



LOFTS ON BUTLER
2950 E. BUTLER AVENUE
ZONING MAP AMENDMENT
PROJECT NARRATIVE
UPDATED
3-2-23
PZ-21-00284-03

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I. 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.

II. OBJECTIVE

Miramonte desires to respond to City's December 2020 "Housing Crisis Emergency Declaration" (Resolution No. 2020-66) by providing additional rental units to Flagstaff. The Butler Lofts Project will address the Overarching Goal, Element Two of the City of Flagstaff's 10-Year Housing Plan (the "Housing Plan") by creating 172 additional housing units with a minimum of 5% of them being permanently affordable for thirty (30) years. According to the Housing Plan, Flagstaff needs over 7,976 housing units by 2031.

The Butler Lofts Project proposes to develop approximately 17 acres of land that is underutilized and in a future urban activity zone in the middle of town. Developing the site as proposed in this document will require a re-zoning. Throughout this document, General Plan Goals will be identified to support the requested Zoning Map Amendment. By approving the re-zoning and the Butler Lofts Project, the City Council will be meeting the goals and visions of the community and providing the much-needed additional housing for Flagstaff.



III. PROPERTY LOCATION

The Project is located at 2950 E. Butler Ave in Flagstaff, Arizona. The Project site is positioned in a portion of Section 23, 14, and 13 Township 21 North, and Range 7 East, of the Gila and Salt River Base Meridian, Coconino County.

IV. ENTITLEMENTS REQUESTED ZONING

The Project consists of four undeveloped parcels. The project will combine the four parcels to total approximately 17 acres. The two primary parcels 106-04-006B, and 107-11-001B are zoned RR – Rural Residential. The other two parcels, 106-04-007C, and 107-44-062 are zoned HC-Highway Commercial and MR-Medium Residential. The Project proposes to re-zone the site to HC- Highway Commercial. Approximately 1-acre will be split off to create a new parcel in the southwest corner. This parcel will have a commercial use to create a mixed-use development. The Developer intends to re-zone the Property to develop 172 dwelling units in conformance with the Flagstaff Regional Plan 2030. The re-zoning will be pursued by a Direct Ordinance Zoning Map Amendment.

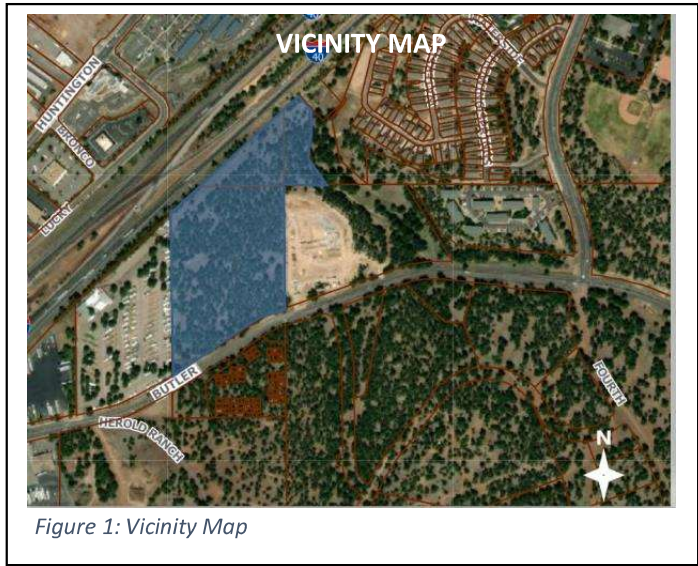


Figure 1: Vicinity Map

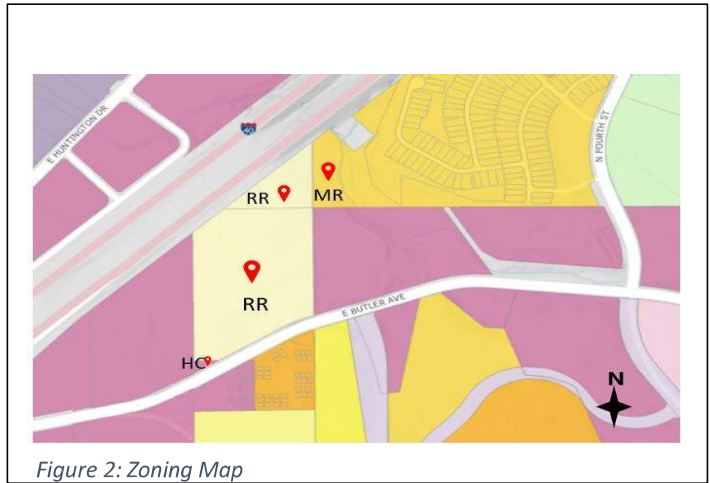


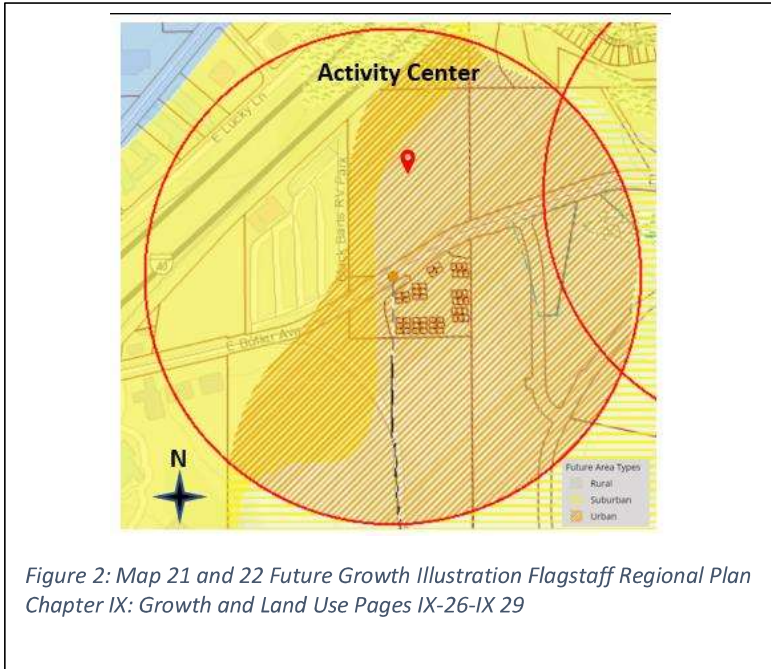
Figure 2: Zoning Map

V. URBAN ACTIVITY CENTER

This property is in a Future Urban Activity Center in a Regional Scale Pedestrian Shed. “Activity Centers are mixed-use areas where there is a concentration of commercial and other land uses typically defined by a pedestrian shed. Activity centers are the appropriate locations for higher-density residential development, such as mid-rise and apartment buildings. They include a high degree of pedestrian and bicycle connectivity.” **Flagstaff Regional Plan, BUILT ENVIRONMENT, Land Use IX-17.**

