



TIMBER SKY

Concept Zoning Plan

August 12, 2016

Case #PZ-15-00115



Administrative Data

Property/Developer: Vintage Partners, LLC 2502 East Camelback Road Suite 214 Phoenix, Arizona 85016 Contact: Quinn Hunt (602) 439-9931 quinn@vintagepartners.com	Lead Planner/Prepared by: Arizona Land Design, LLC 3007 North Arizona Avenue Drive Phoenix, Arizona 85028 Contact: Christine Lyons Tarantula (480) 951-6410 clyons@arizonalandscape.com
Engineer: Woodson Engineering & Surveying, Inc. 124 North Edison Street Flagstaff, Arizona 86001 Contact: Rick Schuller (928) 774-4636 rschuller@woodsoneng.com	Zoning Address: Berge, Floss, Smalley & Oberholzer, PLLC 4455 East Camelback Road Suite A-205 Phoenix, Arizona 85018 Contact: Carolyn Oberholzer (602) 686-7860 coberholzer@phoenix.com
Landscape Architect: Morris Design 6 East Aspen, Suite 200 Flagstaff, Arizona 86001 Contact: Aaron Hayne (928) 243-0440 ahayne@morris-design.com	Traffic Consultant: CivTech, Inc. 10605 North Hayden Road, Suite 140 Scottsdale, Arizona 85260 Contact: Dawn Corlier (480) 699-4250 dcorlier@civtech.com
Real Estate Consultant: Redburn Real Estate Consulting 1830 East Ray Road, Suite 120 Phoenix, Arizona 85044 Contact: Jim Redburn (480) 706-1002	Writing Consultant: Wright Engineering 185 E. Clinton Drive Chandler, Arizona 85225 Contact: Aaron Kutchinsky Phone: (480) 497-5829 akutchinsky@wrightengineering.net

Property Data

Development Name: Timber Sky Site Address: 3420 West Route 66 Flagstaff, Arizona 86001 Proposed Zoning Classifications: R1 - Single Family Residential MR - Medium Density Residential HR - High Density Residential CS - Commercial Service PDS - Public Open Space	Site Area: 197.58 Acres Adjacent Platted Neighbors: 112.01-020 112.01-031 Existing Zoning Classifications: Rural Residential - Flagstaff General - Coconino County
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Required Open Space

Zoning Category	Zoning Category Area (acres)	Percent of Required Open Space	Required Open Space (acres)
R1	154.24	78%	119.32
MR	34.57	17%	5.28
HR	30.58	15%	4.59
CS	10.00	5%	1.38
PDS	13.25	6%	2.02
Total	197.58	—	122.59

Required Civic Space

Zoning Category	Zoning Category Area (acres)	Percent of Required Civic Space	Required Civic Space (acres)
R1	154.24	78%	119.32
MR	34.57	17%	5.28
HR	30.58	15%	4.59
CS	10.00	5%	1.38
PDS	13.25	6%	2.02
Total	197.58	—	122.59

Conceptual Open Space Allocations

Description	Area (acres)
Rock outcropping, riparian area, riparian park	3.80
Community Center (Parcel 13)	2.11
Open space within collector roadway includes median and landscape areas within right of way excluding the driveway between the curb and sidewalk	7.33
Total	13.24

Conceptual Civic Space Allocations

Description	Area (acres)
Open space within (Parcel 13)	2.11
Open space within (Parcel 14)	2.02
Total	4.13

Conceptual Open Space and Civic Space Required / Allocation

	Required (acres)	Allocation (acres)
Open Space	122.59	13.24
Civic Space	4.13	4.13
Total	126.72	17.37

*10% open space may not be required if less than 30,000 sq ft of building area provided within the Commercial Service (CS) zone.

Commercial Service Allowed Uses

Use	Yield
Amusement or Casino Room	—
Manufacturing and Processing - processes	—
Machine or Metal Working Shop	—
Mini-Storage Warehouse	—
Wholesaling and Distribution	—
Warehouses, Museums	—
Regional Meeting Facilities	100,000
Office & Public Schools	—
Private Schools	—
Trade Schools	—
Accessory Building & Structures	—
Accessory Dwelling Units	—
Day Housing	—
Corporate Care Facilities	—
Day Care Centers	—
Hotel Day Care	—
Dwelling, Multiple Family	—
Dwelling, Two Family	—
Group Home	—
Home Occupation	—
Offices & Professional	—
Food Service Facilities	—
Subsided Care Homes	—
Residential Hotels	—
Live/Work	—
Flowers Residential Development	—
Residence for Office, Government or Manager	—
Public, Private and Non-Profit	—
General Retail Business	—
Medical Use	—
Manufacturing or Craft	—
Bed & Breakfast Establishments	—
General Services	—
Office	—
Public Services Office	—
Emergency Services	—
Veterinary Office	—
Veterinary Hospital	—
Attached Telecommunications Facilities	—
Convention Facility	—
Assembly Hall, Convention Hall, Banquet Hall	—
Special Telecommunications Facilities	—
Accessory Hotel, Motel, Inn	—
Garage, Off-Street	—
Passenger Transportation Facilities	—
Community Center	—
Accessory Retail, Repair, Storage, Office	—

