

NOTICE AND AGENDA

ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

The meetings will continue to be live streamed on the city's website
(<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

To participate in the meeting click the following link:
[Join Microsoft Team Meeting](#)

The public can submit comments that will be read at the dais by a staff member to CDPandZCommission@flagstaffaz.gov

**PLANNING & ZONING COMMISSION
WEDNESDAY
MAY 11, 2022**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.**

1. Call to Order

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

MARIE JONES, CHAIR
CAROLE MANDINO, VICE CHAIR
DR. RICARDO GUTHRIE
MARY NORTON

DR. ALEX MARTINEZ
BOB HARRIS III
LLOYD PAUL

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Approval of the minutes from the meeting on Wednesday, April 27, 2022

5. GENERAL BUSINESS

A. Preliminary Plat PZ-15-00015-22 Aries at Timber Sky Phase II

Capstone Homes requests Preliminary Plat approval for Aries at Timber Sky Phase II (Block 7B) located at 3501 E Route 66, a single-family subdivision on 6.59 acres in the Single-Family Residential (R1) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

B. Preliminary Plat: PZ-21-00236-03 Woodshire on Oak Condominiums

Woodshire on West Oak, LLC requests Preliminary Plat approval for Woodshire on Oak Condominiums. The subdivision consists of 13 residential condominium units, located at 302 W Oak Avenue. The condominium plat is on 0.89 acres in both Medium Density Residential (MR) and High Density Residential (HR) Zones.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

7. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on 5/6/22, at 2:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 6 day of MAY, 2022.

Tammy Bishop, Administrative Specialist



Planning & Zoning Commission

5. A.

Meeting Date: 05/11/2022

From: Tiffany Antol, Senior Planner

Information

TITLE:

Preliminary Plat PZ-15-00015-22 Aries at Timber Sky Phase II

Capstone Homes requests Preliminary Plat approval for Aries at Timber Sky Phase II (Block 7B) located at 3501 E Route 66, a single-family subdivision on 6.59 acres in the Single-Family Residential (R1) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

Executive Summary:

The Aries at Timber Sky Phase II subdivision, consisting of 16 single-family lots located on 6.59 acres in the Single-Family Residential (R1) Zone.

Attachments

Staff Report

Application

Preliminary Plat

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-15-00115-22

DATE: April 22, 2022

MEETING DATE: May 11, 2022

REPORT BY: Tiffany Antol, AICP

REQUEST:

Capstone Homes requests Preliminary Plat approval for Aries at Timber Sky Phase II (Block 7B) located at 3501 E Route 66, a single-family subdivision on 6.59 acres in the Single-Family Residential (R1) Zone.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

PRESENT LAND USE:

The subject site is currently vacant.

PROPOSED LAND USE:

The Aries at Timber Sky Phase II subdivision, consisting of 16 single-family lots located on 6.59 acres in the Single-Family Residential (R1) Zone.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Aries at Timber Sky Phase I, R1 Zone

South: Amenities Tract, R1 Zone

East: Alvan Clark Way, Adora at Timber Sky Phase 1, Medium Density Residential (MR) Zone

West: Open Space, Public Open Space (POS) Zone

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background

Timber Sky is a proposed 1,300 (maximum density) residential dwelling unit development. The development proposes a mixture of high, medium, and single-family residential units combined with commercial service and open space on 197.58 acres. The site is situated north and south between West Route 66 ("Route 66") and Interstate-40 and east and west between Woody Mountain Road and Flagstaff Ranch Road. The site slopes gently from south to north with most of the onsite drainage flowing toward an existing culvert under Route 66, which eventually discharges into the Clay Avenue Wash Detention Basin located north of Route 66. There are no designated floodplains on the site. In 2006, the property partially burned in a fire leaving a 700-foot-wide corridor of deforested land through the middle of the site. The remainder of the site is forested with Ponderosa Pine. The site has two pockets of slopes greater than 17% with other basalt rock outcrop features throughout the property. A large amount of fill placed on site, which has the appearance of a steep slope, will not be protected. An existing aboveground 69 kV transmission line crosses the

site in an east-west direction connecting to an existing APS substation at the southwestern corner of the property. The line is required to be undergrounded with the development of the second phase of Timber Sky.

The applicant, Capstone Homes, is seeking Preliminary Plat approval for Aries at Timber Sky Phase II (Block 7B) within the second phase of Timber Sky consisting of 16 single-family residential lots utilizing conventional zoning standards.

B. Type of Plat

This Preliminary Plat request is for a single-family residential subdivision consisting of 16 individual lots. All areas in the subdivision not allocated as lots are reserved as tracts. Tract C is located in the center of the subdivision and is designated as open space.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code (Title 10)

i. Single-Family Residential (R1)

This subdivision will create 16 single-family residential lots within the Single-Family Residential (R1) zone. The R1 zone allows a gross density of five (5) units per acre for sites within the Resource Protection Overlay (RPO) and requires a minimum density of two (2) units per acre. The net density of this subdivision is 2.92 units per acre and the gross density is 2.43 units per acre. The proposed lot sizes in this subdivision vary from 0.19 acres (8,276 square feet) to 0.45 acres (19,602 square feet). All of the lots will exceed the minimum lot size of 6,000 square feet for the R1 zone. This Preliminary Plat complies with the building form and placement standards, such as setbacks and height, allowed in the R1 zone (Division 10-40.30.030 of the Zoning Code, page 40.30-8 and 9).

Setback requirements for the R1 zone are:

Front:	15' min.; 25' min. for parking
Side:	8' min.
Rear:	25' min.

ii. Natural Resources

The subject property is located within the Resource Protection Overlay. A Natural Resource Protection Plan (NRPP) was provided in conjunction with this Preliminary Plat. Resources within this plat are limited to forest resource. The resources in Timber Sky are to be averaged over the entire site, so if one block falls short of the minimum required another makes up the difference. This block is preserving just over the required percentage of 47.5%. The applicant has agreed to true up the averaging data for this plat during civil plan review. Overall, the resources appear to be in conformance for all of the sites currently constructed.

iii. Historic/Cultural Resources

Cultural resource clearance was completed as part of the original Timber Sky development approval. No additional review was required.

iv. Parks, Open Space, Pedestrian, and Bicycle Facilities

In order to offset the parks and recreation demands for the future Timber Sky residents, active and passive recreation amenities have been incorporated into both the civic and open space requirements. Those amenities

include a community center with BBQ grills, picnic tables, a pavilion, sports courts, and walking trails. The majority of these amenities will be constructed as part of phase 2.

B. City of Flagstaff Subdivision Standards (Title 11)

i. Preliminary Plat

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat on April 22, 2022.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

ii.1 Lot Design

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

ii.2 Street Design

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

ii.3 Easement Design

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

ii.4 Block Design

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

iii. Minimum Required Subdivision Improvements

The subdivider is required to improve all streets, pedestrian ways, alleys, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

C. City of Flagstaff Engineering Standards (Title 13)

As part of the Preliminary Plat review, Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

i. Access and Traffic

The approved Timber Sky Traffic Impact Analysis (TIA) dated June 23, 2016, was prepared by CivTech, and was reviewed by the City, Coconino County, and ADOT. All off-site roadway improvements are regulated by the Development Agreement approved in conjunction with this development. This report will focus on the details in relation to the on-site improvements required for this plat. Phase 2 of Timber Sky will have one primary access point on West Route 66 via Alvan Clark Way and a second primary access via McAllister Ranch Road to Woody Mountain Road, which will be completed to the full roadway section. The proposed subdivision has direct access to Alvan Clark Way and through the northern two blocks (Blocks 7A and 8) which are interconnected with each having their own direct connection to Alvan Clark Way.

The internal subdivision streets are based on City Engineering Standards except for having a right-of-way width of 55 feet versus the 57-foot dimension required, which allows one foot of the required two-foot bench behind the sidewalk to be located in an easement rather than right-of-way. The City Engineer, through a modification request, has approved this exception. The internal streets have a 16.5-foot travel lane with a 5-foot sidewalk separated by a 5-foot landscaped parkway on both sides of the street. The City Engineer previously approved, in association with the Timber Sky Block Plat, a modification request to vary the landscaped parkway in places where significant resources could be preserved. Two other engineering modifications have been approved in conjunction with these plats. The first allows a landscaped entry feature to each subdivision, and the second removes lighting from internal residential streets, as this site is located in Lighting Zone 1.

ii. Water and Wastewater

Civil Design & Engineering, Inc., on behalf of the City of Flagstaff Water Services Division, prepared the Water and Wastewater Impact Analysis (WSIA). The analysis is based on the demands generated by Timber Sky with a residential dwelling cap of 1,300 units.

Water

The closest source of Zone A+ water for this site includes an 18-inch waterline within Route 66 along the northern property boundary and a 12-inch waterline located in Woody Mountain Road. These existing Zone A+ waterlines are fed by the Railroad Springs tank and a booster pump located in the Railroad Springs Subdivision. A minimum of three connections will need to be made to the existing distribution system for this development. A looped water system will be required from Route 66 to Woody Mountain Road. Each of the Blocks within Timber Sky will be connected to the water main within the internal collector roadways.

Wastewater

The Water and Wastewater Impact Analysis identified two possible connection points to the City sewer system. The nearest existing sewer line is located along Woody Mountain Road where there is an eight (8) inch PVC sewer main. The second is the Westside Sewer line extension to the existing 18-inch PVC sewer interceptor location in Adirondack Avenue (Railroad Springs). The Rio De Flag Wastewater Treatment Plant will treat all sewage collected in these lines.

Modification to the existing sewer collection system was required for the Timber Sky development. The first improvement included off-site replacement of the eight (8) inch sewer line with an 18-inch, 21-inch, and 24-inch sewer line for a stretch of approximately 3,100 feet along Thompson Street and West Kaibab. The second off-site improvement included installation of the 18-inch sewer line connecting Adirondack Avenue (Railroad Springs) to the

project site. This reach of the Westside Sewer line extension is approximately 5,170 feet in length, runs along the Clay Avenue Wash adjacent to McAllister Ranch and has already been completed. Each block within Timber Sky will be connected to the sewer main with the internal collector roadways.

iii. Stormwater

Timber Sky has an open space corridor that will manage major portions of the stormwater on the project site. A series of retention basins will be constructed along the flowline through the property. These basins will convey on-site and off-site flows from the west and south of the project site with an outlet to an existing box culvert under Route 66. The box culvert discharges flow to the Clay Wash Detention Basin located north of Route 66 within the Rio De Flag watershed area.

Low Impact Development (LID) requirements are being met in several ways. The water quality aspects of the LID requirements are being met in the upper reaches of the site at the discharge points of impervious surface areas. The use of bio-retention areas on single-family lots are proposed to meet the requirements for the residential impervious areas. Maintenance of the bio-retention areas on single-family lots will be the responsibility of the Homeowners Association. These maintenance requirements have been added to the development agreement for this project.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

Attachments:

- Application
- Preliminary Plat



City of Flagstaff

Community Development Division

211 W. Aspen Ave

P: (928) 213-2618

Flagstaff, AZ 86001

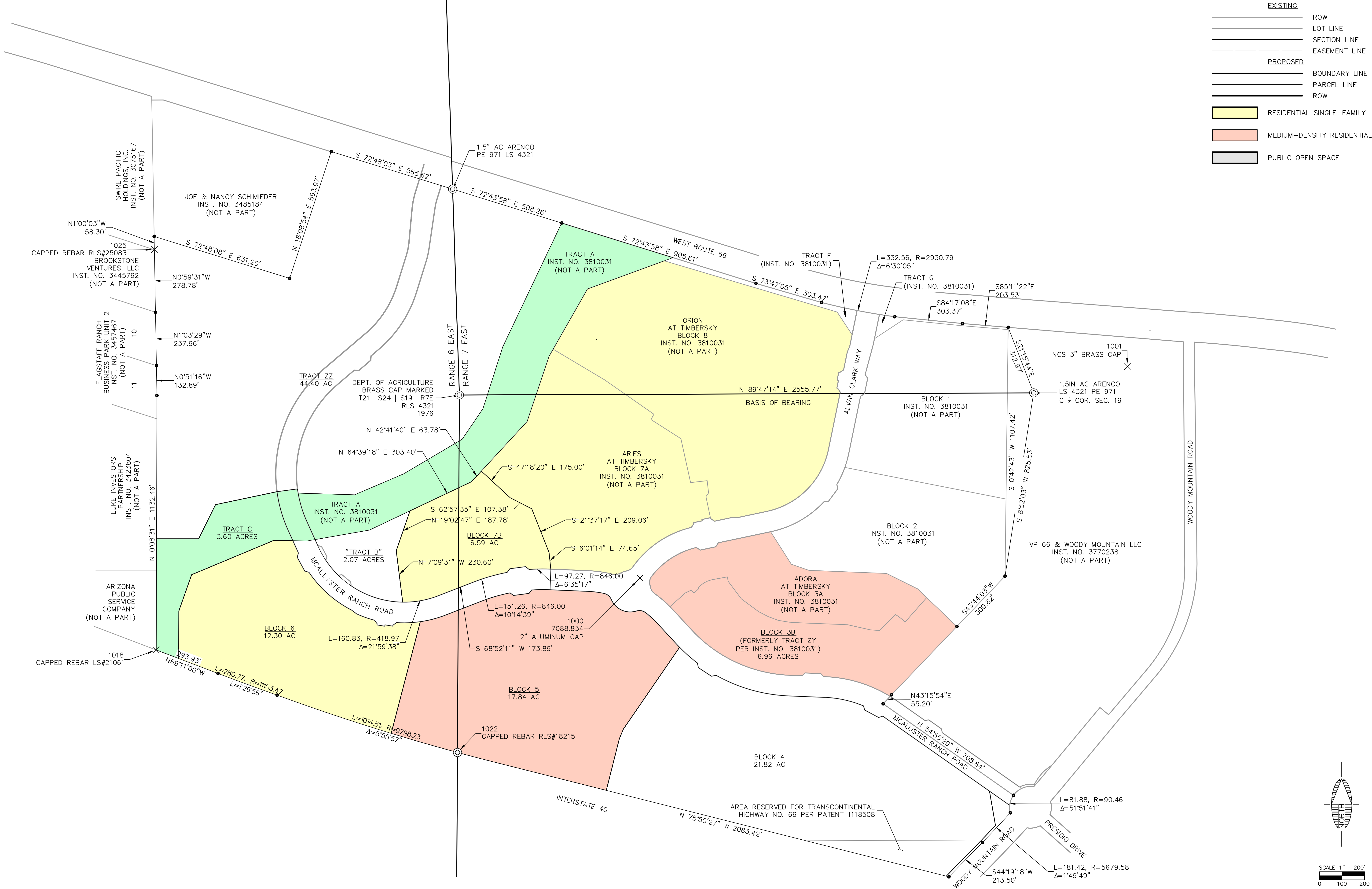
www.flagstaff.az.gov

Date Received	Application for Subdivision Review		File Number
Property Owner(s): Abbott - Rhoton Investments LLC		Phone: (928) 774-3826	
Mailing Address: 3605 S. FLAGSTAFF RANCH RD	City, State, Zip: FLAGSTAFF AZ, 86005	Email JSUTHERLAND@CAPSTONEHOMESAZ.COM	
Applicant(s): JOHN SUTHERLAND		Phone: (928) 774-3826	
Mailing Address: 3605 S. FLAGSTAFF RANCH RD	City, State, Zip: FLAGSTAFF, AZ 86005	Email: JSUTHERLAND@CAPSTONEHOMESAZ.COM	
Project Representative: JOHN SUTHERLAND		Phone: (928) 774-3826	
Mailing Address: 3605 S. FLAGSTAFF RANCH RD	City, State, Zip: FLAGSTAFF, AZ 86005	Email: JSUTHERLAND@CAPSTONEHOMESAZ.COM	
Requested Review:	<input type="checkbox"/> Development Master Plan <input type="checkbox"/> Modified Subdivision	<input type="checkbox"/> Conceptual Plat <input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Preliminary Plat P&Z and Council <input type="checkbox"/> Final Plat- Council

Project Name: ARIES AT TIMBER SKY – PHASE 2		Site Address SF RESIDENTIAL		Parcel Number: 112-01-166
Proposed Use: R1, SINGLE FAMILY RESIDENTIAL		Existing Use: UNDEVELOPED	Subdivision, Tract & Lot Number: TIMBER SKY, BLOCK 7B	
Zoning District: R1, SINGLE FAMILY RESIDENTIAL	Regional Plan Category: RESIDENTIAL	Flood Zone X	Size of Site (Sq. ft. or Acres) 6.59 AC	
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?			
Surrounding Uses	North	South	East	West
(Res, Com, Ind)	RES	IND	FUTURE RES	FUTURE RES
Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet
	16	16	6.59	

Please complete a "Subdivision Review Application" and provide an initialed "Application and Information Checklist" form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. **Incomplete submittals will not be scheduled.**

Property Owner Signature: (required) <i>John Sutherland</i>	Date: 1/31/22	Applicant Signature: <i>John Sutherland</i>	Date: 1/31/22
For City Use			
Date Filed:	Case Number (s)		
P & Z Hearing Date:	Publication and Posting Date:		
Council Hearing Date:	Publication and Posting Date:		
Fee Receipt Number:	Amount:	Date:	
Action by Planning and Zoning Commission:		Action By City Council:	
<input type="checkbox"/> Approved		<input type="checkbox"/> Approved	
<input type="checkbox"/> Denied		<input type="checkbox"/> Denied	
<input type="checkbox"/> Continued		<input type="checkbox"/> Continued	
Staff Assignments	Planning	Engineering	Fire
			Public Works/Utilities
			Stormwater



EXISTING

ROW

LOT LINE

SECTION LINE

EASEMENT LINE

PROPOSED

BOUNDARY LINE

PARCEL LINE

ROW

RESIDENTIAL SINGLE-FAMILY

MEDIUM-DENSITY RESIDENTIAL

PUBLIC OPEN SPACE

SCALE 1" = 200'

0 100 200

SCALE 1" = 200'

0 100 200

REGISTERED PROFESSIONAL ENGINEER

CERTIFICATE NO. 58405

STEPHEN C. IRWIN

4/25/22

Signed

ARIZONA, U.S.A.

