

ATTACHMENT A:

MINUTES

SPECIAL WORK SESSION
MONDAY, APRIL 8, 2013
COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

1. Call to Order.

Mayor Nabours called the Flagstaff Special Work Session of April 8, 2013, to order at 4:03 p.m.

2. Pledge of Allegiance.

The City Council and audience recited the Pledge of Allegiance.

3. Roll Call

Councilmembers present:

MAYOR NABOURS
VICE MAYOR EVANS
COUNCILMEMBER BAROTZ
COUNCILMEMBER BREWSTER
COUNCILMEMBER ORAVITS
COUNCILMEMBER OVERTON
COUNCILMEMBER WOODSON

Councilmembers absent:

NONE

Others present: City Manager Kevin Burke; Interim City Attorney Michelle D'Andrea; Community Development Director Mark Landsiedel; Planning Manager Jim Cronk; Zoning Code Administrator Roger Eastman; Nat White, Flagstaff resident and former City councilor; Marilyn Weismann, Friends of Flagstaff's Future; Richard Bowen, ECONA; Julie Pastrick, Flagstaff Chamber of Commerce; Tad Riggs, Northern Arizona Builders Association and Northern Arizona Association of Realtors; David Carpenter, Chairman of Planning and Zoning Commission; Kent Hotsenspiler, Mogollon Engineering; Maury Herman, Flagstaff 40; Keri Sylvan, Attorney for Michael Manson.

4. Discussion and direction re invitees to represent various sectors of the community on the following agenda item.

Mayor Nabours explained that certain groups and people were designated to attend this meeting and provide input. Mr. Michael Manson was designated as a property owner; unfortunately, he is ill and unable to attend. Mr. Manson sent his representative/attorney to attend and represent him on his behalf. It was asked if there were any objections to her sitting at the table in place of Mr. Manson.

Some members of Council expressed some discomfort with this decision and having an attorney at the table.

A majority of Council agreed that Ms. Sylvan should be invited to the table on behalf of Mr. Manson.

5. Discussion/direction on the Zoning Map amendment process, Division 10-20.50 of the Flagstaff Zoning Code.

Mr. Burke explained that the purpose of this meeting is to identify the challenges and issues with the current Zoning Map amendment process and then put those issues and challenges into some sort of problem solving question.

Mr. Eastman provided a history of the Zoning Map amendment process as well as an overview of the current process.

The following are the issues and concerns as defined by the group.

Issues/Concerns:

- Preserve process
- Encourage Capital Investment
- Properties not zoned correctly
- Process discourages rezoning
 - Full knowledge of intended use to determine zoning
 - Too costly – then no certainty of approval
 - Floor plans, site plans, resource protection, utilities, etc.
- Chicken and Egg – need zoning to secure tenant, need tenant to secure zoning
- Make development easier
 - Upfront costs
 - Extreme amount of details
 - Uncertainty discourages development
- Neighbors are concerned about:
 - Uncertainty as well, particularly close to the zone or use change
- Certainty for both sides
- Not had enough time to see new code working
- What degree of detail is acceptable to answer certainty concern
- Artificially drive development based on existing zoning
 - Inventory Issue
 - Low inventory, high process drives to other communities
- High risk to invest in rezoning because a political decision
- Rezoning City best opportunity to exact
 - If don't exact then existing citizens pay
- Once give zoning, what is required
- Reuse of existing properties
 - Don't know what use will be in 20-30 years
- When unzoned need to guess what you're going to do
 - Data points collected are premature

- Small, medium, large reversed
- When do is specific information requested
 - Don't throw out requirements but the timing of when they are asked for
- Public input – when and how
- Opportunity cost for City and Investor
- Supply and Demand Costs
- What is consequences to taxpayer if shift timing
- How often has Council denied rezoning, what required costly additions
- When public weigh in
- What degree of detail is acceptable to answer the certainty concern at what time and with what level of public input
- Who is approving body, when

Timing and uncertainty are the underlying issues; citizens are concerned about what is going to happen with the zoning of properties near them and how that is going to impact them. The more concrete the standards and requirements at the beginning of the process are, the more certainty there is but in return less flexibility.

Councilmember Oravits left the meeting at 5:50 PM.

A break was held from 5:55 PM to 6:07 PM.

The following people addressed the City Council and group participants and offered their issues and concerns about the process:

Jim McCarthy, a member of the Planning and Zoning Commission, cautioned the group about issuing the zone changes too early in the process because once zoning is approved there is no leverage for conditions. Mr. McCarthy emphasized the need to keep affected neighborhoods included in the communication.

David Monihan expressed frustration with the current process. Mr. Monihan provided an example of extensive delays in a “no brainer” rezone where Red Lobster and Olive Garden are and urged the group to consider these types of issues when further discussing the process and developing solutions.

Judy Louks, Flagstaff resident, described her struggles through five different attempts to rezone to no avail.

Paul Moore, a member of the Planning and Zoning Commission, explained his approach to dealing with his clients and rezone requests. Mr. Moore expressed that it is important to communicate with the public and allow for input at all stages but that the required components should have a conceptual element to them so they do not have to be “set in stone” at time of submittal.

The group began discussion of possible solutions. It was determined that another meeting will be necessary to allow adequate time for solutions to be discussed.

The following solutions were identified:

Solutions

- Look at use; by-right uses against a specific property
- Provide info but in a general scale

Council requested that staff generate and offer some alternatives to allow a property owner to request a change of zoning with less specificity than is required now but still protecting the public's right to know.

Council requested that the public participation requirements and process be incorporated into the plan, possibly showing it running parallel to the process. It will be important to see where the stages of public participation occur.

Lastly, Council requested information on the consequences to the tax payers if the timing is shifted.

6. Adjournment

The Flagstaff City Council Special Work Session of April 8, 2013, adjourned at 7:19 p.m.

