#### NOTICE AND AGENDA

PLANNING & ZONING COMMISSION WEDNESDAY APRIL 24, 2024

COUNCIL CHAMBERS 211 WEST ASPEN AVENUE 4:00 P.M.

To participate in the meeting virtually use the following link:

Join the Meeting Online

Planning & Zoning Commission meetings will be live streamed on the city website (<a href="https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings">https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings</a>)

The public can submit comments that will be read at the dais by a staff member to <a href="mailto:cDPandZCommission@flagstaffaz.gov">CDPandZCommission@flagstaffaz.gov</a>

#### 1. CALL TO ORDER

#### NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this work session, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

#### 2. ROLL CALL

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

CAROLE MANDION, VICE CHAIR BOB HARRIS III CARLTON JOHNSON CJ LUCKE IAN SHARP MARY NORTON MEGAN WELLER

#### 3. PUBLIC COMMENT

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

#### 4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday, March 27, 2024.

#### 5. PUBLIC HEARING

A. <u>Public Hearing:</u> PZ-24-00013: Pine Canyon Lot 344, Single-Family HOH
A Conditional Use Permit request from Hugh McMahon on behalf of Two Hawks Design and
Development to allow a Single-Family High Occupancy Housing Development in the Single-Family
Residential (R1) Zone at 2911 South Solitaires Canyon Drive in the Estates at Pine Canyon Unit 5
subdivision. The proposal is for a 5,165 square foot new-build single-family residence with 5
bedrooms, 5.5 bathrooms and a 1,042 square foot attached garage on approximately 0.76 acres.

#### STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, Staff recommends approval of PZ-24-00013 with the following condition:

1) The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

#### 6. **GENERAL BUSINESS**

#### A. Juniper Point Parcel 2 Preliminary Plat PZ-22-00192-01

JP325, LLC requests Preliminary Plat approval for Juniper Point, Parcel 2, located at 2000 John Wesley Powell Boulevard, a single-family subdivision of 62 lots on 17.54 (gross) or 11.36 (net) acres in the RR (Rural Residential) Zone utilizing the Planned Residential Development (PRD) option.

#### STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval, given the conditions outlined in the Staff Report.

B. Land Availability and Suitability Study and Code Analysis Project (LASS+CAP) Project Update and Discussion

Discussion item only

- 7. GENERAL BUSINESS:
  - A. Appointment of Chair and Vice Chair
- 8. <u>MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS</u>
- 9. <u>ADJOURNMENT</u>

	CERTIFICATE OF POSTING OF NOTICE		
The undersigned hereby certifies that a copy of the This notice has been posted on the City's website a	foregoing notice was duly posted at Flagstaff City Hall on and can be downloaded at www.flagstaff.az.gov.	, at	a.m./p.m.
Dated this day of	, 2024.		
Alaxandra Pucciarelli, Commission Liaison			



Planning & Zoning Commission

Meeting Date: 04/24/2024

From: Dustin Stiffler, Associate Planner

#### Information

#### TITLE:

Public Hearing: PZ-24-00013: Pine Canyon Lot 344, Single-Family HOH

A Conditional Use Permit request from Hugh McMahon on behalf of Two Hawks Design and Development to allow a Single-Family High Occupancy Housing Development in the Single-Family Residential (R1) Zone at 2911 South Solitaires Canyon Drive in the Estates at Pine Canyon Unit 5 subdivision. The proposal is for a 5,165 square foot new-build single-family residence with 5 bedrooms, 5.5 bathrooms and a 1,042 square foot attached garage on approximately 0.76 acres.

#### STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, Staff recommends approval of PZ-24-00013 with the following condition:

1) The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

#### **Attachments**

Staff Report

Draft Conditional Use Permit No. PZ-24-00013

Draft Notice of Decision

Draft Prop 207 Waiver

Conditional Use Permit Application

Narrative

Public Participation Report

Vicinity Map

Site Plan

Floor Plans

Elevations

5. A.

#### **PLANNING & DEVELOPMENT SERVICES REPORT CONDITIONAL USE PERMIT**

PZ-24-00013 **DATE: April 3, 2024** 

MEETING DATE: April 24, 2024

**REPORT BY: Dustin Stiffler** 

#### **REQUEST:**

A Conditional Use Permit request from Hugh McMahon on behalf of Two Hawks Design and Development to allow a High Occupancy Housing Development, Single-Family in the Single-Family Residential (R1) Zone at 2911 South Solitaires Canyon Drive in the Estates at Pine Canyon Unit 5 subdivision. The proposal is for a 5,165 square foot new-build single-family residence with 5 bedrooms, 5.5 bathrooms and a 1,042 square foot attached garage on approximately 0.76 acres.

#### **STAFF RECOMMENDATION:**

In accordance with the findings presented in this report, Staff recommends approval of PZ-24-00013 with conditions.

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

#### **PRESENT LAND USE:**

The subject property is currently vacant and is a recorded lot in the platted Estates at Pine Canyon Unit 5 subdivision in Pine Canyon.

#### **PROPOSED LAND USE:**

The submitted floor plan meets the minimum threshold of five bathrooms, which is considered a High Occupancy Housing Development, Single-Family. The proposed land use will remain residential as a single-family dwelling that is viewed per the Flagstaff Zoning Code as High Occupancy Housing.

#### **NEIGHBORHOOD DEVELOPMENT:**

Property is within the Estates at Pine Canyon community.

North: Single-Family Dwelling, R1 Zone South: Single-Family Dwelling, R1 Zone East: Single-Family Dwelling, R1 Zone West: Single-Family Dwelling, R1 Zone

#### **STAFF REVIEW:**

#### I. Project Information

#### A. Background

Section 10-40.30.030.B of the Flagstaff Zoning Code, Residential Zones - Allowed Uses, identifies "High Occupancy Housing Development, Single-Family" as an allowed land use in the Single-Family Residential (R1) Zone subject to the approval of a Conditional Use Permit (CUP) by the Planning Commission. Adopted on November 17, 2020, and effective on March 21, 2021, the High Occupancy Housing Development (HOHD) Zoning Code standards require that a Single-Family Dwelling with seven or more bedrooms and/or five or more sanitation facilities, obtain a Conditional Use Permit before a building permit can be issued.

On January 12, 2024, an application for a 5-bedroom, 5.5-bathroom, single-family residence was submitted for a CUP for a Single-Family Dwelling in the Estates at Pine Canyon Unit 5 subdivision. The approximately 29.95-acre residential subdivision contains 47 lots and has a density of 1.6 units per acre. The subdivision is located along South Clubhouse Circle within the Pine Canyon golf club. The lot will be accessible from South Solitaires Canyon Drive, which can be accessed from East Byrds View Drive via South Clubhouse Circle. The lots that have been developed contain large, estate-style homes. The entire subdivision is subject to Resource Protection standards, but it is not located in a Pedestrian Shed of an Activity Center as depicted in the Regional Plan.

Section 10-40.60.175 of the Flagstaff Zoning Code contains additional standards for HOHD. The structure is also required to be at least 10 feet or one third of the height of the building from any other structures on the parcel or on adjacent parcels. This results in a minimum separation of 11.9 feet, based on the approved height of the building at 35 feet and 8.94 inches. The structure will utilize a roof system sloped at 12:6 or greater which allows for an additional 5 feet in height beyond the R1 Zone standard of 35 feet. As a single-family HOHD, the structure must also meet the additional parking requirements of one parking space per bedroom. A building permit for the existing on-site parking is adequate to meet this requirement.

#### **B. Required Findings**

The Planning Commission may approve the CUP only after making the following five findings:

#### i. Finding #1:

The conditional use is consistent with the objectives of the Zoning Code and the purpose of the Zone in which the site is located.

"The Single-Family Residential (R1) zone applies to areas of the City intended for single-family residential development. The affordable and planned residential development options in this zone are intended to provide design flexibility for residential development and more efficient and effective use of open space, while creating transitional areas into nonresidential or higher density residential zones and protecting areas with sensitive environmental characteristics."

(FZC 10-40.30.030)

The R1 Zone allows HOHD uses with the granting of a CUP. The primary reason for the Conditional Use Permit is to protect the uses that are allowed by right which may be incompatible with HOHD.

#### ii. Finding #2

That granting the conditional use will not be detrimental to the public health, safety or welfare.

If the proposed project is developed in accordance with City codes, standards and requirements, the project should not be detrimental to the public health, safety, or welfare.

#### iii. Finding #3

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 CUP 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 (FZC 10-20.40.050.E.3):

- Access, traffic, and pedestrian, bicycle and vehicular circulation;
- Adequacy of site and open space provisions, including resource protection standards, where applicable;
- Noise, light, visual and other pollutants;
- Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;
- Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements;
- Impact on public utilities;
- Signage and outdoor lighting;
- Dedication and development of streets adjoining the property; and
- Impacts on historical, prehistoric or natural resources.

#### a. Access and Traffic; Pedestrian, Bicycle and Vehicular Circulation

Access to the site is provided from South Woodland Hills Drive. The proposed use will have minimal impact on traffic circulation. A Traffic Impact Analysis is not required of a single private residence which would only see traffic from the home's occupants. Single-family HOHD is required to provide one off-street parking space per bedroom. This development is proposing six bedrooms; on-site parking is provided for at least six vehicles which is easily accommodated in the three-car garage and ample driveway.

#### b. Adequacy of Site/Open Space/Resource Provisions

A Resource Protection Plan was provided when the subdivision was platted. The applicant states that the subject property has a 7,207 sq. ft. building envelope. The construction proposed for this request will be within the permitted building envelope and tree removal will only occur within the approved building envelope.

#### c. Noise, Light, Visual and Other Pollutants

It is not anticipated that the proposed uses for the site will create any noise, visual or other pollutants into the area. The site is well maintained.

#### d. Style and Siting of Structure(s), and Relationship to Surrounding Neighborhood

The architectural style, colors and materials along with the siting of the structure are consistent with the existing residences within Pine Canyon.

#### e. Landscaping and Screening

Landscaping provisions do not apply to construction of a new single-family dwelling. (FZC 10-50.60.020.C)

#### f. Impact on Public Utilities

The site proposes to connect to existing City sewer and water services. No new off-site improvements are required to support this use.

#### g. Signage and Outdoor Lighting

All exterior lighting will be required to comply with the City of Flagstaff's strict outdoor lighting requirements

which support and maintain our designation as an International Dark Sky City. Section 10-50.70: Outdoor Lighting Standards of the Zoning Code allows single-family residences to have a combined maximum of up to 5,000 lumens of outdoor lighting (if using non-LED bulbs) or 6,993 lumens of outdoor lighting if all lighting is using LED bulbs. All outdoor lighting fixtures must be fully or partially shielded; no unshielded fixtures are allowed. Single-family residential building permits do not require a separate Outdoor Lighting Permit.

#### h. Dedication and Development of Streets

No dedication or development of public streets is required. All public right of way was dedicated when the subdivision was platted.

#### i. Impacts on Resources

This site is not currently listed on any state or federal historic registry, nor does the site have any other historical significance. The site is located within the Resource Protection Overlay Zone; the proposed development fits within the development envelope formed with the Estates at Pine Canyon Unit 5 subdivision plat which adequately addresses resource protection requirements.

#### iv. Finding #4

For the properties subject to Division 10-30.30, Heritage Preservation, the City's Historic Preservation Officer or the Heritage Preservation Commission has made a determination that the proposed HOHD or MHOHD has no adverse effect or has appropriately mitigated its effects on the historic cultural resource.

This property is not subject to Division 10-30.30; therefore, this criterion is not applicable.

#### v. <u>Finding #5</u>

Adequate transit service is available to the Development Site containing four dwelling units or more. Adequate transit service from a Development Site to a permanent transit stop is:

- a. Less than or equal to 1,320 feet; or
- b. A distance greater than 1,320 feet when the Planning and Zoning Commission finds that the route to the permanent transit stop has adequate nighttime lighting and does not have a significant grade change, and the distance does not impede reasonable access to transit.

The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail. This proposed Conditional Use Permit is for an HOHD, Single-Family; as such, this criterion is not applicable.

#### C. Citizen Participation

The applicant notified nearby property owners within 300 feet of the subject site of this application via mailer in-lieu of holding a virtual or in-person neighborhood meeting. As of the date of this report, Staff has received one comment, which stated that the resident is in full support of the CUP.

#### D. Recommendation

In accordance with the findings presented in this report, Staff recommends that the request for the CUP be granted by the Planning and Zoning Commission with the requirements included in Conditional Use Permit No. PZ-23-00125 and as follows:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

#### E. Attachments

The draft documents have been prepared in accordance with the Staff recommendation and do not indicate the Commission's final decision. These documents will be updated after the public hearing on this case to reflect the Commission's decision.

- Draft Conditional Use Permit No. PZ-24-00013
- Draft Notice of Decision
- Draft Prop 207 Waiver
- Conditional Use Permit Application
  - Narrative
  - o Public Participation Report
  - Vicinity Map
  - o Site Plan
  - Floor Plans
  - Elevations

# COCONINO COUNTY, ARIZONA RECORDER CONDITIONAL USE PERMIT FROM GRANTOR: CITY OF FLAGSTAFF COCONINO COUNTY, ARIZONA OFFICE OF PLANNING AND ZONING

TO GRANTEE: PC 344 HOLDINGS LLC

Permit No. **PZ-24 -00013** April 24, 2024

Permission is hereby granted to PC 344 Holdings LLC to establish a High Occupancy Housing Development, Single-Family use pursuant to Section 10-40.30.030.B of the *Flagstaff Zoning Code*. The High Occupancy Housing Development, Single-Family consists of 5,165 square feet with 5 bedrooms and 5.5 bathrooms on approximately 0.76 acres located at 2911 South Solitaires Canyon Drive in the Single-Family Residential (R1) Zone, and legally described as Coconino County Assessor parcel number 105-10-471 in the city of Flagstaff, Arizona.

After a public hearing held on April 24, 2024, the Planning and Zoning Commission voted to grant this Conditional Use Permit subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.

Furthermore, this permit is issued on the express condition that the use permitted herein shall conform in all relevant respects to the ordinances of the City of Flagstaff and the laws of the State of Arizona.

Any and all conditions endorsed on this permit are subject to periodic review by the City of Flagstaff's Planning Director. Following review, the Planning and Zoning Commission shall be notified when the conditions of operation imposed in the approval and issuance of this permit have not been or are not being complied with.

The Planning and Zoning Commission shall consider the matter of revocation and set the permit for public hearing. If the Planning and Zoning Commission finds, following the public hearing, that the conditions imposed in the issuance of this permit are not being complied with, this permit may be revoked and further operation of the use for which this permit was approved shall constitute a violation of the Zoning Code.

Permit No. PZ-24 -00013 April 24, 2024 Page 2 of 3

This Conditional Use Permit shall become null and void one (1) year from the effective date of April 24, 2024, unless the following shall have occurred:

- 1. A building permit has been issued and construction begun and diligently pursued; or
- 2. The approved use has been established; or
- 3. An extension has been granted by the Planning and Zoning Commission. Such extension shall be for a maximum of one hundred eighty (180) days and no extension may be granted which would extend the validity of the permit more than eighteen (18) months beyond the date of approval of the permit.
- 4. Property Owner shall sign Consent to Conditions/Waiver for Diminution of Value form as a condition of issuance of the Conditional Use Permit by the City.
- 5. Development of the use shall not be carried out until the applicant has secured all other permits and approvals required by the Zoning Code, the City, or applicable regional, State, and federal agencies.

This documentdoes modify, or _X_ does not Use Permit recorded in docket, Of	
	Planning Director, City of Flagstaff
Ву:	
Applicant (if other than the property owner)	
STATE OF ARIZONA ) ss	
) ss County of)	
Before me, the undersigned Notary Public, per executed the foregoing document for the purpo	, ,,   ————
SUBSCRIBED AND SWORN to before me this	day of, 2023.
Notary Public	
My Commission expires:	
Ву:	
Property Owner	

Permit No. PZ-24 -00013 April 24, 2024 Page 3 of 3

STATE OF ARIZONA	)	
County of	) ss )	
•	otary Public, personally appearedent for the purposes contained therein.	who
SUBSCRIBED AND SWORN to be	efore me this day of, 2023.	
Notary Public		
My Commission expires:		



# **City of Flagstaff**

April 24, 2024

Mr. Hugh McMahon Two Hawks Design and Development 3050 North 44<sup>th</sup> Street Phoenix, AZ 65018

RE: NOTICE OF DECISION - Conditional Use Permit No. PZ-24-00013

Dear Mr. McMahon,

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of PC7 Holdings, LLC for a Conditional Use Permit on the property at 2911 South Solitaires Canyon Drive (APN 105-10-471) in the Residential Single-Family (R1) Zoning District for a High Occupancy Housing Development, Single-Family as provided in Table 10-40.30.030.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on April 24, 2024, in regard to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated April 15, 2024, and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify granting the Conditional Use Permit.

Based upon the aforementioned findings, the Commission approved a Conditional Use Permit by a vote of (7-0) for the use and location described above subject to the following conditions:

- 1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application.
- 2. The property owner shall maintain compliance with the Flagstaff Police Department's Crime Free Multi-Housing Program, unless exempted by the Police Department's representative.

The above condition(s) is deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on May 4, 2023, unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

Please do not hesitate to contact me with any questions, comments, or concerns.

Sincerely,

Dustin Stiffler, Associate Planner Community Development 211 W Aspen Ave Flagstaff, AZ 86001 (928) 213-2613 Dustin.Stiffler@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council

When recorded, mail to: City Clerk City of Flagstaff 211 W. Aspen Avenue Flagstaff, Arizona 86001

#### CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of certain real property legally described as Coconino County Assessor parcel number 105-10-471 in the City of Flagstaff, Arizona that is the subject of Conditional Use Permit Application No. PZ-24-00013. By signing this document, the undersigned agrees and consents to all of the conditions imposed by the City of Flagstaff in conjunction with the approval of Conditional Use Permit No. PZ-24-00013 and waives and fully releases any and all claims and causes of action that the owner may have, now or in the future, for any "diminution in value" and for any "just compensation" under the Private Property Rights Protection Act, Arizona Revised Statutes § 12-1131, et seq., that may now or in the future exist as a result of the approval of Conditional Use Permit No. PZ-24-00013. Within ten (10) days after the execution of this Consent to Conditions/Waiver for Diminution of Value by the undersigned, the City Clerk shall cause this document to be recorded in the official records of Coconino County, Arizona.

Dated thisday of	, 2024
	PROPERTY OWNER:
	Print Name
	Sign Name
State of Arizona	)
County of	) ss _)
SUBSCRIBED AND SWORN	to before me thisday of, 2024, by:
Notary Public	
My commission expires:	



# City of Flagstaff

# **Community Development Division**

211 W. Aspen Ave Flagstaff, AZ 86001 www.flagstaff.az.gov P: (928) 213-2618

Date Received	Application for Conditional Use	File Number		
Property Owner(s) PC7 Holdings, LI	Phone 480-390-1044			
Mailing Address 3050 N. 44th St.	Email hoss@twohawksdesigns.com			
Applicant(s) Two Hawks Design & I	Phone 602-374-4235			
Mailing Address 3050 N. 44th St. City, State, Zip Phoenix, AZ 85018		Email hoss@twohawksdesigns.com		
Project Representative Hugh McMal	Phone 928-853-6648			
Mailing Address 3050 N. 44th St.	City, State, Zip Phoenix, AZ 85018	Email hugh@twohawksdesigns.com		

Site Address						
2911 S. Solitaire	Parcel Numbe 105-10-47	Parcel Number(s) Su 105-10-471 E		Subdivision, Tract & Lot Number Estates at Pine Canyon Pine Run Lo		
Zoning District	Regional Plan	Regional Plan Land Use Category		Flood Zone Zone X (Unshaded)		
Property Information:						)
Surrounding Uses	North	South		East	1	est
(Res, Com, Ind)	Res	Res		Re	es	Res
Wednesday of every momust provide a complete attached checklist. Incom	application form, mplete submittals	Date	uired number of led.  Applicant Signature	f plans ar	, ,	
Date Filed		For C	ity Use			
Hearing Date		Pub. / Posting Date(s	pate(s): Prop. Owner Notif.		vate:	
Fee Receipt Number		Amount			Date	
Action by Planning and Zon	ing Commission:					
Hearing Date:			Type of Request:			
☐ Approved			□ CUP			
☐ Denied			☐ Extension			
☐ Continued						
Staff Assignments Plan	nning	Engineering	Fire		Public Works/Water	Stormwater

Revised: 3/2020

#### **Conditional Use Permits (CUP)**

Conditional uses are those uses which are presumed to be compatible with other authorized or permitted land uses in a zoning district; but require additional discretionary review, and possibly the imposition of conditions, to ensure that their location, design, and character are appropriate at a particular location. Only those uses which are authorized as conditional uses in Chapters 10-40 (Specific to Zones), may be approved as conditional uses. Further information regarding conditional uses and the CUP process can be found in Section 10-20.40.050 (Conditional Uses) of the Zoning Code.

#### **Review**

Requests for CUP are reviewed by the City's Planning and Zoning Commission (P&Z), an advisory commission appointed by the City Council. A public hearing is held in conjunction with the request in conformance with Section 10-20.30.080 of the Zoning Code. Just before the public hearing is opened, Development Services staff presents its report to the P&Z, and the applicant is given an opportunity to make a presentation regarding the request. During the public hearing, any person may give testimony or submit written materials regarding the proposal. At the conclusion of the public hearing, the P&Z may approve the application as presented, approve the application with conditions, or deny the application. The P&Z may also continue the public hearing to a future meeting if additional information is needed before action can be taken. P&Z meetings are open to the public in compliance with the State's Open Meeting Law, and agendas are posted at City Hall no less than 24 hours prior to the meeting. Minutes are kept of all P&Z meetings.

#### **Schedule**

The Planning and Zoning Commission meets on the second and fourth Wednesday of every month at 4:00 p.m. in the afternoon. An application for a CUP must be made by the close of business at least 30 calendar days prior to a regularly scheduled P&Z meeting. Please be aware that a project must receive formal Site Plan Review approval from the Planning Director before a CUP application can be submitted.

Attendance by the applicant or a project representative at the Planning and Zoning Commission hearing is mandatory.

#### **Submission Requirements**

All applications for CUP must be accompanied by the following information:
☐ Application Fee
☐ 10 copies of proposed development plans
☐ Location/vicinity map
☐ Written response to the required findings for a Conditional Use Permit (Section 10-20.40.050 of the Zoning Code)
☐ List of property owners, parcel numbers, and assessor's maps, for properties within 300 feet

#### **Application Fee**

An application fee payable to the "City of Flagstaff", must be paid at the time an application for a CUP is submitted. The fee helps cover the cost of meeting noticing and advertising requirements.

#### **Signatures**

All applications must be signed and dated by both the applicant and the owner of the property.

#### **Proposed Development Plans**

Proposed development plans that must be submitted in conjunction with a CUP application are the same as those required for formal Site Plan Review (see list below). Refer to the Site Plan Review Application for a complete description of these plans and the information that must be depicted on them.

	Site plan
	Building elevations (one copy in color)
	Building floor plans
	Landscape plan
	Resource survey and protection plan (when applicable)
	Exterior lighting plan
П	Preliminary signage plan

All plans submitted with the application must be folded to approximately 8.5 x 11 inches in size.

#### Location/Vicinity Map

The location/vicinity map shows adjacent streets and properties, as well as the land uses and zoning for those properties. Any contiguous property owned by the property owner or applicant must also be shown. The location/vicinity map must be drawn to scale and include dimensions. The location/vicinity map can be made a part of the site plan where space permits.

#### Findings for Granting a CUP

The CUP may be issued only when the P&Z finds that the applicant has considered and adequately addressed all of the following issues to ensure that the proposed use will be compatible with the surrounding area. Therefore, the CUP application must include a written response indicating how the request meets the findings identified in Section 10-20.40.050 of the Zoning Code. Attach substantiating documentation when necessary.

- 1. That the conditional use is consistent with the objectives of the Zoning Code and purpose of the zone in which the site is located.
- 2. That granting the conditional use will not be detrimental to the public health, safety or welfare. The factors to be considered in making this finding shall include, but not be limited to:
  - a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
  - b. Hazard to persons or property from possible explosion, contamination, fire, or flood; and,
  - c. Impact on surrounding areas arising from unusual volume or character of traffic.
- 3. That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:
  - a. Access and traffic; pedestrian, bicycle, and vehicular circulation;
  - b. Adequacy of site and open space provisions, including site capacity and resource protection standards where applicable;
  - c. Noise, light, visual, and other pollutants;
  - d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;
  - e. Landscaping and screening provisions;
  - f. Impact on public utilities;
  - g. Signage and outdoor lighting;
  - h. Dedication and development of streets adjoining the property; and
  - i. Impacts on historical, prehistoric, or natural resources.

#### **Neighborhood Meeting**

A neighborhood meeting in accordance with Section 10-20.30.060 of the Zoning Code may be required. The applicant shall work with the Planning Development Manager to determine if a meeting is required.

Applications will not be accepted or scheduled until all submission requirements are met. Neither the application nor accompanying development plans can be amended or modified once an application has been submitted.

#### Process to Schedule and Notify Affected Property Owners of a Public Hearing before the Planning and Zoning Commission

#### Step 1: Schedule Planning and Zoning Commission Hearing

Work with the Planning Development Manager handling the CUP case to schedule a hearing before the P&Z Commission.

#### Step 2: Notification to Affected Property Owners

The applicant for public hearings in the City of Flagstaff shall **post signs and notify affected property owners by mail** as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code to assist in providing adequate notice to interested parties and to meet Arizona State Statues.

The applicant is also responsible for establishing a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code. These persons include:

Each real property owner (if different from the applicant) as shown on the last assessment of the property, of any land
within the areas subject to the application for which the public hearing is required.
Each real property owner (if different from the applicant) as shown on the last assessment of the property of any land
which is located within 300 feet of the property subject to the application for which the public hearing is required. The
Director may expand the notification area based on the location and context of the subject property if it is determined that
the potential impact of the development extends beyond the required notification boundary.
The situs or actual address of all tenants and residents living on the subject property.
All local government agencies which have reviewed and commented on the proposed development or Zoning Map amendment or which abut the subject property.

The applicant is required to mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date.

The applicant must also erect and maintain a sign on the subject property no later than 15 days prior to the public hearing, and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

#### Step 3: Documentation of Notification to Affected Parties

The applicant must submit a notarized copy of the mailing list, *Affidavit of Notifications to Affected Property Owners*, and *Affidavit of Sign Posting* to the Director prior to the fifteenth day before the public hearing date.

The *Public Hearing Notice Sign Specification* and *Mailing Notification Instructions* documents provide detailed instructions on posting and notifications requirements.

#### **Expiration**

A CUP expires one year from the date of P&Z approval unless a grading or building permit is obtained or the use is established. The P&Z may grant a one-time extension of 180 days following a formal request for such an extension by the applicant. The extension must be approved before the CUP expiration date.

#### **Appeals**

Any person aggrieved by a decision of the P&Z to approve or deny a CUP (including the applicant) may file an appeal with the City Council. An appeal must be submitted in writing to the Planning Director or Community Development Director within 10 days of the P&Z's decision. The City Council will conduct a public hearing and at the conclusion of the hearing shall affirm, reverse, or modify the decision.

#### Public Record

All information submitted in conjunction with this application will become part of the public record and may be provided to members of the public. You must notify the City prior to submitting this application if you believe the information you are submitting may be proprietary or confidential.

#### **For Further Information**

For further information regarding the application and submission requirements for a CUP, please contact:

Planning and Development Services Section City of Flagstaff 211 W Aspen Avenue Flagstaff AZ 86001 928-213-2618 cdfrontcounter@flagstaffaz.gov

#### **Mailing Notification Instructions**

Every mailed notice of a public hearing shall include:

- The date, time, location and purpose of the hearing;
- The name of the body conducting the hearing, and a telephone number to receive additional information;
- The location and times at which the complete application and development file may be viewed by the public;
- The address or location of the subject property;
- A general description of the proposed development or action and the property included in the application;
- A statement that any interested person or authorized agent may appear and be heard;
- A statement describing how and when to submit written comments;
- The existing zone classification; and
- The words "Zoning," "Annexation," or "Conditional Use Permit" as applicable.

Notices of required public hearings shall be sent by first class mail to the following persons:

- Each real property owner (if different from the applicant) as shown on the last assessment of the property, of any land within the areas subject to the application for which the public hearing is required.
- Each real property owner (if different from the applicant) as shown on the last assessment of the property of
  any land which is located within 300 feet of the property subject to the application for which the public hearing
  is required. The Director may expand the notification area based on the location and context of the subject
  property if it is determined that the potential impact of the development extends beyond the required
  notification boundary.
- The situs or actual address of all tenants and residents living on the subject property.
- All local government agencies which have reviewed and commented on the proposed development or Zoning Map amendment or which abut the subject property.

#### Additional noticing requirements:

In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided as described in subsections (2) and (3) below:

- A 10 percent or more increase or decrease in the number of square feet or units that may be developed.
- A 10 percent or more increase or reduction in the allowable height of buildings.
- An increase or reduction in the allowable number of stories of buildings.
- A 10 percent or more increase or decrease in setback or open space requirements.
- An increase or reduction in permitted uses.
- 2. Notice shall be sent to all persons or groups whose names are on the registry of persons and groups described in subsection (B) of this section who are interested in receiving such notice.
- 3. Notice shall be provided to real property owners in compliance with at least one of the following notification procedures:
  - Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose real property would be directly governed by the changes.
  - Notice shall be included with water bills or other City mass mailings.
  - Notice shall be published in a newspaper of general circulation published or circulated in the City in the form of a "display ad" covering not less than one-eighth of a full page.

#### Affidavit of Notifications to Affected Property Owners

Case Number:		·····	
Project Name:			
Applicant Name:			
Location:			
In order to assist in providing adequate notice to for public hearings in the City of Flagstaff shall not 20.30.080 of the City of Flagstaff Zoning Code. It names and addresses of persons who require not 20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60 hearing via first class mail to each of the person public hearing date. It shall also be the responsito the Director prior to the fifteenth day before	otify affected property of the responsition of a public of the Zoning on the list referentiality of the application.	erty owners as prescrib insibility of the applica ilic hearing as establis Code, and mail a noti nced above no later the ant to submit a notari	ned by Section 10- ant to establish a list of the hed in sections 10- ce of required public han 15 days prior to the
I confirm that the public hearing notifications we Zoning Code at least fifteen (15) days prior to the		ed in Section 10-20.30	0.080 of the City of Flagstaff
Applicant's/Representative's Signature:			
SUBSCRIBED AND SWORN before me this	day of	, 20	by:
Notary Public			
My Commission Expires:			

#### **Public Hearing Notice Sign Specification**

- The sign shall be a minimum of 3 feet x 3 feet in size.
- The sign shall be constructed of laminated coroplast, laminated plywood, or other suitable construction material.
- The sign shall have a white background with black lettering. The least expensive process is laminated direct printing.
- The minimum lettering size shall be 1.2 inch for lowercase and 1 inch for upper case.
- The words "Public Hearing" shall be a minimum of 2 inches in size (Sign lettering should be formatted to match the example below).
- The content of the sign shall match the example below and include specific case details.
- The sign shall be securely fastened to wooden or metal stakes.
- The applicant is responsible for maintaining the integrity and accuracy of the sign.
- The height of the sign shall be at least 4 feet from finished grade to top of sign and shall not be obstructed from view.

#### **City of Flagstaff**

#### **PUBLIC HEARING**

Planning and Zoning Commission: (Date and Time)

**LOCATION OF HEARING(S):** 

**REQUEST:** 

**PROPOSAL:** 

**GENERAL LOCATION:** 

**SIZE OF SITE:** 

CASE#

**APPLICANT/CONTACT:** 

PHONE #:

Planning & Development Services Department: 928-213-2600

Posting Date:

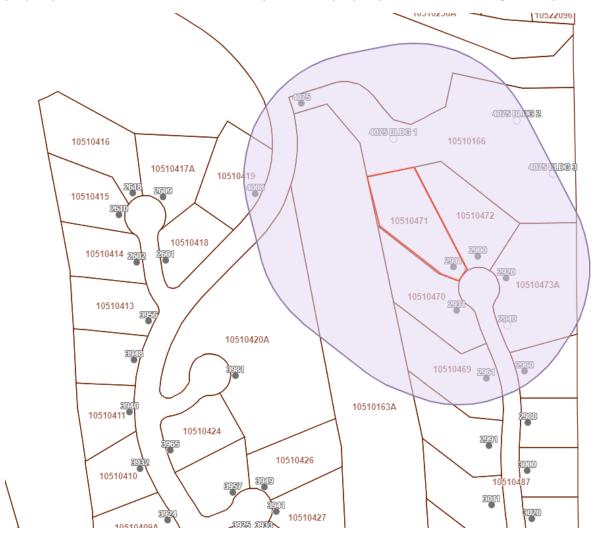
#### Affidavit of Sign Posting

Case Number:	
Project Name:	
Applicant Name:	
Location:	
In order to assist in providing adequate notice to interested parties and to meet Appublic hearings in the City of Flagstaff shall post signs as prescribed by Section 10-2 Zoning Code. It shall be the responsibility of the applicant to erect and to maintaidays prior to the hearing and to update the hearing information on the sign until also be the responsibility of the applicant to remove the sign within seven (7) datese.	20.30.080 of the City of Flagstaff ain the sign on the subject property 15 I final disposition of the case. It shall
confirm that the site has been posted as detailed in Section 10-20.30.080 of the Z Hearing Notice Sign Specifications included in this application for the case above a (15) days prior to the public hearing.	_
See attached date stamped photo exhibit of posted signs.	
Applicant's/Representative's Signature:	
SUBSCRIBED AND SWORN before me this day of	, 20 by:
Notary Public	
My Commission Expires:	

# 2911 S. Solitaires Canyon Dr., Flagstaff, AZ 86005

#### Introduction:

This project is a new 5,165 S.F. residence located on approximately .76 acres in the Pine Canyon community. The property is located at 2911 S. Solitaires Canyon Dr. The property is zoned R-1 for single-family residential.



The applicant is proposing to construct a single family residence that will contain 5 En suite bedrooms. Due to having 5 "Sanitation facilities" the current zoning code is considered High Occupancy Housing. The purpose of the High Occupancy housing ordinance is to regulate the High-density apartments or mega room single family dwelling units with the intent to rent to students in and around the university. The property in question doesn't meet the intent or purpose of the HOH ordinance but due to the amount of sanitation facilities is caught in responding to the ordinance. The applicant is requesting a Conditional use permit in accordance to section 10-40.60.175 of the zoning code.

#### Findings for granting a CUP:

The Planning and Zoning Commission may grant a Conditional use permit upon findings as described below and in accordance with Section 10-20.40.050.

1) That the conditional use is consistent with the objective of the Zoning Code and purpose of the zone in which the site is located.

**Response:** The property in question is located in the high-end Pine Canyon development and having an En suite bedroom is consistent with the typical amenities of the Single-family residence in this area. The placement of the structure is designed within the setback requirements and is lower than the max height allowed. The proposed structure has been approved by the Pine Canyon Homeowners association and is being built as a single-family primary or secondary residence and not as a High occupancy housing development.

- 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 shall include, but not limited to:
  - a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.

**Response:** The residence will create no noise above a standard single-family residence and is following all illumination guidelines in regard to allowable lumens.

b. Hazard to persons or property from possible explosion, contamination, fire, or flood.

**Response:** The residence creates no greater hazard than a standard single-family home and has been designed to maintain existing water run off patterns.

c. Impact on surrounding areas arising from unusual volume or character of traffic.

**Response:** The residence is designed with adequate garage and driveway space for the occupants of this single-family home.

- 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.
  - a. Access and traffic: pedestrian, bicycle, and vehicular circulation.

**Response:** The residence is designed with adequate garage and driveway space for the occupants of this single-family home. There will not be any vehicular interruptions.

b. Adequacy of site and open space provisions, including site capacity and resource protection standards where applicable.

**Response:** The proposed residence is within the setback requirements and height restrictions of the R-1 zoning. The proposed disturbed area is well below the allowable disturbed area of the property.

c. Noise, light, visual, and other pollutants.

**Response:** The residence will create no noise above a standard single-family residence and is following all illumination guidelines in regard to allowable lumens.

d. Proposed style and siting of structure, and relationship to the surrounding neighborhood.

**Response:** The project is consistent with the Pine Canyon Design Guidelines and has been approved with holistic design for the community in mind. The residence is within the building envelope per the PZ-19-00099-02 PLAT for The Estates at Pine Canyon Pine Run.

e. Landscaping and screening provisions.

**Response:** The project will comply with the applicable landscaping and screening requirements.

f. Impact on public utilities.

**Response:** The residence will tie into the existing utilities as designed on the Civil Improvement plans for The Estates at Pine Canyon – Pine Run PZ-19-00099-02.

g. Signage and outdoor lighting

**Response:** The residence complies with all lighting regulations and there is no signage proposed for the project.

h. Dedication and development of streets adjoining the property

**Response:** The property is located in an existing subdivision with developed street and will not require any dedication or development of any streets.

i. Impact on historical, prehistoric, or natural resources

**Response:** The residence complies with all applicable natural resource standards and has no historical or prehistoric impacts.