Stephen C. Irwin

COF PROJECT #
PZ-15-00115-22

FLAGSTAFF
ARIZONA

ARIES AT TIMBER SKY -- PHASE 2

EXISTING BOUNDARY

JOB NO. 21169

DATE: APR 22

SCALE: AS SHOWN

DRAWN: BH, ELK

DESIGN: BH, SVJ

CHECKED: SQJ

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

SWI

Shephard Wesnitzer, Inc.

REVISIONS

BY

DATE

DESCRIPTION

NO.

Call at least two full working days before you begin excavation.

ARIZONA 811

Arizona Blue Stakes, Inc.

Dial 8-1-1 or 1-800-514-6111 (Toll-Free)

DRAWING NO.

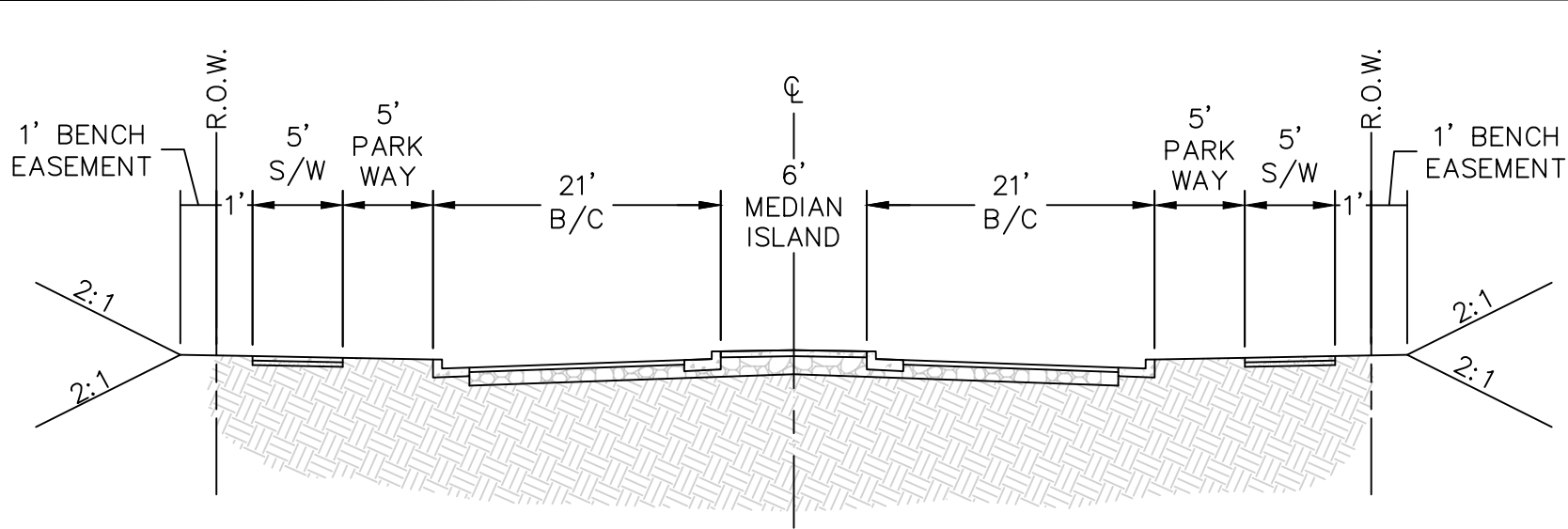
PP02

SHT NO. 2

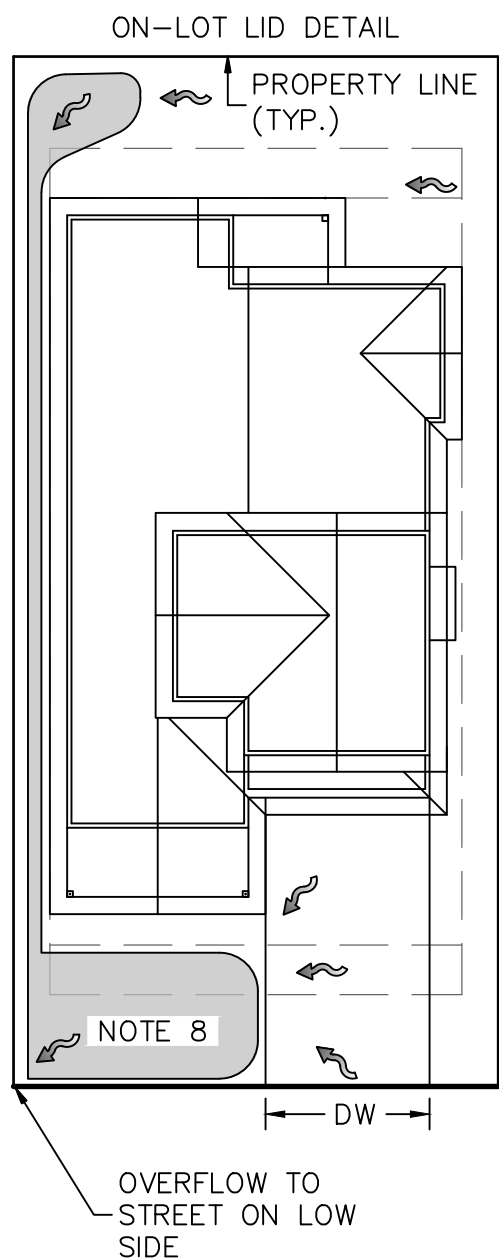
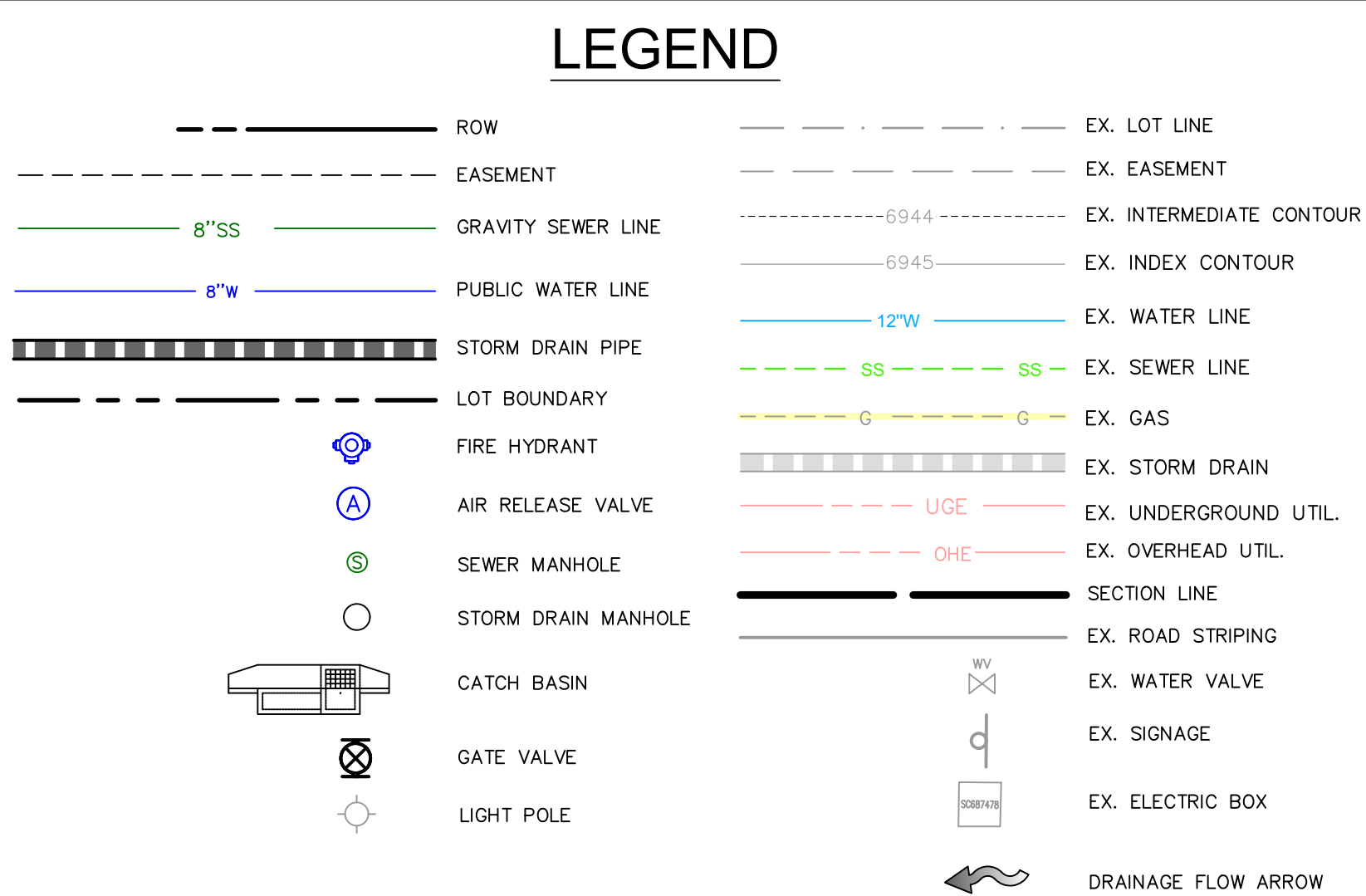
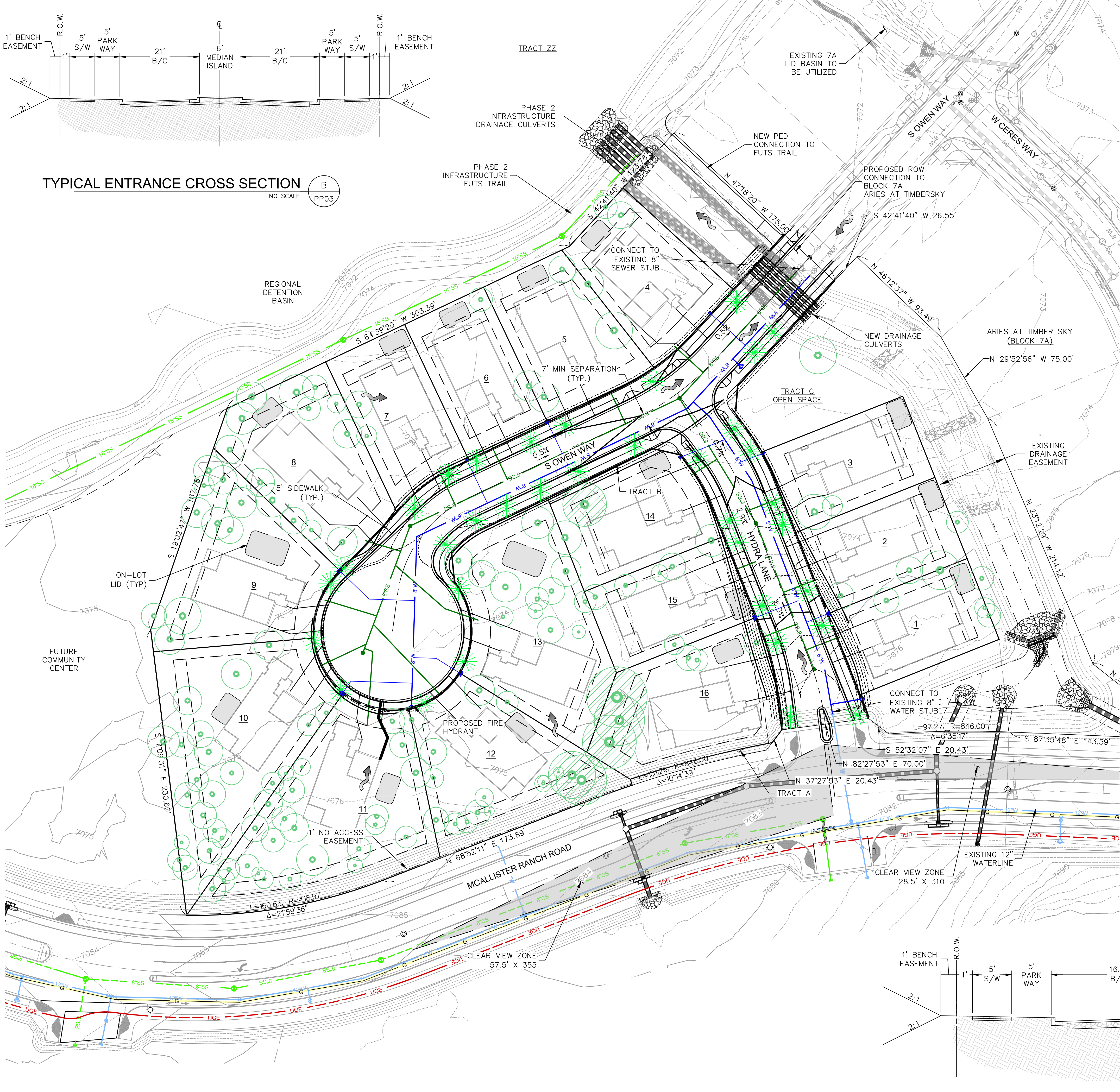
OF 6

