



Required Findings Response

February 2nd, 2022

Tiffany Antol
Planning Development Manager
City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001
918-213-2603

Re: Shamrock Foodservice Warehouse – Flagstaff FSW#551 – Conditional Use Permit - Findings

Dear Ms. Antol,

As part of the Conditional Use Permit (CUP) application relative to the Shamrock Foodservice Warehouse project located at 3611 E. Industrial Dr., please find below the responses to the findings per Section 10-20.40.050 of the Zoning Code. The findings are in regular type followed by our responses in bold.

Colby Vickers, Project Architect (BRR Architecture), 602.386.4826, colby.vickers@brrarch.com
Brian Joerger, P.E. (WLB Group), 928.890.9268, bjjoerger@wlbgroup.com

The above mentioned professional providing any particular response is identified in parenthesis at the end of the response.

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1. That the conditional use is consistent with the objectives of the Zoning Code and purpose of the zone in which the site is located.
 - a. **RESPONSE: THE CONDITIONAL USE OF THE PROPOSED BUILDING IS CONSISTENT WITH THE OBJECTIVES OF THE ZONING CODE AND PURPOSE OF THE ZONE OF WHICH IT IS WITHIN. IT IS ZONED AS LIGHT INDUSTRIAL (LI) WHICH “APPLIES TO THE AREAS OF THE CITY APPROPRIATE FOR CLEAN AND QUIET INDUSTRIES IN PROXIMITY TO COMMERCIAL DEVELOPMENT, INCLUDING MANUFACTURING, WAREHOUSING, AND RELATED USES WITH LIMITED AND SCREENED EXTERIOR STORAGE” (SECTION 10-40.30.050 A. INTENT). THIS FOODSERVICE WAREHOUSE BY SHAMROCK WILL NOT HAVE EXTERIOR STORAGE AND ALL WAREHOUSING AND SALES WILL OCCUR WITHIN THE PROPOSED BUILDING. CURRENTLY, SHAMROCK USES THE EXISTING BUILDING ON THIS SITE FOR WAREHOUSING AND CROSS-DOCK OPERATIONS, NOT OPEN TO THE GENERAL PUBLIC. THE PROPOSED USE WILL STILL OPERATE PARTIALLY AS A WAREHOUSE FUNCTION BUT WILL ALSO BE OPEN TO THE GENERAL PUBLIC**

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AS A RESTAURANT SUPPLY AND WHOLESALE FOODSERVICE WAREHOUSE. SHAMROCK'S FOODSERVICE WAREHOUSE IS A MIX OF "WHOLESALE AND DISTRIBUTION", WHICH IS A PERMITTED USE PER TABLE 10-40.30.050.B, AND "GENERAL RETAIL BUSINESS" WHICH IS A PERMITTED USE WITH THE CONDITIONAL USE PERMIT APPROVAL. (BRR)