Yield:
 P = Permitted
 YP = Conditional yield permit required

Site Data Chart

Parcel	Proposed Zoning	Proposed Use / Building Type	Gross Area (acres)	Net Area (acres)	**Gross Maximum Density (dwelling units)	**Gross Maximum Density (dwelling units)	Proposed Yield (dwelling units)
1	HR	High Density Residential Condominium/Townhome	11.62	10.94	13	23	151,358
2	HR	High Density Residential Condominium/Townhome	18.14	9.49	13	23	133,223
3	MR	Medium Density Residential Single Family Attached	15.28	13.20	8	9	90,117
4	R1	Single Family Residential Single Family Detached	23.88	22.13	3	3	48,170
5	MR	Medium Density Residential Single Family Attached	18.35	17.80	8	9	118,174
6	R1	Single Family Residential Single Family Detached	13.00	13.36	3	3	29,605
7	R1	Single Family Residential Single Family Detached	28.27	18.79	3	3	41,184
8	R1	Single Family Residential Single Family Detached	23.35	21.87	3	3	41,117
9	HR	High Density Residential Condominium/Townhome	18.50	9.48	13	23	138,251
10	HR	High Density Residential Condominium/Townhome	8.17	7.38	3	3	18,405
11	R1	Single Family Residential Single Family Detached	4.38	8.46	3	3	18,405
12	CS	Commercial Service	10.00	9.55	—	—	—
13	HR	High Density Residential Condominium/Townhome	8.74	8.58	13	23	87,147
14	R1	Single Family Residential Single Family Detached	2.88	2.11	—	—	—
15	Subtotal		184.34	150.85	6.8	6.8	810,1,000*
16	PDS	Open Space Corridor	9.88	9.43	—	—	—
17	PDS	Open Space Corridor	3.74	3.48	—	—	—
18	Subtotal		13.62	12.91	—	—	—
Total			197.96	163.76	6.8	6.8	810,1,000*

Notes:
 *Proposed overall yield is capped at a total of 1,500 dwelling units.
 **Maximum densities are based on the site gross acreage for the zoning category and not on a per parcel basis.
 ***Maximum density is based on maximum allowable density in the site gross acreage for the zoning category within the Resource Protection Overlay District (RPO) and not on a per parcel basis.
 ****Maximum allowed Gross Floor Area Ratio (GAR) for Commercial Service is 2.0.

Zoning District Site Data

Parcel	Proposed Zoning	Proposed Use / Building Type	Gross Area (acres)	Net Area (acres)	**Gross Maximum Density (dwelling units)	**Gross Maximum Density (dwelling units)	Proposed Yield (dwelling units)
1	HR	High Density Residential Condominium/Townhome	11.62	10.94	13	23	151,358
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7	R1	Single Family Residential Single Family Detached	28.27	18.79	3	3	41,184
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10	HR	High Density Residential Condominium/Townhome	8.17	7.38	3	3	18,405
11	R1	Single Family Residential Single Family Detached	4.38	8.46	3	3	18,405
12	CS	Commercial Service	10.00	9.55	—	—	—
13	HR	High Density Residential Condominium/Townhome	8.74	8.58	13	23	87,147
14	R1	Single Family Residential Single Family Detached	2.88	2.11	—	—	—
15	Subtotal		184.34	150.85	6.8	6.8	810,1,000*
16	PDS	Open Space Corridor	9.88	9.43	—	—	—
17	PDS	Open Space Corridor	3.74	3.48	—	—	—
18	Subtotal		13.62	12.91	—	—	—
Total			197.96	163.76	6.8	6.8	810,1,000*

Notes:
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Residential Zones Allowed Uses

