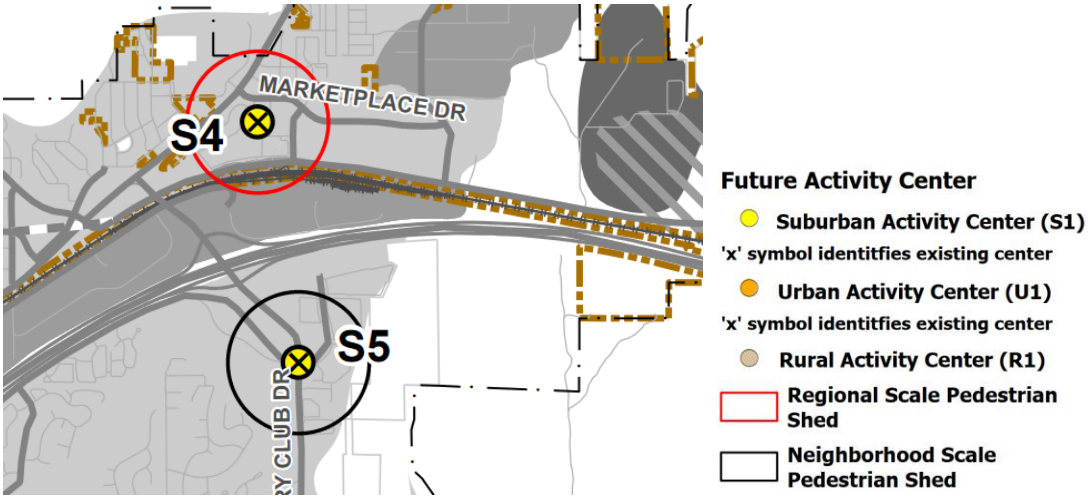
Policy LU.18.14. Endorse efficiency of infrastructure with compact development within targeted activity centers.

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 people[3]).
- 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 muti-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 rehabilitee 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.

COVER SHEET
AND
PROJECT INFORMATION
FOR
THE LOFTS at CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8,
TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

MIRAMONTE HOMES

PROJECT INFORMATION

PROJECT NAME:	THE LOFTS AT CONTINENTAL
PROJECT LOCATION:	5531 E. CORTLAND BLVD. PER COCONINO COUNTY GIS
APN NUMBER:	113-37-001E
TOTAL ACREAGE OF APN: 113-37-001E:	19.26462± (839,167 S.F.)
	MINUS
UNIMPROVED R.O.W. ACREAGE: (45' R.O.W. - FUTURE CONSTRUCTION BY THE CITY OF FLAGSTAFF):	1.73973± (75,783 S.F.)
IMPROVED R.O.W. ACREAGE: (CUL-DE-SAC AT END OF CORTLAND - TO BE BUILT BY DEVELOPER):	0.52856± (23,024 S.F.)
REMNANT PARCEL ACREAGE: (WESTERN PARCEL - NOT A PART OF THIS PROJECT):	5.76756± (251,235 S.F.)
	EQUALS
DEVELOPED ACREAGE:	11.22874± (489,124 S.F.)
TOTAL NUMBER OF UNITS:	139
UNITS PER ACRE:	139 UNITS / 11.22874 AC. = 12.38± (UNITS / DEVELOPED ACREAGE)
TOTAL NUMBER OF BUILDINGS:	25 (2) 4 PLEX's (7) 5 PLEX's (16) 6 PLEX's
REGIONAL PLAN DESIGNATION:	SUBURBAN EXISTING
OPEN SPACE TYPE:	COMMON
CURRENT ZONING DISTRICT:	(HC) HIGHWAY COMMERCIAL (LI-O) LIGHT INDUSTRIAL OPEN (RD) RESEARCH & DEVELOPMENT
PROPOSED ZONING DISTRICT:	(HR) HIGH DENSITY RESIDENTIAL
CURRENT USE:	VACANT
PROPOSED USE:	APARTMENTS
LOCATED WITHIN R.P.O. ZONE:	YES
PROPERTY OWNER:	MONGINI & SELNA CHILDRENS IRREVOCABLE LIVING TRUST P.O. BOX 35 JEROME AZ, 86331 (928) 699-4381
DEVELOPER:	MIRAMONTE HOLDINGS, LLC 2502 E. RIVER ROAD TUCSON, AZ. 85718 (928) 774-0028

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

SHEET 1 OF 1

THE LOFTS
at CONTINENTAL
COVER SHEET & PROJECT INFORMATION MES# 20356
7/29/21

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

DATE: 7/29/21
DESIGNED BY: MME
DRAWN BY: MME
CHECKED BY: RDB
PROJECT NO. 20356
FN: COVER SHEET
VERT. SCALE: N/A
HOR. SCALE: 1"=400'
REVISIONS:

COF PROJECT No. PZ-20-00183

VICINITY MAP
FOR
THE LOFTS at CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8,
TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

MIRAMONTE HOMES



SCALE: 1"=400'

0 200 400 800

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

SHEET 1 OF 1

THE LOFTS at CONTINENTAL
COLOR VICINITY MAP
7/29/21
MES# 20356

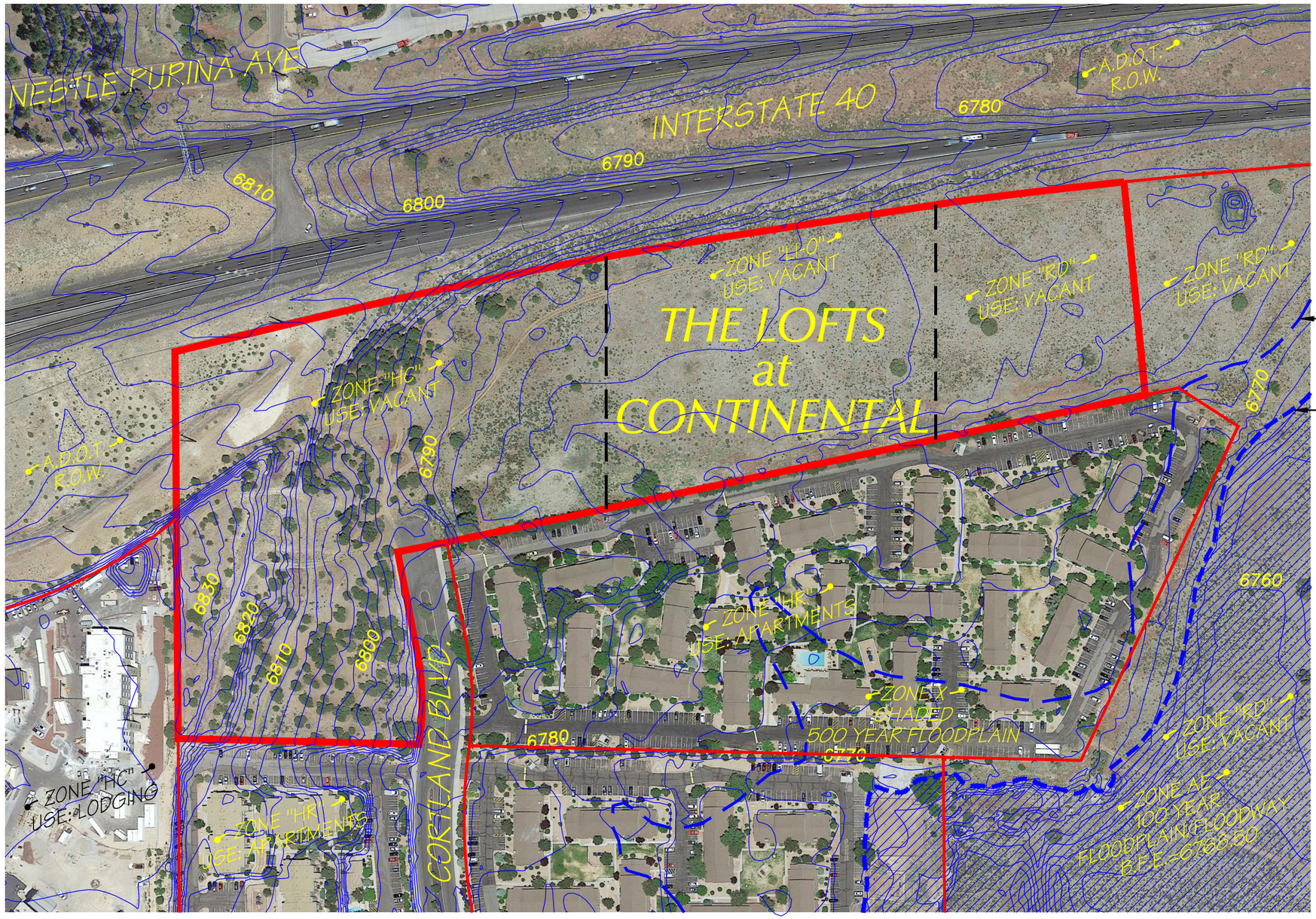
Mogollon Inc
ENGINEERING & SURVEYING
411 W Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

DATE: 7/29/21 | PROJECT NO. 20356 | REVISIONS:
DESIGNED BY: MWE | FN: VIC-MAP-PHOTO
DRAWN BY: MWE | VERT SCALE: N/A
CHECKED BY: RDB | HOR SCALE: 1"=400'

COF PROJECT No. PZ-20-00183

CONTEXT ANALYSYS MAP

MIRAMONTE HOMES



500 YEAR FLOODPLAIN/FLOODWAY LIMITS PER DFIRM

100 YEAR FLOODPLAIN/FLOODWAY LIMITS PER DFIRM

SCALE: 1"=200'

0 100 200 400

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NOT FOR CONSTRUCTION OR RECORDING

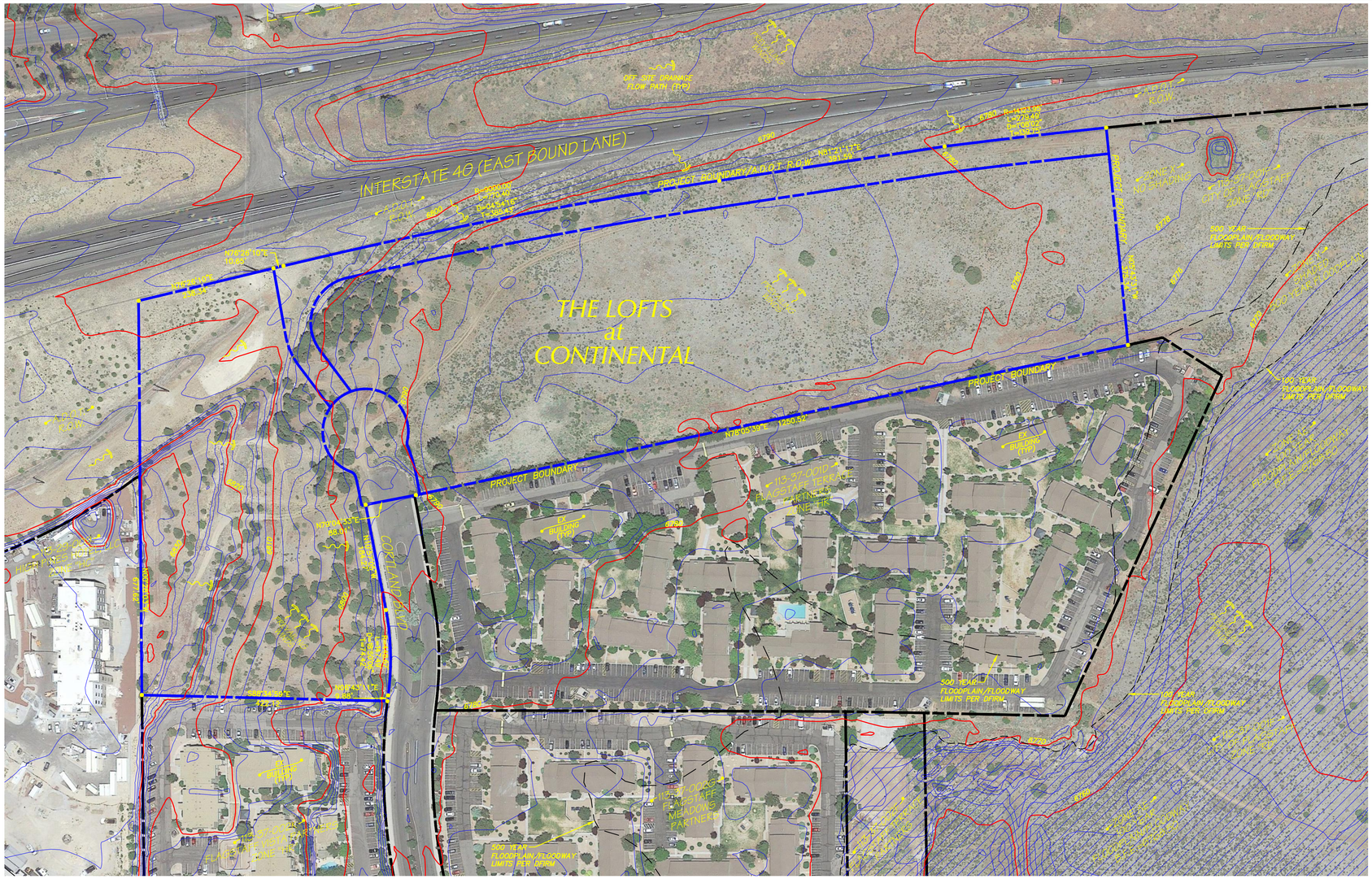
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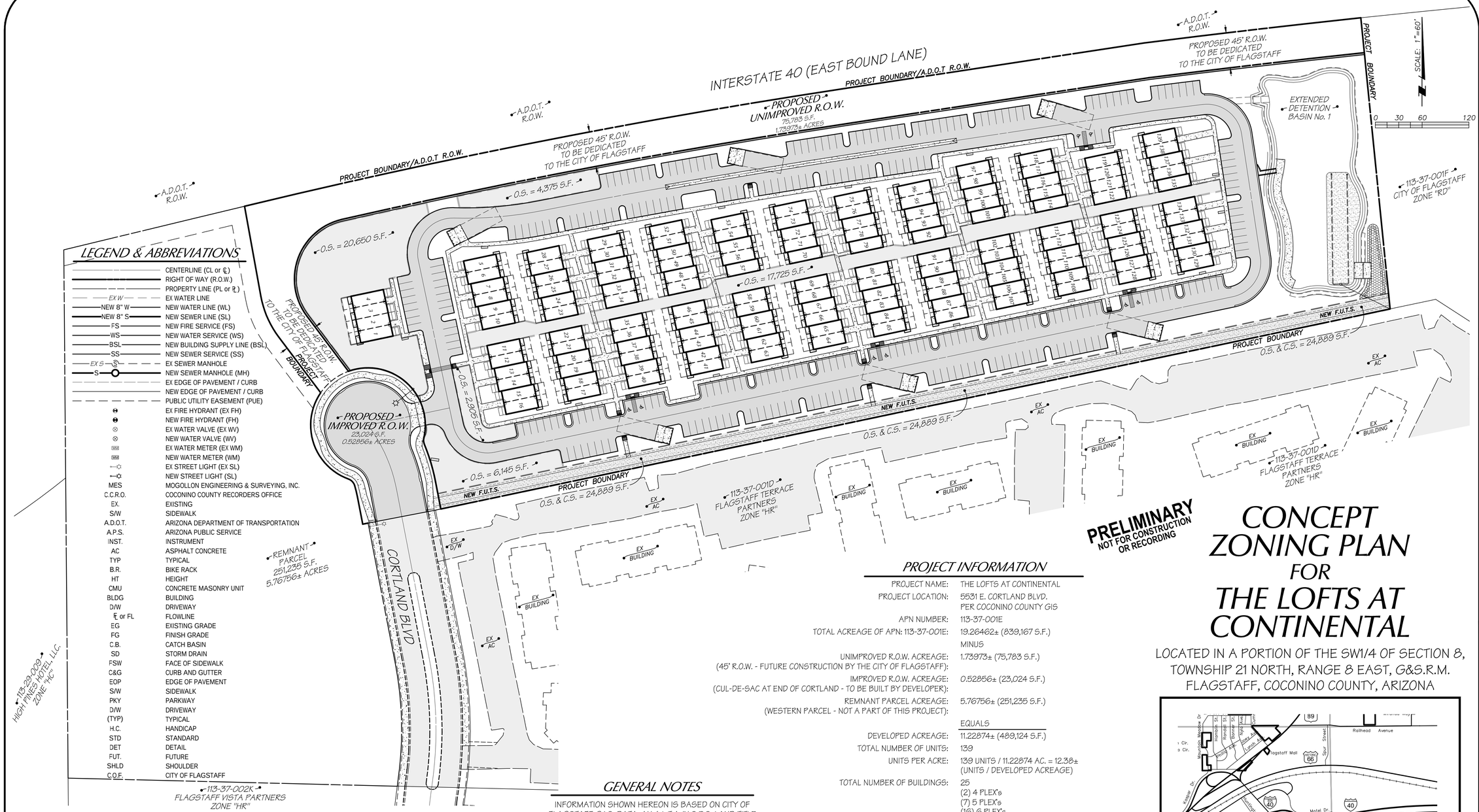
THE LOFTS at CONTINENTAL
COLOR VICINITY MAP
7/29/21
MES# 20356

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

DATE: 7/29/21 | PROJECT NO. 20356 | REVISIONS:
DESIGNED BY: MME | FN: CONTEXT
DRAWN BY: MME | VERT. SCALE: N/A
CHECKED BY: RDB | HOR. SCALE: 1"=200'

COF PROJECT No. PZ-20-00183


INTERSTATE 40 (EAST BOUND LANE)
OFF-SITE DRAINAGE FLOW PATH (TYP.)
PROJECT BOUNDARY
THE LOFTS at CONTINENTAL
PROJECT BOUNDARY
N16°05'39"E 1460.52'
CORTLAND BLVD
EX. BUILDING (TYP.)
113.37' ROAD FLAGSTAFF MEADOWS PARTNERS
500' REACH FLOODPLAIN/FLOODWAY LIMITS PER DFIRM
500' REACH FLOODPLAIN/FLOODWAY LIMITS PER DFIRM



LEGEND & ABBREVIATIONS

	CENTERLINE (CL or ℄)
	RIGHT OF WAY (R.O.W.)
	PROPERTY LINE (PL or ℄)
EX W	EX WATER LINE
NEW 8" W	NEW WATER LINE (WL)
NEW 8" S	NEW SEWER LINE (SL)
FS	NEW FIRE SERVICE (FS)
WS	NEW WATER SERVICE (WS)
BSL	NEW BUILDING SUPPLY LINE (BSL)
SS	NEW SEWER SERVICE (SS)
EX S	EX SEWER MANHOLE
S	NEW SEWER MANHOLE (MH)
	EX EDGE OF PAVEMENT / CURB
	NEW EDGE OF PAVEMENT / CURB
	PUBLIC UTILITY EASEMENT (PUE)
	EX FIRE HYDRANT (EX FH)
	NEW FIRE HYDRANT (FH)
	EX WATER VALVE (EX WV)
	NEW WATER VALVE (WV)
WM	EX WATER METER (EX WM)
WM	NEW WATER METER (WM)
	EX STREET LIGHT (EX SL)
	NEW STREET LIGHT (SL)
MES	MOGOLLON ENGINEERING & SURVEYING, INC.
C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE
EX.	EXISTING
S/W	SIDEWALK
A.D.O.T.	ARIZONA DEPARTMENT OF TRANSPORTATION
A.P.S.	ARIZONA PUBLIC SERVICE
INST.	INSTRUMENT
AC	ASPHALT CONCRETE
TYP	TYPICAL
B.R.	BIKE RACK
HT	HEIGHT
CMU	CONCRETE MASONRY UNIT
BLDG	BUILDING
D/W	DRIVEWAY
℄ or FL	FLOWLINE
EG	EXISTING GRADE
FG	FINISH GRADE
C.B.	CATCH BASIN
SD	STORM DRAIN
FSW	FACE OF SIDEWALK
C&G	CURB AND GUTTER
EOP	EDGE OF PAVEMENT
S/W	SIDEWALK
PKY	PARKWAY
D/W	DRIVEWAY
(TYP)	TYPICAL
H.C.	HANDICAP
STD	STANDARD
DET	DETAIL
FUT.	FUTURE
SHLD	SHOULDER
C.O.F.	CITY OF FLAGSTAFF

OPEN & CIVIC SPACE CALCULATIONS

DEVELOPABLE LAND (POST R.O.W. DEDICATION):	489,124 S.F.
15% REQUIRED OPEN SPACE (O.S.):	73,369 S.F.
5% REQUIRED CIVIC SPACE (C.S.):	24,456 S.F.
OPEN SPACE (O.S.) PROVIDED:	76,689 S.F.
CIVIC SPACE (C.S.) PROVIDED:	24,889 S.F.

UNIT MIX NOTE

2 BEDROOM / 2 BEDROOM COMBINATION UNITS WITHIN THE BUILDINGS MAY BE REPLACED WITH A 3 BEDROOM / 1 BEDROOM UNIT AND NOT AFFECT MINIMUM PARKING REQUIREMENTS.
(SEE SHEET 5 FOR ADDITIONAL INFORMATION)

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

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SHEET 2:	SITE ANALYSIS MAP (COLOR)
SHEET 3:	AREA MAP
SHEET 4:	ACCESS & VEHICULAR CIRCULATION
SHEET 5:	PRELIMINARY GRADING & DRAINAGE
SHEET 6:	UNDERGROUND UTILITIES (ON-SITE)
SHEET 7:	PROPOSED OFF-SITE SEWER (NORTH: ON C.O.F. PARCEL)
SHEET 8:	PROPOSED OFF-SITE SEWER (SOUTH: ON CORTLAND APT. PARCEL)
SHEET 9:	RESOURCE PROTECTION PLAN and PRELIMINARY LANDSCAPE PLAN
SHEET 10:	PRELIMINARY PHASING PLAN
SHEET 11:	PROPOSED EASEMENTS & ABANDONMENTS

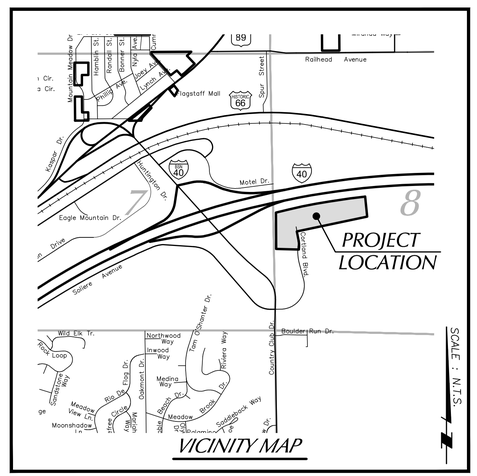
PROJECT INFORMATION

PROJECT NAME:	THE LOFTS AT CONTINENTAL
PROJECT LOCATION:	5531 E. CORTLAND BLVD. PER COCONINO COUNTY GIS
APN NUMBER:	113-37-001E
TOTAL ACREAGE OF APN: 113-37-001E:	19.26462± (839,167 S.F.)
	MINUS
UNIMPROVED R.O.W. ACREAGE: (45' R.O.W. - FUTURE CONSTRUCTION BY THE CITY OF FLAGSTAFF):	1.73973± (75,783 S.F.)
IMPROVED R.O.W. ACREAGE: (CUL-DE-SAC AT END OF CORTLAND - TO BE BUILT BY DEVELOPER):	0.52856± (23,024 S.F.)
REMNANT PARCEL ACREAGE: (WESTERN PARCEL - NOT A PART OF THIS PROJECT):	5.76756± (251,235 S.F.)
	EQUALS
DEVELOPED ACREAGE:	11.22874± (489,124 S.F.)
TOTAL NUMBER OF UNITS:	139
UNITS PER ACRE:	139 UNITS / 11.22874 AC. = 12.38± (UNITS / DEVELOPED ACREAGE)
TOTAL NUMBER OF BUILDINGS:	25 (2) 4 PLEX's (7) 5 PLEX's (16) 6 PLEX's
REGIONAL PLAN DESIGNATION:	SUBURBAN EXISTING
CURRENT ZONING DISTRICT:	(HC) HIGHWAY COMMERCIAL (LI-O) LIGHT INDUSTRIAL OPEN (RD) RESEARCH & DEVELOPMENT
PROPOSED ZONING DISTRICT:	(HR) HIGH DENSITY RESIDENTIAL
CURRENT USE:	VACANT
PROPOSED USE:	APARTMENTS
LOCATED WITHIN R.P.O. ZONE:	YES
PROPERTY OWNER:	MONGINI & SELNA CHILDRENS IRREVOCABLE LIVING TRUST P.O. BOX 35 JEROME AZ, 86331 (928) 699-4381
DEVELOPER:	MIRAMONTE HOLDINGS, LLC 2502 E. RIVER ROAD TUCSON, AZ. 85718 (928) 774-0028

