



City of Flagstaff

October 27, 2015

Cavan Real Estate
MMV Devco LLC
Attn: Vickey Morris
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
480-747-9408

**Re: Compliance of the McMillan Mesa Village Amendment to Regional Plan with regard to the original Water & Sewer Impact Analysis C.O.F. IDS NO. PZ-15-00022,
Project Name: McMillan Mesa Village Specific Plan Amendment**

Dear Ms. Morris,

The City of Flagstaff Utilities Department agrees to waive the requirement of a new Water and Sewer Impact Analysis for the above project.

A previous Water and Sewer Impact Study was completed for this project under the title McMillan Mesa Village in July 2006. After reviewing the City water and sewer master model and previous Impact study conducted for this area, the City of Flagstaff Utilities Department is of the opinion that the proposed Specific Plan Amendment will have no significant impact to existing off-site water or sewer infrastructure as a result of this development. The land use and intensity proposed for this development can be served by existing infrastructure. There is adequate existing capacity and as long as water and sewer demands do not further increase from the specific plan amendment. If there are no additional water and sewer demand increases, no additional analysis work will be required for this project.

This review was conducted to compare the proposal with the original analysis to ensure onsite and offsite sewer mains have adequate capacity for proposed development. The onsite sanitary sewer system serving Parcels B, C and D1 will be required to flow to the northern sewer main in Forest Avenue as illustrated in the attachment dated August 27, 2015. This work shall be consistent with the requirements called out in the City of Flagstaff Engineering

Standards. The City of Flagstaff will provide water and sewer service to this site upon acceptance and dedication of all required public improvements.

Sincerely,



Ryan Roberts, P.E.
Utilities Engineering Manager

Cc: Tiffany Antol, Planning Development Manager
Dana Cole, Engineering Project Manager
Jim Davis, Utilities Plan Reviewer





August 27, 2015

Mr. Ryan Roberts, P.E.
City of Flagstaff Utilities Department
211 W Aspen Avenue
Flagstaff, Arizona 86001

RE: McMillan Mesa Village

Dear Mr. Roberts:

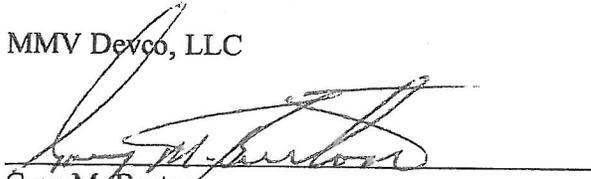
We are providing this letter to you in response to your email dated 7/17/2012 in which the City of Flagstaff Utilities Department seeks assurance from the undersigned that sewer connections for Parcels B, C, and D1 will be located in Forest Avenue (see attached map provided by City of Flagstaff Utilities Department).

MMV Devco, LLC offers this letter as assurance that upon development of Parcels, B, C and D1, the sanitary sewer flows will be directed into the "Northern" sewer main in Forest Ave that was installed as a part of the phase I infrastructure development for the McMillan Mesa Village, and as illustrated in the attachment.

Thank you for your consideration of the matter. If you require additional information, please contact Vickey Morris at 480-747-9408 or vmorris@cavanrealestate.net.