PLOTTED: Apr 21, 2022--4:41pm

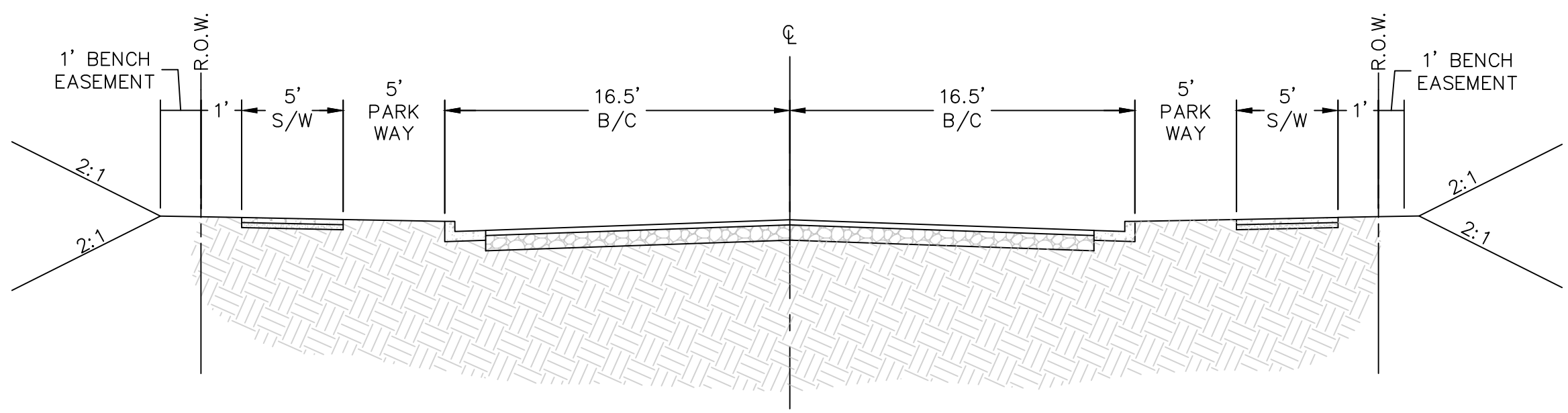
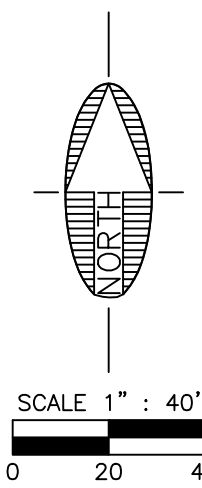
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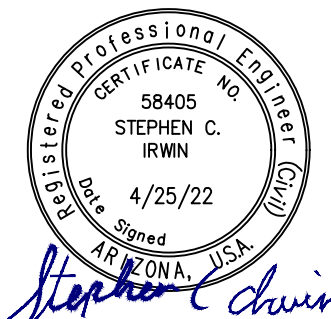
TYPICAL ENTRANCE CROSS SECTION
NO SCALE
B
PP03



- NOTES:
1. TO PROVIDE ON-LOT LID STORAGE FRONT, REAR AND SIDE YARDS WILL BE FINE GRADED TO PUSH RUNOFF TO LANDSCAPE AREAS PER RAIN HARVESTING PRACTICES. LID WILL GENERALLY HAVE A MAX DEPTH OF 4" BUT MAY GO UP TO 8". BLOCK 7B IS UNIQUELY SITUATED WITH MOST OF THE LOTS BEING ESSENTIALLY FLAT TO MAKE THIS APPROACH FEASIBLE. LOTS WILL GENERALLY PROVIDE 214 CF OF STORAGE, EQUIVALENT TO 642 SF OF RECESSED LANDSCAPE AREAS.
 2. LOCATIONS OF ON-LOT LID STORAGE ARE CONCEPTUAL AND MAY CHANGE PER APPROVED BUILDING PERMITS FOR EACH LOT.
 3. A WATER LINE CONNECTION THROUGH BLOCK 7B OR THROUGH PHASE 2 MCALLISTER RANCH ROAD INFRASTRUCTURE MUST BE PROVIDED BEFORE BLOCKS 5 OR 6 CAN BE SUB-DIVIDED.
 4. BUILDING LOCATIONS SHOWN ON THIS PLAT ARE CONCEPTUAL ONLY AND MAY BE MODIFIED FOR INDIVIDUAL LOT BUILDING PERMIT SUBMITTALS.



TYPICAL ROAD CROSS SECTION
NO SCALE
A
PP03

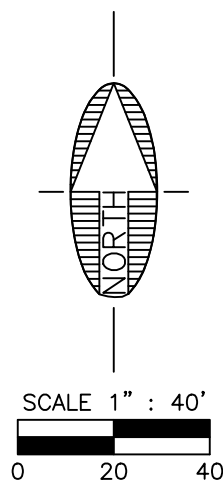
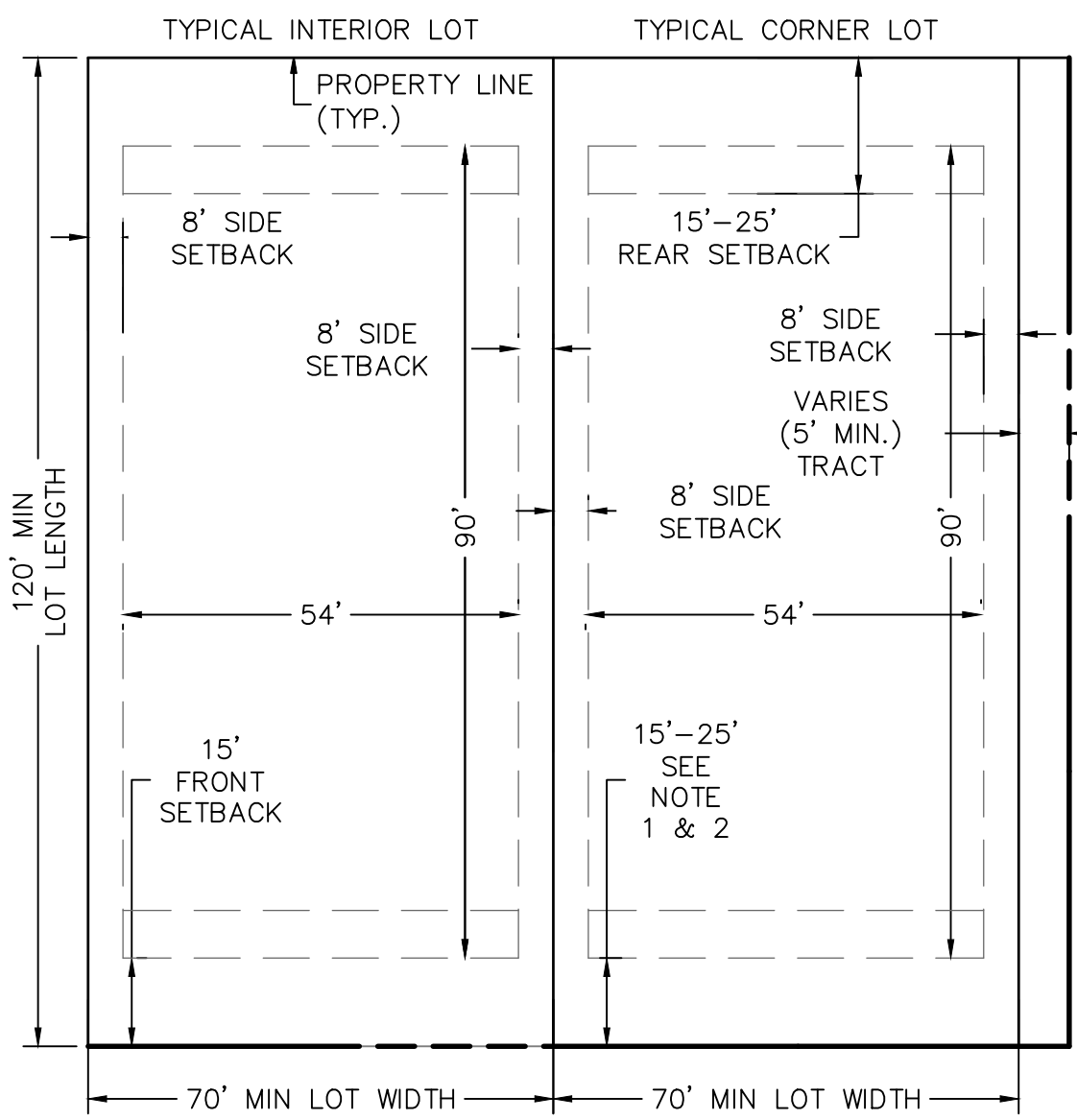


COF PROJECT #
PZ-15-00115-22

FLAGSTAFF ARIZONA		ARIES AT TIMBER SKY — PHASE 2	
JOB NO:	21265	DATE:	APR 22
SCALE:	AS SHOWN	DRAWN:	ELK, SJV
DESIGN:	BH, SJV	CHECKED:	SCJ
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swicaz.com			
Shephard Wesnitzer, Inc.			
REVISIONS	DATE	BY	
NO.	DESCRIPTION		
Call at least two full working days before you begin excavation.			
ARIZONA 811 Arizona Blue Stakes, Inc. Dist 8-1-1 or 1-800-514-6111 (PZ-5348)			
DRAWING NO.		PP03	
SHT NO.	3	OF	6

PLOTTED: Apr 21, 2022--4:41pm

FILE: P:\2021\21265\DRAWINGS\PLATS\PRELIMINARY\PRELIMINARY PLAT.DWG EKEISER



3" USDA BRASS CAP
T21 S24/S19 R7E
RLS 4321
1976

TRACT A
INST. NO 3810031
(NOT A PART)

EXISTING
20' P.U.E.
(INST. NO. 3810031)
TO BE DEDICATED
AS P.U.E AND
PUBLIC ACCESS
EASEMENT

EXISTING PERMANENT
DRAINAGE EASEMENT
(INST. NO. 3810031)

S OWEN WAY

W CERES WAY

BLOCK 7A
ARIES AT
TIMBERSKY
INST. NO 3810031
(NOT A PART)

EXISTING PERMANENT
DRAINAGE EASEMENT
(INST. NO. 3810031)

N 6°01'27" W
74.66'

PRIVATE DRAINAGE
EASEMENT PER
TIMBER SKY PHASE 2
BLOCK PLAT

16" PUBLIC DRAINAGE
EASEMENT PER TIMBER SKY
PHASE 2 BLOCK PLAT

BLOCK 5
INST. NO 3810031
(NOT A PART)

PHASE 2 IMPROVEMENTS
92' ROW
MCALLISTER RANCH RD

MCALLISTER RANCH RD

LEGEND

- ROW
- EASEMENT
- LOT LINE
- EXISTING LOT LINE
- ROAD CENTERLINE
- NRPP ENVELOPE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	39.34	190.53	11°49'46"
C2	33.69	190.53	10°07'51"
C3	46.87	127.50	21°03'43"
C4	53.79	63.50	48°32'00"
C5	51.67	63.50	46°37'04"
C7	55.75	63.50	50°18'26"
C8	44.14	846.00	2°59'22"
C9	51.20	63.50	46°12'07"
C10	78.08	63.50	70°27'00"
C11	31.54	72.50	24°55'26"
C12	10.77	250.53	2°27'49"
C13	31.91	122.50	14°55'23"
C14	49.17	200.00	14°05'10"
C15	117.53	851.00	7°54'47"
C16	4.92	20.00	14°05'10"
C17	24.41	177.50	7°52'48"
C18	22.10	177.50	7°08'00"
C19	4.35	245.53	1°00'51"
C20	4.64	165.67	1°36'16"

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.43	S 52°32'07" E
L3	20.43	N 37°27'53" E
L5	11.27	S 43°35'35" W
L7	65.65	S 43°35'35" W
L9	5.94	S 43°35'35" W
L11	49.24	N 68°52'11" E
L13	124.64	N 68°52'11" E
L14	41.01	N 58°04'02" W
L16	68.00	S 20°27'21" W
L17	5.00	N 18°25'19" W
L18	23.13	N 5°45'13" W
L21	22.81	S 77°12'52" E
L24	31.11	S 7°32'07" E
L25	0.37	N 7°32'07" W
L26	14.77	N 21°37'17" W
L31	14.97	N 36°38'05" W
L32	22.63	N 4°24'44" E
L50	56.06	N 36°38'05" W
L103	40.41	N 7°32'07" W

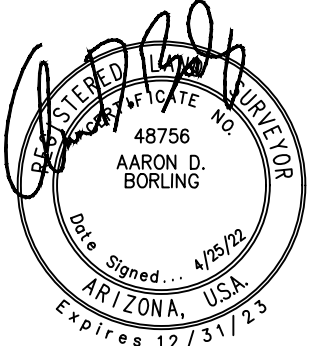
NOTES:

1. FRONT SETBACK: 15' TO LIVABLE, FRONT PORCH, OR SIDE ENTRY GARAGE
2. FRONT SETBACK: 25' TO FRONT ENTRY GARAGE
3. SIDE SETBACK: 8'
4. REAR SETBACK: 15' TO 25'. 15' REAR SETBACK IS ALLOWED PROVIDED THAT ANY PORTION OF THE STRUCTURE LESS THAN 25' FROM THE REAR PROPERTY LINE DOES NOT EXCEED 50% OF THE LOT WIDTH.
5. MAXIMUM ALLOWABLE LOT COVERAGE IS 35%
6. MAXIMUM BUILDING ENVELOPE: 59' - 64' x 90' (ACTUAL DIMENSIONS VARY PER LOT)
7. CORNER SIDE SETBACK FOR INTERIOR LOT: 8'

CERTIFICATE OF LAND SURVEYOR

THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN, AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AS DESCRIBED.

Aaron D. Borling, RLS 48756



COF PROJECT #
PZ-15-00115-22

FLAGSTAFF
ARIZONA

ARIES AT TIMBER SKY — PHASE 2

JOB NO: 21265
DATE: APR 22
SCALE: AS SHOWN
DRAWN: ELK, SJV
DESIGN: BH, SJV
CHECKED: SCJ

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swicz.com

SWI
Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stakes, Inc.
Dial 8-1-1 or 1-800-544-1111 (Toll-Free)

DRAWING NO.
PP04

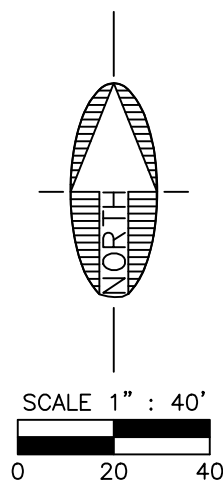
SHT NO. 4 OF 6

FILE: P:\2021\21265\DRAWINGS\PLATS\PRELIMINARY\PRELIMINARY PLAT WITH NRPP ENVELOPES (2).DWG EXEISER PLOTTED: Apr 21, 2022--4:41pm

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	28.93	175.53	9°26'35"
C2	56.57	78.50	41°17'17"
C8	44.14	846.00	2°59'22"
C13	39.72	83.04	27°24'13"
C21	33.46	78.50	24°25'20"
C31	43.51	78.50	31°45'33"
C32	44.30	78.50	32°20'11"
C33	23.75	107.50	12°39'27"
C34	92.05	859.00	6°08'24"

LEGEND

- ROW
- EASEMENT
- LOT LINE
- EXISTING LOT LINE
- ROAD CENTERLINE
- NRPP ENVELOPE



3" USDA BRASS CAP
T21 S24|S19 R7E
RLS 4321
1976

TRACT A
INST. NO 3810031
(NOT A PART)

EXISTING
20' P.U.E.
(INST. NO. 3810031)
TO BE DEDICATED
AS P.U.E AND
PUBLIC ACCESS
EASEMENT

BLOCK 7A
ARIES AT
TIMBERSKY
INST. NO 3810031
(NOT A PART)

EXISTING PERMANENT
DRAINAGE EASEMENT
(INST. NO. 3810031)

TRACT B
INST. NO 3810031
(NOT A PART)

FUTS EASEMENT
PER TIMBER SKY
PHASE 2 BLOCK PLAT

PRIVATE DRAINAGE
EASEMENT PER
TIMBER SKY PHASE 2
BLOCK PLAT

BLOCK 5
INST. NO 3810031
(NOT A PART)