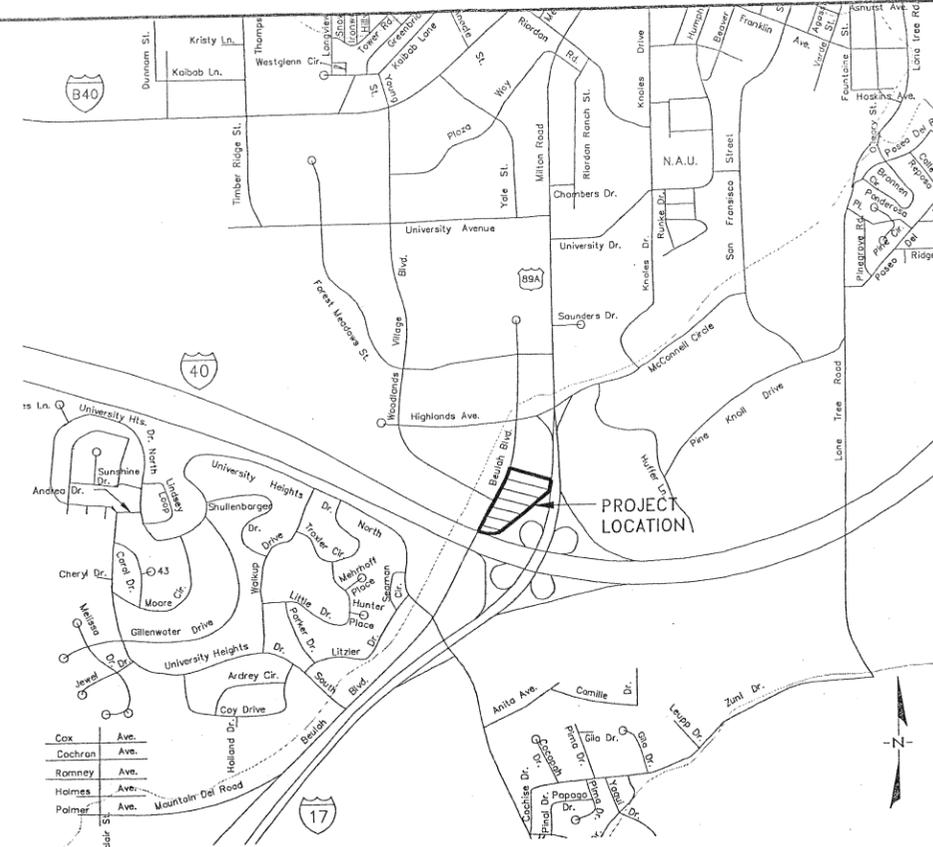
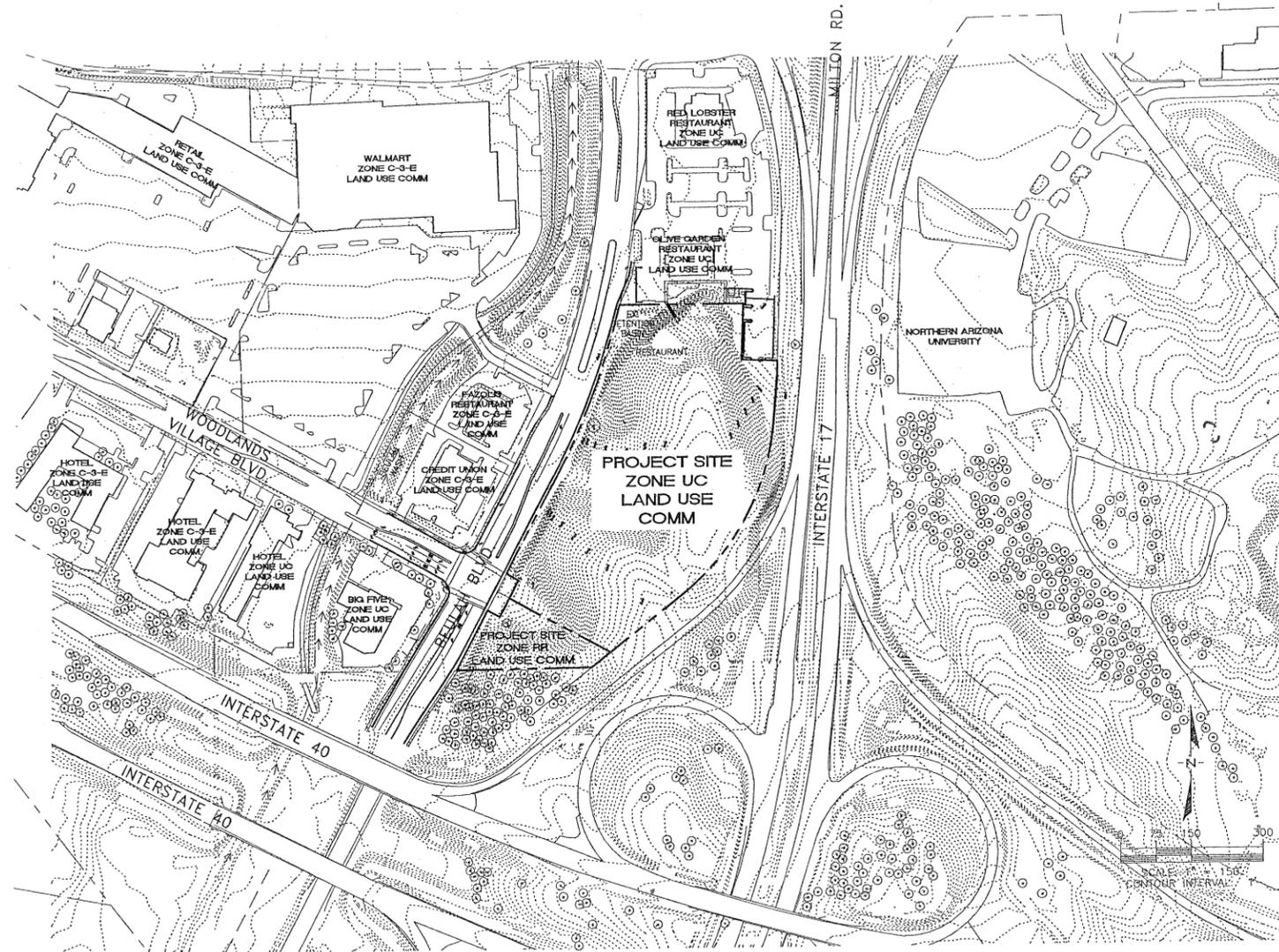
MAYOR

ATTEST:

CITY CLERK

COURTYARD BY MARRIOTT CONCEPT PLAN

A PROPOSED DEVELOPMENT IN A PORTION OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA



SITE INFORMATION

DEVELOPMENT NAME: COURTYARD BY MARRIOTT
 SITE ADDRESS: 2650 AND 2800 S. BEULAH BLVD.
 PARCEL NUMBER: 103-24-010E, 103-24-010F, 103-24-011B; ADOT 2051/375; ADOT 2185/531

EXISTING ZONING DISTRICT: UC
 PROJECT SIZE: 6.69 ACRES

HOTEL BUILDING INFORMATION:
 TOTAL FLOOR AREA: 83,145 SF
 NO. OF FLOORS: 3 PLUS UNDERGROUND PARKING GARAGE
 MAXIMUM HEIGHT: 60'
 NO. OF ROOMS: 150
 MEETING SPACE: 505 SF

RESTAURANT BUILDING INFORMATION:
 TOTAL FLOOR AREA: 7,000 SF
 NO. OF FLOORS: 1
 TOTAL FLOOR AREA: 90,145 SF

TRANSPORTATION ANALYSIS (PER FLAGSTAFF REGIONAL PLAN)

BEULAH: EXISTING ARTERIAL (MINOR)
 MULTI MODEL CORRIDOR
 MULTIPLE ROUTE TRANSIT WAY
 TRUCK ROUTE
 BIKEWAY CORRIDOR
 FUTS TRAIL

WOODLANDS VILLAGE BLVD
 EXISTING MAJOR COLLECTOR
 MULTI MODEL CORRIDOR
 MULTIPLE ROUTE TRANSIT WAY
 TRUCK ROUTE
 BIKEWAY CORRIDOR

RELATIONSHIP ANALYSIS

USE	PROJECT	REGIONAL PLAN
ZONING	COMM	COMM
STREETS	UC	UC
BUS	ADEQUATE	MINOR COLLECTOR, ARTERIAL, FREEWAY ACCESS
BIKES	BIKE LANES	MULTIMODAL CORRIDOR
TRUCK	ADEQUATE	BIKEWAY CORRIDOR
FUTS	FUTS ACROSS BEULAH	TRUCK ROUTE FUTS CORRIDOR

DEVELOPER
 THE SUMMIT GROUP, INC.
 14362 N. FRANK LLOYD WRIGHT BLVD., SUITE 1000
 SCOTTSDALE, AZ 85260
 (480) 477-6955

ENGINEER
 WOODSON ENGINEERING AND SURVEYING, INC.
 124 N. ELDEN ST.
 FLAGSTAFF, AZ 86001
 (928) 774-4636

CONCEPT APPROVAL
 THE CITY OF FLAGSTAFF APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS OR OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.



SHEET INDEX

1	COVER SHEET
2	CONCEPT PLAN
3	PRELIMINARY RESOURCE PROTECTION PLAN

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING

IMPROVED BY USING AN AERIAL PHOTOGRAPH AS THE BASE MAP

WOODSON
 ENGINEERING AND SURVEYING, INC.
 124 N. ELDEN ST.
 FLAGSTAFF, AZ 86001
 PHONE: (928) 774-4636 FAX: (928) 774-4646

