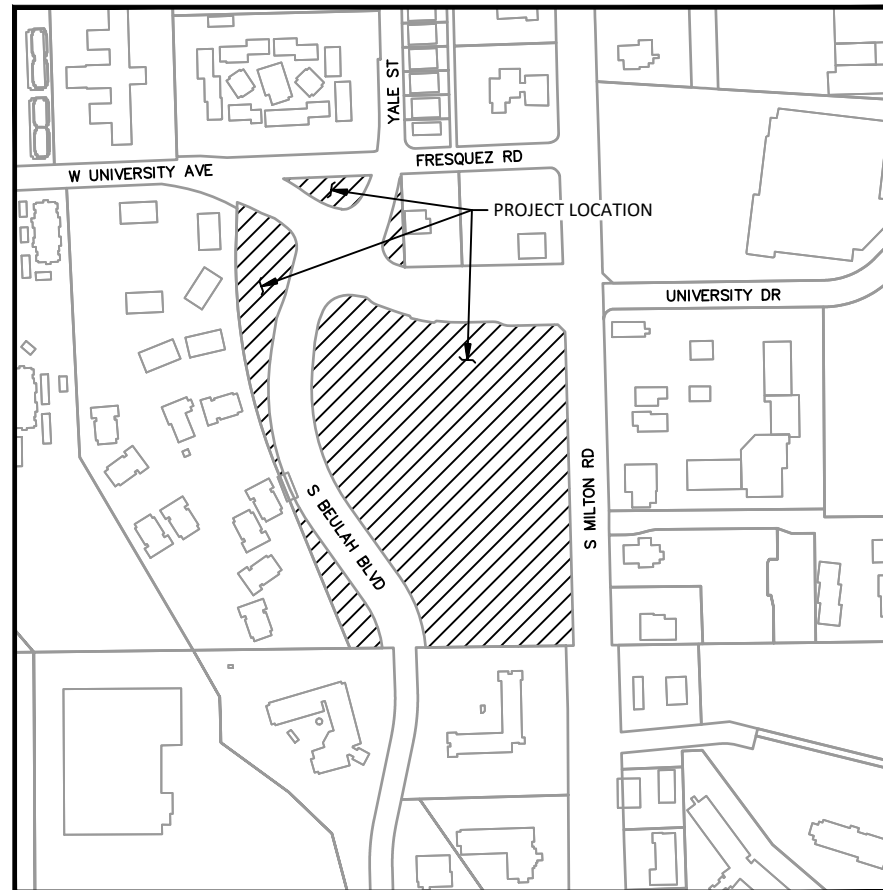


DIRECT TO ORDINANCE ZONING PLAN FOR MILLTOWN MIXED USE

**1801 S MILTON RD
FLAGSTAFF, ARIZONA**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7
EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



DWELLING UNITS

265 UNITS (669 BEDS)
STUDIO - 65 DU, 65 BED
2 BED/2 BA - 105 DU, 210 BED
4 BED/4 BA - 81 DU, 324 BED
5 BED/5 BA - 14 DU, 70 BED

DENSITY - 265/12.29 = 20.9 DU/AC = 54.4 BED/AC

F.A.R.:

LOT 1		
NET RESIDENTIAL BUILDING FLOOR AREA	282,526	SF
GROSS RESIDENTIAL BUILDING FLOOR AREA	358,343	SF
COMMERCIAL BUILDING FLOOR AREA	2,000	SF
	4,200	SF
	13,300	SF

PROPOSED GROSS F.A.R. 0.84

LOT 2		
COMMERCIAL BUILDING FLOOR AREA	3,125	SF
PROPOSED GROSS F.A.R.	0.28	

CIVIC SPACE:

REQUIRED:
5% OF BUILDING AREA
RESIDENTIAL - 89,500 SF x 0.05 = 4,475 SF

PROVIDED:
RESIDENTIAL - 6,972 SF

PROJECT INFORMATION

SITE ADDRESS: 1801 S MILTON RD
FLAGSTAFF, AZ 86001

PARCEL	APN	CURRENT ZONING	PROPOSED ZONING	ACREAGE
LOT 1	103-21-024	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	±10.07 AC
LOT 2	103-21-025	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	±0.26 AC
TRACT A	103-21-026	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	±1.81 AC
TRACT B	103-21-027	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	±0.15 AC
TOTAL				±12.29 AC

