



City of Flagstaff

Community Development

May 18, 2023

Kevin Sturgeon

Roers Companies; applicant for owner:

VP66 & Woody Mountain LLC

2502 E Camelback Rd, No 214

Phoenix, AZ 85016

RE: Woody Mountain Apartments: Site Plan Approval (PZ-22-00100-01)

Dear Mr. Sturgeon:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-22-00100-01 for the proposed development of a 275,731 square foot Multi-Family development located at 2292 S Alvin Clark Blvd. The Coconino County Assessor Parcel Number for the subject property is APN 112-01-156. The approval is subject to the attached Conditions of Approval.

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

- Site Plans prepared by WLB Group (Sheets C1-C5) dated May 2023,
- Landscape & Irrigation Plans prepared by WLB Group (sheets L1.0 – L2.2) dated May 2023,
- Floor Plans prepared by Kaas Wilson Architects dated May 18, 2023,
- Building Elevations prepared by Kaas Wilson Architects dated May 18, 2023.

This approval shall be valid for a period of one year following the above date, May 18, 2023. If, at the expiration of this period, the property has not been improved for the approved development; or a certificate of occupancy has not been issued; or the site has not been occupied per Zoning Code section 10-20.40.140, the site plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

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

The next step in the development process is Civil Improvement Plan (“Civil”) review. Detailed minimum requirements and Civil Plan Review application can be found on the City of Flagstaff website: <https://www.flagstaff.az.gov/4697/Development-Engineering>. Please include with your submittal a copy

of this letter along with your responses to each comment. Prior to submittal, please contact the Development Engineering Project Manager assigned to the project, Dana Cole, to discuss the application submittal requirements, the review process, and the timing of reviews. Blake can be reached at (928) 213-2703 or via e-mail at dcole@flagstaffaz.gov

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

Sincerely;

A handwritten signature in blue ink, appearing to read 'P. St. Clair', with a long horizontal flourish extending to the right.

Patrick St. Clair
Planner
City of Flagstaff Current Planning
928.213.2612
pstclair@flagstaffaz.gov

Attachment: Conditions of Approval



City of Flagstaff
Community Development
Substantive Review Comments

Project Name: Woody Mountain Apartments
Project No.: PZ-22-00100-01
Project Address: 2292 S Alvan Clark Blvd

Date: May 18, 2023

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

Project Manager: Patrick St. Clair
E-mail: pstclair@flagstaffaz.gov
Phone: 928.213.2612

Status of Review: *Approved w/ Conditions*

In accordance with ARS 9-835(J), the Substantive Review of the application is complete, and the application has been approved subject to the following conditions and comments. This correspondence is being transmitted on Day 22 of the 22-day Substantive Review Timeframe.

Project Description: The applicant proposes a 221-unit multi-family development on 10.56 acres at the southeast corner of Alvan Clark Blvd and US Route 66 (APN 112-01-156). The parcel is zoned High Density Residential (HR) and multi-family use is permitted on the parcel.

CONDITIONS OF RESUBMITTAL/COMMENTS:

Substantive Current Planning: Current Planning, Patrick St. Clair *Approved with Conditions* 05/18/2023

Conditions of Approval:

1. The project shall substantially conform to the approved Site Plan drawings indicated in the Site Plan Approval letter. Furthermore, the Site Plan approval is conditioned on a successful request for 100% Category 1 Affordable Housing incentive allowing the City Council to modify the property development standards as specified in Section 10-30.20.040(B)(4)(c) of the Zoning Code.
2. If any conditions of approval are added by the City Council that significantly alter the current site plan, a new site plan submittal or Minor Modification of a Development Approval may be required.
3. A final Landscape Plan will be required at Civil Plan submittal.
4. A final Outdoor Lighting Permit Application will be required at Building Permit submittal.
5. At Building Permit submittal provide the Light Reflectance Value for siding color 7.0 (Midnight Shadow) or choose another color that has a determined LRV less than or equal to 50%.
6. Revise the building height dimensions on elevations 2/6.4, 1/6.5 and 2/6.5. The height shall be measured vertically from the top of a structure or building element to the natural grade directly beneath the point measured unless the finished grade abutting the building or structure is below the natural grade. The HR zone allows a maximum 60-foot building height. Revised elevations must be submitted for review and approval prior to scheduling the request to be heard at a City Council Meeting.