Regional activity centers focus on mainly loft and apartment-style living in a commercial core that is a bike, pedestrian, and transit-oriented. The Flagstaff Regional Plan sets forth the community’s vision of how land use in the region should occur for the next 20 years. “Future growth is to be concentrated in reinvestment areas and include a balance of infill and redevelopment.” **Flagstaff Regional Plan, BUILT ENVIRONMENT, Land Use IX-1.** The Butler Lofts Project site is an infill site, this is the perfect location for reinvestment. This site is over 17 acres and is between commercial

development. The proposed project is a mixed-use development that will include multi-family and offices as well as one acre that will be developed at a future date as a possible drive-thru coffee shop.



Mixed-use developments that include office space and commercial development located along corridors in this area type are supported in the Flagstaff Regional Plan 2020 Goals and Policies. 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 promote compact development, two and three-story buildings fronting the sidewalk are typical in this area type. The minimum density in this area is 8+ units per acre.

FLAGSTAFF REGIONAL PLAN GOALS AND OBJECTIVES

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.

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

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 contexts.

- Policy LU.3.1. Within the urban, suburban, and rural context, use neighborhoods, activity centers, corridors, public spaces, and connectivity as the structural framework for development.

Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.

- Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
- Policy LU.5.3. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.
- Policy LU.5.5. Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.
- Policy LU.5. Encourage the distribution of density within neighborhoods in relation to associated activity centers and corridors, infrastructure, transportation, and natural constraints such as slopes and drainages.

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 as appropriate place types and area types for employment opportunities.
- Policy LU.6.3. Encourage new mixed-use neighborhoods in the appropriate location within the growth boundary.

URBAN AREA GOALS AND POLICIES

Goal LU.9. Focus reinvestment, partnerships, regulations, and incentives on developing or redeveloping urban areas.

- Policy LU.9.1. Reinvest in urban areas.

Goal LU.10. Increase the proportion of urban neighborhoods to achieve walkable, compact growth.

- Policy LU.10.1. Prioritize connectivity within all urban neighborhoods and activity centers.
- Policy LU.10.2. support on-street parking shared lots, and parking structures.
- Policy LU.10.5. Consider vacant and underutilized parcels within the City’s existing urban neighborhoods as an excellent location for contextual redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons.



- Policy LU.10.7. Invest in infrastructure and right-of-way enhancements that favor the pedestrian and transit as an incentive for private investment in urban neighborhoods and activity centers.
- Policy LU.10.6. In mixed-use developments encourage residential uses located above and behind commercial uses within urban areas as well as a variety of housing types where appropriate.
- Policy LU.10.9. Civic spaces must be well-designed, accessible, and central to the urban fabric.
- Policy LU.10.10. Future urban activity centers and neighborhoods are designed based on gridded street systems, considering constraints on connectivity, such as topography, the railroad, and highways.

EMPLOYMENT AREA GOALS AND POLICIES

Goal LU.15. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research, and development office, business parks, and light industrial area to encourage efficient infrastructure and multimodal commuting.

- Policy LU.15.2. Consider the compatible integration of residential uses and proposed employment centers to reduce vehicle trips and commute times.

ACTIVITY CENTERS AND COMMERCIAL CORRIDORS GOALS AND POLICIES

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

- Policy LU.18.1. Design activity centers and corridors appropriate to and within the context of each area type: urban, suburban, or rural.
- Policy LU.18.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.
- 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 the 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.18.7. Concentrate commercial, retail, services, and mixed-use within the activity center's commercial core.
- Policy LU.18.8. Increase residential densities, live-work units, and home occupations within the activity center's pedestrian shed.
- Policy LU. 18.9. Plan activity centers and corridors appropriate to their respective regional or neighborhood scale.
- Policy LU.18.10. Corridors should increase their variety and intensity of uses as they approach activity centers.
- Policy LU. 18.11. Land use policies pertaining to a designated corridor generally apply to a depth of one parcel or one and one-half blocks, whichever is greater.



- Policy LU. 18.12 Corridors should focus on commercial development to the corridor frontage and residential to the back.
- 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. 18.16. Adopt traffic regulations to increase awareness of pedestrian-oriented design for activity centers.
- Policy LU.18.17. Mixed-use development over 50 units per acre should be located in regional-scale activity centers.
- 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.
- Policy LU.18.19. New development in future activity centers should create street patterns that implement the characteristics of urban and suburban place-making within a functional transportation system that minimized dead ends and offset street and driveway connections.
- Policy LU.18.20. Major streets in urban activity centers should have urban-form buildings with their primary pedestrian entrances facing the major street. Secondary entrances could be located to meet other access needs for the building use.

REINVESTMENT GOALS AND POLICIES

NEIGHBORHOODS, HOUSING, & URBAN CONSERVATION

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

- Policy NH.1.4. Foster points of activities, services, increased densities, and transit connections in urban and suburban neighborhoods.
- Policy NH. 1.5. Use traditional neighborhood design standards for new and revitalized urban neighborhoods, neighborhood plans, specific plans, or master plans.

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.

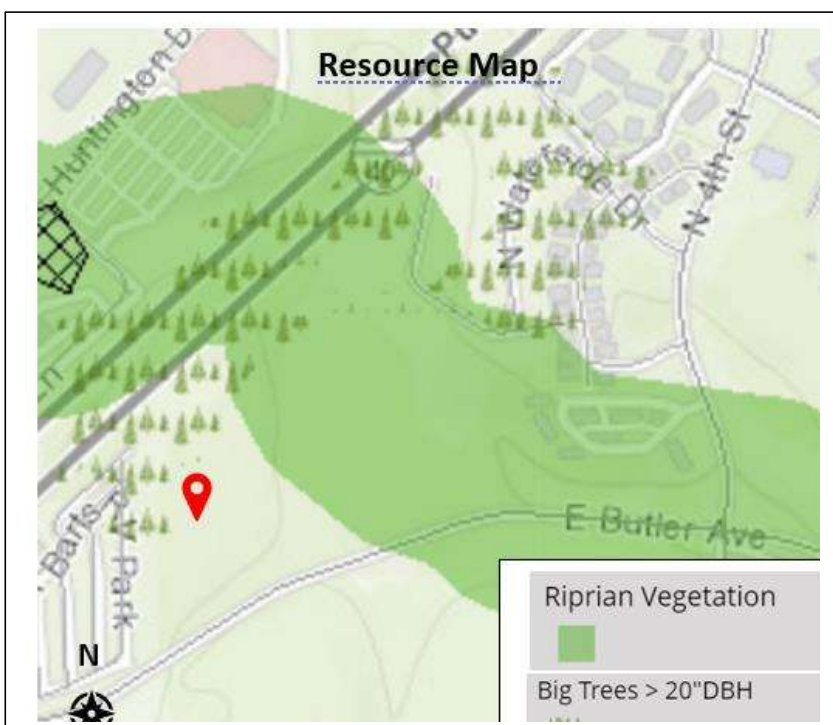
ACTIVITY CENTERS GOALS AND POLICIES

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.