Respectfully,

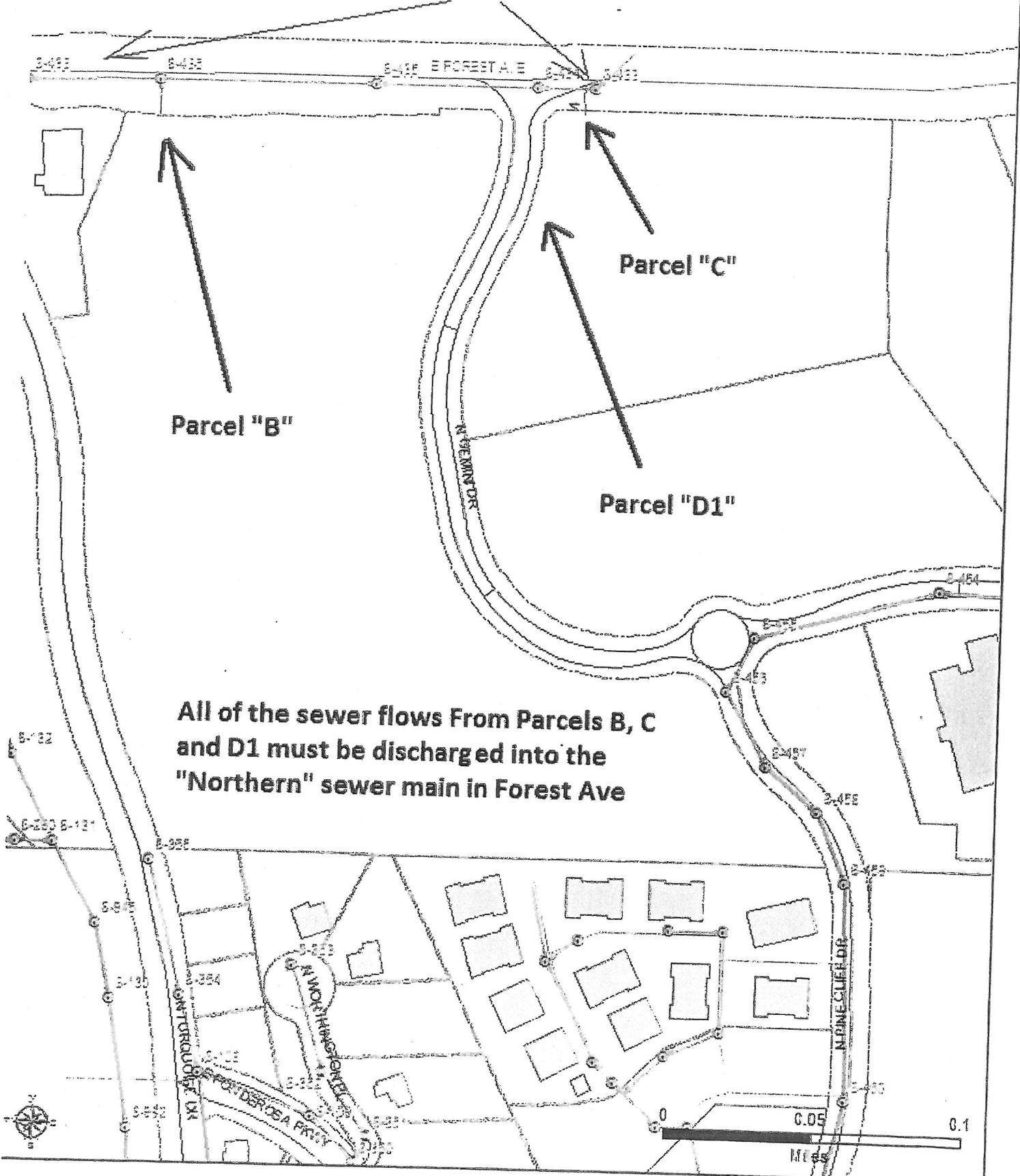
MMV Devco, LLC



Gary M. Burton
Authorized Representative

City of Flagstaff Utilities Department

McMillan Mesa Village Northern Sewer Main





September 22, 2015

Mr. Jeff Bauman, P.E..
City of Flagstaff Traffic Engineer
211 W Aspen Avenue
Flagstaff, Arizona 86001

RE: McMillan Mesa Village – Traffic Impact of Re-Zoning

Dear Mr. Bauman:

We respectfully request the City of Flagstaff accept and review the information provided herein for consideration as to whether a new Traffic Impact Analysis will be required as a part of the Minor Amendment to the McMillan Mesa Village Specific Plan and the Regional Plan (the “Amendment”). A Traffic Impact Analysis for the McMillan Mesa Village (the “Analysis”) was completed by Pike Engineering on May 20, 1992 (a copy attached hereto). At the time the Analysis was prepared the infrastructure for the subdivision was contemplated, however it was not completed. In 2008, the Developer completed the infrastructure according to the Specific Plan and integrated the “Alternate Analysis” as defined in the Analysis.

The Alternate Analysis provided for a “traffic circle” at the intersection of Village, Gemini, and Pine Cliff Drive as a means to control the flow of traffic and maintain the level of service for all roads and intersections located within the subdivision and of those meeting external intersections. Subsequent to the analysis of the roadway infrastructure, Village Drive from the traffic circle to Forest Avenue is now known as Pinecliff Drive. The right of way for the Enterprise Parkway was abandoned in a land exchange with the City that closed on 12/21/2007.