Conditions of Approval specific to Modification Requests:

1. The applicant must show how the requested modifications meet the required findings prior to scheduling the request to be heard at a City Council meeting. Per Zoning Code 10-30.20.040.B.4.C: Additional modifications to the property development standards may be approved by the City Council for a Category 1 affordable housing development that provides 100 percent of the dwelling units to persons or families with a household income



City of Flagstaff Community Development Substantive Review Comments

equal to 80 percent or less of the area median income as published annually by the U.S. Department of Housing and Urban Development for the City of Flagstaff.

- a. To approve a request to modify the property development standards, the City Council shall find that the following criteria have been met:
 - i. The modifications are consistent with and conform to the goals of the General Plan and any applicable specific plans.
 - ii. The modifications will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan.
 - iii. The requested modifications will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.
 - iv. The proposed development is consistent with the character of the area; and
 - v. The type, quality, and amenities of the development are consistent with those found in similar developments that are available to the public at market rate.
2. Applicant shall conduct all public notification requirements in compliance with the Flagstaff Zoning Code (Sec. 10-30.20.040.B.4.c.iii).

General Comment:

1. The project provides 100% Affordable Housing classified as Category 1. The project can take advantage of 5 or more Affordable Housing Incentives identified in Zoning Code section 10-30.20.040. The project takes affordable parking and landscaping incentives. Another incentive available is modifications to the property development standards above 15% which may be approved by the City Council.
2. The project is required to provide an internal vehicle and pedestrian connection between this parcel and the parcel to the south. The required connection may also be designed to provide secondary access requirements.

Substantive Engineering: Engineering, Dana Cole **Approved with Conditions** 05/16/2023

Conditions of Approval:

1. The cross-access easement and FUTS easement shall be recorded prior to civil plan approval.

Substantive Traffic: Traffic, Reid Miller **Approved** 05/17/2023

No Comments

Substantive Building & Safety: Building Safety, Brian Cook **Approved with Conditions** 04/04/2023

Conditions of Site Plan Approval:

1. The objective of Building Safety review of the Site Plan is to confirm building code compliance of site elements and structures external to and/or interfacing with the proposed buildings (apartment buildings, clubhouse/leasing building, etc). This includes 2018 International Building Code (IBC; Chapters 10-Means of Egress and 11-Accessibility) and A117.1-2017 Standard for Accessible and Useable Buildings.
2. Provide occupant exit distribution diagramming through the required building exit discharge locations to exterior via accessible egress paths to the public way(s). Identify all public ways for entire project site.
3. Per 2018 International Building Code (IBC) Section 1107.6.2, Group R-2 occupancies shall be provided with accessible, Type A, and Type B units in accordance with Sections 1107.6.2.1 through 1107.6.2.3.
4. 1. A Commercial Building Permit, separate from other buildings and structures on this site, is required for all retaining walls exceeding four feet in height measured from bottom of footing to top of wall.
The Building Safety Program reserves the right to make additional comments during actual plan submittal and review of building permit applications.



City of Flagstaff Community Development Substantive Review Comments

5. A separate Commercial Building Permit is required for each building proposed. The services of an Arizona Registered Design Professional are required. Standard building permit submittal requirements, applications, list of adopted codes and amendments can be obtained from the City of Flagstaff website: <https://www.flagstaff.az.gov/494/Building-Safety>

General Comments:

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

Future Submittal Requirements:

For Engineering Plan Submittal:

1. Identify and locate the EV-ready parking spaces required by IBC Section 429 as adopted and amended by City of Flagstaff. City of Flagstaff Amendments to the 2018 International Codes can be found on the Building Safety website: <https://www.flagstaff.az.gov/494/Building-Safety>

2. Include all accessible site elements including sidewalk ramps, stairs, railing, guards etc. in the building permit submittal. Provide submittal documents as indicated below:

- a. Site plan indicating location and extent of each wall; indicate areas where guard is required
- b. Geotechnical investigation report with site preparation and foundation recommendations
- c. Wall construction details indicating the following:

-Footing

-Reinforcement

-Height

-Materials (i.e., CMU, cast-in-place concrete); indicate color/finish; for segmental or other proprietary systems, provide manufacturer specification and installation manuals and ICC ES reports where applicable.