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.

VI. RESOURCE PROTECTION ZONE



The site is in a Resource Protection Zone. Existing vegetation contains medium to dense ponderosa pine stands with trunk diameters from 6 to 38 inches and native grasses and weeds, there are no natural streams on site. Flagstaff’s subsurface conditions generally consist of rock and or clay material. It is expected that this site will be the same. Rezoning the site to Highway Commercial will require the preservation of 30% of tree resources. The proposed Project preserves 35% of the trees by clustering buildings together and providing open space areas to preserve the greatest number of tree stands. **Refer to Exhibit 1 Site Plan Page 7 of 7.**

*Figure 3: Map 7 Significant Natural Resources Flagstaff Regional Plan
Chapter IV: Planning and Conservation*

An archeological survey was conducted on the Project site by Cornerstone Environmental Consulting, LLC, and no cultural resources were identified on the Project site.

FLAGSTAFF REGIONAL PLAN GOALS AND OBJECTIVES

CLIMATE CHANGE AND ADAPTATION GOALS AND POLICIES

Goal E&C.4 Integrate available science into policies governing the use and conservation of Flagstaff’s natural resources.

- Policy E&C.4.1. Assess vulnerabilities and risks of Flagstaff’s natural resources in the context of anticipated climate changes and resulting changes to Flagstaff’s systems.



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.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.
- Policy CC.1.6. Encourage cluster development to preserve open space, viewsheds, and scenic vistas.

HERITAGE PRESERVATION GOALS AND POLICIES

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

- Policy CC.2.1. Actively locate, identify, interpret, and preserve historical, archaeological, and cultural resources, in cooperation with other agencies and non-governmental organizations, as aspects of our society for future generations to retain, understand, and enjoy their cultural identity.

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.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.

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.

GROWTH AREAS & LAND USE

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.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
- 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.5.6. 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.

ECONOMIC DEVELOPMENT

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



VII. DEVELOPMENT PLAN

A. PROJECT DESCRIPTION

The development proposes a mixed-use Project. According to the Flagstaff Regional Plan, “future development trends foresee a greater emphasis on smaller houses, smaller lots, multi-family and multi-generational housing with access to community amenities, commercial space within easy access (walking and biking) to homes and amenities and will accommodate a wide range of ages, incomes and public transit.” “Mixed-use opportunities exist where planned activity centers host a significant amount of growth in office space, retail business, and multi-family housing.” **Flagstaff Regional Plan BUILT ENVIRONMENT, Land Use IX-3.**

The Butler Lofts is a cluster development providing (43) four-plex buildings, approximately 4,295 square feet, and a total of 172 rental units, five percent (5%) of the units will be designated affordable for thirty (30) years. There will also be a separate commercial building. The first floor of the commercial building will include approximately 2806 square feet for the residents which will include a fitness center, kitchenette, meeting/recreation area, and leasing office for the complex.

Separate commercial office space will be located on the second level of the building and will be approximately 2,154 square feet. The main lobby is provided on the ground floor of the commercial building which will serve the residents of the community and serve customers of the commercial office user. This commercial office space will have a separate entrance from the clubhouse that faces Butler Avenue. The public will be able to park within the development and access the commercial office space along the 5’ sidewalk provided adjacent to the commercial use. Residential uses with more than two units are allowed by right in the HC zone as part of a mixed-use development located behind the commercial uses is permitted in the HC zone. Per the Zoning Code Section 10-40.60, Table 10-40.60. 260. B (1) Pedestrian-oriented commercial space includes a lobby serving other uses in the building or uses not open to the public. (2) Ground floor commercial space shall have a customer entrance opening directly onto the sidewalk.

In addition, a separate commercial pad approximately one acre will be created adjacent to Butler Avenue which will be split off from the multi-family Project and developed at a future date.

The Project will provide a total of 352 parking spaces of which 9 will be ADA spaces and 4 will be EV-ready spaces.

The property is in a Resource Protection Zone and is in the Pedestrian Shed of an Activity Center. The proposed density of the entire site is 9.41 units/acre. The units per acre on the multi-family development site is 10.8, which is below the maximum of 29 units per acre allowed in the HC zone for parcels with a Resource Protection Overlay and, in the Pedestrian, Shed of an Activity Center and is also consistent with the Regional Plan, which requires a minimum density of 8 units per acre in mixed-use developments in Activity Centers. **Refer to Exhibit 1 Site Plan.**

FLAGSTAFF REGIONAL PLAN 2030 GOALS AND POLICIES

COMMUNITY DESIGN GOALS AND POLICIES



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

- Policy CC.4.1. Design streetscapes to be context-sensitive and transportation systems to reflect the desired land use while balancing the needs of all modes for traffic safety and construction and maintenance costs.

NEIGHBORHOODS, HOUSING, & URBAN CONSERVATION

Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunities 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.

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

- Policy NH.4.3. Address accessibility issues and other housing barriers to persons with disabilities or special needs.
- Policy NH.4.7. Enforce compliance with fair housing laws.

APPLICABLE TO ALL LAND USES GOALS AND POLICIES

Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.

- 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.5.6. Encourage the placement of institutional and civic buildings centrally within a neighborhood to promote walkability and multi-use recreation spaces.

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.

B. ARCHITECTURE

The 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 buildings will be two-story loft-style apartments, all units will include a bedroom on the first level. The style and construction of the Project are in conformance with the new developments in the area, such as Woodshire on Butler which is constructing two-story townhomes south of the Project site. The project will include, twenty-six (26) one-bedroom units, one-hundred twenty (120) two-bedroom units, and twenty-six (26) three-bedroom units. Two-bedroom/two-bedroom combination units may be replaced with a three-bedroom/one-bedroom combination and not affect minimum parking requirements. The Project provides a “sense of place” each unit will have a back yard and front patio looking out onto the tree-lined street. View corridors noticeable from the site include Interstate 40 and the San Francisco Peaks to the north, Black Barts RV park to the west, The Bluffs assisted living community to the east, and Woodshire multi-family community and Butler Avenue to the south. The construction will be wood



frame slab-on-grade floors. The exteriors will feature LP smart siding and corrugated metal. Refer to **Exhibit 2 Architectural Drawings and Exhibit 3 Renderings**.

