Item No. 5I

# CITY OF FLAGSTAFF
# STAFF SUMMARY REPORT

**To:** The Honorable Mayor and City Council

**From:** Robert M. Caravona, Development Case Manager
Development Services Division
Community Development Department
779-7631 ext. 7239

**Date:** May 30, 2008

**Meeting Date:** June 17, 2008

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**TITLE: PCSUB08-003, a request for Preliminary Plat approval for Mr. Joseph Kavanagh's "Peaks Plaza Condominiums", a .62 acre, mixed-use subdivision located at 1819 E. Second Avenue in the C-2-E, Commercial District Established.**

**RECOMMENDED ACTION:**

**It is recommended that the City Council approve the Preliminary Plat as recommended by the Planning and Zoning Commission.**

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**ACTION SUMMARY:**

On April 10, 2008, the Development Review Board unanimously approved the Preliminary Plat, Peaks Plaza Condominiums with conditions. May 27, 2008, the Planning and Zoning Commission voted 6-0 to forward the "Peaks Plaza Condominiums," to the City Council with a recommendation for approval subject to the conditions listed in the Planning and Zoning Commission recommendation

**DISCUSSION:**

**Background / History:**

The proposed condominium subdivision will have three buildings with four units consisting of retail with incidental warehouse, office and a single-family residence land use. The subject site is located at the intersection of Center Street and Second Avenue and within the C-2-E, Community Commercial District Established zone district. According to the City's archived files, the site has been developed, expanded and re-developed over 30 years which included a variety of land uses including: a cabinet/ furniture retail business with incidental warehouse, a gymnasium, offices, upholstery shop, taxi service, etc. Staff also discovered photos of dilapidated structures, however the buildings have undergone minor renovations that greatly improved the aesthetics.

Upon staff's visit, however, there were some deficiencies noted with respect to site planning with an inefficient parking layout, lack of parking space demarcation, minimal landscaping and a misplaced trash bin located within the public right-of-way at the street corner.

According to the files, it is unclear site improvements were completed as part of previous approvals, however, per the Land Development Code's, Design Review Guidelines Compliance Table, 10-16-002-0001, commercial subdivisions need to comply with a Level 1 Review which, with the cooperation of the property owner, will correct these issues to create an aesthetically, appealing development site with landscaping and slightly increased number of parking spaces.

**Key Considerations:**

The City Council shall find the proposed Preliminary Plat meets the requirements of the Flagstaff Land Development Code and the Flagstaff Engineering Design and Construction Standards and Specifications. If Council approves the requested Preliminary Plat, the developer may prepare a Final Plat for review by the Development Review Board and by the City Council.

**Community Benefits and Consideration:**

The trash bin located within the public right-of-way at Second and Center Street will be removed. Second, the parkway along Center Street will be beautified with landscaping and narrowing driveways. Last, the on-lot landscaping will be planted as part of creating an efficient and safe internal circulation and parking plan.

**Financial Implications:**

No new public streets, water or sewer lines are proposed as part of this subdivision. Existing public street, water and sewer mains service the subdivision.

**Community Involvement:**

A Preliminary Plat does not involve a public hearing. At the Planning and Zoning Commission on May 27, 2008, no audience members were present wishing to make comment or address the Commission.

**Options and Alternatives:**

The City Council may consider the following options and alternatives:

- Approve the Preliminary Plat as recommended by the Planning and Zoning Commission.
- Conditionally approve the Preliminary Plat by including additional conditions or removing conditions as recommended by the Planning and Zoning Commission.
- Disapprove the Preliminary Plat if the plat does not meet the requirements of the Flagstaff Land Development Code and the Flagstaff Engineering Design and Construction Standards and Specifications.