-Structural calculations

-Completed Certificate of Special Inspections (IBC 1704; form available on Building Safety website:

<https://www.flagstaff.az.gov/DocumentCenter/View/42871/Special-Inspect-Form-62316?bidId=>

For Retaining Wall Submittal:

1. Include architectural and structural construction detailing of site features including but not limited to: sidewalks, curb ramps, pedestrian ramps and associated handrails and guards, stairways and associated handrails and guards, retaining walls and associated guards. Provide review documents as indicated below:

- a. Site plan indicating location and extent of each wall; indicate areas where guard is required
- b. Geotechnical investigation report with site preparation and foundation recommendations
- c. Wall construction details indicating the following:

-Footing

-Reinforcement

-Height

-Materials (i.e., CMU, cast-in-place concrete); indicate color/finish; for segmental or other proprietary systems, provide manufacturer specification and installation manuals and ICC ES reports where applicable.

d. Guard construction details, where applicable, indicating the following:

-Attachment

-Height

-Spacing of structural connections

-Materials (i.e., metal tube, etc.); indicate color/finish

e. Structural calculations

2. Completed Certificate of Special Inspections (IBC 1704; form available on Building Safety website:

<https://www.flagstaff.az.gov/DocumentCenter/View/42871/Special-Inspect-Form-62316?bidId=>



City of Flagstaff
Community Development
Substantive Review Comments

Substantive Fire Prevention: Fire Prevention, Christopher Jack **Approved with Conditions** 05/18/2023

Condition of Approval:

1. If proposed secondary access to S.W. is removed with build out of proposed secondary access to the S.E. the new secondary access shall be fully constructed before removal of the temporary access.

Substantive Public Works: Public Works, Samuel Beckett **Approved** 05/18/2023

General Comment:

(Solid Waste): At civil set review if there is an opportunity to relocate one or both of the enclosures in the northwest corner of the site to eliminate the existing backing hazard, it would be advised.

Substantive Water Services: Water Services, Jackson Salazar **Approved** 04/10/2023

No Comments

Substantive Stormwater: Stormwater, Douglas Slover **Approved with Conditions** 05/16/2023

Conditions of Approval:

The provided Comment Response Letter notes that all conditions are understood and will be address with the civil construction documents and Final reports that will be included in the future Civil Plan Review submittal. Comments restated for recordkeeping:

1. Sheet C4, Basin C routed to Bain B outlet. Correct lettering.
2. Provide retention volume drain time calculations with Q value range for Basin B outlet. This outlet will need to not cause unprotected concentrated flow from the property.
3. North drive between buildings C1 and D has substantial area not routed to and through the proposed retention basins. Identify this area and others with proposed impervious not being routed to LID facility. Document the total site impervious area square footage not routed to basins.
4. Route half of the north drive to Basin A with the addition of two catch basins.
5. Buildings C, D and E are unclear where their roofs drain and how the roofs are routed to the water quality components. Please clarify.

General Comments:

1. Per requirements of Plat drainage analysis A new Drainage Impact Analysis will be required for the eastern side of the property if all drainage flows cannot be directed towards the westerly drainage corridor. Given historical flooding downstream, an analysis of the impact of the development that flows to the east is required. The project provides pre vs post retention for this portion and as such, this meets the requirements of that prior comment.

Future Submittal Requirements:

1. Provide final Drainage Report with Civils. With Final Drainage Report, Please provide a proposed drainage basin map that shows are routed to Basin B outlet shown on sheet C4. This is in addition to the final page of the preliminary drainage report. The intent is to verify the pre vs post volumes for basins E3 and E4. Also provide outlet retention bleed off calculations.
2. Provide O&M with civils.
3. Provide Erosion Control Plan, with Civils. NOI to be provided with Grading Permit submittal.
4. Any drainage routed to ADOT will need to also be reviewed by ADOT. Provide Correspondence with ADOT.

Substantive HPC/Comm Design: Heritage Preservation, Mark Reavis **Approved** 04/05/2023

No Comments

Substantive Parks: Parks, Amy Hagin **Approved** 04/04/2023



City of Flagstaff
Community Development
Substantive Review Comments

No Comments