TOTAL SITE ACREAGE AFTER FUTURE ROW IS CONVEYED TO LOT 2 = 12.66 AC

PROPERTY OWNER:

VP CINEMA, LLC
2502 E CAMELBACK RD #214
PHOENIX, AZ 85016

DEVELOPER:

TOLL BROTHERS
1800 M STREET NW SUITE 950 N
WASHINGTON DC, 20036
CONTACT: DOUG SMYTHE
(301) 329-0452

CIVIL ENGINEER:

ARDURRA GROUP, INC.
110 WEST DALE AVE
FLAGSTAFF, AZ 86001
CONTACT: GUILLERMO CORTES
(928) 773-0354

ARCHITECT:

KTGY
17911 VON KARMAN AVE #200
IRVINE, CA 92614
CONTACT: KENNY CHO
(949) 221-6293



FLAGSTAFF

MILLTOWN MIXED USE

COVER

COCONINO COUNTY

DRAWN BY:	SEP. 2025
DATE:	N.T.S.
SCALE:	224236
JOB NO:	

SHEET
DO1
OF 4



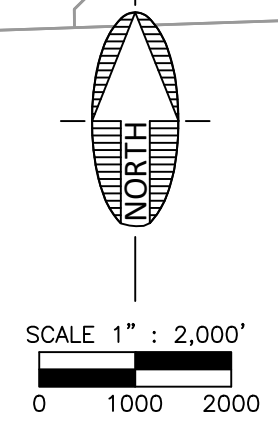
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MILLTOWN MIXED USE
VICINITY MAP

COCOONINO COUNTY

DRAWN BY:	
DATE:	SEP. 2025
SCALE:	1"=2000'
JOB NO:	224236

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OF 4





SITE ANALYSIS:

- A. EXISTING TOPOGRAPHY OF PROJECT SITE IS DEFINED BY A PROMINENT RIDGE LINE THAT DIVIDES THE PARCEL FROM THE SOUTHEAST TO NORTHWEST CORNERS.
- B. SOLAR ORIENTATION AS SHOWN.
- C. EXISTING VEGETATION CONTAINS MEDIUM TO DENSE PONDEROSA PINE ON THE EAST SIDE OF THE PARCEL. THE SITE INCLUDES SCATTERED OPENINGS CONTAINING SPARSE NATIVE GRASSES AND WEEDS. A MAJORITY OF THE EASTERN HALF OF THE SITE CONTAINS REMNANTS OF THE EXISTING ADOT MVD BUILDING. TRACTS A AND B WERE PREVIOUSLY DEDICATED FOR RESOURCE PRESERVATION.
- D. THE PRIMARY VIEW CORRIDOR NOTICEABLE FROM THE SITE IS THE SAN FRANCISCO PEAKS TO THE NORTH. THE PARCEL IS SURROUNDED BY EXISTING RESIDENTIAL AND COMMERCIAL DEVELOPMENTS.
- E. CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE.
- F. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL, IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- G. THERE ARE NO NATURAL STREAMS ON SITE. RUNOFF GENERALLY IS GENERALLY SPLIT ALONG THE SITE RIDGE LINE, WHICH DIVIDES FLOW TO THE SOUTHWEST AND NORTHEAST. SITE RUNOFF IS INTERCEPTED BY STORM DRAIN INLETS IN S BEULAH BLVD AND S MILTON RD.
- H. THE PROJECT IS GENERALLY AN EXPORT PROJECT, WITH ALL ADJACENT LOTS ALREADY DEVELOPED AS HOUSING OR COMMERCIAL. THIS MIXED USE PROJECT WILL PROVIDE FIT WELL WITH EXISTING AND ANY FUTURE DEVELOPMENTS IN THE AREA.