**Attachments/Exhibits:**

- Development Review Board Minutes dated April 10, 2008
- Planning and Zoning Commission Minutes (draft) dated May 27, 2008
- Preliminary Plat Report PC SUB 08-003
- Preliminary Plat Application
- Subdivision Covenants, Conditions, and Restrictions (Copy on-file with staff and available for review upon request.)
- Reduced Copies of the "Preliminary Plat, Peaks Plaza Condominiums"

Mark Landsiedel [1]

**Department Head (Acknowledgment that all reviews have been completed and required approvals initialed below.)**

| INITIALS | RESPONSIBILITY | DATE | INITIALS | RESPONSIBILITY | DATE |
|---|---|---|---|---|---|
| | BIDS/PURCHASES | | | FINANCE/BUDGET | |
| | GRANTS | | | CONTRACTS | |
| | LEGAL | | | IGAS | |
| | | | JC | DEVELOPMENT SERVICES | 6-5-08 |

DATE OF COUNCIL APPROVAL: _____

shelter and other amenities shall be reserved on the site in a location that works for buses and is convenient to the building. Staff will work with Mountain Line and the applicant to identify a suitable location.

3. The compactor box must have 50' of level clearance, not to exceed 2% slope.
4. Reduce the westerly one-way driveway width to 16' to discourage two-way movements.
5. Label westerly driveway as "Exit Only".

## 3. Center Street (Peaks Plaza Condominiums)

| | |
|---|---|
| Address: | **1819 East Second Avenue** |
| Application Type: | Preliminary Plat Review |
| Property Owner: | Joseph Kavanagh |
| Applicant: | Woodson Engineering |
| Agent: | Dennis Hattem |
| Application Number: | **DRB 07-071** (PSPR 2008-015) |
| City Staff: | Caravona/Cole/Cortez |
| REQUESTED ACTION: | Approval |

Preliminary plat review to create commercial and residential condominium lots from existing buildings on a 27,140 square foot parcel in the C-2-E zoning district.

This item was Dennis Hattem.

Mr. Caravona moved to approve, **DRB 07-071**, a Preliminary plat review to create commercial and residential condominium lots from existing buildings on a 27,140 square foot parcel in the C-2-E zoning district, with **nine (9) conditions** as follows. Mr. Scheu seconded the motion; the motion carried unanimously.

1. Sign: A sign is not permitted to be located within the right-of-way, hence the proposed relocated sign location does not comply. However, LDC 10-08-001-0004-E-2f-10 addresses certain circumstances when a sign cannot meet the required the 5' setback from street side property line, a request may be granted for that a need for relief. Staff supports the relocating the sign to a zero foot (0') setback because the remaining logical sign placement is within the triangular landscape island on private property just south and tangent to the entrance. Considering the existing sign is parallel to the property at a zero foot (0') setback, staff supports a similar request. Revise site plan with the appropriate sign location and submit with Planning and Zoning application.
2. Landscaping:
   - Remove concrete drive located in the right-of-way that previously served the gym. Landscape according to bufferyard standards which shall bring the plant units to the required plant unit amount.
   - Due to sign relocation requirement listed in number one (1) above, provide appropriate landscaping around the monument sign.
   - Update and make corrections on landscape plan and submit with P & Z application
3. Any non-approved, non-conforming light fixtures shall be in compliance prior to plat approvals. Submit lighting plan and calculations along with P&Z application.
4. The site plan utilizes individual roll-out trash carts. If a trash bin is considered in the future, then a site plan application & amendment procedure shall occur due to the loss of parking spaces and review for on-site, trash vehicle maneuverability.

5. Final Plat shall not be signed with Mayor's signature and recorded, until all improvements listed on the approved site plan and landscaping plan, and as amended, have been installed and verified by City Staff. The City will accept a cash bond as an alternative.
6. Applicant has now indicated that windows closer than 3' are to be "sealed" (reference Building #1, east elevation). Sealing must mean blocking in and providing a rated closure. Prior to obtaining a certificate of occupancy, the owner must submit for a tenant improvement project and provide the necessary separations. The 2006 IBC codes both require a two-hour separation (B occupancy for offices and A-3 occupancy for the private gym). There shall be a 2 hour fire barrier between the U Occupancy and B occupancy and 1 hour from the A-3 occupancy.
7. The services of a design professional (Arizona registrant) will be required for building 1 and 2 because of the occupancy loading.
8. The site plan review was based upon the use of hand-carts. If in the future a trash bin is to be proposed, PW standards shall apply and design review shall be required.
9. These condominiums may be master metered. A Home Owners Association will be required to be established in perpetuity. The HOA will be responsible for water and sewer billing. Appropriate sections of the covenants shall be submitted that indicate adequate provisions have been made for the maintenance of the water distribution lines and wastewater drain lines in common usage.