FLAGSTAFF REGIONAL PLAN 2030 GOALS AND POLICIES

APPLICABLE TO ALL LAND USES GOALS AND POLICIES

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.

COMMUNITY CHARACTER

Goal CC.1. Reflect and respect the region’s natural setting and dramatic views in the built environment.

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

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

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.

C. SUSTAINABILITY

The development will be all electric, including all electric appliances, natural gas will not be used in this development. Low- VOC and formaldehyde-free materials will be used for the carpet, cabinets, and paint. This development is not using the Sustainable Residential Building Incentives.

C.1. Recycling

The Developer will provide recycling collection facilities at all solid waste enclosures within the Project, which will include signage on City approved recycling materials. The recycling and solid waste collection facilities will be made available for all tenants including the residents and the tenants of the commercial office space. All residential units will include double heavy-duty hidden waste baskets in the kitchen cabinets to promote recycling. Property managers for the residential units and the commercial office space will include educational materials to tenants on what is recyclable in the city of Flagstaff and are allowed in the receptacles. Tenants will also be provided with information on local valet services for recycling and composting and how they can learn more about ways to recycle by contacting the City of Flagstaff Sustainability Program at 928-213-2152 or sustainability@flagstaffaz.gov. The future commercial parcel will include recycling and solid waste collection facilities with signage on City approved recycling materials.



C.2 Electric Vehicle (EV) Parking

The Project will provide four parking spaces with EV-ready outlets per the requirements of the Flagstaff City Code, Title 4 Building Regulations. The EV spaces will be in the locations as identified on the **Site Plan attached as Exhibit 1 on Page 2 of 6.**

C.3 Bicycle Parking

The Developer will provide bicycle parking facilities for 40 bicycles, 16 uncovered and 24 covered. Zoning Code section 10-50.80.050 requires a minimum of 18 bicycle parking spaces for this Project.

C.4 Flagstaff Urban Trail Connection

A single-track trail will be installed in the northeast section of the development as shown on the approved Site Plan and Landscape Plan, providing connectivity to the Flagstaff Urban Trail System.

C.5 Department of Energy / Environmental Protection Agency.

The development will be all electric, including all electric appliances, natural gas will not be used in this development. Low- VOC and formaldehyde-free materials will be used for the carpet, cabinets, and paint. This development is not using the Sustainable Residential Building Incentives.

FLAGSTAFF REGIONAL PLAN 2030 GOALS AND POLICIES

CLIMATE CHANGE AND ADAPTATION GOALS AND POLICIES

Goal E&C.2. Achieve carbon neutrality for the Flagstaff community by 2030

- Policy E&C.2.1 Encourage the reduction of energy and material consumption.
- Policy E&C 2.4. Promote development that help the community achieve carbon neutrality through strategies that reduce the project's emissions from transportation, energy, and consumption.

NEIGHBORHOODS, HOUSING, & URBAN CONSERVATION

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

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

EFFICIENT USE OF ENERGY GOALS AND POLICIES

Goal E.1. Increase energy efficiency.

- Policy E.1.3 Empower all community members to make smarter energy choices through education and incentives.
- 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.1.7. Support policies and programming that reduce electricity, natural gas, and water consumption to conserve natural resources and reduce financial costs.
- Policy E.1.9 Develop standards and guidelines to guide builders, architects, and developers toward the optimal building, water use, and energy performance.
- Policy E.1.13. Promote and encourage the use of fuel-efficient vehicles that use renewable fuels.

SAFE AND EFFICIENT MULTIMODAL TRANSPORTATION GOALS AND POLICIES

Goal T.2. Improve transportation safety and efficiency for all modes.



- Policy T.2.2. Consider new technologies in new and retrofitted transportation infrastructure.

NEIGHBORHOODS, HOUSING, AND URBAN CONSERVATION GOALS AND POLICIES

Goal NH.4. All housing is safe and sanitary

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

D. AMENITIES

Ramadas, pedestrian pathways, and benches will be installed in the civic space and open space areas throughout the development site for residents to enjoy. The Project will provide a clubhouse for the residents which will include a meeting/recreation area, kitchen, and fitness center. A single-track trail will be installed in the northeast section of the development as shown on the approved Site Plan and Landscape Plan, providing connectivity to the Flagstaff Urban Trail System. **to Exhibit 2 Architectural Drawings and Exhibit 3 Renderings and Exhibit 4 Landscape Plan.**

FLAGSTAFF REGIONAL PLAN GOALS AND POLICIES

APPLICABLE TO ALL LAND USES GOALS AND POLICIES

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

- Policy LU.6.4. Provide appropriate recreational and cultural amenities to meet the needs of residents.

E. OPEN SPACE/CIVIC SPACE.

The Project exceeds the requirements in the Zoning Code for open space and civic space. The Project requires the preservation of 2.39 acres of open space and .80 acres of civic space. The Project will provide 3.87 acres of open space and .91 acres of civic space.

E.1. LANDSCAPING.

Native drought-tolerant plants will be installed as identified 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 a natural habitat for insects, pollinators, birds, and small animals. A 15' landscape buffer will be installed between the Project and adjacent commercial development. The remaining tree resources and additional plants installed on the site will maintain the existing small animal community and increase the overall value of the project. **Refer to Exhibit 1 Site Plan and Exhibit 4 Landscape Plan.**

FLAGSTAFF REGIONAL PLAN 2030 GOALS AND POLICIES

CLIMATE CHANGE AND ADAPTATION GOALS AND POLICIES

Goal E&C.3. Prepare Flagstaff's community systems and resources to be more resilient to climate change impacts, and address climate change in a manner that prioritizes those most impacted and ensures the costs and benefits of climate adaptation and mitigation are equitably distributed.

- Policy E&C.3.3. Invest in forest health and watershed protection measures.



Goal E&C.4 Integrate available science into policies governing the use and conservation of Flagstaff’s natural resources.

- Policy E&C.4.1. Assess vulnerabilities and risks of Flagstaff’s natural resources in the context of anticipated climate changes and resulting changes to Flagstaff’s systems.