02/21/07

WOODSON ENGINEERING AND SURVEYING, INC.
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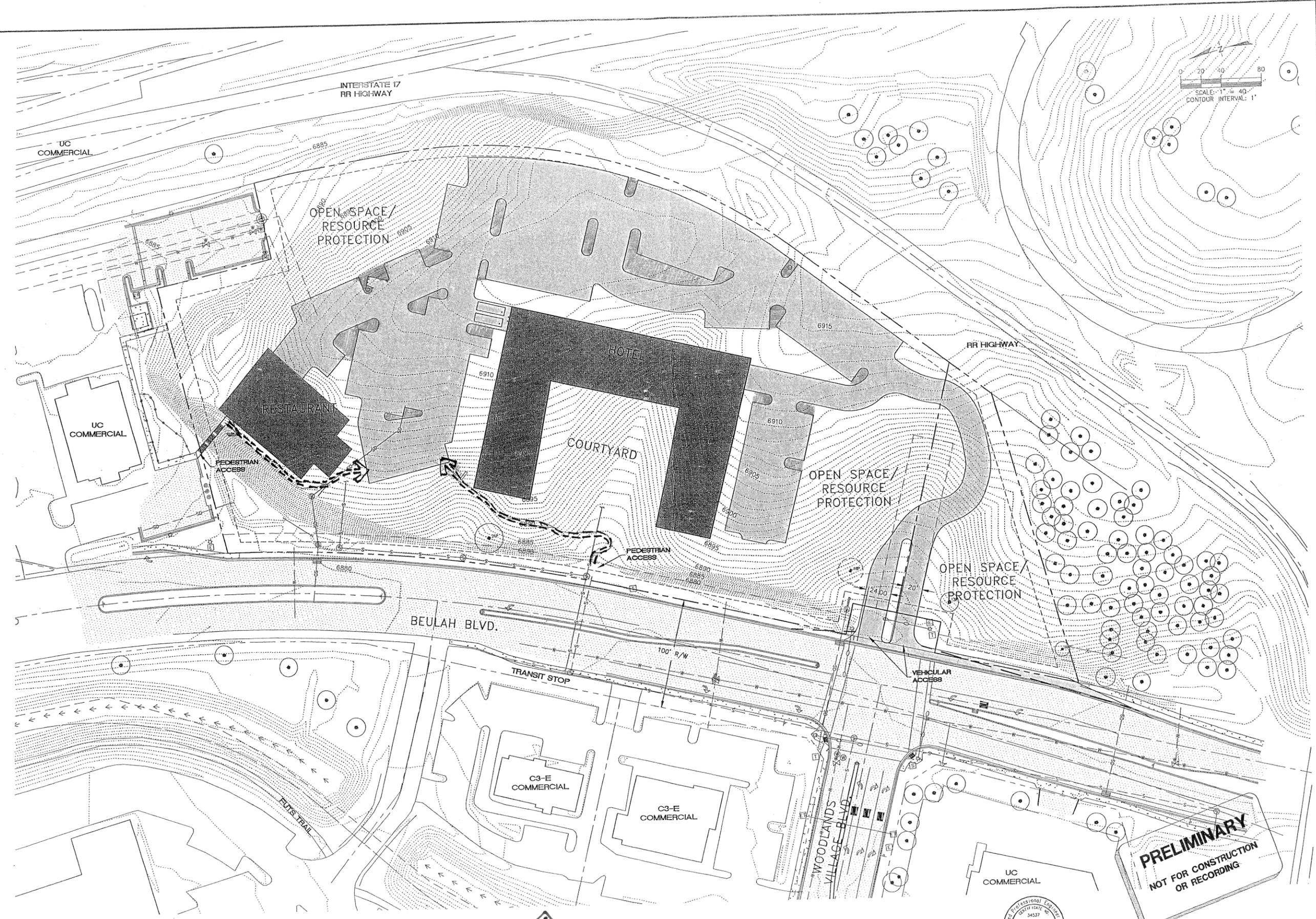
105031

COURTYARD BY MARRIOTT
 CONCEPT PLAN

REVISED SUBMITTAL - NEW ZONING CODE



DRAFTED BY: PEK
 DATE: 10/15/06
 PROJ. NO.: 105031
 FN: 105031 CONCEPT_01



PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING

↑ IMPROVED BY USING AN AERIAL PHOTOGRAPH AS THE BASE MAP



CALL TWO WORKING DAYS BEFORE YOU DIG
 1-800-STAKE-IT
 1-800-782-3348
 (OUTSIDE MARICOPA COUNTY)

02/21/07
 WOODSON ENGINEERING AND SURVEYING, INC.
 124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 FAX: (928) 774-4646
 105031
 COURTYARD BY MARRIOTT
 CONCEPT PLAN
 DRAFTED BY: REK
 DATE: 10/17/06
 PROJ. NO.: 105031
 P/N: 105031 CONCEPT 02

REVISED SUBMITTAL - NEW ZONING CODE

Concept Plan Review & Comment Application Submittal

September 15, 2008

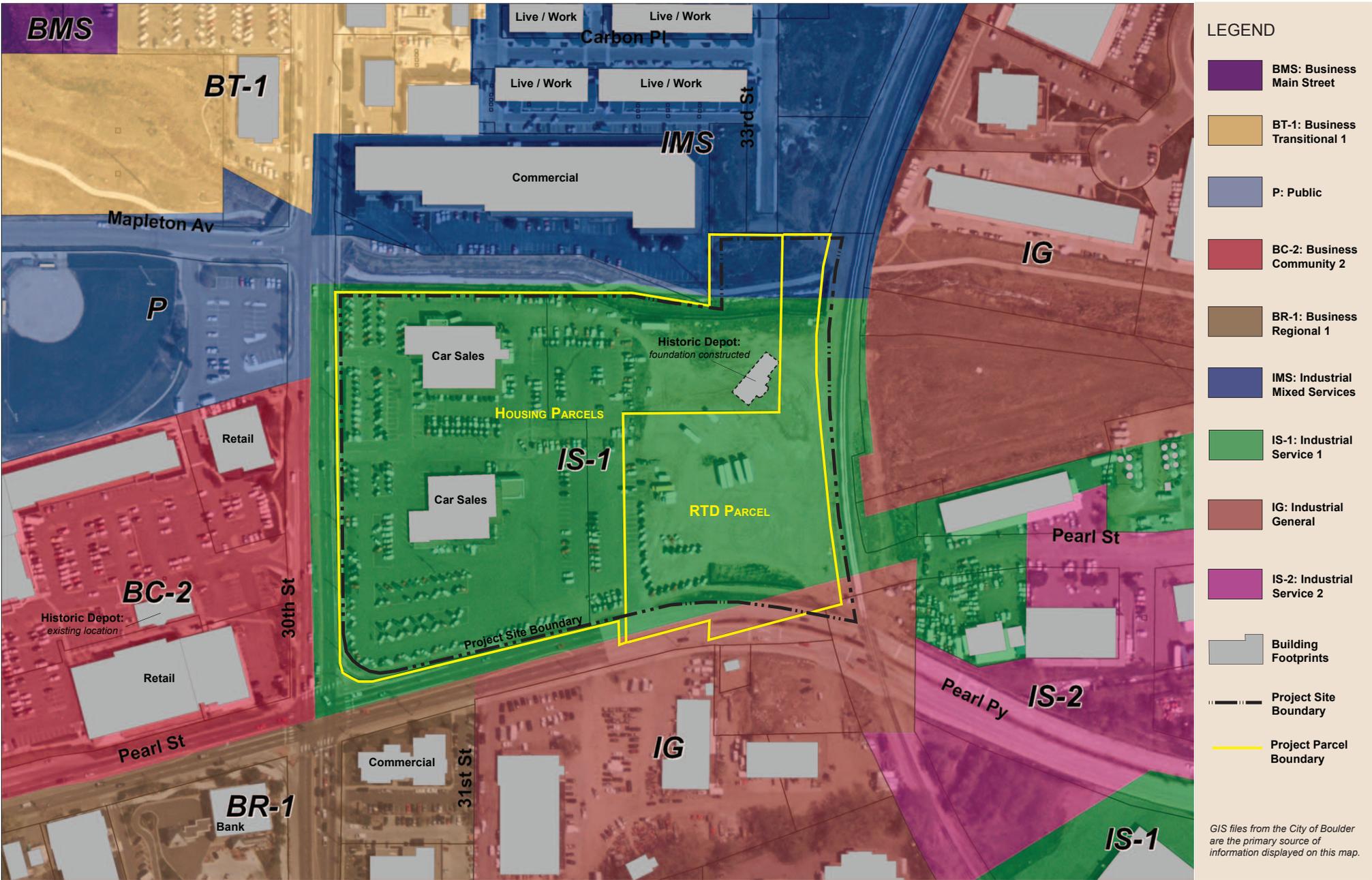
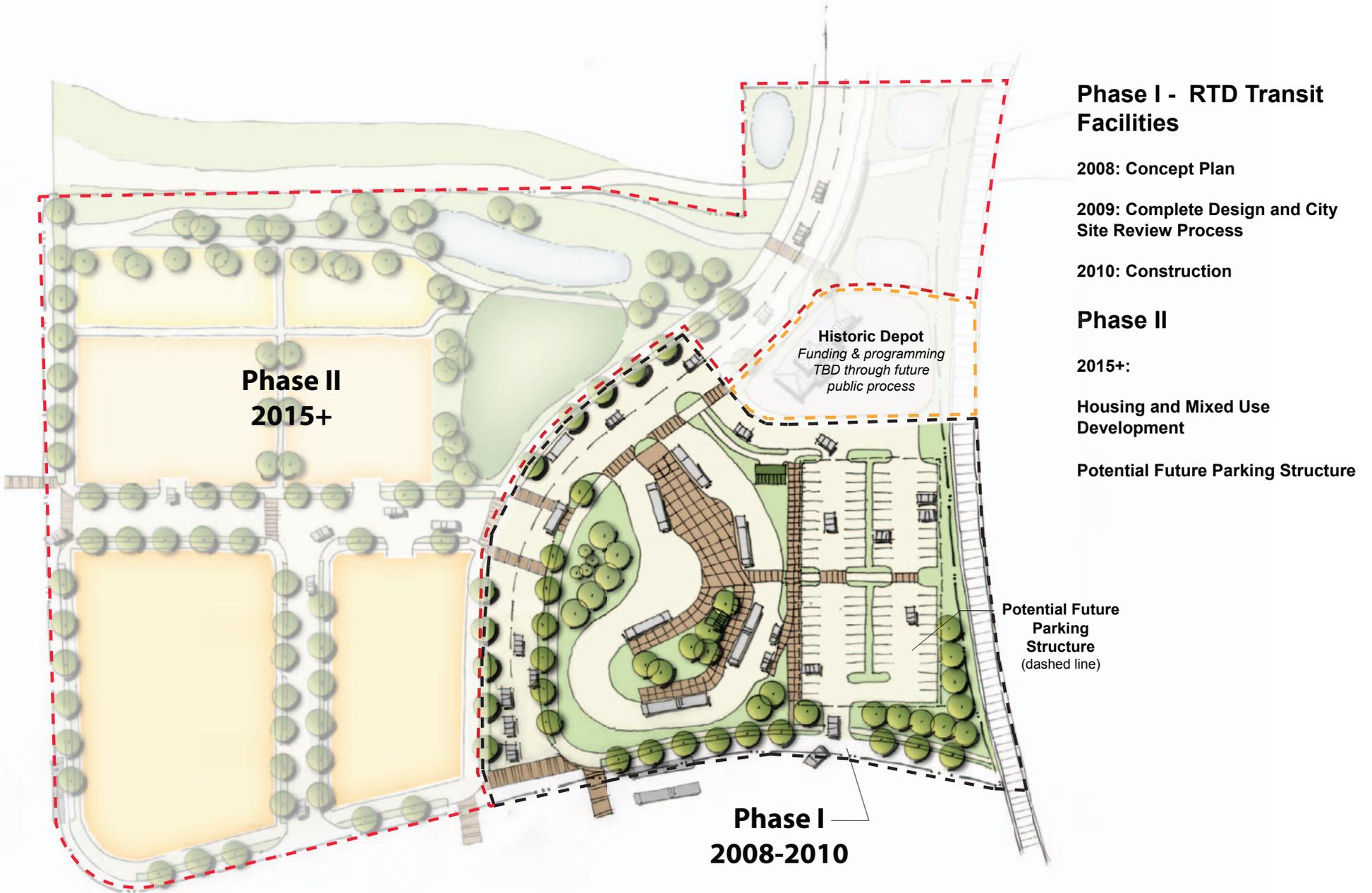