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

CONCEPT ZONING PLAN FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA



SHEET NO. 1 OF 11

COF PROJECT # PZ-20-00183

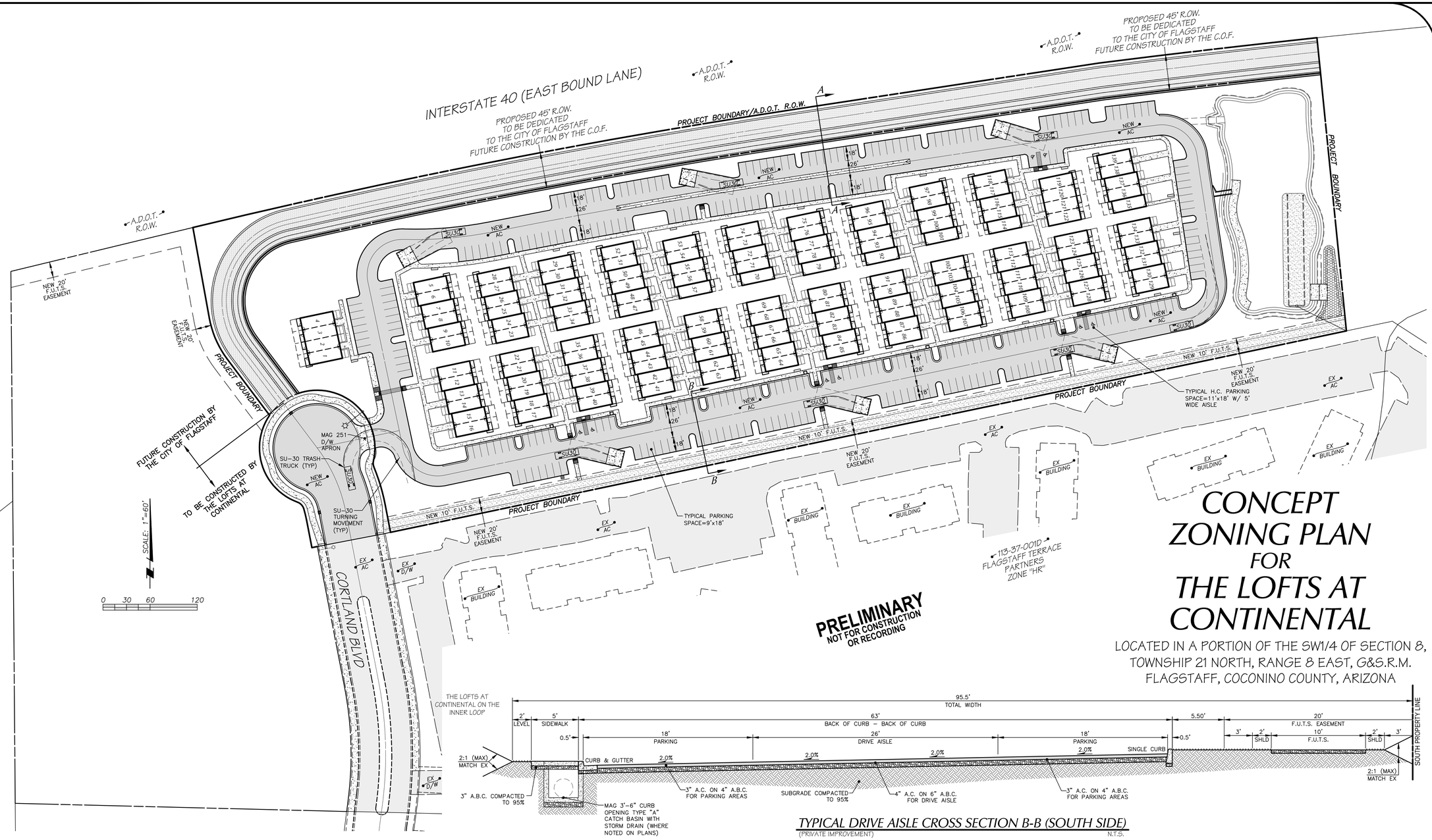
CONCEPT-4

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

THE LOFTS AT CONTINENTAL
CONCEPT ZONING PLAN
PROJECT OVERVIEW & INFORMATION
7/29/21
MES# 20356

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE 7/29/21 | PROJECT NO. 20356 | REVISIONS:
DESIGNED BY: MME | FN: SHEET-01.DWG
DRAWN BY: MME | VERT SCALE: N/A | HOR SCALE: 1"=60'
CHECKED BY: KVH/RDS

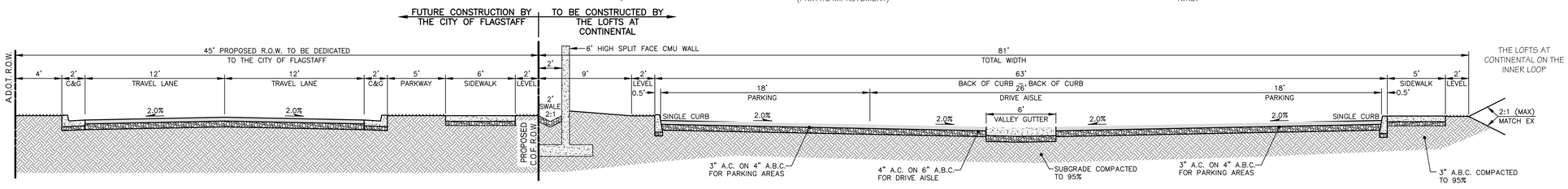


CONCEPT ZONING PLAN FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

TYPICAL DRIVE AISLE CROSS SECTION B-B (SOUTH SIDE)

(PRIVATE IMPROVEMENT) N.T.S.



TYPICAL DRIVE AISLE CROSS SECTION A-A (NORTH SIDE)

(PRIVATE IMPROVEMENT) N.T.S.

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 4 OF 11

COF PROJECT # PZ-20-00183

CONCEPT-4

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

THE LOFTS AT CONTINENTAL 7/29/21
CONCEPT ZONING PLAN
PROPOSED ACCESS & VEHICULAR CIRCULATION MES# 20356

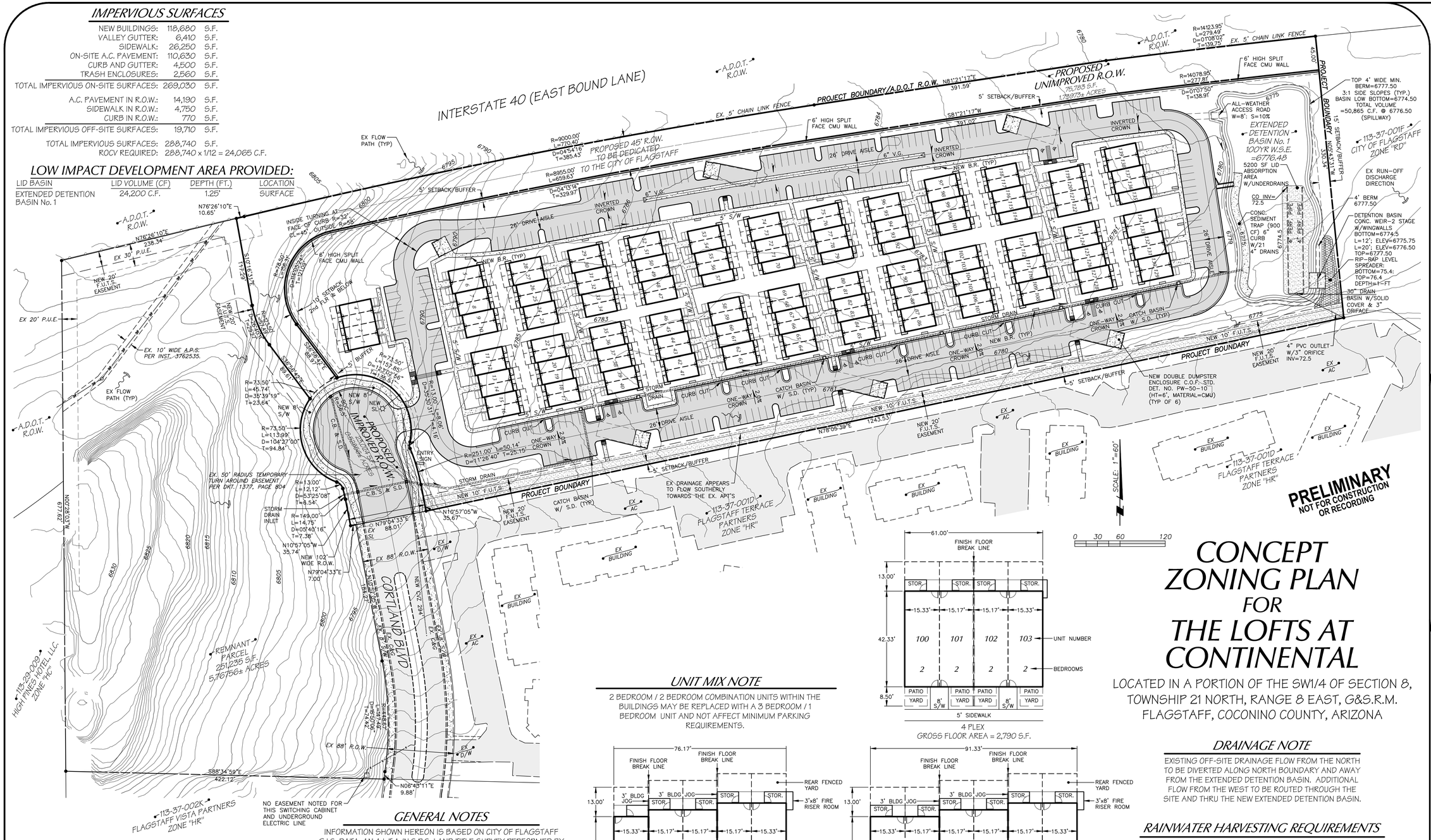
DATE: 7/29/21 | REVISIONS:
DESIGNED BY: MME | PROJECT NO. 20356
DRAWN BY: MME | FN: SHEET-04.DWG
CHECKED BY: KVH/RDS | VERT SCALE: N/A | HOR SCALE: 1"=60'

IMPERVIOUS SURFACES

NEW BUILDINGS:	118,680	S.F.
VALLEY GUTTER:	6,410	S.F.
SIDEWALK:	26,250	S.F.
ON-SITE A.C. PAVEMENT:	110,630	S.F.
CURB AND GUTTER:	4,500	S.F.
TRASH ENCLOSURES:	2,560	S.F.
TOTAL IMPERVIOUS ON-SITE SURFACES:	269,030	S.F.
A.C. PAVEMENT IN R.O.W.:	14,190	S.F.
SIDEWALK IN R.O.W.:	4,750	S.F.
CURB IN R.O.W.:	770	S.F.
TOTAL IMPERVIOUS OFF-SITE SURFACES:	19,710	S.F.
TOTAL IMPERVIOUS SURFACES:	288,740	S.F.
ROCV REQUIRED:	288,740 x 1/12 = 24,065 C.F.	

LOW IMPACT DEVELOPMENT AREA PROVIDED:

LID BASIN	LID VOLUME (CF)	DEPTH (FT.)	LOCATION
EXTENDED DETENTION BASIN No. 1	24,200 C.F.	1.25'	SURFACE



CONCEPT ZONING PLAN FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

UNIT COUNT and PARKING INFORMATION

PARKING CALCULATIONS:	TOTAL No. OF UNITS		PARKING REQUIRED PER UNIT		PARKING SPACES
STUDIO UNITS:	0	x	1.25		0
ONE BEDROOM UNITS:	30	x	1.5		45
TWO BEDROOM UNITS:	79	x	2		158
THREE BEDROOM UNITS:	30	x	2		60
TOTAL UNITS:	139				263
VISITOR PARKING:	0.25/EACH 2+ BEDROOM = 109 x 0.25 = 27.25 (27)				
REQUIRED PARKING:	290 SPACES REQUIRED				
TOTAL AUTOMOBILE PARKING PROVIDED:	290 (INCLUDING 8 H.C. SPACES)				
TOTAL BICYCLE PARKING PROVIDED:	0.05 x 290 = 14.5 (15 SPACES PROVIDED)				

GENERAL NOTES

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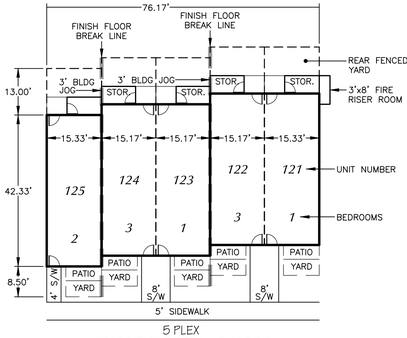
GRADING NOTE

PROPOSED SITE GRADING SHALL BE IN ACCORDANCE WITH 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 & STORM WATER CONVEYANCES WILL BE DESIGNED and CONSTRUCTED IN ACCORDANCE WITH CITY OF FLAGSTAFF STORM WATER STANDARDS.

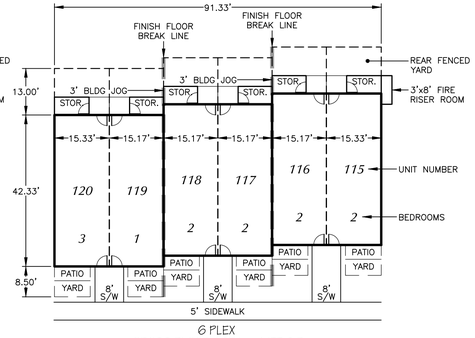
UNIT MIX NOTE

2 BEDROOM / 2 BEDROOM COMBINATION UNITS WITHIN THE BUILDINGS MAY BE REPLACED WITH A 3 BEDROOM / 1 BEDROOM UNIT AND NOT AFFECT MINIMUM PARKING REQUIREMENTS.

4 PLEX
GROSS FLOOR AREA = 2,790 S.F.



5 PLEX
GROSS FLOOR AREA = 3,465 S.F.



6 PLEX
GROSS FLOOR AREA = 4,177 S.F.

PRELIMINARY BUILDING FOOTPRINTS
SCALE: 1"=20'

DRAINAGE NOTE

EXISTING OFF-SITE DRAINAGE FLOW FROM THE NORTH TO BE DIVERTED ALONG NORTH 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.

RAINWATER HARVESTING REQUIREMENTS

USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.

CLEAR VIEW ZONES

POSTED SPEED LIMIT = 25
DESIGN SPEED = 25 MPH (COMMERCIAL LOCAL)
14.5' FROM MAJOR ROAD TRAVEL WAY

CASE B1 LEFT TURN FROM MINOR
I.S.D. TO LEFT = 1.47(25)(7.5+0.5)=294'

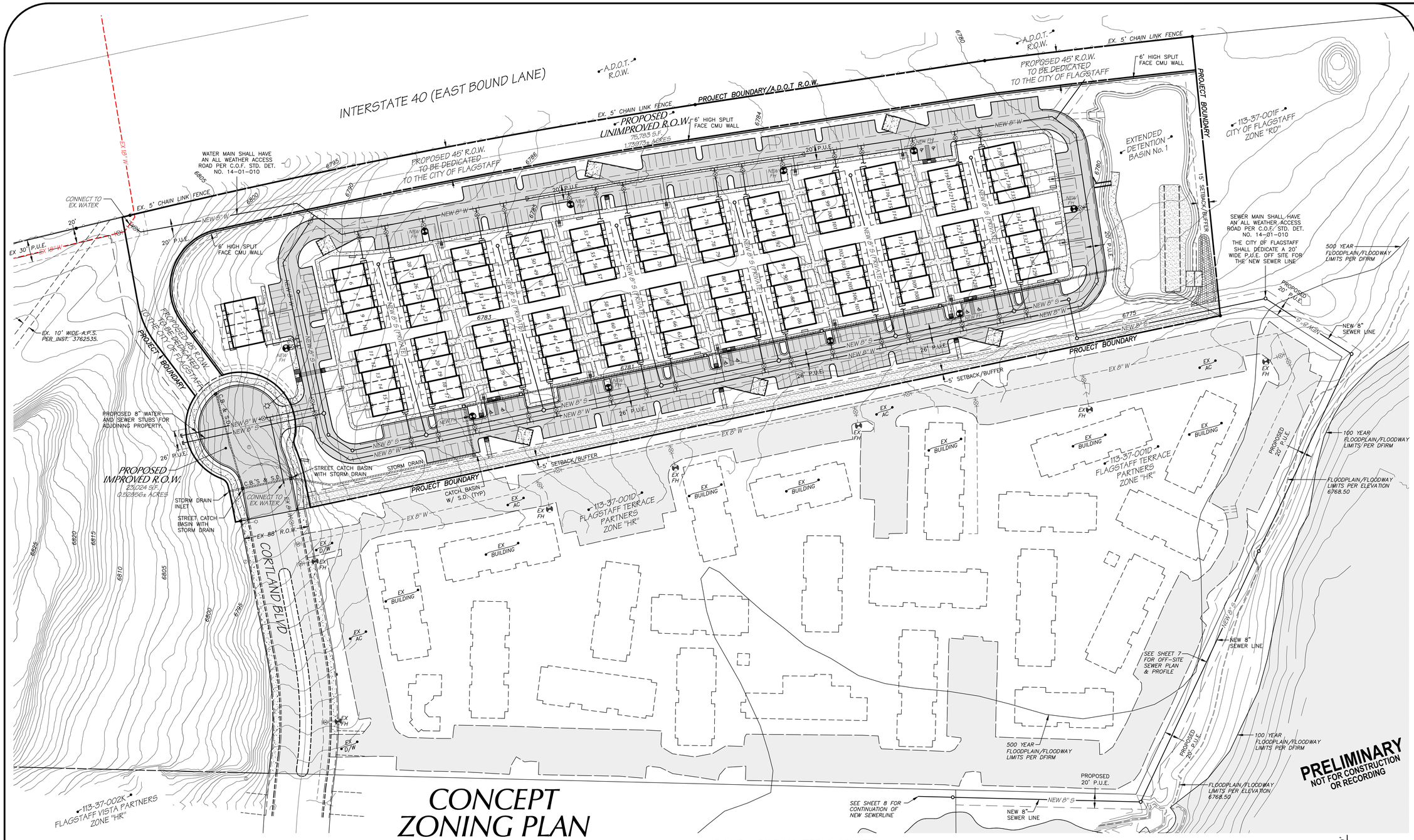
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

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

THE LOFTS AT CONTINENTAL
CONCEPT ZONING PLAN
PRELIMINARY GRADING & DRAINAGE
7/29/21
MES# 20356

DATE: 7/29/21 | PROJECT NO. 20356 | REVISIONS:
DESIGNED BY: MKE | FN: SHEET-05.DWG
DRAWN BY: MKE | VERT SCALE: N/A | HOR SCALE: 1"=60'
CHECKED BY: KVH/RDS



CONCEPT ZONING PLAN FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

P.U.E.'s FOR WATER & SEWER

EASEMENTS ARE NOT FULLY LABELED FOR CLARITY:
(2) UTILITY LINES = 26' WIDE P.U.E.
(1) UTILITY LINE = 20' WIDE P.U.E.
FIRE HYDRANT LINES = 6' WIDE P.U.E. EXTENDED 3' BEYOND F.H.
WATER METER = 6' WIDE P.U.E. EXTENDED 3' BEYOND W.M.

PUBLIC WATER & SEWER MAINS

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC.

WATER & SEWER SERVICES

ALL NEW SEWER SERVICES SHALL BE 4" MINIMUM AND ALL NEW WATER SERVICES SHALL BE A 1". FIRE SPRINKLER LINE SIZE SHALL BE DETERMINED.

FIRE PREVENTION

A NFPA 13R FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT.

BACKFLOW PREVENTION

BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH CITY CODE SECTION 7-03-001-0015

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

THE LOFTS AT CONTINENTAL
CONCEPT ZONING PLAN
PROPOSED UNDERGROUND UTILITIES
7/29/21
MES# 20356

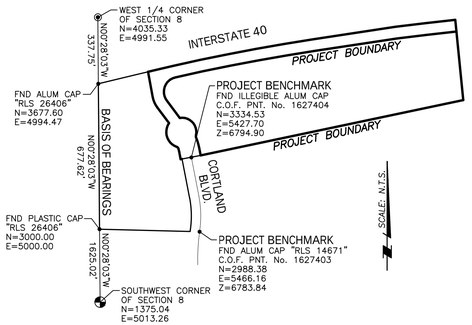
Mogollon Inc ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

DATE: 7/29/21
DESIGNED BY: MNE
DRAWN BY: MNE
CHECKED BY: KVH/RDS
PROJECT NO. 20356
FN: SHEET-06.DWG
VERT SCALE: N/A
HOR SCALE: 1"=60'
REVISIONS:

SHEET NO. 6 OF 11

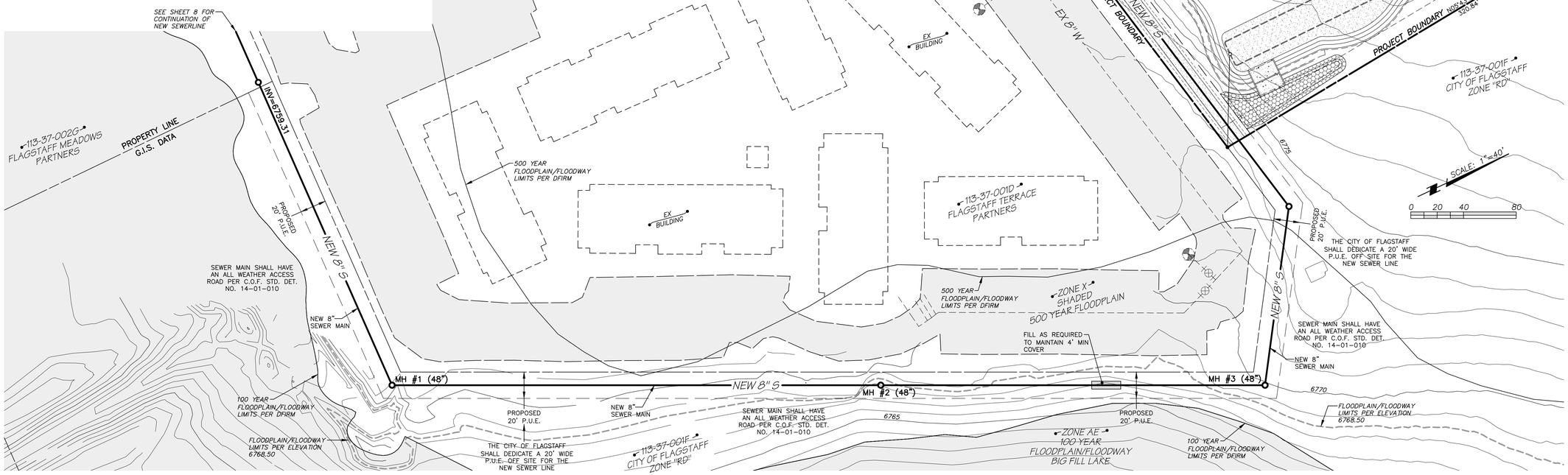
CONCEPT-4

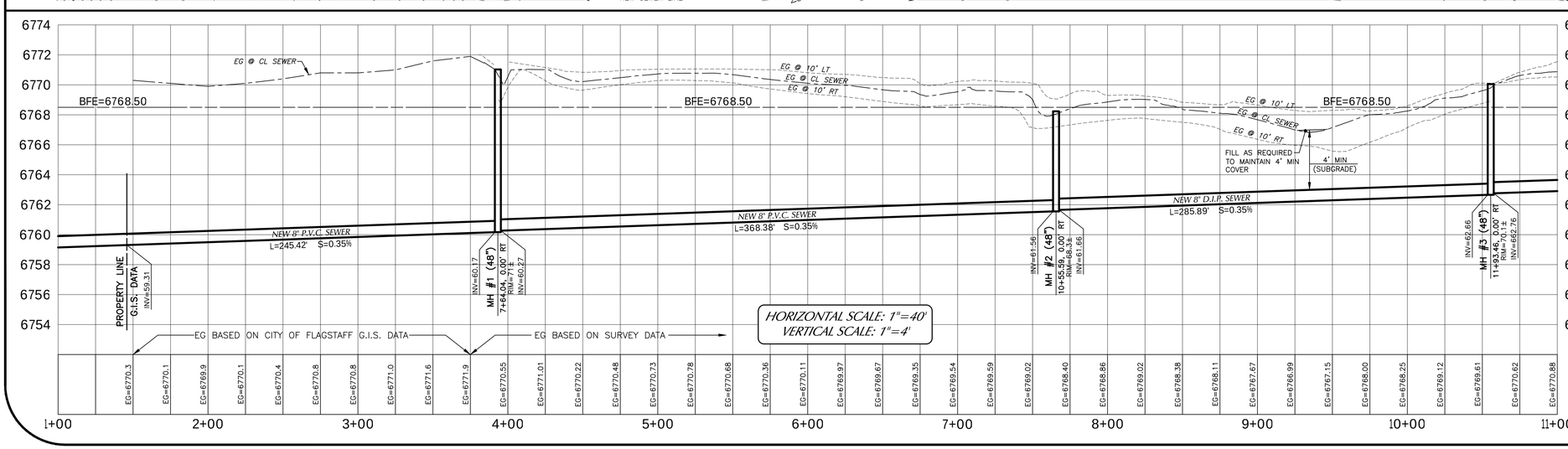
COF PROJECT # PZ-20-00183



SURVEY CONTROL - BASIS OF BEARINGS & BENCHMARKS

N.T.S.