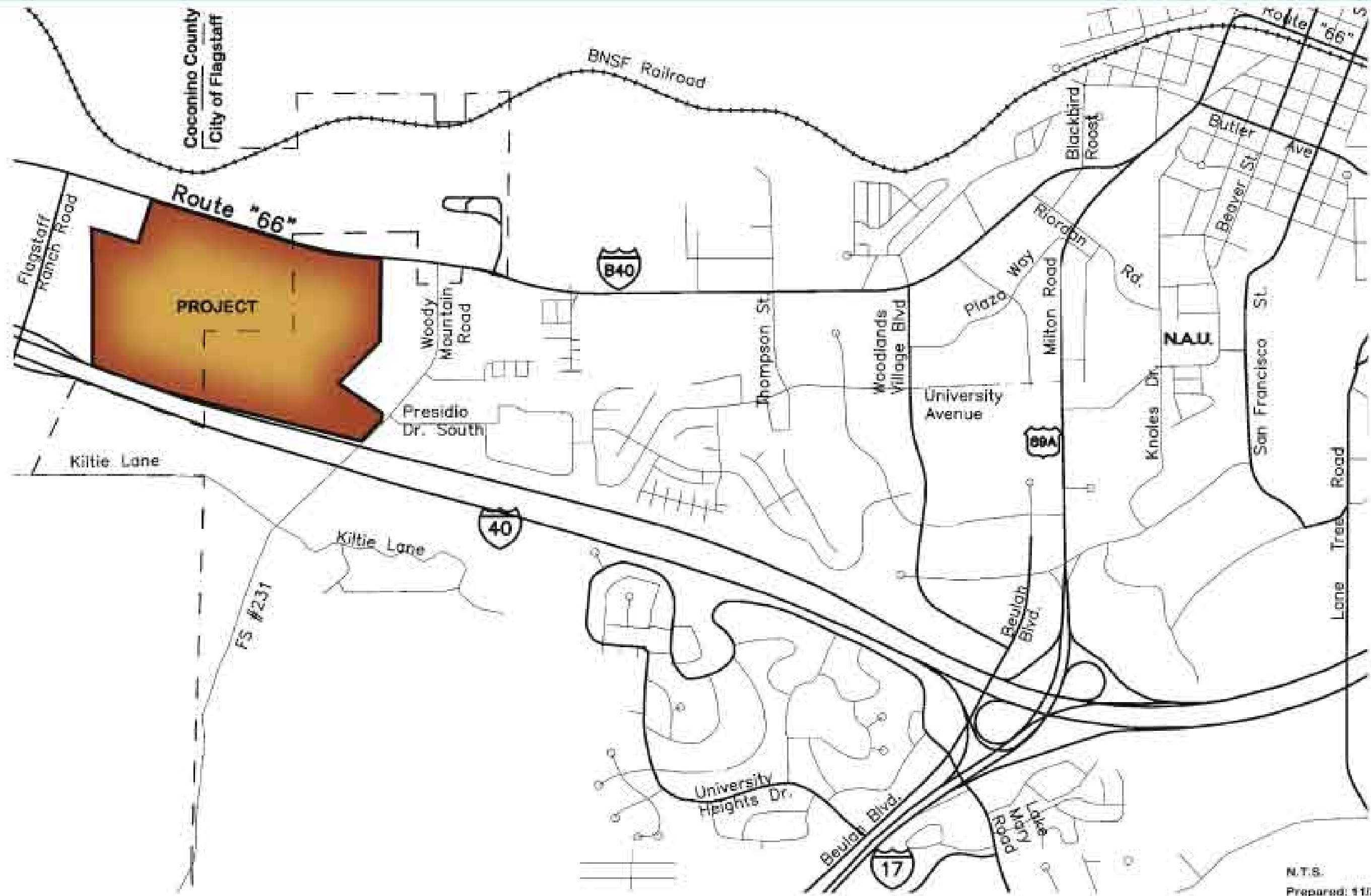
Use	R1	MR	HR
Neighborhood Medium Density	YP	YP	YP
Neighborhood Medium Density	YP	YP	YP
Office & Public Schools	YP	YP	YP
Private Schools	YP	YP	YP
Accessory Building & Structures	YP	YP	YP
Accessory Dwelling Units	YP	YP	YP
Day Housing	YP	YP	YP
Corporate Care Facilities	YP	YP	YP
Day Care Centers	YP	YP	YP
Hotel Day Care	YP	YP	YP
Dwelling, Multiple Family	YP	YP	YP
Dwelling, Two Family	YP	YP	YP
Dwelling, Single Family	YP	YP	YP
Dwelling, Two Family	YP	YP	YP
Group Home	YP	YP	YP
Home Occupation	YP	YP	YP
Corporate Care Facilities	YP	YP	YP
Subsided Care Homes	YP	YP	YP
Residential Hotels	YP	YP	YP
Live/Work	YP	YP	YP
Flowers Residential Development	YP	YP	YP
Residential & Learning Facilities	YP	YP	YP
Bed & Breakfast Establishments	YP	YP	YP
General Services	YP	YP	YP
Emergency Services	YP	YP	YP
Attached Telecommunications Facilities	YP	YP	YP
Convention Facility	YP	YP	YP
Accessory Hotel, Motel, Inn	YP	YP	YP
Community Center	YP	YP	YP

Public Open Space Allowed Uses

Use	Yield
Open Space	—
Parks and Recreation Facilities - Parks	—

Notes:
 P = Permitted
 YP = Conditional yield permit required
 (1) Conditional Use Permit is required if proposed use is not in the Resource Protection Overlay District (RPO) and not on a per parcel basis.
 (2) Conditional Use Permit is required if proposed use is not in the Resource Protection Overlay District (RPO) and not on a per parcel basis.
 (3) Conditional Use Permit is required if proposed use is not in the Resource Protection Overlay District (RPO) and not on a per parcel basis.
 (4) Conditional Use Permit is required if proposed use is not in the Resource Protection Overlay District (RPO) and not on a per parcel basis.
 (5) Conditional Use Permit is required if proposed use is not in the Resource Protection Overlay District (RPO) and not on a per parcel basis.
 (6) Conditional Use Permit is required if proposed use is not in the Resource Protection Overlay District (RPO) and not on a per parcel basis.
 (7) Conditional Use Permit is required if proposed use is not in the Resource Protection Overlay District (RPO) and not on a per parcel basis.
 (8) Conditional Use Permit is required if proposed use is not in the Resource Protection Overlay District (RPO) and not on a per parcel basis.
 (9) Conditional Use Permit is required if proposed use is not in the Resource Protection Overlay District (RPO) and not on a per parcel basis.
 (10) Conditional Use Permit is required if proposed use is not in the Resource Protection Overlay District (RPO) and not on a per parcel basis.