EXHIBIT A: CONTEXT MAP

BOULDER TRANSIT VILLAGE: Concept & Site Planning Project
September 15, 2008





LEGEND

- Brownstones / Townhomes
- Stacked Flats
- Apartments / Condos
- Historic Depot
- Commercial
- Hardscape / Walkway Area
- Existing Steep Slopes
- Existing Retaining Walls
- Proposed Trees
- Public Art Opportunities

Location and massing of housing types, transportation connections and other site elements west of Junction Place are based on Development Concept #1 (see Appendix) and are conceptual pending future site planning 2014+



EXHIBIT C: PROPOSED LAND USES
 BOULDER TRANSIT VILLAGE: Concept & Site Planning Project
 September 15, 2008



Housing Types

50% affordable
mix of for-sale and for-rent

Apartments / Condos

- Generally two to five stories.
- Can be made accessible for seniors or people with disabilities.
- Would support ground-level commercial.
- Units accessed by interior central hallway.



Stacked Flats

- Generally two to five stories.
- Can be accessed by multiple street-level entries.
- Can be made accessible for seniors or people with disabilities.
- Would not support ground-level commercial.
- Could be single level, two story or three story arrangement.



Brownstones / Townhomes

- Often three story units, could also include one and two story units.
- Can be made accessible for seniors or people with disabilities.
- Would not support ground-level commercial.
- Generally accessible by street level entry.



Lofts / Efficiencies

- Can be included in apartments / condos and stacked flats.
- Generally an economical housing choice.
- Can be made accessible for seniors or people with disabilities.



Public Spaces



a gardenesque courtyard provides space for dining and passive recreation, such as reading a book

Courtyards

- small, private gardens with nooks for individual activity
- communal amenities, such as swimming pools
- community gardens, spaces for classes and activities
- small and large group gathering areas



courtyards can be built on underground parking structures, as is the one shown above



courtyards can provide communal amenities, like swimming pools



rooftop gardens can combine paving and planting elements

Rooftops

- passive enjoyment: plazas or gardens
- active recreation: pools, tennis courts
- outstanding views of the Flatirons and Foothills
- with sustainable design, rooftop gardens can reduce ambient air temperature and reduce stormwater runoff



rooftop gardens often utilized raised planters



rooftop gardens can be planted on above-ground or below-ground parking structures. photo: www.greenroofs.com



bikes and pedestrians come first on multi-use paths

Pedestrian & Multi- Use Paths

- emphasize pedestrians & bikers
- create an active, non-vehicular network connecting homes, shops, jobs, and transit
- activate neighborhoods
- places to exercise, places to relax, places to meet your neighbors



multi-use paths may also provide spaces to sit and relax



a network of paths can provide for access and recreation



pedestrian space, storefronts, and furnishings make streets living spaces

Streetscape

- sets the tone and character of the development
- enhance the pedestrian experience
- attract residents, businesses, visitors
- create a special place
- reflect the seasons and local events



walkways are opportunities for seating and landscaping



streetscape design can add color and create an interesting and inviting public environment

Parking Structures

Unwrapped

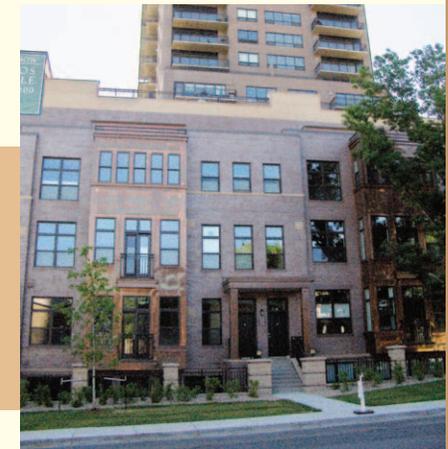
- This type of structure has parking on all floors, including the ground floor.
- The ground-floor frontage may look like a retail storefront in size, scale or design, but be a 'false' storefront.
- Alternately, the front of the structure may receive architectural or artistic treatments to soften the visual appearance of the parking structure.
- Least expensive option.



Decorative treatments can make the outside of a parking structure into an artistic canvas.

Wrapped

- This type of structure has retail, commercial or residential uses attached to the outside of the structure.
- Residential 'wrap' can often be multi-story; retail/commercial uses are usually only at ground-level.
- More complex to build, but offers more aesthetic opportunities.
- More expensive.
- Requires more land.



These townhomes 'wrap' a parking structure behind them.

Below-Grade

- Parking structures may be fully below-grade, and unseen from the street, or they may be a half level below-grade.
- Below-grade parking feasibility is dependent upon the depth of the underground water table.
- Building a half-level below grade, instead of a full-level, is less expensive because it does not require as extensive technical systems, such as ventilation.
- Most expensive.



These condos use street-level plantings to enhance the walls created by the half level below grade parking structure.



