

ORDINANCE NO. 2015-21

AN ORDINANCE AMENDING THE FLAGSTAFF ZONING MAP DESIGNATION OF APPROXIMATELY 48.81 ACRES OF REAL PROPERTY LOCATED AT 3200 W. ROUTE 66 ON PARCEL NUMBERS 112-01-001D AND 112-01-002 FROM RURAL RESIDENTIAL (RR) TO PUBLIC FACILITY (PF); PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the Applicant, City of Flagstaff, has applied for a Zoning Map amendment of approximately 48.81 acres of real property located within the City of Flagstaff, a legal description of which is provided in **Exhibits "A" and "B,"** attached hereto and incorporated by this reference, from Rural Residential (RR) to Public Facility (PF), for purposes of developing a public works facility; and

WHEREAS, the Council finds that the applicant has complied with all application requirements set forth in Chapter 10-20 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the proposed Zoning Map amendment application, following proper notice and a hearing on October 28, 2015, and with the result that the Planning and Zoning Commission has recommended approval of the requested Zoning Map amendment application, subject to the following ten conditions:

1. The subject property shall be developed in substantial conformance to the Site Plan approved by the Inter-Division Staff (IDS) on September 9, 2015 and as presented to the Planning and Zoning Commission with this amendment request except as modified herein.
2. Widen the westbound side of Route 66 to provide 2-lanes in the westbound direction (including a bike lane); the outside westbound lane will be striped as a right-turn lane and acceleration at the new driveway.
3. Widen the eastbound side of Route 66 as needed to provide the addition of a left-turn lane into the new driveway.
 - a. The edge improvements will include curb and gutter along the property frontage, up to the existing driveway serving the McAllister Ranch.
 - b. The City is committing to constructing, in the future, the remaining curb and gutter and sidewalk across the property frontage at such time as the adjacent parcels develop with the same edge improvements.
4. The City will be required to pay a proportional share contribution to a future signal (not currently warranted) at the intersection of Woody Mountain Road and Route 66.

5. The 18-inch sewer line shall be designed and constructed per the Utilities Engineering Manager's letter dated October 21, 2015 attached to this ordinance.
6. An ordinance modifying the zoning code must include an effective date 30 plus days after the annexation ordinance becomes effective.
7. A written preservation plan for the McAllister Ranch homestead property shall be prepared and presented to the Planning & Zoning Commission at a future date.
8. The maximum height of buildings within the proposed public works facility shall be 45 feet.
9. The forest resources along Route 66 within parcel 112-01-002 shall be preserved according to the approved Site Plan.
10. The administration building shall meet or exceed architectural design standards per the Flagstaff Zoning Code.

WHEREAS, the City Council has read and considered the staff reports prepared by Current Planning Division staff and has considered the narrative prepared by the Applicant, and any and all statements made by the Applicant and its representatives or agents at City Council meetings; and

WHEREAS, staff recommends approval of the Zoning Map amendment application, subject to the conditions proposed above, and the Council has considered the conditions and has found them to be appropriate for the site; and

WHEREAS, the Council finds that the proposed Zoning Map amendment with the above conditions will not be detrimental to the uses of adjoining parcels or to other uses within the vicinity.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. The zoning map designation for 48.81 acres of real property located within the City of Flagstaff, a legal description of which is provided in **Exhibits "A" and "B,"** attached hereto and incorporated herein by reference, is hereby amended to Public Facility (PF).

SECTION 3. That City staff is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions and intents of this Ordinance.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 5. The City Clerk is hereby authorized to correct typographical and grammatical errors, as well as errors of wording and punctuation, as necessary related to this ordinance as amended herein, and to make formatting changes needed for purposes of clarity and form, or consistency, within thirty (30) days following adoption by the City Council.

SECTION 6. This Ordinance shall be effective thirty (30) days after the effective date of Ordinance No. 2015-20.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

LEGAL DESCRIPTION

APN: 112-01-001D

REZONE Exhibit 'A'

#14065

9/17/2015

A parcel of land lying within the north half of Section 19, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, described as follows:

Beginning at the northeast corner of that parcel of land as shown on Instrument #3396969 (R1) and Book 11, Page 19, Official Records of Coconino County, a ½” rebar with aluminum cap “PE 971 LS 4321”, from which a ½” rebar with aluminum cap “PE 971 LS 4321” at the southeast corner of said parcel bears South 00°19'42" West, 1322.85 feet (Basis of Bearing, R1);

Thence along the east line of said parcel, South 00°19'42" West, 341.97 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said east line, South 00°19'42" West, 980.88 feet to said southeast corner;

Thence along the south line of said parcel, South 89°44'28" West, 649.41 feet to a ½” rebar with aluminum cap “PE 971 LS 4321”;

Thence continuing along said south line, South 89°44'57" West, 1293.89 feet to a ½” rebar with plastic cap “RLS 18215”;

Thence leaving said south line, North 00°00'00” East, 989.46 feet;

Thence North 90°00'00” East, 1948.91 feet to the **TRUE POINT OF BEGINNING**;

Containing 44.01 acres, more or less.