March 17, 2024

Dustin Stiffler City of Flagstaff 311 W. Aspen Ave Flagstaff, AZ 86001

RE: Public participation report for Case #PZ-24-00013

Dear Dustin,

The following outlines the history of communication regarding the request for a conditional use permit to add a 5<sup>th</sup> bathroom to the proposed residence at 2911 S. Solitaires Canyon Drive.

- On March 4<sup>th</sup>, 2024, Two Hawks Design and Development mailed out letters notifying neighbors within a 300 ft. area of the request for conditional use permit. Enclosed is a copy of the letter and diagram, along with a list of recipients.
- As of March 15<sup>th</sup>, 2024 we have received one comment that the resident was in full support of the Conditional Use permit.

Please let me know if you have any questions or require any additional information at this time.

Sincerely,

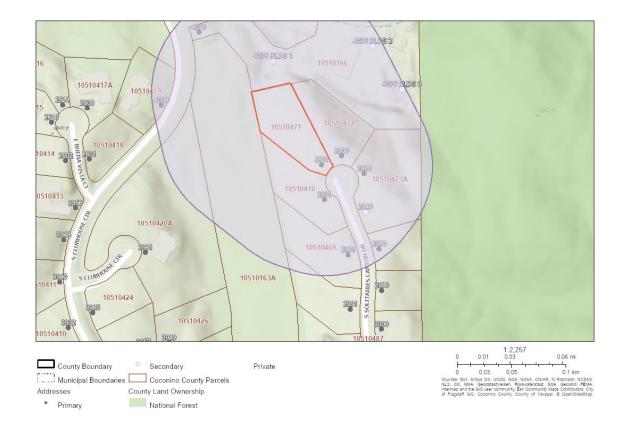
**Hugh McMahon** 



### Area of Interest (AOI) Information

Area: 556,490.26 ft<sup>2</sup>

Jan 4 2024 9:25:54 Mountain Standard Time



#	APN	Account #	911 Address	Owner Name	Owner Address	Subdivision	Parcel Area	Area Units
1	10510468	R0350889	2991 S SOLITAIRES CANYON DR	P C 341 LLC	4422 E MCDONALD DR PARADISE VALLEY, AZ 85253	ESTATES AT PINE CANYON UNIT 5	0.670000	A
2	10510164B	R0349135	4200 S CLUBHOUSE CIR	TLC PC GOLF LLC	8601 N SCOTTSDAL E RD STE 335 SCOTTSDAL E, AZ 85253	ESTATES AT PINE CANYON UNIT 1 RESUB	30.960000	A
3	10510475	R0350896	2960 S SOLITAIRES CANYON DR	KONA TRUST DTD 04-01-16	19653 N 96TH PL SCOTTSDAL E, AZ 85255	ESTATES AT PINE CANYON UNIT 5	0.460000	A
4	10510419	R1009179	4008 S CLUBHOUSE CIR	KOCH LIVING TRUST DTD 08-03-18	4836 E CAMELHEAD DR PHOENIX, AZ 85018	ESTATES AT PINE CANYON UNIT 4	0.680000	A
5	10510487	R0350908	N/A	WALNUT CANYON AT PINE CANYON LLC	8601 N SCOTTSDAL E RD NO 335 SCOTTSDAL E, AZ 85253	ESTATES AT PINE CANYON UNIT 5	2.090000	A
6	10510420A	R0353239	3981 S CLUBHOUSE CIR	RIMSZA ANTON & KIMBERLY TRUST DTD 11/28/01 AMENDED 3/10/03	9411 N 43RD ST PHOENIX, AZ 85028	ESTATES AT PINE CANYON UNIT 4	3.070000	A
7	10510469	R0350890	2961 S SOLITAIRES CANYON DR	DELGHIACCI O FAMILY LIVING TRUST DTD 08-14-19	6014 E JENAN DR SCOTTSDAL E, AZ 85254	ESTATES AT PINE CANYON UNIT 5	0.820000	A

8	10510472	R0350893	2900 S SOLITAIRES CANYON DR	DOWDELL TRAVIS & REBECCA	6025 S 2300 E SALT LAKE CITY, UT 84121	ESTATES AT PINE CANYON UNIT 5	0.730000	A
9	10510470	R0350891	2931 S SOLITAIRES CANYON DR	ALTHEA LLC	4931 E CALLE DEL NORTE PHOENIX, AZ 85018	ESTATES AT PINE CANYON UNIT 5	0.760000	A
10	10510471	R0350892	2911 S SOLITAIRES CANYON DR	PC 344 HOLDINGS LLC	3050 N 44TH ST NO 200 PHOENIX, AZ 85018	ESTATES AT PINE CANYON UNIT 5	0.760000	A
11	10510473A	R0352104	2940 S SOLITAIRES CANYON DR	SOLITAIRES CANYON LLC	19653 N 96TH PL SCOTTSDAL E, AZ 85255	ESTATES AT PINE CANYON UNIT 5	1.240000	A
12	10510159C	R0352766	N/A	PC VILLAGE ASSOCIATIO N INC	PO BOX 10000 PRESCOTT, AZ 86304	ESTATES AT PINE CANYON UNIT 1 RESUB	73.790000	A
13	10510166	R0118348	4075 S CLUBHOUSE CIR	TLC PC GOLF LLC	8601 N SCOTTSDAL E RD STE 335 SCOTTSDAL E, AZ 85253	ESTATES AT PINE CANYON UNIT 1 RESUB	3.060000	A
14	10510163A	R0350916	N/A	TLC PC GOLF LLC	8601 N SCOTTSDAL E RD STE 335 SCOTTSDAL E, AZ 85253	ESTATES AT PINE CANYON UNIT 1 RESUB	6.130000	A

# Pine Canyon 344

New Single Family Residence

Subdivision: Estates at Pine Canyon Unit 5 Lot: 344 Sixteenth: SE Quarter: NE Section: 34 Township: 21N Range: 07E Sixteenth: NE Quarter: SE Section: 34 Township: 21N Range: 07E



# **PROJECT INFORMATION**

**PROJECT OWNER:** PC344 Holdings, LLC

**PROJECT ADDRESS:** 2911 S Solitaires Canyon Drive

Flagstaff, AZ 86005

**PROJECT DESCRIPTION:** 

Pine Canyon - Lot 344 is a 5,165 SF new-build single-family residence. There will be 5 bedrooms, 5.5 bathrooms. The house will have an attached 1,042 SF attached Garage.

#### **ZONING INFORMATION:**

**ZONING DISTRICT:** 

SUBDIVISION: Estates at Pine Canyon

LOT #: 344

10510471

**SETBACKS:** Per Pine Canyon Building Envelope

> Per Flagstaff 10-40.30.030.C 25' Front for Parking 8' Side (Interior) 15' Side (Street)

Flagstaff 10-40.30.030.C: 35' Max w/ \*additional 5' for Roof slopes > 6:12

\*per note 12

Pine Canyon Design Guidelines: 36' Maximum for slopes 7/12 and higher 32' Maximum for roof slopes up to 7/12

Stories: 2 Stories

MIN CEILING R VALUE: WOOD FRAME WALL R-VALUE: R-20 or 13+5 FLOOR R-VALUE: R-10, 2 ft SLAB R-VALUE & DEPTH: CRAWL SPACE WALL R-VALUE: R-15/19

**AREA CALCULATIONS** 

DRC AREA CALCULATIONS 1st Floor Livable -

3180 SF 1985 SF Basement Livable -5165 SF Total Livable -

1042 SF Attached Garage -40 SF Mechanical -Front Porch -45 SF 566 SF Level 1 Patio -542 SF **Basement Patio-**83 SF Primary Suite Deck-2398 SF Driveway -

33,105.6 SF Lot Area -7,207 SF Disturbed area -Max Disturbed area -21.76% Proposed Disturbed area -

### FLAGSTAFF ZONING AREA CALCULATIONS

33,105.6 SF Lot Area -Max Lot Coverage -5,037.1 SF (15.2%) Proposed Lot Coverage -

# **SHEET INDEX**

# General

general notes Civil

cover sheet

SV.01

cover grading and drainage plan grading and drainage plan erosion control plan notes erosion control plan

architectural site plan

architectural site plan enlarged floor plan - first

floor plan - basement

roof plan light & power plan - first

light & power plan - basement

elevations elevations

building sections building sections

assemblies and construction details

construction details construction details door schedule

window schedule

**Structural** 

general structural notes general structural notes

typical details S-011 typical details

typical details typical details

typical details schedules

foundation plan high foundation / floor framing plan

roof framing plan

foundation details S-201 foundation details

floor framing details floor framing details

roof framing details

mechanical symbols, schedules and details

mechanical plan - first floor M-3 mechanical plan - basement

P-1 plumbing calculations & schematic

gas piping diagram **Electrical** 

electrical calculations and diagram

→ THE ←

RANCH

The Ranch Mine LLC

Phoenix, AZ 85018

Suite 21552

480.399.5990

4340 E Indian School Rd.

info@theranchmine.com

www.theranchmine.com



phase: **Construction Documents** 

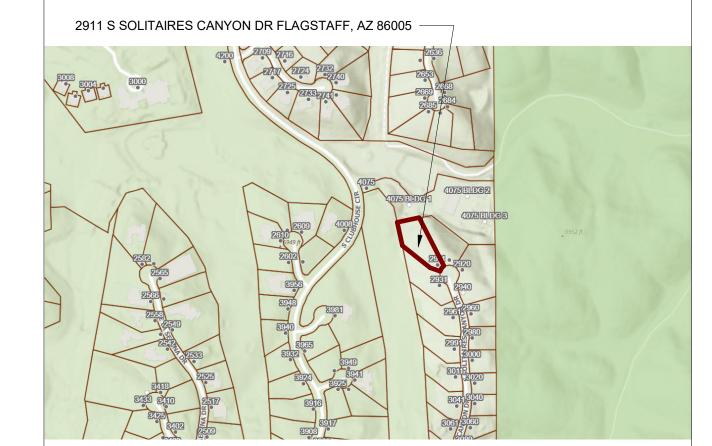
date of issue: 01.10.2024

rev no, date, description:

sheet contents: cover sheet

sheet no:

# **VICINITY MAP**



# **CONTACTS**

**Architect:** The Ranch Mine, LLC 4340 E Indian School Rd. Suite 21552 Phoenix, AZ 85018 Principal: Cavin Costello p: 480-399-5990 e: cavin@theranchmine.com

e: geoff@theranchmine.com **Structural Engineer:** Structurology

734 W Polk Suite 5 Phoenix, AZ 85007 Contact: Derek Sherwood p: 480-269-7675 e: dsherwood@structurology.com

Project Contact: Geoff Sosebee

Civil Engineer:

Shepard Wesnitzer Inc. 75 Kallof Place Sedona, AZ 86336 Contact: Sam Vossler p: 928-282-1061 e: svossler@swiaz.com

Mechanical, Plumbing, Electrical Engineers LE Designs, LLC

601 E. Colter St. Phoenix, AZ 85012 Contact: Larry Evans p: 602-363-9751 e: larry@ledesignsaz.com

# **GOVERNING CODES**

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE

2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE

2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL MECHANICAL CODE

2018 INTERNATIONAL PLUMBING CODE 2017 NATIONAL ELECTRIC CODE





The Ranch Mine LLC 4340 E Indian School Rd. Suite 21552 Phoenix, AZ 85018

480.399.5990 info@theranchmine.com www.theranchmine.com

Since Canyon 344 2911 S Solitaires Canyon Dr. Flagstaff, AZ 86005



phase:
Construction Documents

date of issue: 01.10.2024

rev no, date, description:

1 6/13/23 Prelim Design
Review R1

Review R1

2 01/10/24 Final DRC

sheet contents:
architectural site plan

sheet no:

A-001





The Ranch Mine LLC 4340 E Indian School Rd. Suite 21552 Phoenix, AZ 85018

480.399.5990 info@theranchmine.com www.theranchmine.com

Canyon 86005



phase: **Construction Documents** 

date of issue: 01.10.2024

rev no, date, description: 1 6/13/23 Prelim Design Review R1

2 01/10/24 Final DRC

sheet contents: architectural site plan enlarged

sheet no:

SES

3'-9" 2'-0"



See A-500 for wall type details
 Provide blocking for all wall mounted TV, typ.

RANCH The Ranch Mine LLC

→ THE -

4340 E Indian School Rd. Suite 21552 Phoenix, AZ 85018

480.399.5990 info@theranchmine.com www.theranchmine.com

11 S Solitaires Canyon Dr. Flagstaff, AZ 86005

## Wall Types

Keynotes

03)

Column per structural

Soffit above

# SEE DETAILS ON A-500

Wood Tongue & Groove W1a Clad on both sides

Wood Board & Batten

Wood Board & Batten on CMU

Stone Veneer CMU W4a Clad on both sides

W5 Stone Veneer W5a Clad on both sides

Interior partition

Interior furring

Interior Stone Veneer

Natural Light % Per Area						
No.	Name	Area	Ceiling Height	Glazing % of Floor Area		
4	Living	472 SF	14'-0"	40.26%		
5	Dining	251 SF	11'-0"	119.59%		
6	Kitchen	287 SF	14'-0"	52.20%		
8	Office	95 SF	11'-0"	26.19%		
9	Primary Bedroom	311 SF	11'-0"	41.79%		
14	Bedroom	236 SF	11'-0"	12.71%		
22	Den	266 SF	9'-0"	33.87%		
23	Bedroom	238 SF	9'-0"	35.28%		
26	Bedroom	194 SF	9'-0"	51.45%		
31	Bedroom	300 SF	9'-0"	14.02%		
	•			•		



phase: Construction Documents

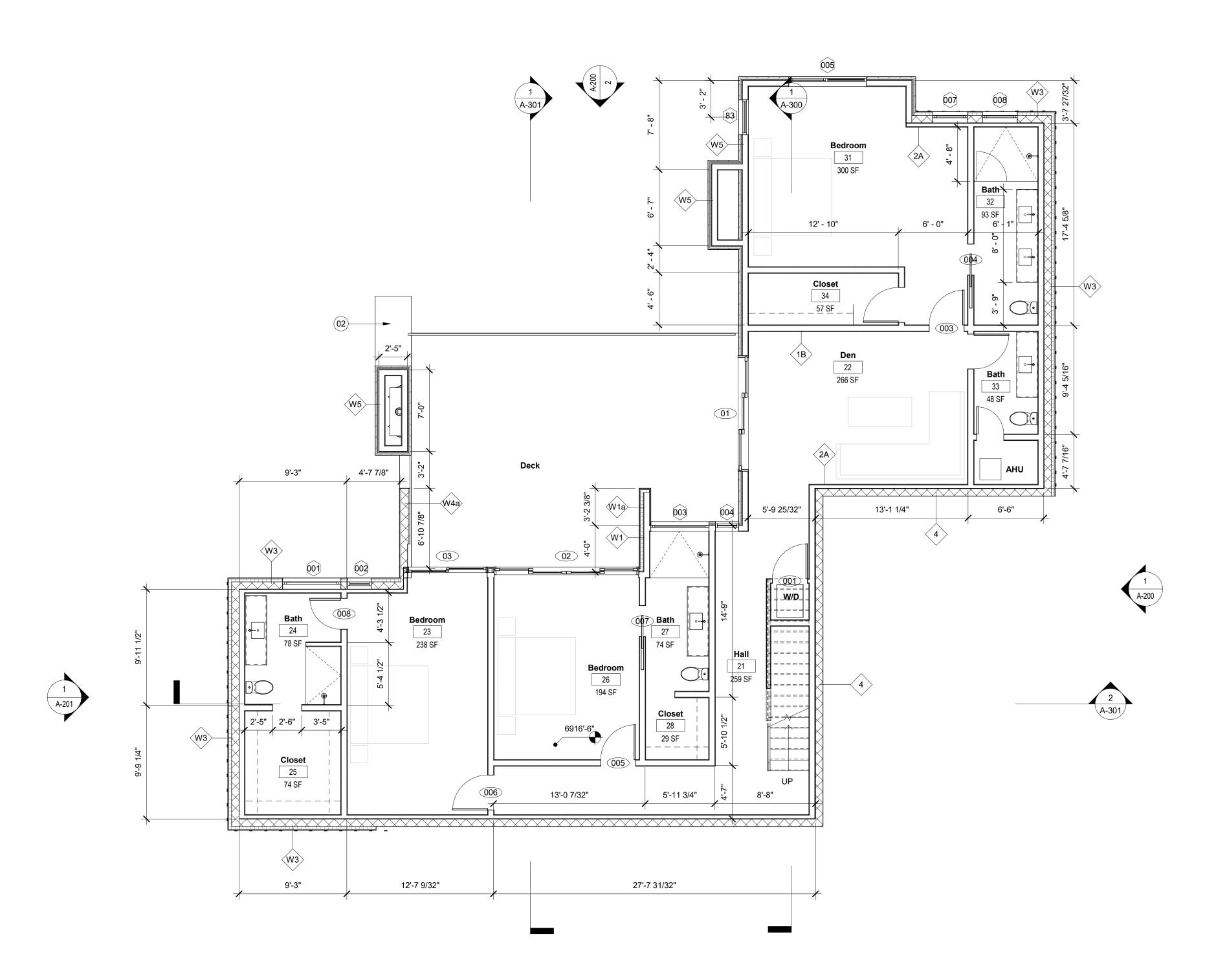
date of issue: 01.10.2024

rev no, date, description: 2 01/10/24 Final DRC

sheet contents: floor plan - first

sheet no:

A-100





### Floor Plan Notes

See A-500 for wall type details
 Provide blocking for all wall mounted TV, typ.



Keynotes

Column per structural

03 Soffit above

480.399.5990 info@theranchmine.com www.theranchmine.com

The Ranch Mine LLC

Phoenix, AZ 85018

Suite 21552

4340 E Indian School Rd.

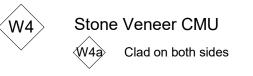
Wall Types

SEE DETAILS ON A-500

Wood Tongue & Groove W1a Clad on both sides

Wood Board & Batten

Wood Board & Batten on CMU







Interior Stone Veneer

	Natural Light % Per Area								
No.	Name	Area	Ceiling Height	Glazing % of Floor Area					
4	Living	472 SF	14'-0"	40.26%					
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**10 Cally**11 S Solitaires Canyon E Flagstaff, AZ 86005



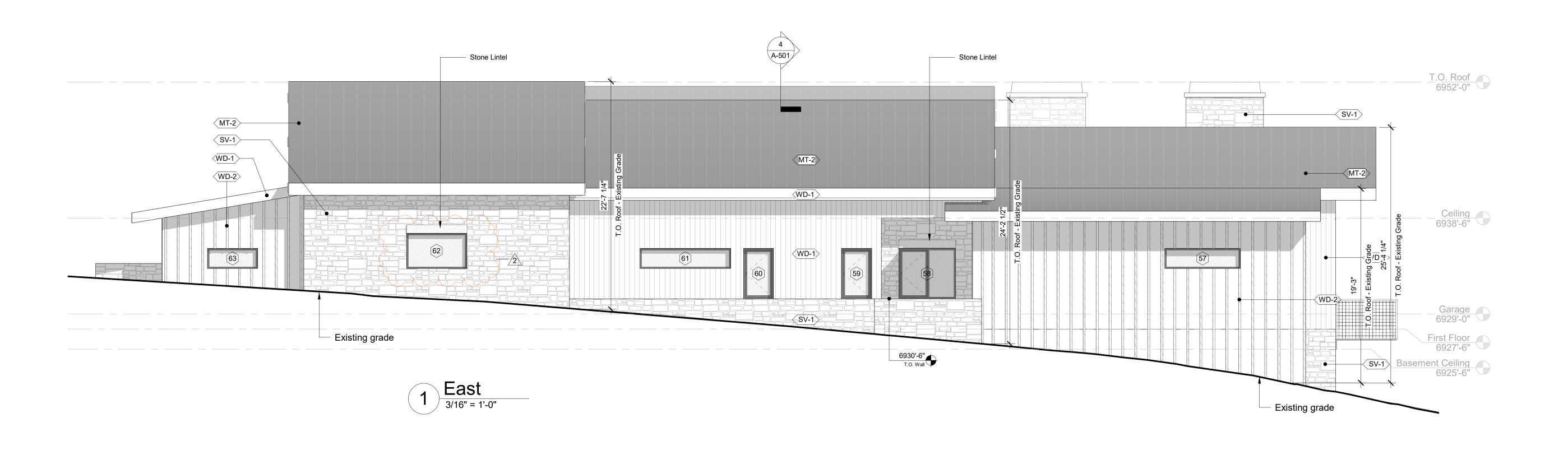
phase: Construction Documents

date of issue: 01.10.2024

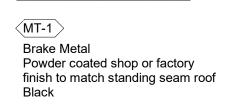
rev no, date, description:

sheet contents: floor plan - basement

sheet no:









MT-2
Standing Seam Metal Roof
Mechanically seamed
MFR TBD



MT-3

Exterior Doors & Windows
Anodized Aluminum
Black



SV-1 Stone Veneer Solstice Stone Harvest Mix LRV 26.77%





WD-1

Wood Siding - Tongue & Groove
1x8
Delta Millworks
Western Red Cedar | Smooth
Color: Coyote

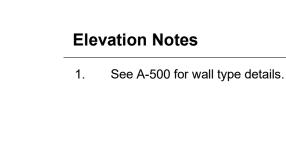
T&G Soffits, Rafter Tails,
Exposed Ridge Beams,
Garage Doors
Delta Millworks
Western Red Cedar | Smooth
Color: Coyote



WD-2
Wood Siding - Board & Batten
Batten size 3" x 1" spaced 16" O.C.
Wood Fascia Delta Millworks
ThermoWood Spruce | Smooth
Color: Delta Black

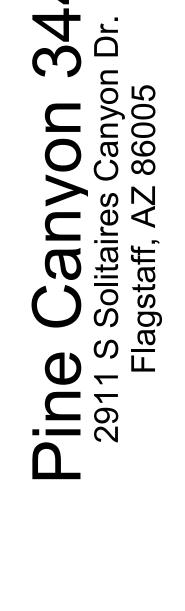


Decking
Delta Millworks
Lunawood Decking
Unfinished



02) Wall sconce

# Keynotes (01) CMU Stemwall



→ THE ←

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www.theranchmine.com



phase: Construction Documents

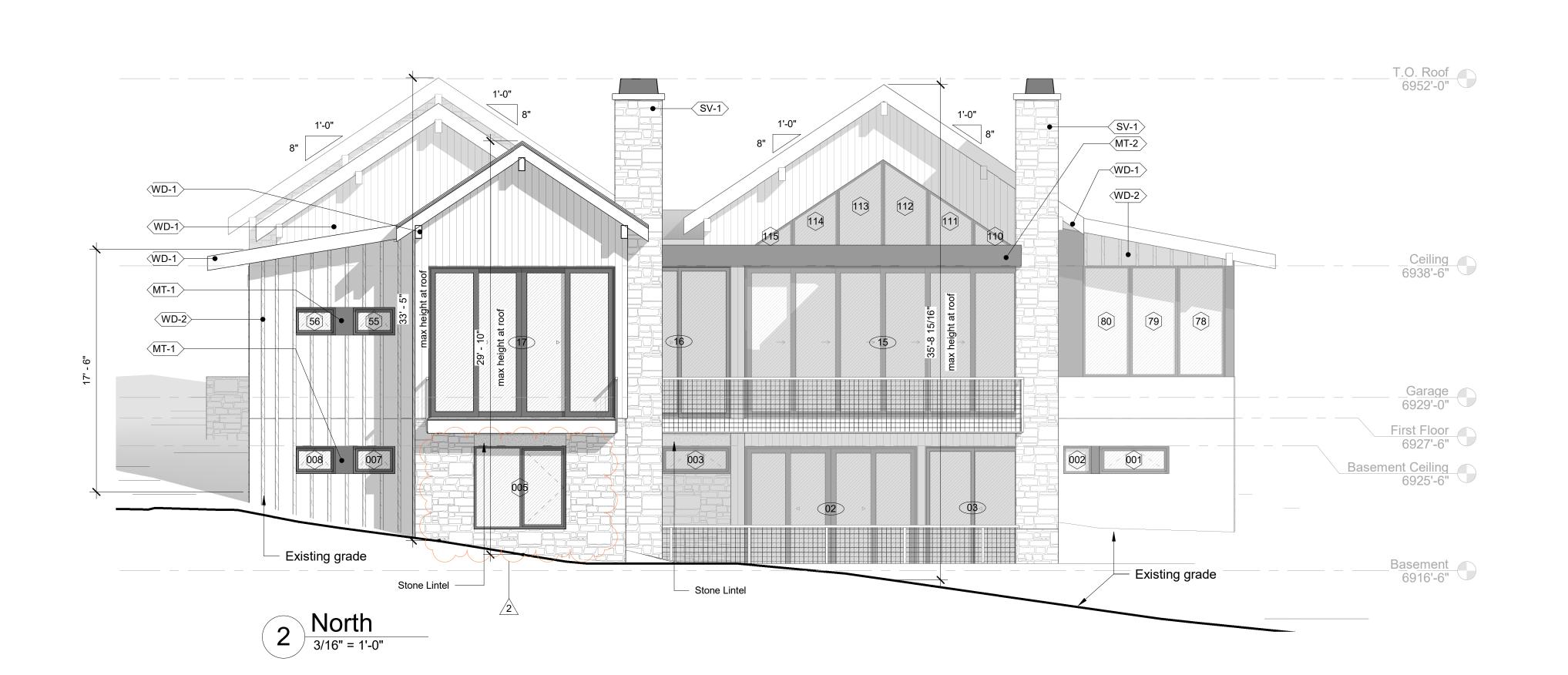
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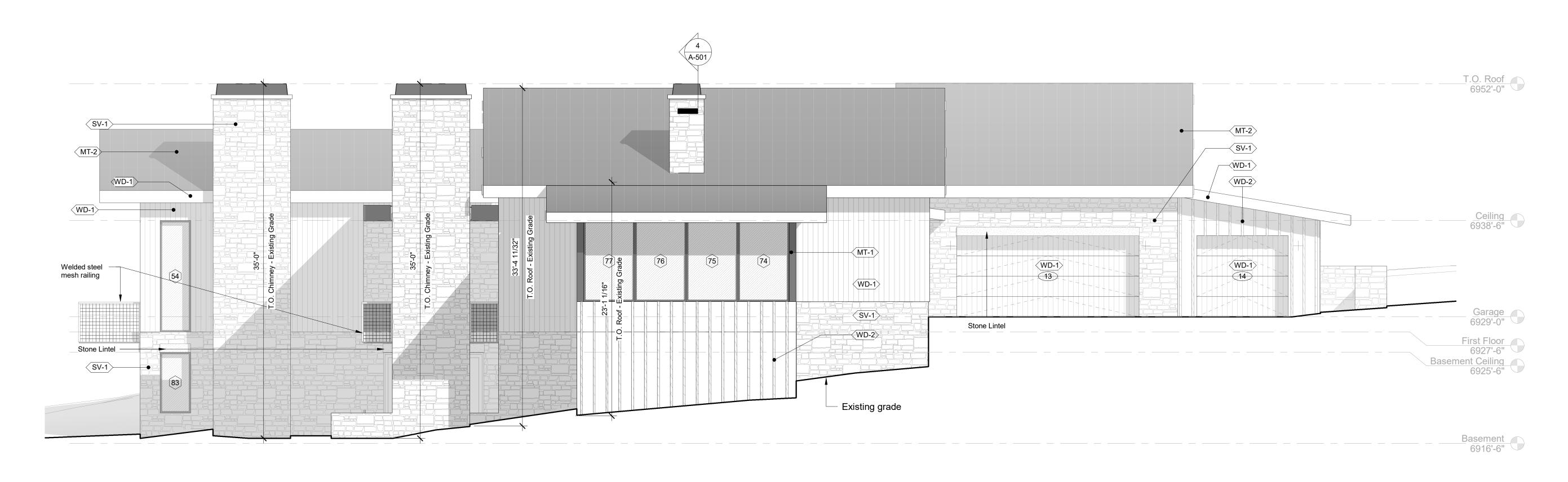
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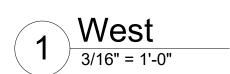
sheet contents: elevations

sheet no:

A-200









MT-1

Brake Metal

Powder coated shop or factory

finish to match standing seam roof



MT-2
Standing Seam Metal Roof
Mechanically seamed
MFR TBD
Black



MT-3

Exterior Doors & Windows
Anodized Aluminum
Black



SV-1
Stone Veneer
Solstice Stone
Harvest Mix
LRV 26.77%



WD-1

Wood Siding - Tongue & Groove
1x8
Delta Millworks
Western Red Cedar | Smooth
Color: Coyote

T&G Soffits, Rafter Tails,
Exposed Ridge Beams,
Garage Doors
Delta Millworks
Western Red Cedar | Smooth
Color: Coyote



WD-2
Wood Siding - Board & Batten
Batten size 3" x 1" spaced 16" O.C.
Wood Fascia
Delta Millworks
ThermoWood Spruce | Smooth
Color: Delta Black



WD-3

Decking

Delta Millworks

Lunawood Decking

Unfinished

# Elevation Notes 1. See A-500 for wall type details.

## Keynotes

01) CMU Stemwall

02 Wall sconce



→ THE ←

RANCH

The Ranch Mine LLC

Phoenix, AZ 85018

Suite 21552

480.399.5990

Pine Canyon 344 2911 S Solitaires Canyon Dr. Flagstaff, AZ 86005

4340 E Indian School Rd.

info@theranchmine.com

www.theranchmine.com

phase:
Construction Documents

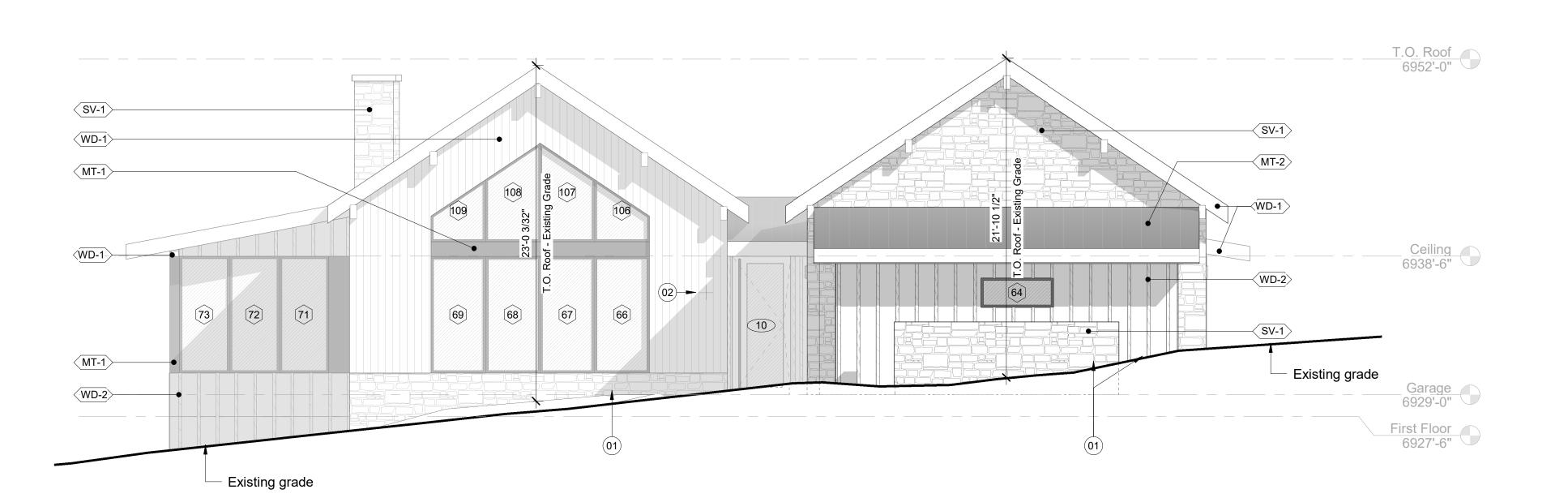
date of issue: 01.10.2024

rev no, date, description:

sheet contents: elevations

sheet no:

A-201



2 South 3/16" = 1'-0"



Planning & Zoning Commission

Meeting Date: 04/24/2024

From: Wesley Welch, Planner

#### Information

#### TITLE:

#### Juniper Point Parcel 2 Preliminary Plat PZ-22-00192-01

JP325, LLC requests Preliminary Plat approval for Juniper Point, Parcel 2, located at 2000 John Wesley Powell Boulevard, a single-family subdivision of 62 lots on 17.54 (gross) or 11.36 (net) acres in the RR (Rural Residential) Zone utilizing the Planned Residential Development (PRD) option.

#### STAFF RECOMMENDED ACTION:

Staff recommends the Planning & Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval, given the conditions outlined in the Staff Report.

#### **Executive Summary:**

JP325, LLC requests Preliminary Plat approval for Juniper Point, Parcel 2, located at 2000 John Wesley Powell Boulevard, a single-family subdivision of 62 lots on 17.54 (gross) or 11.36 (net) acres in the RR (Rural Residential) Zone utilizing the Planned Residential Development (PRD) option. The site has a Resouce Protection Overlay and is currently vacant. It is located in the Southwest portion of the overall Juniper Point development site and immediately east of Juniper Point Parcel 1 which is currently under construction.

#### Attachments

Staff Report Application Preliminary Plat Vicinity Map Utility Letters 6. A.

## PLANNING & DEVELOPMENT SERVICES REPORT PRELIMINARY PLAT

<u>PZ-22-00192-01</u> DATE: <u>April 15, 2024</u>

MEETING DATE: April 24, 2024
REPORT BY: Wesley Welch

#### **REQUEST:**

JP325, LLC requests Preliminary Plat approval for Juniper Point, Parcel 2, located at 2000 John Wesley Powell Boulevard, a single-family subdivision of 62 lots on 17.54 (gross) or 11.36 (net) acres in the RR (Rural Residential) Zone utilizing the Planned Residential Development (PRD) option.

#### **STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval, with the following conditions:

- 1. The Final Plat shall adjust the plat boundaries to include the remainder of Juniper Point Parcel 1 Tract G.
- 2. The Final Plat and Engineering plans shall adjust the plat boundaries to include all areas that are being utilized for Resource Protection calculations.

#### **PRESENT LAND USE:**

The vacant subject site is located within the southern portion of the Juniper Point development area and to the east of the recently constructed subdivision for Juniper Point Parcel 1.

#### **PROPOSED LAND USE:**

Juniper Point Parcel 2 subdivision, consisting of 62 single-family lots located on 17.54 acres in the RR (Rural Residential) Zone.

#### **NEIGHBORHOOD DEVELOPMENT:**

See the attached vicinity map for more information.

North: Undeveloped land and Coconino Community College; Rural Residential (RR) zone.

South: JW Powell Boulevard and Pine Canyon; Single-family Residential (R1) zone.

East: Undeveloped Land that is part of the Juniper Point development area, RR Zone.

West: Juniper Point Parcel 1 subdivision, split RR and R1 Zone, developed with PRD standards.

#### **REQUIRED FINDINGS:**

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

#### **STAFF REVIEW:**

#### **I. Project Information**

#### A. Background

The applicant, JP325, LLC, is seeking preliminary plat approval for a 62-lot single-family residential subdivision. The property is located in the southwest portion of the city, north of Pine Canyon residential

subdivision and south of Interstate 40, and approximately one-half mile southeast of the Coconino Community College, Lone Tree Road campus. The subdivision is located within the Resource Protection Overlay (RPO) zone and includes steep slope areas and Ponderosa Pine forest.

There is one portion of the site that is currently under development, Juniper Point Parcel 1. This subdivision was developed with the PRD mechanism and provided 38 lots on 17.23 acres. The remainder of the parcel, identified as Tract "G", was saved for future development. This preliminary plat for Juniper Point Parcel 2 is utilizing this tract for its development and will end up creating another tract for future development, minus what is used for Parcel 2.

The development of this subdivision will be a part of APN 104-14-010, with a portion of that parcel becoming a new tract for future development. The applicant currently has multiple submittals for the site, including Juniper Point Parcel 3 preliminary plat, Juniper Point South concept plat, and Juniper Point 95 concept plat and rezone.

#### B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of 62 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. Tracts H, I, J, L, M, and N are reserved for Open Space while Tract K is intended for a public utility easement and a public access easement trail. Tract O is intended for Resource Protection, Open Space, and Drainage and will be included in more detail on the final plat.

#### II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

#### A. City of Flagstaff Zoning Code (Title 10)

#### i. Rural Residential (RR) Zone

The property is zoned RR, Rural Residential. The RR Zone has a maximum density requirement of 1 unit per acre. The proposed 62 lots on 17.54 acres is a density of 3.53 units per acre which is above the maximum density, however the subdivision will be utilizing the PRD standards which allows for the clustering of density while preserving larger areas of open space within the site. The applicant will need to adjust their final plat to include the boundaries of Juniper Point Parcel 1 Tract G in order to maintain the proper acreage for their density.