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 where appropriate to the area.

NATURAL QUIET GOALS AND POLICIES

Goal E&C.8. Maintain areas of natural quiet and reduce noise pollution.

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 areas, soil compaction, soil erosion, and destruction of vegetation.

WILDLIFE GOALS AND POLICIES

Goal E&C.10. Protect indigenous wildlife populations, localized and larger-scale wildlife habitats, ecosystem processes, and wildlife movement areas throughout the planning area.

- Policy E&C.10.1. Encourage local development to protect, conserve, and when possible enhances and restore wildlife habitat.
- Policy E&C.10.5. Support the development of watchable wildlife recreation opportunities.
- Policy E&C.10.6. Conserve and restore important wildlife corridors throughout the planning area to allow wildlife to find suitable habitats in the face of climate change by moving along vegetational and elevational gradients.

OPEN SPACE GOALS AND POLICIES

Goal OS.I. 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 OS.1.4. 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.

WATER DEMAND GOALS AND POLICIES



Goal WR.3. Satisfy current and future human water demands and the needs of the natural environment through sustainable and renewable water resources and strategic conservation measures.

- Policy WR.3.4. Use reclaimed water and rainwater harvesting wherever appropriate and practical.

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.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.

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.

COMMUNITY DESIGN GOALS AND POLICIES

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.4.5. Encourage local landscaping using Xeriscape, low-impact principles, and native vegetation whenever possible.
- Policy CC.4.6. Use landscaping to benefit the environment and improve aesthetics, in order to maximize the economic benefit that a well-landscaped community provides.

F. ACCESS/CIRCULATION/OFF-SITES

The Project is located off Butler Avenue, an east-west roadway classified as a minor arterial. Butler Avenue provides one lane in each direction without separation. Access to the proposed development will be provided from Butler Avenue by two driveways into the site. A full access driveway is proposed as the north leg of the future roundabout at the intersection of Butler Avenue and the future alignment of Herold Ranch Road. Prior to the realignment of Herold Ranch Road and construction of the roundabout, this driveway is proposed to operate as a minor street stop control intersection. A secondary driveway is proposed approximately 400' from the primary driveway as a right in/right out access from Butler Avenue on the east side of the site. During construction of the roundabout, access will be restricted to the site from the primary driveway and the secondary driveway on the east side of the site will operate as the exclusive site access point. During construction it is recommended that the secondary driveway operate as full access. The multi-use development is anticipated to add approximately 149 trips (entering and exiting) the site during the AM peak hour and 152 trips during the PM peak hour to the roadway network. This site is expected to constitute approximately 3.39% of the total traffic expected at the intersection. **Refer to Exhibit 5, Traffic Impact Analysis.**



F.1. PUBLIC SERVICES

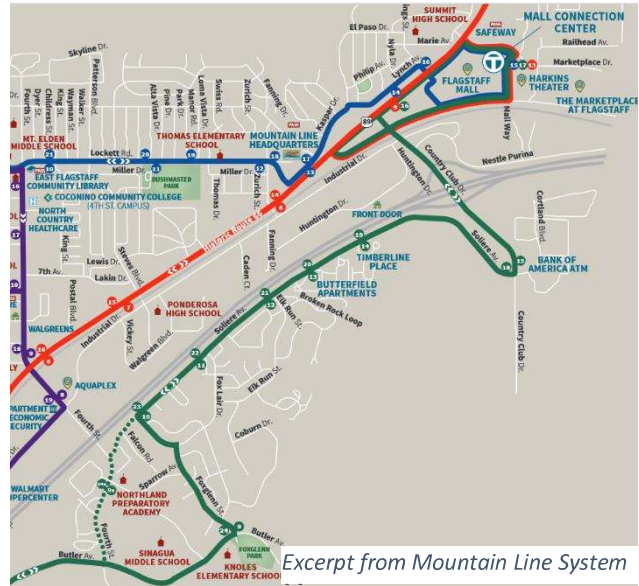
The Project is within the urban growth boundary and can be served by the city of Flagstaff public services. Fire Station #4 is located at 4040 E. Butler Avenue, one mile from the site. Knoles Elementary, Sinagua Middle School, and Northland Preparatory Academy are also located within a mile of the Project. The police station is less than two miles from the site at 911 E. Sawmill Road. Flagstaff Medical Center is located approximately three miles from the site.

F.2. PUBLIC TRANSPORTATION

NAIPTA Bus Route 3 runs on Butler Avenue adjacent to the proposed Project. The location of the project meets Regional Plan goals by tying into current existing energy-efficient alternative transportation systems. Route 3 provides service (without a transfer) to three schools en route to the Downtown Connection Center via Soliere Avenue and Butler Avenue. 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.

Located near the I-40 exchange, Project residents will have easy access to other parts of Flagstaff while bypassing traffic congestion on surface streets. Nestle Purina factory (which employs 300 people¹), 50+ stores at the Flagstaff Mall 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.



F.3. PEDESTRIAN CONNECTIVITY

The Project is in a pedestrian shed. “Pedestrian sheds are the basic building block of walkable neighborhoods. A pedestrian shed is the area encompassed by the walking distance from an activity center, and is often the area covered by a 5-minute walk (about ¼ mile).” **Flagstaff Regional Plan, BUILD ENVIRONMENT, Land Use, IX-17.** Five-foot sidewalks are located throughout the development as well as pedestrian pathways within the open space and civic space areas. Future improvements along Butler Avenue will include a 5’ sidewalk a parkway and a bike lane with the future Butler Improvement Project. This future capital improvement project will provide connectivity for the residents to nearby commercial businesses and restaurants located in the proximity of the project and within a ¼ mile.



To promote and encourage alternative modes of transportation such as bicycling, the Project will provide 40 bicycle parking facilities, 16 uncovered and 24 covered, which exceeds the requirements in the Zoning Code requirement of 18 uncovered bicycle parking facilities.

Additionally, the NAIPTA bus stop is located adjacent to the development providing convenience for residents to utilize public transportation.

FLAGSTAFF REGIONAL PLAN 2030 GOALS AND POLICIES

EFFICIENT USE OF ENERGY GOALS AND POLICIES

Goal E.1. Increase energy efficiency.

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

COMMUNITY DESIGN GOALS AND POLICIES

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

- Policy CC.4.1. Design streetscapes to be context-sensitive and transportation systems to reflect the desired land use while balancing the needs of all modes for traffic safety and construction and maintenance costs.
- Policy CC.4.2 Design utilities and infrastructure to be contextual and considered as part of the overall design aesthetics.
- Policy CC.4.5. Design streets and parking lots to balance automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.