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NOT FOR CONSTRUCTION OR RECORDING

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CONCEPT ZONING PLAN FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

SHEET NO. 7 OF 11

CONCEPT-4

COF PROJECT # PZ-20-00183

THE LOFTS AT CONTINENTAL
CONCEPT ZONING PLAN
PROPOSED OFF-SITE SEWER (NORTH)
7/29/21
MES# 20356

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

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 7/29/21
DESIGNED BY: MME
DRAWN BY: MME
CHECKED BY: KVH/RDS
PROJECT NO. 20356
FN: SHEET-07.DWG
VERT SCALE: 1"=4'
HOR SCALE: 1"=40'
REVISIONS:

CONCEPT ZONING PLAN FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

SCALE: 1"=60'

0 30 60 120



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CONCEPT-4

COF PROJECT # PZ-20-00183

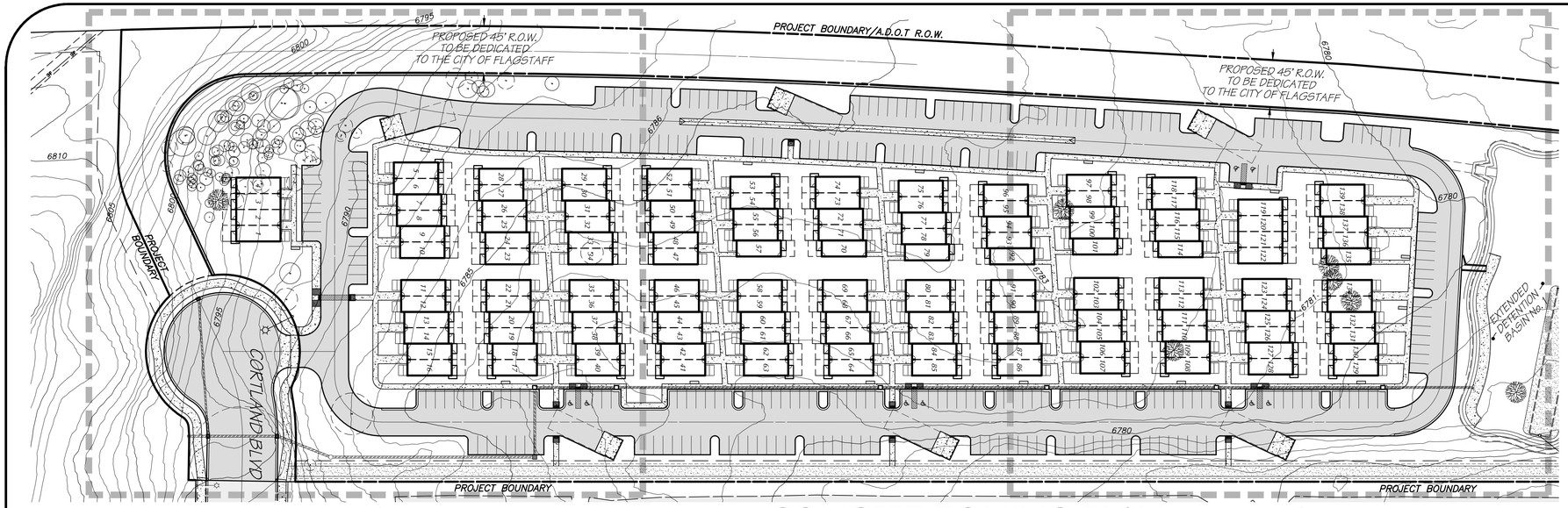
THE LOFTS AT CONTINENTAL
CONCEPT ZONING PLAN
PROPOSED OFF-SITE SEWER (SOUTH)
7/29/21
MES#20356

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

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 7/29/21	PROJECT NO. 20356
DESIGNED BY: TME	F.N. SHEET-08.DWG
DRAWN BY: RME	VERT SCALE: 1"=4'
CHECKED BY: KVU/RDB	HOR SCALE: 1"=60'

REVISIONS:



SCALE: 1"=80'

0 30 60 120

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

SEE ENLARGEMENT BELOW FOR THE WESTERLY PORTION OF THE PROJECT

SEE ENLARGEMENT BELOW FOR THE EASTERLY PORTION OF THE PROJECT

CONCEPT ZONING PLAN
FOR
THE LOFTS AT CONTINENTAL

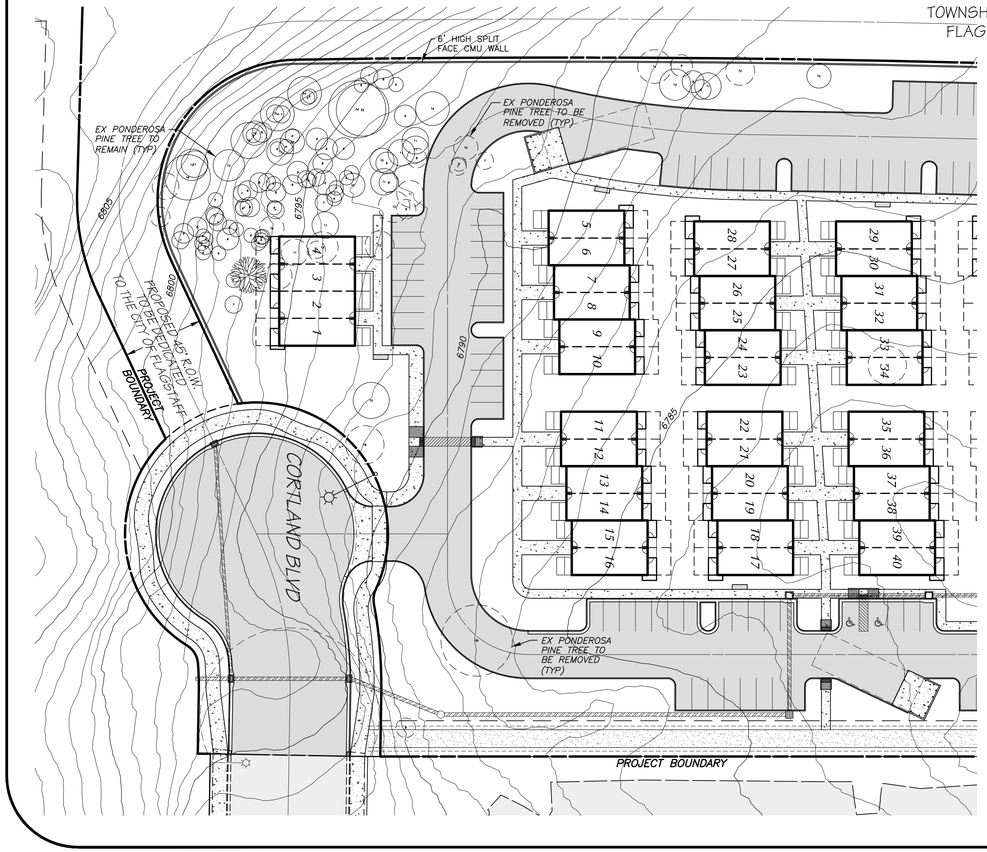
LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

URBAN / RURAL FLOODPLAIN

THERE IS NO RURAL OR URBAN FLOOD PLAIN LOCATED ON THIS SITE

PRELIMINARY LANDSCAPE CALCULATIONS

STREET BUFFER:	227 L.F / 25 = 9 P.U.
PERIPHERAL BUFFER:	3,136 L.F. / 25 = 125 P.U.
BUILDING FOUNDATION 4 PLEX:	482 L.F. / 25 = 19 P.U.
BUILDING FOUNDATION 5 PLEX:	1,995 L.F. / 25 = 80 P.U.
BUILDING FOUNDATION 6 PLEX:	5,200 L.F. / 25 = 208 P.U.
PARKING:	290 / (8 / 2) = 73 P.U.
TOTAL PLANT UNITS (P.U.):	514 P.U.
PLANT UNIT:	1 TREE, 2 SHRUBS & 2 GROUNDCOVER
NUMBER OF TREES REQUIRED:	514
NUMBER OF SHRUBS REQUIRED:	1,028
NUMBER OF GROUNDCOVERS REQUIRED:	1,028



PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SCALE: 1"=40'

0 20 40 80

THERE ARE NO RESOURCES TO BE PROTECTED IN THE MIDDLE OF THE SITE

RESOURCE PROTECTION

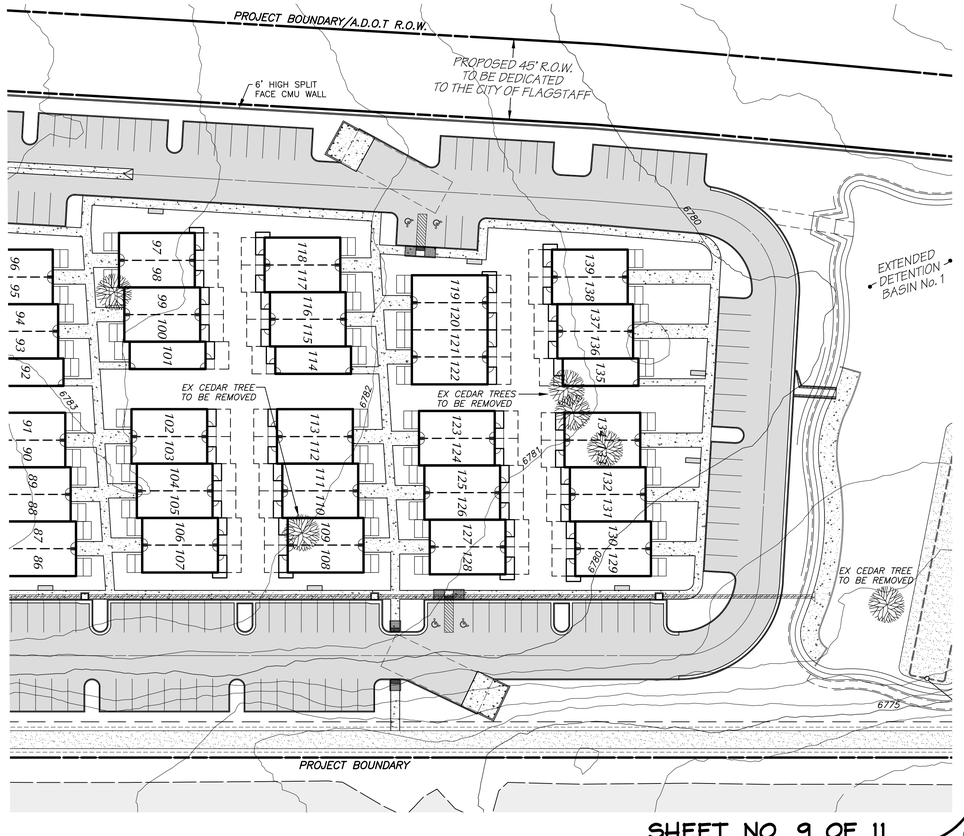
PRE DEVELOPMENT TREE POINTS

1 POINT TREES	68	x 1	=	68
2 POINT TREES	30	x 2	=	60
4 POINT TREES	13	x 4	=	52
8 POINT TREES	4	x 8	=	32
20 POINT TREES	1	x 20	=	20
TOTAL TREE POINTS			=	232
50% OF TOTAL			=	116

POST DEVELOPMENT TREE POINTS

1 POINT TREES	60	x 1	=	60
2 POINT TREES	21	x 2	=	42
4 POINT TREES	7	x 4	=	28
8 POINT TREES	3	x 8	=	24
20 POINT TREES	0	x 20	=	0
TOTAL TREE POINTS			=	154
TREE SAVE PERCENTAGE			=	66.4%

THERE ARE NO SLOPES OVER 17% LOCATED ON THIS SITE

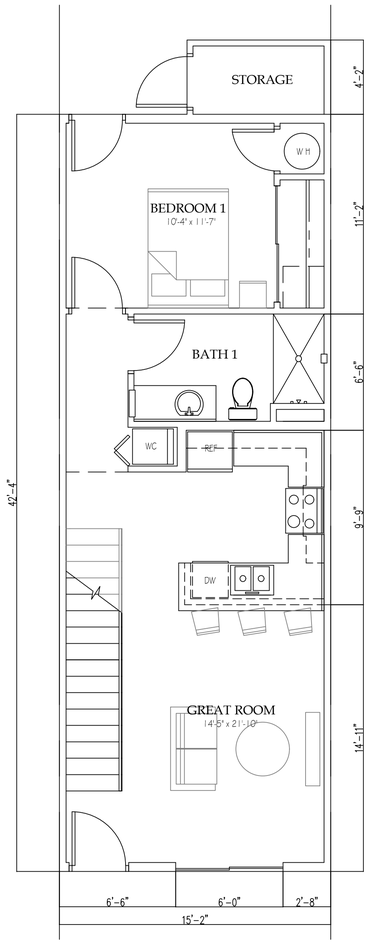


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411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

THE LOFTS AT CONTINENTAL 7/29/21
CONCEPT ZONING PLAN
RESOURCE PROTECTION PLAN & PRELIM LANDSCAPE PLAN MES# 20356

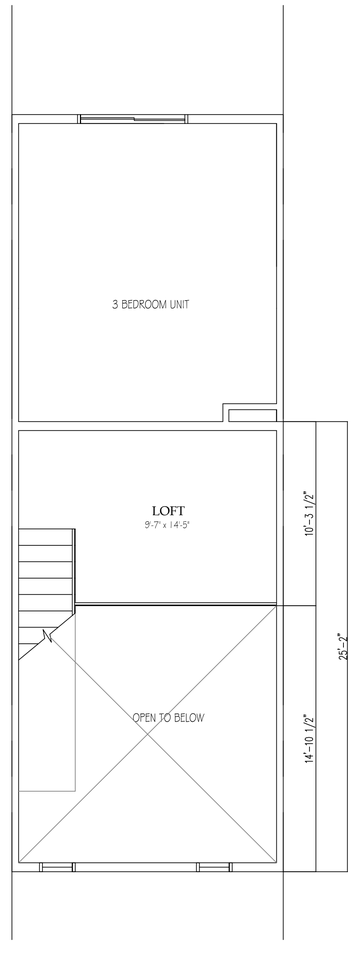
PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 7/29/21 | REVISIONS:
DESIGNED BY: MME | PROJECT NO. 20356
DRAWN BY: MME | FN: SHEET-04.DWG
CHECKED BY: KVH/RDS | VERT SCALE: N/A | HOR SCALE: 1"=40'/60'



1 A1.0 Main Level Floor Plan

Scale 1/4" = 1'-0"



2 A1.0 Upper Level Floor Plan

Scale 1/4" = 1'-0"

MIRAMONTE HOMES
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

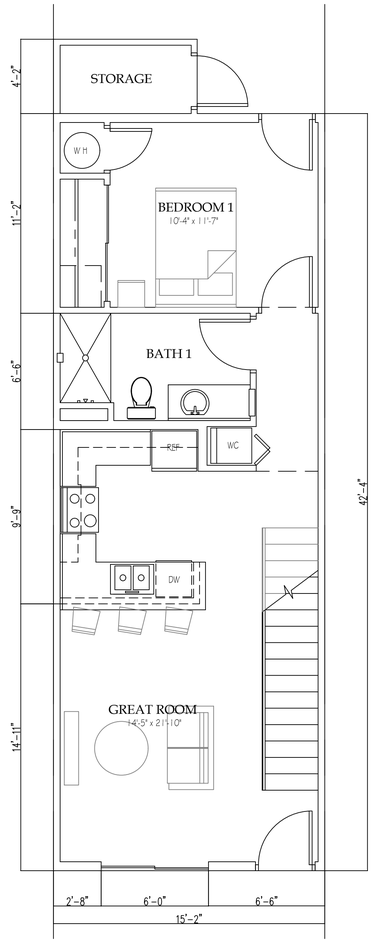
1 BEDROOM UNIT

TOTAL SQ. FT. 1414

Cortland Lofts
Flagstaff, AZ

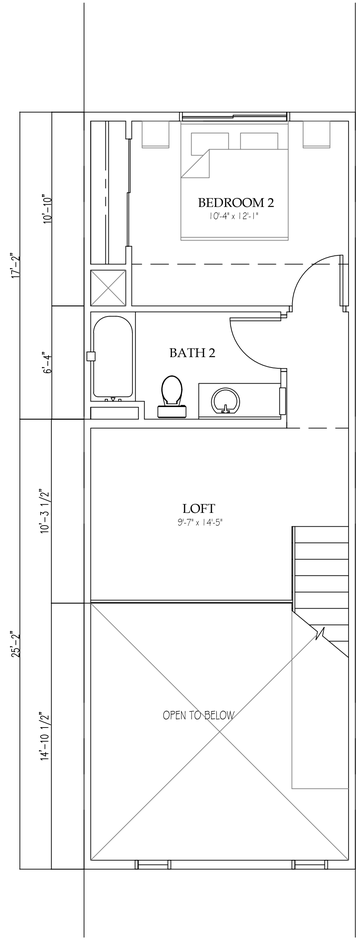
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1 A1.1 Main Level Floor Plan

Scale 1/4" = 1'-0"



2 A1.1 Upper Level Floor Plan

Scale 1/4" = 1'-0"

MIRAMONTE HOMES
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

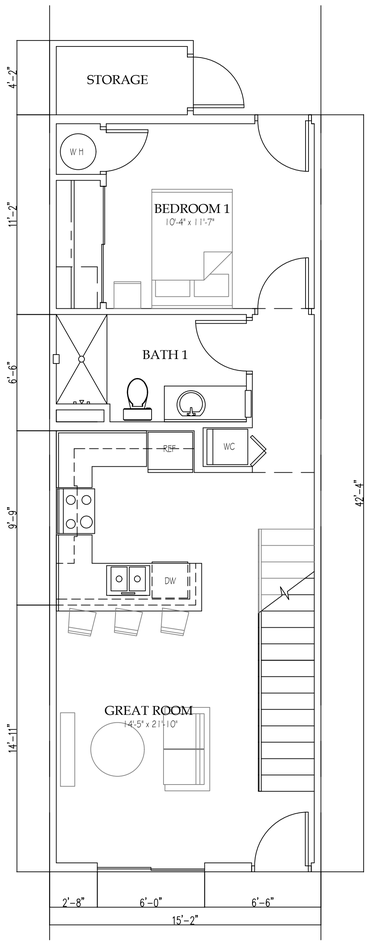
2 BEDROOM UNIT

TOTAL SQ. FT. 1414

Cortland Lofts
Flagstaff, AZ

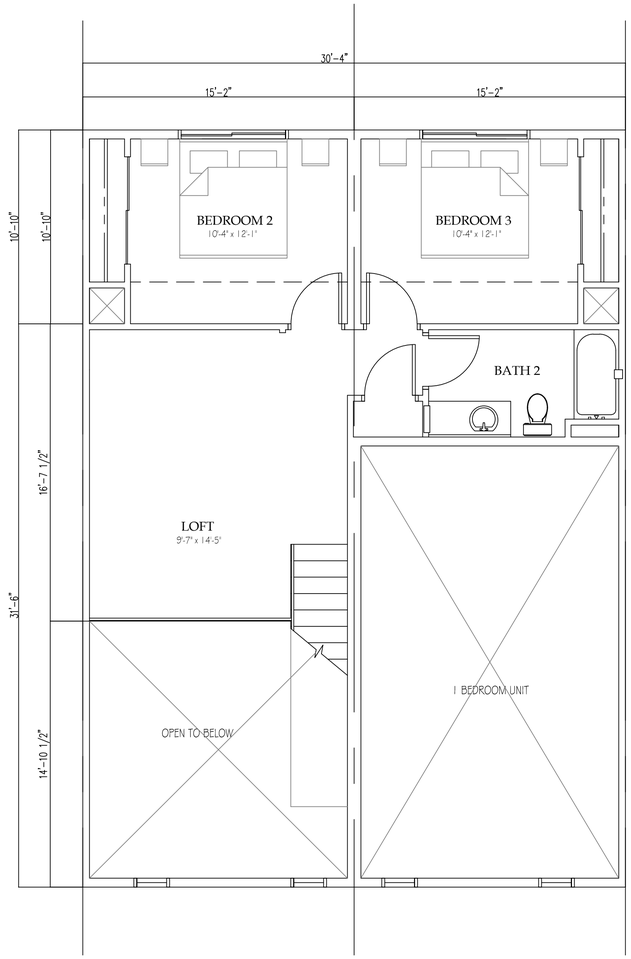
A1.1

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1 A1.2 Main Level Floor Plan

Scale 1/4" = 1'-0"



2 A1.2 Upper Level Floor Plan

Scale 1/4" = 1'-0"

MIRAMONTE HOMES
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

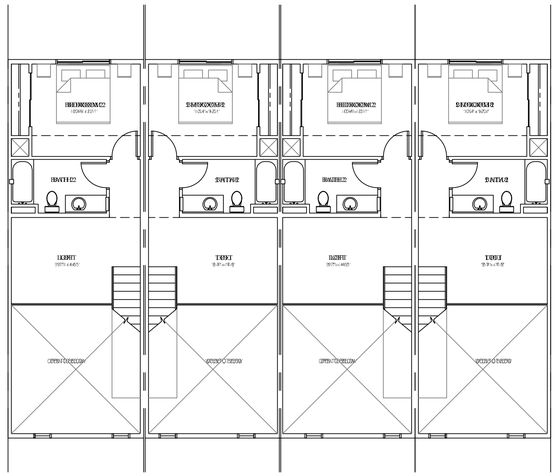
3 BEDROOM UNIT

TOTAL SQ. FT. 1414

Cortland Lofts
Flagstaff, AZ

A1.2

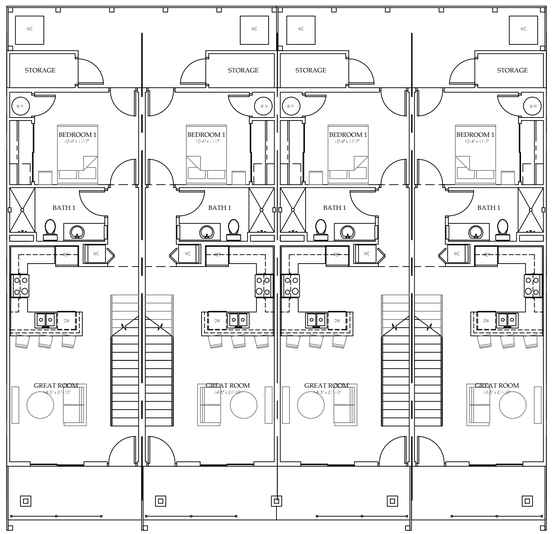
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2
A2.0

Upper Level Floor Plan

Scale 1/8" = 1'-0"



1
A2.0

Main Level Floor Plan

Scale 1/8" = 1'-0"

MIRAMONTE
HOMES
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

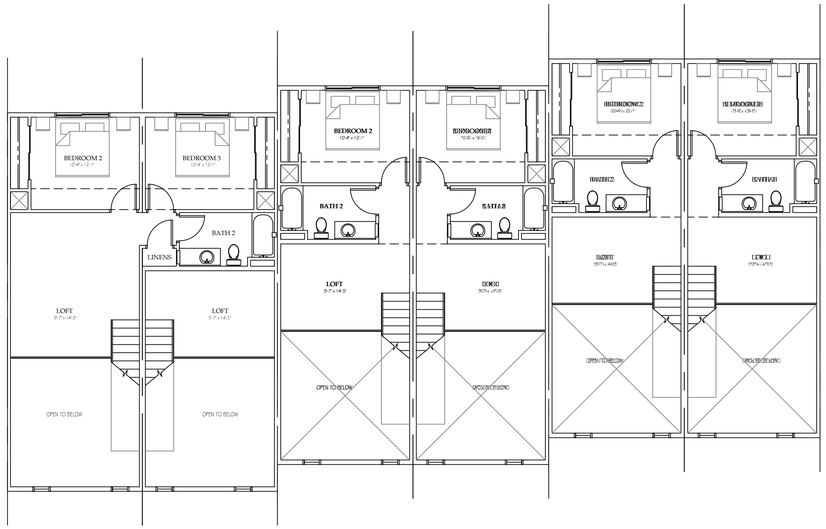
4 PLEX FLOOR PLANS

TOTAL SQ. FT.
1414

Cortland Lofts
Flagstaff, AZ

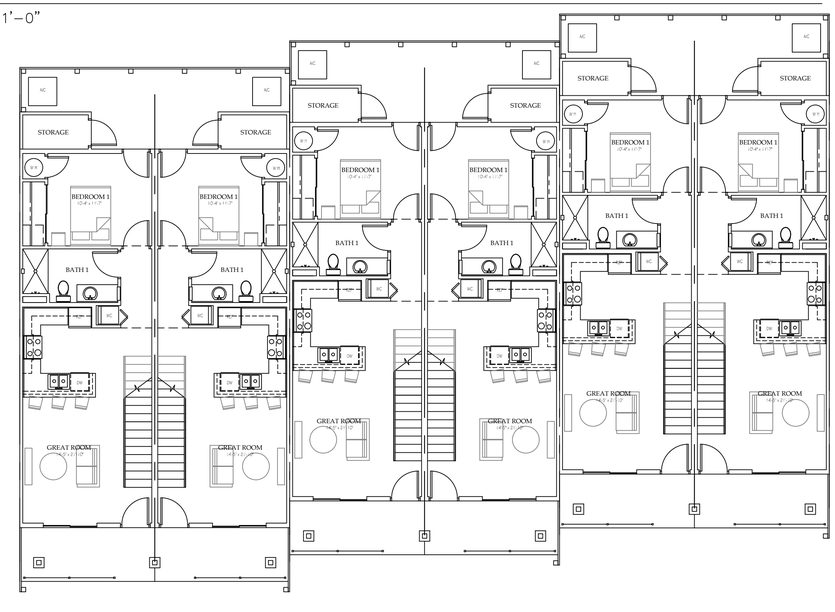
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2 / A2.1 Upper Level Floor Plan

Scale 1/8" = 1'–0"



1 / A2.1 Main Level Floor Plan

Scale 1/8" = 1'–0"