PRD is a permitted use in the RR zone. Division 10-40.60.280 of the Zoning Code addresses specific use standards for PRD. PRDs may use different building types (i.e., Carriage House, Single-Family Cottage, Duplex) as part of an integrated site planning process in non-transect zones and for achieving gross densities on undeveloped land where substantial natural resources are present on the site. Division 10-50.110 of the Zoning Code provides standards for specific building types and specifies the transect zones in which they are allowed. The T3N.2 transect zone allows the Single-Family House building type in new neighborhoods. It is worth noting that the code for the PRD has changed and this will be the last subdivision in the Juniper Point development area to utilize the old code. Juniper Point Parcel 3, and all future submittals, will adhere to the new PRD code.

The Single-Family House building type permits a minimum lot area of 5,000 square feet. The lots within this subdivision comply with the minimum lot area per building type. The preliminary plat complies with the applicable standards and building form and placement standards such as setbacks and height allowed in the T3N.2 transect zone (Division 10-40.40.060 of the Zoning Code).

#### Setback requirements for the T3N.2 transect zone are:

#### PZ-22-00192-01| April 24, 2024

Front 12'min, 25' max

Side 5' min

Side Street 10' min, 30' max

Rear 12' min

Each building type has specific frontage types that must be used when developing the individual lots. In this case, the Projecting Porch, Integral Porch, and Engaged Porch frontage type has been applied. Division 10-50.120.040 addresses the standards for the Projecting Porch frontage type. With this frontage type, the house has a shorter front setback from the property line. The resulting front yard is typically smaller than traditional single-family development.

#### ii. Natural Resources

The subject property is located within the RPO. The applicant is identifying resources for the entirety of their overall Juniper Point South land area (184.94 acres). This plat does not meet resource protection requirements for the site itself and will need to include a boundary adjustment and Tract G from Juniper Point Parcel 1 to meet the requirements for this plat. However, the applicant is still identifying the resources for the overall site and this plat will be in compliance with resource protection requirements once this adjustment is made.

#### iii. Historic/Cultural Resources

A Cultural Resource Study, dated April 2006, was submitted with the Development Master Plan for Juniper Point South, and was accepted and approved by the Heritage Preservation Officer.

#### iv. Parks, Open Space, Pedestrian, and Bicycle Facilities

PRDs are required to provide 15% of the site as Open Space and 5% as Civic Space. Tract H and Tract J, consisting of sidewalks, and trail connections are proposed to satisfy the civic space requirement. Tracts N, L, and K consist of open areas on the site and are proposed to satisfy the open space requirement. These numbers will need to be adjusted on the Final Plat as the percentage of open and civic space need to be inclusive of the overall site and not just this portion of the development. There is a proposed connection to the Bow and Arrow Wash trail that will be realigned and finalized with the submittal of the Juniper Point Parcel 3 preliminary plat.

#### B. City of Flagstaff Subdivision Standards (Title 11)

### i. Preliminary Plat

Inter-department Staff (IDS) approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

#### ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

#### ii.1 Lot Design

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

#### ii.2 Street Design

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

#### ii.3 Easement Design

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

#### ii.4 Block Design

The proposed subdivision meets the standards for block design:

 Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

### iii. Minimum Required Subdivision Improvements

The subdivider is required to improve all streets, pedestrian ways, alleys, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

### C. City of Flagstaff Engineering Standards (Title 13)

As part of the Preliminary Plat review, Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

#### i. Access and Traffic

During the preliminary platting process of Juniper Point Parcel 1, it was determined that a Traffic Impact Analysis (TIA) would be required for the Development Master Plan which was approved in 2022 – however Traffic's requirements were sufficed with a Traffic Statement. A new Traffic Statement was provided for Juniper Point Parcels 1-3 and was approved by the Traffic division on December 13, 2023. A Master TIA for the entire Juniper Point development site has been submitted and is currently under review.

The main access for this subdivision will be taken from JW Powell Boulevard through the entrance created with the construction of Parcel 1. The secondary connection for this subdivision will be from Lone Tree Road, once constructed.

#### ii. Water and Wastewater

Audurra, on behalf of the City of Flagstaff Water Services Division, prepared the Water and Wastewater Impact Analysis (WSIA). The analysis is based on the demands generated by the entire Juniper Point development site with a residential dwelling cap of 444 residential single-family units and 1,100 multi-family units.

#### Water

Currently there is City of Flagstaff water supply infrastructure adjacent to the site, a 27" water transmission main in Bow and Arrow Wash and a 20" waterline south of the project in JW Powell Blvd with capacity deemed adequate to serve this development. The proposed subdivision will be serviced by the Zone B water pressure system and any tapping or extension of the waterline will be done according to City of Flagstaff Standards.

The Juniper Point Parcel 2 preliminary plat identified a proposed 8" water stub at the intersection of Lone Tree Road and Farallon Drive. There are also 5 fire hydrants proposed to be located off the internal road network created by this subdivision. There will be a 12" waterline constructed under Lone Tree Road which will connect on the northern portion of the site. This waterline will also connect to the waterline on JW Powell Boulevard at the intersection of JW Powell Boulevard and Lone Tree Road.

#### Wastewater

There is an existing 24" sewer trunk line in the Bow and Arrow Wash that crosses the property and will be utilized for sewer collection for the development. The sewer trunk is located is on the property so no offsite sewer extensions will be required to reach the existing public system.

There is an existing cleanout that was part of Juniper Point Parcel 1. Parcel 2 will remove the existing cleanout and install a new sewer manhole as they connect the existing 8" sewer line to the proposed 8" sewer line that services the development. There is a proposed 8" sewer stub located near the waterline stub referenced above. This will be located at the intersection of Farallon Drive and Lone Tree Road.

This proposal was reviewed by Water Services staff and no issues have been identified with capacity demands at this point in the development.

#### iii. Stormwater

A Preliminary Drainage Report for Juniper Point Phase 1 (Parcels 1-3) was prepared on March 7, 2023 and reviewed by Stormwater Staff. The project has been delineated into eight drainage areas to separate flow through the development. Juniper Point Parcel 2 contains the following identified basins from the report: B2.1, B2.2, B2.4, B2.5, B2.6 and B3. The report determined that detention basins for Phase 1 will be designed to reduce post-development runoff rates to be equal to or below the existing peak flow. There are three extended detention ponds located on the Parcel 2 site. One is included as part of Tract N and the other two are located within the boundaries of Juniper Point Parcel 3, but their construction will be part of the Parcel 2 development.

#### **REQUIRED FINDINGS:**

The Planning and Zoning Commission shall find the Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications, with the recommended conditions.

#### Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval, given the following condition:

### PZ-22-00192-01| April 24, 2024

- 1. The Final Plat shall adjust the plat boundaries to include the remainder of Juniper Point Parcel 1 Tract G.
- 2. The Final Plat shall adjust the plat boundaries to include portions that are being utilized for Resource Protection calculations.

#### **Attachments:**

- Application
- Preliminary Plat, including the Natural Resource Protection Plan
- Vicinity Map
- Utility notification letters



## **City of Flagstaff**

## **Community Development Division**

211 W. Aspen Ave Flagstaff, AZ 86001 www.flagstaff.az.gov P: (928) 213-2618

Date Received			Ар	plica	tion for Su	ubdivisi	on Rev	iew	File	Number
Property Owner(s) JP325 LLC								Phone		
Mailing Address 3605 S. FLAGSTA	FF RA	NCH R	D	F	City, State, Zip	AZ 86005	;	Email		
Applicant(s) JSC DEVELOPME								Phone		
Mailing Address 3605 S. FLAGSTA	FF RAI	NCH RI	)		City, State, Zip FLAGSTAFF, AZ 86005			Email		
Project Representate Charity Lee	ive							<b>Phone</b> 928-600-359	94	
Mailing Address	DAI	VOLL DE	$\overline{}$		y, State, Zip	17.00005		Email		
3605 S. FLAGSTAF Requested □ D		nent Mas			LAGSTAFF, Conceptual Pla			clee@capsto		&Z and Council
Bardana —	-	Subdivis		_	Preliminary Pl			☐ Final Plat-	_	82 and Council
	loumeu	Junulyis	ion		riemmary ri	at		□ Fillal Flat•	Council	
Project Name: PARCEL 2 AT JUN	NIPER	POINT		Site	e Address			Parcel N APN 10		10
Proposed Use RESIDENTIAL				Exi	sting Use NDEVELOPE	D	Sub	division, Tract	& Lot N	Number R POINT TRACT G
Zoning District RURAL RESIDEN	TIAL				n Category		Flood Zo	ne	Size of	Site (Sq. ft. or Acres)
Property Informatio	n:	☐ Yes				g Local/Na		toric District?		)
		☐ Yes			~		•	at the time of	applicat	ion?
		Yes	□ No	Subjec	t property is u	ndevelope	d land?			
Surrounding Uses		North			South		East			Vest
(Res, Com, Ind)		UNDE	/ELOF	PED	ED RESIDENTIAL		UNDEVELOPED		RESIDENTIAL	
Proposed Use:		Numbe	roflo	te	Number of U	Inite	Numbo	of acres per u	ICO D	uilding Square Feet
RESIDENTIAL - SF		62 LO		13	62 UNITS	/IIIC5	+/- 17.5		ise   b	ulluling Square reet
Please complete a "S				lication		an initiale			rmation	Chacklist" form
along with the requir										
Preliminary or Final F								///// -		
Property Owner Sign	ature:	(reguire	d)	Ģ	Pate:	Applican	t Signatu	e:///		Date:
		_		-	1-16-24		/(7	**		4-16-24
THE PERSON NAMED IN			1 - 1		1 1 1 1 1 1	ty Use			DA A	
Date Filed:				Case N	lumber (s)	Dublicati	d D-	etine Deter		
P & Z Hearing Date: Council Hearing Date	a·					Publication and Posting Date: Publication and Posting Date:				
Fee Receipt Number				Amou	nt:	1 apiteati	on and re	Date:		
Action by Planning a		ing Com	missio	n:		Action By	City Cou	ncil:		
☐ Approved							Approved			
☐ Denied							Denied			
☐ Continued							Continue			
Staff Assignments	Planni	ng		Engine	ering	Fire		Public Works/U	<b>Jtilities</b>	Stormwater

## PROJECT DEVELOPER:

JSC DEVELOPMENT INC. CONTACT: JOHN SUTHERLAND 3605 S. FLAGSTAFF RANCH RD. FLAGSTAFF, AZ 86005 (928) 774-3826

## PROPERTY INFORMATION:

APN# 104-14-010 (± 88.24 AC)

ZONING: RURAL RESIDENTIAL (RR)

NUMBER OF LOTS: 62 GROSS AREA PARCEL 2: ±17.54 AC

NET AREA OF PARCEL 2: ±11.36 AC

TOTAL AREA OF ROW WITHIN PARCEL 2: ±6.18 AC

TOTAL AREA OF LOTS WITHIN PARCEL 2: ±8.83 AC

THE SUBDIVISION WILL BE DEVELOPED AS A PLANNED RESIDENTIAL DEVELOPMENT USING THE T3N.2 STANDARDS.

## PROJECT ENGINEER:

SHEPHARD-WESNITZER INC., AN ARDURRA CONTACT: STEPHEN IRWIN, P.E. 110 WEST DALE AVE FLAGSTAFF, AZ 86001 (928) 773-0354

## SURVEYOR:

SHEPHARD-WESNITZER INC., AN ARDURRA AARON BORLING, RLS #48756 110 WEST DALE AVE FLAGSTAFF, AZ 8600° (928) 773-0354

- 1. THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO 41-90000.0002
- 2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- 3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
- 4. AN ASSOCIATION WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON ARES TO BE NOTED AS "TRACTS" (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES).
- 5. ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO CITY OF FLAGSTAFF.
- 6. OWNERS CANNOT INSTALL SOD ON THE PROPERTY AS A STIPULATION OF THE 25% DENSITY BONUS FOR SUSTAINABLE BUILDING INCENTIVES USED BY PARCEL 1-3 (PHASE1) DEVELOPMENT

## SUMMARY OF TRACTS

- 1. TRACT H IS INTENDED FOR OPEN SPACE.
- 2. TRACT I IS INTENDED FOR OPEN SPACE.
- 3. TRACT J IS INTENDED FOR OPEN SPACE.
- 4. TRACT K IS INTENDED FOR PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT TRAIL.
- 5. TRACT L IS INTENDED FOR OPEN SPACE.
- 6. TRACT M IS INTENDED FOR OPEN SPACE
- 6. TRACT N IS INTENDED FOR OPEN SPACE.
- 7. TRACT O IS INTENDED FOR RESOURCE PROTECTION, OPEN SPACE AND DRAINAGE.

## SOURCE OF PROJECT INFORMATION

BOUNDARY INFORMATION BASED ON PARCEL 1 AT JUNIPER POINT FINAL PLAT PER INST. NO. 3947078, OFFICIAL RECORDS OF COCONINO COUNTY

## **EARTHWORK SUMMARY**

## SITE GRADING:

UNADJUSTED CUT: 29,904 CY UNADJUSTED FILL: 42,979 CY

EARTHWORK VOLUMES SHOWN ABOVE ARE BASED ON IN-PLACE VOLUMES REQUIRED FOR SITE GRADING. QUANTITIES ARE NOT ADJUSTED FOR SHRINKAGE (SEE GEOTECH REPORT FOR ESTIMATED SHRINKAGE FACTORS). THESE RESULTS MAY NOT REFLECT THE FINAL CONSTRUCTED QUANTITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN QUANTITY DETERMINATIONS. ADDITIONAL EARTHWORK QUANTITIES SHALL BE CONSIDERED INCIDENTAL TO BUILDING CONSTRUCTION. ANY WASTE MATERIAL SHALL BE INCIDENTAL TO CONSTRUCTION.

## RESOURCE PRESERVATION

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. A PRELIMINARY NATURAL RESOURCE PROTECTION PLAN HAS BEEN PROVIDED WITH THE CONCEPTUAL PLAT. THE PRELIMINARY NRPP IS BASED ON NRPP APPROVED WITH THE JUNIPER POINT DEVELOPMENT MASTER PLAN.

## BASIS OF BEARING

N 00°20'48" W 2620.29' FROM EAST QUARTER CORNER OF SECTION 27 TO THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 07/06/2018.

## **LEGAL DESCRIPTION:**

APN 104-14-010

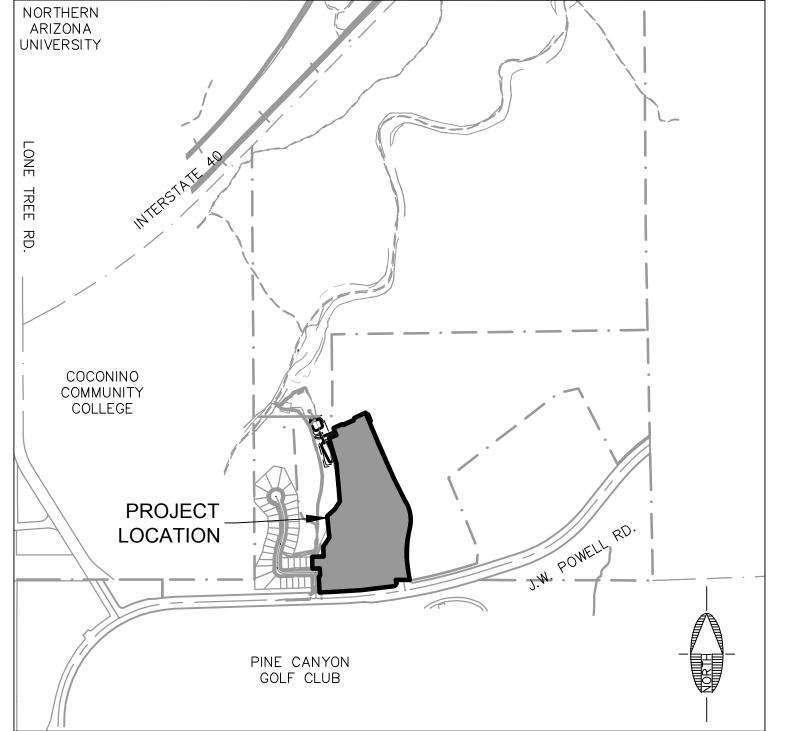
A PORTION OF TRACT 'G' OF PARCEL 1 AT JUNIPER POINT, ACCORDING TO THE FINAL PLAT FOR PARCEL 1 AT JUNIPER POINT, INST. NO. 3947078, OFFICIAL RECORDS OF COCONINO COUNTY LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA.

## FEMA DESIGNATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6817, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

# PRELIMINARY PLAT **FOR** JUNIPER POINT - PARCEL 2 FLAGSTAFF, ARIZONA

LOCATED IN SW  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, CITY OF FLAGSTAFF, ARIZONA



VICINITY MAP

PROPOSED

DENSITY

2.50

3.53

1.38

1.75

N/A

LOT COVERAGE/BUILDING INFORMATION

WIDTH |

50 FT

50 FT

50 FT

50 FT

VARIES

N/A

1. OPEN SPACE AREAS ARE RESERVED THROUGHOUT THE PROJECT CONSISTING OF AREAS BETWEEN PARCELS AND THE FLOODPLAIN AREAS WITHIN THE BOW & ARROW WASH. REFER TO SHEET 2 FOR

RESIDENTIAL

FAMILY

RESIDENTIAL

RR — RURAL

RESIDENTIAL

RR - RURAI

RESIDENTIAL

RESIDENTIAL

RR - RURAL

RESIDENTIAL

DEPTH

100 FT

100 FT

100 FT

100 FT

**VARIES** 

N/A

PARCEL

(15.22 AC)

2 (17.54 AC)

3 (15.94 AC)

VARIES

TOTAL NET ACREAGE

TOTAL RESIDENTIAL UNITS

1 (48.24 AC)

2 (184.82 AC)

DEVELOPMENT

(94.93 AC)

TOTAL RESIDENTIAL UNITS

BUILDING

TYPE

**FAMILY** 

FAMILY

**FAMILY** 

SINGLE FAMILY

SINGLE FAMILY

N/A

ACREAGE

8.44

5.05

11.36

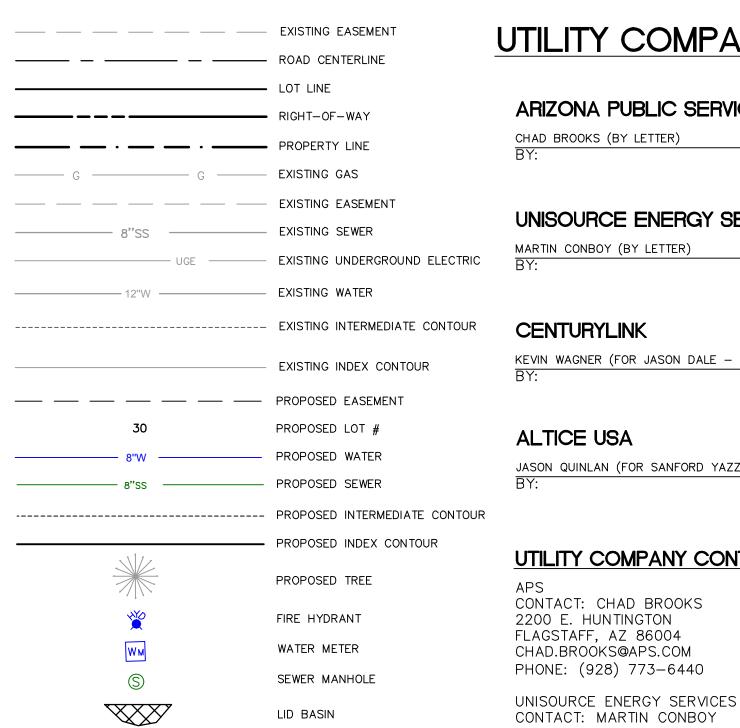
12.18

37.05

N/A

122

# **LEGEND**



ALLOWABLE # OF

LOTS WITH 25%

**DENSITY BONUS** 

125

322

## UNISOURCE DEDICATION

THE OWNER DOES HEREBY DEDICATE TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY UNS GAS, INC., ITS SUCCESSORS AND ASSIGNS ALL AREAS ON THIS PLAT MARKED PUE OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITHIN THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

		DENSITY TRACKIN	IG TABLE	
APN	ACERAGE	ZONE	ALLOWABLE DENSITY	ALLOWABLE# OF LOTS
104-14-001B	100.04	RESIDENTIAL RURAL (RR)	1 UNITS/AC	100
104-14-003C	225.01	RESIDENTIAL RURAL (RR)	1 UNITS/AC	225
105–10–187	5.06	SINGLE-FAMIL Y RESIDENTIAL (R1)	6 UNITS/AC	30
TOTAL # OF ALLOWABLE LOTS				355
PHASE 1 PROPOSED # OF LOTS	5			
REMAINING LOTS AVAILABLE				
NOTES:				

APN NUMBERS THAT ARE REFLECTED IN THIS TABLE ARE FROM THE RECORDED FINAL PLAT FOR PARCEL 1 AT JUNIPER POINT, AND ARE NOT UPDATED TO THE CURRENT PARCEL NUMBERS FOR THE REASON THAT THIS DENSITY TRACKING TABLE USED THE ORIGINAL LARGER PARCELS TO DETERMINE THE ALLOWABLE DENSITIES FOR THE OVERALL JUNIPER POINT DEVELOPMENT. APN# 104-14-001B AND 105-10-187 HAVE BEEN SUBDIVIDED PRIOR TO THE DEVELOPMENT OF THIS PLAT FOR PARCEL 2 AT JUNIPER POINT.

## UTILITY COMPANY APPROVAL

SHEET INDEX

COVER SHEET

PLAT OVERVIEW

OPEN SPACE

DETAILS

PARCEL 2

2 OVERVIEW

EXISTING BOUNDARY

PRELIMINARY PLAT (1)

PRELIMINARY PLAT (2)

PRELIMINARY NRPP -

PRELIMINARY NRPP - PHASE

ER

DRAWING NO. SHEET TITLE

PP02

0S01

## ARIZONA PUBLIC SERVICE

## UNISOURCE ENERGY SERVICES

3/13/2023 MARTIN CONBOY (BY LETTER)

## **CENTURYLINK**

KEVIN WAGNER (FOR JASON DALE - BY LETTER)

JASON QUINLAN (FOR SANFORD YAZZIE - BY LETTER) 3/10/2023

## UTILITY COMPANY CONTACTS

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JASON.DALE@CENTURYLINK.COM PHONE: (928) 779-4931 ALTICE USA CONTACT: SANFORD YAZZIE 1601 SOUTH PLAZA WAY FLAGSTAFF, AZ 86001

112 NORTH BEAVER STREET

CONTACT: JASON DALE

FLAGSTAFF, AZ 86001

SANFORD.YAZZIE@ALTICEUSA.COM PHONE: (928) 266-0672

## UTILITY CONFLICT

FLAGSTAFF, AZ 86001

MCONBOY@UESAZ.COM

PHONE: (928) 226-2269

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION.

ACTION IS BEING TAKEN TO OBTAIN RESPONSES FROM THE FRANCHISE UTILITY COMPANIES IN REGARDS TO THE POSSIBLE UTILITY CONFLICTS.

## CERTIFICATE OF LAND SURVEYOR

This is to certify that the survey of the property described and platted hereon was made under my direction and supervision and is accurately represented on this plat.

I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

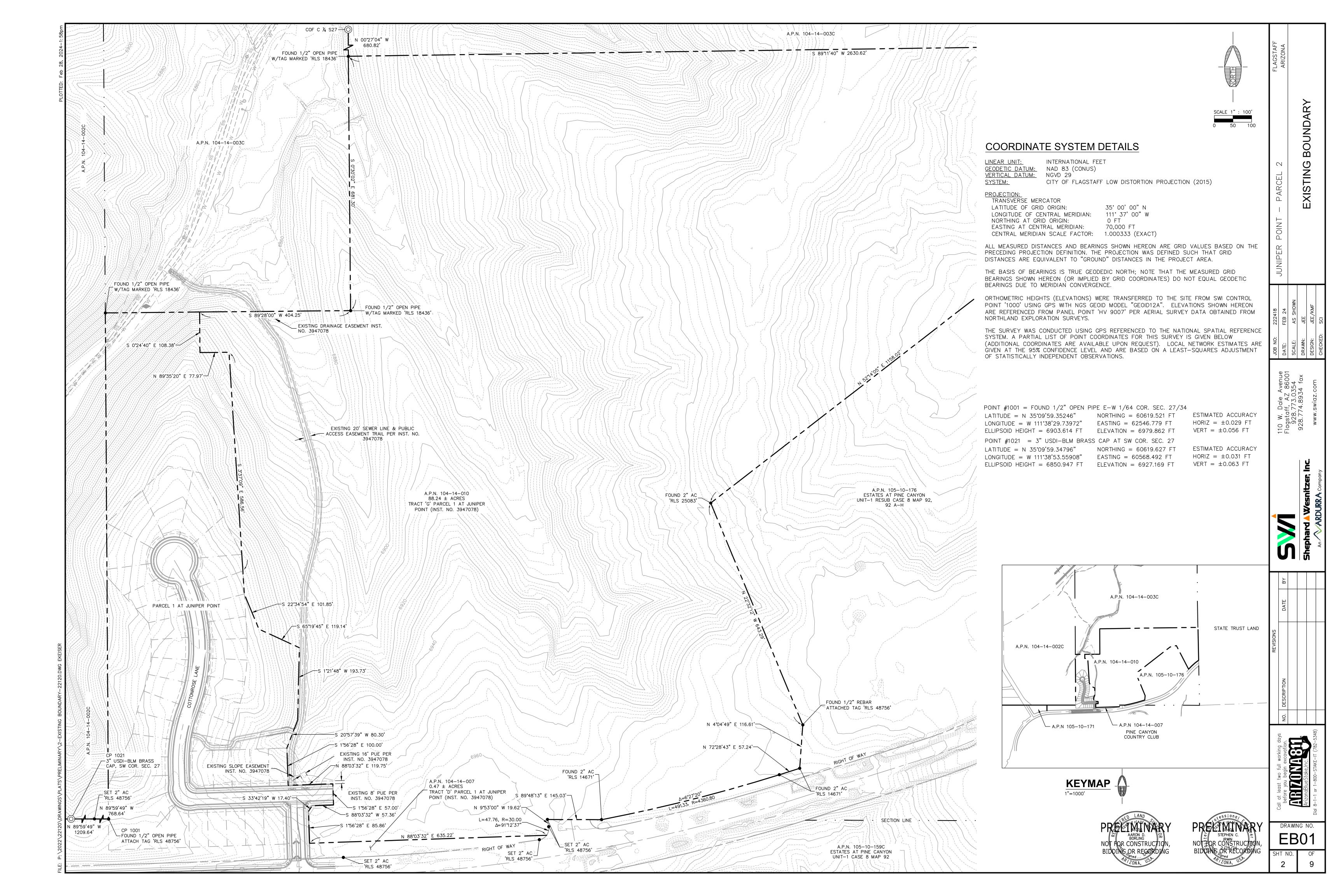
Registered Land Surveyor

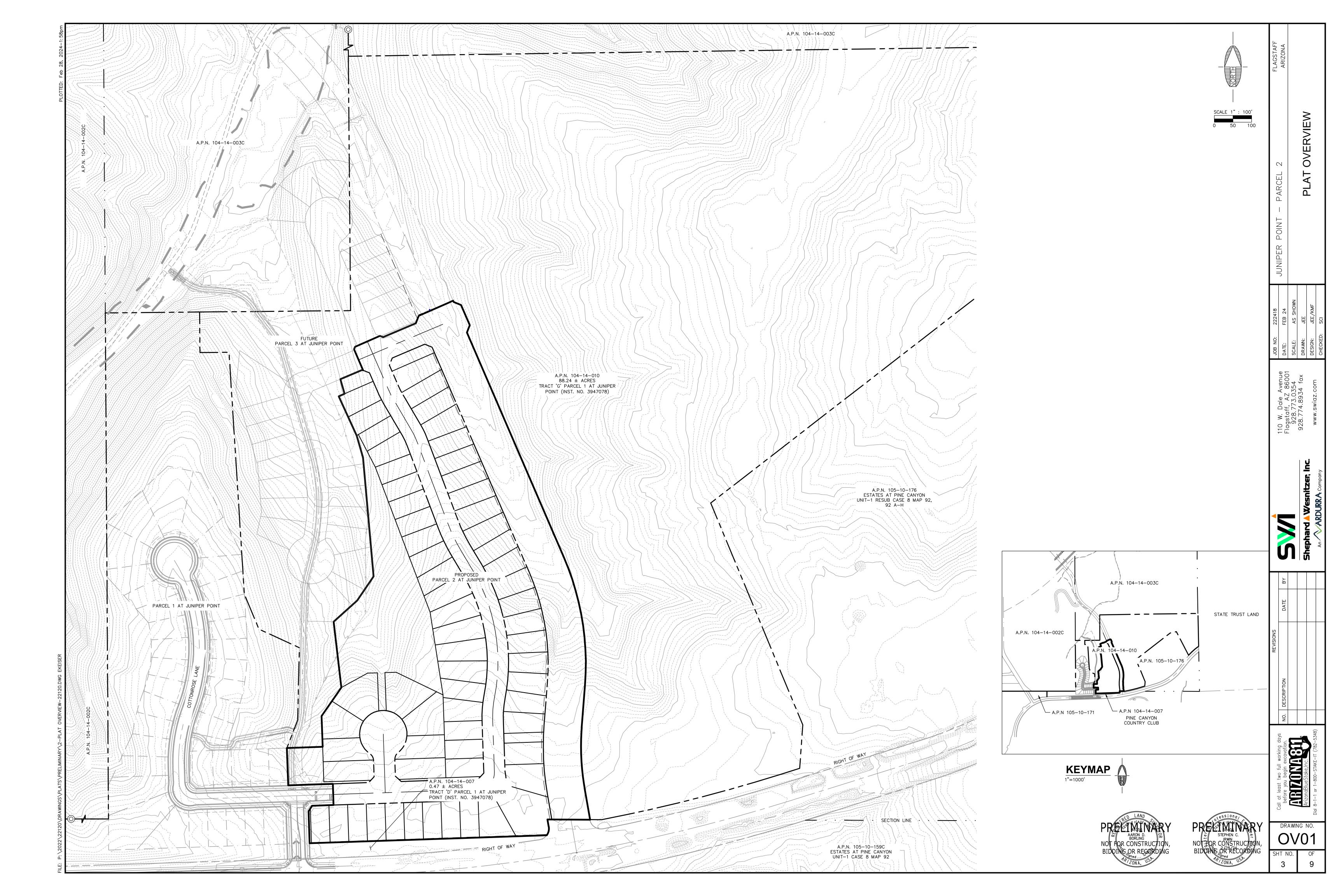


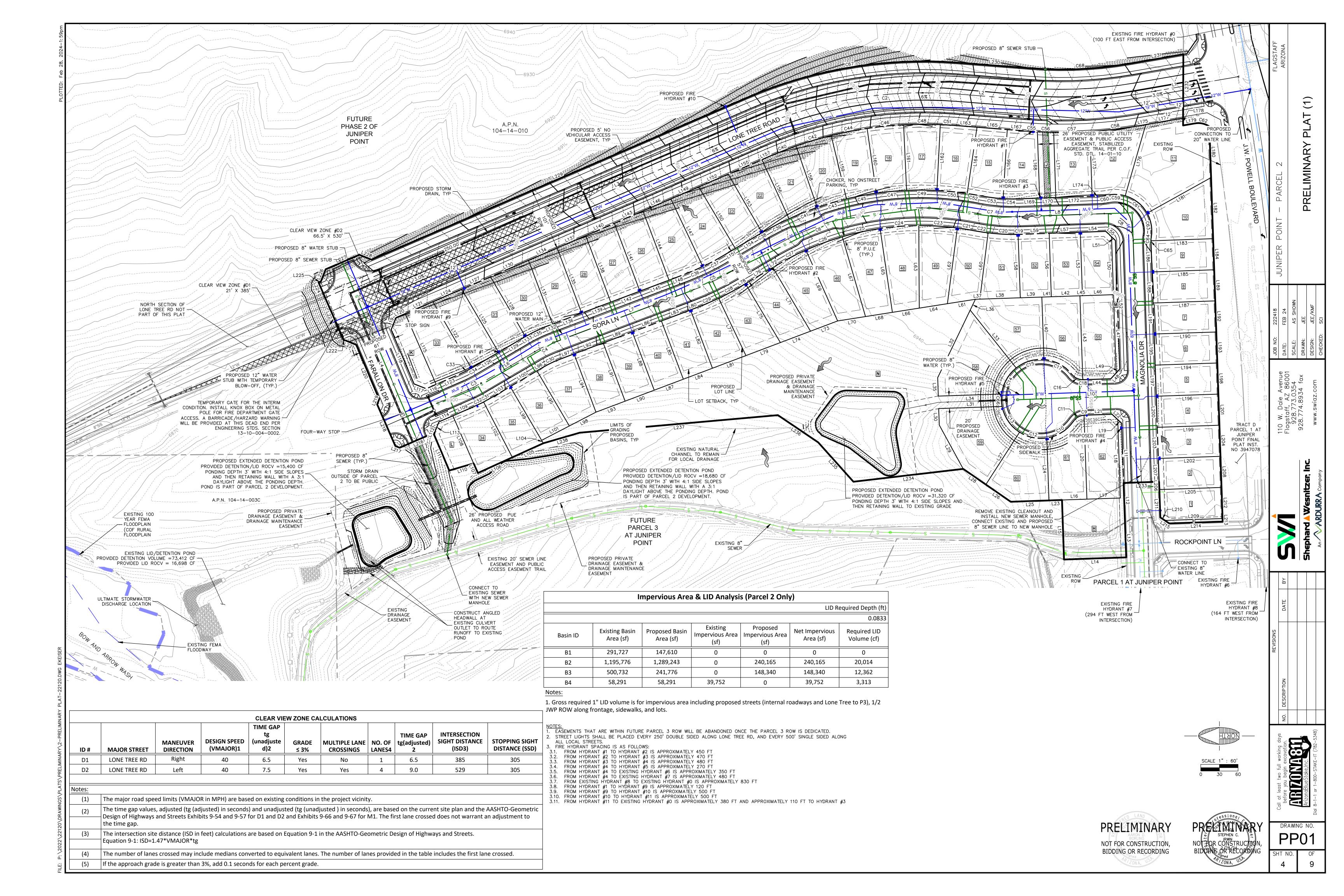


DRAWING NO.

ARIZONA 811 Arizona Blue Stake, Inc.