PHASE 2 IMPROVEMENTS
92' ROW
MCALLISTER RANCH RD

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.43	S 52°32'07" E
L2	53.96	S 21°46'26" E
L3	20.43	N 37°27'53" E
L4	89.86	N 68°13'33" E
L5	48.63	N 21°37'25" W
L6	17.92	S 68°23'04" W
L7	4.20	N 21°36'56" W
L8	31.69	S 68°23'04" W
L9	6.59	S 21°36'49" E
L10	16.01	S 68°23'04" W
L11	49.24	N 68°52'11" E
L12	7.47	N 21°36'56" W
L14	24.38	S 68°22'43" W
L15	90.00	S 68°22'43" W
L16	54.00	S 21°37'18" E
L17	49.84	N 68°22'43" E
L18	8.99	N 21°36'39" W
L19	18.87	N 68°19'51" E
L20	5.29	S 21°40'09" E
L21	21.28	N 68°22'43" E
L22	50.29	N 21°37'17" W
L23	40.63	S 21°36'28" E
L24	14.65	N 68°22'43" E
L25	5.61	S 21°37'17" E
L26	12.01	N 68°22'42" E
L27	7.63	S 21°43'22" E
L28	63.33	S 68°22'43" W
L29	53.18	N 21°37'17" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L30	90.00	S 68°49'16" W
L31	39.83	N 38°07'12" W
L32	25.20	N 38°07'12" W
L33	2.85	N 42°41'40" E
L34	11.50	N 47°18'20" W
L35	1.00	S 42°41'40" W
L37	12.08	N 38°07'12" W
L39	38.93	N 42°41'39" E
L40	6.94	S 47°18'21" E
L42	17.80	N 42°41'30" E
L43	26.04	S 47°18'20" E
L44	57.03	S 47°18'19" E
L45	42.10	S 42°41'41" W
L47	49.70	S 64°39'18" W
L48	5.12	N 25°20'42" W
L49	20.22	N 50°26'18" W
L52	66.57	N 25°20'42" W
L53	44.15	N 64°39'18" E
L55	20.78	S 68°09'24" E
L56	74.75	S 25°20'42" E
L57	90.00	N 25°20'42" W
L58	54.00	N 64°39'18" E
L59	65.39	S 25°20'42" E
L60	2.80	S 64°39'18" W
L61	13.64	S 25°20'42" E
L62	2.80	N 64°39'18" E
L63	10.98	S 25°20'41" E
L64	50.33	S 64°39'18" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L65	54.21	N 25°20'42" W
L66	7.07	N 64°39'18" E
L67	15.74	N 25°20'42" W
L68	3.95	S 64°39'18" W
L69	20.05	N 25°20'42" W
L70	47.85	N 64°39'18" E
L71	14.22	S 25°20'42" E
L72	75.78	S 25°20'42" E
L73	50.97	S 64°39'18" W
L75	33.81	S 45°49'57" E
L76	1.03	S 44°53'23" W
L77	66.46	S 45°06'37" E
L78	13.91	N 44°51'42" E
L79	9.37	S 45°26'36" E
L80	35.23	N 43°35'35" E
L81	12.62	N 24°34'55" W
L82	98.78	N 46°01'52" W
L83	13.04	S 64°39'18" W
L84	36.42	S 46°18'08" W
L85	7.57	S 23°57'51" E
L86	81.93	S 85°03'35" W
L87	4.49	N 4°56'25" W
L88	22.89	N 19°02'47" E
L89	17.22	N 70°57'13" W
L90	45.53	N 19°02'47" E
L91	27.72	S 70°57'13" E
L92	35.54	N 19°02'47" E
L93	16.49	N 88°25'35" E

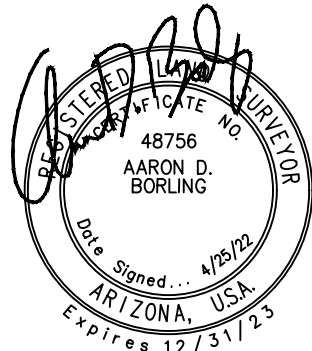
LINE TABLE		
LINE #	LENGTH	DIRECTION
L94	58.87	S 45°32'08" E
L95	83.51	S 35°11'16" W
L96	37.73	N 54°48'44" W
L97	4.87	N 35°11'16" E
L98	12.34	N 54°48'44" W
L99	7.72	N 4°45'23" E
L100	69.85	N 35°11'16" E
L101	28.45	N 78°05'51" E
L102	11.36	S 73°46'03" E
L103	91.01	S 19°18'12" W
L104	2.87	N 71°36'56" W
L105	16.47	S 19°18'12" W
L106	37.41	N 70°41'48" W
L107	18.08	N 19°18'12" E
L108	12.46	N 70°41'48" W
L109	60.33	N 19°18'12" E
L110	29.91	N 35°11'16" E
L111	13.88	S 44°00'31" E
L112	7.30	N 45°29'28" E
L113	73.63	S 58°04'02" E
L114	61.70	S 41°21'03" W
L115	95.44	N 48°39'50" W
L116	3.39	N 11°51'55" W
L118	60.61	S 20°27'21" W
L119	88.48	N 58°02'49" W
L121	94.72	S 69°32'39" E
L122	89.97	S 68°22'03" W
L123	42.66	N 21°25'15" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L124	25.72	N 64°39'18" E
L125	17.57	N 25°20'42" W
L126	46.67	N 64°39'18" E
L127	15.25	S 77°12'52" E
L128	9.57	S 36°38'05" E
L131	23.59	S 21°50'30" E
L132	90.00	S 68°22'43" W
L133	46.06	N 21°37'17" W
L134	90.00	N 68°22'43" E
L135	46.06	S 21°37'17" E
L136	11.58	S 37°27'53" W
L138	13.88	N 58°04'02" W
L139	36.14	N 20°27'21" E
L140	5.12	N 69°32'39" W
L141	36.20	N 20°27'21" E
L142	21.29	N 68°22'43" E
L144	21.00	N 68°22'43" E
L145	13.41	N 21°37'17" W
L146	34.13	N 68°22'43" E
L147	13.41	S 21°37'17" E

CERTIFICATE OF LAND SURVEYOR

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Aaron D. Borling, RLS 48756



FLAGSTAFF
ARIZONA

ARIES AT TIMBER SKY — PHASE 2

JOB NO: 21265
DATE: APR 22
SCALE: AS SHOWN
DRAWN: ELK, SJV
DESIGN: BH, SJV
CHECKED: SCJ

110 W. Dole Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS
NO. DESCRIPTION
BY DATE

Call at least two full working days before you begin excavation.

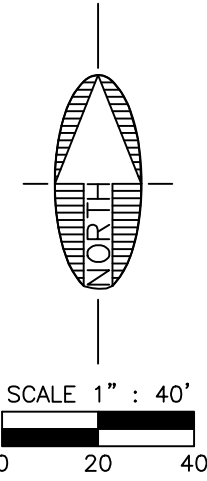
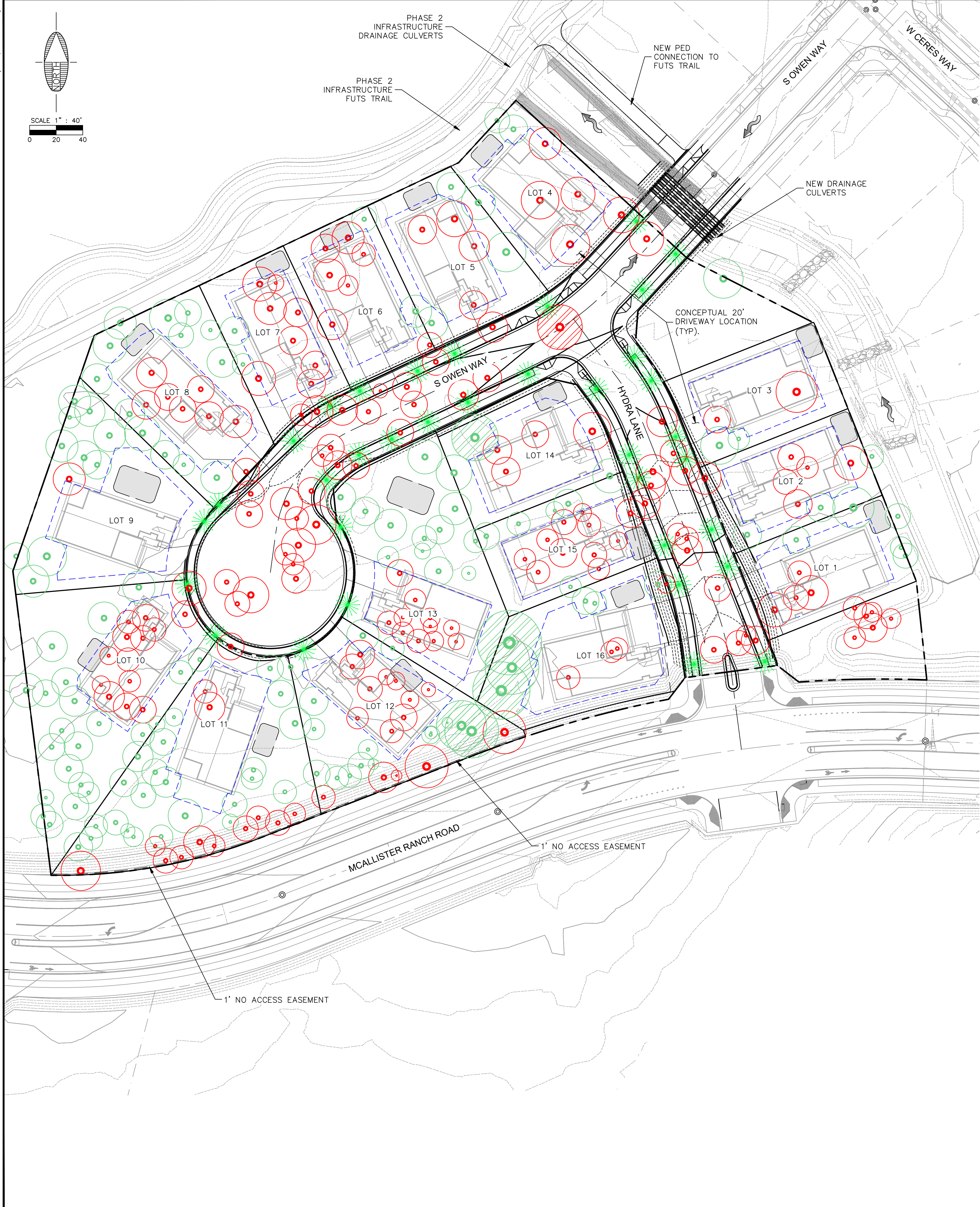
Arizona Blue Stakes, Inc.
Dial 8-1-1 or 1-800-546-1111 (PZ-5348)

DRAWING NO.
PP05

SHT NO. 5 OF 6

PLOTTED: Apr 21, 2022--6:59pm

FILE: P:\2021\21265\DRAWINGS\PLATS\PRELIMINARY\NRPP.DWG SVOSSLER



TOTAL TREE RESOURCES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	9	57	164	59	7
POINTS	1	2	4	8	20
SUM OF POINTS	9	114	656	472	140
SUBTOTAL TREE POINTS=					1391
47.5% PRESERVATION RATE=					661
POST-DEVELOPMENT TREES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER SAVED	5	20	69	28	6
POINTS	1	2	4	8	20
SUM OF POINTS	5	40	276	224	120
SUBTOTAL TREE POINTS=					665
REQUIRE PRESERVATION RATE=					47.5%
PRESERVATION RATE=					47.8%
NOTE:					
1. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, RESIDENTIAL ZONES PRESERVATION RATE IS 50%. THIS HAS BEEN REDUCED TO 47.5% WITH THE 5% OPEN SPACE CREDIT					

- NOTES:
- NRPP ENVELOPES WILL BE FURTHER DEVELOPED FOR INDIVIDUAL LOT BUILDING PERMIT SUBMITTALS.
 - THIS PROJECT IS NOT PROJECTED TO FALL BELOW THE REQUIRED 47.5% TREE PRESERVATION RATE. PER THE ORIGINAL TIMBER SKY PRELIMINARY BLOCK PLAT, TREE RESOURCES MAY BE SHARED AND COORDINATED ACROSS THE TIMBER SKY OVERALL DEVELOPMENT. THIS PROJECT IS MAY UTILIZE SURPLUS TREE POINTS FROM OTHER PROJECTS WITHIN THE OVERALL TIMBER SKY DEVELOPMENT IF THE MINIMUM PRESERVATION RATE IS NOT MET.

TIMBERSKY PHASE 1-RESOURCE PROTECTION PLAN									
BLOCK/TRACT	LAND USE	EXISTING TREE POINTS	EXEMPTED TREE POINTS**	REQUIRED PRESERVATION*	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	TREE POINTS REMOVED	PERCENT PRESERVED	NOTES
1	HDR	0	0	47.5%				N/A	NO TREES
2	HDR	159	0	47.5%	76	159		100.0%	NOT DEVELOPED YET
3A	MDR	28	0	47.5%	13	12	16	42.9%	FINAL VERIFICATION PENDING
7A	SFR	2184	0	47.5%	1037	1188	996	54.4%	FINAL VERIFICATION PENDING
8	SFR	4347	0	47.5%	2065	1806	2541	41.5%	FINAL VERIFICATION PENDING
TRACT A	PUBLIC LANDS	1914	354	30.0%	468	450	1110	28.8%	PHASE 1 OPEN SPACE/DRAINAGE
TOTALS		8632	354		3659	3615			
NET POINTS AFTER PHASE 1=						-44			

TIMBERSKY PHASE 1 AND 2-RESOURCE PROTECTION PLAN									
BLOCK/TRACT	LAND USE	EXISTING TREE POINTS	EXEMPTED TREE POINTS**	REQUIRED PRESERVATION*	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	TREE POINTS REMOVED	PERCENT PRESERVED	NOTES
1	HDR	0	0	47.5%	0				NO TREES
2	HDR	159	0	47.5%	76	159	0	100.0%	NOT DEVELOPED YET***
3A	MDR	28	0	47.5%	13	12	16	42.9%	FINAL VERIFICATION PENDING
7A	SFR	2184	0	47.5%	1037	1188	996	54.4%	FINAL VERIFICATION PENDING
8	SFR	4347	0	47.5%	2065	1842	2541	42.4%	ADJUSTED FROM 41.5% BASED ON PRELIM AS-BUILTS FINAL VERIFICATION
3B	MDR	506	84	47.5%	200	200	306	47.4%	NOT DEVELOPED YET***
4	SFR	4297	193	47.5%	1949	1949	2348	47.5%	NOT DEVELOPED YET***
5	MDR	650	76	47.5%	273	273	377	47.6%	NOT DEVELOPED YET***
6	SFR	2279	242	47.5%	968	968	1311	47.5%	NOT DEVELOPED YET***
7B	SFR	1619	228	47.5%	661	665	954	47.8%	PPLAT STAGE***
TRACT A	PUBLIC LANDS	1914	354	30.0%	468	357	1557	22.9%	PHASE 1 AND 2 OPEN SPACE DRAINAGE
TRACT B	COM CENTER -SFR	688	138	47.5%	261	413	275	75.1%	COMMUNITY CENTER****
TRACT C	PUBLIC LAND	927	241	30.0%	206	104	823	15.2%	PHASE 2 OPEN SPACE DRAINAGE
TRACT H	SIGN BLOCK 4-SFR	108	3	47.5%	50	98	10	93.3%	ENTRY SIGN BLOCK 4
Totals		19706	1559		8227	8228	11514		
NET POINTS PHASE 1 AND PHASE 2 ONGOING (04/21/2022)=					1				

LEGEND

- ROW
EASEMENT
LOT LINE
SETBACK
NRPP ENVELOPE
- NEW TREE
PROTECTED TREE
REMOVED TREE
LARGE PROTECTED TREE
LARGE REMOVED TREE

PRELIMINARY PLAT LANDSCAPE CALCULATIONS		
SECTION	REQUIREMENTS	QUANTITY
STREET TREE REQUIREMENT (1550 L.F.)		
PROPOSED TREES REQUIRED	MIN SPACING OF 45 LF	35
SHRUBS	NONE	0
GROUNDCOVER	NONE	0
STREET BUFFER INSTALLED PER PHASE 2 INFRASTRUCTURE PLANS		

- NOTES:
- INTERIOR STREET PARKWAY TREES TO BE INSTALLED AT THE COMPLETION OF HOME CONSTRUCTION FOR EACH INDIVIDUAL LOT. IRRIGATION FOR THE TREES TO BE PROVIDED BY HOMEOWNER'S IRRIGATION SYSTEM. EXACT TREE LOCATIONS MAY BE ADJUSTED DURING THE DESIGN OF THE SITE PLAN OR LANDSCAPE PLAN FOR THE HOME OF EACH LOT.