MIRAMONTE HOMES
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

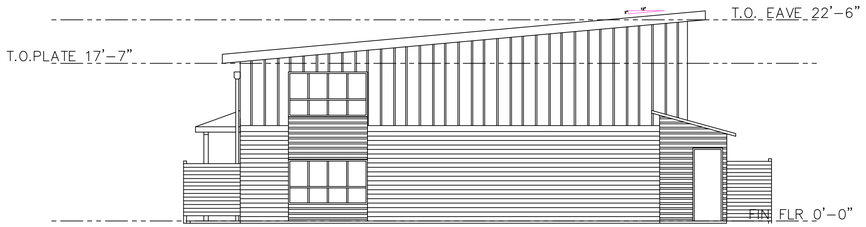
6 PLEX FLOOR PLANS

TOTAL SQ. FT. 1414

Cortland Lofts
Flagstaff, AZ

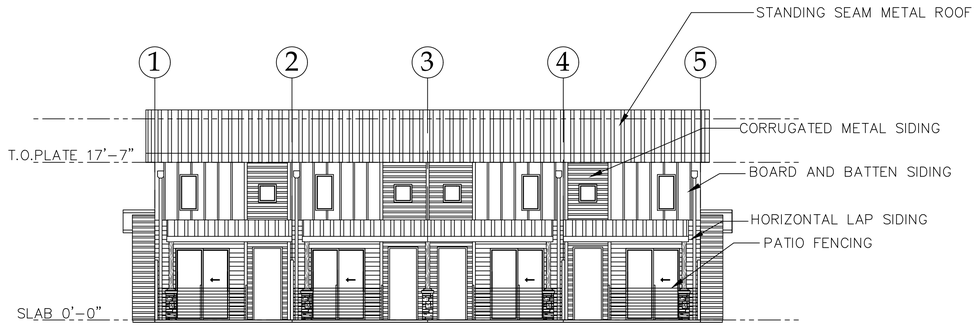
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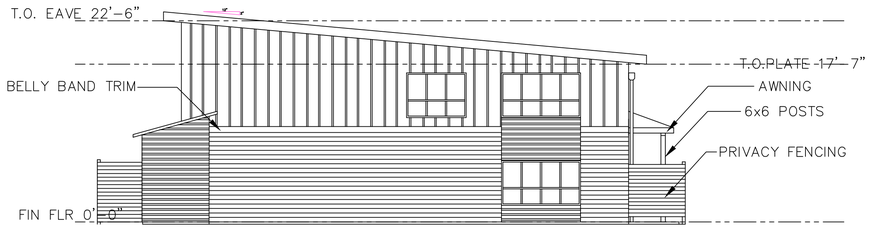
1 / A3.0 **Side Elevation**

Scale 1/8" = 1'-0"



2 / A3.0 **Front Elevation**

Scale 1/8" = 1'-0"



3 / A3.0 **Street Side Elevation**

Scale 1/8" = 1'-0"



4 / A3.0 **Back Elevation**

Scale 1/8" = 1'-0"

MIRAMONTE HOMES
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

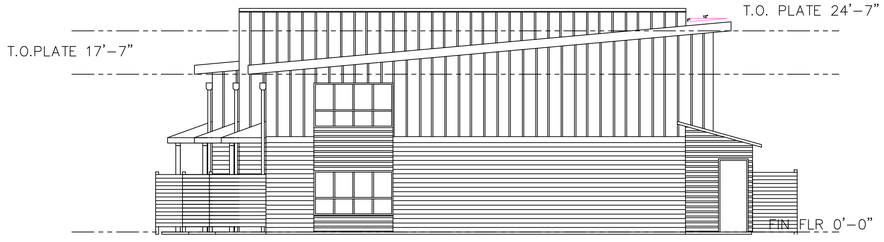
4 PLEX ELEVATIONS

TOTAL SQ. FT. 1414

Cortland Lofts
Flagstaff, AZ

A3.0

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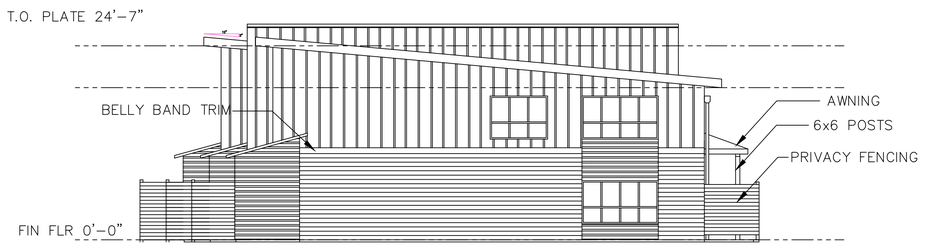
1 A3.1 **Side Elevation**

Scale 1/8" = 1'-0"



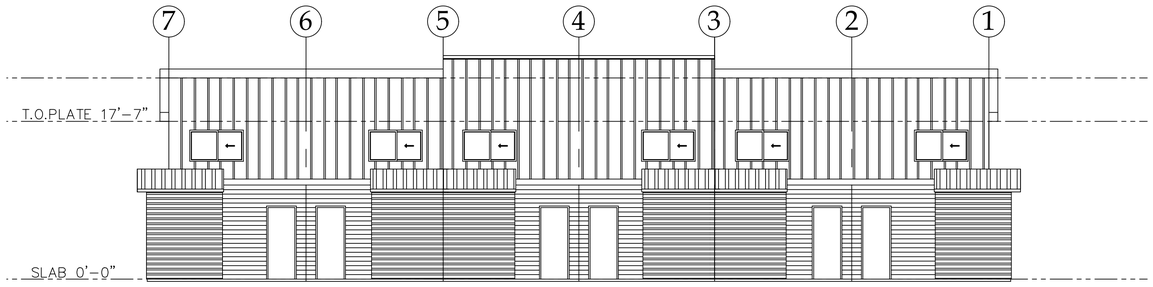
2 A3.1 **Front Elevation**

Scale 1/8" = 1'-0"



3 A3.1 **Street Side Elevation**

Scale 1/8" = 1'-0"



4 A3.1 **Back Elevation**

Scale 1/8" = 1'-0"

MIRAMONTE HOMES
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

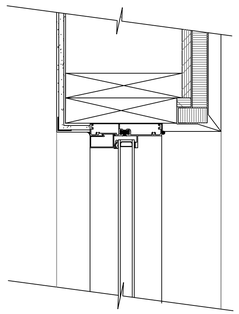
6 PLEX ELEVATIONS

TOTAL SQ. FT. 1414

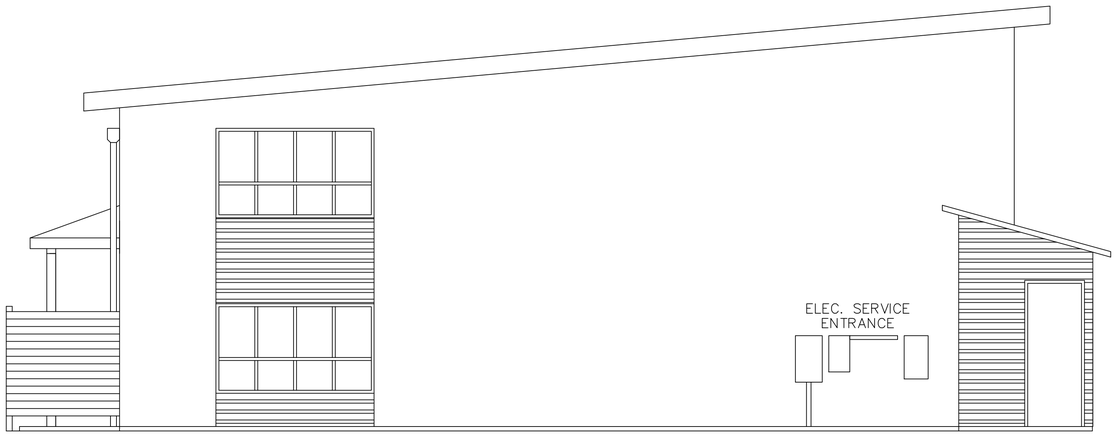
Cortland Lofts
Flagstaff, AZ

A3.1

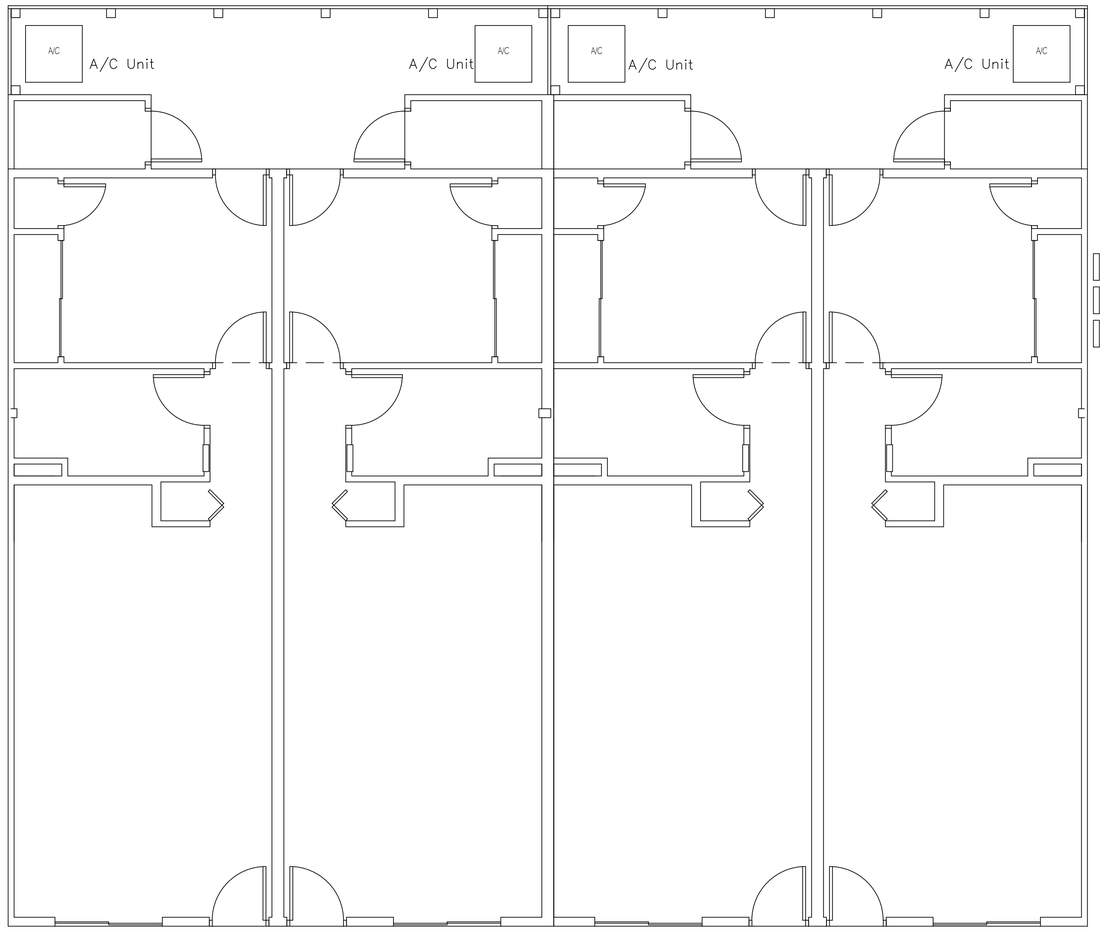
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TYP. WINDOW HEAD @ FRAME WALL 3
3" = 1'-0" (JAMB SIM.)



1 M1.0 Equipment Elevation
Scale 1/4" = 1'-0"



2 M1.0 Equipment Plan
Scale 1/4" = 1'-0"

MIRAMONTE HOMES
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

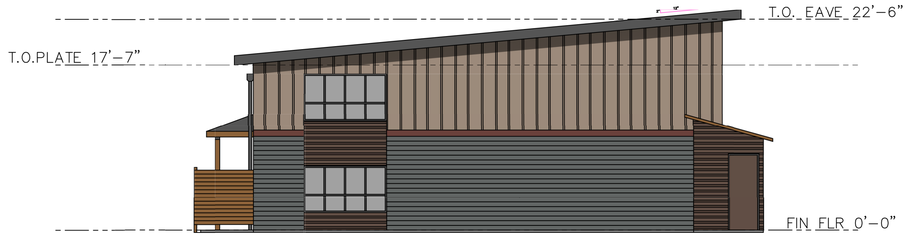
MECHANICAL & ELECTRICAL EQUIPMENT LOCATIONS

TOTAL SQ. FT. 1414

Cortland Lofts
Flagstaff, AZ

M1.0

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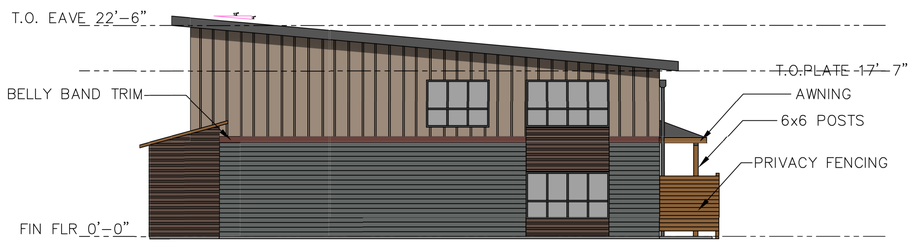
1 A3.0 **Side Elevation**

Scale 1/8" = 1'-0"



2 A3.0 **Front Elevation**

Scale 1/8" = 1'-0"



3 A3.0 **Street Side Elevation**

Scale 1/8" = 1'-0"



4 A3.0 **Back Elevation**

Scale 1/8" = 1'-0"

MIRAMONTE HOMES

2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

4 PLEX ELEVATIONS

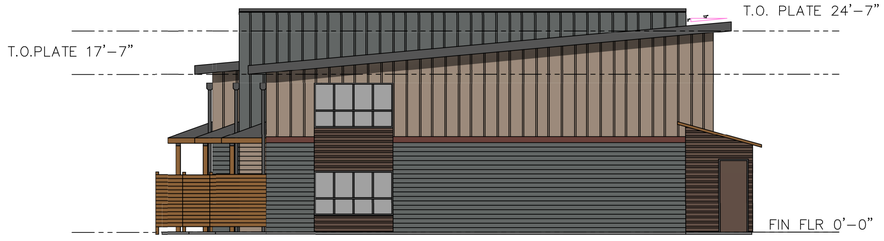
TOTAL SQ. FT. 1414

CORTLAND LOFTS

Flagstaff, AZ

A3.0

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1 A3.1 **Side Elevation**

Scale 1/8" = 1'-0"



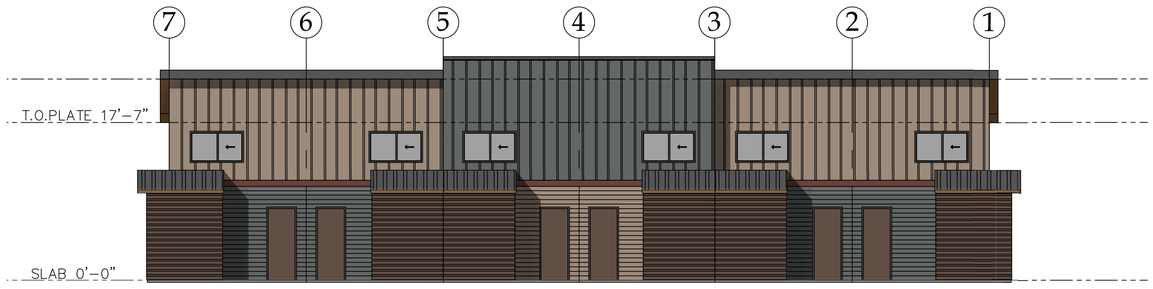
2 A3.1 **Front Elevation**

Scale 1/8" = 1'-0"



3 A3.1 **Street Side Elevation**

Scale 1/8" = 1'-0"



4 A3.1 **Back Elevation**

Scale 1/8" = 1'-0"

MIRAMONTE HOMES
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

6 PLEX ELEVATIONS

TOTAL SQ. FT. 1414

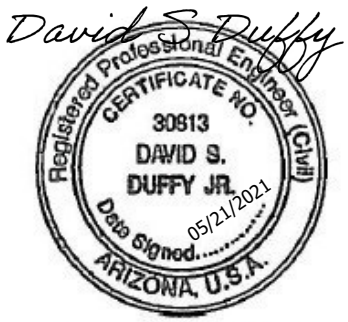
CORTLAND LOFTS
Flagstaff, AZ

A3.1

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May 20, 2021

Mr. Kent Hotsenpiller, R.L.S
Mogollon Engineering & Surveying, Inc.
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001



Expires 12/31/2023

RE: Trip Generation Comparison Letter for The Cortland Multi-Family Development – Flagstaff, Arizona

Dear Mr. Hotsenpiller:

CivTech is pleased to provide you with this Trip Generation Comparison Letter for the Cortland Multi-Family Development located at the north end of Cortland Boulevard south of Interstate 40 in Flagstaff, Arizona. CivTech prepared a Traffic Statement dated July 3, 2018 on the Cortland Multi-Family development for a previous developer. The previous developer assigned their rights to Miramonte Holdings who wishes to revise the number of units to approximately 139 units. Mogollon Engineering & Surveying (The Client) is the civil engineering firm to Miramonte Holdings who is the developer of this project. The proposed site plan is included as an **Attachment.**

PROPOSED DEVELOPMENT DESCRIPTION

The Cortland development is a multi-family rental complex with 139 dwelling units proposed for a portion of the site which is a reduction from 192 dwelling units proposed previously. The other portion of the site will remain undeveloped for a possible use as a hotel in the future. The development is located at the north end of Cortland Boulevard south of Interstate 40 in Flagstaff, Arizona. There is one full movement access point located on the southwest corner of the proposed site at the end of Cortland Boulevard, shown in an **Attachment.**

TRIP GENERATION COMPARISON

The trips generated for this project are estimated using as a reference the latest (10th) edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. The manual provides trip generation data collected by various transportation professionals for a wide range of different land uses. The data summarized in the report includes average rates and equations that have been established correlating the relationship between an independent variable that describes the development size and trips generated for each categorized land use. The manual includes information for weekdays and for AM and PM peak hours. The AM peak hour is assumed to one hour occurring between 7:00-9:00 AM and the PM peak hour is between 4:00-6:00 PM.

As previously noted, this development will consist of multi-family housing composed of 139 dwelling units which is a reduction from the previously proposed 192 dwelling units. The trip generation comparison for the proposed development is detailed in an **Attachment.**

Table 1: Trip Generation

Land Use	ITE Code	Size	Daily Total	Weekday					
				AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Previously Proposed Development									
Apartments	220	192 DU's	1,410	20	69	89	67	39	106
Newly Proposed Development									
Apartments	220	139 DU's	1,010	15	50	65	50	29	79
Difference (Newly Proposed – Previously Proposed)									
Apartments	220	-53 DU's	-400	-5	-19	-24	-17	-10	-27

A review of the detailed trip generation in **Table 1** reveals that the proposed development could generate 400 fewer trips per day with a total of 24 fewer trips (5 in/19 out) during the AM peak hour and a total of 27 fewer trips (17 in/10 out) during the PM peak hour.

CONCLUSIONS
The following can be concluded from the above:

- The trip generation revealed that the proposed development could generate 400 fewer trips per day with a total of 24 fewer trips (5 in/19 out) during the AM peak hour and a total of 27 fewer trips (17 in/10 out) during the PM peak hour.

- The reduced number of anticipated trips generated form the proposed development would result in a lower impact to the roadway network presented in the previously approved Traffic Impact Study dated July 3, 2018.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have.

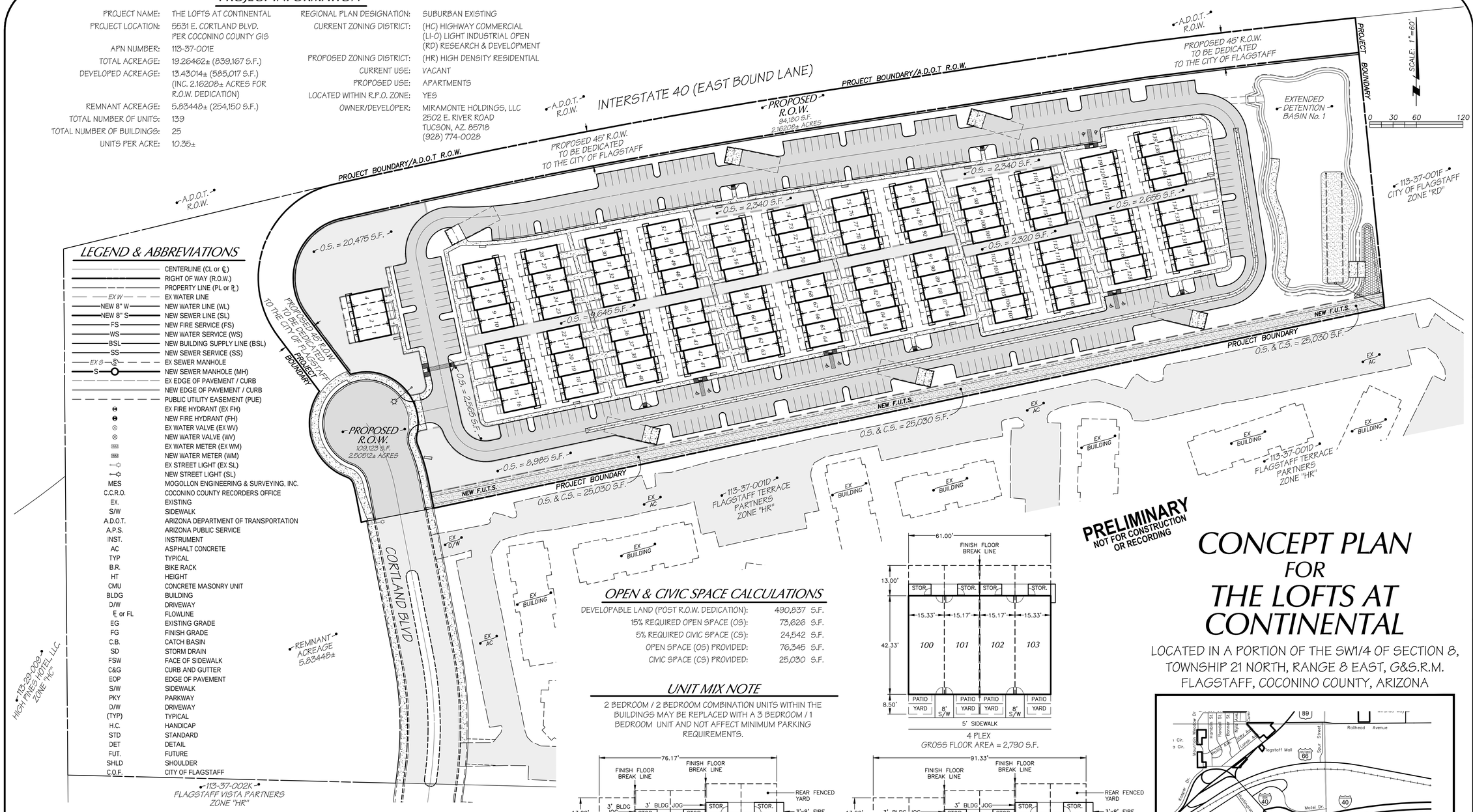
Sincerely,

David Duffy, P.E.
Senior Traffic Engineer

Attachments: Site Plan, Trip Generation Calculations.

PROJECT INFORMATION

PROJECT NAME:	THE LOFTS AT CONTINENTAL
PROJECT LOCATION:	5531 E. CORTLAND BLVD. PER COCONINO COUNTY GIS
APN NUMBER:	113-37-001E
TOTAL ACREAGE:	19.26462± (839,167 S.F.)
DEVELOPED ACREAGE:	13.43014± (585,017 S.F.) (INC. 2.16208± ACRES FOR R.O.W. DEDICATION)
REMNANT ACREAGE:	5.83448± (254,150 S.F.)
TOTAL NUMBER OF UNITS:	139
TOTAL NUMBER OF BUILDINGS:	25
UNITS PER ACRE:	10.35±
REGIONAL PLAN DESIGNATION:	SUBURBAN EXISTING
CURRENT ZONING DISTRICT:	(HC) HIGHWAY COMMERCIAL (LI-O) LIGHT INDUSTRIAL OPEN (RD) RESEARCH & DEVELOPMENT
PROPOSED ZONING DISTRICT:	(HR) HIGH DENSITY RESIDENTIAL
CURRENT USE:	VACANT
PROPOSED USE:	APARTMENTS
LOCATED WITHIN R.P.O. ZONE:	YES
OWNER/DEVELOPER:	MIRAMONTE HOLDINGS, LLC 2502 E. RIVER ROAD TUCSON, AZ. 85718 (928) 774-0028



LEGEND & ABBREVIATIONS

	CENTERLINE (CL or ℄)
	RIGHT OF WAY (R.O.W.)
	PROPERTY LINE (PL or ℄)
EX W	EX WATER LINE
NEW 8" W	NEW WATER LINE (WL)
NEW 8" S	NEW SEWER LINE (SL)
FS	NEW FIRE SERVICE (FS)
WS	NEW WATER SERVICE (WS)
BSL	NEW BUILDING SUPPLY LINE (BSL)
SS	NEW SEWER SERVICE (SS)
EX S	EX SEWER MANHOLE
S	NEW SEWER MANHOLE (MH)
	EX EDGE OF PAVEMENT / CURB
	NEW EDGE OF PAVEMENT / CURB
	PUBLIC UTILITY EASEMENT (PUE)
	EX FIRE HYDRANT (EX FH)
	NEW FIRE HYDRANT (FH)
	EX WATER VALVE (EX WV)
	NEW WATER VALVE (WV)
	EX WATER METER (EX WM)
	NEW WATER METER (WM)
	EX STREET LIGHT (EX SL)
	NEW STREET LIGHT (SL)
MES	MOGOLLON ENGINEERING & SURVEYING, INC.
C.C.R.O.	COCONINO COUNTY RECORDERS OFFICE
EX.	EXISTING
S/W	SIDEWALK
A.D.O.T.	ARIZONA DEPARTMENT OF TRANSPORTATION
A.P.S.	ARIZONA PUBLIC SERVICE
INST.	INSTRUMENT
AC	ASPHALT CONCRETE
TYP	TYPICAL
B.R.	BIKE RACK
HT	HEIGHT
CMU	CONCRETE MASONRY UNIT
BLDG	BUILDING
D/W	DRIVEWAY
E or FL	FLOWLINE
EG	EXISTING GRADE
FG	FINISH GRADE
C.B.	CATCH BASIN
SD	STORM DRAIN
FSW	FACE OF SIDEWALK
C&G	CURB AND GUTTER
EOP	EDGE OF PAVEMENT
S/W	SIDEWALK
PKY	PARKWAY
D/W	DRIVEWAY
(TYP)	TYPICAL
H.C.	HANDICAP
STD	STANDARD
DET	DETAIL
FUT.	FUTURE
SHLD	SHOULDER
C.O.F.	CITY OF FLAGSTAFF

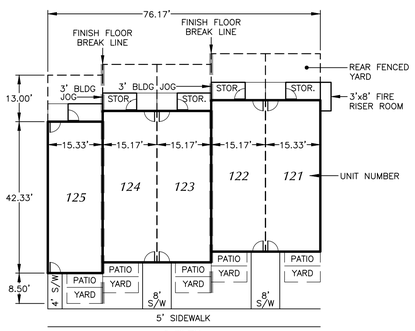
OPEN & CIVIC SPACE CALCULATIONS

DEVELOPABLE LAND (POST R.O.W. DEDICATION):	490,837 S.F.
15% REQUIRED OPEN SPACE (OS):	73,626 S.F.
5% REQUIRED CIVIC SPACE (CS):	24,542 S.F.
OPEN SPACE (OS) PROVIDED:	76,345 S.F.
CIVIC SPACE (CS) PROVIDED:	25,030 S.F.