## IV. ANNOUNCEMENTS

None

## V. ADJOURNMENT

Chair Cronk adjourned the meeting at 1:57 pm.

**Motion:** That the Planning and Zoning Commission recommends that the City Council approve the preliminary plat for SUB 08-005 so long as (1) the conditions of the Development Review Board Meeting of April 24, 2008 are met and (2) that the building heights be limited to 25 feet above Mesa Drive,

DRB Conditions:

1. To avoid possible encroachment onto parcel number 102-07-079B, the home construction and maintenance easement shall be terminated a minimum of fifty (50) feet from the south subdivision boundary and the land area shall be included in the private open space , Tract (B);
2. The 5% reduction in slope resource calculates to 66.5% for (17% to 24% slopes) and 76% for (25% and greater slopes). Revise the resource calculations and the disturbed areas accordingly prior to your next submittal;
3. Show the existing PUE (189/234) for the 12" water line that parallels the North property line for this project;
4. Revise drawings to show existing 6" and 12" water main(s) on the Site Plan;
5. Overlay of the entire road frontage will be required, note this on road cross section and indicate that the crown can be no greater than 2%.

**Action:** Approve, **Moved by** Jim McCarthy, **Seconded by** Georgia Duncan.

**VOTE:** 1 in favor, 4 against. Motion failed.

**Motion:** That we recommend to the City Council for approval of SUB 08-005 with the conditions as stated in the Development Review Board and with the additional instruction to staff to work with the developer to see what can be done about restricting the height of the buildings as reasonable a height as possible.

**Action:** Approve, **Moved by** Paul Moore, **Seconded by** Jim McCarthy.

**VOTE:** 4 in favor, 1 opposed. Motion carried

**PEAKS PLAZA CONDOMINIUMS**

| | |
|---|---|
| Address: | 1819 E. Second Avenue |
| Parcel Number: | 107-05-136 |
| Property Owner: | Joseph & Barbara Kavanagh |
| Applicant: | Woodson Engineering |
| Agent: | Dennis Hattem |
| Application Number: | **PC SUB 08-003** |
| City Staff: | Bob Caravona |
| Action Sought: | Preliminary Plat Approval |

A request for preliminary plat approval for a .62-acre, mixed-use, condominium subdivision in the C-2-E, Commercial District Established.

RECOMMENDED ACTION: Approve with conditions

Bob Caravona provided a Power point presentation on the project.

There are six conditions that the Staff has recommended for approval.

Commission comments;

If there are plans to improve the pavement in the parking lot before improvements are made.

Difficulty locating were the condominiums would be located within the existing structures. Could not see any window and doors on the plans.

Why city approval was needed and the answer was because the units were going to be separated.

Questions to applicant:

Dennis Hatten was present to answer questions by the Commission

The parking lot would be improved.

Is drainage being considered or changed - no changes being made that would require drainage improvements.

Will any exterior work be done on the buildings? - Will not be doing anything on the outside to existing buildings other than painting to sell the buildings.

Will maintain stonewall on back.

No public comments were made.

**Motion:** To approve PC SUB 08-003 with all six conditions,

1. Any non-approved, non-conforming light fixtures shall be in compliance prior to final plat approval.
2. Applicant has now indicated that windows closer than 3' are to be "sealed" (reference Building #1, east elevation). Sealing must mean blocking in and providing a rated closure. Prior to obtaining a certificate of occupancy, the owner must submit for a tenant improvement project and provide the necessary separations. The 2006 IBC codes both require a two-hour separation (B occupancy for offices and A-3 occupancy for the private gym). There shall be a 2 hour fire barrier between the U Occupancy and B occupancy and 1 hour from the A-3 occupancy.
3. The services of design professional (Arizona registrant) will be required for building 1 and 2 because of the occupancy loading.
4. The site plan review was based upon the use of hand-carts. If in the future a trash bin is to be proposed. Public Works standards and design review shall apply.
5. These condominiums may be master metered. An Owner's Association (hereinafter referred to as OA) will be required to be established in perpetuity. The OA will be responsible for water and sewer billing. Appropriate sections of the covenants shall be submitted that indicate adequate provision have been made for the maintenance of the water distribution lines and wastewater drain lines in common usage.
6. Final plat shall not be signed with Mayor's signature and recorded, until all improvements listed on the approved site plan and landscaping plan, and as amended have been installed and verified by City Staff. The City will accept cash bond as an alternative.