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.1.4 Attract private investment by reinvesting in transportation infrastructure improvements as well as public utility 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.

APPLICABLE TO ALL LAND USES GOALS AND POLICIES

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.

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



- Policy LU.6.4 Provide appropriate recreational and cultural amenities to meet the needs of residents

Goal LU.7. Provide public services and infrastructure.

- Policy LU.7.1. Concentrate on urban development in locations that use land efficiently, and are served by roads, water, sewer, and other public facilities and services, and that support transit, reduced vehicle trips, and conservation of energy and water.
- Policy LU.7.3. Require development proposals to address the availability of adequate public services.

EMPLOYMENT AREA GOALS AND POLICIES

Goal LU.15. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research, and development office, business parks, and light industrial area to encourage efficient infrastructure and multimodal commuting.

- Policy LU.15.4. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.

SPECIAL PLANNING AREA GOALS AND POLICIES

Goal LU.17. Protect, manage, and enhance the region's Special Planning Areas to benefit the whole community.

- Policy LU.17.1. Enhance connectivity and coordinate planning efforts with neighborhoods contiguous to special planning areas.

ACTIVITY CENTERS AND COMMERCIAL CORRIDORS GOALS AND POLICIES

Goal LU.19. Develop a manageable evolution of the main corridors into contextual place makers.

- Policy LU.19.4. Balance automobile use, parking, and bicycle access, while prioritizing pedestrian safety along all corridors.

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

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

RECREATION, PEDESTRIAN, AND BICYCLE (TRANSPORTATION)

Goal REC 1. Maintain and grow the region's health 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.

MOBILITY AND ACCESS GOALS AND POLICIES

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

- Policy T.1.3. Transportation systems are consistent with the place type and needs of people.
- Policy T.1.4. Provide a continuous transportation system with convenient transfer from one mode to another.
- Policy T.1.5. Manage the operation and interaction of all modal systems for efficiency, effectiveness, safety, and to best mitigate traffic congestion.



- Policy T.1.6. Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak-period traffic.
- Policy T.1.7. Coordinate transportation and other public infrastructure investments efficiently to achieve land use and economic goals.
- Policy T.1.8. Plan for development to provide on-site, publicly-owned transportation improvements and provide adequate parking.

SAFE AND EFFICIENT MULTIMODAL TRANSPORTATION GOALS AND POLICIES

Goal T.2. Improve transportation safety and efficiency for all modes.

- Policy T.2.1. Design infrastructure to provide safe and efficient movement of vehicles, bicycles, and pedestrians.

Goal T.5. (Pedestrian Infrastructure) Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.

- Policy T.5.1 Provide accessible pedestrian infrastructure with all public and private street construction and reconstruction.

Goal T.6. (Bicycle Infrastructure) provide for bicycling as a safe and efficient means of transportation and recreation.

- Policy T.6.2 Establish and maintain a comprehensive, consistent, and highly connected system of bikeways and FUTS trails.

TRANSPORTATION

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, and safety, and to best mitigate traffic congestion.
- 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.8.1. Promote efficient transportation connectivity to major trade corridors, employment centers, and special districts that enhance the region's standing as a major economic hub.

NEIGHBORHOODS, HOUSING, & URBAN CONSERVATION

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

- 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.

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



- 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 the impact on the community's roads and transportation system.

TRANSPORTATION

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, and safety, and to best mitigate traffic congestion.
- 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.8.1. Promote efficient transportation connectivity to major trade corridors, employment centers, and special districts that enhance the region's standing as a major economic hub.

G. LIGHTING

The Project site is in Lighting Zone 2. All exterior lighting on the site shall meet the requirements of the City of Flagstaff Outdoor Lighting Standards. The Developer shall apply for an Outdoor Lighting Permit with the Building Permit submittal. An approved permit will be received by the City of Flagstaff before installing new or modified existing outdoor lighting.

FLAGSTAFF REGIONAL PLAN 2030 GOALS AND POLICIES

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.

H. SIGNS STANDARDS

All signs installed on site will comply with the Zoning Code Section 10-50.100. Before installing any permanent signage, a Permanent Sign Permit will be obtained.

I. SITE ANALYSIS

Site slopes do not exceed 35% for greater than 10' in elevation difference. Topography is defined by slope resources to the north sloping downhill. Most of the parcel does not exceed 16.99% slope and has a general slope towards the south. **Refer to Page 7 of 7 of Exhibit 1 Site Plan.**

I.1. FLOOD ZONE

The Project is located within Zone X and AE of FEMA firm map #04005C6828G effective September 3, 2010. Zone X is described to be outside the 0.2% annual chance floodplain. Zone AE is described as areas



subject to inundation by the 1.0% annual chance flood event. The Project will not impact the floodplain area, so no further action or analysis is needed. **Refer to Exhibit 6 Preliminary Drainage Report.**

I.2. DRAINAGE/STORMWATER

The proposed grading design will maintain the existing drainage pattern by directing the majority of the runoff into the Switzer Canyon Wash (SCW) as it did in the pre-developed site conditions. To mitigate the increased runoff from the development, the project will route runoff from the central and southern portions of the site into three new above-ground storage basins. Runoff from the central portion of the site will be routed to a storage basin located at an existing local low point along the eastern site boundary. This basin will be used for LID retention and peak flow detention. Additional runoff generated from the development that exceeds this basin volume will overflow into a culvert that crosses beneath the road and enters a second basin to the west of the road. An emergency overflow outlet will be provided in this basin that will route excess volume to the north via a storm drain system that outfalls into SCW. For additional information refer to **Exhibit 6 Preliminary Drainage Report.**

FLAGSTAFF REGIONAL PLAN 2030 GOALS AND POLICIES

CLIMATE CHANGE AND ADAPTATION GOALS AND POLICIES

Goal E&C.3. Prepare Flagstaff's community systems and resources to be more resilient to climate change impacts and address climate change in a manner that prioritizes those most impacted and ensures the costs and benefits of climate adaptation and mitigation are equitably distributed.

- Policy E&C.3.3. Invest in forest health and watershed protection measures.

ENVIRONMENTALLY SENSITIVE LANDS GOALS AND POLICIES

Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

- Policy E&C.7.1 Design development proposals and other land management activities to minimize the alteration of natural landforms and maximize the conservation of distinctive natural features.

WILDLIFE GOALS AND POLICIES

Goal E&C.10. Protect indigenous wildlife populations, localized and larger-scale wildlife habitats, ecosystem processes, and wildlife movement areas throughout the planning areas.

