

McMILLAN MESA VILLAGE

SPECIFIC PLAN

August 14, 1992

Adopted by Ordinance Number 1779  
December 15, 1992

CBA File No. 105970-01-0930  
GPS00272.09R

CELLA BARR ASSOCIATES  
4911 East Broadway Boulevard  
Tucson, Arizona 85711

COPYRIGHT 1992 CELLA BARR ASSOCIATES

McMILLAN MESA VILLAGE

SPECIFIC PLAN

February 20, 1991 Submittal  
April 17, 1991 DRB Revisions (1st)  
May 29, 1991 DRB Revisions (2nd)  
June 6, 1991 DRB Revisions (3rd)  
June 14, 1991 PZ Commission Submittal

Prepared for:

City of Flagstaff  
211 West Aspen Avenue  
Flagstaff, Arizona 86001

and

Richard A. Dennis  
and  
Spartan Technologies, Inc.

Prepared by:

Cella Barr Associates  
4911 East Broadway Boulevard  
Tucson, Arizona 85711

## TABLE OF CONTENTS

	Page
I.. SPECIFIC PLAN SUMMARY	1
II. INTRODUCTION	
A. Purpose and Intent	2
B. Project Location and Description	2
C. Authority and Scope	3
D. Goals and Objectives	5
E. Definitions	6
III. SITE ANALYSIS/DEVELOPMENT SUITABILITY	
A. Existing Land Uses	10
B. Topography	10
C. Hydrology	10
D. Vegetation	11
E. Geology/Soils	11
F. Visual Resources	11
G. Traffic	13
H. Public Utilities	13
I. Schools	13
J. Recreation and Trails	14
K. Cultural Resources	14
L. Development Suitability/Site Capacity	14
IV. SPECIFIC DEVELOPMENT PLAN	
A. Land Use	17
B. Access/Circulation	18
C. Open Space/Recreation	20
D. Landscaping and Scenic Enhancement Concept	21
E. Infrastructure	31
F. Phasing	32
V. DEVELOPMENT PERFORMANCE STANDARDS	
A. Land Use Plan Summary	42
B. Development Area A	43
C. Development Area B	44
D. Development Area C	45
E. Development Area D	46
F. Development Area E	47
G. Development Area F	48
H. Development Area G	49
I. Development Area H	50
J. Development Area I	51
K. Development Area J	52

VI. SPECIFIC PLAN IMPLEMENTATION

A. Proposed Changes to Zoning Ordinances	53
B. Site Plan and Architectural Review Procedure	53
C. Consistency and General Administration	54
D. Amendment Procedures	54
E. Covenants, Conditions and Restrictions (CC&Rs)	55
F. Sign Design Standards	57
G. Nuisance Prevention Standards	63

VII. APPENDICES

A. Legal Description	64
Building Limit Line	98
B. Ownership and Tax Code	105
C. Bibliography	106
D. Traffic Impact Analysis	107
E. Water Impact Analysis	123
F. Sewer Impact Analysis	128
G. Drainage Analysis	133
H. Ordinance # 1779	145

LIST OF EXHIBITS

A. Location Map	4
B. Development Suitability Composite	16
C. Land Use Plan	19
D. Circulation Plan	22
E. Typical Street Sections	23
F. Open Space/Recreation Concept	25
G. Greenbelt Corridor Section	26
H. Landscaping and Scenic Enhancement Concept	29
I. Tree Protection Areas	30

I. SPECIFIC PLAN SUMMARY

The McMillan Mesa Village Specific Plan establishes comprehensive guidance and regulations for the development of approximately 146 acres located on Switzer Mesa within the City of Flagstaff, Arizona. The Specific Plan implements the approved City of Flagstaff General Plan as embodied in the Growth Management Guide 2000 by specifying policies and site development standards, which, when adopted, will replace the current zoning on the property. The plan is a regulatory guide for the future development of a balanced community of residential, office, commercial, research park and recreational uses that promotes an aesthetically pleasing living and working environment by ensuring high standards of development quality.

This specific plan/rezoning request is consistent with the goals and policies of the City's Growth Management Guide 2000. Specifically, Policy 8 encourages the use of vacant infill areas for future growth; Policy 14 identifies activity centers as major areas of employment, educational, commercial, service and residential activities in close proximity to each other; Policy 23 encourages high and medium density residential development near major thoroughfares, activity centers and on the periphery of low density neighborhoods; and Policy 31 recommends that light "clean" industry be convenient to residential areas and in or near activity centers in order to minimize commuting distances. Furthermore, GMG 2000 identifies McMillan Mesa as a future planned activity center, where "people can live near where they work, where they shop, where they go out to eat, and where they find recreational facilities." Therefore, "the auto becomes less necessary, thereby relieving the transportation system of the community."