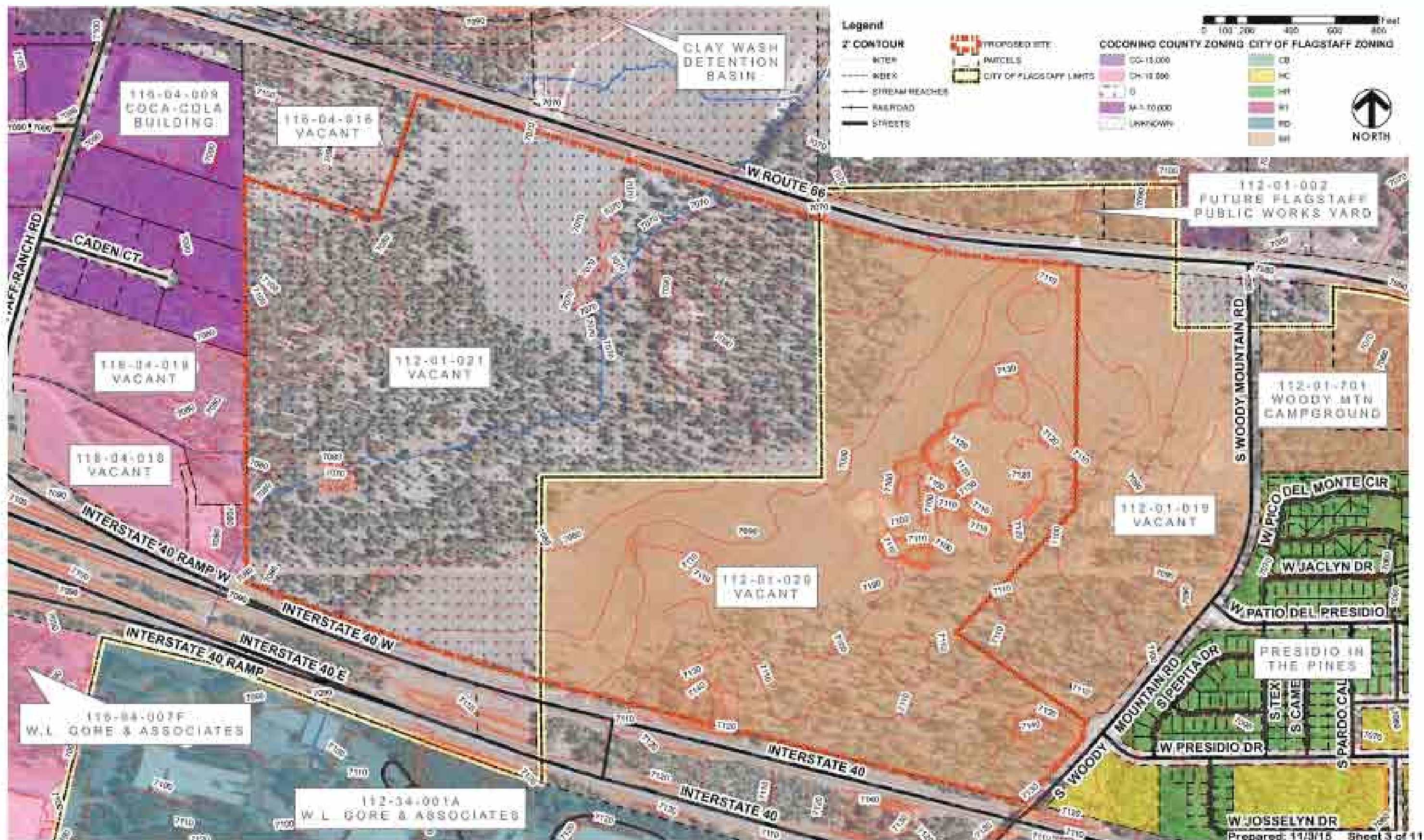
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 Revised: 12/7/15
 Revised: 3/10/16
 Revised: 6/23/16
 Revised: 8/12/16