- Policy E&C.10.3 Protect sensitive and uncommon habitats such as ephemeral wetlands, riparian habitats, springs and seeps, rare plant communities, and open prairie ecosystems including the physical elements such as water sources and soil types on which they depend through open space acquisition efforts, avoiding these features in the design of subdivisions and other development, etc.

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.5.4. Develop any necessary stormwater infrastructure improvements consistent with City of Flagstaff stormwater master plans or studies as adopted by the City.
- Policy WR.5.6. Implement stormwater harvesting techniques to support water conservation strategies by collecting and using local precipitation in the vicinity where it falls to support both human and overall watershed health needs.
- Policy WR.5.7. Support healthy watershed characteristics through the 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.

WATER QUALITY GOALS AND POLICIES

Goal WR.6. Protect, preserve, and improve the quality of surface water, groundwater, and reclaimed water in the region.

- Policy WR.6.4. Encourage low-impact development strategies.

J. WATER AND SEWER

The proposed development lies within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities. **Refer to Exhibit 1 Site Plan and Exhibit 7 Water Sewer Impact Analysis dated 8-31-2022 and revised October 24, 2022.**

J.1. On-site Modifications:

J.1.1 Water

It is assumed that there is currently no infrastructure on the ground to support this development, all systems for the Project will be designed and built per the City of Flagstaff Engineering Standards. Water to the site will be provided by a new public 8-inch water main on the project site connecting to the existing 24-inch D.I.P. water main in Butler Avenue at two locations to create a new onsite loop. Each provided water service and the meter will serve multiple buildings and units. It is estimated that each service will be 1-1/2-2" and serve 12 to 16 units. The clubhouse will also have their service and meter.

J.1.2 Sewer

It is assumed that there is currently no infrastructure on the ground to support this development, all sewer systems for the Project will be designed and built per the City of Flagstaff Engineering Standards. The sewer will be provided by a new 8" public sewer main connecting to the existing 8-inch V.C. sewer in Butler Avenue. A 4" sewer service will connect each building to the new sewer main. The clubhouse building will also have sewer services.



J.2. Off-site Modifications:

J.2.1. Water

There is currently infrastructure along Butler Avenue that will serve this project. Tapping the waterline will be done by the City of Flagstaff Standards. The Flagstaff Regional Plan community vision is to “focus infrastructure investments where they will have the most impact- in reinvestment areas of activity centers and corridors” **Flagstaff Regional Plan BUILT ENVIRONMENT, Land Use, IX-2**. The Project has been previously identified as a potential beneficiary of a future John Westly Powell Improvement District. As a result, the Developer shall provide cash in lieu to the City of Flagstaff as outlined in the Development Agreement for a secondary water line in Butler Avenue to provide a secondary source of water for this area.

J.2.2. Sewer

There is currently infrastructure along Butler Avenue that will serve this project. Tapping the sewer line will be done by the City of Flagstaff Standards.

FLAGSTAFF REGIONAL PLAN 2030 GOALS AND POLICIES

WATER SOURCES GOALS AND POLICIES

Goal WR.1. Maintain a sustainable water budget incorporating regional hydrology, ecosystem needs, and social and economic well-being.

- Policy WR.1.2. Seek regional opportunities to partner with resource land managers and adjacent landowners to improve water yield and hydraulic processes.

Goal WR.2. Manage a coordinated system of water, wastewater, and reclaimed water utility service facilities and resources at the City level and identify funding to pay for new resources.

- Policy WR.2.2. Maintain and develop facilities to provide reliable, safe, and cost-effective water, wastewater, and reclaimed water services.

WATER DEMAND GOALS AND POLICIES

Goal WR.3. Satisfy current and future human water demands and the needs of the natural environment through sustainable and renewable water resources and strategic conservation measures.

- Policy WR.3.9. Identify adequate funding sources to pay for new resources for a long-term renewable water supply.

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 of the city to provide efficient delivery of services.

- Policy WR.4.1. Use the Regional Plan as a guide for the Utilities Integrated Master Plan to better plan for the necessary infrastructure sizing and location to accommodate planned growth and resource management.
- Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary.

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.1.4 Attract private investment by reinvesting in transportation infrastructure improvements as well as public utility 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.

APPLICABLE TO ALL LAND USES GOALS AND POLICIES

Goal LU.7. Provide public services and infrastructure.

- Policy LU.7.1. Concentrate on urban development in locations that use land efficiently, and are served by roads, water, sewer, and other public facilities and services, and that support transit, reduced vehicle trips, and conservation of energy and water.
- Policy LU.7.3. Require development proposals to address the 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 non-residential development proposals.

K. CONSTRUCTION ACTIVITIES

K.1. LOGISTICS

The site has plenty of space for staging and construction parking. The main construction site entrance will be provided off Butler Avenue. Partial shutdowns on Butler Avenue will be required for utility taps, but generally, two lanes should remain open throughout the project. Traffic control measures will be implemented as required by the City of Flagstaff. refer to **Exhibit 8 Logistics Plan**.

K.2. PHASING PLAN

Miramonte proposes to phase the construction of the public improvements into two phases. **Refer to Exhibit 9 Phasing Plan**.

Phase 1 of The Lofts on Butler will include offsite traffic improvements including a temporary eastbound left turn lane into a new western driveway and a westbound right turn lane into the western. Sewer and water for Phase 1 will be provided by a new 8" public sewer main and 8" public water main within a new 26' public utility easement centered in the new private access drive. The proposed Phase 1 access drive will create a full loop from two separate driveways to provide fire access to all parts of the site planned to be improved in Phase 1. Phase 1 will stub two (2) 8" waterlines and one (1) 8" sewer line to Phase 2 to be constructed at a later date. All drainage improvements including storm drain, detention basins, and water quality improvements will be constructed in Phase 1.



Phase 2 of the project will include a secondary access loop into the northern portion of the site. Grading and drainage improvements in Phase 2 will be minimal and generally surface drain to the previously constructed Phase 1 basins. Utility improvements will connect to the Phase 1 stubs and extend through the new loop within a 26' easement similar to Phase 1. Landscaping, pedestrian connections, and site amenities within the Phase 2 improvement limits will be included at this time.

Building phasing in Phase I and II will be determined at a later time in coordination with the Building Department, Planning, Fire, Storm Water, and Development Engineering. Landscaping, pedestrian connections, and site amenities within Phase I and II will be installed as buildings are constructed and before receiving a Certificate of Occupancy for that building or building phase.

