



City of Flagstaff
Community Development
Site Plan Conditions of Approval

Project Name: Shamrock Food Service Warehouse
Project No.: PZ-20-00023-02
Project Address: 3615 E Industrial Drive

Date: January 4, 2022

Application Type: Site Plan
Review Type: 2nd Substantive Review

Project Manager: Tiffany Antol
E-mail: tantol@flagstaffaz.gov
Phone: 928-213-2605

Status of Review: **Approved with Conditions**

CONDITIONS/COMMENTS:

Current Planning: Tiffany Antol

Approved with Conditions 01/04/2022

Conditions of Approval

1. Any expansion or alteration of the approved site plan or exterior elevations, unless necessary to comply with these conditions of approval, may require site plan review and approval prior to building permit submittal.
2. A parcel combination shall be completed and the existing drainage easement shall be abandoned prior to the submittal of civil plans for the development on site.
3. An Outdoor Lighting Permit with light fixture cut sheets and lumen calculation table shall be submitted in conjunction with the building permit application.
4. Signage is not included within this approval. A separate Sign Permit will be required for all signage prior to installation.
5. Any mechanical equipment or utility cabinets necessary to complete the project will be required to be screened from the public right-of-way. This includes any roof mounted equipment or cabinets located along the property frontage (including within the right-of-way).

Development Engineering: David Millis

Approved with Conditions 12/28/2021

Conditions of Approval

1. Existing driveway entrance to be removed and replaced with curb, gutter, parkway, sidewalk.
2. Existing water service to be abandoned must be abandoned at the main.
3. The drainage easement abandonment must be completed prior to Civil Plan approval. City of Flagstaff Stormwater and Real Estate have indicated willingness to proceed with the abandonment process, however, the process may require approvals up to City Council action and therefore any work ahead of this approval should be considered "at-risk" Please contact City of Flagstaff Real Estate to initiate the easement abandonment process.
4. Street trees and groundcover in parkway to match adjacent Right-of-Way landscaping.
5. Relocation of existing overhead electric lines must be placed underground in accordance with City Code unless a waiver meeting the underground waiver criteria is approved. Any easement issues relating to the existing easement for overhead electric to be coordinated with APS and any other utilities having rights to this



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easement.

Building & Safety: Victoria St. Clair
Approved with Conditions 08/09/2021
Conditions of Site Plan Approval

1. A Commercial Building Permit is required for the demolition of the existing building. A Commercial Building Permit is required for the new warehouse building. The services of an Arizona Registered Design Professional is required for the new construction. Standard building permit submittal requirements, applications, and list of adopted/amended building codes can be obtained from City of Flagstaff Building Safety website:
<https://www.flagstaff.az.gov/494/Building-Safety>

General Comments

1. The Building Safety Program reserves the right to make additional comments during actual plan submittal and review of building permit applications.
2. Documentation of the lot combination is required prior to building permit issuance. It is acceptable to submit for building permit plan review and approval but actual issue of building permit cannot occur until documentation is received.

Fire Prevention: Christopher Jack
Approved 08/05/2021
No Comments

Public Works: Scott Overton
Approved 08/02/2021
No Comments

Water Services: Jim Davis
Approved 08/04/2021
No Comments

Stormwater: Douglas Slover
Approved with Conditions 08/10/2021
Conditions of Site Plan Approval

1. Site Plan approval contingent on abandonment of existing public drainage easement.
2. Provide statement of Rainwater Harvesting intent. Either active RWH for all new roof area or passive RWH with native drought tolerant plants or other.

Future Submittal Requirements

1. Provide final drainage report with Civil Submittal.
2. Provide ECP with Civil Submittal.

Housing: Jennifer Mikelson
Approved 07/30/2021
No Comments

Heritage Preservation: Mark Reavis
Approved 08/02/2021
No Comments



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Parks: Amy Hagin
Approved 08/09/2021
No Comments

Sustainability: Jenny Niemann
Approved 08/10/2021

The applicant is strongly encouraged to consider the installation of solar panels (also known as photovoltaic, or PV panels), on available roof space. Large buildings such as this commercial building are the Flagstaff community's best opportunity for the installation of solar infrastructure within city limits. This building's unobstructed southern viewshed means it has significant solar potential.

Solar is now the least expensive electricity source in history, and so the applicant is encouraged to invest in this energy source at the time of construction when it is particularly cost-effective. Solar can benefit businesses in several ways, including additional revenue, resilience benefits from Shamrock's ability to create power on-site, and a return on investment. Federal or state tax incentives may be available.

APS has programming that may be available to the applicant to support solar installation, and provide financial benefits. COF sustainability staff is happy to support the applicant in this process if desired -- feel free to contact us.

Multimodal: Martin Ince
Approved 08/10/2021
No Comments

Traffic: Reid Miller
Approved 12/30/2021
No Comments