The McMillan Mesa Specific Plan, hereinafter referred to as the "Plan", consists of 73 pages and 8 exhibits (A through H). The Plan is prepared in accordance with Arizona Revised Statutes, Sections 9-461.08 through 9-461.10.

## II. INTRODUCTION

### A. Purpose and Intent

The most suitable control mechanism to implement development on McMillan Mesa is the Specific Plan, which, when adopted by City legislative action, serves both a planning function and regulatory function. The McMillan Mesa Village Specific Plan, as a result, becomes an implementation tool of the City's adopted General Plan Land Use Element, as found in the Growth Management Guide 2000.

The McMillan Mesa Village Specific Plan establishes the type, location, intensity and character of development and the required infrastructure. The Plan also shapes development to respond to the physical constraints of the site, coordinates the mix of land use intensities and provides adequate circulation, open space, recreation and other public uses and facilities.

The Specific Plan provides the necessary regulations and environmental documentation for the project area so that future development proposals consistent with the Plan may proceed with Tentative and Final Plats, Site Plans and/or other discretionary permits without further requirements for new environmental documentation and/or rezoning processes.

The primary objective of the McMillan Mesa Village Specific Plan is to implement the City's General Plan through the translation of the City's broader development policies into design concepts and development controls tailored to the plan area. All City policies, standards, criteria and procedures are incorporated by reference into this Specific Plan, except where deviations are warranted to improve design quality, flexibility or harmony as specified herein. In such instances, the more restrictive of the Specific Plan or the Land Development Code shall be the controlling standard.

### B. Project Location and Description

McMillan Mesa properties consist of approximately 146 acres of vacant land located on Switzer Mesa and bounded on the north by the new Forest Avenue, on the east by vacant City of Flagstaff property, on the south by the Switzer Mesa Unit 3 subdivision and on the west by Turquoise Drive. The project area is shown on Exhibit A Location Map and the legal description is included as Appendix A.

This location and its proximity to downtown Flagstaff (within one mile), as well as the accessibility to the new Forest Avenue, makes the site well-suited for the creation of an infill mixed-use activity center per the policies of the adopted City of Flagstaff Switzer Mesa Small Area Plan and Growth Management Guide 2000.

C. **Authority and Scope**

The McMillan Mesa Village Specific Plan has been prepared pursuant to the provisions of the Arizona Government Code, Title 9, Chapter 4, Article 6, Sections 9.461.08 through 9.461.10. The Arizona Revised Statutes authorize jurisdictions to adopt specific plans by ordinance or resolution as regulation. Public hearings are required by both the City Planning and Zoning Commission and the City Council, after which the Specific Plan must be adopted by the City Council to be in effect.

The McMillan Mesa Village Specific Plan is a regulatory plan which will serve as the zoning for the subject property. Proposed development plans, or agreements, tentative/final plats or parcel maps, and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan Development Performance Standards will be deemed consistent with the City's General Plan.

The intent of the McMillan Mesa Village Specific Plan is to provide a concise development plan for the subject property. This Specific Plan will serve to implement the development of the approved plan within the bounds of the regulations provided herein.