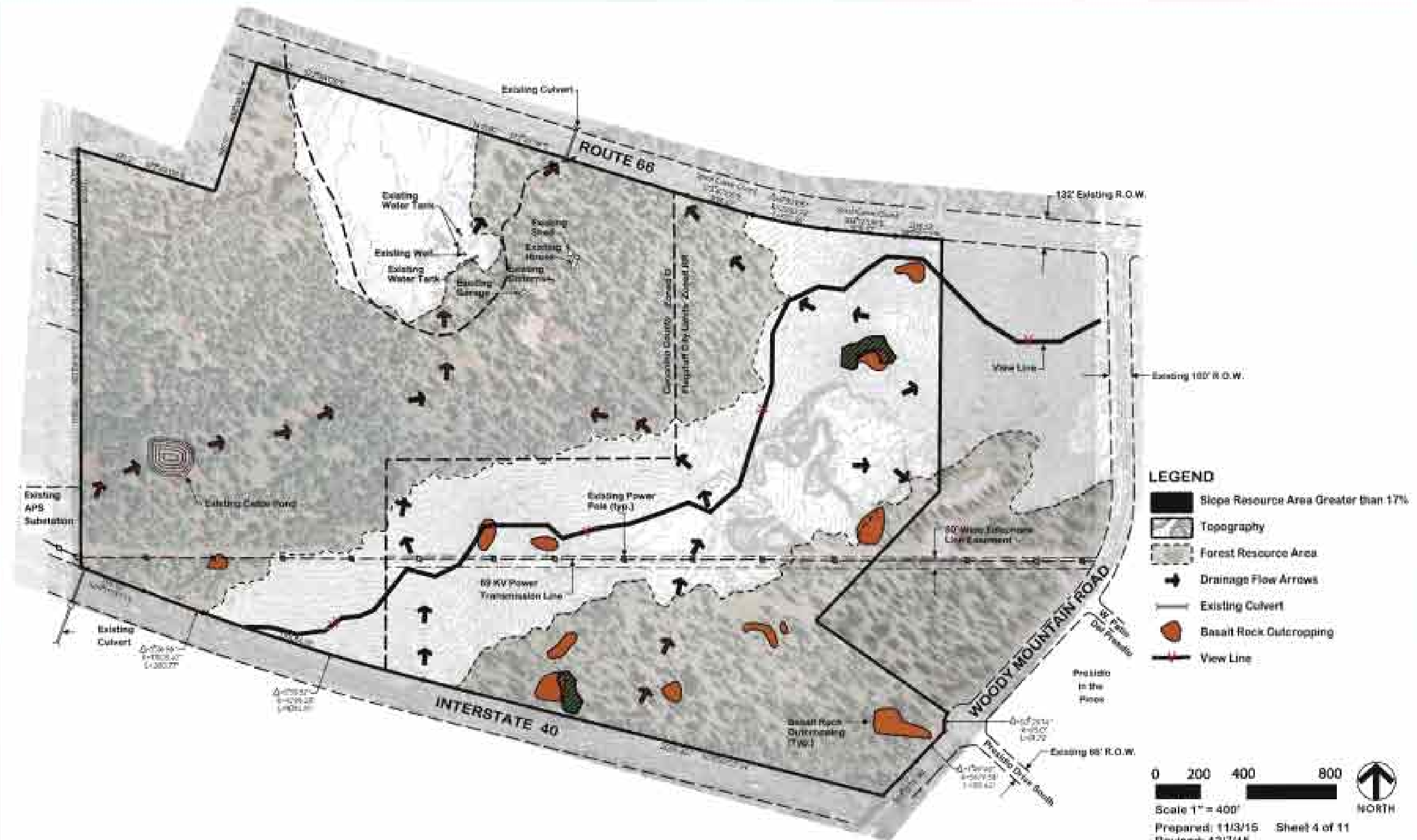
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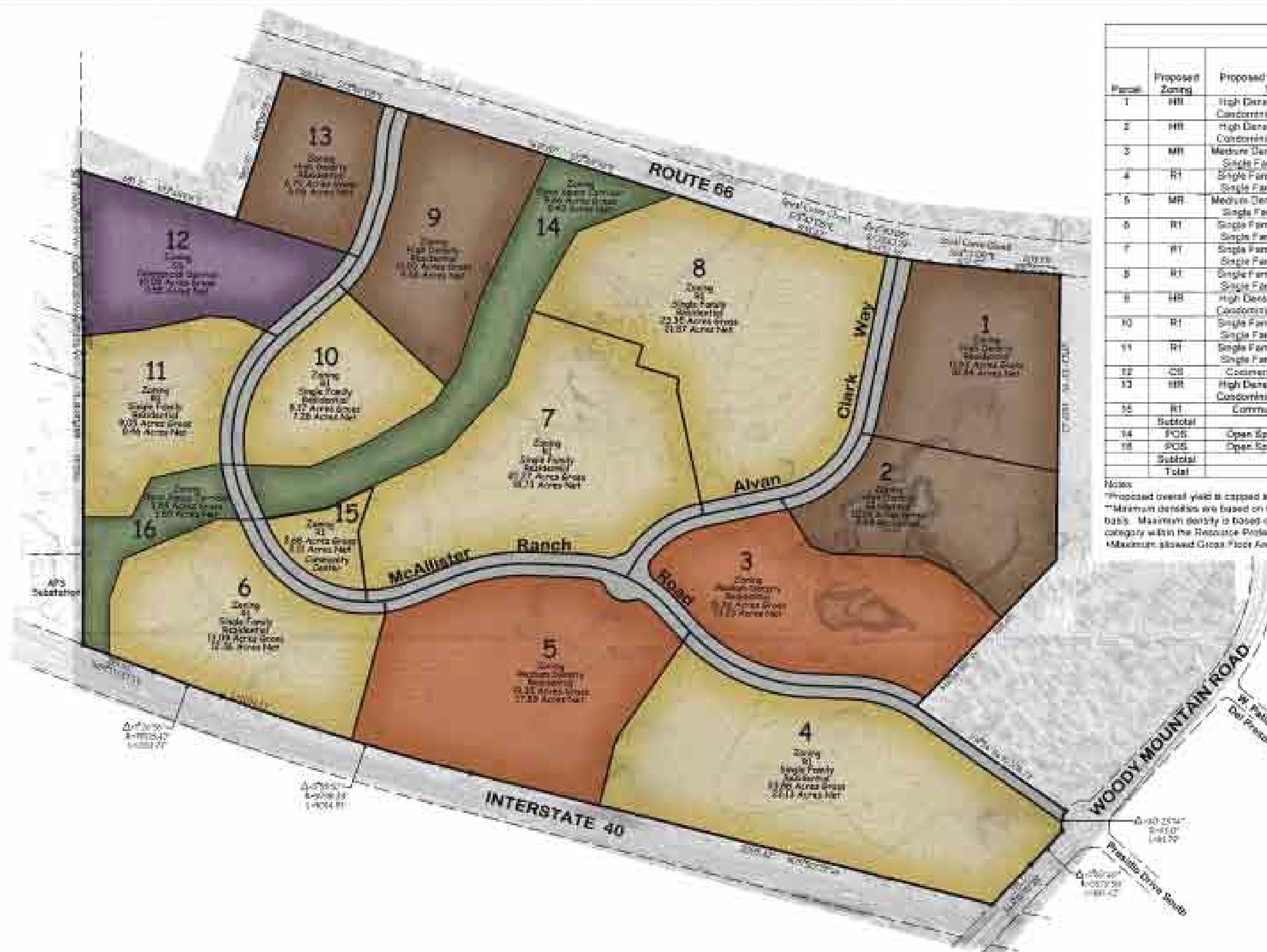


