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Project Name: PuttTek Flagstaff
 Project Number: PZ-20-00212-03
 Project Address: 3126 E. Route 66

January 30, 2023

Conditional Use Permit Findings Letter



Project Description:

The PuttTek Flagstaff Project involves the renovation of an existing former gas station convenience store and site into a recreational site for a miniature golf course. The course will be an 18-hole putting course with a front nine at the south side of the building and a back nine on the north side of the building. The existing building will have a 12'x12' addition on the back to support the kitchen bringing the total building size to 1,644 s.f. It will be renovated on the inside and used as a Pro Shop and concession area. It will have a commercial kitchen, seating, the Pro-Shop and rental counter. The most obvious change to the exterior of the building will be paint color. 18 parking spots will be provided on the east side of the site. The use of the site is consistent with the area as a commercial business and as addressed in response to the Findings Section of the Flagstaff Zoning Code Section 10-20.40.050 Conditional Use Permits.

What is a PuttTek Putting Course?

PuttTek putting courses are not the windmill and rocket ship challenges that we associate with mini golf. They are designed and built to rival the smoothness and speed of country club greens with realistic colors for fairways, greens, rough, tee markers, bunkers, and water hazards. They are intended to challenge and entertain everyone from kids to pro golfers.

E. Findings.

1. *That the conditional use is consistent with the objectives of this Zoning Code and the purpose of the zone in which the site is located.*
 - a. The use of the site is consistent with the current Zoning and use of property along this stretch of Route 66. To the east are other entertainment venues such as the Museum Club, and Starlight Lanes. Other adjacent businesses include a car dealership, auto repair, blind sales, custom motorcycle shop, and motels. Also in the area are restaurants and strip malls with a variety of businesses. To the north of all these businesses is a residential property. South of the property is Route 66 and the rail lines.

2. *That granting the conditional use will not be detrimental to the public health, safety or welfare. The factors to be considered in making this finding shall include, but not be limited to:*
 - a. *Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;*
 - i. Due to the existing adjacent businesses along Route 66, no new factors will be introduced to the area. Crowd noise will be minimal and likely masked by traffic and train noise. The only odor may be from the kitchen exhaust system. The kitchen will serve a limited menu such as burgers,

sandwiches and hotdogs, less intensive than what is generated by full service restaurants and fast food in the area. Illumination will comply with the Flagstaff Outdoor Lighting Standards. Lighting Zone 3 and Class 2 lighting. The business will not create dust or vibrations.

- b. *Hazard to persons or property from possible explosion, contamination, fire or flood; and*
 - i. This is not a “hazardous” occupancy. The risk of explosion, contamination, fire or flood is very low and no greater than any other adjacent business.
- c. *Impact on surrounding areas arising from unusual volume or character of traffic.*
 - i. PuttTek will have a parking lot with 18 parking spaces. The vehicular impact will be minimal. The owner has also worked with ADOT and will construct an ADOT compliant entry drive to the site from Route 66. The previous occupancy, a gas station and convenience store generated much more traffic than PuttTek will.

3. *That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The conditional use permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:*

- a. *Access, traffic, and pedestrian, bicycle and vehicular circulation;*
 - i. Vehicular access to the site will be from Route 66 at the location of an existing driveway. The driveway, however, will be reconstructed to comply with new ADOT Standards. An accessible pedestrian path will lead from the sidewalk at Route 66 to the building and bike racks will be provided as required by the City.
- b. *Adequacy of site and open space provisions, including resource protection standards, where applicable;*
 - i. N/A
- c. *Noise, light, visual and other pollutants;*
 - i. Noise to the northern residential area will be mitigated by the 15’ landscaped buffer zone that separates the course from that area. All site lighting will be shielded to mitigate light pollution to the north and a fence along the north side of the property provides visual separation.
- d. *Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;*
 - i. The structure will see very little change in appearance from the street other than color and signage and the rear will have a small addition that will have the same block wall and fascia design elements as the existing building.
- d. *Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements;*
 - i. All City of Flagstaff Landscaping requirements will be met. There is a 15’ landscape buffer zone between the property and the residential properties to the north. Additional to what is required, a low wall will be constructed along the south side of the putting course to keep any errant shots from going into the landscaped buffer zone, public sidewalk or road.

- e. *Impact on public utilities;*
 - i. The existing utilities, electric, water, sewer and gas are expected to be sufficient for the business. A grease interceptor will be installed for the kitchen.
- f. *Signage and outdoor lighting;*
 - i. Outdoor signage will comply with all requirements of the Flagstaff Zoning code. An existing street sign exists and will be utilized as well as signage on the building.
 - ii. Lighting will be shielded to protect the residential area to the north and will comply with Flagstaff Lighting Standards for Zone 3, Class 2 lighting and exterior site lighting will be turned off at the close of business or the hour indicated by the lighting standards which is 11pm.
- g. *Dedication and development of streets adjoining the property; and*
 - i. N/A
 - ii. *Impacts on historical, prehistoric or natural resources.* N/A