**Action:** Approve, **Moved by** Avtar Khalsa, **Seconded by** Jim McCarthy.

Motion carried unanimously.

**DEVELOPMENT SERVICES DIVISION**
**PRELIMINARY PLAT REPORT**

**PC SUB 08-003**

**DATE:** **May 5, 2008**
**MEETING DATE:** **May 27, 2008**
**BY:** **Bob Caravona**

## REQUEST:

PCSUB08-003, a request for preliminary plat approval for Mr. Joseph Kavanagh's "Peaks Plaza Condominiums", a .62 acre, mixed-use subdivision located at 1819 E. Second Avenue in the C-2-E, Commercial District Established.

## STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the preliminary plat to the City Council with the recommendation for approval with the following conditions as approved by the Development Review Board at the April 10, 2008 meeting.

1. Any non-approved, non-conforming light fixtures shall be in compliance prior to final plat approval.
2. Applicant has now indicated that windows closer than 3' are to be "sealed" (reference Building #1, east elevation). Sealing must mean blocking in and providing a rated closure. Prior to obtaining a certificate of occupancy, the owner must submit for a tenant improvement project and provide the necessary separations. The 2006 IBC codes both require a two-hour separation (B occupancy for offices and A-3 occupancy for the private gym). There shall be a 2 hour fire barrier between the U Occupancy and B occupancy and 1 hour from the A-3 occupancy.
3. The services of a design professional (Arizona registrant) will be required for building 1 and 2 because of the occupancy loading.
4. The site plan review was based upon the use of hand-carts. If in the future a trash bin is to be proposed, Public Works standards and design review shall apply.
5. These condominiums may be master metered. An Owner's Association (hereinafter referred to as OA) will be required to be established in perpetuity. The OA will be responsible for water and sewer billing. Appropriate sections of the covenants shall be submitted that indicate adequate provisions have been made for the maintenance of the water distribution lines and wastewater drain lines in common usage.

## PRESENT LAND USE:

Currently, the .62 acre, mixed-use site consists of 4,212 square foot gym; 5,921 square feet of office/retail with incidental warehouse space with two internal parking spaces; and, 772 square foot single-family residence. Unit 3 is vacant.

## PROPOSED LAND USE:

The preliminary plat includes three (3) buildings and creates 4 condominium units. The subdivision is located on one, .62 acre lot.

## NEIGHBORHOOD DEVELOPMENT:

**North:** Single-family use; C-2-E Community Commercial Established District
**East:** Commercial, C-2-E, Community Commercial Established District
**South:** Single-family, duplex; C-2-E, Community Commercial Established District
**West:** Single-family and duplex residential, church; C-2-E Community Commercial Established District

## REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City of Flagstaff Land Development Code and City of Flagstaff Engineering Design and Construction Standards and Specifications.

## STAFF REVIEW:

*Introduction:*

The subject site is located at the intersection of Center Street and Second Avenue and within the C-2-E, Community Commercial District Established zone district. According to the City's archived files, the site has been developed, expanded and re-developed over 30 years and included a variety of land uses including: a cabinet/ furniture retail business with incidental warehouse, a gymnasium, offices, upholstery shop, taxi service, etc. Staff also discovered photos of dilapidated structures, however the buildings have undergone minor renovations which greatly improved the aesthetics. Upon staff's visit, however, there were some deficiencies noted in respect to site planning with an inefficient parking layout, lack of parking space demarcation, minimal landscaping and a misplaced, trash bin located within the public right-of-way at the street corner. (Please see attached photos for existing conditions.)

According to the files, it is unclear as to whether site improvements were completed as part of previous approvals, however, per the Land Development Code's, Design Review Guidelines Compliance Table, 10-16-002-0001, commercial subdivisions need to comply with a Level 1 Review which, with the cooperation of the property owner, will correct these issues to create an aesthetically, appealing development site with landscaping and slightly increased number of parking spaces.