LINE TABLE

	LINE I	ABLE			LINE I	ABLE
NE #	LENGTH	DIRECTION		LINE #	LENGTH	DIRECTION
L1	167.52	S 9°50'04" E	•	L66	43.85	N 8°55'59" \
L2	115.26	S 4°26'21" W		L67	133.74	N 73°47'43"
L3	748.15	S 23°20'17" E		L68	43.71	N 8°55'59" \
L4	244.84	N 67°05'23" E		L69	124.90	N 65°53'20"
L5	143.00	S 23°38'17" E		L70	45.29	N 8°55'59" \
L6	99.86	S 30°24'01" E		L71	118.95	N 59°16'28"
L7	235.65	S 20°39'56" E		L72	8.18	S 30°43'32"
L8	136.32	S 1°56'28" E		L73	46.52	N 20°39'56"
 L9	445.90	S 88°03'32" W		L74	51.81	N 20°39'56"
L10	156.90	S 1°56'28" E		L75	109.90	N 59"16'28"
L11	96.04	S 88°03'32" W		L76	51.01	S 30°43'32"
L12	57.36	S 88°03'32" W		L77	101.93	N 64°33'51"
L13	62.39	S 88°03'32" W		L78	7.04	S 30°43'32"
L14	100.00	N 1°56'28" W		L79	59.20	N 20°39'56"
L15	95.79	N 88°03'32" E		L80	11.29	S 20°39'56"
L16	40.00	S 1°56'28" E		L81	57.52	N 20°39'56"
L17	54.02	S 1°56'28" E	]	L82	100.00	N 69°20'04"
_18	125.98	N 88°03'32" E		L83	50.00	S 20°39'56"
L19	8.46	S 43°03'32" W	] [	L84	50.00	N 20°39'56"
_20	134.98	N 88°03'32" E		L85	100.00	N 69°20'04"
L21	44.15	S 1°56'28" E		L86	50.00	S 20°39'56"
_22	12.76	S 43°03'32" W		L87	50.00	N 20°39'56"
_23	20.84	N 1°56'28" W		L88	100.00	N 69°20'04"
_24	100.45	N 88°03'32" E		L89	50.00	S 20°39'56"
_25	61.60	N 1*56'28" W		L90	50.00	N 20°39'56"
_26	48.50	N 34°38'20" E		L91	100.00	N 69°20'04"
	100.09	S 57°18'06" E		L92	50.00	S 20°39'56"
_28	44.36			L93	50.00	N 20°39'56"
		N 34°38'20" E				
_29	80.11	N 61°20′56″ E		L94	100.00	N 69°20'04"
_30	26.60	N 88°03'32" E		L95	102.62	N 59°35'59"
L31	101.91	S 1°56'28" E		L96	12.18	S 30°24'01"
_32	120.46	S 64°16'45" E		L97	24.36	S 20°39'56"
_33	118.88	S 51°28'44" W		L98	48.34	N 27°24'05"
_34	101.91	N 1*56'28" W		L99	100.00	N 59°35'59"
_35	29.76	N 88°03'32" E		L100	50.00	S 30°24'01"
_36	19.24	S 64°16'45" E		L101	50.07	N 27°24'05"
_37	7.28	S 1°56'28" E		L102	100.28	N 62°31'54"
_38	64.90	S 1°56'28" E		L103	37.68	S 30°24'01"
_39	34.68	S 1°56'28" E		L104	5.48	S 59°35'59"
_40	100.40	S 88°03'32" W		L105	54.79	N 24°29'55"
_41	15.32	S 1°56'28" E		L106	60.85	N 24°29'55"
_42	45.98	S 1°56'28" E		L107	16.86	N 66°21'43"
_43	134.98	S 88°03'32" W	1	L108	83.60	N 66°21'43"
_44	44.62	N 1°56'08" W		L109	38.88	S 23°38'17"
_45	4.02	S 1°56'28" E		L110	40.85	N 16°11'11" \
_46	50.00	S 1°56'28" E		L111	63.30	N 67°05'23"
_+0 _47	125.98	S 88°03'32" W		L112	2.93	S 6816'27"
-47 -48	123.98	N 46°56'18" W		L113	18.41	S 6816'27"
.49	8.45	N 46°56'18" W	.	L114	24.51	S 23°38'17"
_50	92.98	N 88°03'32" E	.	L115	124.19	S 66°21'43"
L51	8.46	S 43°03'32" W		L116	17.49	N 23°38'17"
_52	207.00	S 88°03'32" W	.	L117	21.08	N 21°43'33"
_53	102.00	N 88°03'32" E		L118	94.36	N 67°05'23"
-54	40.98	S 1°56'28" E		L119	21.29	S 68°07'27"
.55	12.76	S 43°03'32" W		L120	15.91	S 23°20'17"
.56	102.00	N 88°03'32" E		L121	48.54	S 23°20'17"
.57	50.00	S 1°56'28" E		L122	123.64	S 59°56'26"
.58	102.02	N 88°03'32" E		L123	43.18	N 23°38'17"
.59	46.84	S 1°56'28" E		L124	50.30	S 23°20'17"
_60	107.35	S 82°57'27" E		L125	117.45	S 59°35'59"
_61	45.51	N 8°55'59" W		L126	49.64	N 30°24'01"
_62	122.85	S 82°29'10" E		L127	50.38	S 23°20'17"
_63	132.76	N 89°36'27" E	.	L128	111.26	S 59°35'59"
	45.71	N 8°55'59" W		L129	50.00	N 30°24'01"
64	<sub>I</sub> →∪./I	IN GOODS W		L129	50.00	N 30 24 01
_64 _65	136.27	N 81°42'05" E		L130	66.73	S 23°20'17"

LINE TABLE

	LINE T	ABLE
LINE #	LENGTH	DIRECTION
L131	109.44	S 69°20'04" W
L132	8.99	N 20°39'56" W
L133	0.22	N 30°24'01" W
L134	50.05	S 23°20'17" E
L135	111.78	S 69°20'04" W
L136	50.00	N 20°39'56" W
L137	50.05	S 23°20'17" E
L138	114.11	S 69°20'04" W
L139	50.00	N 20°39'56" W
L140	50.05	S 23°20'17" E
L141	116.44	S 69°20'04" W
L142	50.00	N 20°39'56" W
L143	50.05	S 23°20'17" E
L144	118.78	S 69°20'04" W
L145	50.00	N 20°39'56" W
L146	48.95	S 23°20'17" E
L147	120.16	S 64°43'29" W
L148	26.65	N 20°39'56" W
L149	48.75	S 23°20'17" E
L150	115.15	S 59°16'28" W
L151	22.05	N 30°43'32" W
L152	51.51	S 23°20'17" E
L153	108.56	S 59°54'56" W
L154	44.17	N 30°43'32" W
L155	59.22	S 23°20'17" E
L156	104.43	S 65°25'18" W
L157	15.83	S 23°20'17" E
L158	104.49	S 70°55'40" W
L159	104.81	S 76°26'01" W
L160	105.19	S 81°56'23" W
L161	105.62	S 87°26'45" W
L162	106.10	N 87°02'53" W
L163	37.79	S 4°26'21" W
L164	107.78	N 81°32'32" W
		N 613232 W
L165	48.67	S 4°26'21" W
L165 L166	48.67 111.32	
		S 4°26'21" W
L166	111.32	S 4°26'21" W N 86°36'18" W
L166 L167	111.32 28.80	S 4°26'21" W N 86°36'18" W S 4°26'21" W
L166 L167 L168	111.32 28.80 106.87	S 4°26'21" W N 86°36'18" W S 4°26'21" W S 88°03'32" W
L166 L167 L168 L169	111.32 28.80 106.87 33.42	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W
L166 L167 L168 L169 L170	111.32 28.80 106.87 33.42 26.00	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  N 1°56'28" W
L166 L167 L168 L169 L170	111.32 28.80 106.87 33.42 26.00 105.11	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  N 1°56'28" W  S 88°03'32" W
L166 L167 L168 L169 L170 L171	111.32 28.80 106.87 33.42 26.00 105.11 58.27	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  N 1°56'28" W
L166 L167 L168 L169 L170 L171 L172 L173 L174	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  N 1°56'28" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  S 9°50'04" E
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  S 9°50'04" E  N 73°54'46" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 9°50'04" E  N 73°54'46" W  S 9°50'04" E
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 9°50'04" E  N 73°54'46" W  S 9°50'04" E  N 89°48'13" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 9°50'04" E  N 73°54'46" W  S 9°50'04" E  N 89°48'13" W  S 9°53'00" E
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97	S 4*26'21" W  N 86*36'18" W  S 4*26'21" W  S 88*03'32" W  N 1*56'28" W  S 88*03'32" W  N 1*56'28" W  S 88*03'32" W  N 1*56'28" W  S 9*50'04" E  N 73*54'46" W  S 9*50'04" E  N 89*48'13" W  S 9*53'00" E  S 88*03'32" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97	S 4°26'21" W N 86°36'18" W S 4°26'21" W S 88°03'32" W N 1°56'28" W S 88°03'32" W N 1°56'28" W S 88°03'32" W N 1°56'28" W S 9°50'04" E N 73°54'46" W S 9°50'04" E N 89°48'13" W S 9°53'00" E S 88°03'32" W N 29°08'45" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97	S 4*26'21" W  N 86*36'18" W  S 4*26'21" W  S 88*03'32" W  N 1*56'28" W  S 88*03'32" W  N 1*56'28" W  S 88*03'32" W  N 1*56'28" W  S 9*50'04" E  N 73*54'46" W  S 9*50'04" E  N 89*48'13" W  S 9*53'00" E  S 88*03'32" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 9°50'04" E  N 73°54'46" W  S 9°50'04" E  N 89°48'13" W  S 9°53'00" E  S 88°03'32" W  N 29°08'45" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 9°50'04" E  N 73°54'46" W  S 9°50'04" E  N 89°48'13" W  S 9°53'00" E  S 88°03'32" W  N 29°08'45" W  S 88°03'32" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24	S 4°26'21" W  N 86°36'18" W  S 4°26'21" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 88°03'32" W  N 1°56'28" W  S 9°50'04" E  N 73°54'46" W  S 9°50'04" E  N 89°48'13" W  S 9°50'04" E  S 88°03'32" W  N 29°08'45" W  S 88°03'32" W  N 1°56'28" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24 99.96 50.00	S 4*26'21" W N 86*36'18" W S 4*26'21" W S 88*03'32" W N 1*56'28" W N 1*56'28" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 9*50'04" E N 73*54'46" W S 9*50'04" E N 89*48'13" W S 9*53'00" E S 88*03'32" W N 29*08'45" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24 99.96 50.00	S 4*26'21" W N 86*36'18" W S 4*26'21" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 9*50'04" E N 73*54'46" W S 9*50'04" E N 89*48'13" W S 9*53'00" E S 88*03'32" W N 29*08'45" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185 L186	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24 99.96 50.00 100.00 48.25	S 4*26'21" W N 86*36'18" W S 4*26'21" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 9*50'04" E N 73*54'46" W S 9*50'04" E N 89*48'13" W S 9*53'00" E S 88*03'32" W N 29*08'45" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W N 1*56'28" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185 L186 L187	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24 99.96 50.00 100.00 48.25 100.00	S 4*26'21" W N 86*36'18" W S 4*26'21" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 9*50'04" E N 73*54'46" W S 9*50'04" E N 89*48'13" W S 9*53'00" E S 88*03'32" W N 29*08'45" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W N 1*56'28" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185 L186 L187 L188	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24 99.96 50.00 100.00 48.25 100.00	S 4*26'21" W N 86*36'18" W S 4*26'21" W S 88*03'32" W N 1*56'28" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 9*50'04" E N 73*54'46" W S 9*50'04" E N 89*48'13" W S 9*53'00" E S 88*03'32" W N 1*56'28" W N 29*08'45" W S 88*03'32" W N 1*56'28" W N 88*03'32" E N 1*56'28" W N 88*03'32" E
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185 L186 L187 L188	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24 99.96 50.00 100.00 48.25 100.00 50.00	S 4*26'21" W N 86*36'18" W S 4*26'21" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 9*50'04" E N 73*54'46" W S 9*50'04" E N 89*48'13" W S 9*53'00" E S 88*03'32" W N 29*08'45" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W N 1*56'28" W N 1*56'28" W N 1*56'28" W N 88*03'32" E N 1*56'28" W N 88*03'32" E S 88*03'32" E S 88*03'32" E
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185 L186 L187 L188 L189 L190	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24 99.96 50.00 100.00 48.25 100.00 50.00 100.00	S 4*26'21" W N 86*36'18" W S 4*26'21" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 9*50'04" E N 73*54'46" W S 9*50'04" E N 89*48'13" W S 9*53'00" E S 88*03'32" W N 29*08'45" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W N 1*56'28" W N 1*56'28" W N 1*56'28" W N 88*03'32" E N 1*56'28" W N 88*03'32" E S 88*03'32" E S 88*03'32" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185 L186 L187 L188 L189 L190 L191 L192	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24 99.96 50.00 100.00 48.25 100.00 50.00 50.00	S 4*26'21" W N 86*36'18" W S 4*26'21" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 9*50'04" E N 73*54'46" W S 9*50'04" E N 89*48'13" W S 9*53'00" E S 88*03'32" W N 1*56'28" W N 29*08'45" W S 88*03'32" W N 1*56'28" W N 188*03'32" E S 88*03'32" E S 88*03'32" E S 88*03'32" W N 1*56'28" W N 188*03'32" E S 88*03'32" E S 88*03'32" W N 1*56'28" W
L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180 L181 L182 L183 L184 L185 L186 L187 L188 L189 L190 L191	111.32 28.80 106.87 33.42 26.00 105.11 58.27 104.45 15.84 7.81 119.09 60.90 11.72 19.62 81.97 117.53 98.24 99.96 50.00 100.00 48.25 100.00 50.00 100.00 50.00	S 4*26'21" W N 86*36'18" W S 4*26'21" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 88*03'32" W N 1*56'28" W S 9*50'04" E N 73*54'46" W S 9*50'04" E N 89*48'13" W S 9*53'00" E S 88*03'32" W N 1*56'28" W W N 188*03'32" E S 88*03'32" E S 88*03'32" E S 88*03'32" E S 88*03'32" W N 1*56'28" W N 188*03'32" E S 88*03'32" E S 88*03'32" E S 88*03'32" W

	LINE T	ABLE
LINE #	LENGTH	DIRECTION
L196	100.00	N 1°56'28" W
L197	50.00	N 88°03'32" E
L198	50.00	S 88°03'32" W
L199	100.00	N 1°56'28" W
L200	50.00	N 88°03'32" E
L201	50.00	S 88°03'32" W
L202	100.00	N 1°56'28" W
L203	50.00	N 88°03'32" E
L204	50.00	S 88°03'32" W
L205	100.00	N 1°56'28" W
L206	12.50	N 88°03'32" E
L207	37.50	N 88°03'32" E
L208	50.00	S 88°03'32" W
L209	92.83	N 1°56'28" W
L210	8.82	N 33°42'19" E
L211	44.86	N 88°03'32" E
L212	50.00	S 88°03'32" W
L213	5.00	S 88°03'32" W
L214	85.86	N 1°56'28" W
L215	8.58	N 33°42'19" E
L216	61.39	N 23°23'26" W
L217	7.27	N 21°43'33" E
L218	73.07	N 66°21'43" E
L219	9.15	S 68°16'27" E
L220	94.68	N 67°05'23" E
L221	21.13	N 21°52'33" E
L222	0.64	N 23°20'17" W
L223	87.39	N 66°21'43" E
L224	13.61	N 66°21'43" E
L225	3.93	S 23°20'17" E
L226	21.29	S 68°07'27" E
L227	59.00	S 23°20'17" E
L228	21.13	S 21°52'33" W
L229	655.60	S 23°20'17" E
L230	115.26	S 4°26'21" W
L231	86.58	S 9°50'04" E
L232	102.57	N 89°48'13" W
L233	57.00	N 1°56'28" W
L234	177.48	N 6°40'34" W
L235	84.83	N 48°03'12" E
L236	78.17	N 34°09'47" E
L237	319.76	N 5°03'22" W
L238	60.90	N 16°11'11" W

	CURVE	TABLE	
CURVE #	LENGTH	RADIUS	DELTA
C1	174.39	700.00	14°16'25"
C2	324.82	670.00	27°46'38"
С3	23.60	200.00	6°45'44"
C4	33.98	200.00	9°44'05"
C5	74.71	425.50	10°03'36"
C6	349.45	480.00	41°42'43"
	67.69	300.00	
			12*55'39"
C8	70.69	45.00	90°00'00"
C9	0.85	22.50	2°09'55"
C10	51.86	63.50	46°47'45"
C11	20.21	22.50	51°27'46"
C12	45.96	63.50	41 <b>°</b> 28'19"
C13	51.31	63.50	46"17'59"
C14	49.16	63.50	44°21'33"
C15	47.66	63.50	42°59'58"
C16	20.21	22.50	51°27'46"
C17	52.32	63.50	
			47°12'31"
C18	0.38	22.50	0°57'43"
C19	3.16	328.50	0°33'06"
C20	48.34	328.50	8°25'55"
C21	27.37	451.50	3°28'22"
C22	22.61	328.50	3°56'38"
C23	62.30	451.50	7°54'22"
C24	62.30	451.50	7°54'22"
C25	62.30	451.50	7°54'22"
C26	62.30	451.50	7*54'22"
C27			
	52.12	451.50	6°36'53"
C28	41.92	454.00	5°17'24"
C29	37.80	454.00	4°46'12"
C30	29.14	171.50	9°44'05"
C31	11.69	228.50	2°55'55"
C32	15.28	228.50	3°49'49"
C33	19.22	171.50	6°25'17"
C34	1.02	171.50	0°20'26"
C35	38.82	228.50	9°44'05"
C36	31.94	397.00	4°36'35"
C37			
	37.77	397.00	5°27'01"
C38	5.69	508.50	0°38'29"
C39	48.87	508.50	5°30'22"
C40	43.07	619.50	3°58'59"
C41	48.87	508.50	5°30'22"
C42	58.92	619.50	5*26'59"
C43	48.87	508.50	5°30'22"
C44	58.96	619.50	5°27'10"
C45	48.87	508.50	5°30'22"
C45	59.00	619.50	5°27'23"
C47	48.87	508.50	5°30'22"
C48	59.04	619.50	5°27'38"
C49	48.87	508.50	5°30'22"
C50	48.87	508.50	5°30'22"
C51	21.35	619.50	1°58'30"
C52	22.44	508.50	2°31'43"
C53	35.97	271.50	7°35'29"
C54	25.29	271.50	5°20'10"
C55	19.79	750.50	1°30'39"
C56	26.06	750.50	1*59'22"
C57	58.29	750.50	4°27'00"
C58	82.83	750.50	6°19'24"
	30.76	59.00	29 <b>°</b> 52'07"
C59	30.70		
C59 C60	7.23	35.00	11°50'25"
		35.00 59.00	11°50'25" 44°46'01"
C60	7.23		

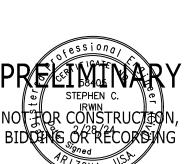
C63 40.21 59.00 39°02'42"

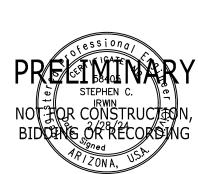
C64 5.49 35.00 8\*58'48"

C65 1.75 35.00 2°51'37"

	CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA		
C66	20.08	63.50	18 <b>°</b> 07'1		
C67	349.30	720.50	27°46'3		
C68	161.81	649.50	14 <b>°</b> 16'2		







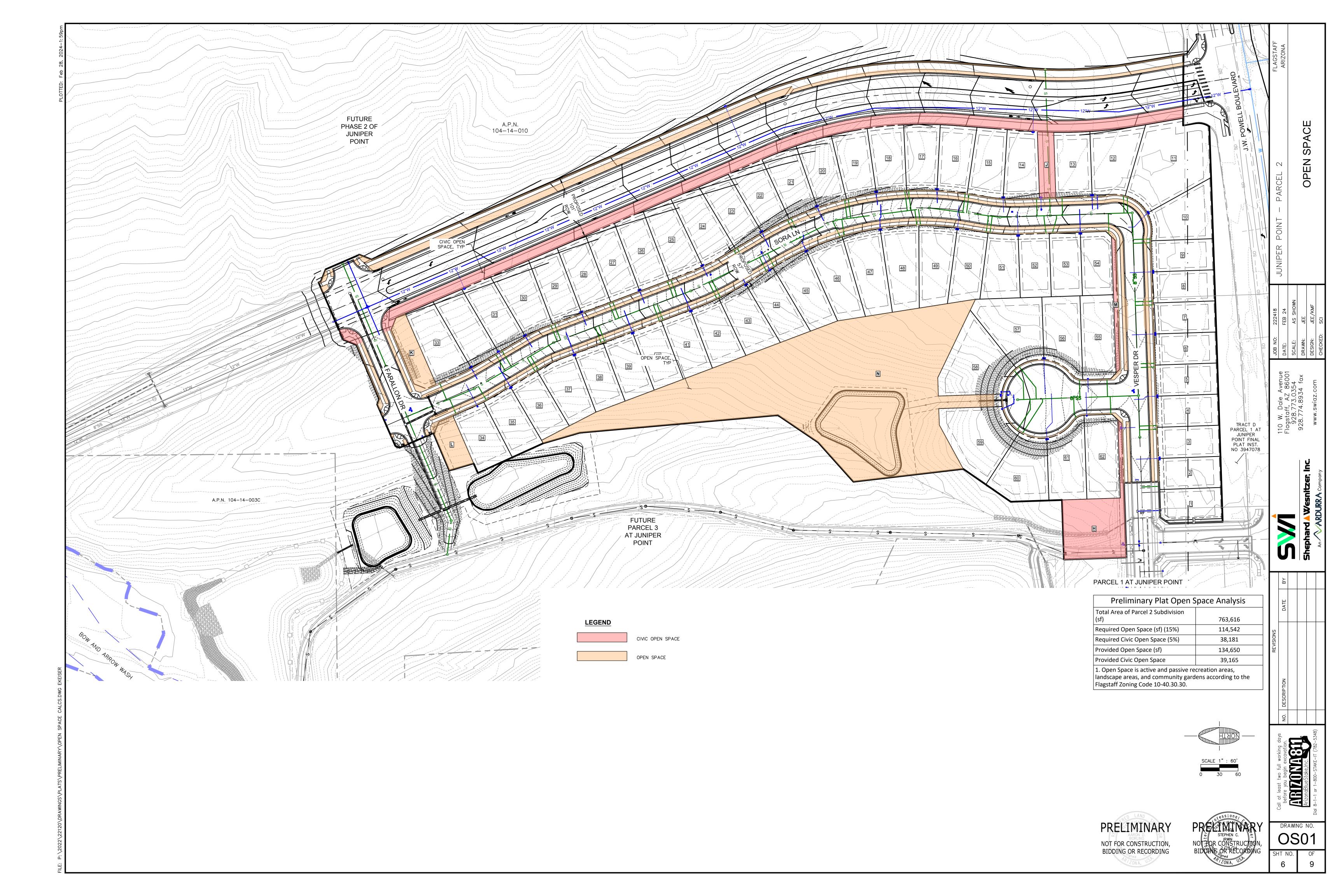
PRELIMINARY PARCEL 110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax

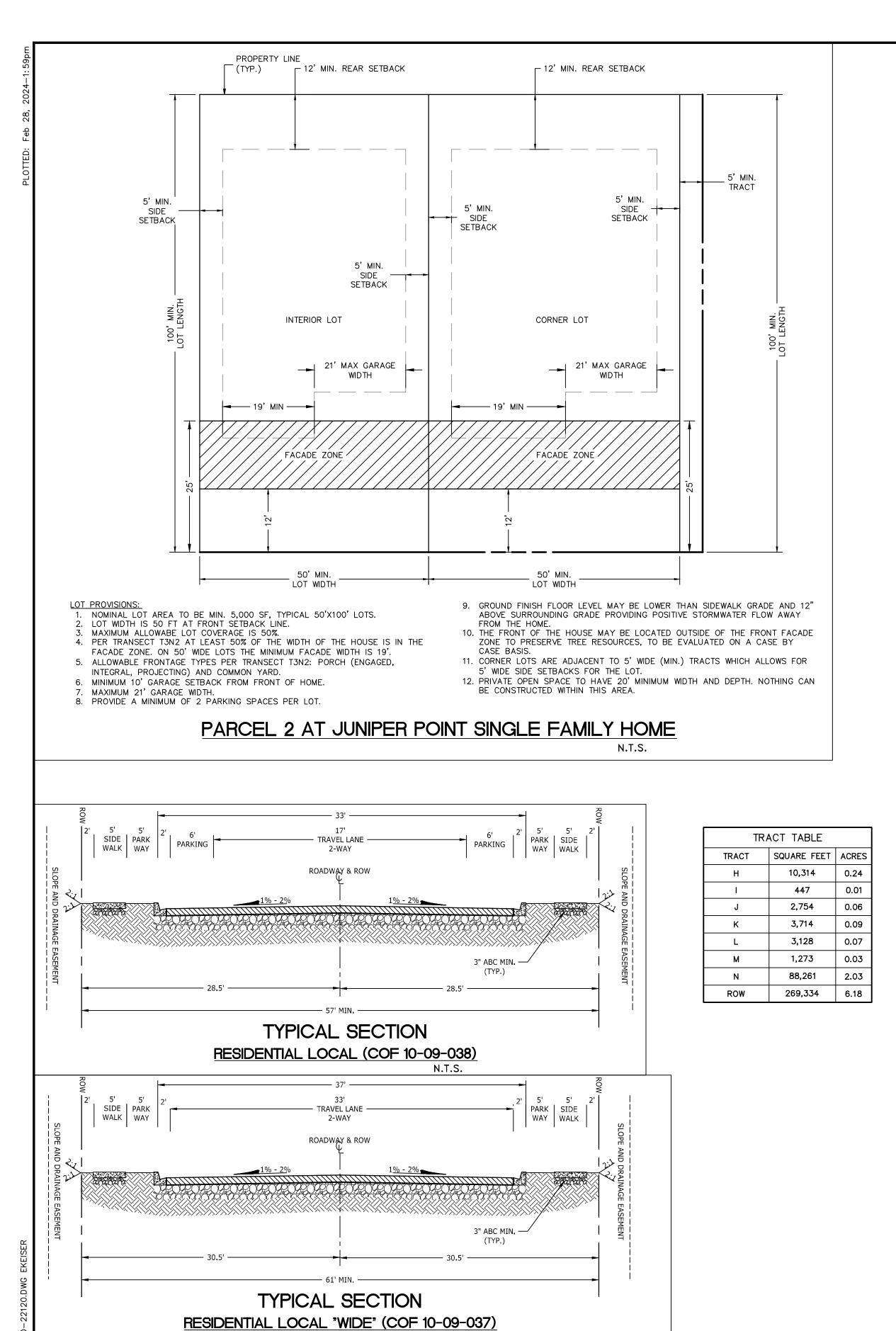
ARIZONA 811
ArizonaBlueStake,Inc.

DRAWING NO.

PP02

(2)





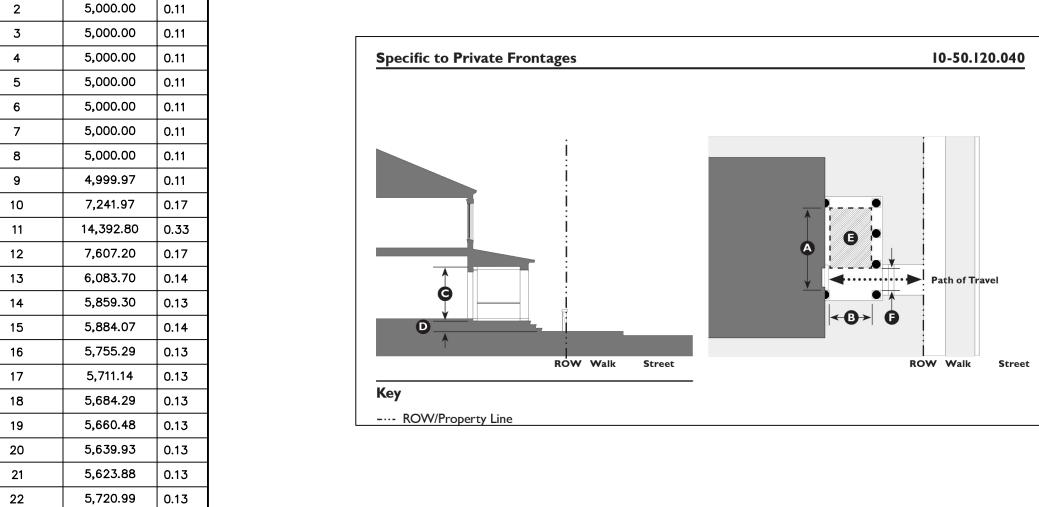
RAISED LANDSCAPE MEDIAN

LONE TREE INTERIM - CROSS SECTION

NOT TO SCALE

<sub>I</sub>C ROADWAY & ROW

AND BUFFER



10-50.120.050

Key

---- ROW/Property Line

LOT TABLE

LOT # | SQUARE FEET | ACRES

4,981.57 0.11

5,646.82 0.13

6,399.48 0.15

6,441.16 0.15 5,880.53 0.13

5,763.83 0.13

5,647.14 0.13

5,530.44 0.13

6,265.86 0.14

5,717.83 0.13

6,063.37 0.14

6,878.98 0.16

5,755.41 0.13

5,340.96 0.12

5,065.48 0.12

5,827.00 0.13

5,000.00 0.11

5,000.00 0.11

5,000.00 0.11

5,000.00 0.11

5,354.36 0.12

5,672.96 0.13

5,836,69 0.13

6,518.12 0.15

6,927.06 0.16

7,175.62 0.16

7,154.40 0.16

6,860.03 0.16

5,781.69 0.13

5,867.01 0.13

5,100.02 0.12

5,100.00 0.12

5,059.31 0.12

7,252.06 0.17

7,080.12 0.16

9,159.20 0.21

10,272.95 0.24

10,225.77 0.23

7,920.48 0.18

7,034.48 0.16

7,252.19 0.17

23 24

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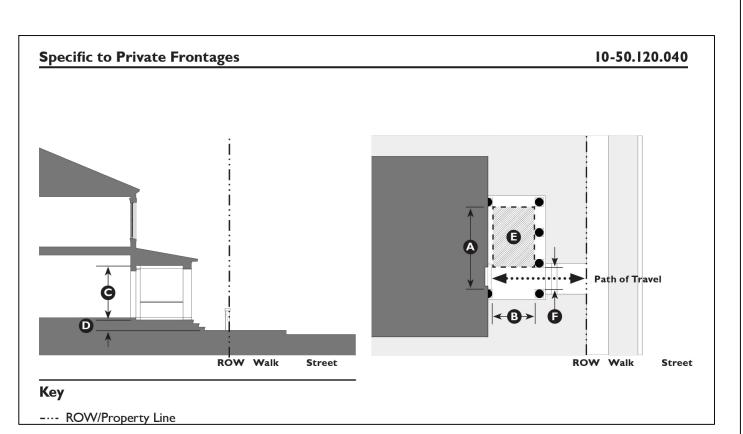
54

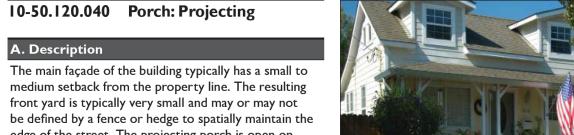
55

56 57

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62





edge of the street. The projecting porch is open on three sides and has a roof form that is separate from the main house, making it possible to remove the porch roof without making major changes to the overall roof form.

B. Size	
Width, Clear	I0' min.
Depth, Clear	8' min.
Height, Clear	8' min.
Height	2 stories max.
Finish Level above Sidewalk <sup>1</sup>	18" min.
Furniture Area, Clear	4' x 6' min.
Path of Travel	3' wide min.
End Note	

<sup>1</sup> Not required in non-transect zones.

Projecting porches are open on three sides and must have a roof.

In transect zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

10-50.120.050 Porch: Engaged

The main façade of the building has a small setback from

the property line. The resulting front yard is typically

very small and may be undefined or defined by a fence

or hedge to spatially maintain the edge of the street. An

engaged porch has a separate roof form from the main

porch roof without making major changes to the overall

I0' min.

8' min.

8' min.

18" min.

4' x 6' min.

3' wide min.

2 stories max.

body of the house, making it possible to remove the

roof form. The porch is partially or fully enclosed on

Flagstaff Zoning Code

two sides and has a roof.

Finish Level above Sidewalk<sup>1</sup>

<sup>1</sup> Not required in non-transect zones.

In transect zones where both porches and

encroachments are allowed, a porch is an allowable

Furniture Area, Clear

Path of Travel **End Note** 

have a roof.

encroaching element.

B. Size

Width, Clear

Depth, Clear

Height, Clear

Height



Partial-length projecting porch with stairs parallel to street.

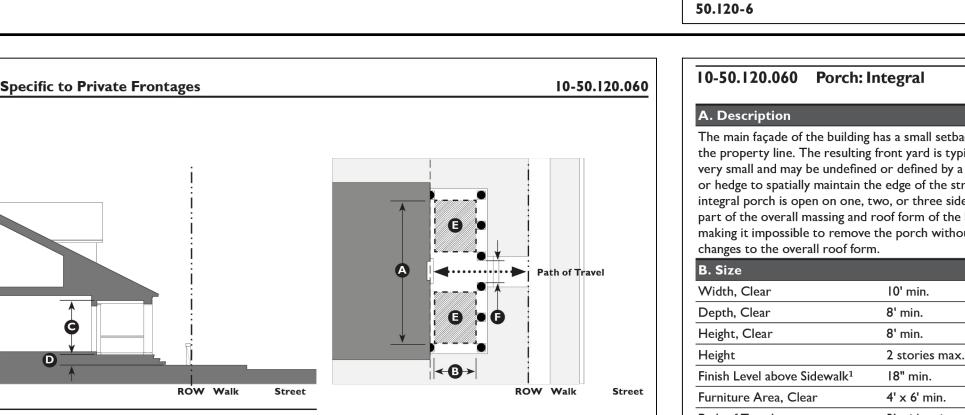
50.120-5

110 W. Dalı Flagstaff, 7 928.773 928.774.8

Engaged porch as an attached element.

Engaged porches must be open on at least two sides and Engaged porch as an attached element.

Flagstaff Zoning Code



**Specific to Private Frontages** 

The main façade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is open on one, two, or three sides and is part of the overall massing and roof form of the building, making it impossible to remove the porch without major

B. Size		
Width, Clear	I0' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	6
Height	2 stories max.	
Finish Level above Sidewalk <sup>1</sup>	18" min.	C
Furniture Area, Clear	4' x 6' min.	C
Path of Travel	3' wide min.	G
E 151 /		

End Note

<sup>1</sup> Not required in non-transect zones. Integral porches must be open on at least two sides and

In transect zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

Flagstaff Zoning Code

have a roof.



Partial-length integral porch.



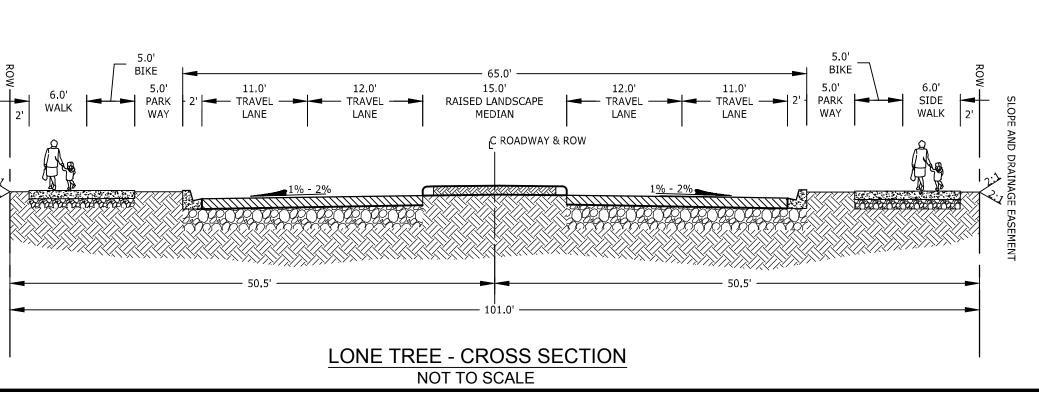
Full-length integral porch integrated into the overall massing.

50.120-7

ARIZONA BELLE.

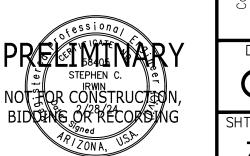
ArizonaBlueStake, Inc.