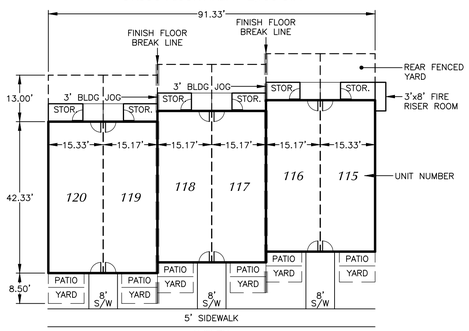
UNIT MIX NOTE

2 BEDROOM / 2 BEDROOM COMBINATION UNITS WITHIN THE BUILDINGS MAY BE REPLACED WITH A 3 BEDROOM / 1 BEDROOM UNIT AND NOT AFFECT MINIMUM PARKING REQUIREMENTS.

4 PLEX
GROSS FLOOR AREA = 2,790 S.F.



5 PLEX
GROSS FLOOR AREA = 3,465 S.F.



6 PLEX
GROSS FLOOR AREA = 4,177 S.F.

PRELIMINARY BUILDING FOOTPRINTS

SCALE: 1"=20'

UNIT COUNT and PARKING INFORMATION

PARKING CALCULATIONS:	TOTAL No. OF UNITS		PARKING PER UNIT	REQUIRED PARKING SPACES
STUDIO UNITS:	0	x	1.25	0
ONE BEDROOM UNITS:	30	x	1.5	45
TWO BEDROOM UNITS:	79	x	2	158
THREE BEDROOM UNITS:	30	x	2	60
TOTAL UNITS:	139			263

VISITOR PARKING:	0.25/EACH 2+ BEDROOM = 109 x 0.25 = 27.25 (27)
REQUIRED PARKING:	290 SPACES REQUIRED
TOTAL AUTOMOBILE PARKING PROVIDED:	290 (INCLUDING 8 H.C. SPACES)
TOTAL BICYCLE PARKING PROVIDED:	0.05 x 290 = 14.5 (15 SPACES PROVIDED)

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

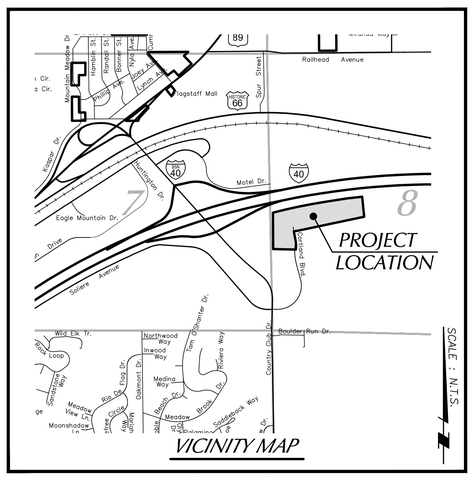
SHEET INDEX

SHEET 1:	PROJECT OVERVIEW & INFORMATION
SHEET 2:	AREA MAP
SHEET 3:	ACCESS & VEHICULAR CIRCULATION
SHEET 4:	PRELIMINARY GRADING & DRAINAGE
SHEET 5:	UNDERGROUND UTILITIES
SHEET 6:	PROPOSED OFF-SITE SEWER
SHEET 7:	RESOURCE PROTECTION PLAN and PRELIMINARY LANDSCAPE PLAN
SHEET 8:	PROPOSED EASEMENTS & ABANDONMENTS

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

CONCEPT PLAN FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA



VICINITY MAP

SHEET NO. 1 OF 8

CONCEPT-4

COF PROJECT # PZ-20-00183

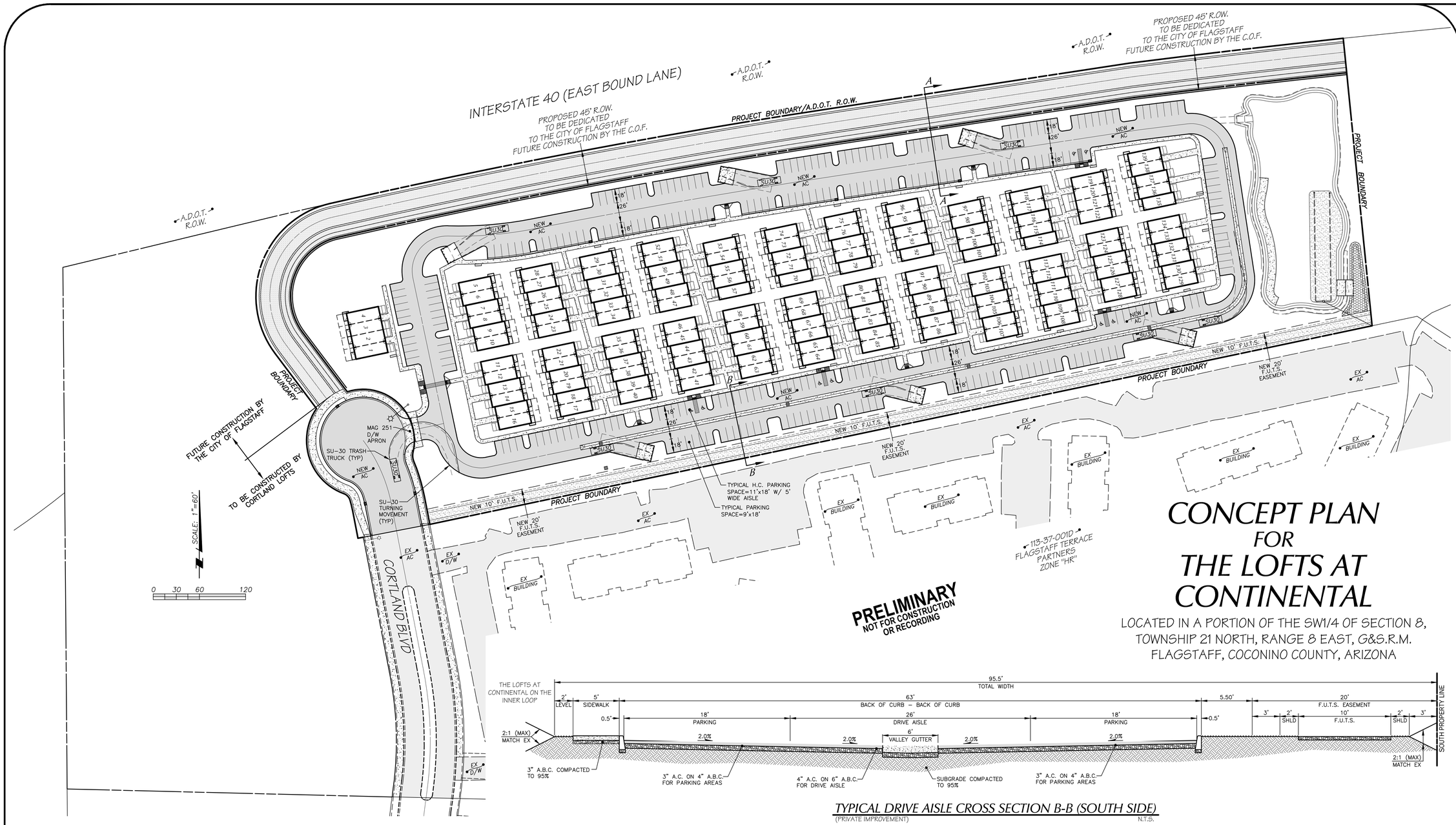
Mogollon Inc ENGINEERING &SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

THE LOFTS AT CONTINENTAL
CONCEPT PLAN
PROJECT OVERVIEW & INFORMATION
3/4/21
MES# 20356

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 3/4/21	PROJECT NO. 20356
DESIGNED BY: MKE	FN: SHEET-01.DWG
DRAWN BY: MKE	VERT SCALE: N/A
CHECKED BY: KVH/RDS	HOR SCALE: 1"=60'

REVISIONS: PER C.O.F. COMMENTS DATED 12/9/20

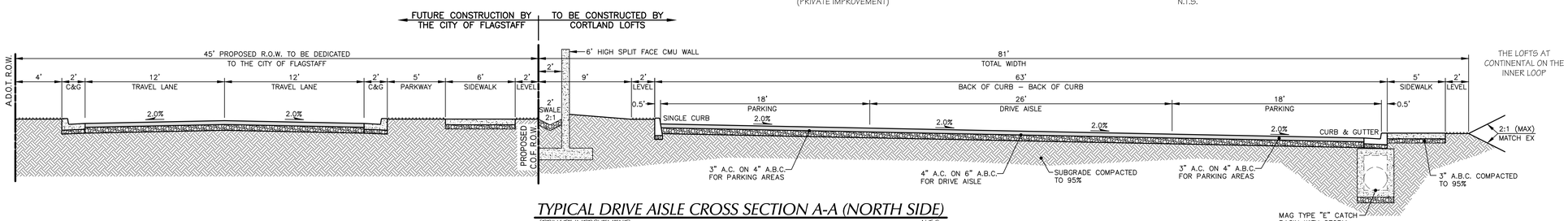


CONCEPT PLAN FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

TYPICAL DRIVE AISLE CROSS SECTION B-B (SOUTH SIDE)

(PRIVATE IMPROVEMENT) N.T.S.



TYPICAL DRIVE AISLE CROSS SECTION A-A (NORTH SIDE)

(PRIVATE IMPROVEMENT) N.T.S.

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

THE LOFTS AT CONTINENTAL
CONCEPT PLAN
ACCESS & VEHICULAR CIRCULATION
3/4/21
MES# 20356

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

DATE: 3/4/21 | PROJECT NO. 20356 | REVISIONS PER C.O.F. COMMENTS DATED 12/4/20
DESIGNED BY: MME | FN: SHEET-08.DWG | VERT. SCALE: N/A
DRAWN BY: MME | HOR. SCALE: 1"=60'
CHECKED BY: KVH/RDS

SHEET NO. 3 OF 8

CONCEPT-4

COF PROJECT # PZ-20-00183

Methodology Overview

This form facilitates trip generation estimation using data within the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition and methodology described within ITE's Trip Generation Handbook, 3rd Edition. These references will be referred to as Manual and Handbook, respectively. The Manual contains data collected by various transportation professionals for a wide range of different land uses, with each land use category represented by a land use code (LUC). Average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized LUC in various settings and time periods. The Handbook indicates an established methodology for how to use data contained within the Manual when to use the fitted curve instead of the average rate and when to adjustments to the volume of trips are appropriate and how to do so. The methodology steps are represented visually in boxes in Figure 3.1. This worksheet applies calculations for each box if applicable.

Box 1 - Define Study Site Land Use Type & Site Characteristics

The analyst is to pick an appropriate LUC(s) based on the subject's zoning/land use(s)/future land use(s). The size of the land use(s) is described in reference to an independent variable(s) specific to (each) the land use (example: 1,000 square feet of building area is relatively common).

Land Use Types and Size

Proposed Use	Amount	Units	ITE LUC	ITE Land Use Name
Previoulsy Proposed Development				
Apartments	192	Dwelling Units	220	Multifamily Housing (Low-Rise)
Newly Proposed Development				
Apartments	139	Dwelling Units	220	Multifamily Housing (Low-Rise)

Box 2 - Define Site Context

Context assessment is to "simply determine whether the study sites is in a multimodal setting" and "could have persons accessing the site by walking, bicycling, or riding transit." This assessment is used in Box 4. The Manual separates data into 4 setting categories - Rural, General Urban/Suburban, Dense Multi-Urban Use and Center City Core. This worksheet uses the following abbreviations, respectively: R, G, D, and C. The Manual does not have data for all settings of all land use codes. See the table on the next page titled "Site Context and Time Periods" - if this table is not provided, the "General Urban/Suburban" setting is used by default.

Box 3 - Define Analysis Objectives Types of Trips & Time Period

This tool will focus on vehicular trips for a 24-hour period on a typical weekday as well as its AM peak hour and PM peak hour. Other time period(s) may be of interest.

Site Context and Time Periods - Actual Setting, Setting Data Available for LUC, Setting Used in Analyses

Proposed Use	Setting		ADT Available	ADT Used	AM Peak Hour Available	AM Peak Hour Used	PM Peak Hour Available	PM Peak Hour Used	(not used) Available	(not used) Used
Previoulsy Proposed Development										
Apartments	General Urban/Suburban	G	G	G	G	G	G	G		
Newly Proposed Development										
Apartments	General Urban/Suburban	G	G	G	G	G	G	G		

If the desired setting is not available within the *Manual,* adjustments may be made in Boxes 6 through 8.

Box 4 - Is Study Site Multimodal?

Per the Handbook, "if the objective is to establish a local trip generation rate for a particular land use or study site, the simplified approach (Box 9) may be acceptable but the Box 5 through 8 approach is required if the study site is located in an infill setting, contains a mix of uses on-site, or is near significant transit service."

Box 5/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Determine Equation)

Vehicle trips are estimated using rates/equations applicable to each LUC. When the appropriate graph has a fitted curve, the Handbook has a process (Figure 4.2) to determine when to use it versus using the weighted average rate or collecting local data. The methodology requires for engineering judgement in some circumstances and permits engineering judgement to override or make adjustments when appropriate to best project (example 1: study site is expected to operate differently than data in the applicable land use code - such as restaurant that is closed in the morning or in the evening; example 2: LUC data in a localized area fails to be represented by the typically selected fitted curve/weighted average rate - a small shop/LUC 820, AM peak hour is skewed by the high y-intercept).

Equation Type: Equation Used [Equated Rate] (Type Abbreviations: Weighted Average Rate ("WA"), Fitted Curve ("FC"), or Custom ("C"))

Proposed Use	ADT	AM Peak Hour	PM Peak Hour	(not used)
Previoulsy Proposed Development				
Apartments	FC: T=7.56*X-40.86 [7.35]	FC: LN(T)=0.95*LN(X)-0.51 [0.46]	FC: LN(T)=0.89*LN(X)-0.02 [0.55]	
Newly Proposed Development				
Apartments	FC: T=7.56*X-40.86 [7.27]	FC: LN(T)=0.95*LN(X)-0.51 [0.47]	FC: LN(T)=0.89*LN(X)-0.02 [0.57]	

Box 5/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Apply Equations and in/out Distributions)

Baseline Vehicular Trips

Proposed Use	ADT % In	ADT In	ADT Out	ADT Total	AM Peak Hour % In	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour % In	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	(not used) % In	(not used) In	(not used) Out	(not used) Total
Previoulsy Proposed Development																
Apartments	50%	705	705	1,410	23%	20	69	89	63%	67	39	106				
Newly Proposed Development																
Apartments	50%	505	505	1,010	23%	15	50	65	63%	50	29	79				
Totals		**1,210**	**1,210**	**2,420**		**35**	**119**	**154**		**117**	**68**	**185**				

EXHIBIT "A"

The following is a description of a parcel of land, being a portion of the parcel described in Instrument 3695021, Coconino County Records (CCR), situate in section 8, Township 21 North, Range 8 East, G.& S.R.M., Flagstaff, Coconino County, Arizona, being more particularly described as follows:

Beginning at the northeasterly corner of said parcel which is a point on the south line of Interstate 40;

Thence South 05°43'31" East along the east line of said parcel a distance 375.13 feet to the southeast corner of said parcel;

Thence South 78°05'39" West along the south line of said parcel a distance of 1,250.52 feet to a point on the east line of Cortland Blvd.;

Thence South 79°04'33" West along the north line of Cortland Blvd. a distance of 88.01 feet;

Thence continue South 79°04'33" West a distance of 7.00 feet;

Thence North 10°57'05" West a distance of 35.74 feet to a point which is the beginning of a curve concave to the west and having a radius of 149.00 feet;

Thence northwesterly along said curve a distance of 14.75 feet through a central angle of 05°40'16" to the beginning of a compound curve concave to the west having a radius of 13.00 feet;

Thence northwesterly along said curve a distance of 12.12 feet through a central angle of 53°25'08" to the beginning of a reverse curve concave to the east having a radius of 73.50 feet;

Thence northeasterly, northerly, and northwesterly along said curve a distance of 133.99 feet through a central angle of 104°27'00";

Thence North 36°56'42" West a distance of 89.61 feet to a point which is the beginning of a curve, concave to the east having a radius of 123.50 feet;

Thence northwesterly, north, and northeasterly along said curve a distance of 57.49 feet through a central angle of 26°40'11";

Thence North 10°16'31" West a distance of 117.29 feet to a point on the south line of Interstate 40;

Thence North 76°26'10" East along the south line of Interstate 40 a distance of 10.65 feet to a point which is the beginning of a non-tangent curve, concave to the south and having a radius of 9,000.00 feet and to which beginning a radial line bears North 12°32'20 West;

Thence northeasterly along said curve and along the south line of Interstate 40 a distance of 770.40 feet through a central angle of 04°54'16";

Thence North 81°21'17" East along the south line of Interstate 40 a distance of 391.59 feet to a point which is the beginning of a non-tangent curve, concave to the south and having a radius of 14,123.95 feet and to which beginning a radial line bears North 07°09'02" West;

Thence northeasterly along said curve and along the south line of Interstate 40 a distance of 279.56 feet through a central angle of 01°08'03" to the **True Point of Beginning**;

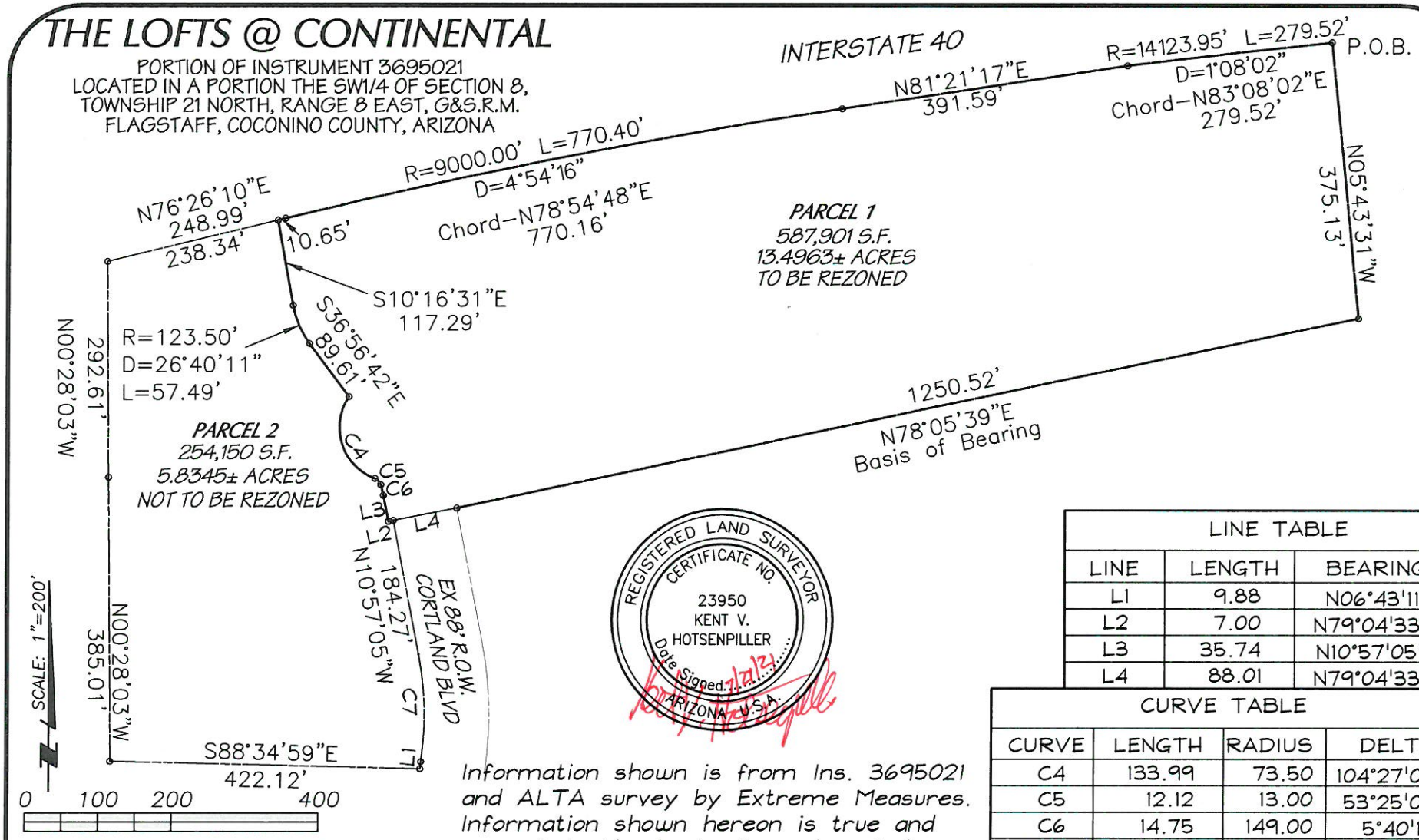
Said parcel contains 587,901 sq. ft. or 13.4963 acres of land more or less as shown on attached Exhibit B which by this reference is made a part hereof.



Parcel to be Rezoned to HR

THE LOFTS @ CONTINENTAL

PORTION OF INSTRUMENT 3695021
LOCATED IN A PORTION THE SW1/4 OF SECTION 8,
TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23950
KENT V.
HOTSENPILLER
Date Signed: 7/27/21
ARIZONA U.S.A.

Information shown is from Ins. 3695021 and ALTA survey by Extreme Measures. Information shown hereon is true and correct to the best of my knowledge.