*Flagstaff Area Regional Land Use and Transportation Plan:*

According to Map 4, "City Land Use Plan" of the Regional Land Use and Transportation Plan, the subject site is designated as Mixed Use as well as an "Redevelopment Area" (Map. 23). Policy LU1.7 – Promotes infill development that is "…in character and context with the existing, surrounding development…" Furthermore, LUST states, "Vision 2020 promoted infill as a means to provide affordable housing for variety of income levels. It recommended blending new models, such as New Urbanism, clustering, mixed-use development and infill, with existing neighborhood attributes to enhance quality of life."

The existing, developed site complies with Regional Land Use and Transportation Plan's mixed-use goals, as clearly, the existing land uses of a gym, single-family residence, office/retail are mixed use and serve the local neighborhood.

**ZONING REQUIREMENTS:**

The property is zoned C-2-E, Community Commercial District Established with the intent and purpose to, "...protect established neighborhoods and provide for and encourage the orderly development of dispersed commercial areas designed to serve community-wide needs..." The current land-use meet the criteria and are permitted land uses per LDC 10-02-005-0013.

*Density, setbacks and height:*

The Property Development Standards are met per LDC 10-02-005-0013-F with a Floor Area Ratio of .40 as well as meeting setbacks standards of "No" front, side and rear yard setbacks, unless adjacent to residential zone district. Height is controlled by the maximum Floor Area Ratio of 2.5. With a calculated Floor Area Ratio of .4, the subject site is in compliance.

*Off-street parking:*

Based upon use the previous requirement is 15 minimum required spaces. The application has not changed this requirement. However, staff in cooperation with the applicant and much assistance with the consultant, re-designed the parking lot such that it now conforms to minimum aisle widths, parking space dimensions, ADA compliant space and better circulation.

The existing parking lot striping is fading which does not promote safe, internal circulation and inefficiencies in terms of parking patterns. The subdivision application provides the opportunity to correct the situation for a safe and conforming parking lot. The parking requirements are now being met with twenty-two (22) surface and two covered (2) spaces, however through design on-lot landscaping is now being provided as well, thereby 'softening' the appearance of the parking lot.

*Landscaping:*

The opacity requirements have been met with an .4 opacity along Center Street and Second Street, .0 along the alley and .1 along the southern property line. Due to existing built condition of the property, finding landscaping opportunities was challenging, but nonetheless, achievable in some instances, especially along Center Street which will be greatly improved with defined, formal landscaping along the parkway.

LDC 10-07-002-0001-B permits the Planning Director to maximize parking and landscaping to the greatest extent possible which staff to accomplish with on-lot landscaping in areas created by parking islands and angle parking. Along the public right-of-way of Second Avenue and between Units 3 and 4, the existing condition is a compact, dirt parking and undefined access drive, however the subdivision application presented an opportunity to define the area and add landscaping. The site's internal parking lot between Units 3 and 4, small, on-lot landscape areas were created in areas that would otherwise best described as "dead space".

A significant portion of landscaping efforts will be along Center Street with a .4 opacity requirement. Noticeably, the drives will be minimized and landscape material added to the parkway which is currently barren. To promote one-way ingress and egress traffic circulation to the site, the monument sign will be re-located next to the northern, main entrance. Lastly, the excessively wide, cement drive in front of Unit 1 will be demolished and narrowed with landscaping added to further define the parkway. In addition, a bicycle rack will be installed in front of the gym where staff believes it will be most effectively utilized by the patrons.

*Refuse Storage:*

10-02-005-0013-F4, Rubbish or Refuse Storage Area, "...shall have a refuse storage area constructed and provided in accordance with City Standards." Currently, the trash bin was located in the public right-of-way at the intersection of Second and Center Street which is not a permissible location. Staff and the consultant sought alternative locations for the trash bin, however due to truck maneuvering only one site would be feasible upon the site: within the center of the parking lot which would disrupt parking and limit the number of spaces.