DRAWING NO. CP02



---- ROW/Property Line





STEEP SLOPE RESOURCES 17-24.99%  REQUIRED PRESERVATION RATE FOR 17-24.99%  REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVED SLOPE FOR 17-24.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK2  STEEP SLOPE RESOURCES 25-34.99%  REQUIRED PRESERVATION RATE FOR 25-34.99%  REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVATION RATE WITHIN PARCEL 2  EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK2  EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK2  STEEP SLOPE RESOURCES >35%	RESIDENTIAL 70% OF SLOPE AREA 153,789 107,652 48,254 31.4% 0 59,398 RESIDENTIAL 80% OF SLOPE AREA 5,559 4,447 4,313 77.6% 0
REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVED SLOPE FOR 17-24.99% (SF)  EXCESS PRESERVED SLOPE FOR 17-24.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub> STEEP SLOPE RESOURCES 25-34.99%  REQUIRED PRESERVATION RATE FOR 25-34.99%  REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVATION RATE WITHIN PARCEL 2  EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	153,789 107,652 48,254 31.4% 0 59,398 RESIDENTIAL 80% OF SLOPE AREA 5,559 4,447 4,313 77.6%
REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVATION RATE WITHIN PARCEL 2  EXCESS PRESERVED SLOPE FOR 17-24.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub> STEEP SLOPE RESOURCES 25-34.99%  REQUIRED PRESERVATION RATE FOR 25-34.99%  REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVATION RATE WITHIN PARCEL 2  EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	107,652 48,254 31.4% 0 59,398 RESIDENTIAL 80% OF SLOPE AREA 5,559 4,447 4,313 77.6%
PRESERVED SLOPE (SF) ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 17-24.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub> STEEP SLOPE RESOURCES 25-34.99% REQUIRED PRESERVATION RATE FOR 25-34.99% REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF) ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 25-34.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	48,254 31.4% 0 59,398 RESIDENTIAL 80% OF SLOPE AREA 5,559 4,447 4,313 77.6%
ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 17-24.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub> STEEP SLOPE RESOURCES 25-34.99% REQUIRED PRESERVATION RATE FOR 25-34.99% SLOPE AREA (SF) FOR 24.99-34.99% REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF) ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 25-34.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	31.4% 0 59,398 RESIDENTIAL 80% OF SLOPE AREA 5,559 4,447 4,313 77.6%
STEEP SLOPE RESOURCES 25-34.99%  STEEP SLOPE RESOURCES 25-34.99%  REQUIRED PRESERVATION RATE FOR 25-34.99%  REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVATION RATE WITHIN PARCEL 2  EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	0 59,398 RESIDENTIAL 80% OF SLOPE AREA 5,559 4,447 4,313 77.6%
STEEP SLOPE RESOURCES 25-34.99%  REQUIRED PRESERVATION RATE FOR 25-34.99%  SLOPE AREA (SF) FOR 24.99-34.99%  REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVATION RATE WITHIN PARCEL 2  EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	59,398  RESIDENTIAL  80% OF SLOPE AREA  5,559  4,447  4,313  77.6%
STEEP SLOPE RESOURCES 25-34.99%  REQUIRED PRESERVATION RATE FOR 25-34.99%  REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVATION RATE WITHIN PARCEL 2  EXCESS PRESERVED SLOPE FOR 25-34.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	RESIDENTIAL  80% OF SLOPE AREA  5,559  4,447  4,313  77.6%
REQUIRED PRESERVATION RATE FOR 25-34.99% SLOPE AREA (SF) FOR 24.99-34.99% REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF) ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 25-34.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	RESIDENTIAL  80% OF SLOPE AREA  5,559  4,447  4,313  77.6%
REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF) ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 25-34.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	80% OF SLOPE AREA 5,559 4,447 4,313 77.6%
REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF) ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 25-34.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	5,559 4,447 4,313 77.6%
PRESERVED SLOPE (SF) ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 25-34.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	4,447 4,313 77.6%
PRESERVED SLOPE (SF) ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 25-34.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	4,313 77.6%
ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 25-34.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	77.6%
EXCESS PRESERVED SLOPE FOR 25-34.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	
SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	
	134
JILLI JLOI LINLJOONGLJ /JJ/0	RESIDENTIAL
REQUIRED PRESERVATION RATE FOR >35%	100% OF SLOPE AREA
SLOPE AREA (SF) FOR >35%	0
REQUIRED PRESERVATION (SF)	0
PRESERVED SLOPE (SF)	0
ACTUAL PRESERVATION RATE WITHIN PARCEL 2	N/A
EXCESS PRESERVED SLOPE FOR >35% (SF)	0
TOTAL SLOPE RESOURCES	RESIDENTIAL
TOTAL EXCESS PRESERVED SLOPE AREA (SF) <sub>1</sub>	0
Note:	· ·
L. Excess preserved slope for Parcel 2 only. No excess slope	e preserved.
2. The Slope Resource Bank is the Slope Area within the Jur	niper Point
development south of Bow and Arrow Wash. A withdrawl i	•
Area from the Resource Bank means that this number of sc	·
cannot be used toward slope preservation during future de	evelopment of Juniper
Point.	
3. Per City Zoning Code Section 10-50.90.020, "resource ca	
slope, floodplain, and forest resources do not apply to the	· · · · · ·
of-way of existing or proposed major or minor aertial road classified as a Minor Arterial Roadway based on the City Re	
resource calculation standards will not apply within the pro	=
of-way and/or grading limits whichever is greater.	spessed zeme mee ngm
	`,
: 1	

FUTURE PHASE AT

FOREST RESOURCES - PARCEL 2	
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES	RESIDENTIAL
REQUIRED PRESERVATION RATE	50% OF CANOPY AREA
TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)	233,514
REQUIRED PRESERVED TREE CANOPY AREA (SF)	116,757
PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)	13,474
PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)	5.8%
EXCESS PRESERVED SLOPE CONVERSION TO TREE CANOPY AREA	RESIDENTIAL
EXCESS PRESERVED SLOPE AREA (SF)₃	0
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF <sub>1</sub>	0
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF EXCESS SLOPE AREA TO TREE CANOPY AREA(SF)	0
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES	RESIDENTIAL
PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	32,884
CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF <sub>2</sub>	658
AVERAGE TREE CANOPY AREA (SF)	79
CONVERSION OF TREE CANOPY AREA WITHIN SLOPES TO AVERAGE TREE CANOPY (SF)	51,654
25% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)	12,913
TOTAL FOREST RESOURCES	RESIDENTIAL
TOTAL TREE CANOPY AREA PRESERVED (SF)	26,388
TOTAL PRESERVATION RATE WITHIN PARCEL 2	11.3%
TREE RESOURCES USED FROM TREE BANK <sub>4</sub>	90,369
TOTAL PRESERVATION RATE PARCEL 2 INCLUDING USE OF TREE BANK	50.0%
Note:	
1. Per City Zoning Code Section 10-50.90.050.C.4, for every 50 sf of additional slope area tha	t is
determined to be protected over and above the minimum required in this section, then 1 tree	point or

Note:
1. Per City Zoning Code Section 10-50.90.050.C.4, for every 50 sf of additional slope area that is
determined to be protected ever and above the minimum required in this section, then 1 tree point

r City Zoning Code Section 10-50.90.060.B.4(b), up to 25% of the forest resources in the steep e area may be counted towards the required amount of forest resources for the entire site at a of 1 tree point (or 79 sf of tree canopy area) to 50 sf of slope area.

ea of sloped areas preserved for the subject parcel above the required preservation rate for the rent categories of slopes. See separeate table for this calculation.

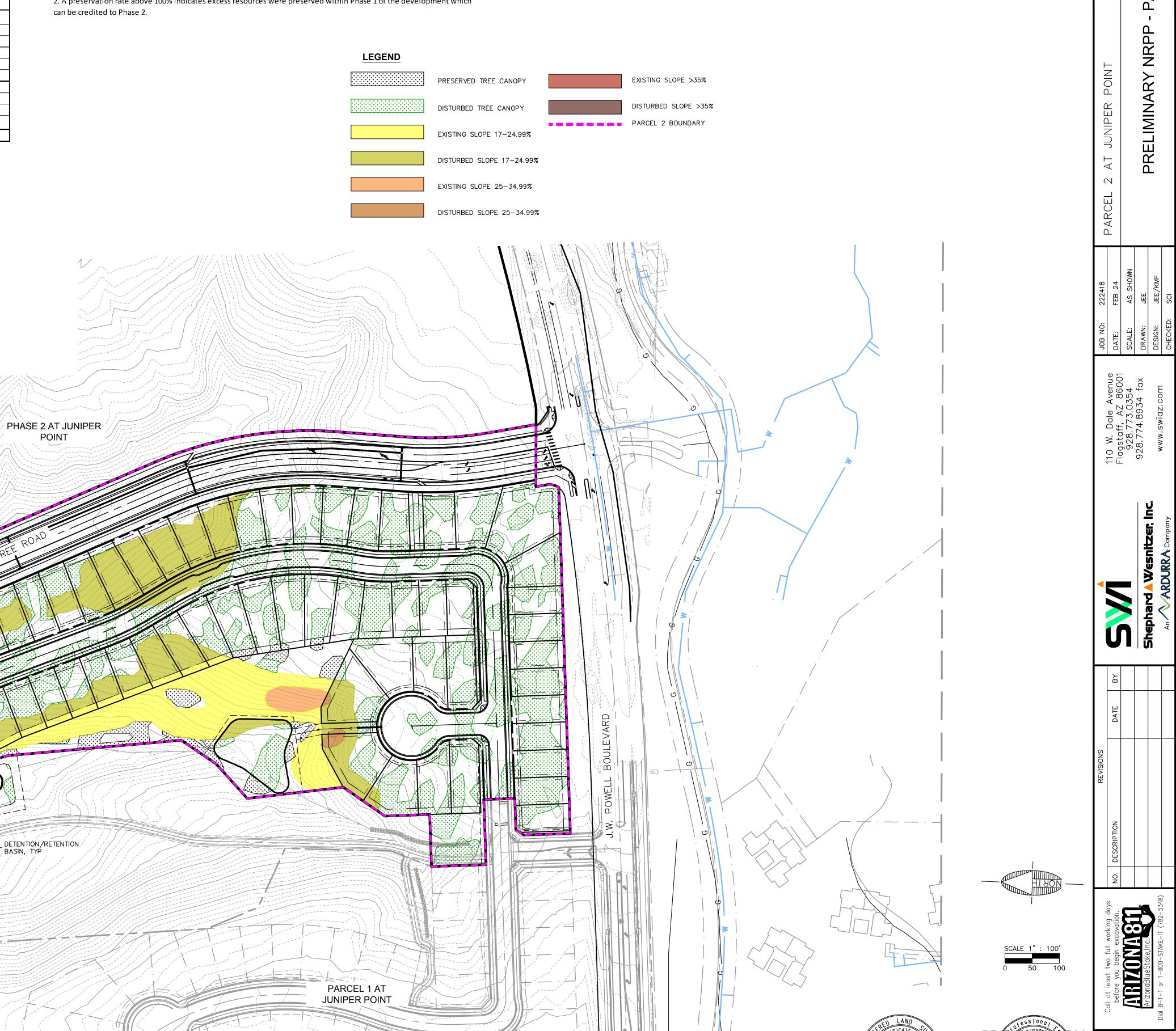
e Tree Resource Bank is the Total Tree Canopy Area within the Juniper Point development south ow and Arrow Wash. A withdrawl in the form of Tree Canopy Area from the Resource Bank means this number of square feet of tree canopy cannot be used toward tree preservation during future lopment of Juniper Point.

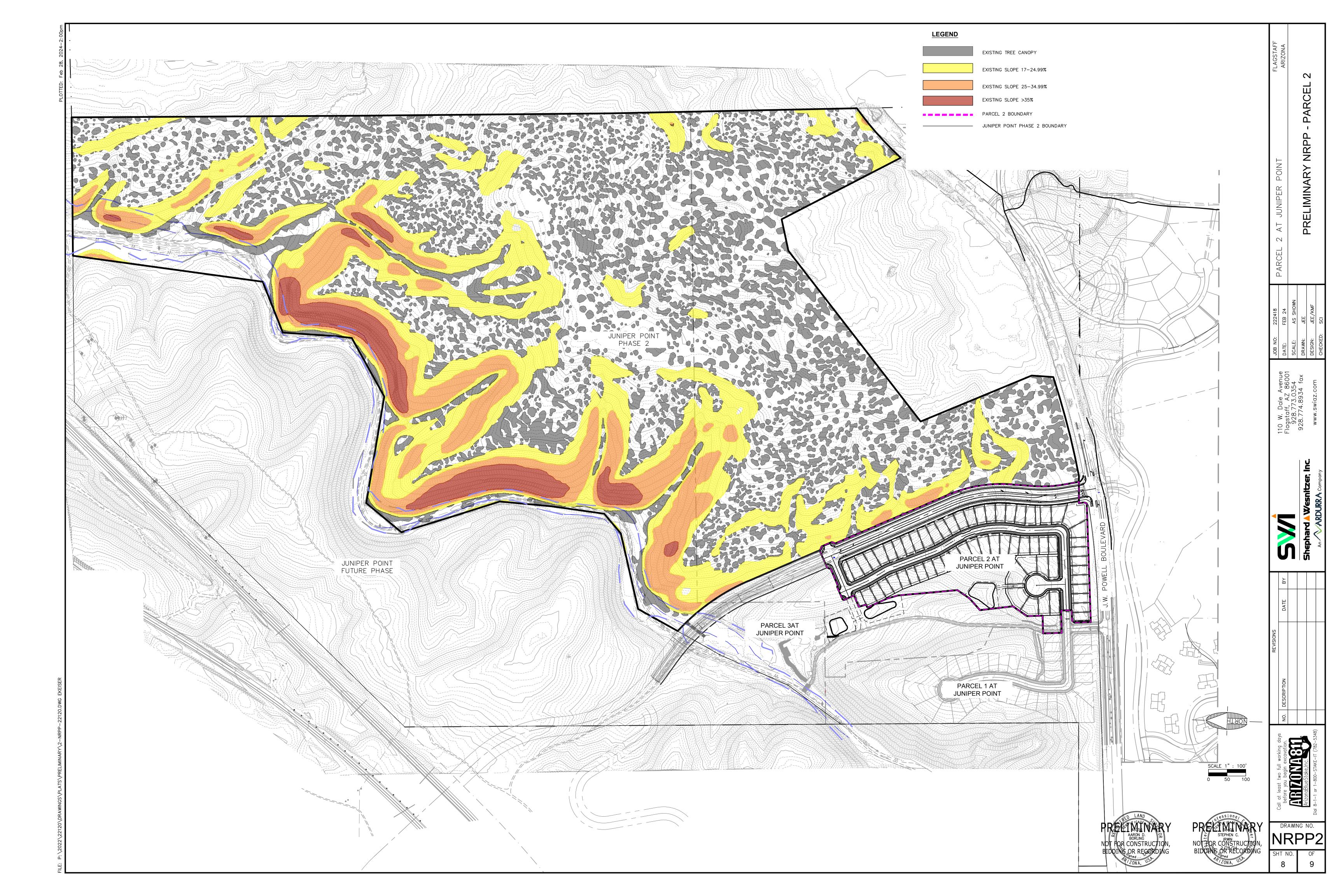
r City Zoning Code Section 10-50.90.020, "resource calculation standards for slope, floodplain, orest resources do not apply to the area within public right-of-way of existing or proposed major inor aertial roads." Lone Tree Road is classified as a Minor Arterial Roadway based on the City onal Plan; therefore, resource calculation standards will not apply within the proposed Lone Tree of-way and/or grading limits whichever is greater.

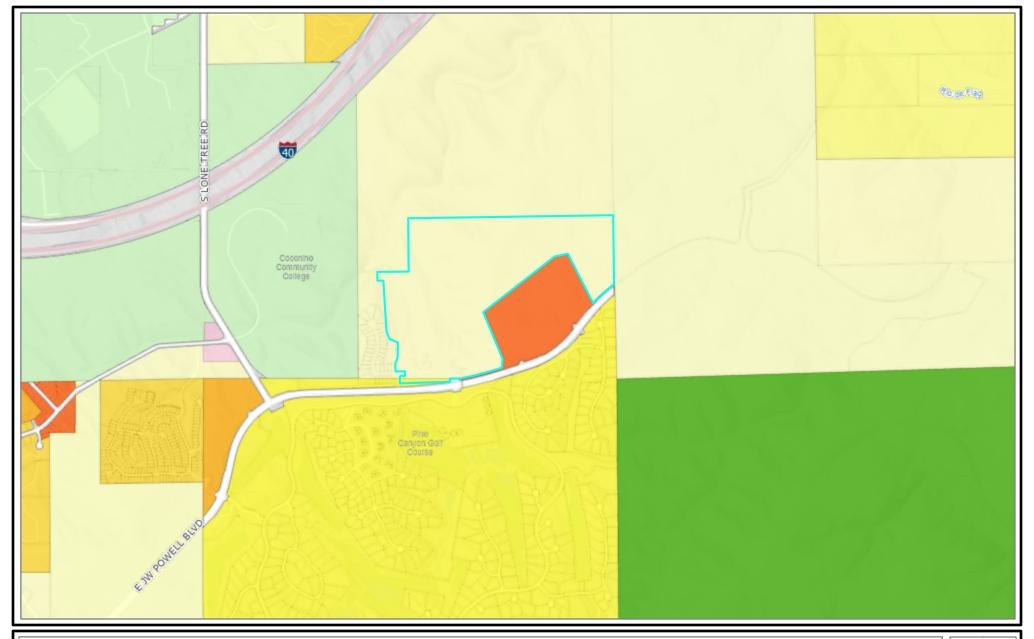
> PARCEL 3 AT JUNIPER POINT

RESOURCE BANK FOR JUNIPER POINT						
	TOTAL AVAILABLE WITHIN JP PHASE 2	PARCEL 1		REMAINING AVAILABLE WITHIN JP PHASE 2	% PRESERVATION WITHIN JP PHASE 2	
SLOPE AREA (SF) FOR 17-24.99%	1,570,969	535	-59,398	1,512,106	96.3%	
SLOPE AREA (SF) FOR 24.99-34.99%	765,398	6,166	-134	771,430	100.8%	
SLOPE AREA (SF) FOR >35%	275,109	0	0	275,109	100.0%	
REE CANOPY AREA (SF)	2,050,832	35,124	-90,369	1,995,587	97.3%	
lote:		-	-	_		

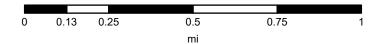
1. The table shows all natural resources for Juniper Point for Phase 2 (184.94 ac) and the excess (green)/shortage (red) of resources from Phase 1 (Parcels 1-2). The shortage of natural resources within Parcels 1-2 is subtracted from the natural resources available within Phase 2. The values credited to the development the subject parcel are noted in the tables to 2. A preservation rate above 100% indicates excess resources were preserved within Phase 1 of the development which











City of Flagstaff maps and data are updated on a regular basis from data obtained from various sources. The City of Flagstaff endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate. Information is provided subject to the express condition that you knowingly waive any and all claims for damages against the City of Flagstaff relating to use of this information.







110 West Dale Avenue, Suite 1 Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com

Engineering an environment of excellence

March 10, 2023 Job #22120

PROJECT: Parcel 2 at Juniper Point

#### **UTILITY CONFLICT LETTER**

TO: Altice USA

Sanford Yazzie 1601 S. Plaza Way Flagstaff, AZ 86001 FROM: Shephard-Wesnitzer, Inc., an Ardurra
Company (SWI)
Kayla Fleishman
110 W Dale Ave

Flagstaff, AZ 86001

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Plat for the Juniper Point – Parcel 2 development prepared by Shephard-Wesnitzer, Inc. The site is situated on the north side of J.W. Powell Boulevard.

Note that this is currently an undeveloped area with few or no anticipated conflicts. Please keep in mind while reviewing how future service could be provided to the proposed site. Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing Altice USA utilities in the vicinity of the site for coordination purposes. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

X	APPROVED without comment and map provided.				
	_ APPROVED with comment, as follows, and map	provided.			
	NOT APPROVED with comment, as follows.				
SIGN	ED: Jason Quinlan	TITLE:	Consturction		
	NCY: Optimum Communications	DATE:	3/10/2023		

110 W. Dale Ave. Flagstaff, AZ 86001

Phone #: 928-773-0354 Email: kfleishman@ardurra.com

SEDONA COTTONWOOD FLAGSTAFF PRESCOTT





An ARDURRA Company

110 West Dale Avenue, Suite 1 Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com

Engineering an environment of excellence

March 10, 2023 Job #22120

PROJECT: Parcel 2 at Juniper Point

#### **UTILITY CONFLICT LETTER**

TO: Arizona Public Service (APS)

Chad Brooks 2200 E. Huntington Dr. Flagstaff, AZ 86004 FROM: Shephard-Wesnitzer, Inc., an Ardurra
Company (SWI)

Kayla Fleishman
110 W Dale Ave

Flagstaff, AZ 86001

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Note that this is currently an undeveloped area with few or no anticipated conflicts. Please keep in mind while reviewing how future service could be provided to the proposed site. Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing APS utilities in the vicinity of the site for coordination purposes. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

APPROVED without comment and map provided.					
X APPROVED with comment, as follows, and map provided.					
NOT APPROVED with comment, as follows.					
PLEASE SEE ATTACHED					
TELAGE OFF WILL AND A SECOND S					
01.10.1					
SIGNED: Chad Brooks	TITLE: CPR SR				
AGENCY: APS	DATE: 3-10-2023				
AGENCY:	DATE: OTO ZOZO				

110 W. Dale Ave. Flagstaff, AZ 86001 Phone #: 928-773-0354 Email: kfleishman@ardurra.com

SEDONA COTTONWOOD FLAGSTAFF PRESCOTT



A subsidiary of Pinnacle West Capital Corporation

Station 4423 2200 E Huntington DR Flagstaff, AZ 86004www.aps.com

March 10th, 2023,

Re: Parcel 2 at Juniper Point

Shephard- Wesnitzer, Inc., an Ardurra Company (SWI) 110 W Dale Ave Flagstaff, AZ 86001

Dear Johan,

Thank you for your recent request for a utility conflict check. Please complete the attached Map Request, and e-mail it to the e-mail address on the form (mapprint@apsc.com). Once APS receives a completed Map Request, you should receive the map or maps by email within 5-7 business days.

The APS maps show facility locations adjacent to or within the property shown on the proposed plans we received from you. Please review these maps for possible conflicts. The utility locations <u>are approximate only and are not reliable for construction purposes</u>. It is important to note that there may be additional conflicts in existence due to recent construction that are not shown on the current maps you receive.

Please be advised that it is the responsibility of the customer to maintain proper clearances and blue stake prior to digging. For actual conditions, please contact the Arizona Blue Stake Center at 602-263-1100.

Also enclosed is APS's General Design Guidelines for Proposed Improvements in APS Transmission ROW Please review this document carefully.

If I can be of further assistance, please do not hesitate to call me at 602-371-5770. Further information is also available on the APS Construction Services at:

www.aps.com/construction

Sincerely,

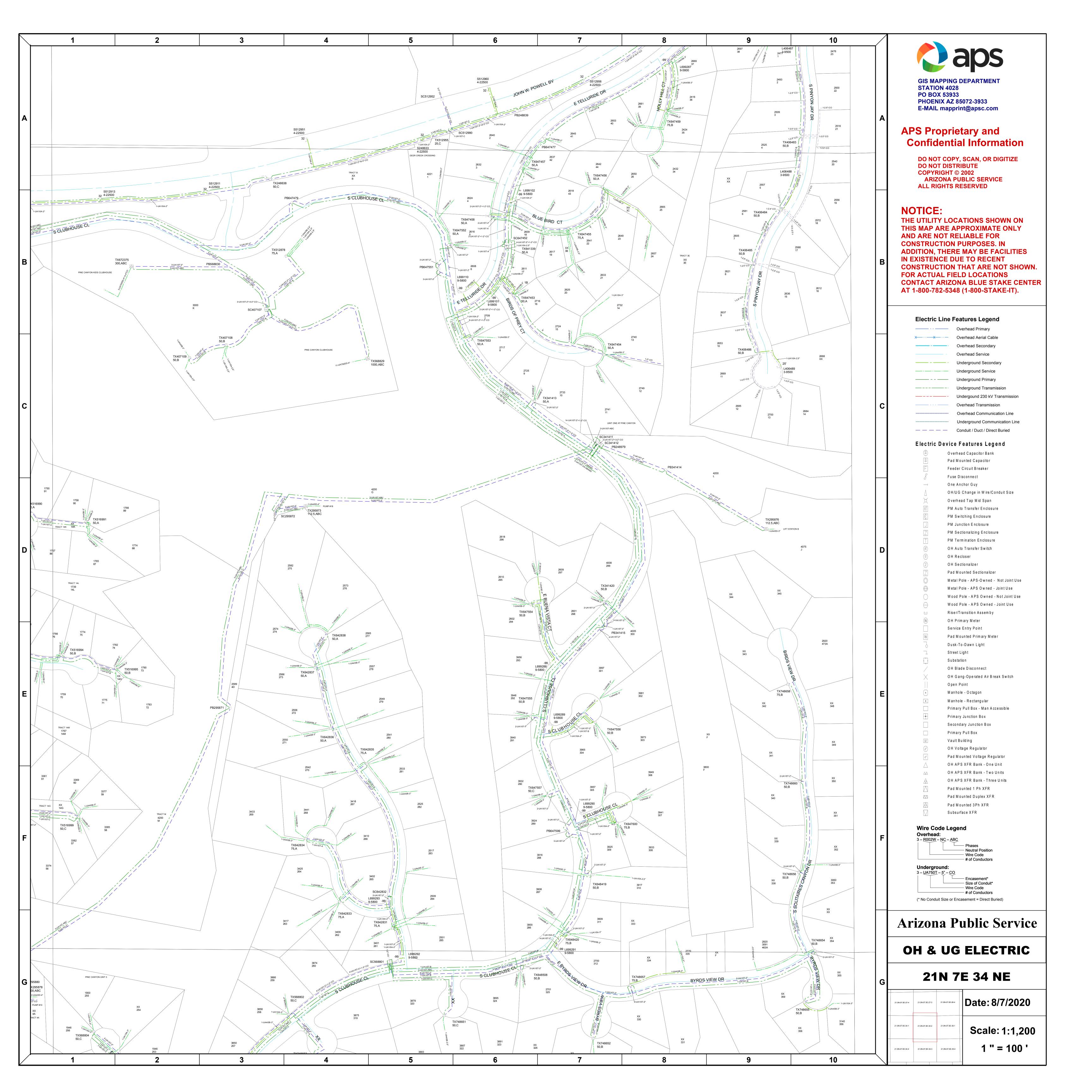
Chad Brooks

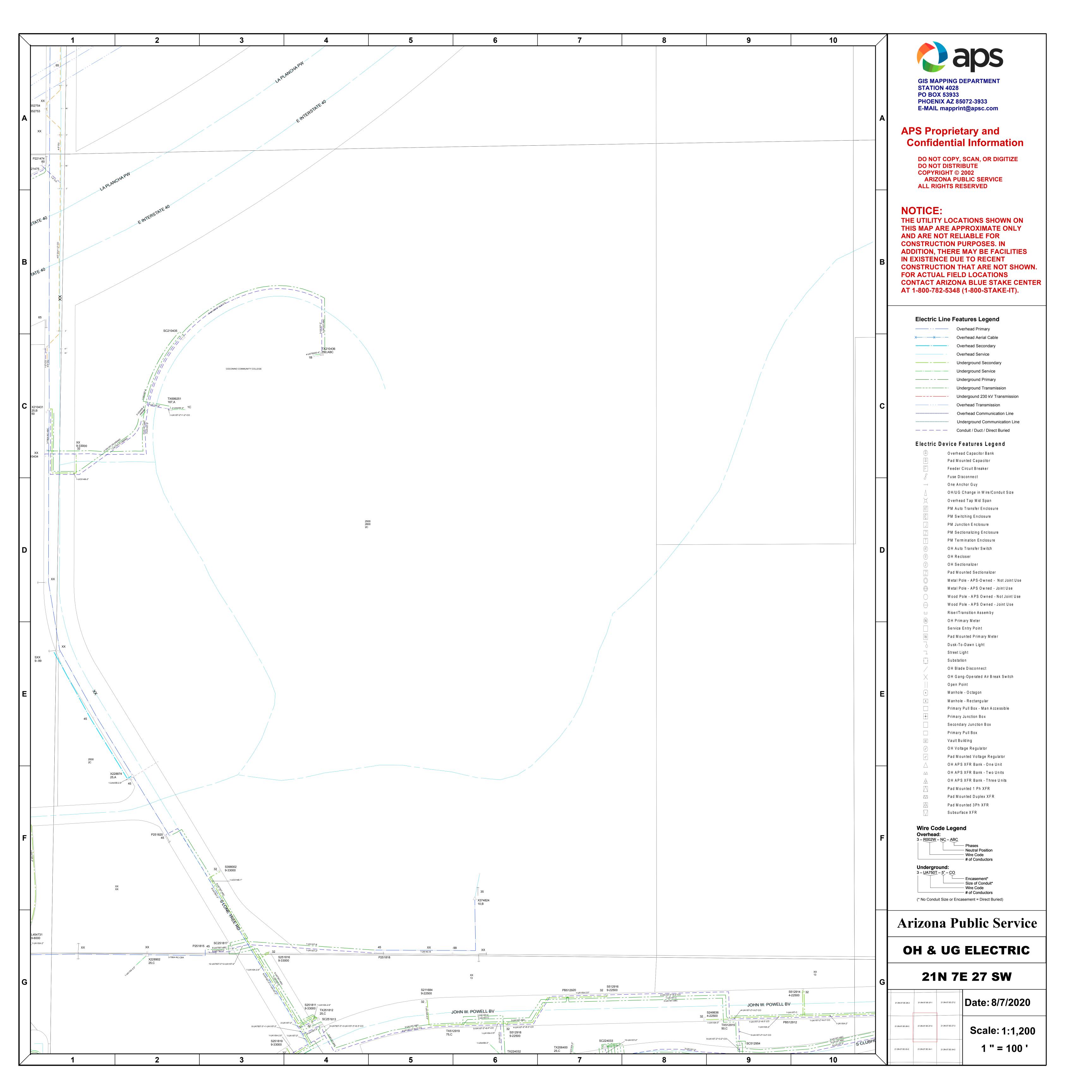
Customer Project Representative SR

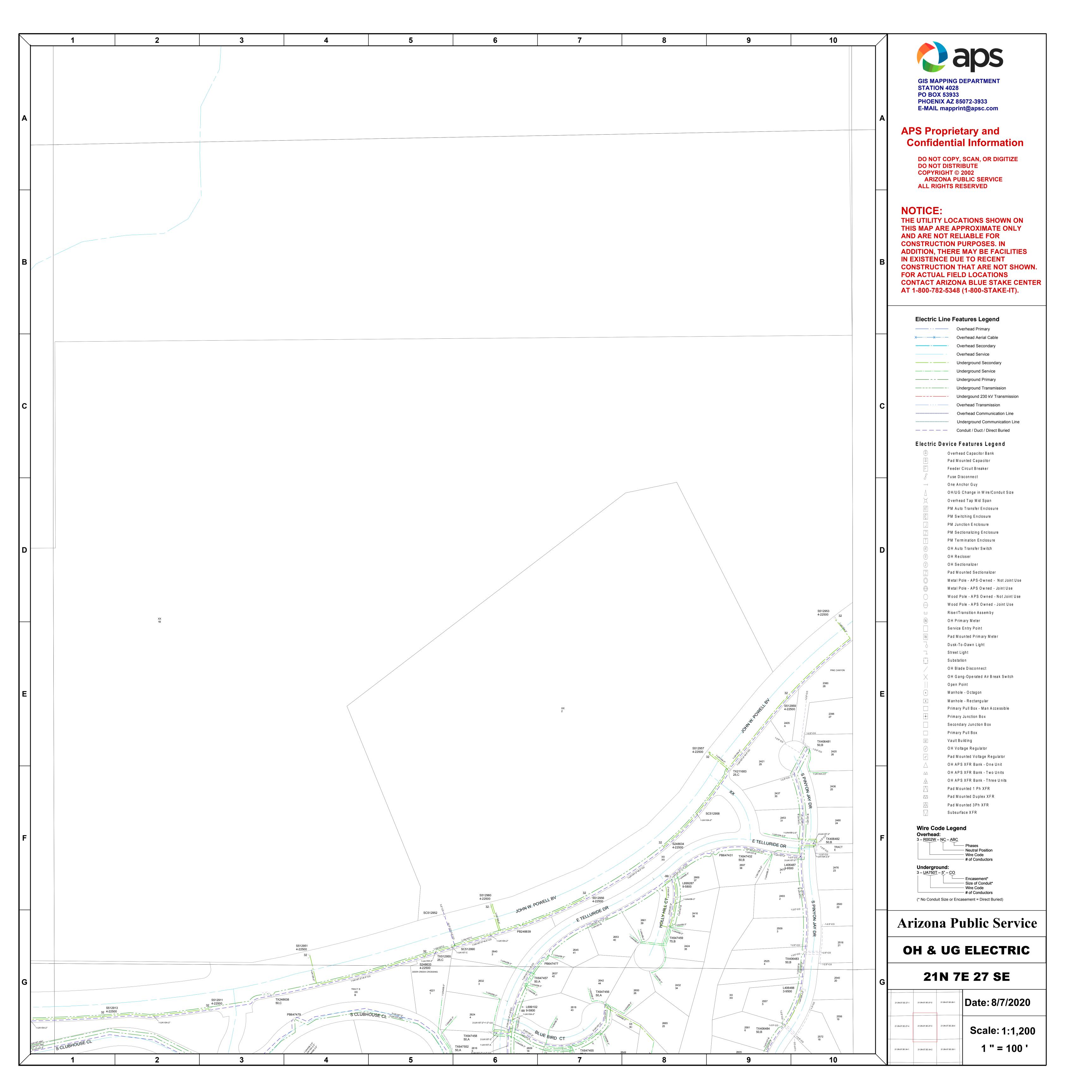
Flagstaff Construction

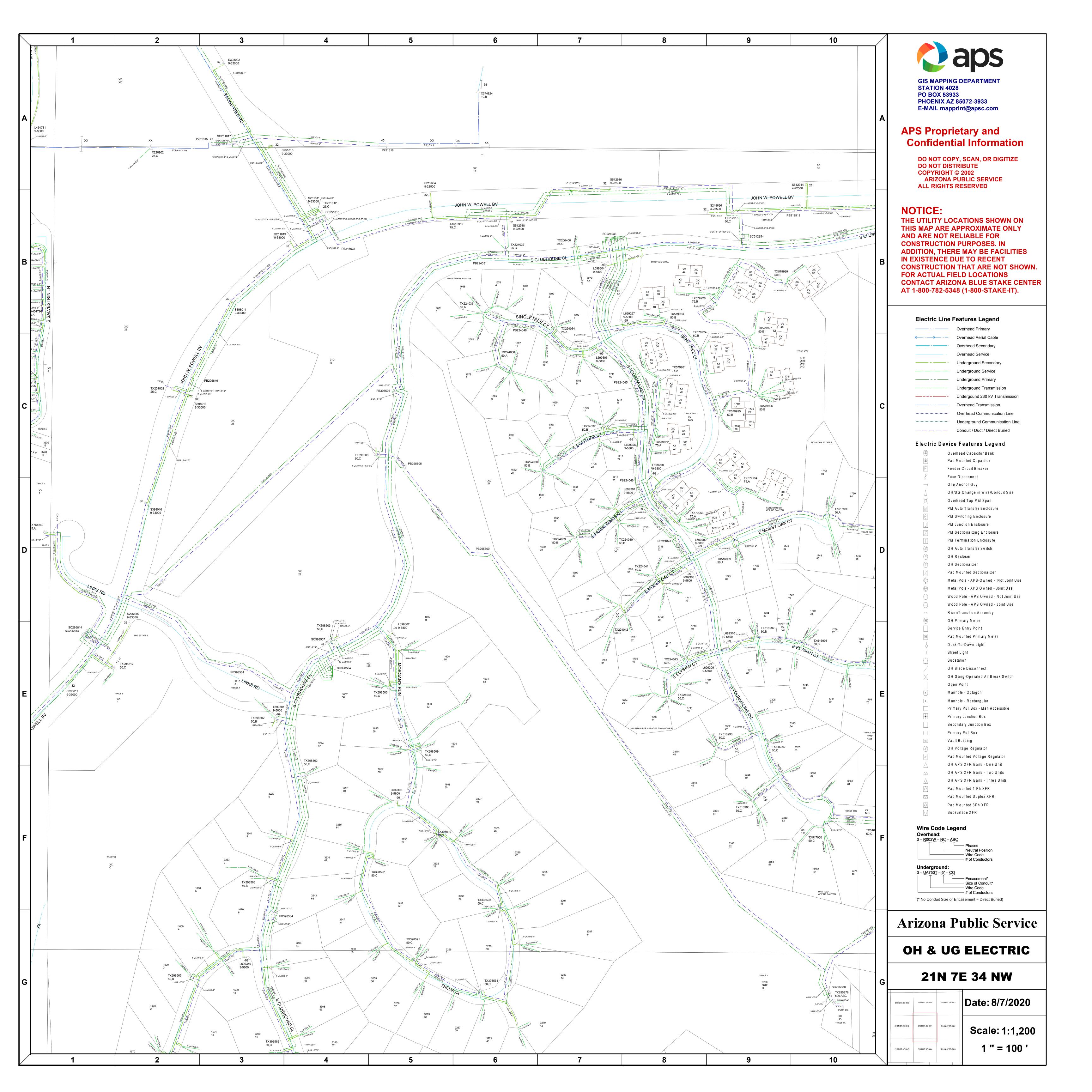
Chad Brooks

**Enclosures** 











## **Lumen Conflict Memorandum**

Date: March 28, 2023

To: Johan Eriksson (SWI/Ardurra)

Jeriksson@ardurra.com

From: Kevin Wagner, Terra Technologies LLC

Subject: Lumen – Conflict Memo – Project No. 222418 – Juniper Point – Parcel

2, Flagstaff

### Lumen Project No. P-424326 AZ

Terra Technologies is in receipt of the preliminary plat. Below you will see an overview of Lumen facilities within the project limits, and a brief project overview along with comments regarding any Lumen facilities with respect to the proposed project.

### **Inventory of Lumen Facilities**

Lumen has facilities within the project limits. Terra Technologies anticipates that due to the site improvements that the Lumen facilities (ducts, SAI & handhole) should not be impacted. Plan markups have been attached showing approximate locations of Lumen facilities.

#### **Project Overview**

The design intent of this project appears to be developing a vacant parcel of land for a residential subdivision.

#### Facility Locations and Impacts

Plans have been reviewed for conflicts with Lumen facilities based on NDS mapping which show a general location of utility locations. Neither Terra Technologies LLC nor Lumen makes any representation regarding the completeness or accuracy of vertical and horizontal utility information used to determine conflicts or no conflicts.

Based on Lumen mapping and the construction drawings provided there appear to be **no conflicts.** 



## **Lumen Conflict Memorandum**

Utility conflicts with this private development project will be 100% reimbursable. Payment for design and mitigation of conflicts is to be coordinated prior to work commencing.

In accordance with state law, Blue Staking for location of Lumen facilities must be completed prior to any construction. When crossing Lumen facilities, you will be required to pothole to determine depth and maintain a minimum of 12 inch vertical and horizontal separation from facilities.

Pursuant to state law, support and protection is required for all Lumen facilities during construction.

Should the Contractor locate or expose an unknown Lumen facility, please contact Lumen as soon as possible.

In the event Lumen facilities need to be removed/relocated, some or all cost may be at the expense of the sponsoring agency.

If you have any questions or concerns regarding this review, feel free to contact me immediately, either by phone or email at the number/address provided below. The contractor is also responsible for contacting Lumen prior to construction around the Lumen facilities.