FLAGSTAFF ARIZONA

ARIES AT TIMBER SKY -- PHASE 2

NRPP

JOB NO: 21265

DATE: APR 22

SCALE: AS SHOWN

DRAWN: ELK, SJV

DESIGN: BH, SJV

CHECKED: SCJ

110 W. Dale Avenue
Flagstaff, AZ 86001
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928.774.8934 fax
www.swicz.com

Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.

Arizona Blue Stakes, Inc.

Dist 8-1-1 or 1-800-546-1111 (PZ-5348)

DRAWING NO. PP06

SHT NO. 6 OF 6

COF PROJECT # PZ-15-00115-22



Planning & Zoning Commission

5. B.

Meeting Date: 05/11/2022

From: Tiffany Antol, Senior Planner

Information

TITLE:

Preliminary Plat: PZ-21-00236-03 Woodshire on Oak Condominiums

Woodshire on West Oak, LLC requests Preliminary Plat approval for Woodshire on Oak Condominiums. The subdivision consists of 13 residential condominium units, located at 302 W Oak Avenue. The condominium plat is on 0.89 acres in both Medium Density Residential (MR) and High Density Residential (HR) Zones.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

Executive Summary:

Woodshire on Oak Condominiums is a residential condominium subdivision development that consists of 13 dwelling units and located on 0.89 acres. The site also contains the required parking and landscaping.

Attachments

Application

Staff Report

Preliminary Plat



City of Flagstaff

Community Development Division

211 W. Aspen Ave

P: (928) 213-2618

Flagstaff, AZ 86001

www.flagstaff.az.gov

Date Received		Application for Subdivision Review		File Number
Property Owner(s) Woodshire on West Oak, LLC			Phone	
Mailing Address 3550 North Central Avenue #1101		City, State, Zip Phoenix, AZ 85012		Email
Applicant(s) Woodshire on West Oak, LLC			Phone 602-265-4400	
Mailing Address 3550 North Central Avenue #1101		City, State, Zip Phoenix, Arizona 85012		Email philp@brookfieldcommunities.com
Project Representative Philip V. Petersen			Phone 602-265-4400	
Mailing Address 3550 North Central Avenue #1101		City, State, Zip Phoenix, Arizona 85012		Email philp@brookfieldcommunities.com
Requested Review:	<input type="checkbox"/> Development Master Plan	<input type="checkbox"/> Conceptual Plat	<input type="checkbox"/> Preliminary Plat P&Z and Council	
	<input type="checkbox"/> Modified Subdivision	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat- Council	

Project Name: Woodshire on Oak		Site Address 302 W. Oak, Flagstaff, AZ 86001		Parcel Number APN #110-06-036E	
Proposed Use Residential - Bungalow Courts		Existing Use FMC Mortuary		Subdivision, Tract & Lot Number Lots 8-11, 20-23, Block 13 of Mt. Elden Add	
Zoning District MR & HR		Regional Plan Category Suburban - Existing		Flood Zone Zone X	Size of Site (Sq. ft. or Acres) 0.89 ac
Property Information:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Subject property is undeveloped land?			
Surrounding Uses	North	South	East	West	
(Res, Com, Ind)	Residential	Residential	Residential	Residential	
Proposed Use:	Number of Lots	Number of Units	Number of acres per use	Building Square Feet	
Bungalow Courts	13	13	0.89 ac 0.78 ac MR 0.11 ac HR		
Please complete a "Subdivision Review Application" and provide an initialed "Application and Information Checklist" form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. Incomplete submittals will not be scheduled.					
Property Owner Signature: (required) 		Date: 1-4-2022	Applicant Signature: 		Date: 1-4-2022
For City Use					
Date Filed:		Case Number (s)			
P & Z Hearing Date:			Publication and Posting Date:		
Council Hearing Date:			Publication and Posting Date:		
Fee Receipt Number:		Amount:		Date:	
Action by Planning and Zoning Commission:			Action By City Council:		
<input type="checkbox"/> Approved			<input type="checkbox"/> Approved		
<input type="checkbox"/> Denied			<input type="checkbox"/> Denied		
<input type="checkbox"/> Continued			<input type="checkbox"/> Continued		
Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

PRELIMINARY PLAT

PZ-21-00236-03

DATE: April 20, 2022
MEETING DATE: May 11, 2022
REPORT BY: Tiffany Antol, AICP

REQUEST:

Woodshire on West Oak, LLC requests Preliminary Plat approval for Woodshire on Oak Condominiums. The subdivision consists of 13 residential condominium units, located at 302 W Oak Avenue. The condominium plat is on 0.89 acres in both Medium Density Residential (MR) and High Density Residential (HR) Zones.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

PRESENT LAND USE:

The site is currently occupied with a vacant building formerly used as a mortuary.

PROPOSED LAND USE:

Woodshire on Oak Condominiums is a residential condominium subdivision development that consists of 13 dwelling units and located on 0.89 acres. The site also contains the required parking and landscaping.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map.

North: Multi-family Residential, Medium Density Residential (MR) and High Density Residential (HR) Zones
East: Former preschool, High Density Residential (HR) Zone
South: Oak Avenue; Vacant and residential developed lots in the Medium Density Residential (MR) Zone
West: Multi-family Residential, Medium Density Residential (MR) Zone

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background

The project consists of 13 two-story detached units in both the Medium Density Residential (MR) and High Density Residential (HR) Zones. City Staff approved the Site Plan for the development (PZ-21-00236-02) on February 11, 2022. Civil plans for the development of the site are currently in review. City approvals were based on conformance with all relevant City Development Standards, as discussed in Section C, below.

The project is being developed according to the standards for the Medium Density Residential (MR) and High Density Residential (HR) Zones.

B. Type of Plat

This application is for a condominium plat, which takes a multi-unit complex, such as the subject property, and creates the potential for individually owned units. The Preliminary Plat delineates all the elements affiliated with the individual units. In this case, the units are defined as the airspace around each unit. The vertical boundaries start at the finish

floor elevation (FFE) of each unit and extend to the top of the roof of that unit. The horizontal boundaries start outside of the walls of each unit.

The remainder of the site outside of the units is being platted as common area and open space. Parking spaces will be assigned to each unit through the CC&Rs.

II. Required Findings: Conformance with City Development Standards

Staff reviewed and approved the Site Plan and Preliminary Plat for this project based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code

i. Medium Density Residential (MR) and High Density Residential (HR)

The building meets both the MR and HR development standards for building form and placement, including the following:

- Front setback: 10' min
- Side setback: 5' min
- Rear setback: 15' min
- Maximum height: 35' (the buildings are below this height)
- Maximum lot coverage: 40%/50% (29% lot coverage)

ii. Pedestrian and Bicycle Circulation Systems

The project is located in a walkable area, with many amenities located within walking distance. Access to the residential units is through a sidewalk path accessible from Oak Avenue and the parking area. The applicant is required to provide two bicycle parking spaces (5% of the required off-street parking) and is providing four bicycle parking spaces.

iii. Parking and Automobile Access

Vehicular access is from Oak Avenue to the south. Minimum parking requirements are based on the number of bedrooms within each unit. All units in this project are either 2 or 3 bedrooms (which require the same amount of parking). Thirteen units requires a total of 2.25 parking spaces per unit for a total of 29 spaces. Allowed parking reductions were utilized including proximity to transit and the provision of bicycle parking for a total of 25 parking spaces required after the reductions. The project is providing 25 parking spaces.

iv. Landscaping

A conceptual landscape plan was approved at Site Plan, showing substantial conformance with the requirements of parking lot landscaping, street buffer landscaping, building foundation, and peripheral buffer landscaping found within Section 10-50.60 of the Zoning Code. The final landscape plan will be approved with the Civil Plans.

B. Title 13: City of Flagstaff Engineering Standards

Staff conducted a public systems analysis as part of Site Plan approval to verify conformance with City Engineering Standards.

i. Traffic/Right-of-Way Impact

The size of the proposed development and anticipated traffic counts did not trigger a Traffic Impact Analysis (TIA), so the requirement for a TIA was waived.

The applicant will construct a new sidewalk and parkway along Oak Avenue as part of this project to facilitate pedestrian connectivity in this highly walkable area.

ii. Water and Wastewater Impact

The Water Services Division waived the requirements for a Water and Sewer Impact Analysis (WSIA) for this project.

iii. Water

The developer will need to upsize the existing 6" water main in Oak Avenue to an 8" water main to adequately support the required fire hydrant. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

iv. Wastewater

The developer will need to tie into the existing 6" sewer main also within Oak Avenue. It is the developer's responsibility to design and construct all on-site and connecting wastewater infrastructure per the City of Flagstaff Engineering Standards.

v. Stormwater Analysis

A Preliminary Drainage Letter was provided as part of the Site Plan application. Per Chapter 9 of the Stormwater Management Design Manual, detention and Low Impact Development (LID) are required for any development greater than 1/4 acre in size and those that add more than 5,000 square feet of impervious area. The proposed improvements result in an 8,356 square foot reduction in impervious surface from the existing conditions. No detention or LID is required.

C. Title 11: General Plans and Subdivisions, Chapter 11-20: Subdivision and Land Split Regulations

i. Preliminary Plat

The City's Inter-Division Staff (IDS) approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements. Not all the standards are applicable to this plat, however, because it is a condominium plat.

iii. Minimum Required Subdivision Improvements

Staff review of the Preliminary Plat along with the impact analyses discussed above identified the required improvements to adjacent streets and pedestrian ways, in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. Once Civil Engineering Plans are approved, these improvements will be allowed to commence.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed Preliminary Plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation for approval.

Attachments:

- Application
- Preliminary Plat (6 sheets, 24" x 36")

DEDICATION

STATE OF ARIZONA SS.
 COUNTY OF COCONINO

KNOW ALL MEN BY THESE PRESENTS: THAT WOODSHIRE ON WEST OAK, LLC (AN ARIZONA LIMITED LIABILITY COMPANY), AS OWNER, HEREBY PUBLISHES THIS PLAT AS AND FOR WOODSHIRE ON OAK CONDOMINIUMS. A SUBDIVISION OF A PORTION OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS AND MEASUREMENTS OF THE LOTS (UNITS), TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT (UNIT), TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT.

EACH UNIT SHOWN HEREON IS A SINGLE FAMILY, DETACHED CONDOMINIUM UNIT, WITH NO SHARED GARAGES, ANY OTHER ATTACHED BUILDINGS, ARCHWAYS OR BREEZEWAYS.

EACH UNIT IS ENCUMBERED BY, AND SUBJECT TO THE CONDOMINIUM DECLARATION FOR THE WOODSHIRE ON OAK CONDOMINIUMS, AN ARIZONA NONPROFIT CORPORATION.

THE CONDOMINIUM UNIT CONSISTS OF THE ENTIRE AREA, INCLUDING SITE AND AIR SPACE, WITHIN THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOT, AND IS NOT CONSIDERED TO BE A COMMON ELEMENT OR LIMITED COMMON ELEMENT.

EACH CONDOMINIUM UNIT OWNER SHALL BE SOLELY RESPONSIBLE FOR INSURANCE, OPERATION, MAINTENANCE AND REPAIR OF EACH UNIT, EXCEPT AS PROVIDED IN THE CONDOMINIUM DECLARATION.

ANY COMMON ASSESSMENTS COLLECTED WILL BE FOR AMENITIES OUTSIDE OF THE FOOTPRINT OF THE INDIVIDUAL SITE.

TRACT 'A' IS HEREBY DEDICATED AS TO THE WOODSHIRE ON OAK CONDOMINIUM ASSOCIATION, AS COMMON AREA/OPEN SPACE.

IN WITNESS WHEREOF: WOODSHIRE ON WEST OAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED THIS DECLARATION TO BE DULY EXECUTED THIS _____ DAY OF _____ 2022,

BY: WOODSHIRE ON WEST OAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
 ITS: SOLE MEMBER
 BY: _____
 PHILLIP V. PETERSEN
 ITS: MANAGER

STATE OF ARIZONA SS.
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, _____, MANAGER OF _____ WOODSHIRE ON WEST OAK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF WOODSHIRE ON OAK LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, AND THAT HE, AS SUCH, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONSTRAINED.

IN WITNESS WHEREOF I HEREUNTO SET FORTH MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

CITY OF FLAGSTAFF APPROVALS

CITY OF FLAGSTAFF
 IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, ON THE ____ DAY OF _____ 2022.

BY: _____ MAYOR
 ATTEST: _____ CITY CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY OF FLAGSTAFF PLANNING DIRECTOR AND CITY ENGINEER, ON THE ____ DAY OF _____ 2022.

BY: _____ PLANNING DIRECTOR

BY: _____ CITY ENGINEER

COORDINATE SYSTEM DETAILS

LINEAR UNIT: INTERNATIONAL FEET
 GEODETIC DATUM: NAD 83 (CONUS)
 VERTICAL DATUM: NAVD 88, REFERENCED FROM NGS CONTROL POINT "AZFL"
 SYSTEM: CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (2015)

PROJECTION:
 TRANSVERSE MERCATOR
 LATITUDE OF GRID ORIGIN: 35° 00' 00" N
 LONGITUDE OF CENTRAL MERIDIAN: 111° 37' 00" W
 NORTHING AT GRID ORIGIN: 0 FT
 EASTING AT CENTRAL MERIDIAN: 70,000 FT
 CENTRAL MERIDIAN SCALE FACTOR: 1.000333 (EXACT)

ALL MEASURED DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS TRUE GEODEDIC NORTH; NOTE THAT THE MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE TRANSFERRED TO THE SITE FROM NGS CONTROL POINT "AZFL" USING GPS WITH NGS GEOID MODEL "GEOID18". ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE PUBLISHED ELEVATION OF THIS STATION.

THE SURVEY WAS CONDUCTED USING GPS REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM. A PARTIAL LIST OF POINT COORDINATES FOR THIS SURVEY IS GIVEN BELOW (ADDITIONAL COORDINATES ARE AVAILABLE UPON REQUEST). LOCAL NETWORK ESTIMATES ARE GIVEN AT THE 95% CONFIDENCE LEVEL AND ARE BASED ON A LEAST-SQUARES ADJUSTMENT OF STATISTICALLY INDEPENDENT OBSERVATIONS.