Pursuant to the Analysis, the method used to determine the traffic impacts of the proposed McMillan Mesa development included pre-development traffic controls and post-development expected traffic. The Analysis reached these anticipated traffic flows by attributing average daily trips (ADTs) to the land use assigned by the Specific Plan (Trip Generation Manual, fifth edition, Institute of Transportation Engineers). In our comparison of the ADTs associated with the down-zoning we used the ITE Trip Generation Handbook-8th edition, and provide the following tables to provide data for your review:

15300 N 90th Street Ste 200, Scottsdale, AZ 85260
480-627-7000

TABLE 1: Historical figures used in the Analysis

Parcel	Land Use (as used in Analysis)	Size/Units (as used in Analysis)	Total ADTs
A	Office – 1 tenant	10.0/1000 SF	36
B	High Density Res	471/units	3,104
C	Shopping Center	65/1000 SF	5,958
D/E/F/G	Business Park	65/acres	10,384
H	Multifamily Res	72/dwellings	422
I	Low Density Res	63/dwellings	602
J	School	600/students	828
Total			21,334

TABLE 2: ADTs after Amendment

Parcel	Land Use (as used in Analysis)	Size/Units (as used in Analysis)	Total ADTs
B	High Density Res (ITE Code 222)	292/units	1226
C	Medium Density Residential (ITE Code 221)	75.69 DUs	499
D1	Medium Density Residential (ITE Code 221)	66.15 DUs	436
D2	Basis School (ITE Code 534)	500 Students*	450
D3	Medium Density Residential (ITE Code 230)	56.7 DUs	329
E	Business Park (ITE Code 770)	7.8 Acres	1168
F1	Business Park (ITE Code 715)	7.14/KSF ^{2*} (4.73 acres)	83
F2	Business Park (ITE Code 770)	18.2 acres	2,726
H	Medium Density Residential (ITE Code 252)	60 DUs*	209
Ia-d	Single Family Res (ITE Code 210)	63/dwellings*	602
J	City Park (ITE Code 411)	25.75 acres*	41
Total			7,769

*Denotes an existing use and finished development.

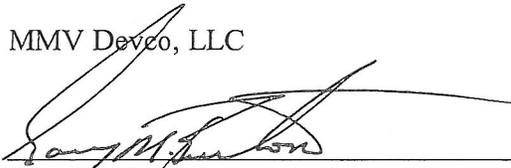
The subdivision and the Level of Service for the infrastructure is enhanced by transferring residential density from one parcel to several others. (i.e., Parcel B to C, D1, and D3) The Amendment proposes to remove approximately 25 acres of business park/commercial from the northern portion of the subdivision in exchange for the residential density transfer, thereby eliminating a large amount of average daily trips from the total traffic volume.

Based on Table 1 and Table 2 above, we believe the Level of Service for the existing roads and intersections will not be diminished by the Amendment. The overall circulation throughout the subdivision by vehicular, pedestrian, and bicycle traffic is well provided for with the current infrastructure. Therefore it is the Developer's belief and understanding that the Analysis conducted as a part of the first phase of the development of the McMillan Mesa Village is still applicable and an additional Traffic Analysis may not be necessary given the information provided above.

Please advise at your earliest convenience. If you require additional information, please contact Vickey Morris at 480-747-9408 or vmorris@cavanrealestate.net.

Respectfully,

MMV Devco, LLC



Gary M. Burton

Authorized Representative

Attachment: Traffic Impact Analysis, 5/20/1992 as revised.