#### **Notification List**

Terra Technologies LLC	Lumen (Engineer II)
Kevin Wagner, Project Manager	Manny Hernandez
<u>kwagner@terratechllc.net</u>	<u>Manuel.Hernandez@Lumen.com</u>
815-245-9640	112 N Beaver Street
	Flagstaff AZ, 86001
	Work: 928-779-4935
Lumen (SR Account Mgr – BDP/MDU-GF)	
John West	
John.West1@Lumen.com	
Work: 480-423-4737	

## PROPERTY INFORMATION:

APN# 104-14-010 (± 88.24 AC)

ZONING: RURAL RESIDENTIAL (RR)

NUMBER OF LOTS: 60 GROSS AREA PARCEL 2: ±17.54 AC

NET AREA OF PARCEL 2: ±11.36 AC

TOTAL AREA OF ROW WITHIN PARCEL 2: ±6.18 AC

THE SUBDIVISION WILL BE DEVELOPED AS A PLANNED RESIDENTIAL DEVELOPMENT USING THE T3N.2 STANDARDS.

TOTAL AREA OF LOTS WITHIN PARCEL 2: ±9.66 AC

## PROJECT DEVELOPER:

JSC DEVELOPMENT INC. CONTACT: JOHN SUTHERLAND 3605 S. FLAGSTAFF RANCH RD. FLAGSTAFF, AZ 86005 (928) 774-3826

## PROJECT ENGINEER:

SHEPHARD-WESNITZER INC., AN ARDURRA 5 CONTACT: STEPHEN IRWIN, P.E. 110 WEST DALE AVE FLAGSTAFF, AZ 86001 (928) 773-0354

## SURVEYOR:

SHEPHARD-WESNITZER INC., AN ARDURRA AARON BORLING, RLS #48756 110 WEST DALE AVE FLAGSTAFF, AZ 8600° (928) 773-0354

1. THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO 41-90000.0002.

2. ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.

3. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.

4. AN ASSOCIATION WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON ARES TO BE NOTED AS "TRACTS" (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES).

5. ALL RIGHT-OF-WAYS WITHIN THE SUBDIVISION SHALL BE DEDICATED TO CITY OF FLAGSTAFF.

## SUMMARY OF TRACTS

- 1. TRACT H IS INTENDED FOR OPEN SPACE.
- 2. TRACT I IS INTENDED FOR OPEN SPACE.
- 3. TRACT J IS INTENDED FOR PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT TRAIL.
- 4. TRACT K IS INTENDED FOR OPEN SPACE.
- 5. TRACT L IS INTENDED FOR OPEN SPACE.
- 6. TRACT M IS INTENDED FOR RESOURCE PROTECTION, OPEN SPACE AND DRAINAGE.
- 6. TRACT N IS INTENDED FOR OPEN SPACE.
- 7. TRACT O IS INTENDED FOR OPEN SPACE.

## SOURCE OF PROJECT INFORMATION

BOUNDARY INFORMATION BASED ON PARCEL 1 AT JUNIPER POINT FINAL PLAT PER INST. NO. 3947078, OFFICIAL RECORDS OF COCONINO COUNTY

## **EARTHWORK SUMMARY**

SITE GRADING:

UNADJUSTED CUT: 29,904 CY UNADJUSTED FILL: 42,979 CY

EARTHWORK VOLUMES SHOWN ABOVE ARE BASED ON IN-PLACE VOLUMES REQUIRED FOR SITE GRADING. QUANTITIES ARE NOT ADJUSTED FOR SHRINKAGE (SEE GEOTECH REPORT FOR ESTIMATED SHRINKAGE FACTORS). THESE RESULTS MAY NOT REFLECT THE FINAL CONSTRUCTED QUANTITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN QUANTITY DETERMINATIONS. ADDITIONAL EARTHWORK QUANTITIES SHALL BE CONSIDERED INCIDENTAL TO BUILDING CONSTRUCTION. ANY WASTE MATERIAL SHALL BE INCIDENTAL TO CONSTRUCTION.

## RESOURCE PRESERVATION

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. A PRELIMINARY NATURAL RESOURCE PROTECTION PLAN HAS BEEN PROVIDED WITH THE CONCEPTUAL PLAT. THE PRELIMINARY NRPP IS BASED ON NRPP APPROVED WITH THE JUNIPER POINT DEVELOPMENT MASTER PLAN.

## BASIS OF BEARING

N 00°20'48" W 2620.29' FROM EAST QUARTER CORNER OF SECTION 27 TO THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF APN'S 104-14-003C & 104-14-001B BY NORTHLAND EXPLORATION SURVEYS, INC., DATED 07/06/2018.

## LEGAL DESCRIPTION:

APN 104-14-010

A PORTION OF TRACT 'G' OF PARCEL 1 AT JUNIPER POINT, ACCORDING TO THE FINAL PLAT FOR PARCEL 1 AT JUNIPER POINT, INST. NO. 3947078, OFFICIAL RECORDS OF COCONINO COUNTY LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA.

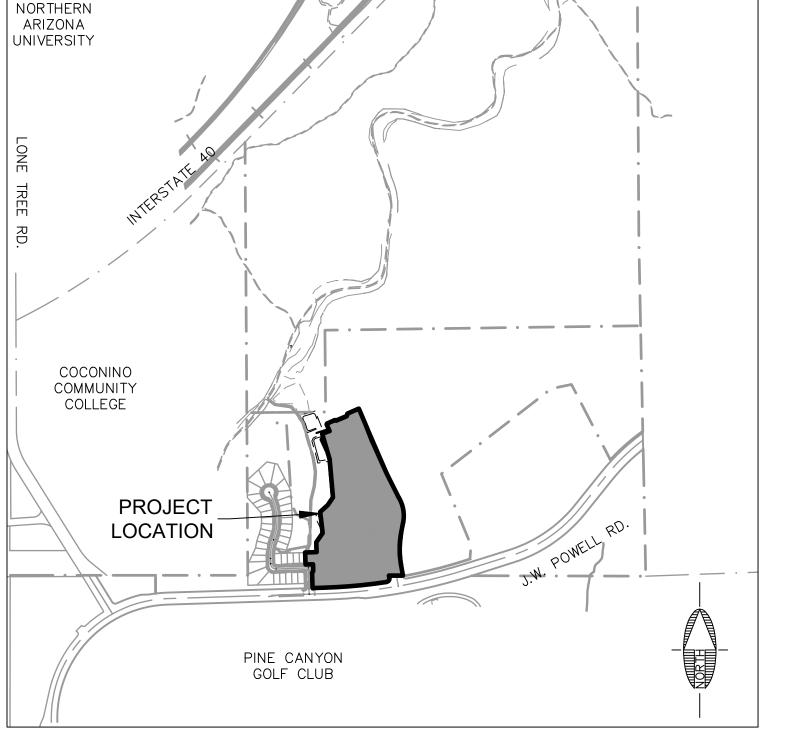
## **FEMA DESIGNATION**

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6817, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

## SHEET INDEX SHEET NO. DRAWING NO. SHEET TITLE COVER SHEET EXISTING BOUNDARY PRELIMINARY PLAT PP01 DETAILS CP02 PRELIMINARY NRPP -PARCEL 2 2 OVERVIEW

# PRELIMINARY PLAT FOR JUNIPER POINT - PARCEL 2 FLAGSTAFF, ARIZONA

LOCATED IN SW  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, CITY OF FLAGSTAFF, ARIZONA



# VICINITY MAP

# —— EXISTING EASEMENT UTILITY COMPANY APPROVAL --- ROAD CENTERLINE EXISTING EASEMENT EXISTING SEWER EXISTING UNDERGROUND ELECTRIC EXISTING WATER EXISTING INTERMEDIATE CONTOUR EXISTING INDEX CONTOUR ----- ---- PROPOSED EASEMENT PROPOSED WATER — 8"SS — PROPOSED SEWER PROPOSED INTERMEDIATE CONTOUR PROPOSED INDEX CONTOUR PROPOSED TREE FIRE HYDRANT WATER METER SEWER MANHOLE

LID BASIN

**LEGEND** 

## UNISOURCE DEDICATION

THE OWNER DOES HEREBY DEDICATE TO UNISOURCE ENERGY SERVICES AND ITS SUBSIDIARY UNS GAS, INC., ITS SUCCESSORS AND ASSIGNS ALL AREAS ON THIS PLAT MARKED PUE OR PUBLIC UTILITY EASEMENT AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, WHETHER PUBLIC OR PRIVATE, FOR EXISTING NATURAL GAS FACILITIES TOGETHER WITHIN THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE TO SERVE IMPROVEMENTS THEREON OR ADJACENT TO.

#### BUILDING PROPOSED PARCEL PHASE DENSITY TYPE ACREAGE DEPTH SINGLE 50 FT 100 FT 8.44 **FAMILY** RESIDENTIAL (15.22 AC) 2.50 R1 – SINGLE 50 FT 100 FT 5.05 **FAMILY** RESIDENTIAL 1 (48.24 AC) RR - RURAL 50 FT 100 FT 11.36 3.42 2 (17.54 AC) **FAMILY** RESIDENTIAL 50 FT 100 FT 12.18 1.38 3 (15.94 AC) RESIDENTIAL 37.01 TOTAL NET ACREAGE TOTAL RESIDENTIAL UNITS 120 SINGLE FAMILY 2 (184.82 AC) VARIES **VARIES** 1.75 **VARIES** RESIDENTIAL FUTURE DEVELOPMENT N/A N/A N/A N/A N/A RESIDENTIAL (94.93 AC) TOTAL RESIDENTIAL UNITS 1. OPEN SPACE AREAS ARE RESERVED THROUGHOUT THE PROJECT CONSISTING OF AREAS BETWEEN PARCELS AND THE FLOODPLAIN AREAS WITHIN THE BOW & ARROW WASH. REFER TO SHEET 2 FOR THE LOCATIONS OF OPEN SPACE.

LOT COVERAGE/BUILDING INFORMATION

DENSITY TRACKING TABLE					
APN	ACERAGE ZONE		ALLOWABLE DENSITY	ALLOWABLE# OF LOTS	ALLOWABLE # OF LOTS WITH 25% DENSITY BONUS
104-14-001B	100.04 RESIDENTIAL RURAL (RR) 1 UNITS/AC			100	125
104-14-003C	225.01	225.01 RESIDENTIAL 1 UNITS/AC RURAL (RR)			281
105–10–187	5.06	SINGLE-FAMIL Y RESIDENTIAL (R1)	6 UNITS/AC	30	45
TOTAL # OF ALLOWABLE LOTS	444				
PHASE 1 PROPOSED # OF LOTS	120				
REMAINING LOTS AVAILABLE	324				

## ARIZONA PUBLIC SERVICE

## UNISOURCE ENERGY SERVICES

DATE:

## **CENTURYLINK**

Lumen Markups

Wire Center: FLGSAZMA

## UTILITY COMPANY CONTACTS

CONTACT: RYAN WIESNER 2200 E. HUNTINGTON FLAGSTAFF, AZ 86004 RYAN.WIESNER@APS.COM PHONE: (928) 773-6447

UNISOURCE ENERGY SERVICES CONTACT: MARTIN CONBOY 2901 W SHAMRELL BLVD #110 FLAGSTAFF, AZ 86001 MCONBOY@UESAZ.COM

ALTICE USA CONTACT: SANFORD YAZZIE 1601 SOUTH PLAZA WAY FLAGSTAFF, AZ 86001 SANFORD.YAZZIE@ALTICEUSA.COM PHONE: (928) 266-0672

**CENTURYLINK** 

CONTACT: JASON DALE

FLAGSTAFF, AZ 86001

PHONE: (928) 779-4931

112 NORTH BEAVER STREET

JASON.DALE@CENTURYLINK.COM

SH

ER

110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax

## UTILITY CONFLICT

PHONE: (928) 226-2269

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION.

ACTION IS BEING TAKEN TO OBTAIN RESPONSES FROM THE FRANCHISE UTILITY COMPANIES IN REGARDS TO THE POSSIBLE UTILITY CONFLICTS.

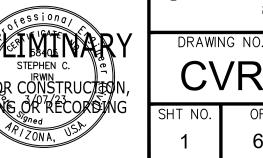
## CERTIFICATE OF LAND SURVEYOR

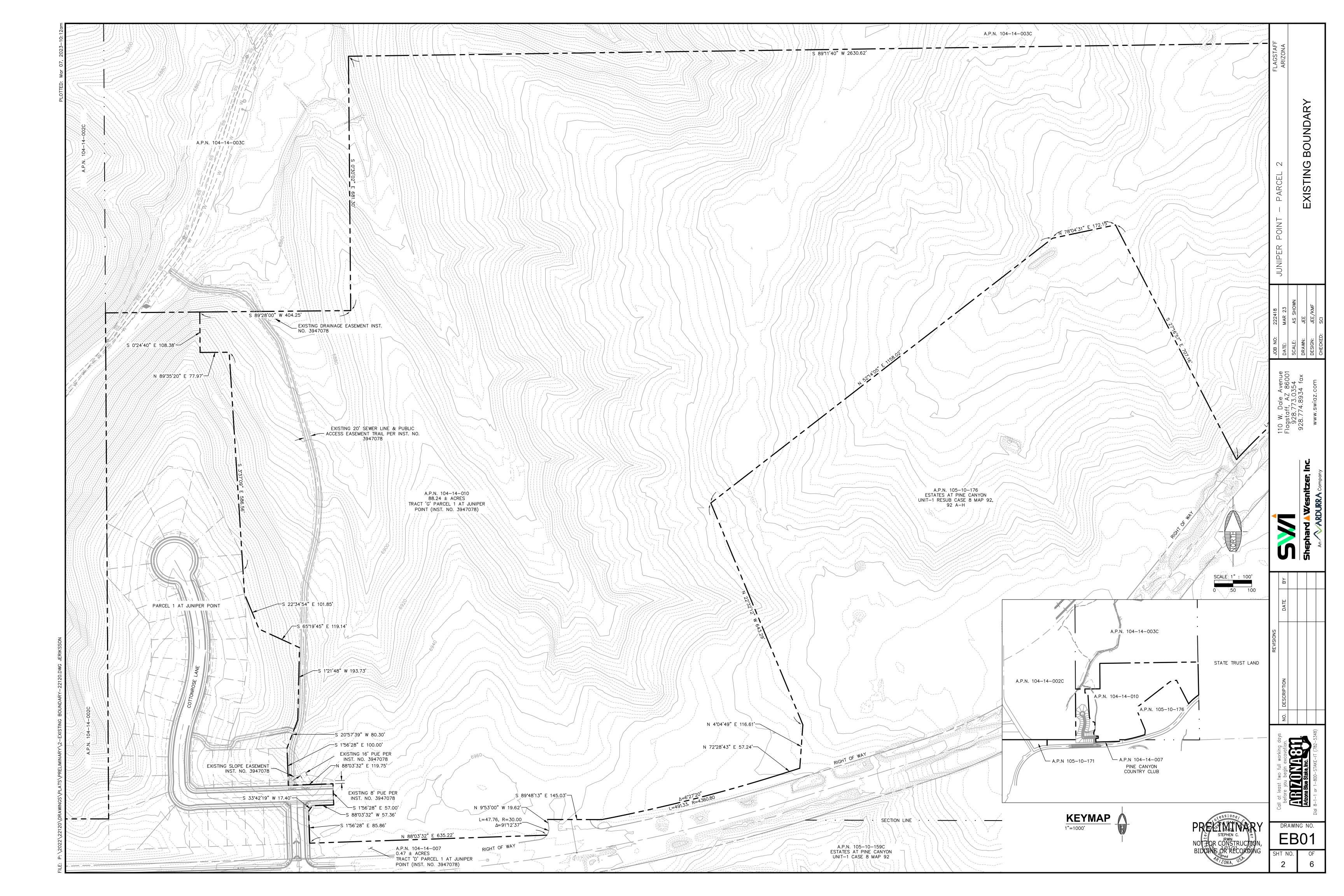
This is to certify that the survey of the property described and platted hereon was made under my direction and supervision and is accurately represented on this plat.

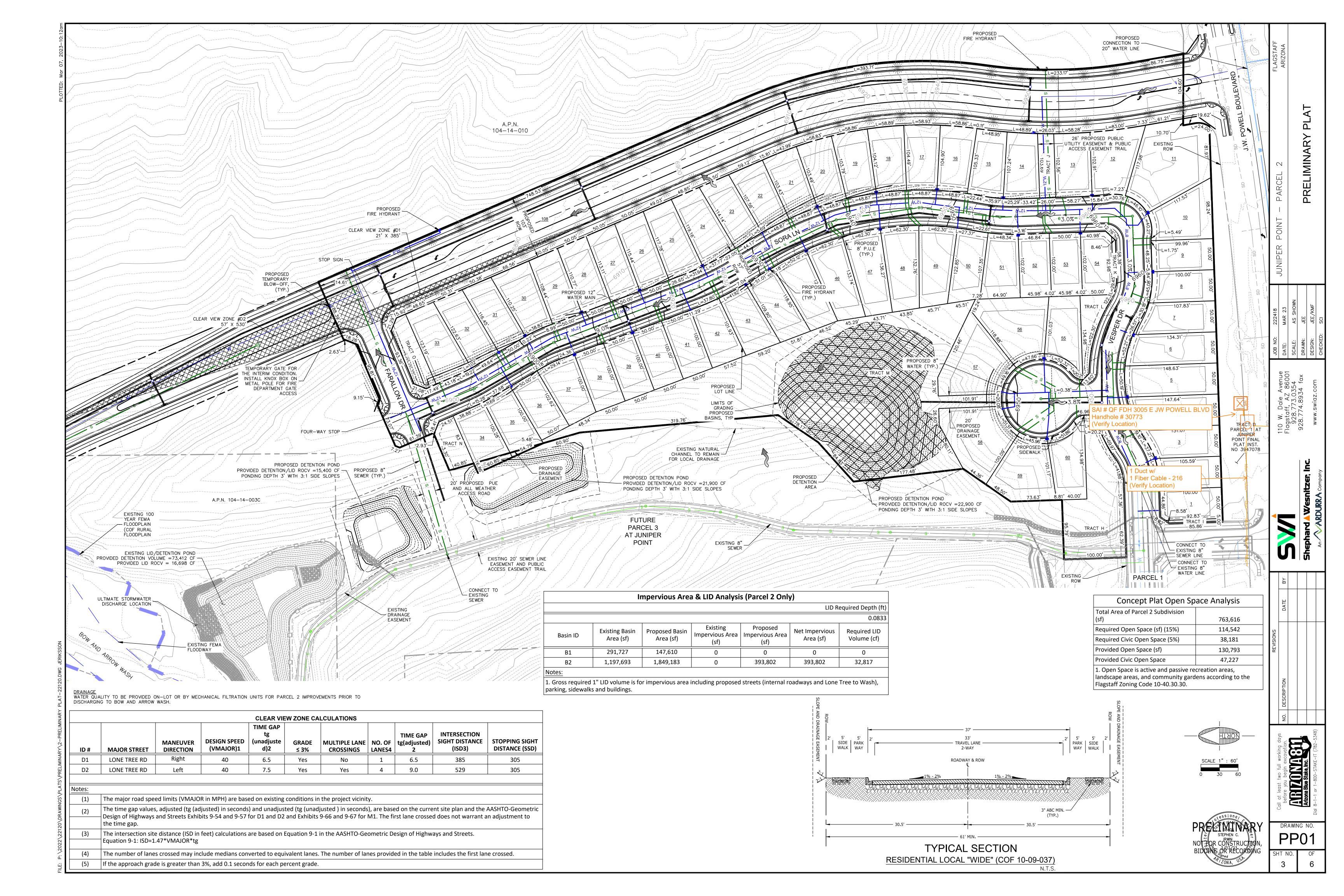
I also certify that the plat is in substantial conformance to the approved tentative plat and that this plat is correct and accurate as shown to the best of my knowledge and belief.

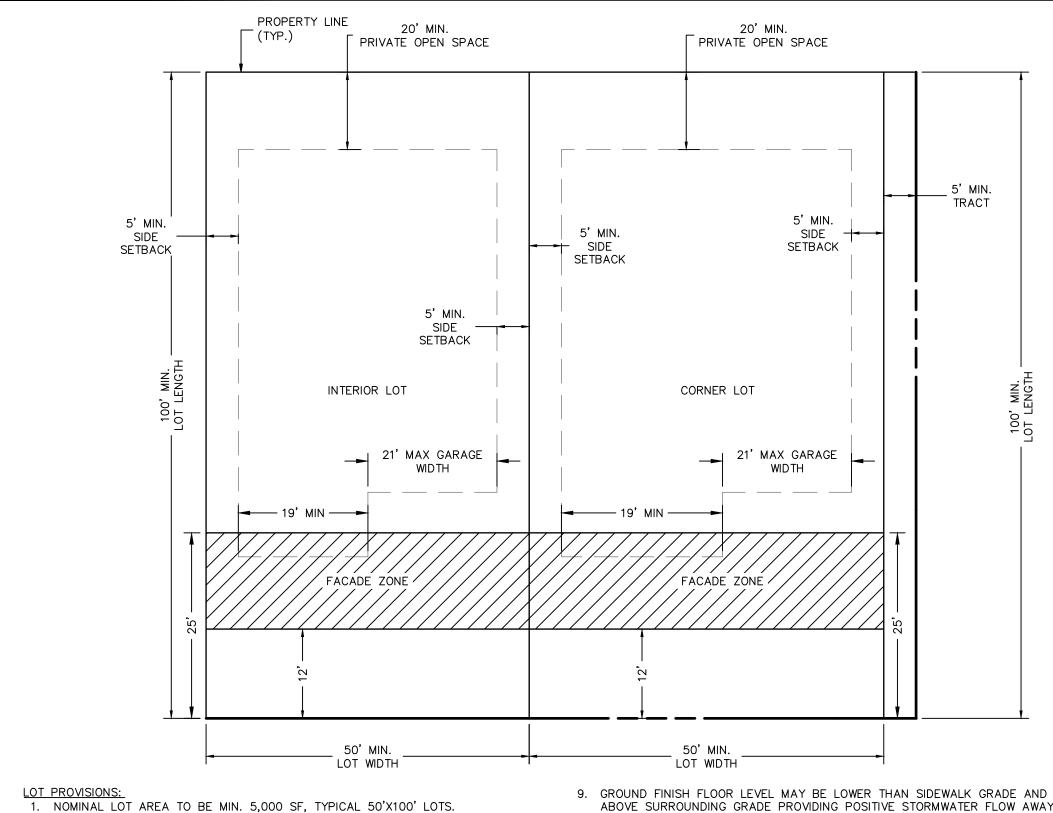
Registered Land Surveyor











- 9. GROUND FINISH FLOOR LEVEL MAY BE LOWER THAN SIDEWALK GRADE AND 12" ABOVE SURROUNDING GRADE PROVIDING POSITIVE STORMWATER FLOW AWAY
- 10. THE FRONT OF THE HOUSE MAY BE LOCATED OUTSIDE OF THE FRONT FACADE ZONE TO PRESERVE TREE RESOURCES, TO BE EVALUATED ON A CASE BY CASE BASIS. 11. CORNER LOTS ARE ADJACENT TO 5' WIDE (MIN.) TRACTS WHICH ALLOWS FOR
- 5' WIDE SIDE SETBACKS FOR THE LOT. 12. PRIVATE OPEN SPACE TO HAVE 20' MINIMUM WIDTH AND DEPTH. NOTHING CAN BE CONSTRUCTED WITHIN THIS AREA.

## 7. MAXIMUM 21' GARAGE WIDTH. 8. PROVIDE A MINIMUM OF 2 PARKING SPACES PER LOT.

LOT WIDTH IS 50 FT AT FRONT SETBACK LINE.

4. PER TRANSECT T3N2 AT LEAST 50% OF THE WIDTH OF THE HOUSE IS IN THE

FACADE ZONE. ON 50' WIDE LOTS THE MINIMUM FACADE WIDTH IS 19'.

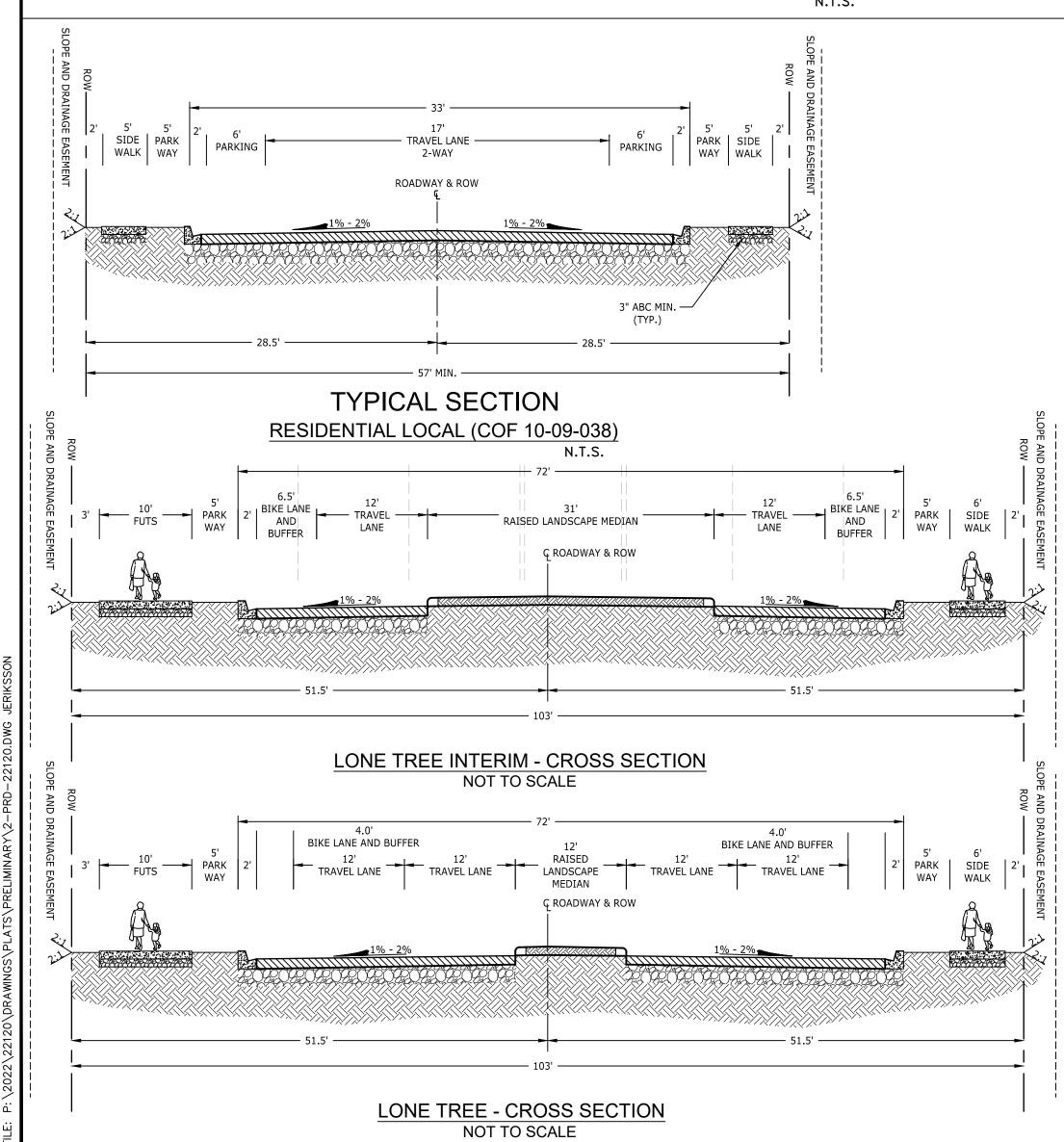
5. ALLOWABLE FRONTAGE TYPES PER TRANSECT T3N2: PORCH (ENGAGED,

. MAXIMUM ALLOWABE LOT COVERAGE IS 50%.

INTEGRAL, PROJECTING) AND COMMON YARD.

6. MINIMUM 10' GARAGE SETBACK FROM FRONT OF HOME.

PARCEL 2 AT JUNIPER POINT SINGLE FAMILY HOME



	3,113.70	0.12
9	4,999.97	0.11
10	7,241.97	0.17
11	14,331.75	0.33
12	7,501.86	0.17
13	5,966.97	0.14
14	5,675.78	0.13
15	5,713.64	0.13
16	5,667.35	0.13
17	5,642.65	0.13
18	5,619.76	0.13
19	5,598.88	0.13
20	5,580.20	0.13
21	5,564.96	0.13
		_
22	5,661.82	0.13
23	5,595.31	0.13
24	6,350.67	0.15
25	6,392.17	0.15
26	5,830.47	0.13
27	5,713.78	0.13
28	5,597.08	0.13
29	5,480.39	0.13
30	6,199.21	0.14
31	5,667.45	0.13
32	6,013.06	0.14
33	6,830.39	0.16
34	5,755.41	0.13
35	5,340.96	0.12
36	5,065.48	0.12
37	5,827.00	0.12
	5,000.00	_
38		0.11
39	5,000.00	0.11
40	5,000.00	0.11
41	5,000.00	0.11
42	5,354.36	0.12
43	5,672.96	0.13
44	5,836.69	0.13
45	6,518.12	0.15
46	6,927.06	0.16
47	7,175.62	0.16
48	7,154.40	0.16
49	6,860.03	0.16
50	5,781.69	0.13
51	5,867.01	0.13
52	5,100.02	0.13
53	5,100.02	0.12
		+
54	5,059.31	0.12
55	6,513.06	0.15
56	9,726.25	0.22
57	10,272.95	0.24
58	10,225.77	0.23
59	8,524.96	0.20
60	6,430.00	0.15
TRACT H	15,340.02	0.35
TRACT I	446.72	0.01
TRACT J	2,679.41	0.06
TRACT K	481.96	0.01
TRACT L	3,300.98	0.08
TRACT M	88,261.01	2.03
		0.07
TDAOT N	ריר / / וווי	. u.u/
TRACT N	3,127.55	
TRACT N TRACT O ROW	3,683.48 269,293.15	0.08

TRACT TABLE

2

3

4

5

6

8

SQUARE FEET ACRES

0.12

0.13

0.16

0.16

4,981.57

5,069.30

5,855.13

7,039.28

7,467.90

7,142.15

6,028.62

5,113.78 0.12

## FRONTAGE TYPES

# **Specific to Private Frontages** 10-50.120.040 ROW Walk Street Key ---- ROW/Property Line

10-50.120.050

---- ROW/Property Line

Specific to Private Frontages

ROW Walk

## 10-50.120.040 Porch: Projecting

The main façade of the building typically has a small to medium setback from the property line. The resulting front yard is typically very small and may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and has a roof form that is separate from the

main house, making it possible to remove the porch roof without making major changes to the overall roof form.

B. Size		
Width, Clear	10' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	G
Height	2 stories max.	
Finish Level above Sidewalk <sup>1</sup>	18" min.	O
Furniture Area, Clear	4' x 6' min.	<b>(</b>
Path of Travel	3' wide min.	G

## **End Note**

<sup>1</sup> Not required in non-transect zones.

Projecting porches are open on three sides and must have a roof.

In transect zones where both porches and encroachments are allowed, a porch is an allowable

encroaching element. Flagstaff Zoning Code





Partial-length projecting porch with stairs parallel to street.

50.120-5

# 10-50.120.050 Porch: Engaged

### The main façade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An engaged porch has a separate roof form from the main body of the house, making it possible to remove the porch roof without making major changes to the overall

roof form. The porch is partially or fully enclosed on

two sides and has a roof.

B. Size		
Width, Clear	IO' min.	A
Depth, Clear	8' min.	В
Height, Clear	8' min.	9
Height	2 stories max.	
Finish Level above Sidewalk <sup>1</sup>	18" min.	O
Furniture Area, Clear	4' x 6' min.	<b>3</b>
Path of Travel	3' wide min.	G
End Note		

Engaged porch as an attached element.

Engaged porches must be open on at least two sides and Engaged porch as an attached element.

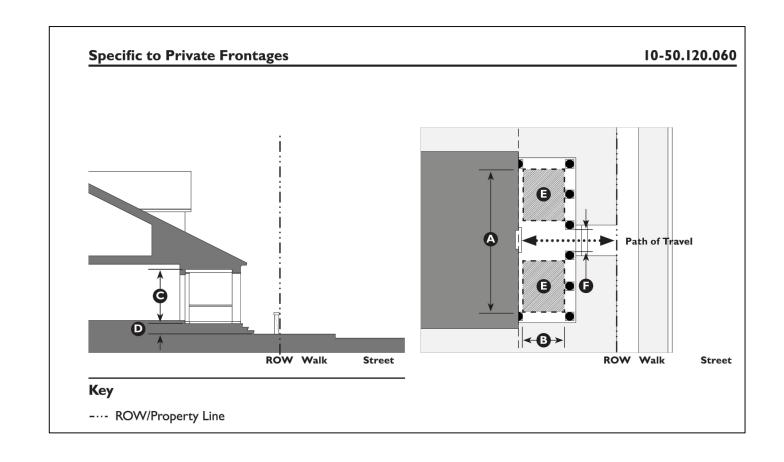
<sup>1</sup> Not required in non-transect zones.

encroachments are allowed, a porch is an allowable

In transect zones where both porches and encroaching element. 50.120-6



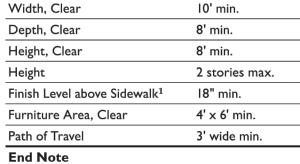
Flagstaff Zoning Code



## 10-50.120.060 Porch: Integral

The main façade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is open on one, two, or three sides and is part of the overall massing and roof form of the building, making it impossible to remove the porch without major changes to the overall roof form.

B. Size	
Width, Clear	10' min.
Depth, Clear	8' min.
Height, Clear	8' min.
Height	2 stories max.
Finish Level above Sidewalk <sup>1</sup>	18" min.
Furniture Area, Clear	4' x 6' min.
Path of Travel	3' wide min.





Flagstaff Zoning Code

Integral porches must be open on at least two sides and have a roof. In transect zones where both porches and

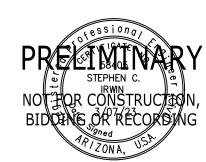
encroachments are allowed, a porch is an allowable encroaching element.





Full-length integral porch integrated into the overall massing.

50.120-7



ARIZONA 811
Arizona Blue Stake, Inc.

DRAWING NO.