NORTH
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Prepared: 11/3/15 Sheet 3 of 11
 Revised: 12/7/15
 Revised: 3/10/16
 Revised: 6/23/16
 Revised: 8/12/16





Site Data Chart

Parcel	Proposed Zoning	Proposed Use / Building Type	Gross Area (acres)	Net Area (acres)	**Gross Minimum Density (dw/acre)	**Gross Maximum Density (dw/acre)	Proposed Yield (dwelling units)
1	HR	High Density Residential Condominium/Townhome	11.02	10.34	13	22	131-258
2	HR	High Density Residential Condominium/Townhome	10.14	9.68	13	22	132-223
3	MR	Medium Density Residential Single Family Attached	18.28	13.20	8	9	92-137
4	R1	Single Family Residential Single Family Detached	25.88	22.13	2	5	48-116
5	MR	Medium Density Residential Single Family Attached	19.35	17.98	8	9	116-174
6	R1	Single Family Residential Single Family Detached	13.08	12.36	2	5	26-60
7	R1	Single Family Residential Single Family Detached	30.37	18.73	2	5	41-101
8	R1	Single Family Residential Single Family Detached	15.35	21.87	2	5	47-117
9	HR	High Density Residential Condominium/Townhome	10.50	9.68	13	22	136-251
10	R1	Single Family Residential Single Family Detached	8.17	7.28	2	5	16-41
11	R1	Single Family Residential Single Family Detached	9.05	8.46	2	5	18-45
12	CS	Commercial Service	10.00	9.56	—	—	—
13	HR	High Density Residential Condominium/Townhome	6.70	6.06	13	22	87-147
14	R1	Community Center	2.68	2.11	—	—	—
Subtotal			184.08	189.65	4.9	9.0	810-1,850*
14	POS	Open Space Corridor	0.88	0.43	—	—	—
16	POS	Open Space Corridor	3.84	3.80	—	—	—
Subtotal			13.50	13.03	—	—	—
Total			197.58	202.68	4.9	9.0	810-1,850*

Notes:
 *Proposed overall yield is capped at a total of 1,800 dwelling units.
 **Minimum densities are based on the total gross acreage for the zoning category and not on a per parcel basis. Maximum density is based on maximum allowable density in the total gross acreage for the zoning category within the Resource Protection Overlay District (RPOD) and not on a per parcel basis.
 *Maximum allowed Gross Floor Area Ratio (FAR) for Commercial Service is 2.0.

LEGEND

- High Density Residential (HR)
- Medium Density Residential (MR)
- Single Family Residential (R1)
- Commercial Service (CS)
- Public Open Space (POS)
- Collector Roadway
- Contours



Scale 1" = 400'
 Prepared: 11/3/15 Sheet 5 of 11
 Revised: 12/7/15
 Revised: 3/10/16
 Revised: 6/23/16
 Revised: 8/12/16