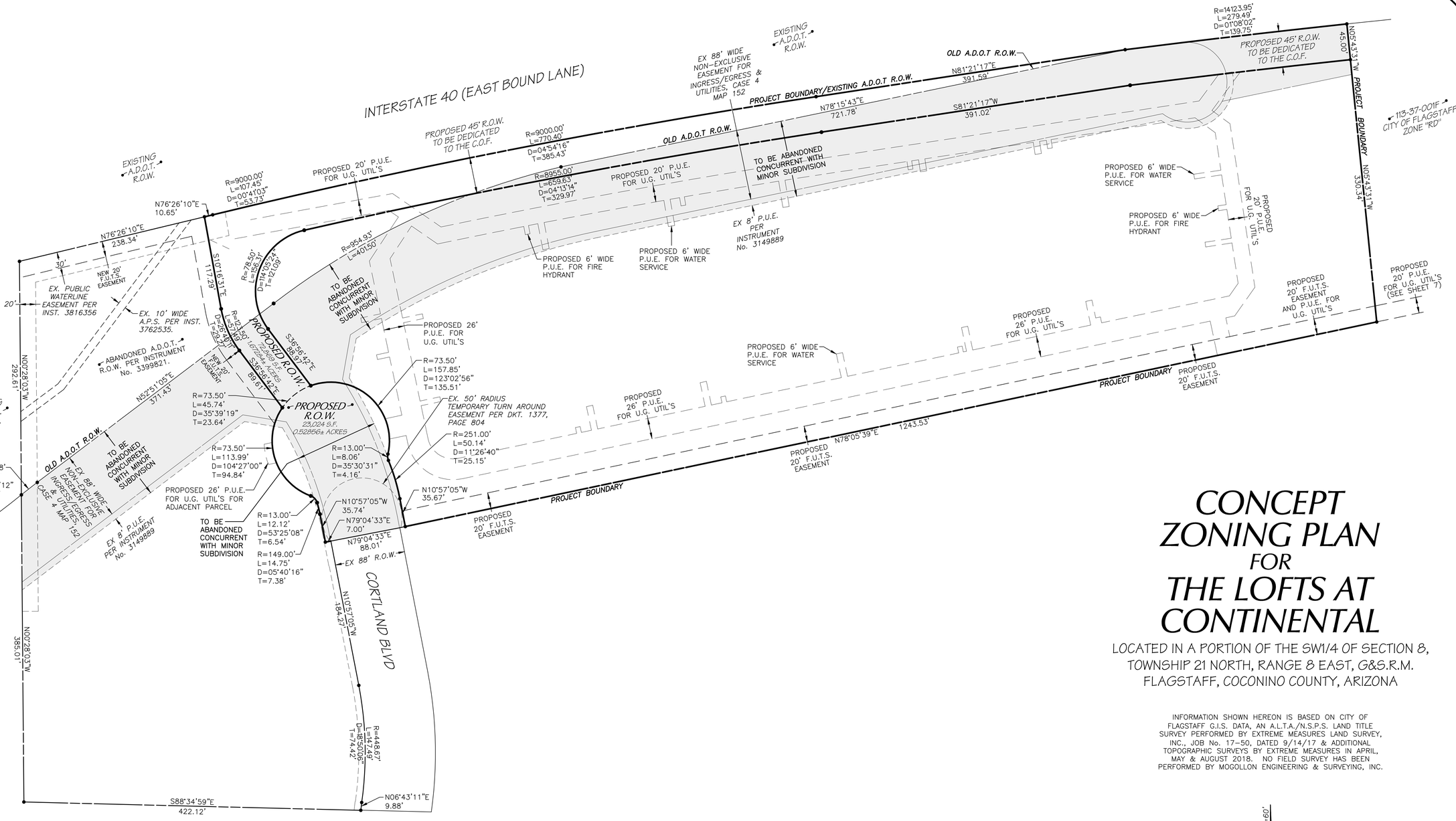
LINE TABLE		
LINE	LENGTH	BEARING
L1	9.88	N06°43'11"E
L2	7.00	N79°04'33"E
L3	35.74	N10°57'05"W
L4	88.01	N79°04'33"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	133.99	73.50	104°27'00"
C5	12.12	13.00	53°25'08"
C6	14.75	149.00	5°40'16"
C7	147.49	448.67	18°50'06"

HORIZONTAL SCALE: 1"=200'
VERTICAL SCALE:
DESIGNED/DRAWN BY:
PROJECT NO. 20356
DATE: 7/26/21

Mogollon Inc
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Az. 86001
Phone: 928-214-0214 • Mogollan99@aol.com

EXHIBIT B
REZONING LEGAL DESCRIPTION
LOFTS @ CONTINENTAL



CONCEPT ZONING PLAN FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

SCALE: 1"=60'

0 30 60 120

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

SHEET NO. 11 OF 11

CONCEPT-4

COF PROJECT # PZ-20-00183

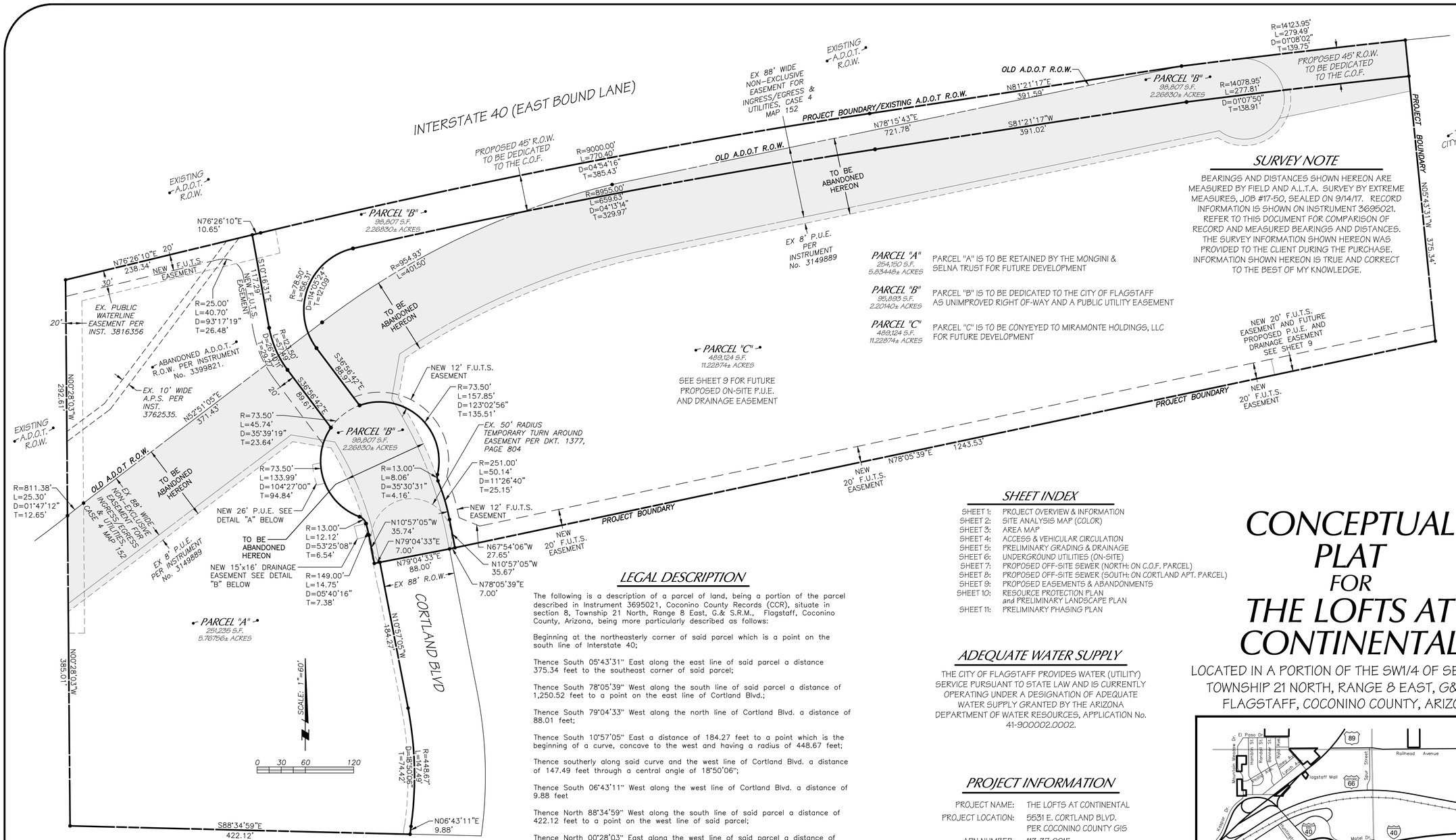
Mogollon Inc
ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

THE LOFTS AT CONTINENTAL
CONCEPT ZONING PLAN
PROPOSED EASEMENTS & ABANDONMENTS

7/29/21
MES# 20356

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

DATE: 7/29/21
DESIGNED BY: MKE
DRAWN BY: MKE
CHECKED BY: KVH/RDB
PROJECT NO. 20356
FN: SHEET-11.DWG
VERT SCALE: N/A
HOR SCALE: 1"=60'
REVISIONS:



SURVEY NOTE

BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED BY FIELD AND A.L.T.A. SURVEY BY EXTREME MEASURES, JOB #17-50, SEALED ON 9/14/17. RECORD INFORMATION IS SHOWN ON INSTRUMENT 3695021. REFER TO THIS DOCUMENT FOR COMPARISON OF RECORD AND MEASURED BEARINGS AND DISTANCES. THE SURVEY INFORMATION SHOWN HEREON WAS PROVIDED TO THE CLIENT DURING THE PURCHASE. INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PARCEL "A" 254,150 S.F. 5.83448± ACRES — PARCEL "A" IS TO BE RETAINED BY THE MONGINI & SELNA TRUST FOR FUTURE DEVELOPMENT

PARCEL "B" 95,893 S.F. 2.20140± ACRES — PARCEL "B" IS TO BE DEDICATED TO THE CITY OF FLAGSTAFF AS UNIMPROVED RIGHT OF-WAY AND A PUBLIC UTILITY EASEMENT

PARCEL "C" 489,124 S.F. 11.22874± ACRES — PARCEL "C" IS TO BE CONYEYED TO MIRAMONTE HOLDINGS, LLC FOR FUTURE DEVELOPMENT

SHEET INDEX

SHEET 1: PROJECT OVERVIEW & INFORMATION
SHEET 2: SITE ANALYSIS MAP (COLOR)
SHEET 3: AREA MAP
SHEET 4: ACCESS & VEHICULAR CIRCULATION
SHEET 5: PRELIMINARY GRADING & DRAINAGE
SHEET 6: UNDERGROUND UTILITIES (ON-SITE)
SHEET 7: PROPOSED OFF-SITE SEWER (NORTH: ON C.O.F. PARCEL)
SHEET 8: PROPOSED OFF-SITE SEWER (SOUTH: ON CORTLAND APT. PARCEL)
SHEET 9: PROPOSED EASEMENTS & ABANDONMENTS
SHEET 10: RESOURCE PROTECTION PLAN and PRELIMINARY LANDSCAPE PLAN
SHEET 11: PRELIMINARY PHASING PLAN

LEGAL DESCRIPTION

The following is a description of a parcel of land, being a portion of the parcel described in Instrument 3695021, Coconino County Records (CCR), situate in section 8, Township 21 North, Range 8 East, G.& S.R.M., Flagstaff, Coconino County, Arizona, being more particularly described as follows:

Beginning at the northeasterly corner of said parcel which is a point on the south line of Interstate 40;

Thence South 05°43'31" East along the east line of said parcel a distance 375.34 feet to the southeast corner of said parcel;

Thence South 78°05'39" West along the south line of said parcel a distance of 1,250.52 feet to a point on the east line of Cortland Blvd.;

Thence South 79°04'33" West along the north line of Cortland Blvd. a distance of 88.01 feet;

Thence South 10°57'05" East a distance of 184.27 feet to a point which is the beginning of a curve, concave to the west and having a radius of 448.67 feet;

Thence southerly along said curve and the west line of Cortland Blvd. a distance of 147.49 feet through a central angle of 18°50'06";

Thence South 06°43'11" West along the west line of Cortland Blvd. a distance of 9.88 feet

Thence North 88°34'59" West along the south line of said parcel a distance of 422.12 feet to a point on the west line of said parcel;

Thence North 00°28'03" East along the west line of said parcel a distance of 385.01 feet;

Thence continue North 00°28'03" West along the west line of said parcel a distance of 292.61 feet to the northwest corner of said parcel and a point on the south line of Interstate 40;

Thence North 76°26'10" East along the south line of Interstate 40 a distance of 248.99 feet to a point which is the beginning of a non-tangent curve, concave to the south and having a radius of 9,000.00 feet and to which beginning a radial line bears North 12°32'20 West;

Thence northeasterly along said curve and along the south line of Interstate 40 a distance of 770.40 feet through a central angle of 04°54'16";

Thence North 81°21'17" East along the south line of Interstate 40 a distance of 391.59 feet to a point which is the beginning of a non-tangent curve, concave to the south and having a radius of 14,123.95 feet and to which beginning a radial line bears North 07°09'02" West;

Thence northeasterly along said curve and along the south line of Interstate 40 a distance of 279.49 feet through a central angle of 01°08'03" to the True Point of Beginning;

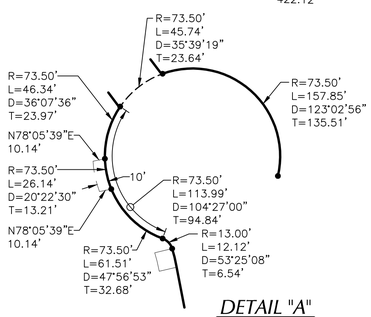
Said parcel contains 839,167 sq. ft. or 19.26462 acres of land more or less as shown on attached Exhibit B which by this reference is made a part hereof.

ADEQUATE WATER SUPPLY

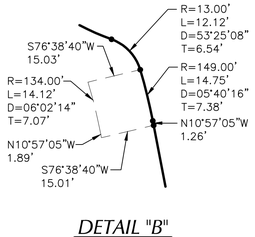
THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION No. 41-900002.0002.

PROJECT INFORMATION

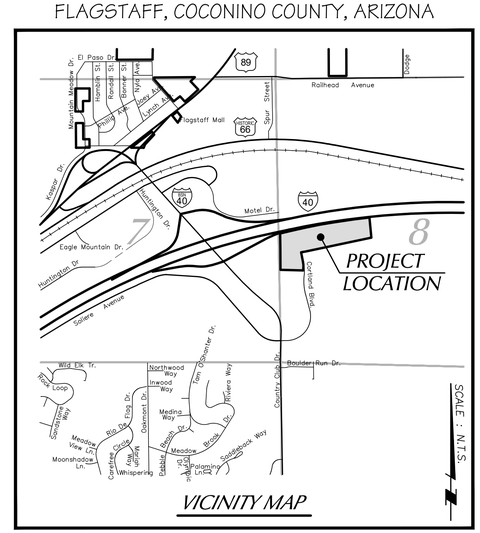
PROJECT NAME:	THE LOFTS AT CONTINENTAL
PROJECT LOCATION:	5531 E. CORTLAND BLVD. PER COCONINO COUNTY GIS
APN NUMBER:	113-37-001E
TOTAL ACREAGE:	19.26462± (839,167 S.F.)
NUMBER OF PARCELS:	3
TOTAL NUMBER OF UNITS (ON PARCEL "C"):	139
REGIONAL PLAN DESIGNATION:	SUBURBAN EXISTING
CURRENT ZONING DISTRICT:	(HC) HIGHWAY COMMERCIAL (LI-O) LIGHT INDUSTRIAL OPEN (RD) RESEARCH & DEVELOPMENT
PROPOSED ZONING DISTRICT:	(HR) HIGH DENSITY RESIDENTIAL
CURRENT USE:	VACANT
LOCATED WITHIN R.P.O. ZONE:	YES
OWNER:	MONGINI & SELNA TRUST PO BOX 35 JEROME, AZ. 86331 (928) 699-4381
DEVELOPER:	MIRAMONTE HOLDINGS, LLC 2502 E. RIVER ROAD TUCSON, AZ. 85718 (928) 774-0028



DETAIL "A"
SCALE: 1"=60'



DETAIL "B"
SCALE: 1"=20'



VICINITY MAP

CONCEPTUAL PLAT FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

SHEET NO. 1 OF 11

COF PROJECT # PZ-20-00183

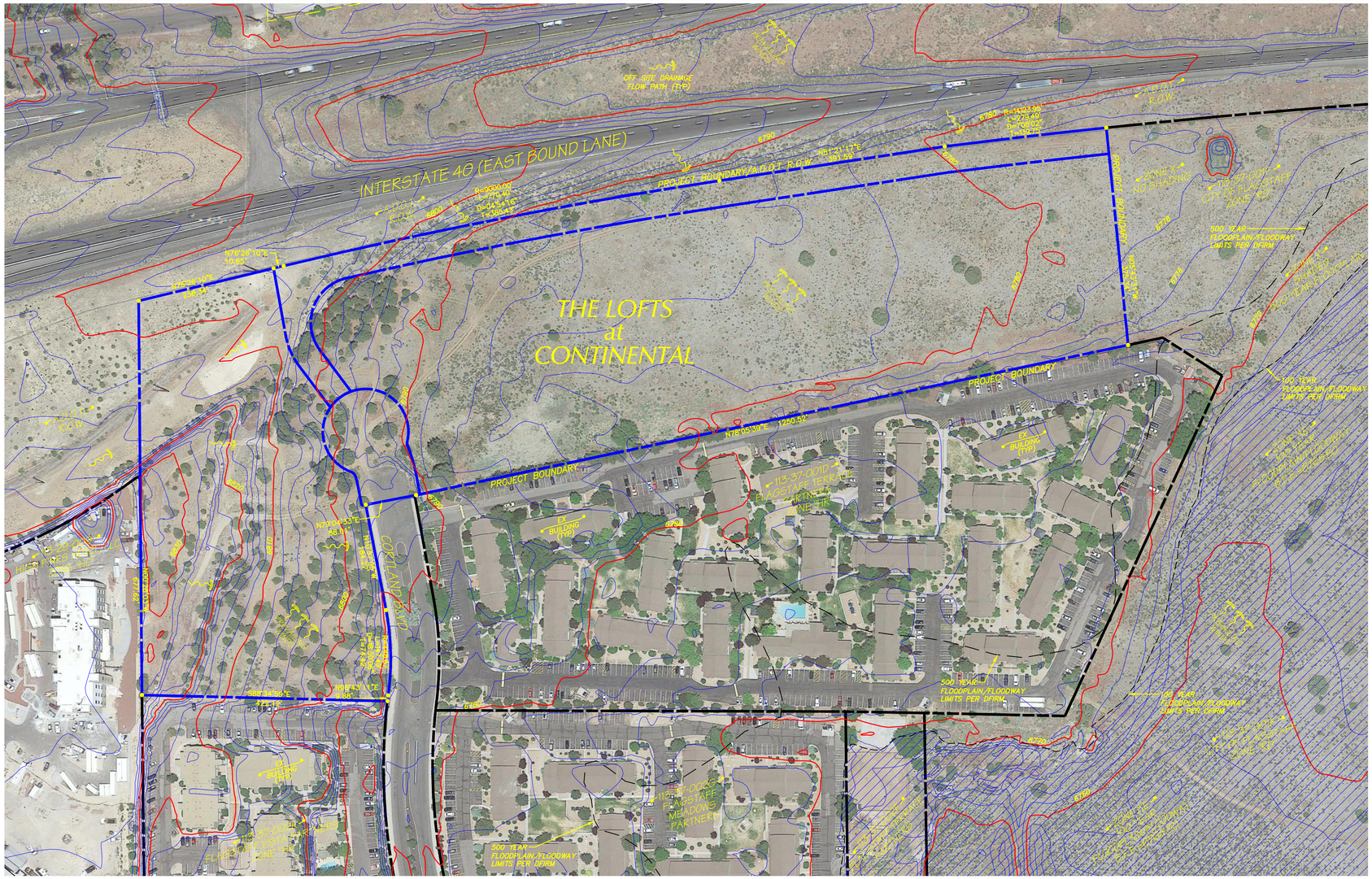
CONCEPT-4

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

Registered Professional Engineer CERTIFICATE NO. 29312 ROBERT D. BEGLEY Date Signed 11/23/21 ARIZONA U.S.A.

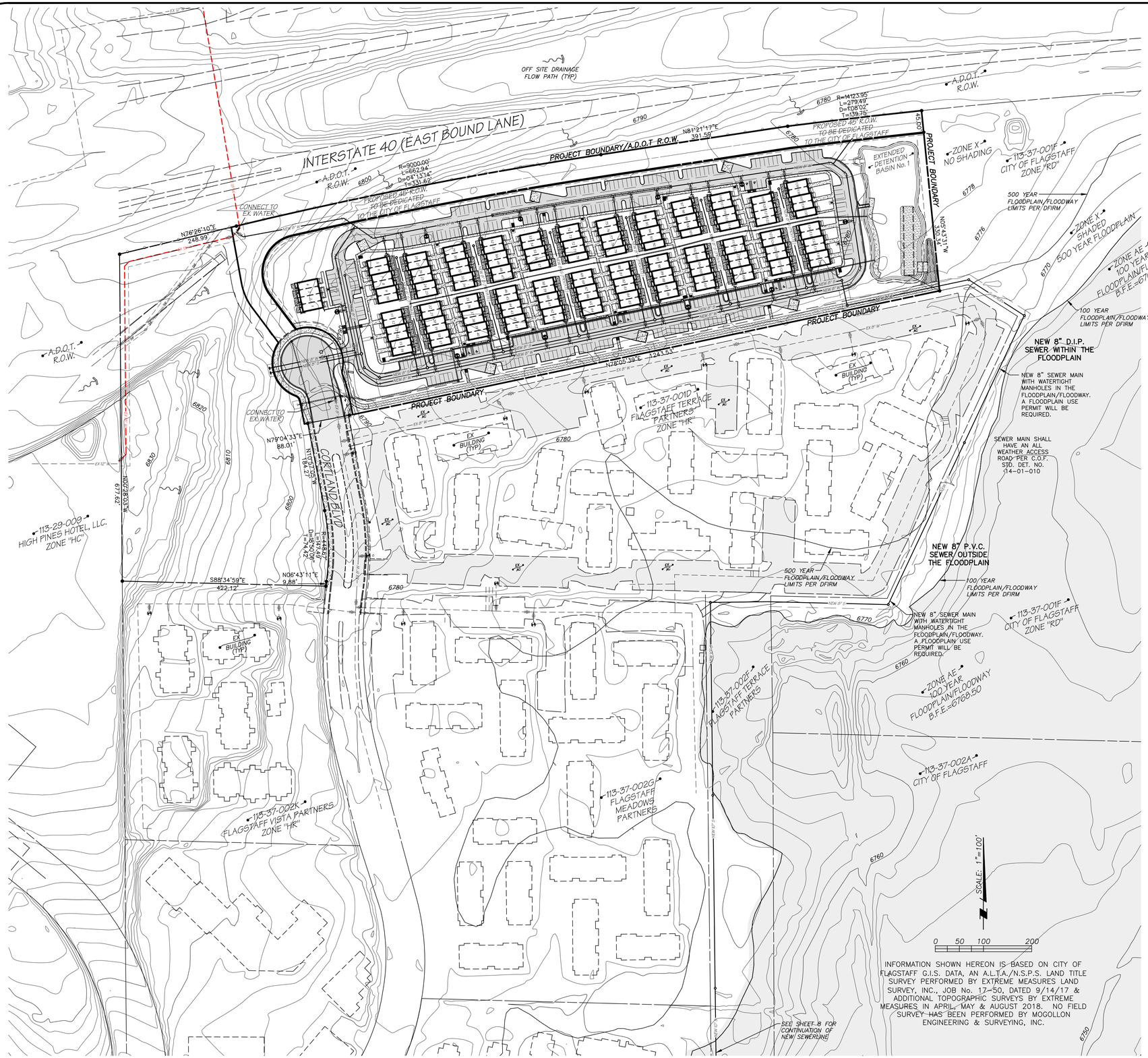
THE LOFTS AT CONTINENTAL
CONCEPTUAL PLAT
11/23/21
MES# 20356

DATE: 11/23/21 | REVISIONS:
PROJECT NO. 20356
FN: SHEET-01.DWG
DESIGNED BY: MKE
DRAWN BY: MKE
VERT SCALE: N/A
HOR SCALE: 1"=60'
CHECKED BY: KVH/RDB


INTERSTATE 40 (EAST BOUND LANE)
OFF-SITE DRAINAGE FLOW PATH (TYP)
PROJECT BOUNDARY
THE LOFTS at CONTINENTAL
PROJECT BOUNDARY
N16°05'30"E 1460.52'
EX BUILDING (TYP)
EX BUILDING (TYP)
EX BUILDING (TYP)
113.37' OVID FLAGSTAFF ARIZONA TRIANGULATION STATION
500 YEAR FLOODPLAIN, FLOODWAY LIMITS PER DFIRM
500 YEAR FLOODPLAIN, FLOODWAY LIMITS PER DFIRM
500 YEAR FLOODPLAIN, FLOODWAY LIMITS PER DFIRM
500 YEAR FLOODPLAIN, FLOODWAY LIMITS PER DFIRM
500 YEAR FLOODPLAIN, FLOODWAY LIMITS PER DFIRM
CORTLAND AVE
S16°05'30"W 1460.52'
N73°54'30"W 1275.40'
N16°05'30"E 1360.52'
S73°54'30"E 1275.40'
S16°05'30"W 1360

CONCEPTUAL PLAT
FOR
THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA



THE LOFTS AT CONTINENTAL
CONCEPTUAL PLAT
AREA MAP

11/23/21
MES# 20356

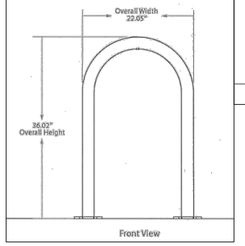
Mogollon Inc
ENGINEERING &SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

Registered Professional Engineer
CERTIFICATE NO.
29312
ROBERT D. BEGLEY
Date Signed 11/23/21
ARIZONA U.S.A.

DATE: 11/23/21 | PROJECT NO. 20356 | REVISIONS:
DESIGNED BY: MME | FN: SHEET-03.DWG
DRAWN BY: MME | VERT SCALE: N/A
CHECKED BY: KVM/RDB | HOR SCALE: 1"=100'

Specification Sheet

Park-It 2 Bike Rack, Surface Mount



Material	Finish	Dimensions	Weight
Steel tubing	Powder-coated black	22.05" w x 36.02" h Footprint: 25.2" w x 36.02" h	22 lbs.