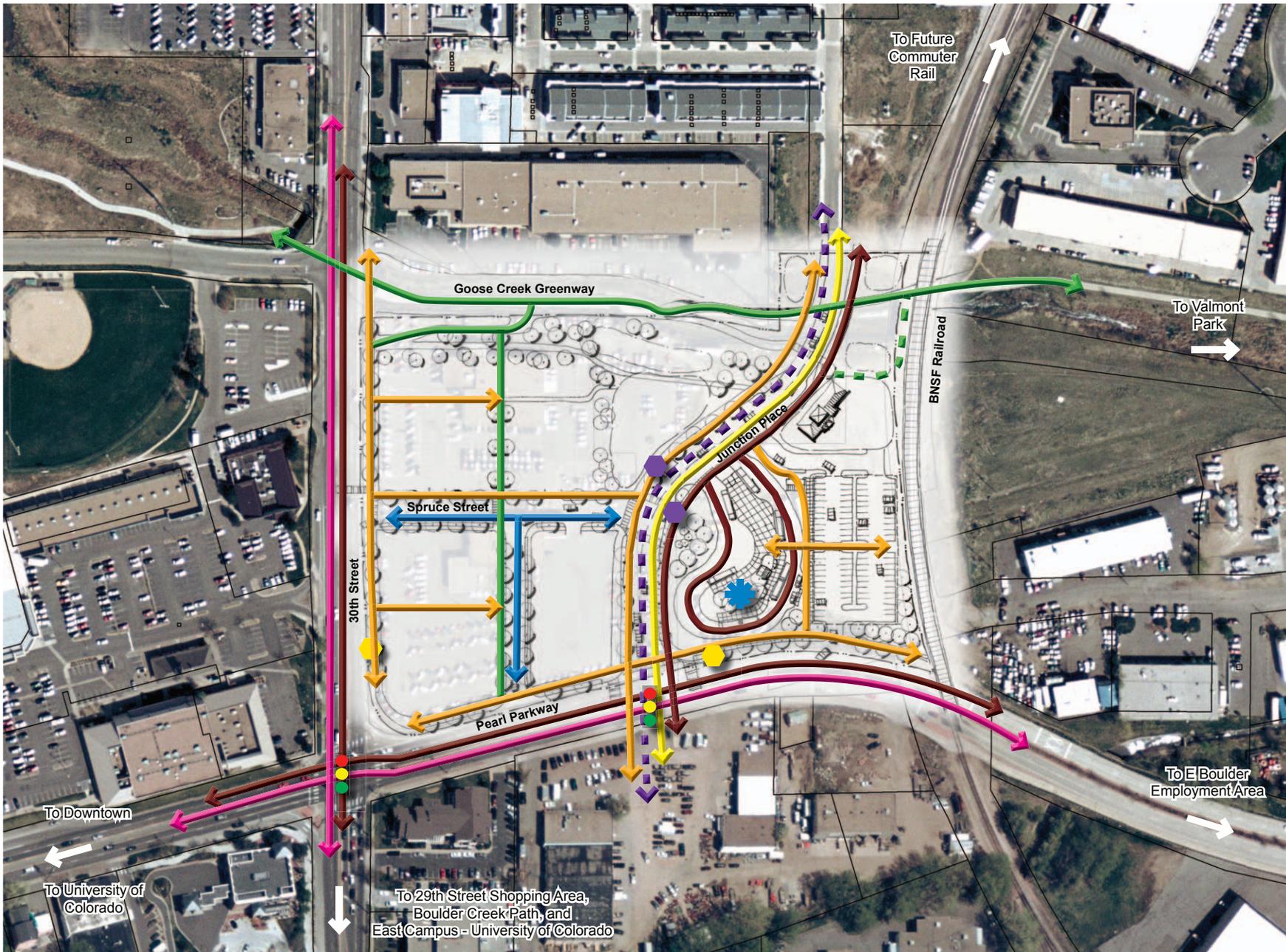
This parking structure uses 'false storefronts' to create an attractive street-level building face.



This parking structure has commercial uses attached on the outside.



This multi-family building has parking a half-level below grade.



LEGEND

- Arterial Street
- Collector Street
- Local Street
- Bus Route
- On-street Bike Lane
- Pedestrian Sidewalk
- Multi-use Path
- Multi-use Path, pending topography
- Transit Stop: Hop
- Transit Stop: Other
- RTD Bus Transfer Facility
- Traffic Signal

Circulation on the housing site west of junction place is based on the TVAP connections plan, all connections have a flexible alignment and can be revised and amended per TVAP. The connections shown are conceptual and could change pending future site planning 2014+.



EXHIBIT G: PROPOSED CIRCULATION
 BOULDER TRANSIT VILLAGE: Concept & Site Planning Project
 September 15, 2008

ATTACHMENT C: EXISTING AND PROPOSED SUBMITTAL REQUIREMENTS FOR CONCEPT ZONING PLANS

Existing Submittal Requirements – Concept Plan:

Pasted below are the existing submittal requirements for a Concept Plan included in the application packet for “Duplex, Multi-family Residential, Commercial, Office, Industrial, and Institutional Projects” available to applicants at the Community Development Division front counter. These are currently used for both zone change applications as well as concept site plan review allowed under Zoning Code Section 10-20.30.050 (Concept Plan Review).

1. Submission Requirements

All applications for Pre-Development Meetings must be accompanied by:

- 1.1. Concept Plan drawing(s) (no larger than 24” X 36”) **Ten (10) copies**
- 1.2. Preliminary Resource Protection Plan (when applicable) **One (1) copy**
- 1.3. Electronic copy of plans/drawings (.pdf or .tif file format)
- 1.4. All plans submitted with the application must be folded to approximately 8 ½” X 11” in size for filing and routing
- 1.5. Site analysis (see section 10-30.60.030 of the Zoning Code) **Two (2) copies**

2. Concept Plan

The Concept Plan does not have to be prepared by a professional architect or engineer; however, the plan must be drawn to a professionally accepted engineering scale (i.e. 1”=10 feet, 1”=20 feet, 1”=30 feet etc.) and plotted on a sheet no larger than 24” X 36” in size. **The Concept Plan must include the following basic information:**

- 2.1. Project Information
 - 2.1.1. Development Name (e.g. A Concept Plan of XYZ)
 - 2.1.2. Site Address
 - 2.1.3. Accessor’s Parcel Number (APN)
 - 2.1.4. Scale, north arrow
 - 2.1.5. Property owner’s name and contact information
 - 2.1.6. Developer’s name and contact information
 - 2.1.7. Preparer’s name and contact information, date prepared and legend
 - 2.1.8. Date Prepared
 - 2.1.9. Legend
 - 2.1.10. Parcel boundaries and dimensions
- 2.2. Within the subject site and extending 200’ from the property’s boundaries show the following:
 - 2.2.1. Contour lines at two-foot intervals (existing and approximate finished grade)
 - 2.2.2. Identify offsite flows and drainage pathways (arrows)
 - 2.2.3. Identify discharge point locations
 - 2.2.4. Existing building footprints and proposed general building areas (building foot prints optional)
 - 2.2.5. Location of public rights-of-way with street names
 - 2.2.6. Points of access and driveways (existing and proposed)
 - 2.2.7. General location of pedestrian facilities/sidewalks (existing and proposed)
 - 2.2.8. General location of parking areas with total parking calculations (existing and proposed). A detailed parking space layout is not required.
 - 2.2.9. Location of any existing improvements on the property.
- 2.3. Within the subject site show the following:
 - 2.3.1. Location, size and type of existing and proposed utilities (water, sewer, reclaim lines, fire hydrants/lines, services and meters). Preliminary connection locations to public utilities

- 2.3.2. Preliminary drainage systems on the site (existing and proposed)
- 2.3.3. Preliminary detention and Low Impact Development stormwater management systems
- 2.3.4. Location(s) of the LID Integrated Management Practices (IMP's) and their associated area and capacities with a total volume equal to or exceeding the required volume for the entire site.
- 2.3.5. Existing and proposed detention facilities
- 2.3.6. Existing and proposed stormwater conveyance features (i.e. culverts, drainage ditches, swales etc.)
- 2.3.7. Natural features, slopes and drainage courses
- 2.3.8. Calculations for impervious surface (greater than 5,000 sq feet shall require detention and LID)
- 2.3.9. Drainage easement
- 2.3.10. FEMA 100-year floodplain elevation, floodplain limits, and floodway limits (if applicable)
- 2.3.11. Total existing and preliminary impervious surface calculation (roof area, pavement, sidewalks, etc.)
- 2.3.12. Walls and fences (existing and proposed)
- 2.3.13. Location of solid waste dumpsters and trash enclosures (existing and proposed)
- 2.3.14. Approximate locations of open space or parks (existing and proposed)
- 2.3.15. Concept landscape plan per the Zoning Code
- 2.3.16. Commercial building footprints that are over 50 years old at the time of application
- 2.3.17. Residential building footprints built before 1946

3. Preliminary Natural Resource Protection Plan

A preliminary natural resource protection plan shows the general location of natural resources on the site before and after the proposed development (refer to Section 10-50.90.080 of the Zoning Code for applicability). **This section is applicable to properties located in the Resource Protection Overlay (RPO) Zone.**

The intent of this section is to identify resources early in the process so they can be taken into account during the site planning. All proposed improvements such as buildings, paved areas, roads etc. must be overlaid on a plan in relation to all on-site resources. For the purposes of the preliminary resource protection plan forest and slope resources may be estimated. Please visit Planning and Development Services front counter to obtain the site's aerial photography and topography through the City's website. Resources that must be estimated are listed below:

- 3.1. Forest canopy
- 3.2. Slopes 17% to 24%
- 3.3. Slopes 25% to 34.9%
- 3.4. Slopes greater than 35%
- 3.5. Rural and Urban Floodplain
- 3.6. Locations and descriptions of heritage resources as determined in a Cultural Resource study (Refer to Division 10-30.30 of the Zoning Code)
- 3.7. Other site features that are required to be preserved

4. Descriptive Information

Submit a brief narrative describing the proposed project on an 8 ½" X 11" sheet. This information will aid Staff in providing comments and answering questions about the project. The narrative should include the following:

- 4.1. Project title and date
- 4.2. Describe project/development request
- 4.3. Legal description of the parcel
- 4.4. Site acreage
- 4.5. Approximate building square footage, lot coverage and FAR (non-residential projects)
- 4.6. Number of dwelling units, types (e.g. single family, duplex, condominium, townhomes and apartments) and dwelling units per acre

- 4.7. Architectural drawings, if available
- 4.8. Any additional information or details pertinent to the case

Applications will not be accepted or scheduled until all of the requirements have been submitted.