CP02

S

REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVATION RATE WITHIN PARCEL 2  EXCESS PRESERVED SLOPE FOR 17-24.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK2  STEEP SLOPE RESOURCES 25-34.99%  REQUIRED PRESERVATION RATE FOR 25-34.99%  REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)	RESIDENTIAL 70% OF SLOPE AREA 181,316 126,921 30,383 16.8% 0 96,538	FOREST RESOURCES - PARCEL 2  TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES  REQUIRED PRESERVATION RATE  TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)  REQUIRED PRESERVED TREE CANOPY AREA (SF)  PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)	RESIDENTIAL 50% OF CANOPY AREA	RESOURCE BANK FOR JUNIPER POINT REMAINING
ACTUAL PRESERVATION RATE WITHIN PARCEL 2 EXCESS PRESERVED SLOPE FOR 17-24.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub> STEEP SLOPE RESOURCES 25-34.99% REQUIRED PRESERVATION RATE FOR 25-34.99% SLOPE AREA (SF) FOR 24.99-34.99% REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF)	126,921 30,383 16.8% 0 96,538	REQUIRED PRESERVED TREE CANOPY AREA (SF)		AVAILABLE AVAILABLE AVAILABLE
PRESERVED SLOPE (SF)  ACTUAL PRESERVATION RATE WITHIN PARCEL 2  EXCESS PRESERVED SLOPE FOR 17-24.99% (SF)  SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub> STEEP SLOPE RESOURCES 25-34.99%  REQUIRED PRESERVATION RATE FOR 25-34.99%  SLOPE AREA (SF) FOR 24.99-34.99%  REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)  ACTUAL PRESERVATION RATE WITHIN PARCEL 2	16.8% 0 96,538	DRESERVED TREE CANODY AREA OUTSIDE OF SLODE RESOURCES (ST)	290,677 145,338	WITHIN JP WITHIN JP PHASE 21 PARCEL 2 PARCEL 3 PHASE 2
STEEP SLOPE RESOURCES USED FROM RESOURCE BANK2  STEEP SLOPE RESOURCES 25-34.99%  REQUIRED PRESERVATION RATE FOR 25-34.99%  SLOPE AREA (SF) FOR 24.99-34.99%  REQUIRED PRESERVATION (SF)  PRESERVED SLOPE (SF)	0 96,538	PRESERVED TREE CANOPY AREA OUTSIDE OF SLOPE RESOURCES (SF)  PRESERVATION RATE (PRIOR TO SLOPE CONVERSION AND SLOPE TREES)	11,138 3.8%	SLOPE AREA (SF) FOR 17-24.99% 1,570,822 535 -96,538 -28,827 1,445,992
STEEP SLOPE RESOURCES 25-34.99% REQUIRED PRESERVATION RATE FOR 25-34.99% SLOPE AREA (SF) FOR 24.99-34.99% REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF)		EXCESS PRESERVED SLOPE CONVERSION TO TREE CANOPY AREA	RESIDENTIAL	SLOPE AREA (SF) FOR 24.99-34.99% 765,231 6,166 -3,793 -230 767,374
REQUIRED PRESERVATION RATE FOR 25-34.99% SLOPE AREA (SF) FOR 24.99-34.99% REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF)	DEGLOCALTIAL	EXCESS PRESERVED SLOPE AREA (SF) <sub>3</sub>	0	SLOPE AREA (SF) FOR >35% 275,109 0 0 0 275,109
SLOPE AREA (SF) FOR 24.99-34.99% REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF)	RESIDENTIAL	CONVERSION OF EXCESS SLOPE TO EVERY 50 SF <sub>1</sub>	0	TREE CANOPY AREA (SF) 2,050,828 35,124 -125,168 1,224 1,962,008
REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF)	80% OF SLOPE AREA 5,559	AVERAGE DIAMETER OF TREE CANOPY (1 POINT)  AVERAGE TREE CANOPY AREA (SF)	10 FT 79	<u>NOTES:</u> 1. THE TABLE SHOWS ALL NATURAL RESOURCES FOR JUNIPER POINT FOR PHASE 2 (184.94
PRESERVED SLOPE (SF)	4,447	CONVERSION OF EXCESS SLOPE AREA TO TREE CANOPY AREA(SF)	0	AC) AND THE EXCESS (GREEN) RESOURCES/SHORTAGE (RED) OF RESOURCES FROM PHASE 1 PARCEL 1-3. THE SHORTAGE OF NATURAL RESOURCES WITHIN PARCEL 1-3 IS SUBTRACTED
ACTUAL PRESERVATION RATE WITHIN PARCEL 2	654	PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES	RESIDENTIAL	FROM THE NATURAL RESOURCES AVAILABLE WITHIN PHASE 2. THE VALUES CREDITED TO THE DEVELOPMENT OF PARCEL 2 ARE NOTED IN THE TABLES TO THE LEFT.
EVACEA DECEDITED CLADE FOR SE 34 0007 (CE)	11.8%	PRESERVED TREE CANOPY AREA WITHIN SLOPE RESOURCES (SF)	23,001	
EXCESS PRESERVED SLOPE FOR 25-34.99% (SF) SLOPE RESOURCES USED FROM RESOURCE BANK <sub>2</sub>	3,793	CONVERSION OF TREE CANOPY AREA WITHIN SLOPE TO EVERY 50 SF <sub>2</sub> AVERAGE DIAMETER OF TREE CANOPY (1 POINT)	460 10 FT	<u>LEGEND</u>
STEEP SLOPE RESOURCES >35%	RESIDENTIAL	AVERAGE TREE CANOPY AREA (SF)	79	PRESERVED TREE CANOPY EXISTING SLOPE >35%
REQUIRED PRESERVATION RATE FOR >35%	100% OF SLOPE AREA	CONVERSION OF TREE CANOPY AREA WITHIN SLOPES TO AVERAGE TREE CANOPY (SF)	36,130	
SLOPE AREA (SF) FOR >35%	0	25% OF TREE CANOPY WITHIN SLOPE RESOURCES (SF)	9,032	DISTURBED TREE CANOPY  DISTURBED SLOPE >35%
REQUIRED PRESERVATION (SF) PRESERVED SLOPE (SF)	0	TOTAL FOREST RESOURCES  TOTAL TREE CANOPY AREA PRESERVED (SF)	RESIDENTIAL 20,171	EXISTING SLOPE 17-24.99%
ACTUAL PRESERVATION RATE WITHIN PARCEL 2	N/A	TOTAL PRESERVATION RATE WITHIN PARCEL 2	6.9%	LAISTING SLOIL 17-27.55%
EXCESS PRESERVED SLOPE FOR >35% (SF)	0	TREE RESOURCES USED FROM TREE BANK <sub>4</sub>	125,168	DISTURBED SLOPE 17-24.99%
TOTAL SLOPE RESOURCES  TOTAL EXCESS PRESERVED SLOPE AREA (SF) <sub>1</sub>	RESIDENTIAL  0	Total Preservation Rate Parcel 2 including use of Tree Bank Note:	50.0%	
Note:	<u> </u>	1. Per City Zoning Code Section 10-50.90.050.C.4, for every 50 sf of addition	onal slone area that is	EXISTING SLOPE 25-34.99%
l. Excess preserved slope for Parcel 2 only. No exc	ess slope preserved.	determined to be protected over and above the minimum required in th		DISTURBED SLOPE 25-34.99%
2. The Slope Resource Bank is the Slope Area withi	n the Juniper Point	point or 79 sf of tree canopy area will be credited toward the minimum resources.	equired forest	DISTURBED SLOPE 25-34.99%
		<ul><li>3. Area of sloped areas preserved for the subject parcel above the require for the different categories of slopes. See separeate table for this calculate.</li><li>4. The Tree Resource Bank is the Total Tree Canopy Area within the Junip</li></ul>	ation.	
		development south of Bow and Arrow Wash. A withdrawl in the form of from the Resource Bank means that this number of square feet of tree ca	Tree Canopy Area	VIEW TOWARDS
		toward tree preservation during future development of Juniper Point.	anopy cannot be used	FOREST AREA
			実別ルトニ	
	VIEW TOV			
	SAN FRAN			VIEW TOWARDS
	PEAK	NO TO THE REST OF THE PARTY OF		PINE CANYON PINE CANYON
				GOLF CLUB

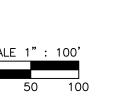
DETENTION/RETENTION/ BASIN, TYP VIEW TOWARDS JUNIPER POINT PARCEL 1

> PARCEL 1 AT JUNIPER POINT

PARCEL 3 AT JUNIPER POINT

working days
excavation.

No. DESCRIPTION





DRAWING NO.

NRPP1

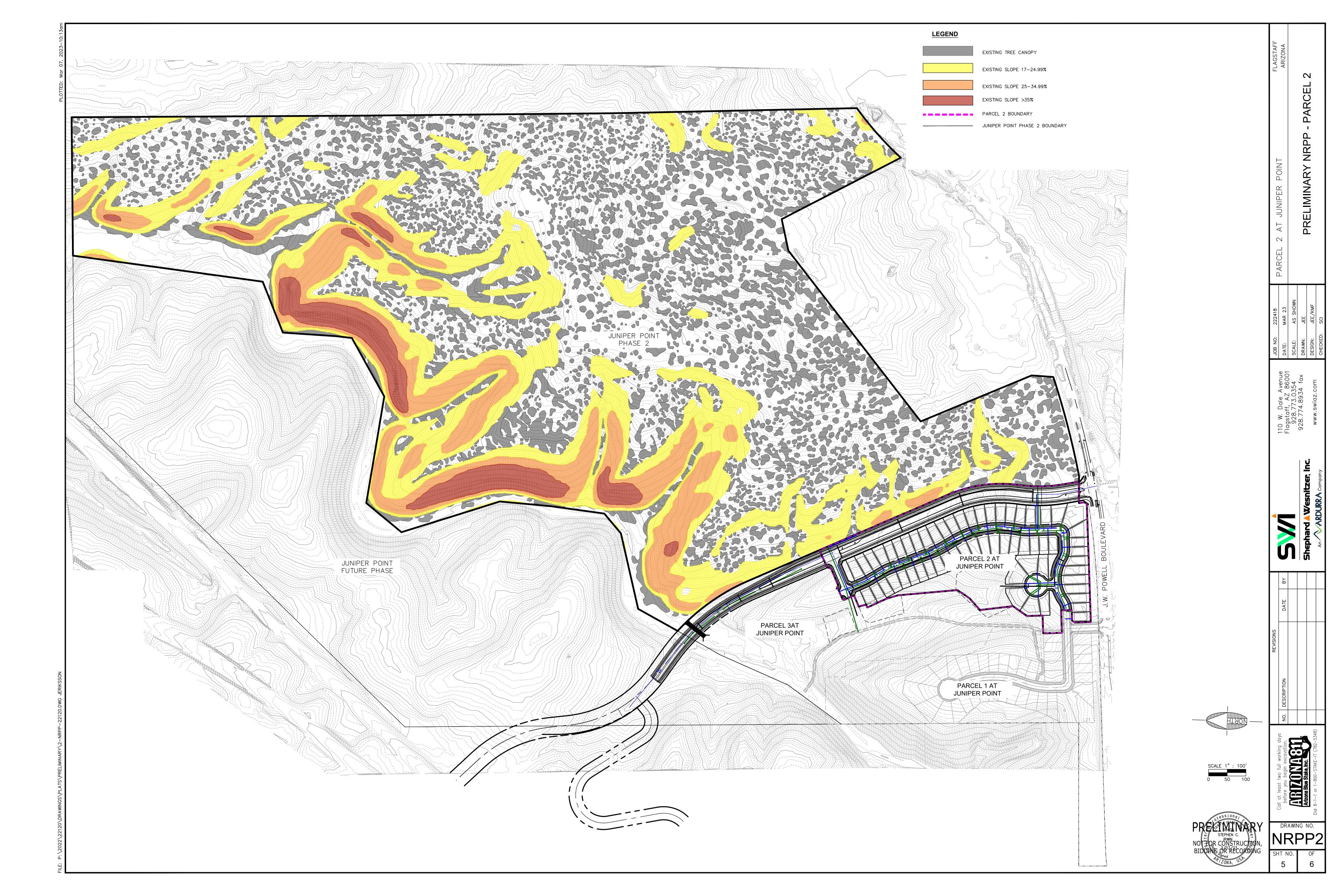
SHT NO. OF

- PARCEL

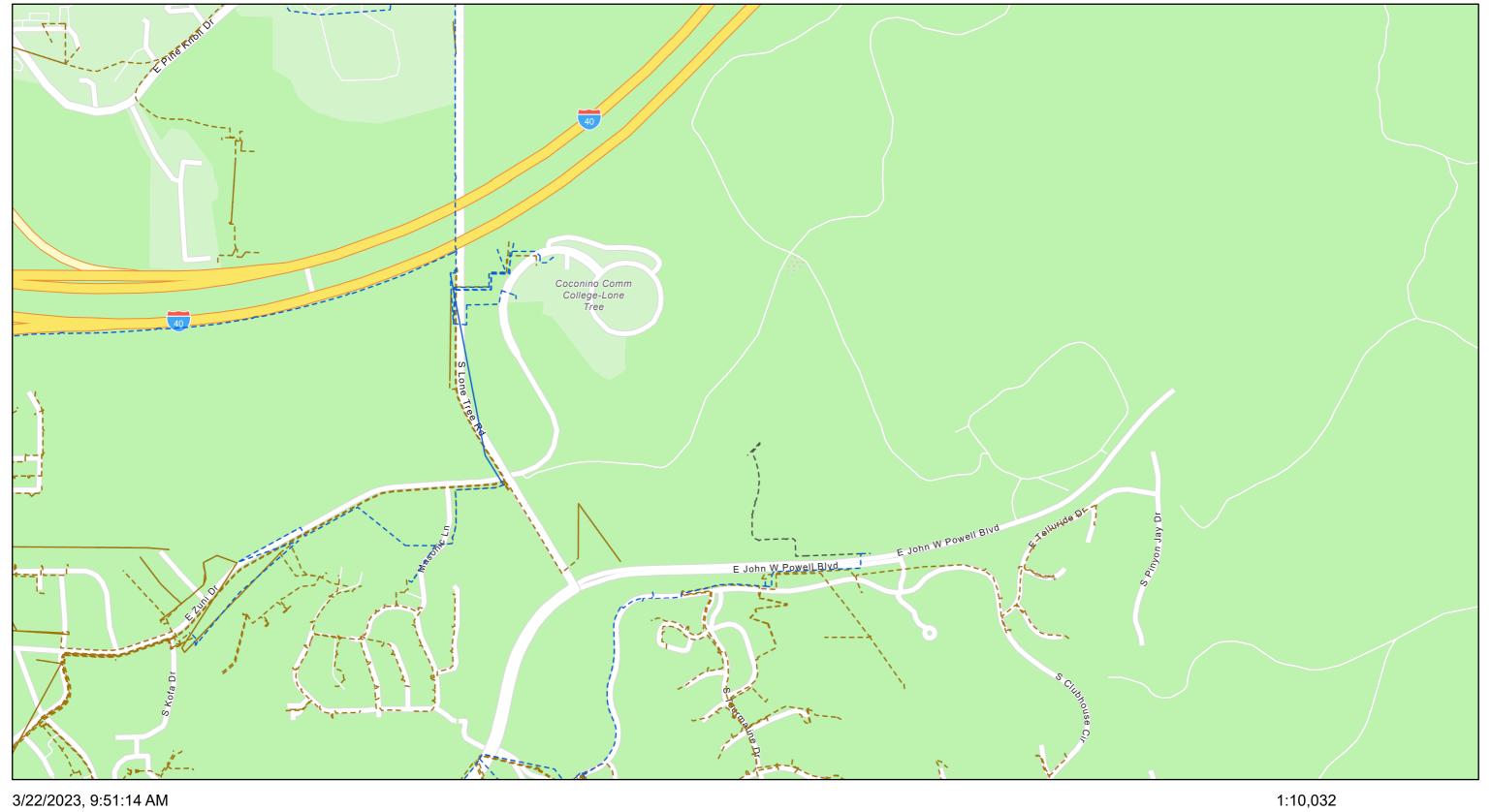
PRELIMINARY NRPP

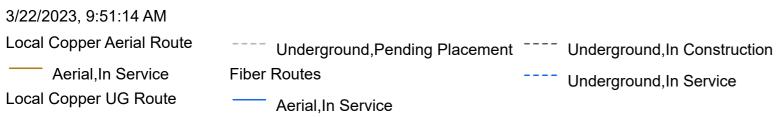
2 AT JUNIPER POINT

110 W. Dale Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax

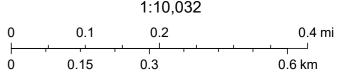


## **LUMEN Relocate Utility Map**





Underground, In Service



Esri Community Maps Contributors, County of Yavapai, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA





110 West Dale Avenue, Suite 1 Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swiaz.com

Engineering an environment of excellence

March 10, 2023 Job #22120

PROJECT: Parcel 2 at Juniper Point

APPROVED without comment and man provided

#### **UTILITY CONFLICT LETTER**

TO: UniSource FROM: Shephard-Wesnitzer, Inc., an Ardurra

Company (SWI)
Kayla Fleishman
110 W Dale Ave
Flagstaff, AZ 86001

Martin Conboy 1459 E. Butler Ave. Flagstaff, AZ 86001

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Plat for the Juniper Point – Parcel 2 development prepared by Shephard-Wesnitzer, Inc. The site is situated on the north side of J.W. Powell Boulevard.

Note that this is currently an undeveloped area with few or no anticipated conflicts. Please keep in mind while reviewing how future service could be provided to the proposed site. Please provide any comments and return them to us as soon as possible. Please also provide maps of any existing Unisource utilities in the vicinity of the site for coordination purposes. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

	•
APPROVED with comment, as follows, and map	provided.
NOT APPROVED with comment, as follows.	
SIGNED: Martin Conboy	TITLE: Gas Engineering Supervisor
	<b>DATE:</b> March 13, 2023
AGENCY: UNS Gas, Inc.	<b>DATE:</b> March 13, 2023

110 W. Dale Ave. Flagstaff, AZ 86001 Phone #: 928-773-0354 Email: kfleishman@ardurra.com

SEDONA COTTONWOOD FLAGSTAFF PRESCOTT





An ARDURRA Compony

110 West Dale Avenue, Suite 1 Flagstaff, AZ 86001 978.773.0354 928.774.8934 fax www.sv/iaz.com

Engineering an environment of excellence

March 13, 2023

Job #22120

rrojeci. <i>Faicei z al juliibei Polii</i>	CT: Parcel 2 at Juniper Po	oin
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#### **REVIEW AGENCY NOTIFICATION LETTER**

TO: Flagstaff Unified School District

Justin DiNardi 3285 E. Sparrow Ave Flagstaff, AZ 86001 FROM: Shephard-Wesnitzer, Inc., an Ardurra
Company (SWI)

Kayla Fleishman
110 W Dale Ave
Flagstaff, AZ 86001

In conformance with the City of Flagstaff subdivision development process, we have enclosed the Preliminary Plat for the Juniper Point – Parcel 2 development prepared by Shephard-Wesnitzer, Inc. The site is situated on the north side of J.W. Powell Boulevard.

Please provide any comments and return them to us as soon as possible. Thank you for taking the time to complete, sign, date, and return this document. Your transmittal may be by mail or email as indicated on the bottom of this page.

APPROVED without comment ar	d map provided.
APPROVED with comment, as fo	
NOT APPROVED with comment,	as follows.
<u> </u>	
SIGNED:	TITLE: Dividor of Operations
AGENCY: FUSD 1	DATE: _/0°23°23

110 W. Dale Ave. Flagstaff, AZ 86001

Phone #: 928-773-0354

Email: kfleishman@ardurra.com

#### CITY OF FLAGSTAFF

#### STAFF SUMMARY REPORT

To: The Honorable Mayor and Council From: Michelle McNulty, Planning Director

Co-Submitter: Sarah Darr, Housing Director and Nicole Antonopoulos,

**Sustainability Director** 

Date: 04/05/2024 Meeting 04/24/2024

Date:



#### **TITLE**

Land Availability and Suitability Study and Code Analysis Project (LASS+CAP) Project Update and Discussion

#### STAFF RECOMMENDED ACTION:

Discussion item only

#### Executive Summary: Project Overview:

Flagstaff's growth in population, coupled with a housing crisis that has limited housing choice and affordability and a climate crisis that is disrupting weather patterns and threatening communities, has exemplified the need to better plan and coordinate internally and externally. The City's housing emergency, as well as the increased threats of wildfire, flooding, drought, and other climate impacts, has presented a vital need for Flagstaff to better understand the extent of land that is available in Flagstaff for housing development, the barriers that exist to developing new housing, and the changes that can be made to the City's development code and processes to encourage and increase the supply of new housing while recognizing the City's Carbon Neutrality Plan goals. This work supports several City housing and climate goals in the City's 10-Year Housing Plan, Carbon Neutrality Plan, and other documents while acknowledging the tensions between other community assets and values.

The Land Availability and Suitability Study and Code Analysis Project (LASS+CAP) is a multi-pronged initiative to address critical long-term planning and resilience needs. There are two components to this project: the Land Availability and Suitability Study (LASS) and the Code Analysis Project (CAP).

- 1. The purpose of the LASS is to understand what land is available within the Flagstaff city limits and peripheral areas for development and redevelopment/infill and the barriers that exist.
- 2. The Code analysis portion of the project will analyze City codes applied to development projects and will identify what works well and identify the barriers to meeting the City's housing and climate goals and policies.

The LASS and the CAP are being completed concurrently. The LASS is a land inventory study to identify what lands are left to develop or redevelop as residential and identifying the opportunities and/or barriers for their development or redevelopment. While the LASS includes both privately and publicly owned lands, the study does not make commitments or obligations for any of the parcels identified, rather this is a data snapshot to understand how much land is potentially available to meet our residential needs. Any private property owner whose property has been included in the inventory is welcome to reach out to staff to discuss the project in more detail. The CAP is a code analysis looking at all development codes and processes to ensure all are working towards our housing and sustainability goals. While being done concurrently, the LASS

is a standalone document representing technical data from a point in time that will inform the CAP project, as well as the Regional Plan Update, regarding scenario planning and policy setting.

This effort is being completed in partnership between Community Development's Planning and Development Services and Housing Sections, the Sustainability Division, and the Transportation Engineering Section. It will provide a much-needed base for high-level coordination between numerous other City Divisions/Sections such as Fire, Building Safety, Economic Vitality, Water Services, PROSE, in addition to the primary City partners, and Mountain Line.

#### Land Availability and Suitability Study

The <u>draft LASS</u> report was completed using the following methodology:

- Establishing a preliminary buildable land inventory for the City of Flagstaff and peripheral areas in the project's study area;
- Determining which areas are buildable by applying screening criteria to the study area based on environmental constraints; and
- Identifying and assessing "opportunity sites" from the resulting net buildable land inventory. These are sites that present unique opportunities for the creation of housing.

Through the Land Availability and Suitability Study, the consultant has established the following key findings about Flagstaff's land availability:

- Flagstaff and the peripheral areas that make up the LASS area contain approximately 8,125 acres of vacant land spread across 2,242 parcels. Of this land area, approximately 6,735 acres are residentially zoned.
- The study area also contains approximately 5,399 acres of underutilized land spread across 1,822
  parcels. These lands contain minimal structures that have a low enough improvement Full Cash Value
  (FCV) to suggest that economic forces could encourage their redevelopment for a greater or higher
  value use, such as housing.
- In total, the study area contains approximately 7,062 acres of vacant buildable land and approximately 4,865 acres of underutilized buildable land. These lands represent the lands most likely to develop or redevelop in the future.
- Approximately 13% of the vacant land within the study area is environmentally constrained by stream corridors, wetlands, steep slopes, and floodplain or floodways. These lands may not be conducive to development or redevelopment, including for housing.
- The most common environmental constraints in Flagstaff are steep slopes and floodplains and floodways. This analysis considered steep slopes as any slope 25% or greater, which impacted nearly 7% of the study area's land. However, Flagstaff currently regulates development on slopes 17% or steeper through the Resource Protection Overlay, which represents a significant barrier to housing development on sites that may be able to support development. As the LASS+CAP project team continues to evaluate code section modifications that, if implemented, could result in greater residential yield, the steep slope provisions of the Resource Protection Overlay may offer such an opportunity.
- Floodplain and floodway areas impact over 4% of the study area land. It is likely that this number will be
  reduced through the eventual construction of the Rio de Flag Flood Control Project. Nonetheless,
  floodplain and floodway within Flagstaff currently presents a significant challenge to the development of
  housing in the study area's vacant parcels.

In general, Flagstaff has a significant amount of buildable land within its city limits and in its immediate periphery that can be used for the development of housing. However, much of it will require being rezoned to a higher density zoning designation and is lacking the necessary infrastructure to support higher density development.

It is expected that this analysis will help inform both the CAP and the Regional Plan update by identifying the areas that could most benefit from additional density and infill, among other changes that could positively impact housing yield. For example, the CAP may recommend zoning code or development review process changes that impact the density allowed in different zoning districts or when Water Sewer Impact Analyses (WSIA) or Traffic Impact Analyses (TIA) are required. Some observations of note include:

- Currently, only individual Opportunity Site redevelopment on the smallest of downtown or Southside sites may not trigger WSIAs, and even then, this only applies if existing infrastructure appears to be sufficient to meet new development needs. Any larger developments will all require WSIAs.
- Currently, most of the higher opportunity level sites will require TIAs. Developers in the community have noted that this can be a lengthy and expensive process with difficult-to-predict mitigation. Changes to how the City manages traffic information and TIA processes could improve the likelihood and affordability of more significant housing development projects.
- Some of the largest sites that may become entirely new development areas tend to be zoned Rural or Estate Residential, which leads to very spread-out development that only serves high income groups. Whether these sites are currently owned by other public entities or private owners, the next steps in Table 25 of the LASS report recommend the City investigate ways to help encourage at least some areas within these large sites have higher density.

The draft LASS document will help provide specific locations and examples of where significant housing opportunities exist and therefore serves as a resource for considering when, where and how future code amendments, zone changes, collaborative development planning and master planning efforts will make the most impact in the City.

#### Code Analysis Project -- Code Diagnostic

The Code Analysis Project is a multi-phase project that will identify code barriers, provide opportunities to remove barriers, and recommend code revisions that will support the achievement of the Flagstaff Carbon Neutrality Plan and Housing Plan goals. The Project will be completed through three deliverables including a code diagnosis, exploration of concept code changes, and then a final report with recommendations. All phases of this project will be presented to supporting Commissions (Planning & Zoning, Housing, Sustainability, and Transportation). This three-prong approach will allow staff in conjunction with City Council to identify smaller code changes that may be processed prior to the final recommendations. The <u>draft</u> Code Diagnostic is the first deliverable in the Code Analysis Project which is attached for Commission and Council review.

The scope of the Code diagnosis, concepts, and recommendations addresses the following codes and any other identified affected codes, standards, policies, or plans as identified by the City:

- Fire Code
- Engineering Design Standards and Specifications for New Infrastructure
- Zoning Code
- General Plans and Subdivisions
- Public Ways and Property
- Building Regulations
- Transportation Impact Analysis Manual
- Incentive Policy for Affordable Housing

Additionally, an Equity and Displacement Vulnerability Assessment was conducted to assist with identifying code barriers. The consultants prepared a demographic and spatial analysis of the city to assess which neighborhoods are more vulnerable to the potential negative impacts of Code changes in accelerating gentrification and residential displacement.

Each code barrier was reviewed as follows:

Relevant Goal/Policy: Identify all of the relevant goals/policies that the code provision presents a barrier to meeting.

Magnitude and Impacts: Evaluate the magnitude of the barrier and discuss the specific impact it has on the ability of the City to meet its policy goals. The Consultant Team will coordinate to use a consistent method for evaluating the magnitude of a barrier. The magnitude of the barrier may vary depending on the policy goal. If so, that variation will be identified. The barriers were graded on the following scale:

Critical Barrier: Code provisions that render it physically or economically infeasible to develop a

project that contributes to the City's housing and/or climate goals. These code provisions generally are barriers independent of other standards or requirements and apply broadly to many types of developments or locations.

- Major Barrier: Code provisions that significantly reduce the feasibility of developing a project that
  contributes to the City's housing and climate goals. The degree to which these provisions are barriers
  may be contingent on other standards or requirements and the barrier may apply to a narrower range of
  development types of locations.
- Minor Barrier: Code provisions that may have a limited negative impact on the feasibility of developing a project that contributes to the City's housing and climate goals. The degree to which these provisions are barriers may be contingent on other standards or requirements and the barrier may apply to a narrower range of development types of locations.

Please note that the attached draft does not adequately address the cascading climate barriers identified in the Key Outcomes for each code barrier identified. Additional work is necessary to refine how the climate barriers identified in the Carbon Neutrality Plan will be addressed in the final draft of this report.

Co-Benefits: Identify areas, where relevant, reducing or removing a code barrier may have co-benefits or synergistic impacts on both housing and climate goals.

**Tensions**: Additionally, identify any potential tensions or trade-offs between policy goals that may arise as part of the assessment of code barriers. The consultant team identified two types of conflicts:

- Housing/Climate Tensions: Removing the barrier would advance one of the City's two primary goals but may constrain the ability to meet the other policy goal.
- Tensions with Other Policy Goals: Removing the barrier may have a negative impact on the City's ability to meet other policy goals. For example, reducing minimum parking requirements may reduce the cost of housing development, but may also impact neighborhood livability.

**Feasibility of Alternatives**: The consultant team, along with staff, will determine and discuss whether there are alternative regulations or standards that are reasonably feasible for the City to implement. Feasibility includes physical, legal, or economic feasibility. Specific alternatives will not be proposed at this stage.

By including all the above information for each code barrier, the City Council will be able to make more informed decisions and prioritize the most critical barriers to achieving housing and climate goals.

#### **Project Outreach**

These draft reports and a presentation were presented to the larger city staff steering committee, and the Housing, Sustainability, Transportation, and Planning and Zoning Commissions. At the time of this staff report, only feedback from the Steering Committee meetings was available and is discussed in the attached memo (Attachment A). Additional feedback from the respective commissions and Council will be incorporated into the draft reports before finalizing.

#### Information:

A link to the draft reports and appendices can be found here: <a href="https://www.flagstaff.az.gov/4888/Land-Availability-Suitability-StudyCode-Availability-StudyCode-">https://www.flagstaff.az.gov/4888/Land-Availability-StudyCode-</a>

Attachments: Appendix A - Steering Committee Notes

Presentation

LASS+CAP Steering Committee Combined Notes March 6 and March 26, 2024

#### Meeting Subject: LASS+CAP Steering Committee #1 (LASS DISCUSSION

#### ONLY)

Meeting Date: 3/6/2024 2:30 PM Participating Divisions and Sections:

- Planning
- Housing
- Sustainability
- Engineering
- Real Estate
- City Attorney's office
- Building Safety
- PROSE
- Solid Waste
- Water Services
- Fire
- Mountain Line

#### **Key Themes + Discussion Topics**

- 1. Flagstaff has 2 different types of opportunity sites: 1) specific vacant and underdeveloped opportunity sites in the LASS report, and 2) retrofitting existing low-density areas (downtown and suburban neighborhoods) to get additional density.
  - a. Flagstaff has a lot of underutilized land due to existing low-density development patterns (either through single-family zoning or through practice). Some low-density areas may also be good candidates for adding additional density, but they were not included in the LASS as undeveloped or underdeveloped sites. We should not lose sight of this, especially given that Flagstaff has a very low average density compared to our peer cities.
  - b. Approaches to foster developments in specific sites, like the opportunity sites identified in the LASS report, include extending our infrastructure, which is cost-intensive and may not always fix housing and climate issues (depending on the specific site location and infrastructure readiness level).
  - c. Retrofitting existing subdivisions to get additional density performs a lot better in the Regional Plan scenario planning process (with respect to metrics and outcomes from the 10-year housing plan and CNP) than developing on the periphery.
  - d. Encouraging infill in downtown is different than encouraging infill in suburban neighborhoods. And different neighborhoods will have different approaches to get to medium density.
- 2. AZ State Land owns most of the vacant land. We need to set up these large parcels to have an easier path to a rezone so that when these properties develop, the type of development is more likely to advance city housing and climate goals.
  - a. This can happen through Regional Plan land use designations and potentially other planning processes, in addition to the TIA (Traffic Impact Analysis) and WSIA (Water Sewer Impact Analysis) process.

- b. AZ State Land wants the highest and best use for each property to auction land at a higher price. Land can go for a higher price if we show higher density, mixed-use, etc. is possible and doable before these parcels go to auction.
- 3. The following infrastructure topics are important and will be discussed further in the Regional Development Cost Reduction Strategy portion of the LASS.
  - a. If we fund infrastructure upfront to support high-density housing, such as through bonds and other funding mechanisms, we are much more likely to get higher-density development that advances housing and climate goals.
    - i. The current developer fee model for infrastructure development will likely continue the large-lot, high-income subdivisions we currently see.
    - ii. If we let the fact that it is expensive to maintain and build new infrastructure, we are on our way to becoming a luxury community.
  - b. We need larger conversations about infrastructure capacity—particularly water and sewer. Can our infrastructure support the desired density?
  - c. In downtown, our aging water and sewer infrastructure and tight areas may not support the highest level of density/redevelopment on all of the opportunity sites identified in the LASS.
    - i. This is something we need more information on.
    - ii. How do we get more density and maintain our historic downtown core?
    - iii. Infrastructure is another challenge how can we increase it to support reinvestment in downtown?
  - d. We need to tie the Regional Plan to the Capital Improvement Plan (CIP).
    - State law requires the CIP to coordinate with the Regional Plan. We need to make the Regional Plan 2045 and the CIP work together to identify and prioritize infrastructure investments.
  - e. It would also be helpful to identify costs (how many people are benefitting vs. cost per resident) for developing infrastructure to serve different sites, and how reduction strategies might impact costs.
  - f. Further Discussion
    - i. What type of development are we going to build infrastructure to support?
      - 1. Just single-family homes?
      - 2. Single family + other land uses?
      - 3. High density?
    - ii. We need to make sure we get the biggest bang for our buck with respect to where we build infrastructure.
    - iii. How do we incentivize the development we want, such as giving additional points for development in transit corridors.
      - 1. Examples of what other communities have done would be helpful.
    - iv. BOLD goals require BOLD strategies, which require BOLD implementation!!!!
- 4. There are larger questions about whether we want to grow up or grow out. This relates to larger LASS/CAP and the Regional Plan conversations.

- a. For example: The development of large AZ State Land parcels on the periphery relates to larger questions about building up vs. out, and where the city wants to encourage development.
- 5. LASS is focused on residential development, but we can't lose sight of community needs to support residential, like job centers and parks.
  - a. Meeting notes:
    - i. We need to make sure we set aside land for neighborhood-scale parks and open space as vacant and underutilized sites develop.
    - ii. The best metric to measure park access is everyone being within a 10-minute walk to a park or open space area.
    - iii. The City is in the process of updating the Parks Master Plan, but it will likely be a year or more before it is finished (the current plan is from 2013).
    - iv. Flagstaff doesn't currently have impact fees for parks and open space. Without these, we don't have a good way to set aside and pay for new park space.
    - v. It is important to plan for connectivity between parks and open space, and think of open space as a larger network that people can use to travel throughout the city and to larger open space areas and national forest land (as opposed to just creating isolated parks/open space areas).
  - b. Additional discussion
    - i. We need to plan for and finance parks.
    - ii. Industrial and commercial centers may be more vulnerable to redevelopment because existing infrastructure already better serves them.
    - iii. If we clean up code to help tackle climate and housing emergencies, it will benefit all end-users, including commercial, industrial, and parks.
- 6. There needs to be a continuing conversation about environmental hazards. Fire and post-fire flooding risk are important policy issues that the LASS/CAP, the Regional Plan, and other planning documents, policies, and projects can make progress on.
  - a. Flagstaff is in the Wildland Urban Interface (WUI), so everywhere is vulnerable to fire. But, we need to be more explicit about how this risk happens.
    - Where are the most vulnerable vacant and underutilized parcels to fire and post-fire flooding? Vulnerability relates to the location of drainages and the status of tree cover/density, among other factors.
  - b. What are the factors that foster catastrophic structure fires? There is emerging research on this.
    - i. We need to talk about how many trees are very close to houses in neighborhoods throughout Flagstaff.
    - ii. Every neighborhood is vulnerable to catastrophic structure fire under the right wind conditions that assumption should be part of the LASS/CAP, the Regional Plan, and other policy discussions and documents.
    - iii. These discussions need to consider the four types of fire transmission in the WUI:
      - 1. Vegetation vegetation
      - 2. Vegetation to structure
      - 3. Structure vegetation

#### 4. Structure - structure

- c. Costs of building Firewise vs. not Firewise. Research shows that building Firewise from the start may not be much more expensive than building not Firewise. We need more information about how this applies to Flagstaff.
- d. Further discussion
  - There are places that have existing entitlements where people can build, but there are also larger questions about how we build, especially in vulnerable areas.
  - ii. Once fire maps are updated, we will need to figure out how they impact land use and infrastructure planning, such as building design, easements to accommodate post-fire flooding, questions about wastewater and where it goes, etc.
  - iii. The more we build, the more water security we will need to fight fire. How does water security play in?

## Meeting Subject: LASS+CAP Steering Committee #2 (Draft CAP Code Diagnostic Report)

Meeting Date: 3/26/2024 11:00 AM Participating Divisions and Sections:

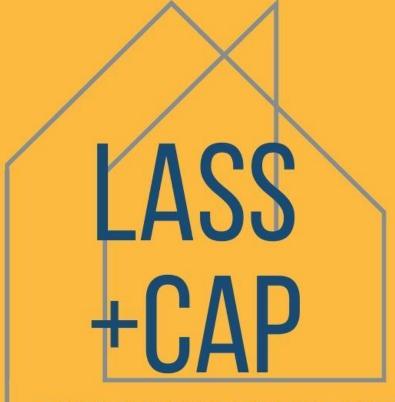
- Planning
- Housing
- Sustainability
- Engineering
- Real Estate
- City Attorney's office
- Building Safety
- PROSE
- Public Works
- Water Services
- Fire
- Mountain Line

#### **Key Themes + Discussion Topics**

- 1. The review of best practices needs to include communities that deal with snow seasons.
- 2. The review of street design standards needs to also include collector and arterial streets.
- 3. The review of the TIA analysis needs to be stronger in regards to the TIA impact on climate goals, including adding the focus on active transportation modes as Transportation Demand Management (TDM). Need other alternative than development impact fees.
- 4. Code barriers should take into account second homes and short-term rentals. Incentivizing long-term rentals should be part of future discussions about how to address the barriers.
- 5. Future code changes to address barriers may result in budget changes for infrastructure improvements. The barriers are not always code but the funding resources available.

LASS+CAP Steering Committee Combined Notes March 6 and March 26, 2024

- 6. The report needs to include the full list of state law preemptions that affect the city's ability to meet housing and climate goals, including short-term rentals, second homes, natural gas, recycling, etc.
- 7. More internal conversation is necessary on snow removal, street width standards, parkways, and landscaping, on street parking requirements, and fire code standards. All of these factors contribute to overall street width, which relates to the cost of developments
- 8. Need to prioritize our priorities.
- Engineering standards and public improvement standards in the Zoning Code can be a barrier to infill development and missing middle housing due to meter and infrastructure improvement requirements.
- 10. It is important to examine the Development Agreement process as part of the larger review of development processes.
- 11. The LASS/CAP project aims to make Flagstaff a safer place to live while also meeting climate and housing goals.