Type of Mount: Surface mount

Size of Tubing: 1-7/8" O.D. x 11-gauge

BIKE RACK SPECIFICATIONS

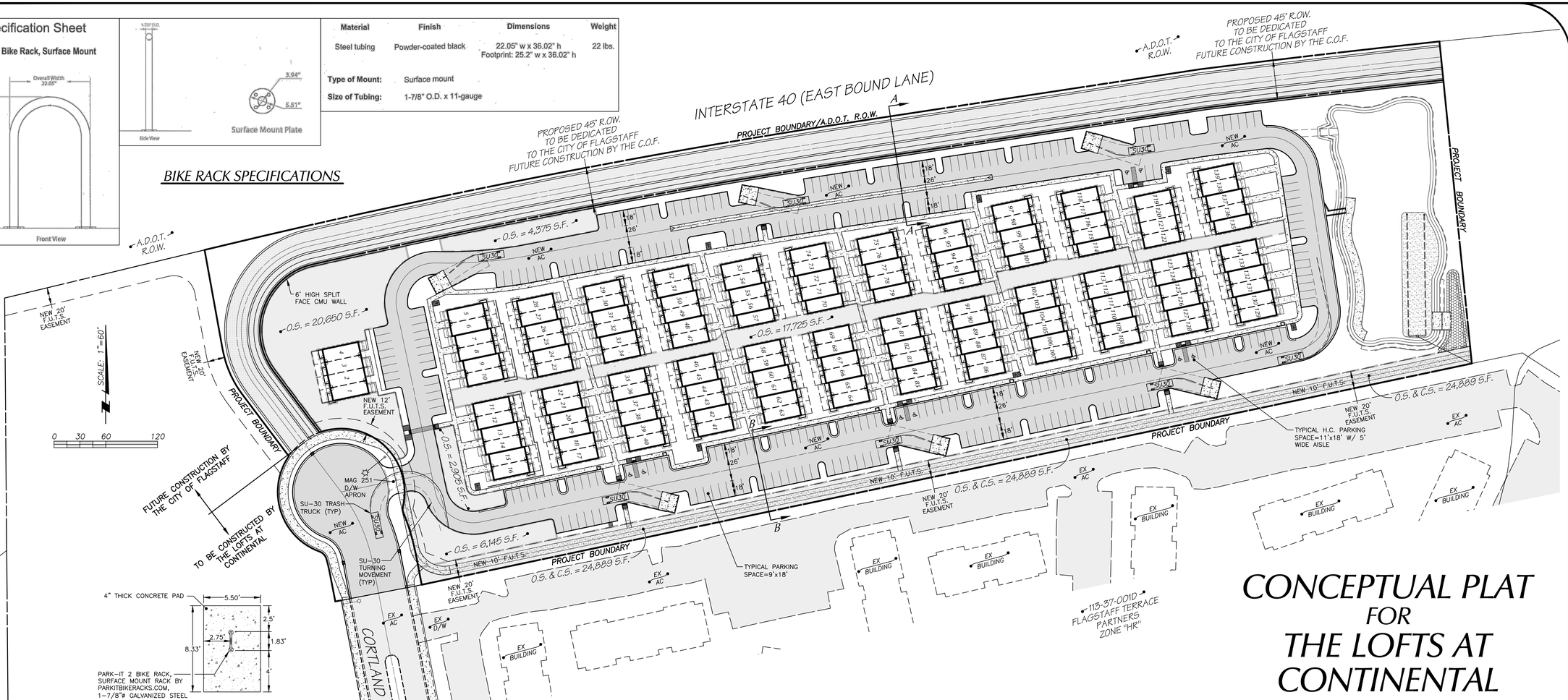
14.5 REQUIRED (16 SPACES PROVIDED)

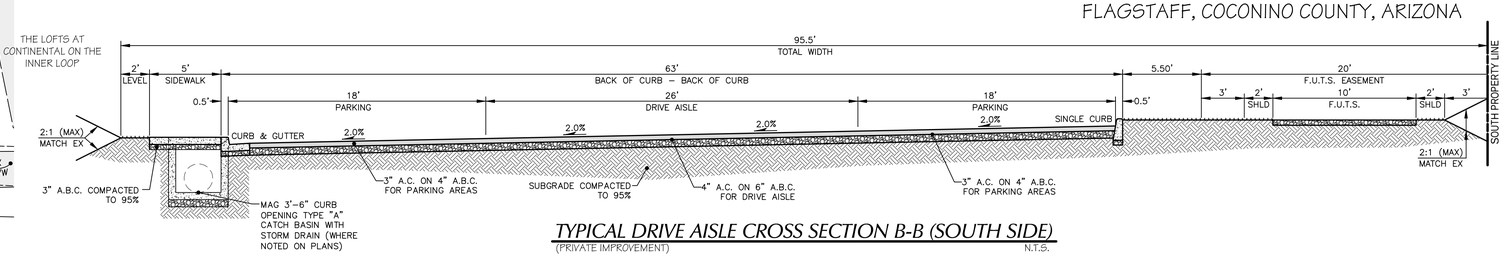
CONCRETE BIKE PARKING PAD

(PRIVATE IMPROVEMENT) N.T.S.

OPEN & CIVIC SPACE CALCULATIONS

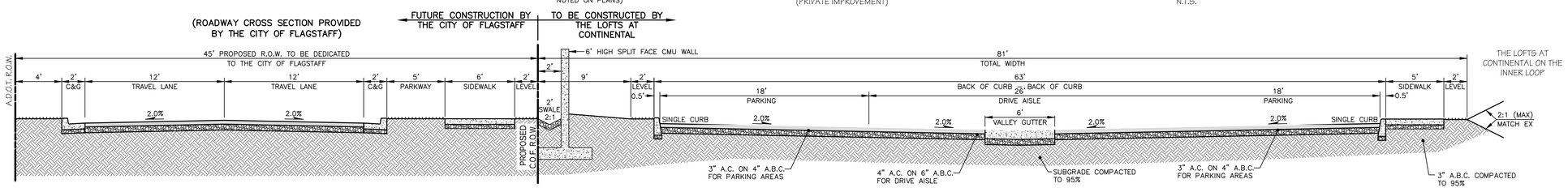
DEVELOPABLE LAND (POST R.O.W. DEDICATION):	489,124 S.F.
15% REQUIRED OPEN SPACE (O.S.):	73,369 S.F.
5% REQUIRED CIVIC SPACE (C.S.):	24,456 S.F.
OPEN SPACE (O.S.) PROVIDED:	76,689 S.F.
CIVIC SPACE (C.S.) PROVIDED:	24,889 S.F.





TYPICAL DRIVE AISLE CROSS SECTION B-B (SOUTH SIDE)

(PRIVATE IMPROVEMENT) N.T.S.



TYPICAL DRIVE AISLE CROSS SECTION A-A (NORTH SIDE)

(PRIVATE IMPROVEMENT) N.T.S.

CONCEPTUAL PLAT FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

THE LOFTS AT CONTINENTAL 11/23/21
CONCEPTUAL PLAT
PROPOSED ACCESS & VEHICULAR CIRCULATION MES# 20356

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

Registered Professional Engineer CERTIFICATE NO. 29312 ROBERT D. BEGLEY Date Signed 11/23/21 ARIZONA U.S.A.

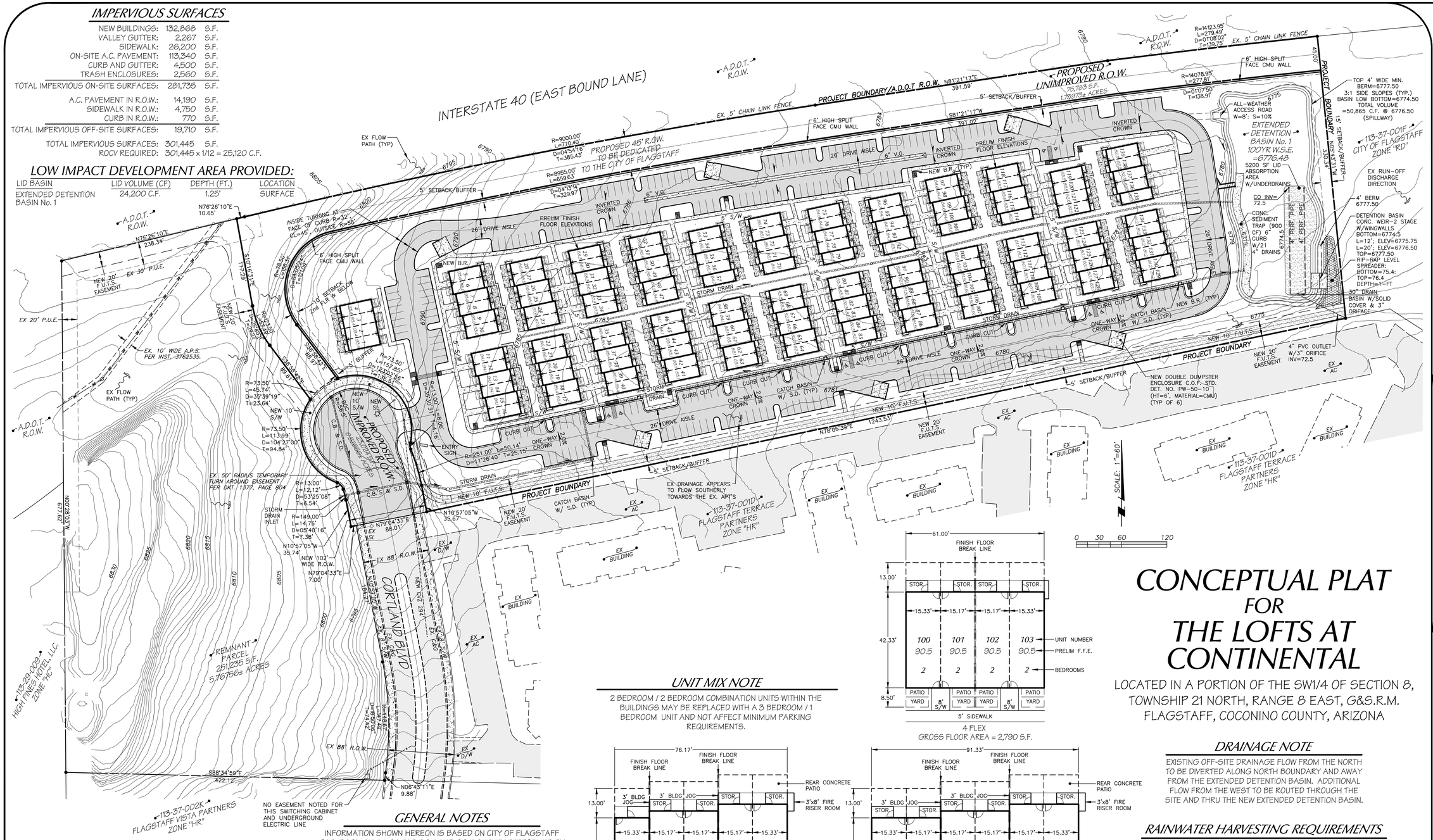
DATE: 11/23/21 | DESIGNED BY: MME | DRAWN BY: MME | CHECKED BY: KVH/RDB
PROJECT NO. 20356 | FN: SHEET-04.DWG | VERT SCALE: N/A | HOR SCALE: 1"=60'
REVISIONS:

IMPERVIOUS SURFACES

NEW BUILDINGS:	132,868	S.F.
VALLEY GUTTER:	2,267	S.F.
SIDEWALK:	26,200	S.F.
ON-SITE A.C. PAVEMENT:	113,340	S.F.
CURB AND GUTTER:	4,500	S.F.
TRASH ENCLOSURES:	2,560	S.F.
TOTAL IMPERVIOUS ON-SITE SURFACES:	281,735	S.F.
A.C. PAVEMENT IN R.O.W.:	14,190	S.F.
SIDEWALK IN R.O.W.:	4,750	S.F.
CURB IN R.O.W.:	770	S.F.
TOTAL IMPERVIOUS OFF-SITE SURFACES:	19,710	S.F.
TOTAL IMPERVIOUS SURFACES:	301,445	S.F.
ROCV REQUIRED:	301,445 x 1/12 = 25,120 C.F.	

LOW IMPACT DEVELOPMENT AREA PROVIDED:

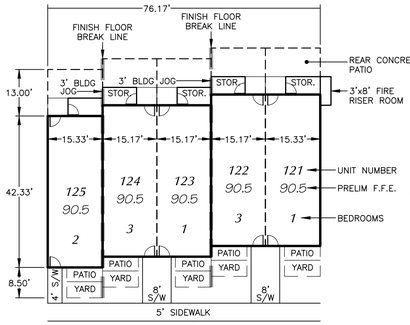
LID BASIN	LID VOLUME (CF)	DEPTH (FT.)	LOCATION
EXTENDED DETENTION BASIN No. 1	24,200 C.F.	1.25'	SURFACE



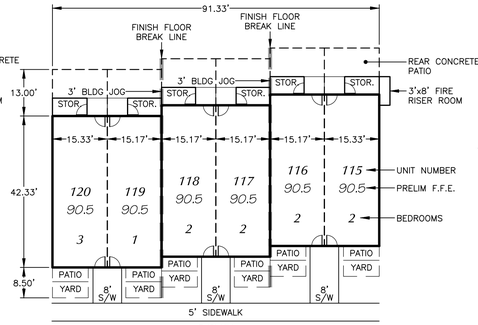
4 PLEX
GROSS FLOOR AREA = 2,790 S.F.

UNIT MIX NOTE

2 BEDROOM / 2 BEDROOM COMBINATION UNITS WITHIN THE BUILDINGS MAY BE REPLACED WITH A 3 BEDROOM / 1 BEDROOM UNIT AND NOT AFFECT MINIMUM PARKING REQUIREMENTS.



5 PLEX
GROSS FLOOR AREA = 3,465 S.F.



6 PLEX
GROSS FLOOR AREA = 4,177 S.F.

PRELIMINARY BUILDING FOOTPRINTS
SCALE: 1"=20'

UNIT COUNT and PARKING INFORMATION

PARKING CALCULATIONS:	TOTAL No. OF UNITS		PARKING REQUIRED PER UNIT		PARKING SPACES
STUDIO UNITS:	0	x	1.25		0
ONE BEDROOM UNITS:	30	x	1.5		45
TWO BEDROOM UNITS:	79	x	2		158
THREE BEDROOM UNITS:	30	x	2		60
TOTAL UNITS:	139				263

VISITOR PARKING:	0.25/EACH 2+ BEDROOM = 109 x 0.25 = 27.25 (27)
REQUIRED PARKING:	290 SPACES REQUIRED
TOTAL AUTOMOBILE PARKING PROVIDED:	290 (INCLUDING 8 H.C. SPACES)
TOTAL BICYCLE PARKING PROVIDED:	0.05 x 290 = 14.5 REQUIRED (16 SPACES PROVIDED) (SEE SHEET 4 FOR BIKE RACK DETAIL AND SPEC'S)

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

GRADING NOTE

PROPOSED SITE GRADING SHALL BE IN ACCORDANCE WITH 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 & STORM WATER CONVEYANCES WILL BE DESIGNED and CONSTRUCTED IN ACCORDANCE WITH CITY OF FLAGSTAFF STORM WATER STANDARDS.

CONCEPTUAL PLAT FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

DRAINAGE NOTE

EXISTING OFF-SITE DRAINAGE FLOW FROM THE NORTH TO BE DIVERTED ALONG NORTH 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.

RAINWATER HARVESTING REQUIREMENTS

USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.

CLEAR VIEW ZONES

POSTED SPEED LIMIT = 25
DESIGN SPEED = 25 MPH (COMMERCIAL LOCAL)
14.5' FROM MAJOR ROAD TRAVEL WAY

CASE B1 LEFT TURN FROM MINOR
I.S.D. TO LEFT = 1.47(25)(7.5+0.5)=294'

Mogollon Inc ENGINEERING &SURVEYING
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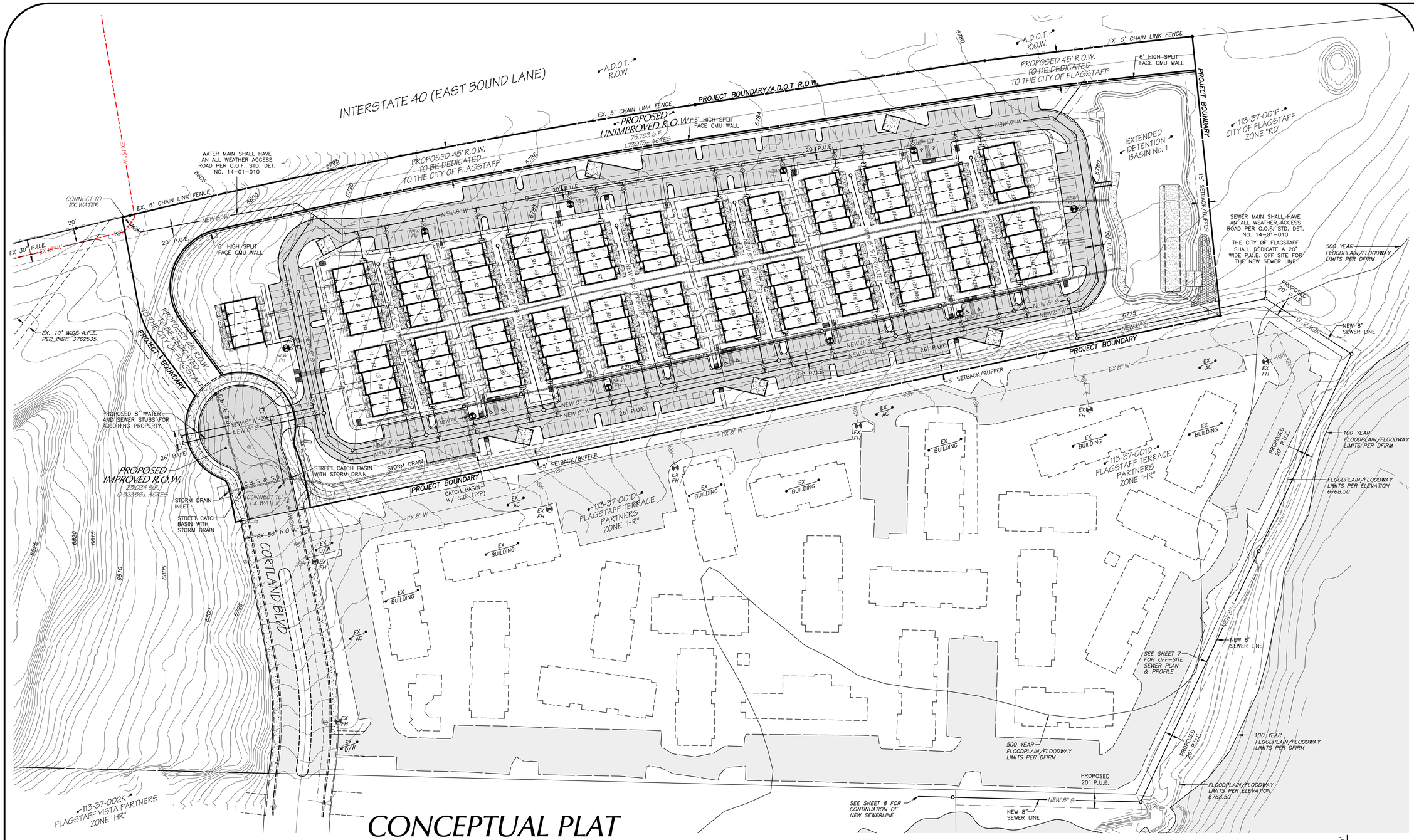
Registered Professional Engineer CERTIFICATE NO. 29312 ROBERT D. BEGLEY Date Signed 11/23/21 ARIZONA U.S.A.

11/23/21
MES# 20356

THE LOFTS AT CONTINENTAL
CONCEPTUAL PLAT
PRELIMINARY GRADING & DRAINAGE

DATE: 11/23/21 | PROJECT NO. 20356 | REVISIONS:
DESIGNED BY: MME | FN: SHEET-05.DWG
DRAWN BY: MME | VERT SCALE: N/A | HOR SCALE: 1"=60'
CHECKED BY: KVH/RDB

COF PROJECT # PZ-20-00183



CONCEPTUAL PLAT
FOR
THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

P.U.E.'s FOR WATER & SEWER

EASEMENTS ARE NOT FULLY LABELED FOR CLARITY:
(2) UTILITY LINES = 26' WIDE P.U.E.
(1) UTILITY LINE = 20' WIDE P.U.E.
FIRE HYDRANT LINES = 6' WIDE P.U.E. EXTENDED 3' BEYOND F.H.
WATER METER = 6' WIDE P.U.E. EXTENDED 3' BEYOND W.M.

PUBLIC WATER & SEWER MAINS

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC.

WATER & SEWER SERVICES

ALL NEW SEWER SERVICES SHALL BE 4" MINIMUM AND ALL NEW WATER SERVICES SHALL BE A 1". FIRE SPRINKLER LINE SIZE SHALL BE DETERMINED.

FIRE PREVENTION

A NFPA 13R FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT.

BACKFLOW PREVENTION

BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH CITY CODE SECTION 7-03-001-0015

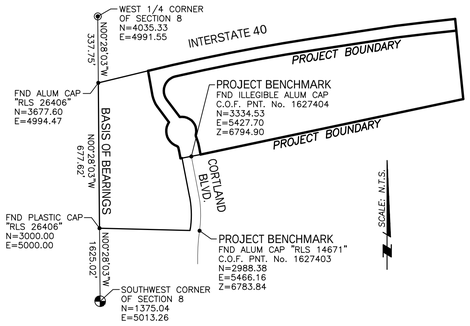
Mogollon Inc ENGINEERING & SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

Registered Professional Engineer
CERTIFICATE NO. 29312
ROBERT D. BEGLEY
Date Signed 11/23/21
ARIZONA U.S.A.

THE LOFTS AT CONTINENTAL
CONCEPTUAL PLAT
PROPOSED UNDERGROUND UTILITIES
11/23/21
MES# 20356

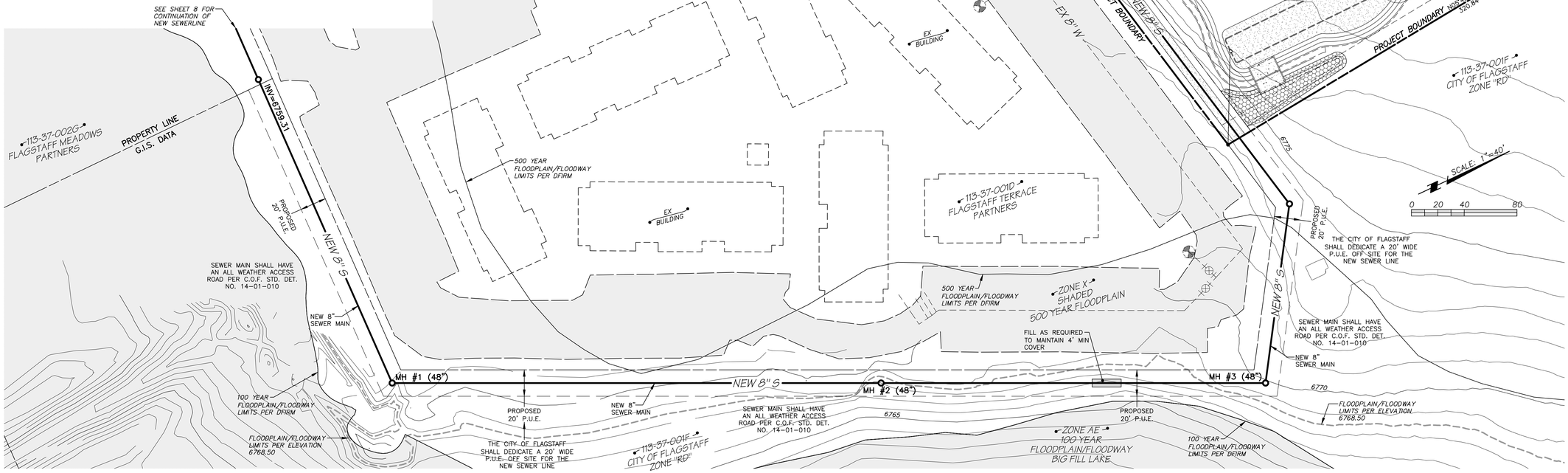
DATE: 11/23/21
PROJECT NO. 20356
REVISIONS:
DESIGNED BY: MNE
DRAWN BY: MNE
FN: SHEET-06.DWG
VERT SCALE: N/A
HOR SCALE: 1"=60'
CHECKED BY: KVH/RDB

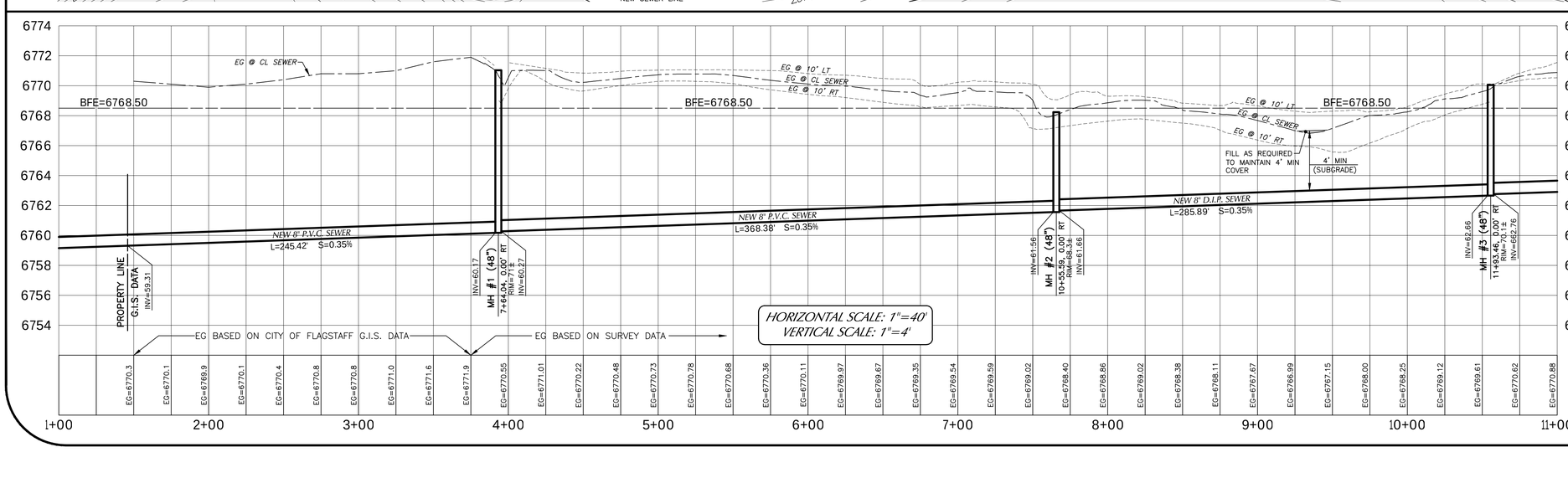
SHEET NO. 6 OF 11
CONCEPT-4
COF PROJECT # PZ-20-00183



SURVEY CONTROL - BASIS OF BEARINGS & BENCHMARKS

N.T.S.





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CONCEPTUAL PLAT FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

SHEET NO. 7 OF 11

CONCEPT-4

COF PROJECT # PZ-20-00183

THE LOFTS AT CONTINENTAL
CONCEPTUAL PLAT
PROPOSED OFF-SITE SEWER (NORTH)
11/23/21
MES# 20356

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

Registered Professional Engineer
CERTIFICATE NO.
29312
ROBERT D. BEGLEY
Date Signed 11/23/21
ARIZONA U.S.A.