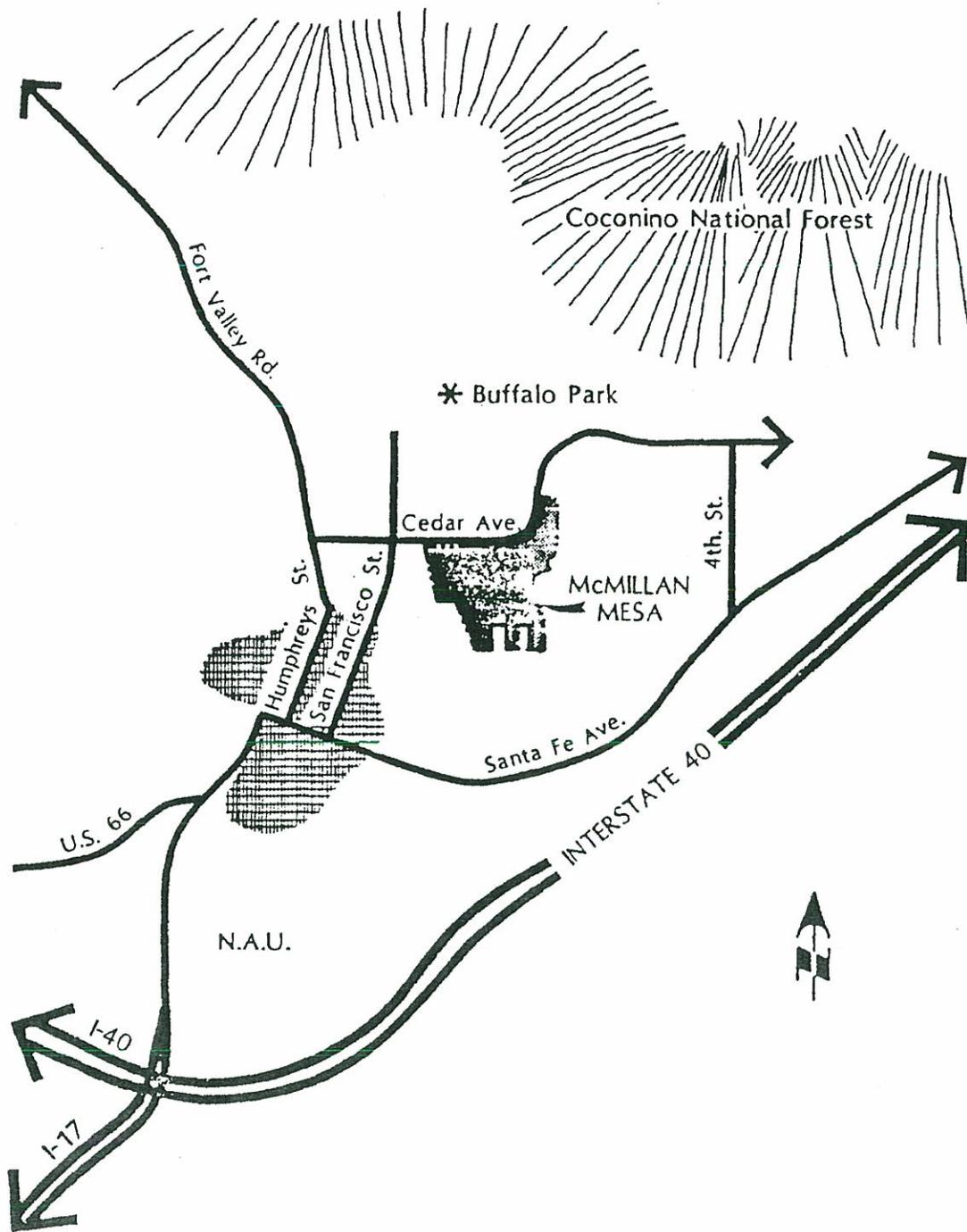


Exhibit A  
Location Map

D. **Goals and Objectives**

Several objectives have been defined to guide future development and to create a mix of land uses which will be harmonious in its setting and, at the same time, meet standards of open space, circulation, intensity of use, and development character. In addition to creating a balanced mixed-use community, the project objectives include the following:

1. Implement the goals and policies of the City of Flagstaff Growth Management Guide 2000 with respect to land use and circulation.
2. Create an integrated employment/activity center and residential community which preserves the integrity of significant natural features and provides recreation/open space amenities in conjunction with new infill development.
3. Develop land uses logically on the property (considering clustering, massing and intensity of scale), to achieve continuity of design and establish a sense of identity.
4. Establish a distinct urban character by employing a variety of architectural treatments while maintaining a consistent overall design theme, and by assuring continuity through coordinated landscaping, signage, street furniture and lighting.
5. Assure compatibility of new development with the existing neighborhood by using compatible land uses, density transitions, setbacks, variations in building height and by providing visual and pedestrian linkages.
6. Provide for pedestrian and bikeway networks throughout the project area to interconnect all land uses, create a unifying element within the project and reduce the need for auto-related trips.
7. Create a functionally and aesthetically integrated development that enhances the image of the City.
8. Ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards and guidelines.
9. Provide a backbone infrastructure system and public facilities to support development in an efficient and timely manner.

E. Definitions

The terms and definitions used in this Plan shall mean those defined in the City of Flagstaff Land Development Code, with the following exceptions.

Base Site Area The Base Site Area is the gross site area less major and minor arterial roads per current City General Plan within ultimate rights-of-way of existing roads, rights-of-way of major utilities owned by said utilities, and existing access easements and less land which is not contiguous and less land previously reserved for open space and less residential use land for non-residential development or non-residential land for residential development.

Building Coverage The percentage of a building lot or development area which is covered by all structural buildings, including accessory buildings.

Building Group Two or more buildings or structures with separate entrances to each as constructed on an individual development site (not development area).

Business Park Business Park is intended to provide for the development of a mix of office, research and production, and quality light industrial uses with the emphasis on office and research uses. The uses are to be grouped in a campus or park-like setting. The district is further intended to promote the provision of ample off-street parking and loading areas, open space, and landscape buffers in areas adjacent to non-business development or other incompatible land uses.