TIMBER SKY

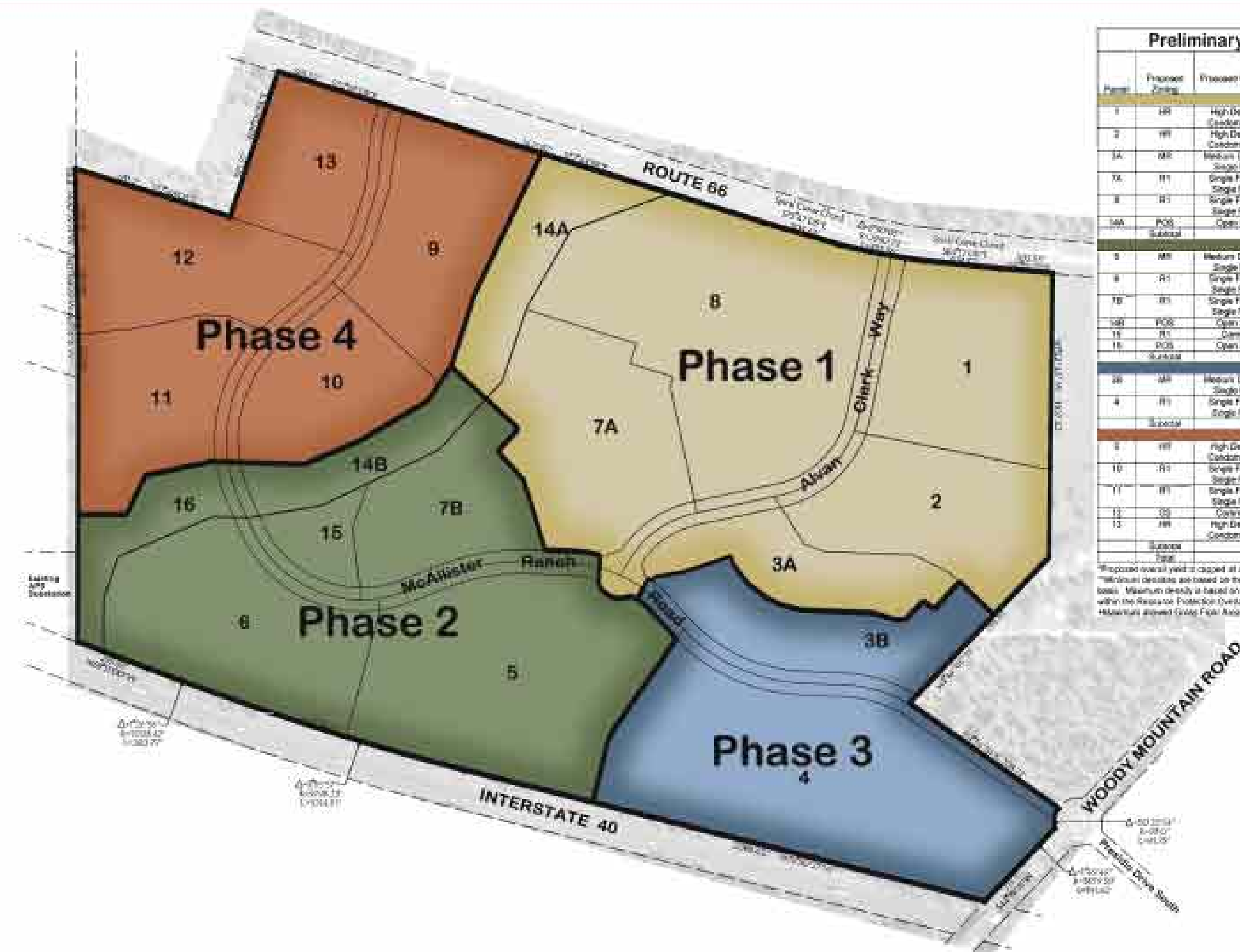
CONCEPTUAL OVERALL COMMUNITY CONNECTIVITY,
CIVIC SPACE AND OPEN SPACE PLAN

NORRIS DESIGN



SHEET 8 OF 11





Preliminary Development Phasing Site Data							
Parcel	Proposed Zoning	Proposed Use / Building Type	Gross Area (Acres)	Net Area (Acres)	Minimum Density (Units/Acre)	Maximum Density (Units/Acre)	Proposed Yield (Units)
Phase 1							
1	HR	High Density Residential Condominium/Townhome	11.82	10.84	11	20	161,284
2	HR	High Density Residential Condominium/Townhome	11.14	9.80	13	20	132,072
3A	HR	Medium Density Residential Single Family Attached	6.84	6.00	6	8	41,600
7A	HR	Single Family Residential	12.41	11.87	2	8	95,801
8	HR	Single Family Residential	22.30	21.87	2	8	171,107
14A	POB Subtotal	Open Space Corridor	5.49	5.49	—	—	—
			64.90	64.87	5.7	10.0	346,718
Phase 2							
5	HR	Medium Density Residential Single Family Attached	18.30	17.89	6	8	115,174
6	HR	Single Family Residential	13.99	12.99	2	8	104,480
7B	HR	Single Family Residential	8.09	7.68	2	8	63,400
14B	POB	Open Space Corridor	3.94	3.94	—	—	—
15	HR	Community Center	2.88	2.71	—	—	—
16	POB	Open Space Corridor	3.94	3.94	—	—	—
	Subtotal		52.94	49.15	1.1	8.0	183,214
Phase 3							
3A	HR	Medium Density Residential Single Family Attached	8.48	7.10	6	8	51,700
4	HR	Single Family Residential	21.88	22.10	2	8	181,100
	Subtotal		30.36	29.20	5.1	8.0	133,300
Phase 4							
9	HR	High Density Residential Condominium/Townhome	11.10	9.40	13	20	136,200
10	HR	Single Family Residential	8.11	7.28	2	8	60,400
11	HR	Single Family Residential	9.08	8.46	2	8	67,680
12	HR	Community Center	11.30	9.88	—	—	—
13	HR	High Density Residential Condominium/Townhome	8.10	6.08	13	20	87,147
	Subtotal		47.69	41.10	5.7	10.0	352,427
	Total		192.58	182.56	4.0	8.4	910,105