Staff suggests that some of these requirements are not appropriate for a concept zoning plan as they require a higher level of detail than a concept site plan would typically call for. For example, the following requirements could be removed and not included with a concept zoning plan:

- Approximate finish grade elevations;
- Location, size and type of proposed utilities;
- Location of proposed walls and fences;
- Location of solid waste dumpsters and trash enclosures; or,
- Concept landscape plan.

Staff also suggests that the submittal requirements be reorganized and grouped into appropriate categories to make it easier for both the developer and staff to use the application form and check list of requirements.

Suggested Submittal Requirements – Concept Zoning Plan:

Provided below are ideas for identifying the minimum information that should be required for a concept zoning plan to be used as the submitted plan for a zone change application. Note that all detailed requirements established in the Zoning Code, Engineering Standards, and other City documents will be submitted at the next level of review of the proposed project, i.e. site plan review through IDS. It is also important to acknowledge that conditions can be placed on the concept zoning plan either by the Planning and Zoning Commission, City Council, or IDS staff.

The concept zoning plan does not need to be based on accurate survey data. The City's GIS topographic and other data, as well as the City's aerial photographs are appropriate for use as the base layer for the concept zoning plan.

1. Cover Sheet

1.1. Administrative data

- 1.1.1. Developer's name, address, contact information, etc.
- 1.1.2. Property owner's name, address, contact information, etc.
- 1.1.3. Name, address, contact information, etc. of the application preparer and all consultants assisting with the application
- 1.1.4. Etc.

1.2. Property data

- 1.2.1. Site address
- 1.2.2. Assessor's Parcel number
- 1.2.3. Site area
- 1.2.4. Existing zoning classification
- 1.2.5. Legal description
- 1.2.6. Etc.

1.3. Project Data:

- 1.3.1. Development name
- 1.3.2. General computation of proposed number of dwelling units for residential use and building type and approximate area of building by type for commercial or other non-residential use
- 1.3.3. General description of open space types
- 1.3.4. Etc.

1.4. Vicinity Map: (See sample on page 6)

2. Site Analysis

- 2.1. Identify natural features, general drainage pathways (including floodplains and floodways, if applicable) and discharge point locations (arrows)
- 2.2. Existing improvements, buildings, and uses
- 2.3. Preliminary Natural Resource Protection Plan (needs to be defined in the Zoning Code)
- 2.4. Residential building footprints built before 1946
- 2.5. Commercial building footprints that are over 50 years old at the time of application
- 2.6. Etc.

3. **Concept Zoning Plan:** includes the area min. 200 feet from subject property (Note, this can be drawn onto an aerial photograph – see sample in Attachment B)
 - 3.1. Scale and north arrow
 - 3.2. Legend
 - 3.3. Date prepared
 - 3.4. Parcel boundaries and dimensions
 - 3.5. Contour lines (min. 2 foot intervals)
 - 3.6. Conceptual representation of the proposed use with generalized building areas (building footprints optional)
 - 3.7. Existing improvements, buildings, and uses
 - 3.8. Public rights-of-way with street names, as well as existing sidewalks, transit facilities, FUTS, etc.
 - 3.9. Conceptual representation of points of connection to public right-of-way
 - 3.10. Conceptual representation of proposed pedestrian facilities, FUTs, etc.
 - 3.11. “Concept” traffic and utility impact analysis to determine general implications to existing infrastructure. The intent here is to identify broad impacts only – the scope of a problem - (e.g. will additional right-of-way need to be required to resolve a traffic issue), rather than specific engineered solutions
 - 3.12. Conceptual representation of parking areas with approximate total parking calculations (a detailed parking space layout is not required)
 - 3.13.
4. **Project narrative:**
 - 4.1. Statement establishing the consistency of the proposed concept plan with the Regional Plan. If this plan is submitted in support of a zone change application, the statement shall establish the consistency of the proposed concept plan with the zone change request and how it will benefit the community.
 - 4.2. Narrative describing the proposed project and providing additional information to assist with the review of the application.
 - 4.3. Description of how essential public services, including water, sewer, drainage, and solid waste, will be provided
 - 4.4. Description of any proposed grading, regrading, or fill

Optional:

- Photographs to show representative building types and forms (See Attachment B)

Additional Submittal Requirements – Enhanced Concept Zoning Plan – for MASTER PLAN scale applications only:

In addition to the requirements described above, applications for MASTER PLAN scale zone changes (projects such as Canyon Del Rio, Little America, Juniper Point, etc.) should also include the following:

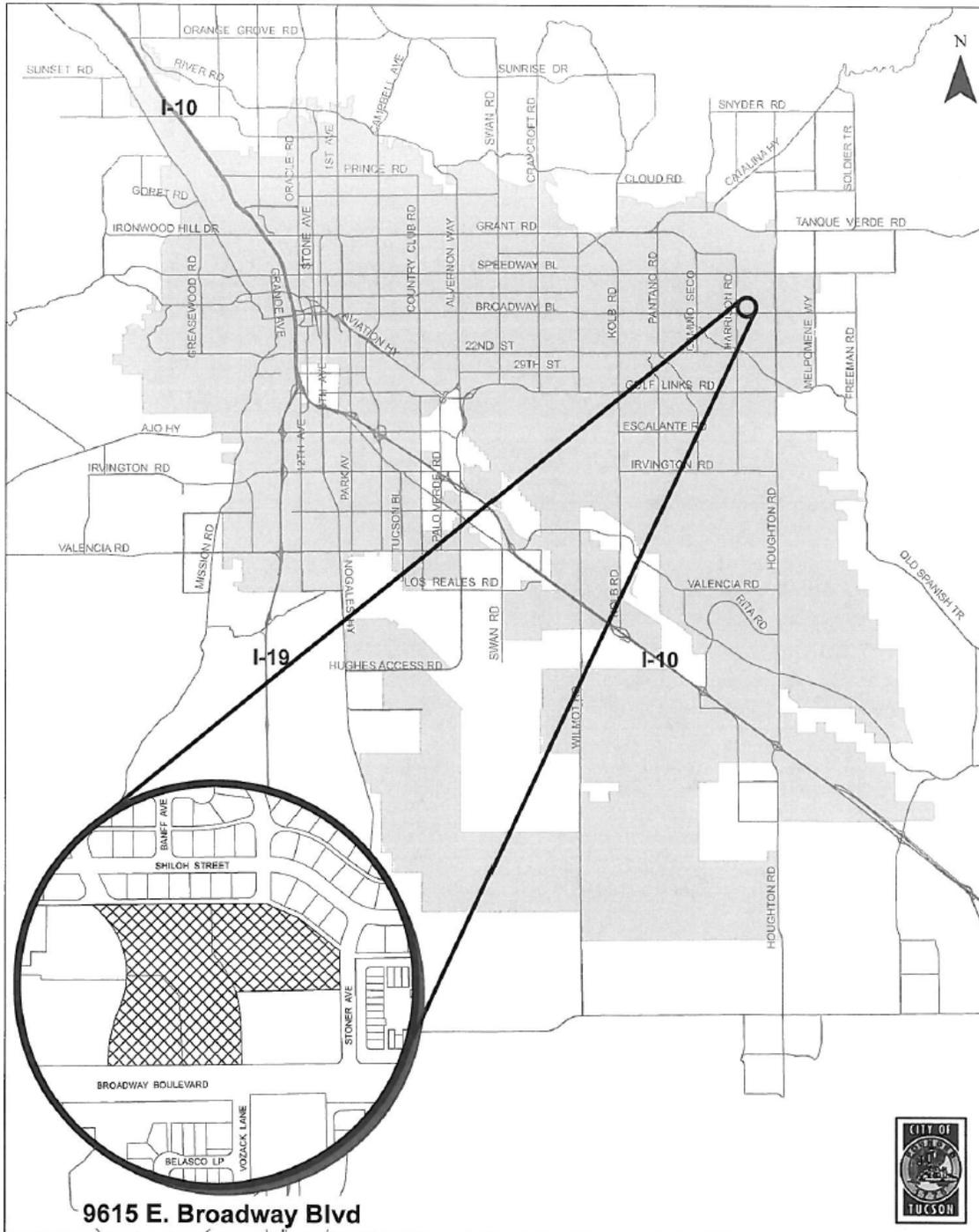
- Conceptual representation of vehicular circulation within the project area (e.g. arterial and collector roads) and connections to existing vehicular infrastructure
- Sketch-Up (or similar) visualization of the project or parts of the project
- Architectural rendering
- Traffic Impact Analysis and Utility/Stormwater Impact Analysis. Because of the scale of a large project, the impact analyses would define the scope of the problem and propose concept

solutions rather than detailed engineered solutions which would be addressed at the later site plan stage of the project's review