POINT #2003 = 2" ALUMINUM CAP IN CENTERLINE OF W OAK AVE
 NORTHING = 77218.1040 FT
 EASTING = 61642.5880 FT
 ELEVATION = 7015.638 FT

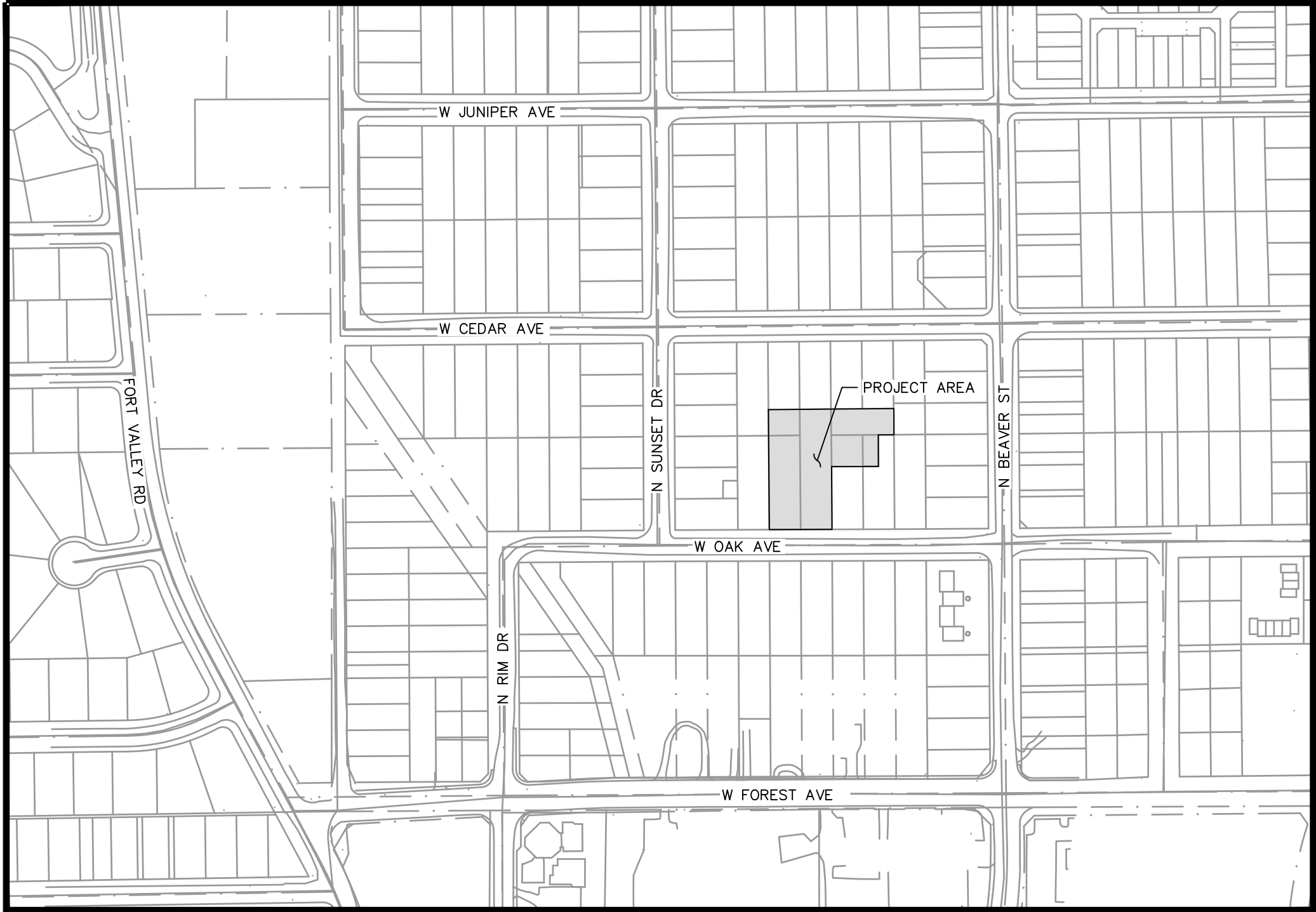
POINT #2004 = 2" ALUMINUM CAP IN CENTERLINE OF W OAK AVE
 NORTHING = 77214.3620 FT
 EASTING = 60982.7200 FT
 ELEVATION = 7040.711 FT

POINT #2005 = 1" CAPPED PIPE/REBAR
 NORTHING = 77368.6040 FT
 EASTING = 61402.8960 FT
 ELEVATION = 7034.057 FT

POINT #2006 = 1" CAPPED PIPE/REBAR
 NORTHING = 77477.0900 FT
 EASTING = 61431.4750 FT
 ELEVATION = 7036.132 FT

PRELIMINARY PLAT
 FOR
 WOODSHIRE ON OAK
 CONDOMINIUMS
 FLAGSTAFF, ARIZONA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 7 EAST, GILA AND SALT BASE AND MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



VICINITY MAP

N.T.S.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

CHAD BROOKS (BY LETTER) _____ 1/11/2022
 BY: _____ DATE:

UNISOURCE ENERGY SERVICES

MARTIN CONBOY (BY LETTER) _____ 1/5/2022
 BY: _____ DATE:

CENTURYLINK

KEVIN WAGNER
 FOR MANUEL HERNANDEZ (BY LETTER) _____ 1/11/2022
 BY: _____ DATE:

ALTICE U.S.A

SANFORD YAZZIE (BY LETTER) _____ 2/11/2022
 BY: _____ DATE:

UTILITY COMPANY CONTACTS

APS
 CONTACT: CHAD BROOKS
 2200 E. HUNTINGTON
 FLAGSTAFF, AZ 86004
 RYAN.WESNER@APS.COM
 PHONE: (928) 773-6440

UNISOURCE ENERGY SERVICES
 CONTACT: MARTIN CONBOY
 2901 W SHAMRELL BLVD #110
 FLAGSTAFF, AZ 86001
 MCONBOY@UESAZ.COM
 PHONE: (928) 226-2269

ADEQUATE WATER SUPPLY NOTE

THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002.

CENTURYLINK
 CONTACT: MANUEL HERNANDEZ
 112 NORTH BEAVER STREET
 FLAGSTAFF, AZ 86001
 MANUEL.HERNANDEZ4@CENTURYLINK.COM
 PHONE: (928) 779-4935

ALTICE USA
 CONTACT: SANFORD YAZZIE
 1601 SOUTH PLAZA WAY
 FLAGSTAFF, AZ 86001
 SANFORD.YAZZIE@ALTICEUSA.COM
 PHONE: (928) 266-0672

SHEET INDEX		
SHEET NO.	DWG NO.	SHEET TITLE
1	CVR	COVER SHEET
2	SM01	OVERALL SITE MAP
3	SP01	EXISTING SITE OVERVIEW
4	SP02	SITE PLAN
5	PP01	PRELIMINARY PLAT
6	GD01	GRADING AND DRAINAGE PLAN

PROJECT DEVELOPMENT INFORMATION

APN#: 110-06-036E (±0.89 AC)

ZONING: 0.78 AC MEDIUM DENSITY RESIDENTIAL (MR)
 0.11 AC HIGH DENSITY RESIDENTIAL (HD)

MAX. ALLOWABLE DENSITY PER ZONE:
 MR: 14 UNITS/AC = 0.78 AC x 14 UNITS/AC = 11 UNITS
 HR: 1 UNIT PER 2,500 SF = 4,791 SF x 1 UNIT/2,500 SF = 2 UNITS
 TOTAL MAX. ALLOWABLE UNIT COUNT = 13 UNITS
 NUMBER OF UNITS PROVIDED = 13 UNITS

FRONT SETBACKS: 10'
 SIDE SETBACKS: 5'
 REAR SETBACK: 15'

PROJECT INFORMATION

WOODSHIRE ON OAK CONDOMINIUMS
 302 W. OAK
 FLAGSTAFF, AZ 86001

ASSESSOR'S PARCEL NO. 110-06-036E

GROSS/NET ACREAGE: 0.895 ACRES
 TRACT 'A' ACREAGE: 0.634 ACRES
 TOTAL AREA OF UNITS: 0.261 ACRES

- ALL UTILITIES, INCLUDING STREET LIGHT AND ELECTRIC LINES INSTALLED WITH THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF FLAGSTAFF CODES AND ORDINANCES.
- THE CONDOMINIUM DECLARATION FOR 'WOODSHIRE ON OAK' SHALL BE RECORDED IN THE OFFICE OF THE COCONINO COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A PART OF THIS PLAT, RECORDED UNDER INSTRUMENT #_____.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFICATED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: REMOVABLE WOOD, WIRE OR SECTION TYPE FENCING; CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

LEGAL DESCRIPTION

LOTS 8-11, INCLUSIVE, BLOCK 13, MOUNT ELDEN ADDITION TO THE CITY OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGE 43, RECORDS OF COCONINO COUNTY, ARIZONA. EXCEPT THE NORTH 130.00 FEET THEREOF.
 AND
 ALL OF LOTS 20 AND 21, AND THE NORTH 60.00 FEET OF LOT 22 AND THE WEST 30.00 FEET OF THE NORTH 60.00 FEET OF LOT 23, BLOCK 13, MOUNT ELDEN ADDITION TO THE CITY OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 1 OF MAPS, PAGE 43, RECORDS OF COCONINO COUNTY, ARIZONA.

SOURCE OF PROJECT INFORMATION

BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION ACCORDING TOPOGRAPHIC SURVEY COMPLETED BY SWI, DATED NOVEMBER 2021.

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA: 33,180 SF
 POST-DEVELOPMENT IMPERVIOUS AREA: 24,824 SF

PRELIMINARY EARTHWORK SUMMARY

CUT: 20 CY
 FILL: 1,380 CY

RESOURCE PRESERVATION

THE PROJECT DOES NOT FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE, THEREFORE NATURAL RESOURCE PROTECTION PLAN IS NOT PROVIDED.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP #04005C6809G, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FIRE ACCESS

ALTERNATIVE HAMMERHEAD TURNAROUND PROVIDED PER IFC 2018 SECTION D103.1 WITH MODIFICATION TO CURB RETURN RADIUS.

PROJECT OWNER/DEVELOPER:

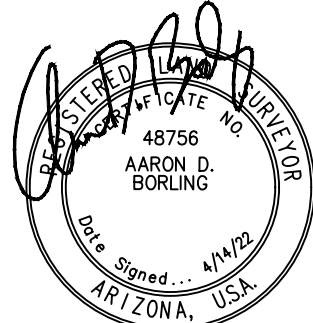
WOODSHIRE ON WEST OAK, LLC
 CONTACT: PHILIP V. PETERSEN
 3550 N. CENTRAL AVENUE #1101
 PHOENIX, AZ 85012
 (602) 265-4400

PROJECT SURVEYOR:

SHEPHARD-WESNITZER, INC.
 AARON BORLING, RLS #48756
 110 WEST DALE AVE
 FLAGSTAFF, AZ 86001
 (928) 773-0354

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
 GUILLERMO E. CORTES, PE #33983
 110 WEST DALE AVE
 FLAGSTAFF, AZ 86001
 (928) 773-0354



CERTIFICATE OF LAND SURVEYOR

THIS IS TO CERTIFY THAT THE SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN, AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AS DESCRIBED.

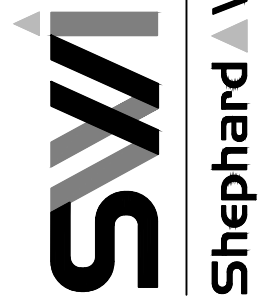
Aaron D. Borling, RLS 48756

FLAGSTAFF
 ARIZONA

WOODSHIRE ON OAK

COVER SHEET

JOB NO: 21140
 DATE: APR 22
 SCALE: AS SHOWN
 DRAWN: ELK
 DESIGN: KMF
 CHECKED: KMF, GEC
 110 W. Dale Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swicz.com



REVISIONS		BY	DATE
NO.	DESCRIPTION		



DRAWING NO.

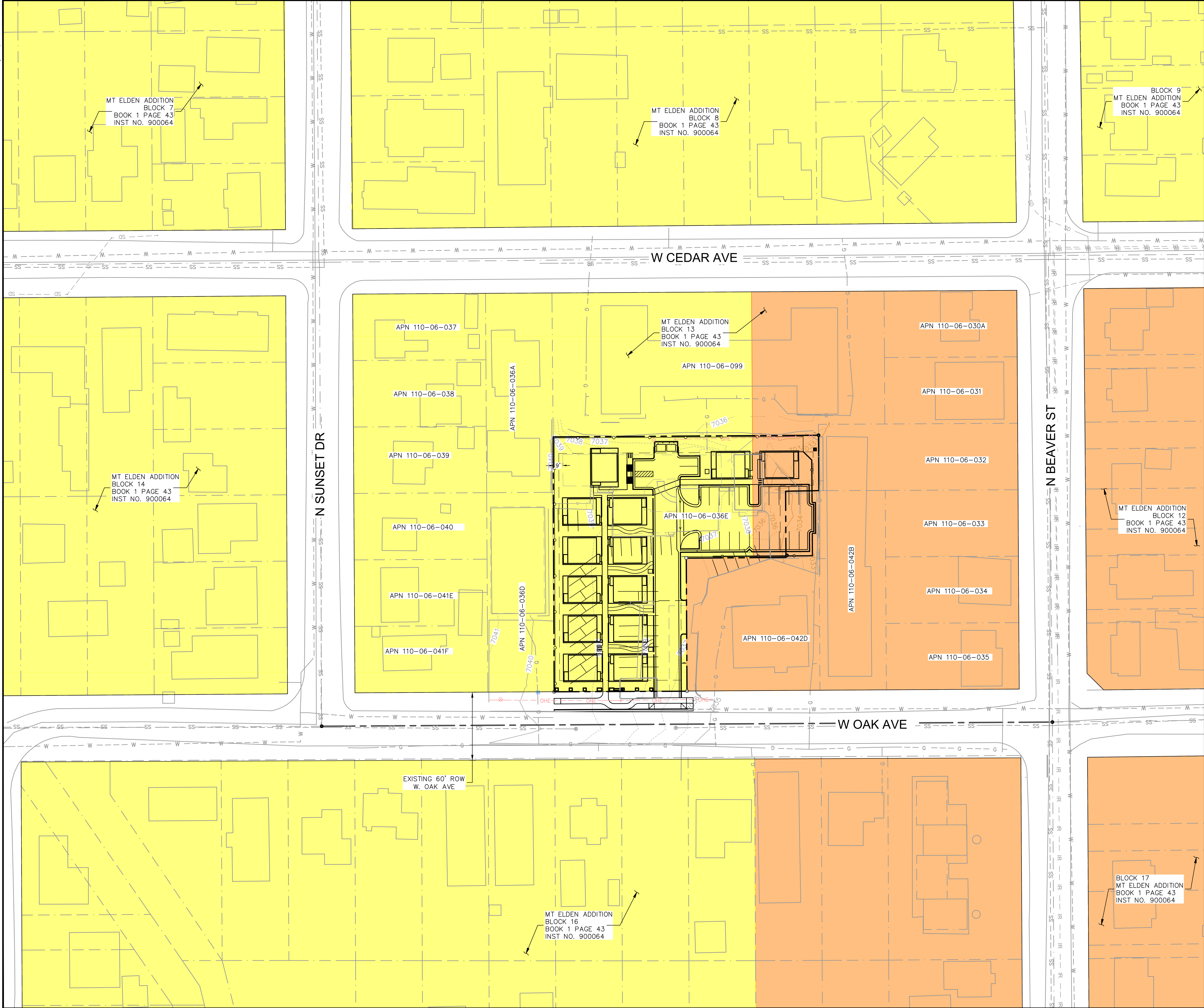
CVR

SHT NO. OF
 1 6

C.O.F. #PZ-21-00236-02

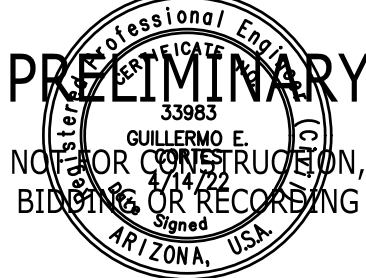
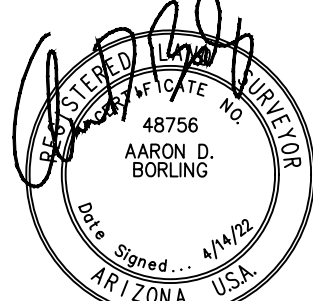
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PLOTTED: Apr 14, 2022--11:12am