City The City of Flagstaff.

Density, Gross (GD) The quotient of the total number of dwelling units divided by the base site area.

Density, Net (ND) The quotient of the total number of dwelling units divided by the net buildable site area of the site.

Design Review Committee A three or more member committee whose function is to review all proposals for construction to assure that the project is developed in accordance with the project Design Guidelines and CC&Rs. The members of this committee shall be appointed by the Board of Directors of the Land Owners Association.

Developer An individual, entity or owner who acquires or leases development areas in the McMillan Mesa Village Specific Plan Area for the purpose of developing said development areas in accordance with the Plan.

Development Areas Development parcels "A through J" as described on the Land Use Plan to which specific land uses and regulations, including other applicable City codes, governing their development have been applied. The preliminary acreages shown for each development area is the base site area.

Financial Institution A land use classification relating to places in which are provided management and transactions concerning monetary resources.

Floor Area The sum of the gross floor area of the enclosed horizontal areas of each floor of a building measured from the exterior faces of the exterior walls, excluding non-leasable areas such as elevator shafts, atriums, stairwells, floor space used for mechanical equipment room, attic space, off-street parking and loading, ways for ingress and egress from vehicular parking and loading areas. Plans submitted for City approval must indicate non-leasable or non-habitable floor area.

Floor Area Ratio The floor area ratio is the proportion of building square footage permitted for each square foot of land area of the building lot or development area. It is computed by dividing the floor area by the lot area. A measure, for comparative purposes, of the intensity of the use of land.

Floor Area Ratio, Gross (GFAR) An intensity measured as a ratio derived by dividing the total floor area of a building or structure by the base site area.

Floor Area Ratio, Net (NFAR) An intensity measured as a ratio derived by dividing the total floor area of a building or structure by the net buildable site area.

General Plan The City of Flagstaff General Plan as embodied in the Growth Management Guide 2000.

High Density Residential (HR) High Density Residential is intended to provide for multiple-family residential areas in which the principal land use is high density residential. The district is intended to provide an environment having maximum living amenities onsite. The district permits all dwelling unit types in Division 10-05-003 of the Land Development Code, except for cluster lot house and manufactured home, so as to provide a high density residential use that meets the needs of the residents of the City of Flagstaff. This district shall further require the provision of public sanitary sewer and public water supply facilities.

Land Development Code (LDC) Land Development Code refers to the Land Development Code of the City of Flagstaff, Arizona, Ordinance 1690 adopted by the Flagstaff City Council on April 8, 1991 and subsequent amendments and revisions.

Landscape Surface Ratio (LSR) The number derived by dividing the area of landscape surface by the base site area.

Land Owners Association Shall be composed of all the owners of property in McMillan Mesa Village, excepting only the owners of the school/park site and the Enterprise corridor if it is held for or used as a road right-of-way. If Areas E or J are used for uses other than the school/park or the transportation corridor, they will be subject to the CC&Rs and their owners will be included in the Land Owners Association.

Medium Density Residential (MR) Medium Density Residential is intended to provide for areas in which the principal land use is moderate density residential. It is also intended that this district be used to allow for the development of single-family dwellings of the detached and cluster-type house. This district also allows planned development in accordance with Land Development Code Table 10-04-002-0003 and 10-05-003-0001. This district shall further require the provision of public sanitary sewer and public water facilities.

Net Buildable Site Area Net buildable site area is the base site area less the larger of either the Resource Protection Land or the Minimum Landscaped Surface Area.

Open Space Undeveloped land used primarily for resource protection or recreational purposes.

Open Space Ratio (OSR) The proportion of a site consisting of open space as specified in Section 10-04-002-0003 of the LDC, which shall be calculated using the base site area.

Owner Any individual or entity owning real property within the project.

Plan The Specific Plan for the McMillan Mesa Village project.

Project The McMillan Mesa Village project.

Recreation An activity, generally in a defined space, which relates to the pursuit of active or passive movement to refresh body or mind, such as: tennis, swimming, walking, jogging, bicycling, painting, board or card games, etc.

Research and Development Activities to include research, engineering, high technology and light manufacturing, processing and fabrication, product development, office and administrative functions and business-support services. These activities are appropriate for Business Park (BP) Districts.

State The State of Arizona.

Suburban Commercial Suburban Commercial is intended to provide for convenience and neighborhood commercial uses in areas with suburban character by controlling the intensity of use and landscaping. The uses shall provide for retail and service establishments which supply commodities or perform services meeting the needs of the neighborhood.