- Phasing map indicating the sequence of zoning, development, and public utility and infrastructure improvements

Sample Vicinity Map, Sheet I – City of Tucson:

C9-13-01 A-Family Self Storage - Broadway Boulevard



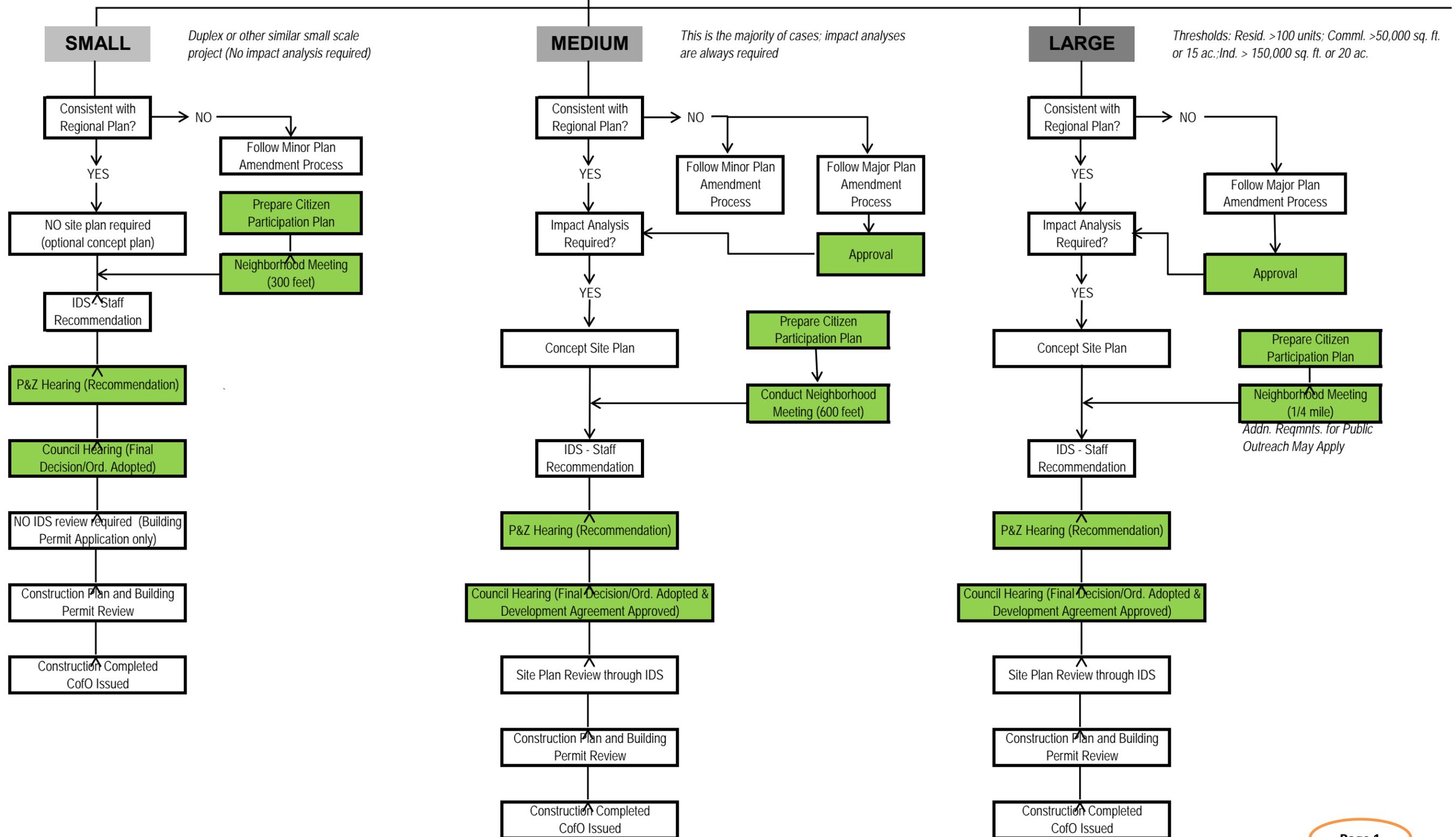
Sample Vicinity Map, Sheet 2 – City of Tucson:



C9-13-01 A-Family Self Storage - Broadway Boulevard
2010 Aerial

Proposed Process for the Review and Approval of Zone Changes - Small, Medium, and Large Scales with Proposed Master Plan

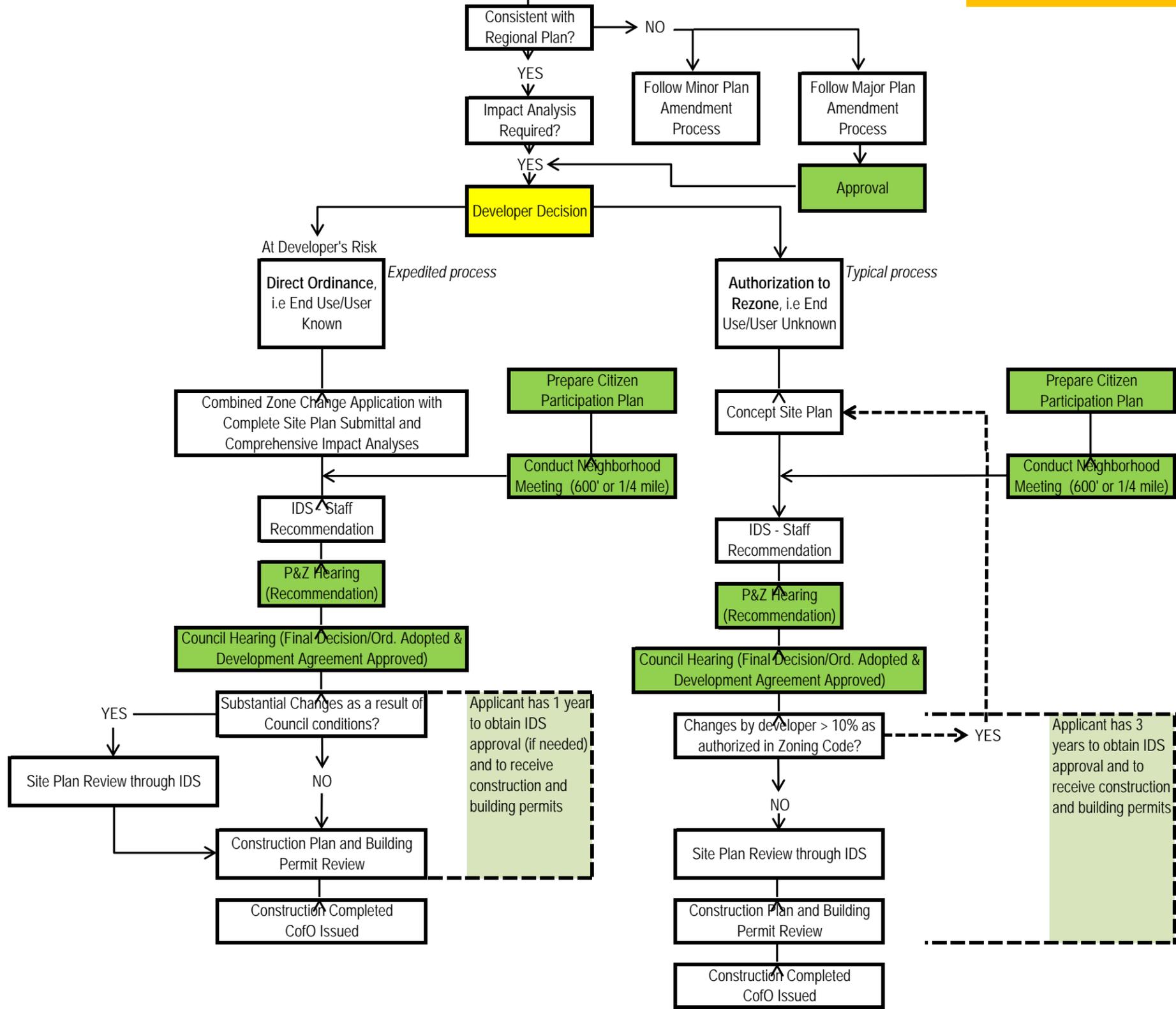
Pre-Application Meeting - Initial Review of a Zone Change Proposal