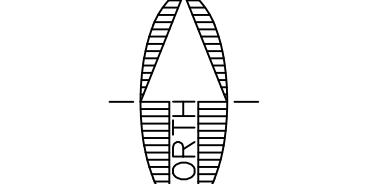
LEGEND

- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- SUBDIVISION BLOCK BOUNDARY
- LOT LINE



SCALE: 1" = 40'

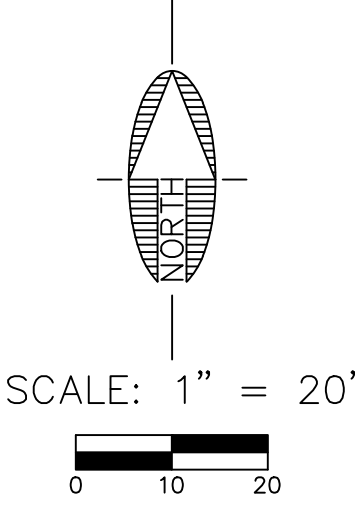
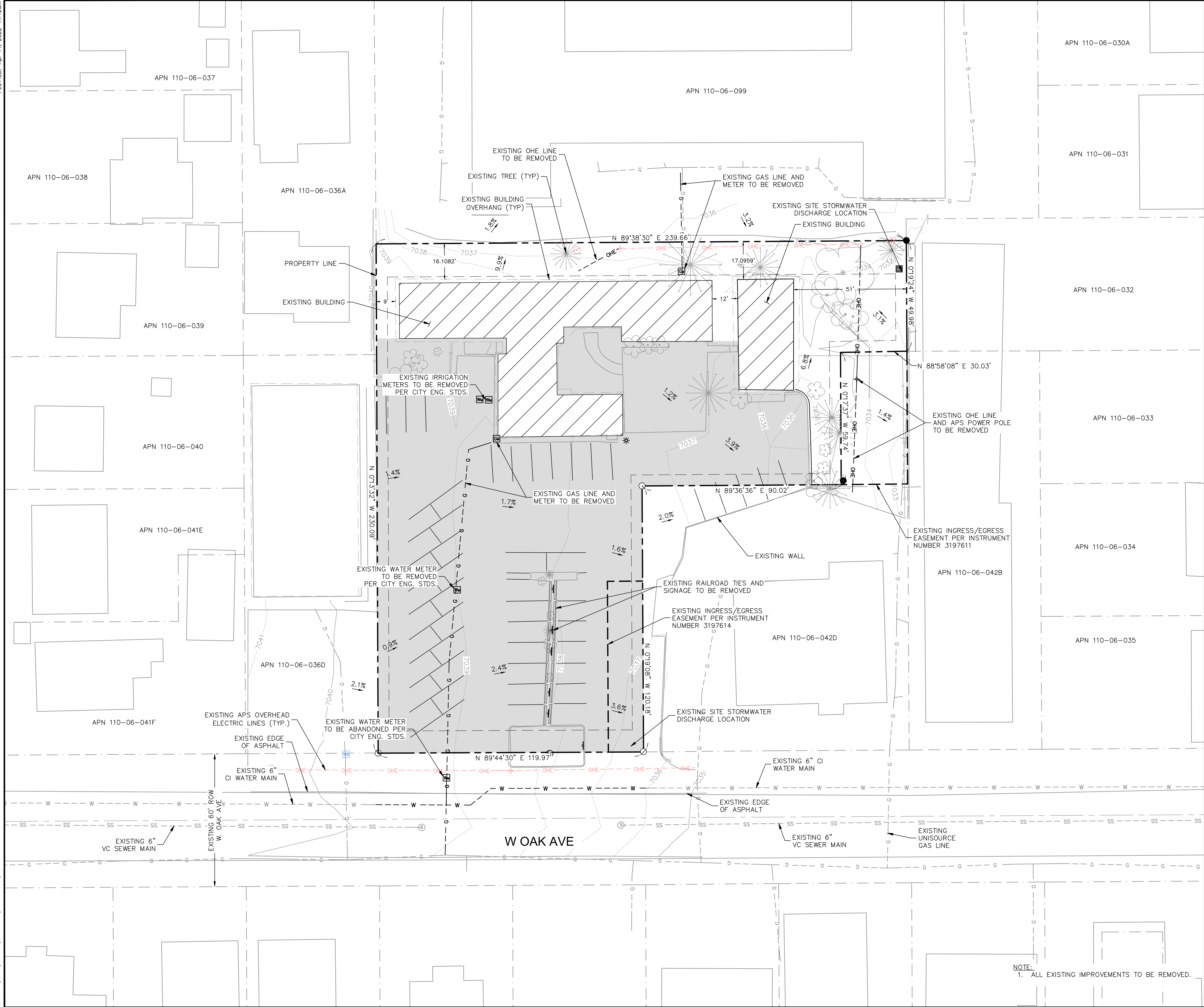
0 20 40



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. #PZ-21-00236-02

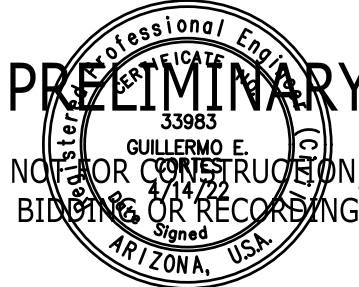
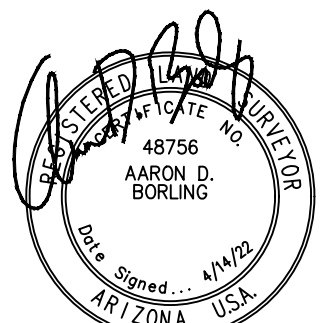
FLAGSTAFF ARIZONA		WOODSHIRE ON OAK		OVERALL SITE MAP	
JOB NO:	21140	DATE:	APR 22	DESIGN:	ELK, KMF
SCALE:		DRAWN:	ELK	CHECKED:	KMF, GEC
75 Kallio Place Flagstaff, AZ 86001 928.282.1100 928.282.2058 fax www.swiaz.com					
SWI		Shephard Wesnitzer, Inc.		DRAWING NO. SM01	
REVISIONS	NO.	DESCRIPTION	DATE	BY	
SHT NO. 2		OF 6			



LEGEND

- 6"SS PROPOSED SEWER SERVICE
- 2"W PROPOSED WATER SERVICE
- SUBJECT PARCEL BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- DRAINAGE ARROW
- EX. LOT LINE
- EX. EASEMENT
- PROPOSED EASEMENT
- EX. INTERMEDIATE CONTOUR
- EX. INDEX CONTOUR
- EX. WATER LINE
- EX. SEWER LINE
- EX. GAS
- BUILDING FOOTPRINT

NOTE:
1. ALL EXISTING IMPROVEMENTS TO BE REMOVED.



C.O.F. #PZ-21-00236-02

JOB NO: 21140		DATE: APR 22		SCALE: ELK		DRAWN: ELK		DESIGN: ELK		CHECKED: KMF, GEC	
75 Kallio Place Scottsdale, AZ 86336 928.282.2058 fax 928.282.2058 fax www.swiaz.com		WOODSHIRE ON OAK		FLAGSTAFF ARIZONA		EXISTING SITE OVERVIEW		DRAWING NO. SP01		SHT NO. 3 OF 6	

FILE: P:\2021\21140P\DRAWINGS\SITE PLANS\21140-SITE PLAN.DWG KREISER
PLOTTED: Apr 14, 2022--11:12am

PROJECT DATA:

PARCEL AREA: 38,993 SF
TOTAL 2-3 BD UNITS: 13

PARKING:

TOTAL PARKING REQUIRED 2-3 BD UNITS = 13 UNITS x 2.25 SPACES = 29.25 = 30 SPACES MIN
TOTAL PARKING REQUIRED WITH ADJUSTMENTS = 25 SPACES
TOTAL PARKING PROVIDED = 26 (INCLUDES 2 ADA SPACES)
TOTAL REQUIRED BIKE PARKING = 2 RACK (4 SPACES)
TOTAL REQUIRED BIKE PARKING WITH ADJUSTMENTS = 6 RACKS (12 SPACES)
TOTAL PROVIDED BIKE PARKING = 6 RACKS (12 SPACES)

PARKING ADJUSTMENTS:

- TRANSIT - 10% REDUCTION (FMC @ BEAVER BUS STOP WITHIN 1/4 MILE)
- BIKE PARKING - REDUCTION OF 1 SPACE FOR EACH 4 BIKE SPACES PROVIDED (MAX REDUCTION OF 5% OF TOTAL REQUIRED VEHICLE PARKING)

SITE ANALYSIS:

- EXISTING LAND USE IS MEDIUM DENSITY RESIDENTIAL.
- EXISTING TOPOGRAPHY AS SHOWN.
- EXISTING VEGETATION INCLUDES LIMITED TREE COVER.
- NOTICEABLE SITE VIEWS INCLUDE THE SAN FRANCISCO PEAKS (NORTH) AND RESIDENTIAL NEIGHBORHOOD (SOUTH).
- THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST. AT 7,000 FEET, FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE.
- FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL. IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGNS WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. THE SITE IS A PART OF THE BUFFALO PARK WATERSHED.
- SITE EXPERIENCES A GOOD AMOUNT OF SUN EXPOSURE. PRECIPITATION NATURALLY RUNS EAST AND ULTIMATELY ENTERS THE RIO DE FLAG.
- SITE ACCESSIBLE FROM W. OAK AVENUE AT THE SOUTH PROPERTY BOUNDARY.

NOTE:

- FENCING WILL BE COORDINATED WITH THE LANDSCAPE PLAN DURING FINAL DESIGN.

TABLE 10-50.40.020.A: ALLOWED ENCROACHMENTS INTO SETBACKS

STANDARD	MAXIMUM ENCROACHMENT INTO SETBACK
FRONT, REAR, STREET SIDE SETBACK	5 FEET ¹
INTERIOR SIDE SETBACK	3 FEET ¹

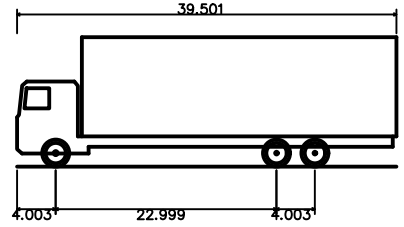
(1) ARBORS, AWNINGS, CANOPIES, COURT YARDS, DECKS, PATIOS, PERGOLAS, PORCHES, STOOPS, TRELLIS, HOODED ENTRIES, CARPORTS, AND BALCONIES

CLEAR VIEW ZONE CALCULATIONS

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR) (1)	GRADE ≤ 3%	TIME GAP tg (unadjusted) (2)	MULTIPLE LANE CROSSINGS	NO. OF LANES (4)	TIME GAP tg (adjusted) (2)	INTERSECTION SIGHT DISTANCE (ISD) (3)
1	W OAK AVE	Right	25	Y	6.5	No	0	6.7	250
2	W OAK AVE	Left	25	N	7.5	No	1	7.5	280

Notes:

- The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
- The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
- The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: $ISD=1.47 \cdot VMAJOR \cdot tg$
- The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
- If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.



SU-12 Single Unit Truck
Overall Length 39.50ft
Overall Width 8.00ft
Overall Height 14.68ft
Min Body Ground Clearance 1.68ft
Truck Width 8.00ft
Lock-to-lock time 9.00s
Curb to Curb Turning Radius 51.18ft

OPEN SPACE ANALYSIS

TOTAL PARCEL AREA (SF)	38,993
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	5,849
REQUIRED OPEN SPACE (SF)	5,849
PROVIDED OPEN SPACE (SF)	14,680

1. Open Space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110.

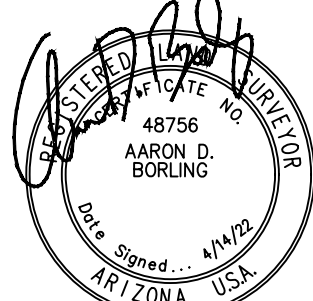
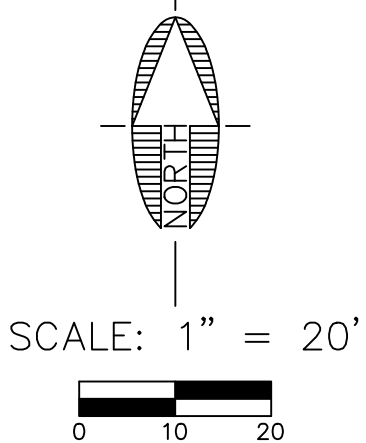
IMPERVIOUS AREAS & LID ANALYSIS

BASIN ID	TOTAL BASIN AREA (sf)	EXISTING IMPERVIOUS AREA (sf)	PROPOSED IMPERVIOUS AREA (sf)	NET IMPERVIOUS AREA (sf)	LID REQUIRED DEPTH (ft)
1	38,993	33,180	25,341	-7,839	0.08

REQUIRED 1" LID VOLUME BASED ON NET IMPERVIOUS AREA: 0

LEGEND

- 6"SS PROPOSED SEWER SERVICE
- 2"W PROPOSED WATER SERVICE
- SUBJECT PARCEL BOUNDARY
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- DRAINAGE ARROW
- EX. LOT LINE
- EX. EASEMENT
- PROPOSED EASEMENT
- EX. INTERMEDIATE CONTOUR
- EX. INDEX CONTOUR
- EX. WATER LINE
- EX. SEWER LINE
- EX. GAS
- BUILDING FOOTPRINT



C.O.F. #PZ-21-00236-02

FLAGSTAFF ARIZONA

WOODSHIRE ON OAK

SWI

REVISIONS

DESCRIPTION

NO. DATE BY

DRAWING NO.