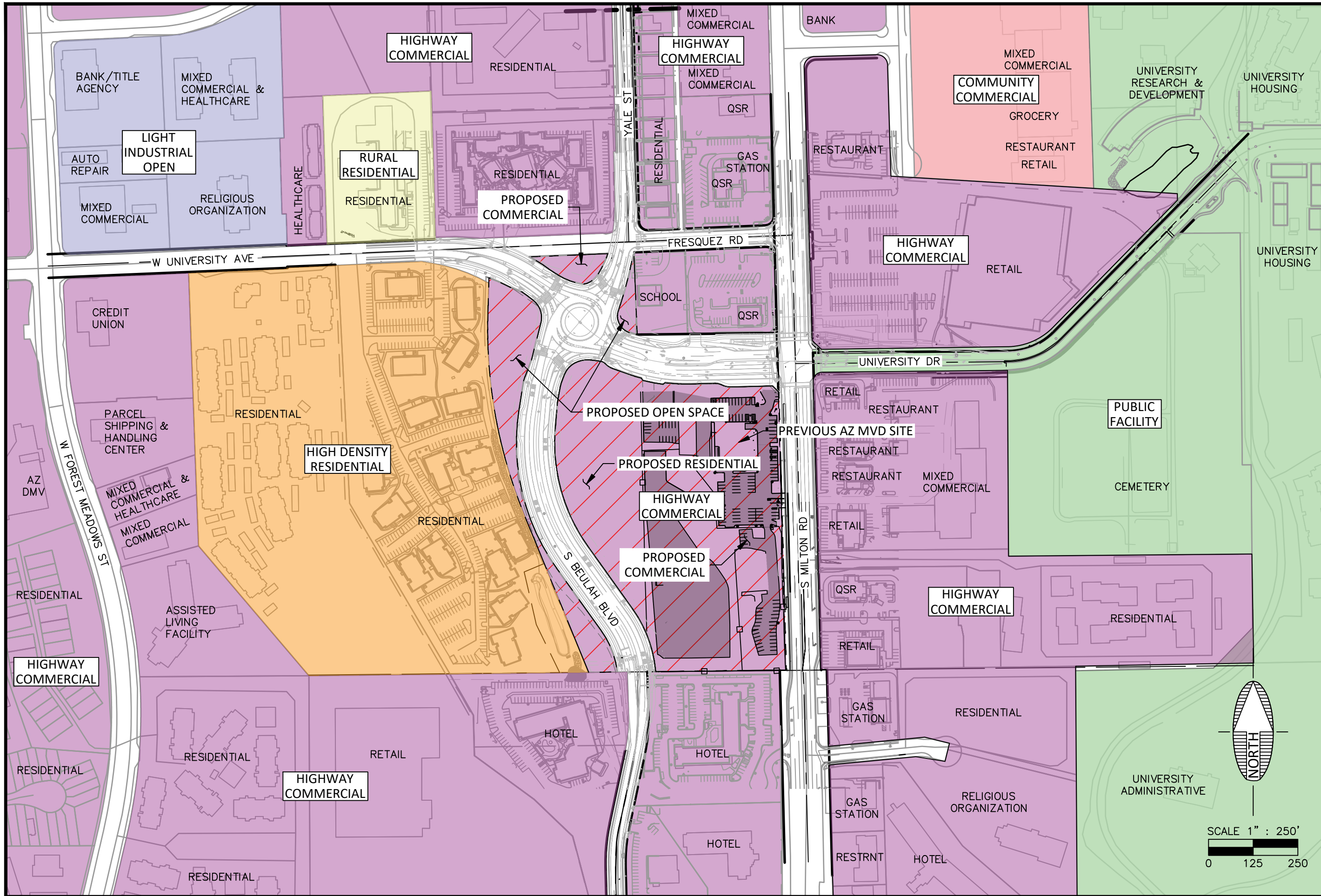
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MILLTOWN MIXED USE
SITE ANALYSIS MAP

COCONINO COUNTY

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DATE:	1"=150'
SCALE:	JOB NO: 224236

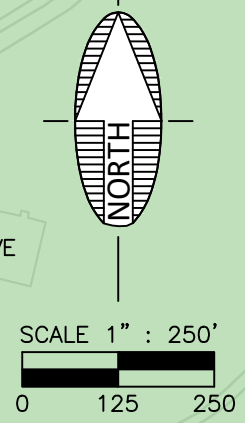
SHEET
DO3
 OF 4



MILLTOWN MIXED USE
CONTEXT ANALYSIS MAP
 FLAGSTAFF
 COCONINO COUNTY

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 DATE: SEP. 2025
 SCALE: 1" = 250'
 JOB NO: 224236

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DO4
 OF 4



DATE: Sep 17, 2025 FILE: X:\2024\224236\Drawings\Site Plans\Concept Zoning Plan\224236-Concept Zoning Plan Cover.dwg