K.3. BEST MANAGEMENT PRACTICES

During construction, the contractor will utilize Best Management Practices, and/or required erosion control measures will be installed, inspected, and approved by the City of Flagstaff before clearing and grubbing or any other work activities to control stormwater runoff. Dust control measures will be in place to maintain air quality during each construction phase, such as the use of reclaimed water for dust suppression.

K.4. MATERIALS MANAGEMENT STRATEGIES

The Developer agrees to incorporate infrastructure to support recycling activities on-site, including the provision of adequate space to locate recycling receptacles next to receptacles dedicated for trash and double heavy-duty hidden waste baskets in the kitchen cabinets in all residential units to promote recycling. During construction for the multi-family development and future commercial development, the Developer will have a written solid waste program approved by the City of Flagstaff Sustainability Section that includes a plan for recycling or reuse of paper, cardboard, plastics, and metals; recycling or reuse of lumber scraps; and diversion of masonry, cementitious, and possibly gypsum material from the landfill. To the extent feasible, the Developer will reuse native materials on-site. To ensure compliance with this section the Developer agrees to work with the City and allow the City access to the Project site as needed (including during construction). See **Exhibit 10 Material Management Plan**.

FLAGSTAFF REGIONAL PLAN 2030 GOALS AND POLICIES

AIR QUALITY GOALS AND POLICIES

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

- Policy E&C.1.3. Encourage strategies and partnerships to mitigate dust.

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 areas, soil compaction, soil erosion, and destruction of vegetation.

WATER QUALITY GOALS AND POLICIES

Goal WR.6. Protect, preserve, and improve the quality of surface water, groundwater, and reclaimed water in the region.



- Policy WR.6.3. Implement best management practices to protect, restore, and maintain surface waters and their contributing watersheds.

L. PUBLIC PARTICIPATION PLAN

A Neighborhood Meeting and Citizen Participation Plan was prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, and was submitted and accepted by the City of Flagstaff on September 20, 2022. **Refer to Exhibit 11 Neighborhood Meeting and Citizen Participation Plan.**

September 20, 2022, notifications of the neighborhood meetings were sent via first-class mail to property owners within 300 feet of the property boundaries, to all Homeowners' Associations (HOAs) within 1,000 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons Groups. A sign was installed on that day notifying the public of the virtual meetings.

Two virtual neighborhood meetings were held. The first meeting was on Monday, October 3, 2022, there was one attendee. The second meeting was on Thursday, October 6, 2022, two community members attended the meeting. The Public Participation Report is included as **Exhibit 12**.

The Public Hearing notifications were mailed and the sign was posted as required in Section 10-20.30.080 on February 21, 2023.

FLAGSTAFF REGIONAL PLAN GOALS AND POLICIES **REINVESTMENT GOALS AND POLICIES**

Goal LU.I. Invest in existing neighborhoods and activity centers for the purpose of developing complete, and connected places.

- Policy LU.I.II. Ensure that there is a 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.

M. BENEFITS TO THE COMMUNITY

The Lofts at Butler is a thoughtful development that is physically suitable in its design, location, and shape. This development will provide many benefits to the Flagstaff community;

1. Development of an underutilized infill property in the middle of Flagstaff.
2. 172 housing units, with 5% of the units designated permanently affordable for 30 years.
3. Cash in Lieu contributions to the City of Flagstaff for offsite public water main.
4. Cash in Lieu contribution to the City of Flagstaff for offsite public traffic improvements along Butler Avenue.
5. All-electric development.
6. Recycling and Waste Management.
7. Resource protection.
8. Low Impact Development.
9. Promotes alternative modes of transportation such as walking, biking, and public transportation.



N. FINDINGS FOR ZONING MAP AMENDMENT

The Lofts at Butler has demonstrated that it complies with the City of Flagstaff Regional Goals and Policies, Council Goals, Sustainability Goals, and Housing Goals. Under 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.

- Throughout the document, the Regional Plan goals and policies have been listed to support the application. Goal E.2. Expand production and use of renewable energy and Policy E.2.4 Encourage small-scale renewable energy production and use on the local level on appropriate residential, commercial and industrial parcels, does not support the application. The City's current policies and best practices promote reducing natural gas consumption because of APS's policies to decarbonize the grid. Therefore small-scale energy production is less viable and not included in the project.

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

- This project is not a detriment to the public interest, health, safety, convenience, or welfare of the City. Surrounding uses are commercial and high-density residential. The proposed residential mixed-use development is a supported use in a future urban activity zone. The development will not present excessive noise, odor, or traffic for the surrounding uses.
- The project supports the public interest by providing 172 housing units, 5% designated affordable, and an office space for rent.
- The project has been designed to provide safe ingress/egress for the residents in the development and onto Butler Avenue and includes sidewalks and pedestrian pathways within the development.
- The project will be all-electric and provide EV-ready parking. Low- VOC and formaldehyde-free materials will be used for the carpet, cabinets, and paint.
- The project exceeds the open space requirement of 2.39 acres by providing 3.87 acres of open space.
- The project exceeds the civic space requirement of .80 acres by providing .91 acres of civic space.
- The project exceeds the resource preservation requirements of 30% by preserving 35% of resources in the development.
- The project exceeds the bicycle parking requirements in the code of 18 parking spaces, by providing 40 spaces, 16 uncovered and 24 covered spaces.
- The project will provide a cash-in-lieu contribution for offsite public improvements for a future water main and future roadway improvements on Butler Avenue.
- Drought-tolerant plants will be used in the landscape.
- The project will provide recycling trash receptacles within the development and in the units.
- Material management strategies will be implemented during construction to minimize waste.
- All exterior lighting on the site shall meet the requirements of the City of Flagstaff Outdoor Lighting Standards.
- The development will comply with all City codes and all permits will be received prior to the start of construction.



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.**
- The density for the entire site is 9.41 units/acre. Units per acre on the multi-family development site is 10.8, which is below the maximum of 29 units per acre allowed in the HC zone for parcels with a Resource Protection Overlay and, in the Pedestrian Shed of an Activity Center. The Regional Plan requires a minimum density of 8 units per acre in mixed-use developments in Activity Centers.
 - The proposed development lies within the City of Flagstaff's urban growth boundary and can be served by public and emergency vehicles and public services and utilities.
 - The proposed mixed-use development with multi-family housing and office space will not endanger, jeopardize or constitute a hazard to properties or improvements in the vicinity. Surrounding zones are highway commercial and high-density residential. The proposed use complements the surrounding uses. This proposed project is well designed and in a future urban activity center, multi-family and mixed-use development is a supported use in this location.