*Proposed overall yield is capped at a total of 1,000 dwelling units.
 *Minimum densities are based on the total gross acreage for the zoning category and net on a per parcel basis.
 *Maximum density is based on maximum allowable density to the total gross acreage for the zoning category within the Resource Protection Overlay (RPO) and net on a per parcel basis.
 *Maximum allowed Gross Floor Area Ratio (GFAR) for Commercial Service is 2.0.

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 Scale 1" = 400'
 NORTH
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HIGH DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



SINGLE FAMILY RESIDENTIAL

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Revised: 8/12/16

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Prepared: 12/7/15
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 Revised: 8/12/16

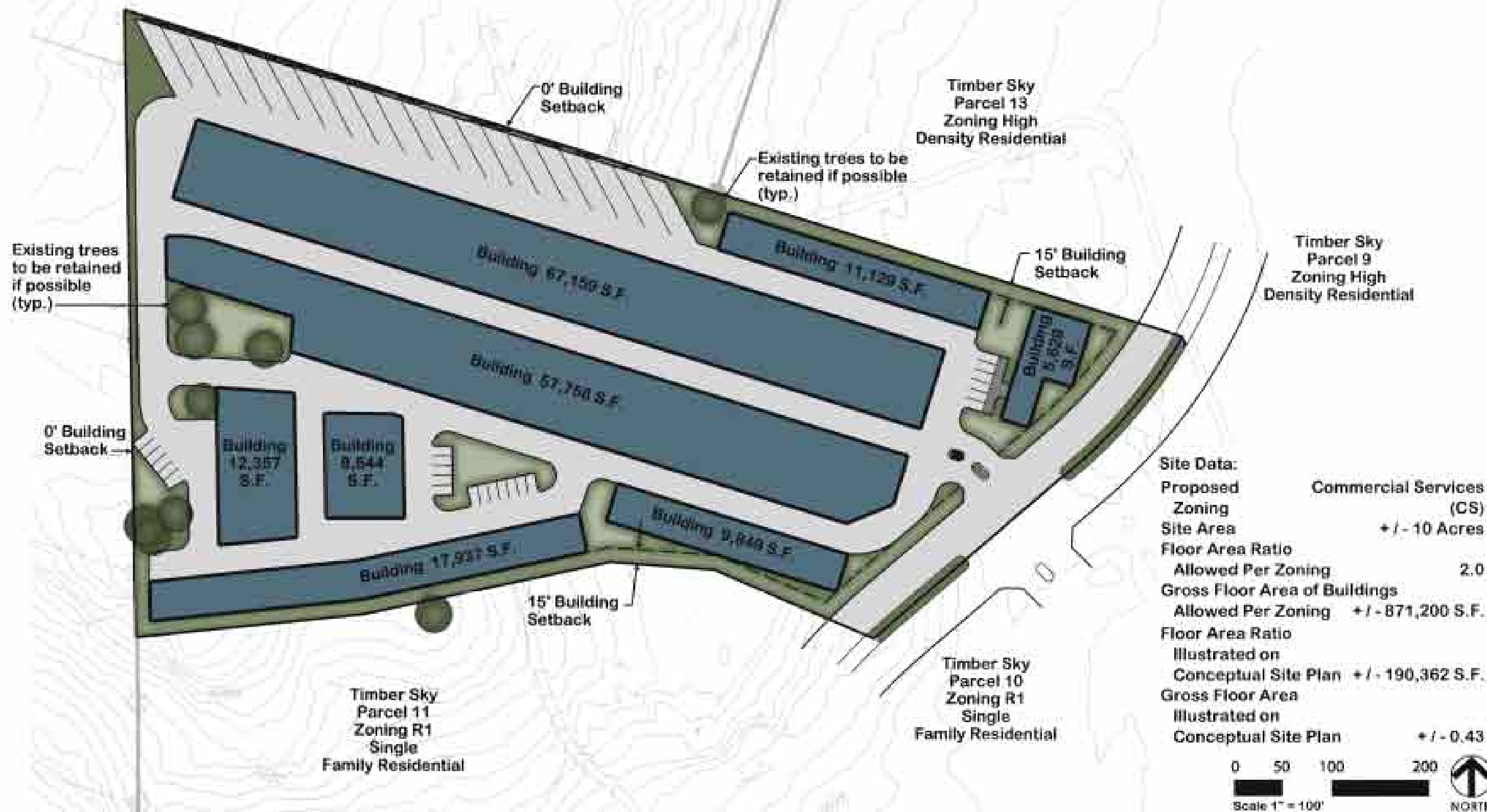
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TIMBER SKY

CONCEPTUAL COMMERCIAL SERVICES ILLUSTRATIONS





TIMBER SKY

CONCEPTUAL PARCEL 12 COMMERCIAL SERVICES SITE PLAN