Due to the low production of waste associated with the existing land uses, Public Works met with the applicant and discussed the proposal of "roll-out" trash service as an acceptable alternative. It is staff's understanding the transition to "roll-out" trash cans are in progress. If, however, the land uses become intensive and require a trash bin, then the following is recommended: due to parking and trash vehicle circulation, the Development Review Board shall review the site plan for approval if a trash bin is required.

*Lighting:*

A lighting statement/plan was submitted with the application and appears to be in compliance. However, prior to final plat acceptance, staff needs to perform an on-site visit at night to determine if the fixture attached to the building meets the horizontal cut-off plane requirement.

*Design Review Guidelines*

The City must have a rational and proportional test of City required improvements of the property owner to development or application request, a Condominium Subdivision application which merely a changes the type of ownership form for the property. The Land Development Code's, Design Review Guidelines Compliance Table, 10-16-002-0001, recognizes this balancing act by having commercial subdivisions requirement to comply with a Level 1 Review which is "...to connect individual properties and help knit them into the fabric of a neighborhood."

The proposal reinforces it's neighborhood connection through street-side connectivity to adjacent properties by strengthening the parkway with the addition of formal landscaping, reducing drive widths, limiting ingress and egress with entrance and exit only drives, as well as improving the connectivity to the site by a designated walkway to the buildings' front doors from the sidewalk. Second, by removing the trash bin from the corner of the Second Avenue and Center Street, both the neighborhood and subject site improves in aesthetics.

## SYSTEMS ANALYSIS:

Based upon the existing buildings and uses, no impact analysis of water, waste water, traffic or stormwater was required by this application. There is no expansion of structures or significant increases of impervious areas which would trigger an analysis. Rather, there is actually a small amount of increased pervious areas due to the addition of landscaped areas.

*Traffic/Access/Pedestrian/Bicycle:*

Center Street and Second Avenue are both defined as local streets. The Sunnyside Capital Improvements program invested 3.07 million dollars along Center Street by adding curb/gutter, sidewalks and parkways. Currently, the site has minimal to no landscaping in the bufferyards as well as no on-site landscaping. The

site is overwhelmed with paving and excessively large, access drives. The proposed preliminary plat will improve the streetscape along Center Street by planting landscape materials within the parkway; shortening the width of the southern drive such that it conforms to City Standards; defining circulation patterns to and from the site with ingress and egress only drives; and, adding a bicycle rack near the entrance of the gymnasium.

Although sidewalks and drainage are lacking along Second Avenue, the Sunnyside Capital Improvement's Phase V intends to correct some of these measures with an estimated to be 3.3 million dollars capital improvements program. Phase V of the Sunnyside Capital Improvements have yet to be scheduled, however the preliminary plat anticipated the improvements and conceptually shows the sidewalk and landscape locations within the public right-of-way.

North of the subject site, Mountain Line's Route 2, the Blue Route, has bus stops located at the intersection of West Street and Sixth Avenue and First Street and Sixth Avenue. South of the site, Mountain Line's Route 66, the Red Route has a stop at Main Street and Route 66.

*Water System:*

Currently, public water services exists with a 8" main line located within Center Street that services Units 1 and 2, whereas Units 3 and 4 are serviced by the 6" water line located in Second Street. The units will be metered according to City Standards.

*Wastewater Systems:*

A 6" sanitary sewer, clay pipe line located in Center Street services the site.

**Discussion:**

On the surface, a request to create a condominium subdivision from a previously approved and developed site should be relatively easy, however compliance to building codes and improving the property to minimum conformance as prescribed by the Land Development Code is a challenge. Weighing the City's required improvements against the request is quite a balancing act. In this case, the City is limited to a Level 1 review and ensuring safety of the parking and traffic circulation as well as, meeting minimal landscaping requirements. Staff and the consultant diligently worked to optimize the site and strike a balance. Lastly, the buildings must meet code for fire rating. The plat note that the 1st floor widows to be sealed as well as installing a fire rated unit divide wall.

**Recommendation:**

Staff recommends the Planning and Zoning Commission forward the preliminary plat to the City Council with the recommendation for approval with the following conditions as approved by the Development Review Board at the April 10, 2008 meeting.