2. That granting the conditional use will not be detrimental to the public health, safety, or welfare. The factors to be considered in making this finding shall include, but not be limited to:
 - a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
 - b. Hazard to persons or property from possible explosion, contamination, fire, or flood; and
 - c. Impact on surrounding areas arising from unusual volume or character of traffic.
 - i. **RESPONSE: THE FOODSERVICE WAREHOUSE, SHOULD IT BE GRANTED CONDITIONAL USE APPROVAL, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE. THE SITE WILL BE IMPROVED AND WILL NOT BE A USE THAT WILL CAUSE NUISANCES SUCH AS NOISE, SMOKE, ODOR, DUST, OR VIBRATING. THERE WILL BE ADDITIONAL SITE LIGHTING ADDED FOR PARKING AND SAFETY, BUT IT WILL ABIDE BY CODE AND ZONING ORDINANCES. PER CONVERSATIONS WITH TIFFANY ANTOL, SITE LIGHTING CAN BE HELD UNTIL BUILDING SUBMITTAL AND WILL NOT NEED TO BE INCLUDED IN THE CONDITIONAL USE PERMIT APPROVAL DELIVERABLES. THE FOODSERVICE WAREHOUSE WILL NOT POSE ADDITIONAL HAZARDS AS THERE IS NO FOOD PREP SUCH AS BAKING, FRYING, ETC. ALL PERISHABLE GOODS ARE SOLD PRE-PACKAGED. PER THE TRAFFIC STUDIES INCLUDED WITH PREVIOUS SUBMITTALS AT CONCEPT AND SITE PLAN APPROVAL, TRAFFIC IMPACTS WILL BE MINIMAL AS THE CUSTOMER VOLUME IS NOT AT LEVELS SEEN BY TRADITIONAL GROCERY STORES. ENTRANCE INTO THE SITE HAS BEEN REVISED TO REMOVE THE WESTERNMOST DRIVEWAY CLOSE TO THE INTERSECTION OF FANNING AND INDUSTRIAL TO PREVENT VEHICLES FROM SLOWING AND TURNING SO CLOSE TO THAT INTERSECTION. (BRR)**
3. That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the planning commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:
 - a. Access and traffic; pedestrian, bicycle, and vehicular circulation;
 - i. **RESPONSE: SITE ACCESS HAS BEEN REVISED TO REMOVE THE WESTERNMOST DRIVEWAY WHICH WAS TOO CLOSE TO THE INTERSECTION OF FANNING AND INDUSTRIAL. THERE WILL BE ONE ENTRANCE INTO THE SITE WHICH IS AT THE EASTERNMOST SIDE OF THE SITE. THIS DRIVEWAY WILL BE USED BY BOTH CUSTOMERS, EMPLOYEES, AND DELIVERY TRUCKS. TRAFFIC STUDIES HAVE BEEN COMPLETED AND SUBMITTED WITH CONCEPT AND SITE PLAN APPROVALS INDICATING THE LIMITED INCREASE IN TRAFFIC DUE TO THE PUBLIC BEING ABLE TO SHOP AT THIS PROPOSED FOODSERVICE WAREHOUSE. PART OF THE IMPROVEMENTS TO BE MADE INCLUDE THE SIDEWALK ALONG THE ENTIRE SITE ON INDUSTRIAL TO MATCH EXISTING IMPROVEMENTS THAT HAVE BEEN MADE. PEDESTRIAN AND BICYCLE ACCESS WILL BE ACCOMMODATED AS PART OF THE SITE PLAN. (BRR)**
 - b. Adequacy of site and open space provisions, including site capacity and resource protection standards where applicable;
 - i. **RESPONSE: SITE IMPROVEMENTS INCLUDE ADDITIONAL LANDSCAPING AND PAVEMENT IMPROVEMENTS, SIDEWALK/STREET FRONTAGE IMPROVEMENTS, AND WILL PROVIDE ADEQUATE OPEN SPACE. (BRR)**
 - c. Noise, light, visual, and other pollutants;
 - i. **RESPONSE: OPERATIONS OF THE PROPOSED FOODSERVICE WAREHOUSE WILL OCCUR INTERNALLY AND WILL NOT GENERATE ANY NOISE POLLUTANTS ABOVE AND BEYOND TYPICAL VEHICULAR/TRAFFIC NOISE. IMPROVEMENTS MADE TO THE SITE WILL CONFORM TO THE ZONING CODE AND WILL NOT GENERATE ADDITIONAL POLLUTANTS. (BRR)**
 - d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;
 - i. **RESPONSE: STYLE AND SITING OF THE PROPOSED BUILDING HAS BEEN APPROVED IN SITE PLAN APPROVAL AND WILL ENHANCE THE SITE AND NEIGHBORHOOD. THE PRE-ENGINEERED METAL BUILDING WILL INCLUDE ELEMENTS THAT REFLECT HISTORIC FLAGSTAFF WHILE ALSO KEEPING TO THE LIGHT INDUSTRIAL ZONE IT IS LOCATED IN. (BRR)**
 - e. Landscaping and screening provisions;

- i. **RESPONSE: NEW LANDSCAPING IS BEING PROPOSED TO MEET CODE AS WELL AS PROVIDE VISUAL SCREENING OF PARKING/HEADLIGHTS FROM INDUSTRIAL DRIVE. PROPOSED LANDSCAPING PLAN PROVIDED WITH CUP SUBMITTAL HAS BEEN APPROVED AS PART OF SITE PLAN APPROVAL PROCESS. (WLB)**
- f. Impact on public utilities;
 - i. **RESPONSE: NO REQUIREMENTS BY STAFF ON ANY KIND OF IMPROVEMENTS TO PUBLIC UTILITIES. WE ARE CONNECTING NEW LEADERS TO EXISTING PUBLIC UTILITIES ONLY. (WLB)**
- g. Signage and outdoor lighting;
 - i. **RESPONSE: SIGNAGE WILL CONSIST OF BUILDING MOUNTED SIGNAGE FACING NORTH AND EAST, AS WELL AS A MONUMENT SIGN PLACED ON SITE ALONG INDUSTRIAL AVENUE. SITE LIGHTING WILL BE UPDATED TO ADEQUATELY ILLUMINATE PARKING AND BUILDING PERIMETER AS REQUIRED AND WILL CONFORM TO CODE. PER CONVERSATION WITH TIFFANY ANTOL, SITE LIGHTING PLAN CAN BE EXCLUDED FROM CUP SUBMITTAL AND WILL BE NOTED AS A CONDITIONAL APPROVAL ITEM AND INCLUDED AS PART OF BUILDING SUBMITTAL. (BRR)**
- h. Dedication and development of streets adjoining the property;
 - i. **RESPONSE: NOT APPLICABLE, WE ARE MODIFYING THE EXISTING EASTERNMOST DRIVEWAY CONNECTING TO THE EXISTING INDUSTRIAL AVE AND REMOVING THE EXISTING WESTERNMOST DRIVEWAY. NO MODIFICATIONS TO INDUSTRIAL OR THE INTERSECTION AT FANNING AND INDUSTRIAL ARE BEING PROPOSED. (BRR)**
- i. Impacts on historical, prehistoric, or natural resources.
 - i. **RESPONSE: HISTORICAL REVIEW HAS BEEN APPROVED AS PART OF SITE PLAN APPROVAL PROCESS. NO PREHISTORIC OR NATURAL RESOURCE ITEMS LOCATED ON SITE TO PRESERVE. (BRR)**

Again, thank you for your timely review. I hope you find this findings response package to satisfactorily answer all your comments. If there is anything further you need from us, please call me directly at the number below.

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