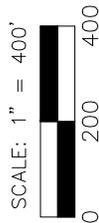
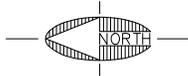
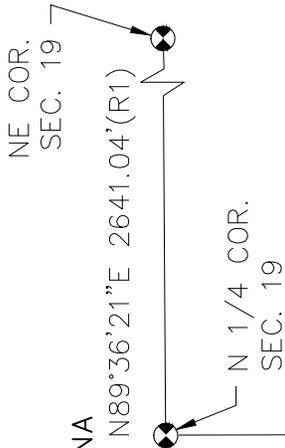
See exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



REZONING MAP - EXHIBIT 'B'

A PORTION OF THE NORTH HALF OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



BNSF RAILWAY

APN: 112-01-001E

P.O.B.
EXHIBIT 'A'

N90°00'00"E 1948.91'

N00°00'00"E 989.46'

APN: 112-01-001D
INST. #3708686

APN: 112-01-002
INST. #3106795
PARCEL NO. 2

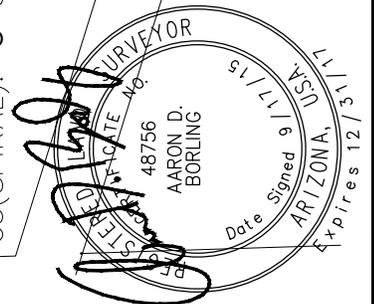
S89°44'57"W 1293.89'

W. ROUTE 66

980.88'
S 00°19'42" W 1322.85'
341.97'

S89°44'28"W 649.41'

- C1(SPIRAL): \ominus -3°00'00", L=297.00
- C2: Δ -6°30'00", R=2798.79', L=317.50
- C3(SPIRAL): \ominus -3°00'00", L=297.00



110 West Dale Ave
Flagstaff, Az 86001
928.773.0354
928.774.8934 fax

Shephard & Wesnitzer, Inc. www.swiaz.com

JOB NO:	14065
DATE:	9/17/2015
SCALE:	1" = 400'
DRAWN:	ADB
DESIGN:	
CHECKED:	ADB

McALLISTER RANCH

COCONINO COUNTY
ARIZONA

SHEET

2

OF 2

LEGAL DESCRIPTION

APN: 112-01-002

REZONE Exhibit 'A'

#14065

9/17/2015

A parcel of land lying within the north half of Section 19, Township 21 North, Range 7 East, of the Gila Salt River Meridian, Coconino County, Arizona, described as follows:

Parcel No. 2, as described in Instrument #3106795, and as shown on Instrument #3542480, Official Records of Coconino County.

Containing 4.80 acres, more or less.

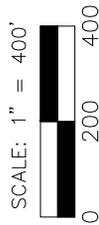
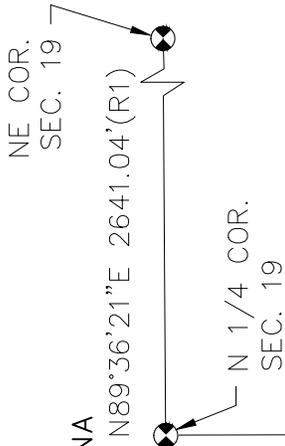
See exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



REZONING MAP - EXHIBIT 'B'

A PORTION OF THE NORTH HALF OF SECTION 19,
TOWNSHIP 21 NORTH, RANGE 7 EAST
GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



BNSF RAILWAY

APN: 112-01-001E

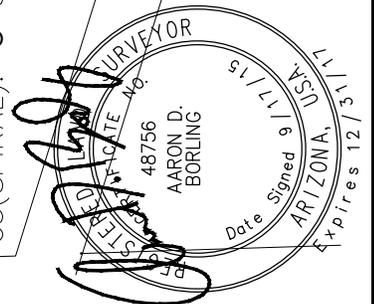
P.O.B.
EXHIBIT 'A'

980.88'
S 00°19'42" W 1322.85'
341.97'

APN: 112-01-001D
INST. #3708686

APN: 112-01-002
INST. #3106795
PARCEL NO. 2

C1(SPIRAL): \ominus -3°00'00", L=297.00
C2: Δ -6°30'00", R=2798.79', L=317.50
C3(SPIRAL): \ominus -3°00'00", L=297.00



N01°29'55"W 11.27'

W. ROUTE 66

S89°44'57"W 1293.89'

S89°44'28"W 649.41'

S00°09'14"E 247.03'
S85°10'29"E 304.34'

S72°45'25"E 103.69'



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OF 2