DATE: 11/23/21
DESIGNED BY: MME
DRAWN BY: MME
CHECKED BY: KVH/RDB
PROJECT NO. 20356
FN: SHEET-07.DWG
VERT. SCALE: 1"=4'
HOR. SCALE: 1"=40'
REVISIONS

CONCEPTUAL PLAT
FOR
THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

SCALE: 1"=60'

0 30 60 120



INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

SHEET NO. 8 OF 11

CONCEPT-4

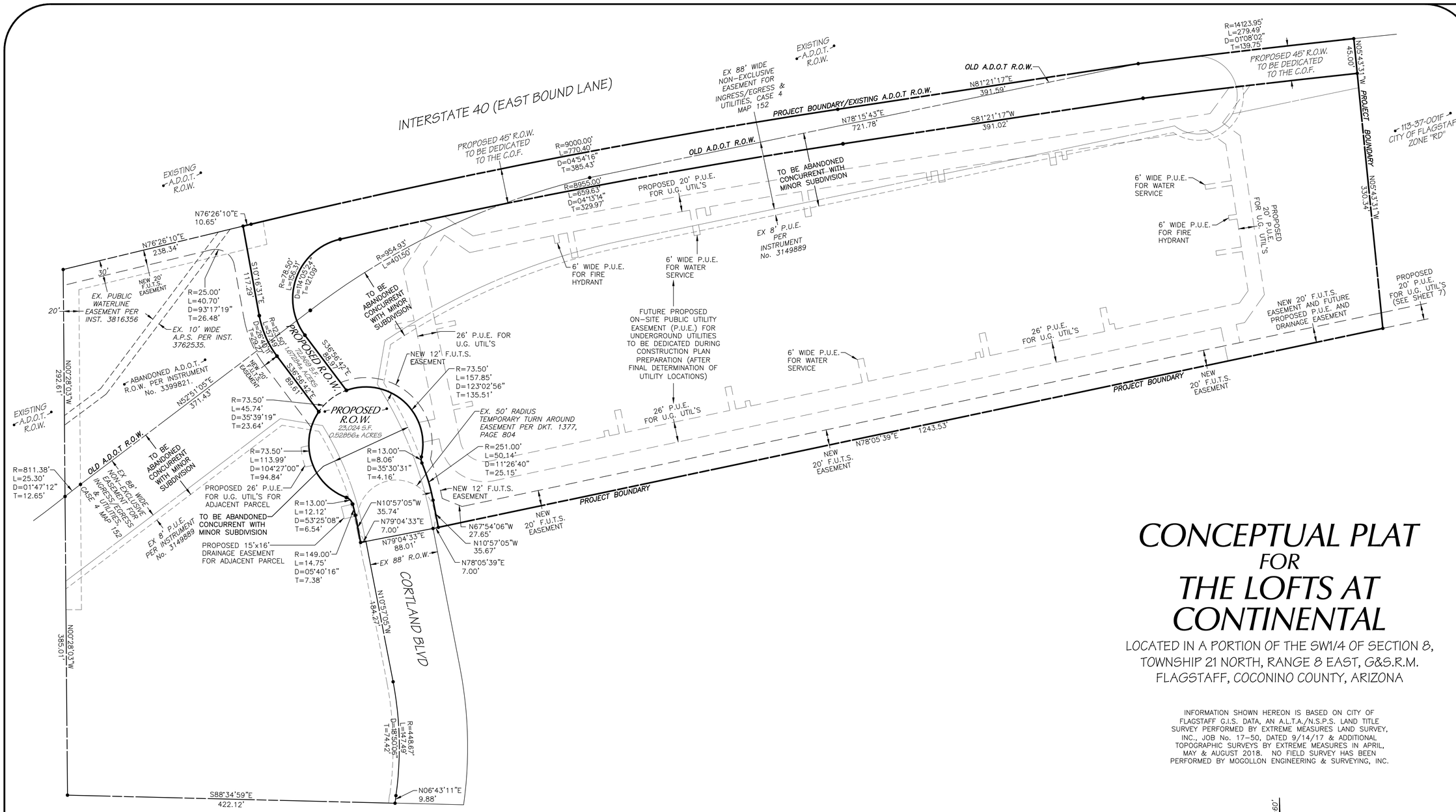
COF PROJECT # PZ-20-00183

THE LOFTS AT CONTINENTAL
CONCEPTUAL PLAT
PROPOSED OFF-SITE SEWER (SOUTH)
11/23/21
MES# 20356

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

Registered Professional Engineer
CERTIFICATE NO. 29312
ROBERT D. BEGLEY
Date Signed 11/23/21
ARIZONA U.S.A.

DATE: 11/23/21 | PROJECT NO. 20356 | REVISIONS:
DESIGNED BY: MME | FN: SHEET-08.DWG | VERT SCALE: 1"=4'
DRAWN BY: MME | HOR SCALE: 1"=60'
CHECKED BY: KVH/RDB



CONCEPTUAL PLAT
FOR
THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

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SCALE: 1"=60'

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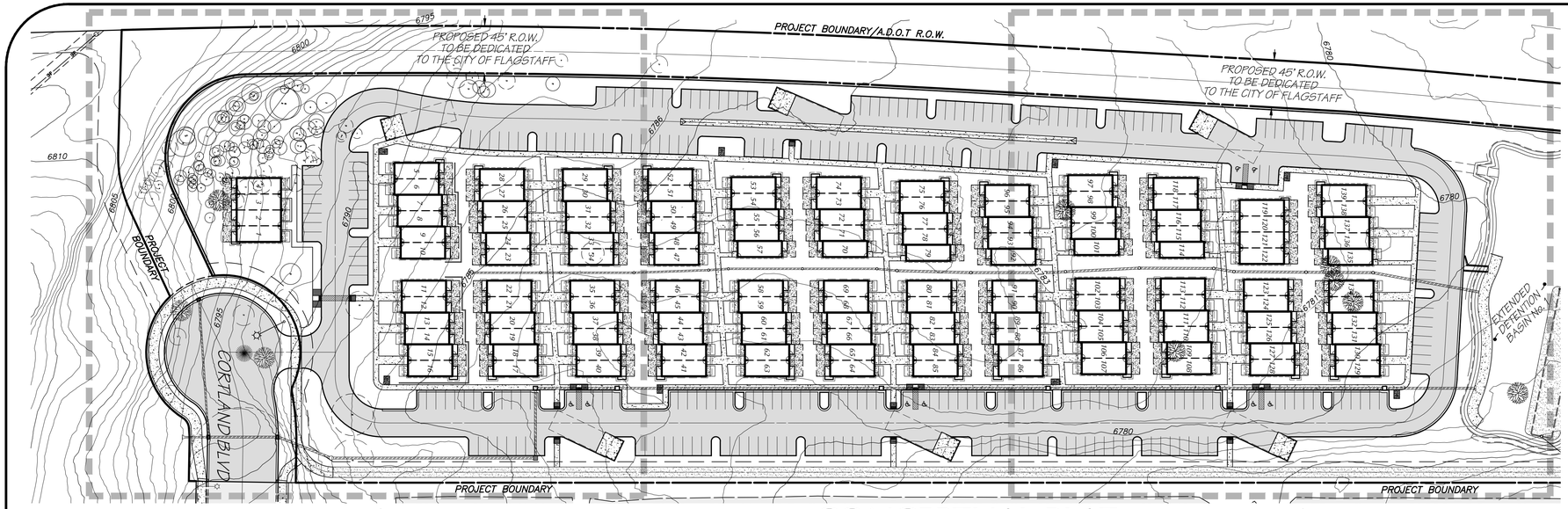
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ENGINEERING &SURVEYING
411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
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Registered Professional Engineer
CERTIFICATE NO. 29312
ROBERT D. BEGLEY
Date Signed 11/23/21
ARIZONA U.S.A.

THE LOFTS AT CONTINENTAL
CONCEPTUAL PLAT
PROPOSED EASEMENTS & ABANDONMENTS

11/23/21
MES# 20356

DATE: 11/23/21 | PROJECT NO. 20356 | REVISIONS:
DESIGNED BY: MME | FN: SHEET-04.DWG | VERT SCALE: N/A
DRAWN BY: MME | HOR SCALE: 1"=60'
CHECKED BY: KVH/RDB



SCALE: 1"=60'

0 30 60 120

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SEE ENLARGEMENT BELOW FOR THE WESTERLY PORTION OF THE PROJECT

SEE ENLARGEMENT BELOW FOR THE EASTERLY PORTION OF THE PROJECT

CONCEPTUAL PLAT FOR THE LOFTS AT CONTINENTAL

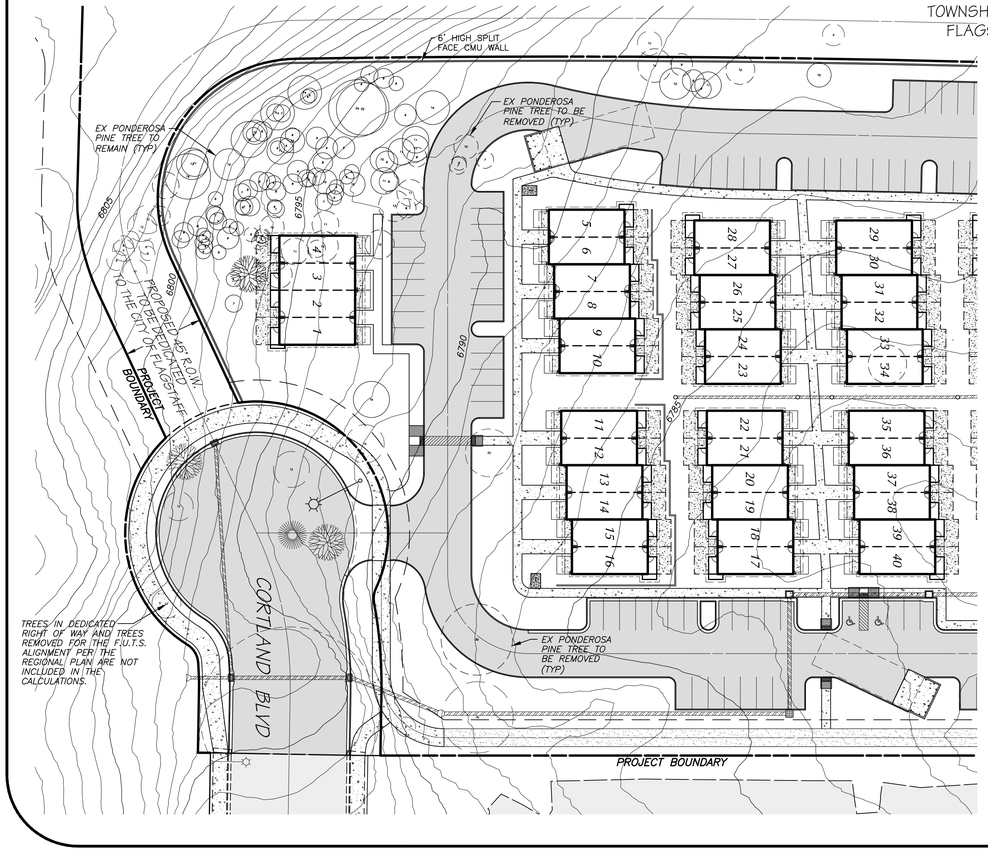
LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

URBAN / RURAL FLOODPLAIN

THERE IS NO RURAL OR URBAN FLOOD PLAIN LOCATED ON THIS SITE

PRELIMINARY LANDSCAPE CALCULATIONS

STREET BUFFER:	227 L.F / 25 = 9 P.U.
PERIPHERAL BUFFER:	3,136 L.F. / 25 = 125 P.U.
BUILDING FOUNDATION 4 PLEX:	482 L.F. / 25 = 19 P.U.
BUILDING FOUNDATION 5 PLEX:	1,995 L.F. / 25 = 80 P.U.
BUILDING FOUNDATION 6 PLEX:	5,200 L.F. / 25 = 208 P.U.
PARKING:	230 / (5 / 2) = 73 P.U.
TOTAL PLANT UNITS (P.U.):	514 P.U.
PLANT UNIT:	1 TREE, 2 SRUBS & 2 GROUNDCOVER
NUMBER OF TREES REQUIRED:	514
NUMBER OF SHRUBS REQUIRED:	1,028
NUMBER OF GROUNDCOVERS REQUIRED:	1,028



SCALE: 1"=40'

0 20 40 80

THERE ARE NO RESOURCES TO BE PROTECTED IN THE MIDDLE OF THE SITE

RESOURCE PROTECTION

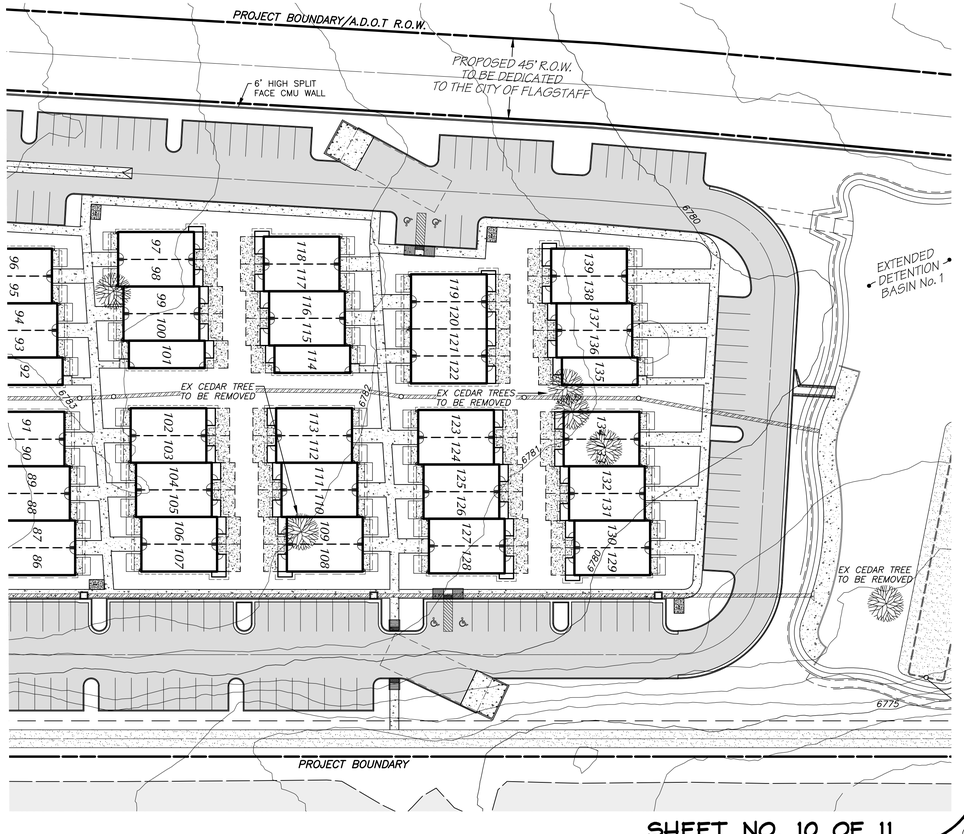
PRE DEVELOPMENT TREE POINTS

1 POINT TREES	67	x 1	=	67
2 POINT TREES	30	x 2	=	60
4 POINT TREES	12	x 4	=	48
8 POINT TREES	4	x 8	=	32
20 POINT TREES	1	x 20	=	20
TOTAL TREE POINTS			=	227
50% OF TOTAL			=	114

POST DEVELOPMENT TREE POINTS

1 POINT TREES	55	x 1	=	55
2 POINT TREES	20	x 2	=	40
4 POINT TREES	8	x 4	=	32
8 POINT TREES	3	x 8	=	24
20 POINT TREES	0	x 20	=	0
TOTAL TREE POINTS			=	151
TREE SAVE PERCENTAGE			=	66.2%

THERE ARE NO SLOPES OVER 17% LOCATED ON THIS SITE



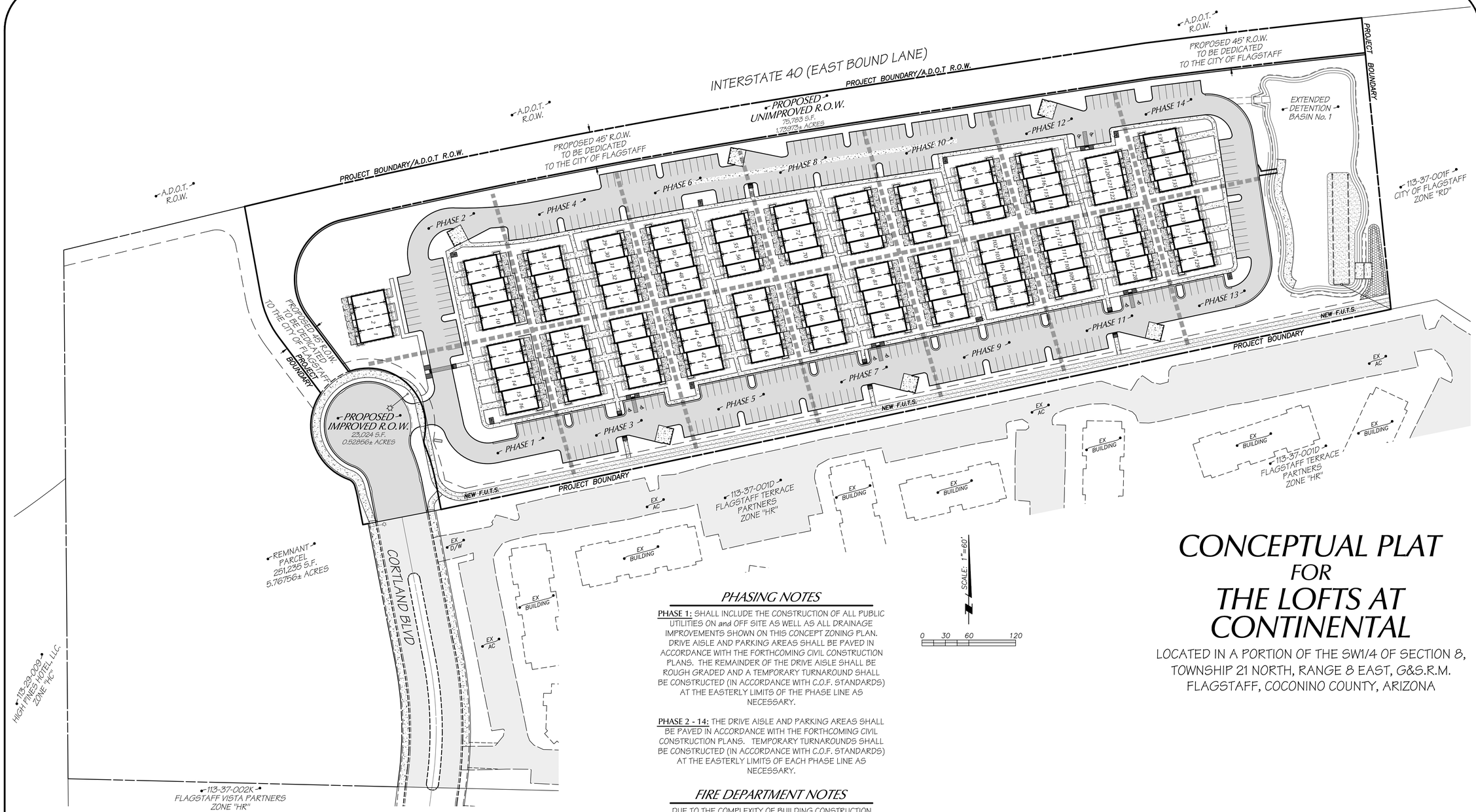
Mogollon Inc
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Phone: 928-214-0214

Registered Professional Engineer
CERTIFICATE NO. 29312
ROBERT D. BEGLEY
Date Signed 11/23/21
ARIZONA U.S.A.

THE LOFTS AT CONTINENTAL
CONCEPTUAL PLAT
RESOURCE PROTECTION PLAN & PRELIM LANDSCAPE PLAN MES# 20356

11/23/21

DATE: 11/23/21
DESIGNED BY: MWE
DRAWN BY: MWE
CHECKED BY: KVM/RDB
PROJECT NO: 20356
FN: SHEET-10.DWG
VERT SCALE: N/A
HOR SCALE: 1"=40'&60'
REVISIONS



CONCEPTUAL PLAT
FOR
THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA

PHASING NOTES

PHASE 1: SHALL INCLUDE THE CONSTRUCTION OF ALL PUBLIC UTILITIES ON and OFF SITE AS WELL AS ALL DRAINAGE IMPROVEMENTS SHOWN ON THIS CONCEPT ZONING PLAN. DRIVE AISLE AND PARKING AREAS SHALL BE PAVED IN ACCORDANCE WITH THE FORTHCOMING CIVIL CONSTRUCTION PLANS. THE REMAINDER OF THE DRIVE AISLE SHALL BE ROUGH GRADED AND A TEMPORARY TURNAROUND SHALL BE CONSTRUCTED (IN ACCORDANCE WITH C.O.F. STANDARDS) AT THE EASTERLY LIMITS OF THE PHASE LINE AS NECESSARY.

PHASE 2 - 14: THE DRIVE AISLE AND PARKING AREAS SHALL BE PAVED IN ACCORDANCE WITH THE FORTHCOMING CIVIL CONSTRUCTION PLANS. TEMPORARY TURNAROUNDS SHALL BE CONSTRUCTED (IN ACCORDANCE WITH C.O.F. STANDARDS) AT THE EASTERLY LIMITS OF EACH PHASE LINE AS NECESSARY.

FIRE DEPARTMENT NOTES

DUE TO THE COMPLEXITY OF BUILDING CONSTRUCTION PHASING, THE FIRE DEPARTMENT WILL REQUIRE A MEETING WITH THE CITY OF FLAGSTAFF BUILDING DEPT., FIRE DEPT., ENGINEERING DEPT. AND THE PLANNING DEPT. PRIOR TO COMMENCEMENT OF BUILDING CONSTRUCTION ACTIVITIES. AT A MINIMUM THE FIRE DEPARTMENT WILL REQUIRE THE FOLLOWING:

1: WATER SUPPLY WILL BE REQUIRED AS FOR PHASES PRIOR TO COMBUSTIBLES BEING MOVED INTO THE PHASE FOR STORAGE OF ANY OTHER USE.

2: FULL ROADWAY AND PARKING AREAS WILL NEED TO BE COMPLETED FOR EACH INDIVIDUAL PHASE.

3: TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED TO AS AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 GVW. MINIMUM INSIDE TURNING RADIUS SHALL BE 35' AND OUTSIDE TURNING RADIUS SHALL BE A MINIMUM OF 55'

GENERAL NOTES

INFORMATION SHOWN HEREON IS BASED ON CITY OF FLAGSTAFF G.I.S. DATA, AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PERFORMED BY EXTREME MEASURES LAND SURVEY, INC., JOB No. 17-50, DATED 9/14/17 & ADDITIONAL TOPOGRAPHIC SURVEYS BY EXTREME MEASURES IN APRIL, MAY & AUGUST 2018. NO FIELD SURVEY HAS BEEN PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC.

SHEET NO. 11 OF 11

CONCEPT-4

COF PROJECT # PZ-20-00183

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

Registered Professional Engineer
CERTIFICATE NO. 29312
ROBERT D. BEGLEY
Date Signed 11/23/21
ARIZONA U.S.A.

THE LOFTS AT CONTINENTAL
CONCEPTUAL PLAT
PRELIMINARY PHASING PLAN
11/23/21
MES# 20356

DATE: 11/23/21 | PROJECT NO. 20356 | REVISIONS:
DESIGNED BY: MKE | FN: SHEET-11.DWG
DRAWN BY: MKE | VERT SCALE: N/A
CHECKED BY: KVH/RDB | HOR SCALE: 1"=60'

MIRAMONTE
HOMES

Neighborhood Meeting and Citizen Participation Plan

August 3, 2021

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

RE: Project: Lofts at Continental
Applicant: PZ-20-00183

Dear Ms. Antol:

In connection with its anticipated application for a concept zoning map amendment; and development agreement (collectively, the "Applications"), the applicant, Miramonte Holdings, LLC, (Miramonte) has formulated the following Neighborhood Meeting and Citizen Participation 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"), including Sections 10-20.30.060 and 10-20.30.080 of the Code.

Introduction

Miramonte is proposing to develop on approximately 13.49 acres of an existing 19.26-acre parcel, Assessor Parcel Number 113-37-001E, located at 5531 E. Cortland Boulevard, Flagstaff, AZ. 86004. The parcel is currently zoned Highway Commercial, (HC), Light Industrial-Open (LI-O) and Research & Development (RD) within the Resource Protection Overlay (RPO). The Application will rezone the property to High-Density Residential Zone to permit a project that is 12.38 units per acre. The proposed development will be a 139-unit apartment complex, providing an affordable alternative living situation for residents. The details of the proposed project, as well as the proposed zoning changes will be discussed in detail in Miramonte's Letter of Intent to be filed with the City.

Neighborhood Meeting

A. Purpose

Miramonte understands the purpose of the required Neighborhood Meeting to encompass the following goals:

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

B. Applicability and Requirements

Miramonte understands its Applications may require it to hold at least two neighborhood meetings and that it is responsible for the costs associated with these meetings. If the Director requires as much, Miramonte will host additional neighborhood meetings. Miramonte would like to schedule the neighborhood meetings for **August 26th at 5:00 PM and September 9th at 5:00 PM via zoom.**

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(s). The neighborhood meeting(s) will be hosted at a suitable gathering location at or near the proposed project site. Miramonte may hold the public meeting at the subject site, if it is determined to be a suitable location for the meetings. Miramonte intends to hold in-person meeting(s), assuming that social distancing requirements caused by the COVID-19 pandemic can be met. If in-person meeting(s) are not feasible as a result of the pandemic, then Miramonte will either delay the meeting until such time as in-person meetings 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(s), 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 provide additional notice through a newspaper posting and posting 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 Cortland Boulevard and will have an attached information tube containing copies of the meeting notice. This sign will be installed at least 10 days prior the neighborhood 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 meeting(s); (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 on the site plan, illustrative plan, other planning document(s), and/or in an associated report. If public comments are not included in any of these documents, Miramonte will provide an explanation why they were not included.

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.

Additional Citizen Outreach

In addition to the two neighborhood meetings, the Director must schedule a public hearing with the Planning Commission and City Council 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 and Citizen Participation Plan in accordance with the requirements of the Code.

Sincerely,



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