September 30, 2015

Mr. Chris Kirkendall
City of Flagstaff Stormwater Department
211 W Aspen Avenue
Flagstaff, Arizona 86001

RE: McMillan Mesa Village – Drainage Impact for Re-Zoning

Dear Mr. Kirkendall:

We respectfully request the City of Flagstaff accept and review the information provided herein for consideration as to whether a new Drainage Impact Analysis will be required as a part of the Minor Amendment to the McMillan Mesa Village Specific Plan and the Regional Plan (the “Amendment”). Prior to the adoption of the Specific Plan, a Drainage Analysis for the McMillan Mesa Village (the “Analysis”) was prepared by Pike Engineering on May 21, 1991, with multiple revisions up to October 9, 1992. (copy attached hereto). At the time the Analysis was prepared the infrastructure for the subdivision was contemplated, however it was not completed. In 2006, the Developer began the design and City submittals for construction of the infrastructure. As a component of the design and construction of the infrastructure, the Developer hired Shephard Wesnitzer, Inc. to provide a detailed hydrology study, also referred to as the Final Drainage Report for McMillan Mesa Village (the “Drainage Report”). The initial study was provided to the City on August 23, 2007, was revised on February 7, 2008, and the last revision was published on March 12, 2014.

The Developer was given direction by City of Flagstaff Ordinance No. 1779 that the drainage impact analysis provided for the Specific Plan adoption *shall be revised to utilize the City’s sub-regional detention basin policy approach, to include limiting the maximum number of detention basins to six.* The Drainage Report adopted the sub-regional detention basin policy; however there are two differences from the Analysis, to wit: 1) the Analysis did not locate the detention ponds in the lowest areas of the basins or near historic discharge points; and 2) the drainage characterized in the Analysis was based upon 10-foot contours, whereas the current Drainage Report used 1-foot aerial topography. Other than those 2 differences, the Drainage Report supports the full build-out condition of the Specific Plan.

The following table identifies the drainage basins as identified in the Analysis and the Report as well as the associated land use for parcels located within each basin:

Drainage Basin	Parcels located with Basin	Parcel ID and Land Use
A	Majority of Parcel F All of Parcel E All of Parcel C All of Parcel D1 northern portion Parcel B City property containing a FUTC Trail	Parcel F = BP (nka RD) Parcel E = BP (nka RD) Parcel C = SC Parcel D1 = BP(nka RD) Parcel B= HDR Open Space
B	Portion Parcel B, incl sloped resource protection area	HDR
C	Portion Parcel B All of Parcel H northern portion of Parcel Ia	Parcel B = HDR Parcel C = MDR Parcel Ia - R1
D	All of Parcel D3 All of Parcel D2 City property containing a FUTC Trail	Parcel D3 = BP (nka RD) Parcel D2 = BP (nka RD) Open Space
E	remainder of Parcel F	Parcel F = BP (nka RD)
G	Southern portion of Parcel IA Parcels Ib and Id	Parcels Ia, Ib, and Ic = R1

As you can see from the table above, the post developed runoff, according to the land uses attributed to the parcels and pursuant to the Specific Plan, allowed for a considerable amount of impervious surfaces such as commercial roof tops, parking lots, driveways, etc. The scale allowed for commercial development according to the specific plan varied from Neighborhood scale on Parcel C to Community scale on Parcels D, E and F, thus allowing for a larger max FAR and the corresponding parking structures as required.

Mr. Chris Kirkendall
Drainage Impact Analysis
September 30, 2015
Page 3

Our proposal to down-zone Parcels C, D1, and D3 would take approximately 21.32 net acres out of the commercial development design standard and replace it with medium density residential that allows for a max building coverage of 40% and a height restriction of 35 feet. It is worth noting that as a component of this Amendment, the Developer is transferring density from Parcel B to Parcels C, D1 and D3, thereby decreasing the density on Parcel B by almost half.

It is the Developer's belief that in concert with the low-impact development design required for each parcel within the McMillan Mesa Village, the sub-regional basin will function more efficiently by reducing the impervious cover and decreasing the density of development. The regional detention ponds have been built and it is anticipated that the ponds will be modified as needed for the actual development that occurs on each parcel. Each parcel will be required to create a separate Drainage Report and LID Manual as it is developed. The final design of the McMillan Mesa Village stormwater system has been designed to convey discharge at levels at or below historic peaks with no adverse impacts downstream and the down-zoning of several parcels and density transfer will not have a negative impact upon the neighboring properties.

We respectfully submit this memorandum for your consideration regarding the need for additional drainage analysis. Please advise at your earliest convenience. If you require additional information, please contact Vickey Morris at 480-627-7000 or vmorris@cavanrealestate.net.

Respectfully,

MMV Devco, LLC



Gary M. Burton

Authorized Representative