Pre-Application Meeting - Initial Review of a Zone Change Proposal

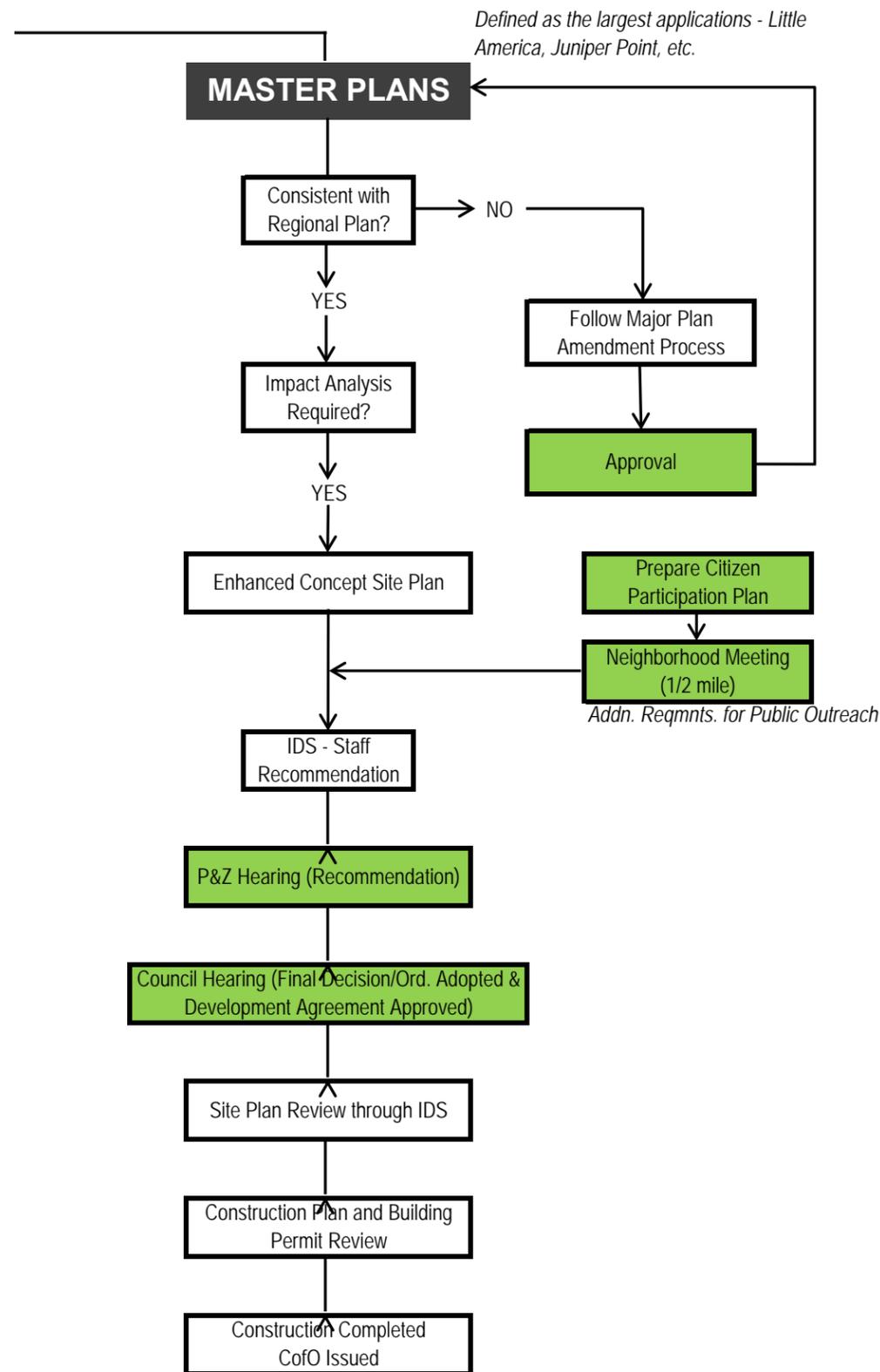
MEDIUM & LARGE

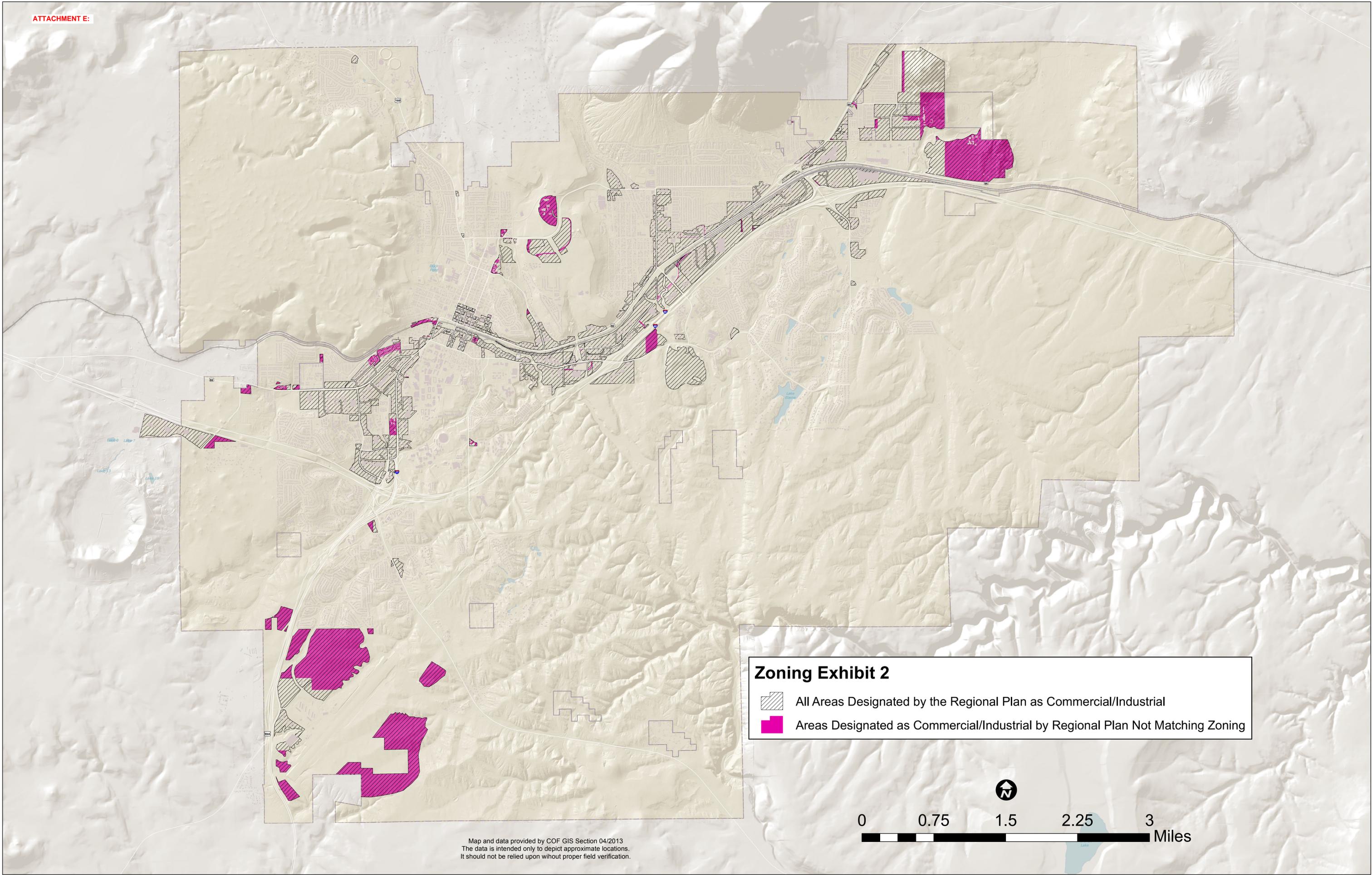
AN OPTION TO PROVIDE CHOICE TO A DEVELOPER - MODELLED ON OTHER MUNICIPALITY'S PROCESSES



NOTE:
Consider the need to allow for an applicant to file an **extension** based on for example, changing market conditions, circumstances beyond his control, etc.

Proposed Process for the Review and Approval of Zone Changes - Small, Medium, and Large Scales with Proposed Master Plan





Zoning Exhibit 2

-  All Areas Designated by the Regional Plan as Commercial/Industrial
-  Areas Designated as Commercial/Industrial by Regional Plan Not Matching Zoning



Map and data provided by COF GIS Section 04/2013.
The data is intended only to depict approximate locations.
It should not be relied upon without proper field verification.