LAND AVAILABILITY AND SUITABILITY STUDY + CODE ANALYSIS PROJECT



## **PROJECT UPDATE**

April 16, 2024









#### **AGENDA**

- 1. Project Purpose and Goals
- 2. Land Availability / Site Suitability Findings
- 3. Code Diagnosis Findings
  - Approach and Methodology
  - Zoning and Subdivision Codes
  - Engineering, Transportation Impact Analysis, and Fire Access Standards
  - Building and Fire Code
- 4. Next Steps
- 5. Discussion Questions

# 1. PROJECT PURPOSE AND GOALS

#### PROJECT INTRODUCTION

#### Multi-pronged initiative to address critical long-term planning and resilience needs:

- Partnership between Planning, Housing, Sustainability, Mountain Line
- Provides much-needed base for high-level coordination between numerous City Divisions
- Highly coordinated with Engineering (Development Engineering and Transportation),
   Fire, Building Safety, Economic Vitality, Water Services, and others

#### PROJECT SCOPE

#### The Land Availability and Suitability Study (LASS) focuses on:

What land is available in Flagstaff, and development potential and barriers

#### The Code Analysis Project (CAP) will conduct an in-depth analysis of:

- Development code and process, through the lens of City Council commitments to address Housing and Climate
- Analysis of what's working and what is not

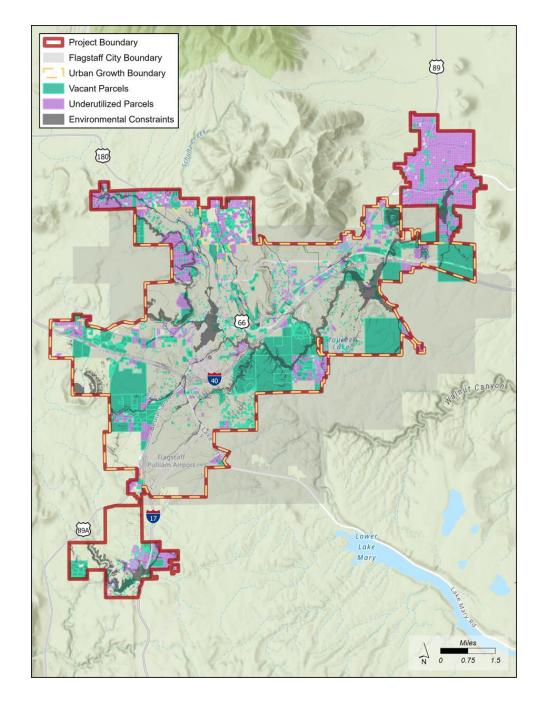
<sup>\*</sup> This analysis will test theory against approved projects.

# 2. LAND AVAILABILITY / SITE SUITABILITY PROJECT FINDINGS

#### **PURPOSE AND GOALS - LASS**

#### Why doing?

- Limited land left to develop and many needs
- Provides context for recommending "right-sized" code amendments
- Informs Regional Plan process



#### **HIGH-LEVEL PROCESS**

Appropriatelyzoned properties in the study area



Inventory vacant and underutilized sites

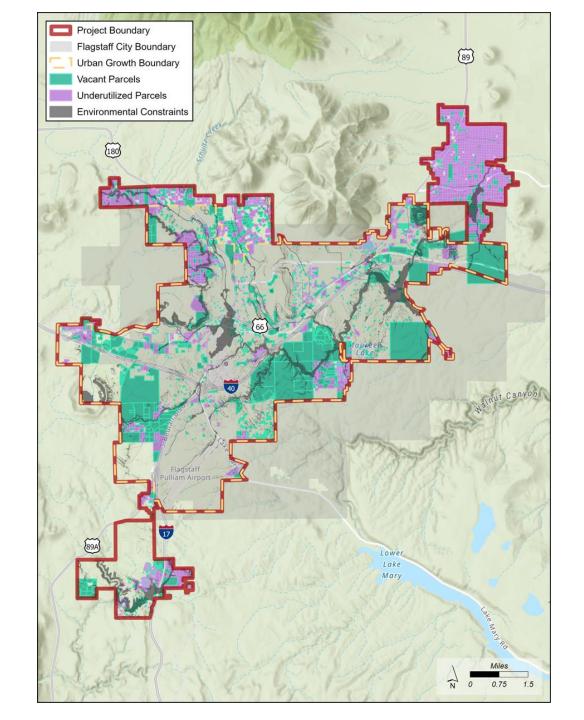


From inventory, identify "opportunity sites"

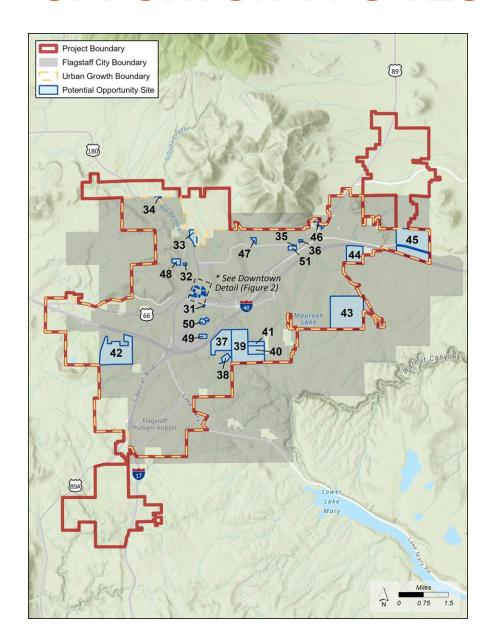
#### LASS FINDINGS

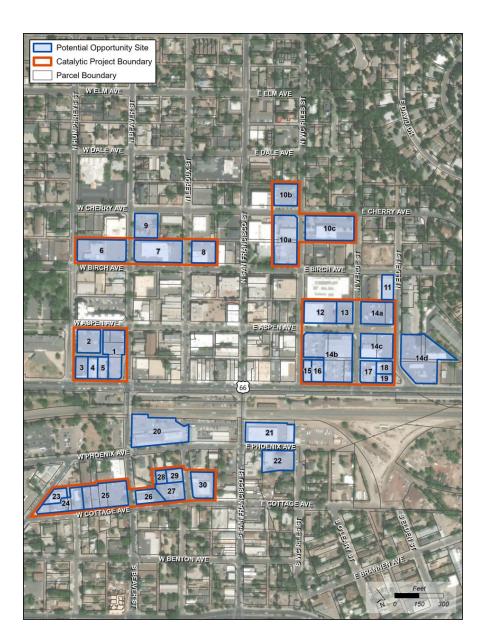
#### Across the study area:

- Vacant Land: approximately 8,125 acres, spread across 2,242 parcels. Approximately 7,000 of these acres are unencumbered by environmental constraints.
- Steep slopes represented the greatest environmental constraint on sites.
- 6,735 acres of the vacant land are residentially zoned.
- Underutilized Land: approximately 5,399 acres, spread across 1,822 parcels. Approximately 4,865 of these acres are unencumbered by environmental constraints.



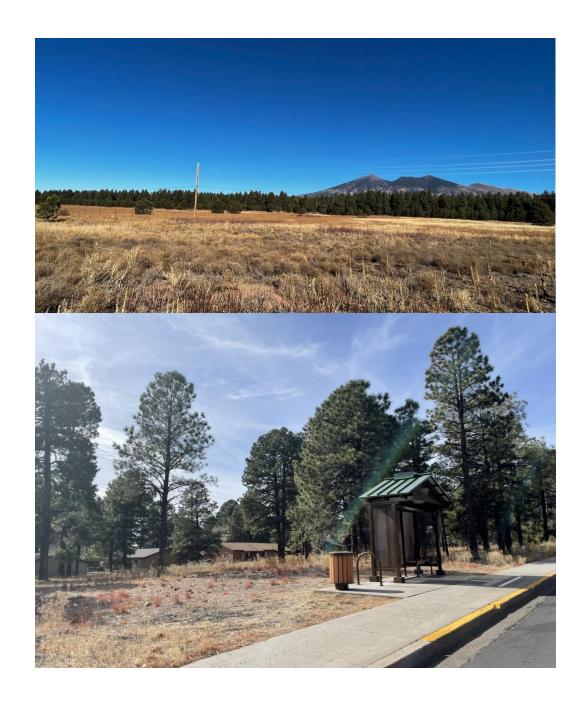
#### **OPPORTUNITY SITES**





# GENERAL CONCLUSIONS – OPPORTUNITY SITES

- 36 of the 51 Sites are Commercially-zoned (totaling approximately 21 acres.)
- Rural or Estate Residential 9 sites, approximately 2552 acres.
- Greatest potential for housing yield is in larger tracts requiring rezoning and significant infrastructure planning/investment.

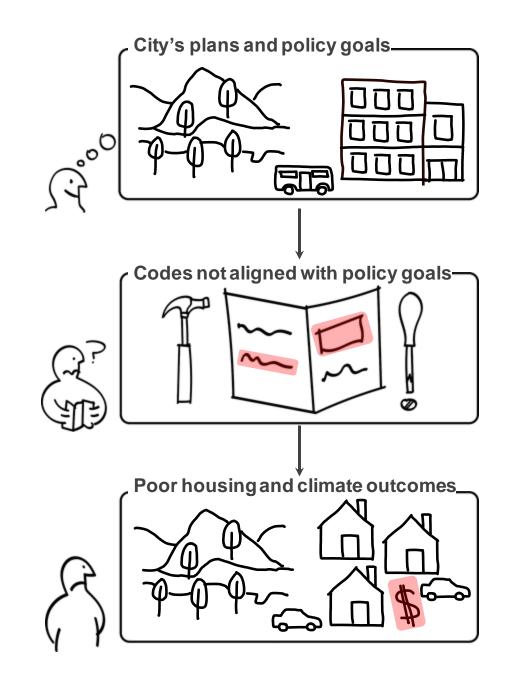


# 3. CODE ANALYSIS PROJECT: APPROACH AND METHODOLOGY

#### **PURPOSE AND GOALS - CAP**

# Development codes are a key tool for achieving housing and climate goals.

- Plans and policies call for bold, urgent action.
- Codes are not functioning as an effective tool to implement plans and policies.
- Codes may prioritize other goals above housing and climate.
- Codes may have been written in a different context and are now out of sync with today's economic and climate realities.



#### THREE PHASES OF THE CODE ANALYSIS

#### **DIAGNOSTIC**

#### **CONCEPTS**

# RECOMMENDATIONS AND TESTING

Identify and evaluate barriers, opportunities, conflicts.

Develop concepts and approaches for code updates.

Recommend specific code updates and test the impact of implementing the changes.

**Deliverable:** 

Code Diagnostic Report

Timing:

February/March 2024

**Deliverable:** 

Code Concepts Report

Timing:

Summer 2024

**Deliverable:** 

Code Recommendations and Impacts Report

Timing:

Late Fall/Winter 2024

#### DISTILLING POLICIES AND GOALS INTO CLEAR OUTCOMES

#### **PLANS**













#### **KEY OUTCOMES IMPACTED BY CODES**

#### Housing

- Abundant Housing Supply
- Diversity of Housing Types
- Lower Cost Market Rate Housing Production
- Income-Restricted Affordable Housing Production
- Mixed Use Development and Neighborhoods
- Infill Development and Compact Land Use Patterns
- Equity and Fair Housing

#### Climate

- Community Resilience, Health and Safety
- Walkable Neighborhoods
- Safe and Inclusive Networks for Walking and Biking
- Transit Oriented Development and Transit Ridership
- Clean Air Status
- Adaptive Reuse and Preservation of Existing Housing Stock

- Inclusive Recreation
- Electric Mobility
- Clean Electricity
- Building Fuel Switching
- Reduced Building Energy Use
- Sustainable Consumption
- Water Security
- Healthy Forests and Open Spaces
- Carbon Dioxide Removal

#### SCOPE OF THE CODE ANALYSIS

#### **Municipal Code**

- Title 4: Building Regulations
- Title 5: Fire Code
- Title 8: Public Ways and Property
- Title 10: Zoning Code
  - Affordable Housing Incentives
  - Residential Sustainable Building Incentives
- Title 11: General Plans and Subdivisions
- Title 13: Engineering Design Standards
- Development Review Processes

#### **Technical Manuals**

- Transportation Impact Analysis Manual
- Incentive Policy for Affordable Housing
- Mountain Line Design Guidelines for Transit Facilities

#### **METHODOLOGY**

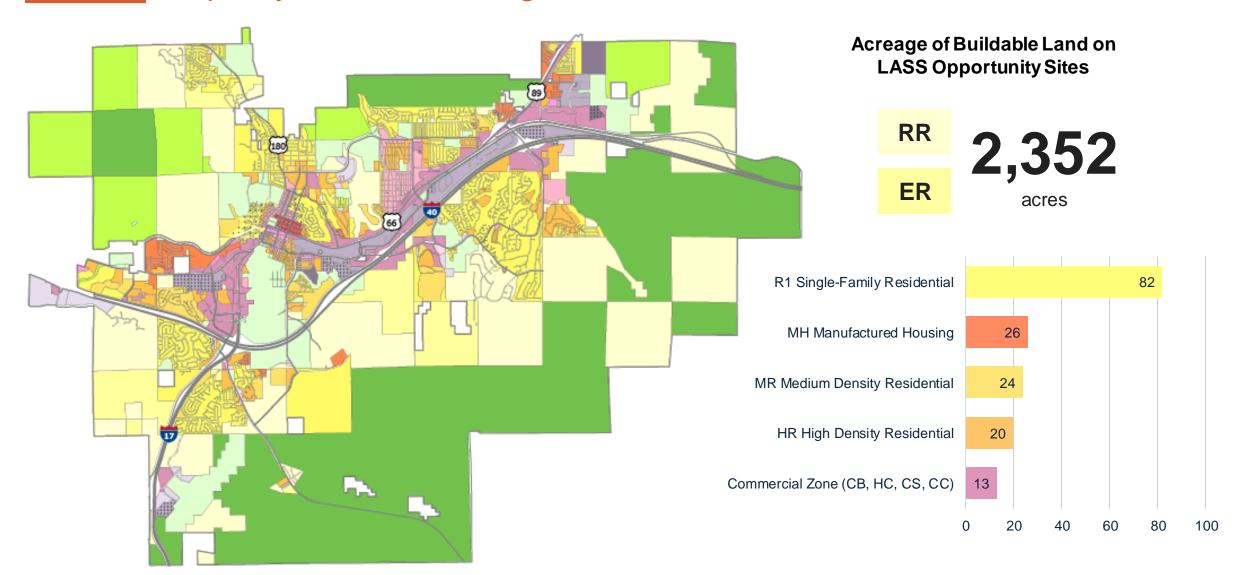
- Close review of code, process, and plan documents
- Discussions with City staff
- Development stakeholder meetings soliciting feedback from local developers, engineers, and architects regarding potential barriers to affordable and sustainable residential development in the City
- A review of development case studies in the City
- Residential development site, building, and unit modeling

## 4. CODE DIAGNOSTIC KEY FINDINGS:

Zoning and Subdivision Codes



# Where is the buildable land? What zones have the most capacity for new housing?





# Where does the Regional Plan call for new housing to be prioritized to meet climate and housing goals?



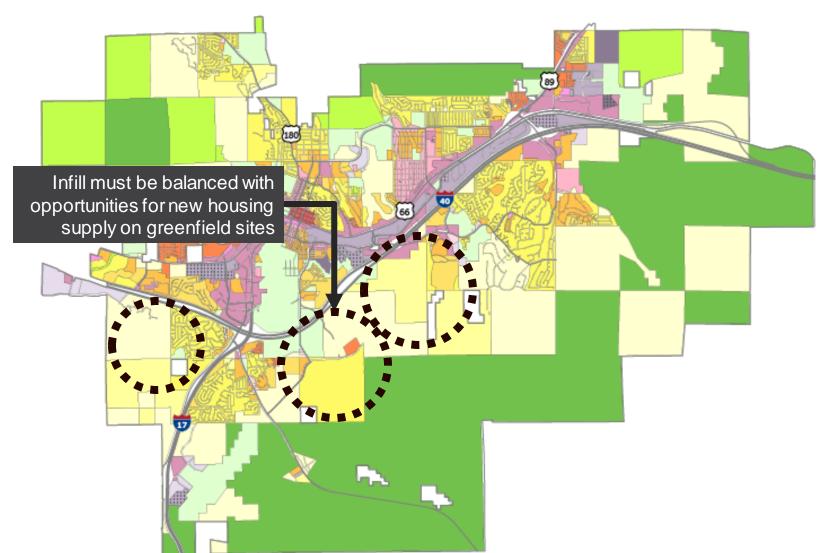
- Commercial zones are prominent in existing neighborhoods.
- Medium and high-density zones (MR, HR) are also important







# Where does the Regional Plan call for new housing to be prioritized to meet climate and housing goals?

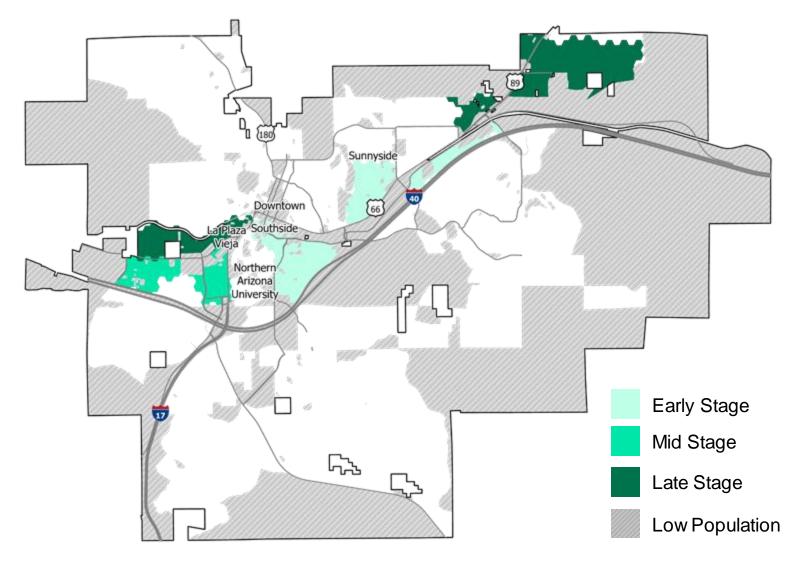


- How can the city ensure that rezoning and subdivision processes keep pace with housing needs?
- When rezoning occurs, will new development meet housing and climate goals?





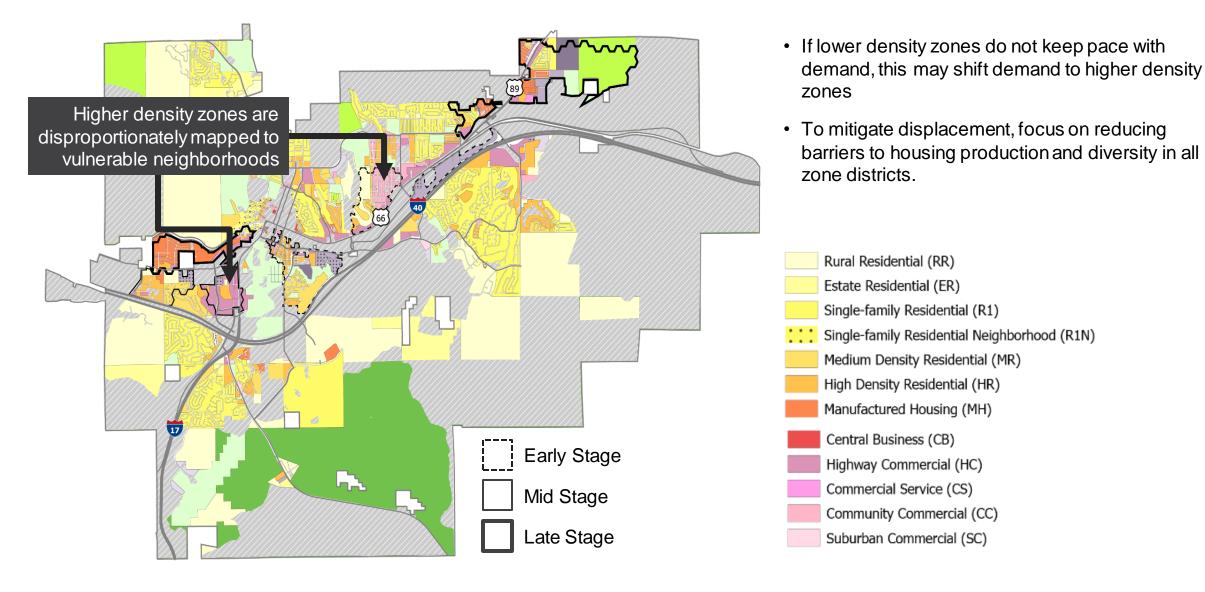
# Where are the households that are vulnerable to displacement if housing production does not keep pace?



- Displacement risk evaluated using demographic and housing data
- Housing production has been found to prevent displacement
- New housing supply is needed both inside and outside vulnerable neighborhoods



# Where are the households that are vulnerable to displacement if housing production does not keep pace?





#### Overview of Major Barriers and Issues

#### **CITYWIDE ISSUES**

- Review Procedures. Zoning map amendment and subdivision review process are deterring development and slowing the pace of housing production.
- Affordable Housing and Sustainable Building Incentives.
   Incentive programs are not economically compelling and undercut by other provisions.
- Resource Protection. The RPO is not optimized to balance housing production goals with environmental goals.
- Minimum Parking Requirements. Critical barrier to housing affordability, development feasibility, and climate goals for higher density housing in transit-served areas.
- High Occupancy Housing. Requiring a conditional use permit and other specific development standards are a critical barrier to high density housing.

# ZONE-SPECIFIC ISSUES Low density and restrictions on housing type are inconsistent with housing and climate goals. Higher density allowance needed to encourage smaller, more affordable units. Could provide for the higher densities that support goals, but parking requirements and

HOH regulations severely limit this potential.

**R1/R1N** 

MR

COMM.

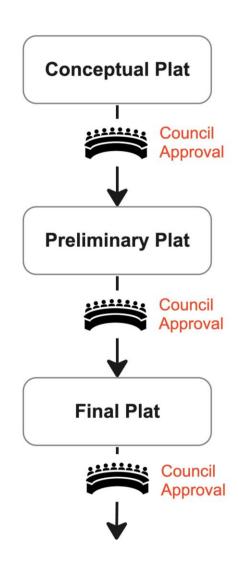
**ZONES** 



#### Review Procedures: Zoning Map Amendment, Subdivision

## The zoning map amendment and subdivision review processes are slowing the pace of housing production.

- Requiring a Development Agreement is unnecessarily complex, limits flexibility, and deters rezoning.
- Development Agreements often focus on addressing citywide needs that are difficult for one project to satisfy
- The Concept Plat phase of subdivision process adds unnecessary cost and delay
- City Council approval of all subdivisions adds unnecessary uncertainty, cost, and delay.



#### **R1/R1N**

#### Single-Family Residential Zone

- Minimum lot size and minimum street width standards limit achievable density.
- Infeasible to deliver housing affordable to moderate income families at R1 density level
- Restrictive use regulations and low density discourage "missing middle" housing.
- R1 density levels are inconsistent with the City's climate goals.

max density

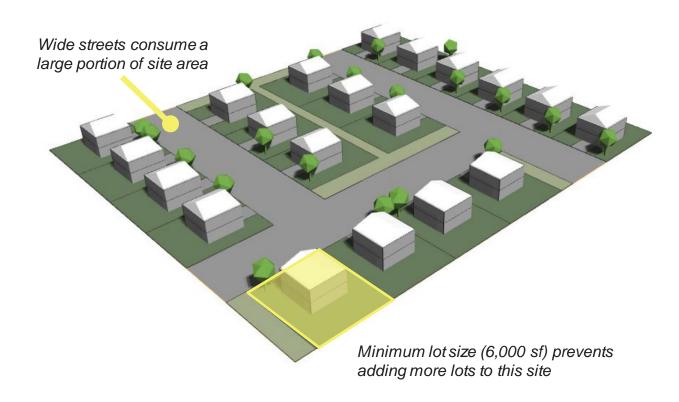
6.0

units per acre

achievable density

4.7

units per acre



#### **R1/R1N**

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- R1 density levels are inconsistent with the City's climate goals.

Min Feasible Price

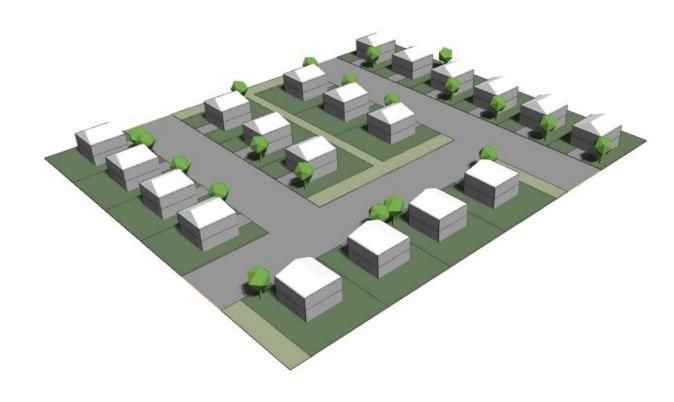
\$942,800

for 2,000 sf unit

Min Household Income

275%

of Area Median Income

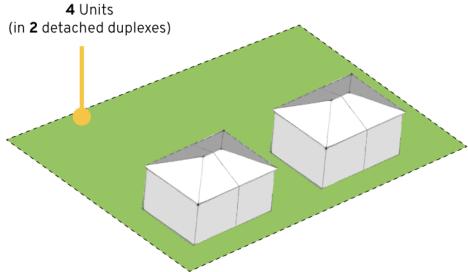


#### **R1/R1N**

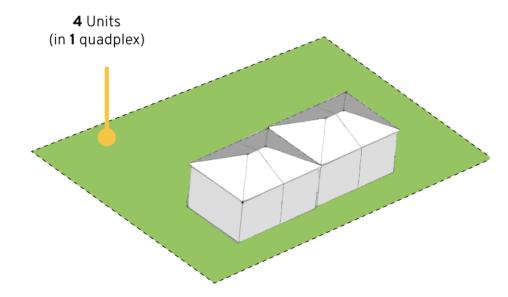
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- R1 density levels are inconsistent with the City's climate goals.

#### **Allowed**



#### **Prohibited**



### **R1/R1N**

### Single-Family Residential Zone

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- Infeasible to deliver housing affordable to moderate income families at R1 density level
- Restrictive use regulations and low density discourage "missing middle" housing.
- R1 density levels are inconsistent with the City's climate goals.

max density

6.0

units per acre

transit-supportive density

8-15

units per acre



# Medium Density Residential Zone

Variety of housing types allowed, but max density encourages larger, more expensive units.



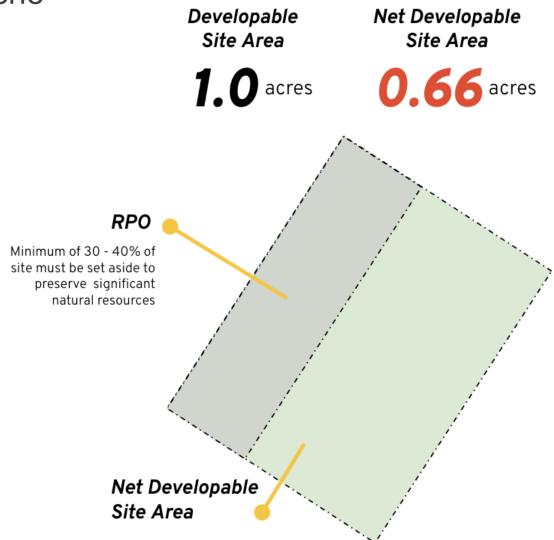




# Resource Protection Overlay Zone

# The RPO is not optimized to balance housing production goals with environmental goals.

- Requires a large share of resources to be preserved on each site
- Does not allow forest and slope resource areas to be contiguous
- May increase fire risk due to proximity of residential structures to forest resources
- Limits density below the base zone in addition to requiring preservation areas

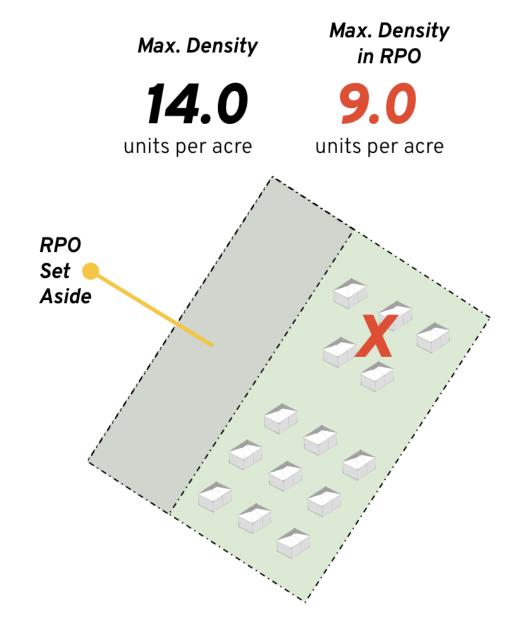




### Resource Protection Overlay Zone

# The RPO is not optimized to balance housing production goals with environmental goals.

- Requires a large share of resources to be preserved on each site
- Does not allow forest and slope resource areas to be contiguous
- May increase fire risk due to proximity of residential structures to forest resources
- Limits density below the base zone in addition to requiring preservation areas

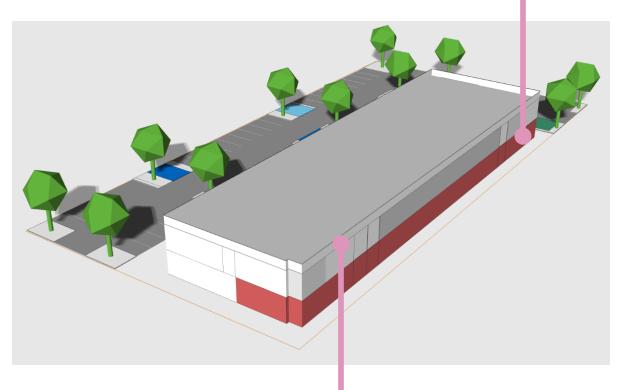


### Commercial Zones

Large amount of ground floor commercial space required unless applying for a conditional use permit

# The code makes it challenging to build high-density housing in commercial zones

- Low maximum density (29 units per acre) is a critical barrier to lower cost housing and encourages an inefficient use of land.
- Requiring a CUP for a residential projects is not the most effective approach for balancing the desire for commercial uses.



**Density** 

29

units per acre

Density is maximized with only a twostory building unless applying for a conditional use permit for HOH.

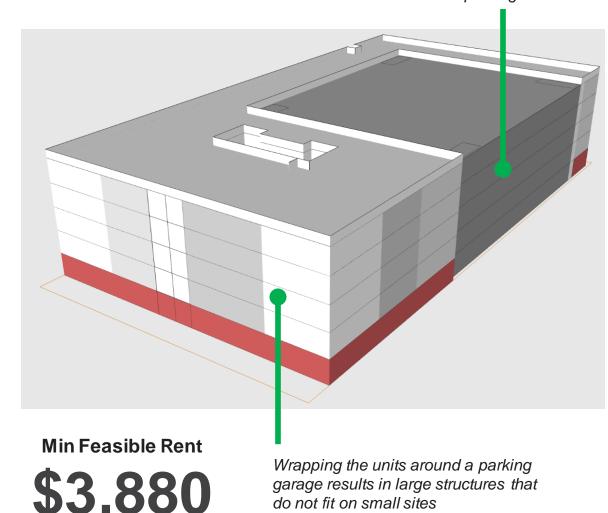


# Minimum Parking Requirements

Multi-level parking structure costs 5-10x to build than surface parking

Parking requirements are a critical barrier to housing and climate goals for high density housing in transit-served areas.

- Multi-level parking structures are costly and infeasible on smaller sites. Lower cost parking solutions are infeasible at higher densities.
- Higher greenhouse gas (GHG) emissions due to embodied carbon in concrete parking structures.
- Recent research has found that high parking requirements may directly encourage higher vehicle ownership.



for 780 sf unit



# High Occupancy Housing Regulations

# The Conditional Use Permit requirement for high density housing in commercial zones is deterring infill development.

- The CUP process raises uncertainty and risk of denial, deterring investment
- Dilute the effectiveness of the Affordable Housing and Sustainability Incentives
- Nullify the benefits of the Transect Zones
- Some standards add unnecessary costs, complexity, and equity concerns for multifamily housing.



HOH was implemented in response to large multifamily projects.



But also applies to this 12unit condo building



# Affordable Housing Incentives

- The costs of providing affordable units outweigh the benefits. Modeled financial returns were lower for projects that used the incentives, despite higher densities.
- There are alternative pathways to achieving similar benefits, diluting the relative value of the incentives.

#### Internal Rate of Return

4.50%

Base Density

10.00%



5.00%



0.00%



12% Affordable

20% Affordable





20% Affordable
42
units per acre



# Sustainable Building Incentives

# Some sustainability features could be required, and others lack compelling incentives.

- Features such as water resource protection and electric vehicle charging may be more appropriate to require for most developments.
- All-electric buildings are essential to the City's carbon neutrality goals, but many developers continue to build duel-fuel (electric/gas) projects.
- Density bonus is not a compelling incentive for many projects because it is too low or not achievable while complying with other standards.





### Tensions with Other Policy Goals

# Addressing these barriers may require reconciling tensions with the City's other policy goals.

- The report identifies these six policy goals as potentially impacted by addressing these code barriers.
- Strategies for reconciling tensions with these policy goals will be evaluated in the Code Concepts and Code Recommendations reports.



Community Character and Design



Infrastructure Sufficiency/Funding



Historic Preservation



Parking Management



**Resource Protection** 



**Public Involvement** 

# 5. CODE DIAGNOSTIC KEY FINDINGS:

Engineering, Transportation Impact Analysis, and Fire Access Standards

### **Stakeholder Comments** - Examples

Some elements of current WSIA and TIA processes can be barriers to development.

- The requirement to conduct WSIAs and TIAs is often premature in the development process, requiring significant at-risk investment.
- There is an over-reliance on individual projects to fund transportation infrastructure versus a more reliable funding mechanism through the use of impact fees

Desire to allow narrower streets and alternative sidewalk and planter strip designs.

 Noted that it has been difficult to obtain City approvals for modifications to the base road designs.

### Water and Sewer

### **Potential Barriers**

#### **WSIA Process:**

- Costly and required for most developments
- In some areas of the City, existing infrastructure may have known issues old and undersized mains in downtown (and the potential for developers to be required to take on broader improvements) discourages dense infill and redevelopment that might be desired in downtown.

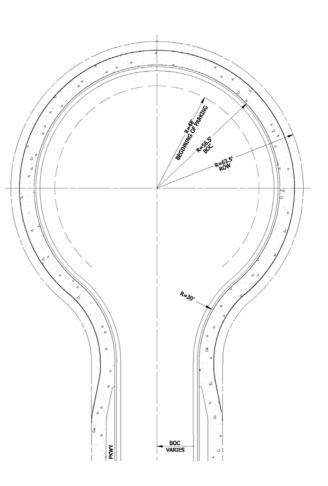
#### Flow Metrics:

 Metrics for assuming water and sewer demand in Tables 13-09-002-01 and 13-09-003-02 are from 1980 and may be overly conservative to actual use.

# **Transportation and Access**

### Code Issues

- Street Cross-Sections are wide, complex, and stakeholders have noted them to be highly prescriptive
- Winter Parking Ordinance leads to off-street parking, even when streets are designed to accommodate parking
- Cul-de-Sacs are commonly used and generally an inefficient development pattern
- Setbacks on Alleys conflict with the benefits of alleys promoting buildingforward, pedestrian-oriented neighborhoods. The setbacks are wider than needed yet often not wide enough to accommodate parking
- **Driveway standards for multi-family development** are the same as for commercial development, triggering large driveway and parking areas that may be over-built for small (3-4 unit) projects.



# **TIA Requirements**

### Potential Issues

- Developers may decrease number of units to avoid triggering TIA thresholds if known off-site liabilities exist, reducing housing supply
- Concern about equity amongst development projects standardized impact fees could help resolve this

# 6. CODE DIAGNOSTIC KEY FINDINGS:

**Building Code** 

# **Building Code**

# **Key Findings**

- Affordable Housing and Construction Costs. Building codes have a minor role in current escalations in construction costs. Research supports current drivers of higher cost are tied to labor, supply chain disruptions, higher financing cost and demand.
- Adaptive Reuse. Complex and highly variable issue that will vary project-byproject. A multitude of codes are triggered that typically challenge a project's viability.
- **Sustainability.** Misalignment between stakeholders and city goals. Sustainability is seen by the development community as a nice-to-have, expensive, non-critical feature. Education on actual costs and benefits is needed to inform this narrative.
- Carbon Neutrality. Need to elevate building performance beyond code through energy and water efficiency. There is no path to carbon neutrality without renewable energy. Policies needs to align with changes in market such as grid decarbonization.
- **Incentives.** City housing and sustainability incentives are not enticing to overcome financial barriers. Requires a suite of local, state and federal and utility incentives.

# 7. NEXT STEPS

# LASS + CODE DIAGNOSIS OUTREACH

March 6, 2024: Steering Committee Meeting: LASS

March 26, 2024: Steering Committee Meeting:

**Code Diagnosis** 

March 28, 2024: Sustainability Commission

March 28, 2024: Housing Commission

• April 3, 2024: Transportation Commission

• April 10, 2024: Planning and Zoning Commission

April 16, 2024: Council work session



Continue informing the CAP process!

# 8. DISCUSSION