SP02

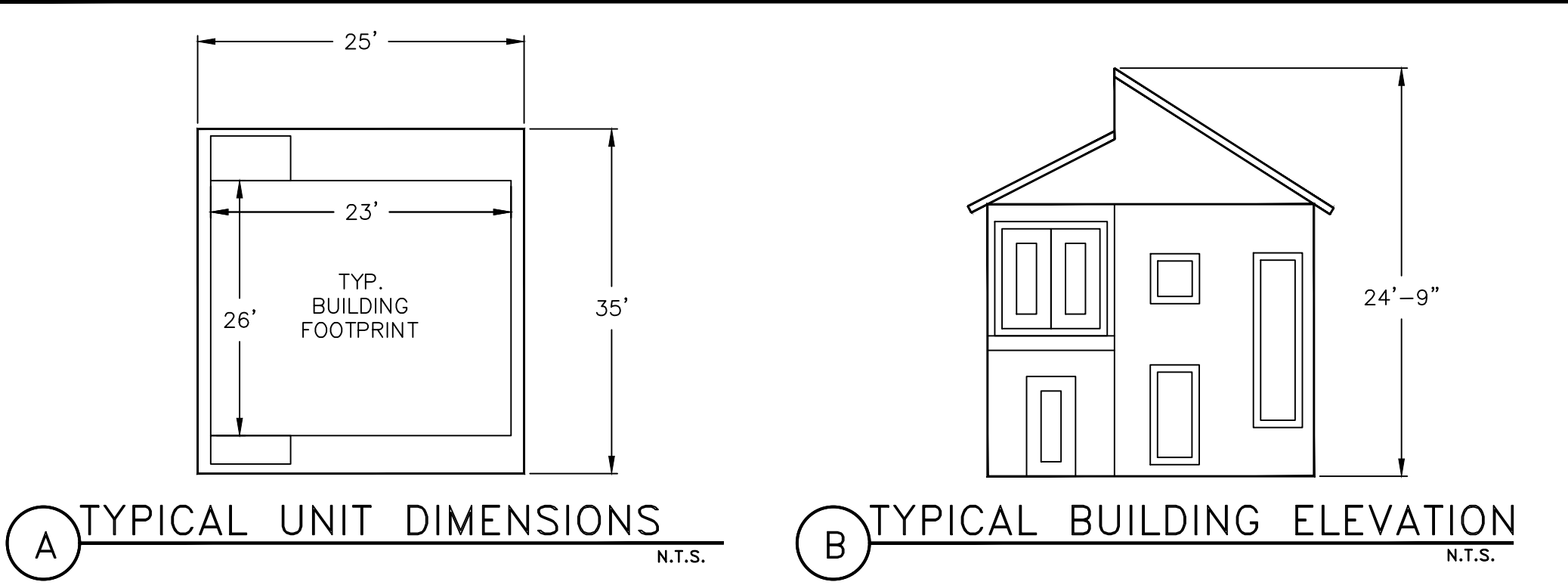
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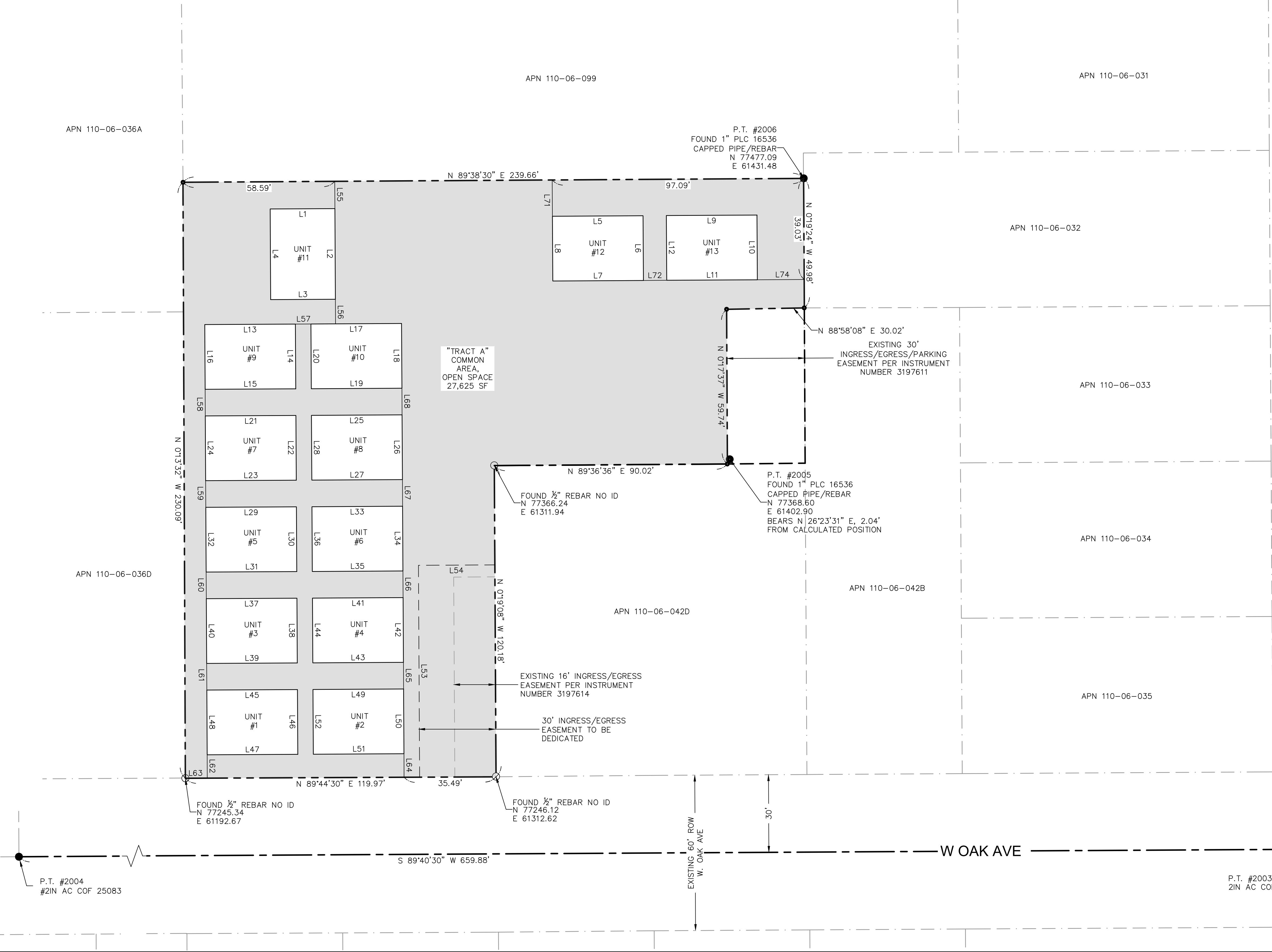
Shephard Wesnitzer, Inc.

Contact Arizona 811 at least two full working days before you begin excavation. Call 811 or click Arizona811.com

ARIZONA 811



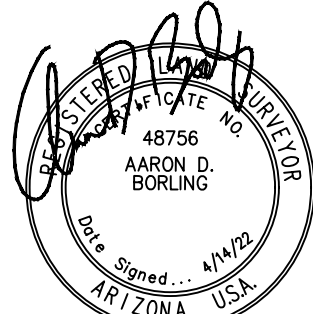
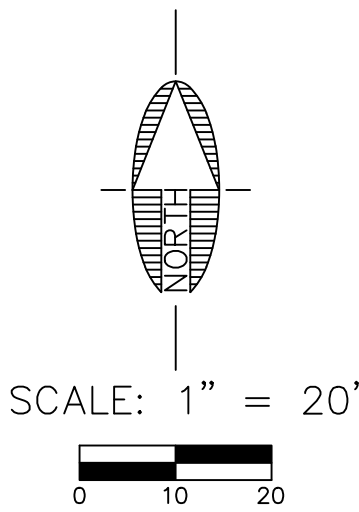
- NOTES:
1. THE TYPICAL SIZE OF EACH INDIVIDUAL UNIT IS 875 SF. SEE DETAILS A AND B ON SHEET PP01. EACH UNIT SHALL INCLUDE THE LAND AND AIR SPACE BETWEEN THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOT.
 2. "TRACT A" TO BE DEDICATED AS COMMON AREA AND OPEN SPACE PER FUTURE CONDOMINIUM DECLARATION.
 3. PARKING SPACES SHOWN ARE TO BE ALLOCATED THROUGH THE SUBDIVISION CC&Rs.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00	S 89°40'52" W
L2	35.00	N 0°19'08" W
L3	25.00	N 89°40'52" E
L4	35.00	S 0°19'08" E
L5	35.00	N 89°40'52" E
L6	25.00	S 0°19'08" E
L7	35.00	S 89°40'52" W
L8	25.00	N 0°19'08" W
L9	35.00	N 89°40'31" E
L10	25.00	S 0°19'29" E
L11	35.00	S 89°40'31" W
L12	25.00	N 0°19'29" W
L13	35.00	N 89°40'52" E
L14	25.00	S 0°19'08" E
L15	35.00	S 89°40'52" W
L16	25.00	N 0°19'08" W
L17	35.00	N 89°40'31" E
L18	25.00	S 0°19'29" E
L19	35.00	S 89°40'31" W
L20	25.00	N 0°19'29" W
L21	35.00	N 89°40'52" E
L22	25.00	S 0°19'08" E
L23	35.00	S 89°40'52" W
L24	25.00	N 0°19'08" W
L25	35.00	N 89°40'31" E
L26	25.00	S 0°19'29" E
L27	35.00	S 89°40'31" W
L28	25.00	N 0°19'29" W
L29	35.00	N 89°40'52" E
L30	25.00	S 0°19'08" E
L31	35.00	S 89°40'52" W
L32	25.00	N 0°19'08" W
L33	35.00	N 89°40'32" E
L34	25.00	S 0°19'29" E
L35	35.00	S 89°40'31" W
L36	25.00	N 0°19'29" W
L37	35.00	N 89°40'52" E
L38	25.00	S 0°19'08" E
L39	35.00	S 89°40'52" W
L40	25.00	N 0°19'08" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	35.00	N 89°40'31" E
L42	25.00	S 0°19'29" E
L43	35.00	S 89°40'31" W
L44	25.00	N 0°19'29" W
L45	35.00	N 89°40'52" E
L46	25.00	S 0°19'08" E
L47	35.00	S 89°40'52" W
L48	25.00	N 0°19'08" W
L49	35.00	N 89°40'31" E
L50	25.00	S 0°19'29" E
L51	35.00	S 89°40'31" W
L52	25.00	N 0°19'29" W
L53	81.80	S 0°19'08" E
L54	29.50	S 89°41'11" W
L55	10.52	N 0°21'30" W
L56	9.50	S 0°19'29" E
L57	6.00	N 89°41'07" E
L58	10.28	N 0°19'08" W
L59	10.28	N 0°19'08" W
L60	10.28	N 0°19'08" W
L61	10.28	N 0°19'08" W
L62	9.00	N 0°15'30" W
L63	8.42	N 89°44'30" E
L64	9.08	S 0°15'30" E
L65	10.28	S 0°18'19" E
L66	10.28	S 0°18'19" E
L67	10.28	S 0°18'19" E
L68	10.28	S 0°18'19" E
L71	14.00	N 0°21'30" W
L72	9.00	N 89°30'15" E
L74	18.08	N 89°40'36" E

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED UTILITY EASEMENT
 - PROPOSED LOT
 - UNIT ID NUMBER
 - P.S.#1
 - MONUMENT TO BE SET
 - "TRACT A" AREA



C.O.F. #PZ-21-00236-02

FLAGSTAFF
ARIZONA

WOODSHIRE ON OAK

PRELIMINARY PLAT

JOB NO: 21140

DATE: APR 22

SCALE: AS SHOWN

DRAWN: ELK

DESIGN: KMF

CHECKED: KMF, GEC

75 Kallio Place
Flagstaff, AZ 86001
928.282.1100
928.282.2058 fax
www.swi.ioz.com

Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION

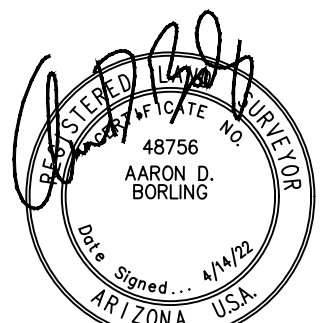
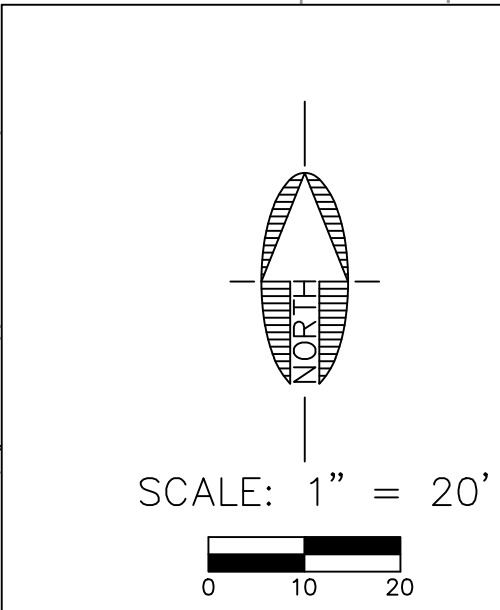
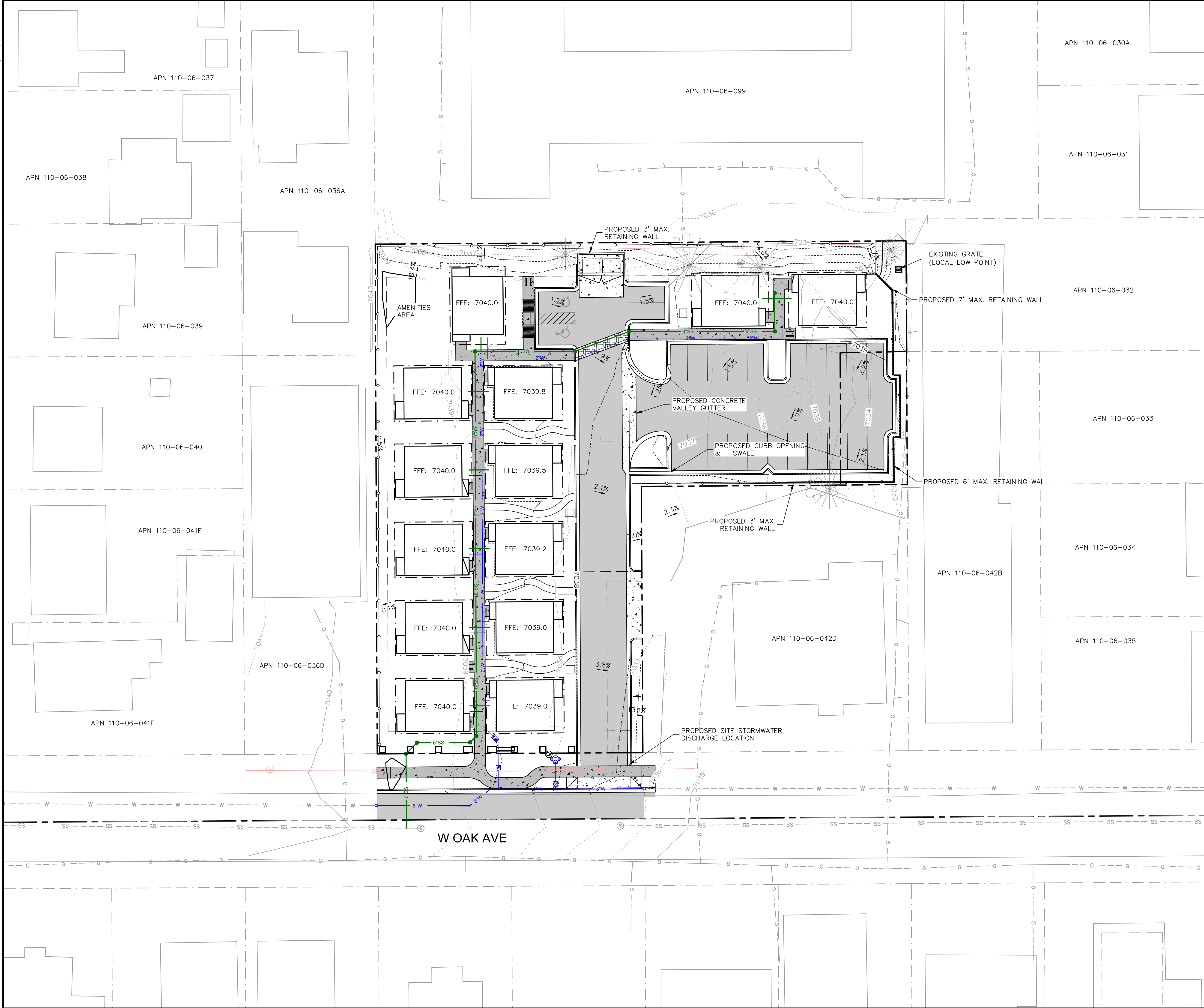
ARIZONA 811
Call 811 or click Arizona811.com

DRAWING NO. PP01

SHT NO. 5 OF 6

FILE: P:\2021\21140P DRAWINGS\SITE PLANS\21140-GRADING AND DRAINAGE EKEISER

PLOTTED: Apr 14, 2022--11:12am



C.O.F. #PZ-21-00236-02

REVISIONS		NO.		DESCRIPTION		DATE		BY	

DRAWING NO.		SHT NO.		OF	
GD01		6		6	

SHEPARD WESNITZER, INC.		75 Kallist Place Scottsdale, AZ 85260 928.282.1100 fax 928.282.2058 www.swiaz.com		JOB NO: 21140 DATE: APR 22 SCALE: AS SHOWN DRAWN: ELK DESIGN: ELK, KMF CHECKED: KMF, GEC		WOODSHIRE ON OAK		FLAGSTAFF ARIZONA	
GRADING AND DRAINAGE PLAN									