1. Any non-approved, non-conforming light fixtures shall be in compliance prior to final plat approval.
2. Applicant has now indicated that windows closer than 3' are to be "sealed" (reference Building #1, east elevation). Sealing must mean blocking in and providing a rated closure. Prior to obtaining a certificate of occupancy, the owner must submit for a tenant improvement project and provide the necessary separations.

The 2006 IBC codes both require a two-hour separation (B occupancy for offices and A-3 occupancy for the private gym). There shall be a 2 hour fire barrier between the U Occupancy and B occupancy and 1 hour from the A-3 occupancy.

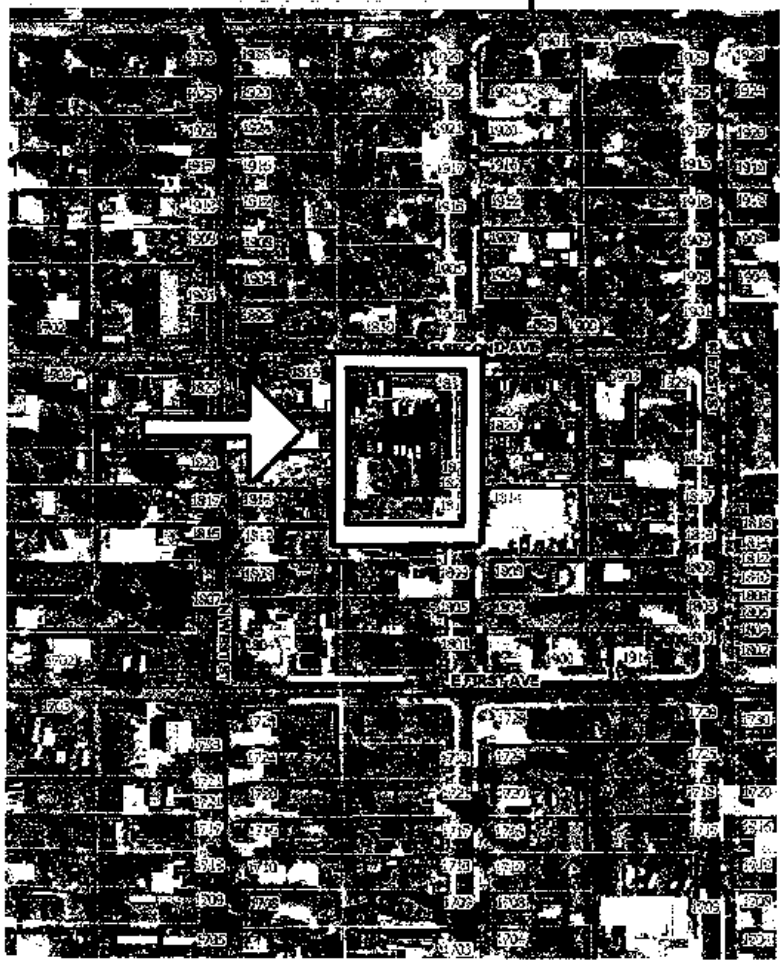
3. The services of a design professional (Arizona registrant) will be required for building 1 and 2 because of the occupancy loading.
4. The site plan review was based upon the use of hand-carts. If in the future a trash bin is to be proposed, Public Works standards and design review shall apply.
5. These condominiums may be master metered. An Owner's Association (hereinafter referred to as OA) will be required to be established in perpetuity. The OA will be responsible for water and sewer billing. Appropriate sections of the covenants shall be submitted that indicate adequate provisions have been made for the maintenance of the water distribution lines and wastewater drain lines in common usage.

**ATTACHMENTS:**

- Application
- Location Map
- Photos of Existing Conditions
- Development Review Board's "Minutes" dated April 10, 2008
- Draft copy of the Owners Association's Declaration of Condominium and of Covenants, Conditions and Restrictions for Peaks Plaza is on file with staff and available by request.
- Peaks Plaza Condominiums, Preliminary Plat and Landscaping Plan

# Peaks Plaza Condominium Preliminary Plat

Location Map



# Peaks Plaza Condominium Preliminary Plat

Existing Conditions- Second Street with single-family residence, compacted dirt drive/parking and no landscaping

# Peaks Plaza Condominium Preliminary Plat

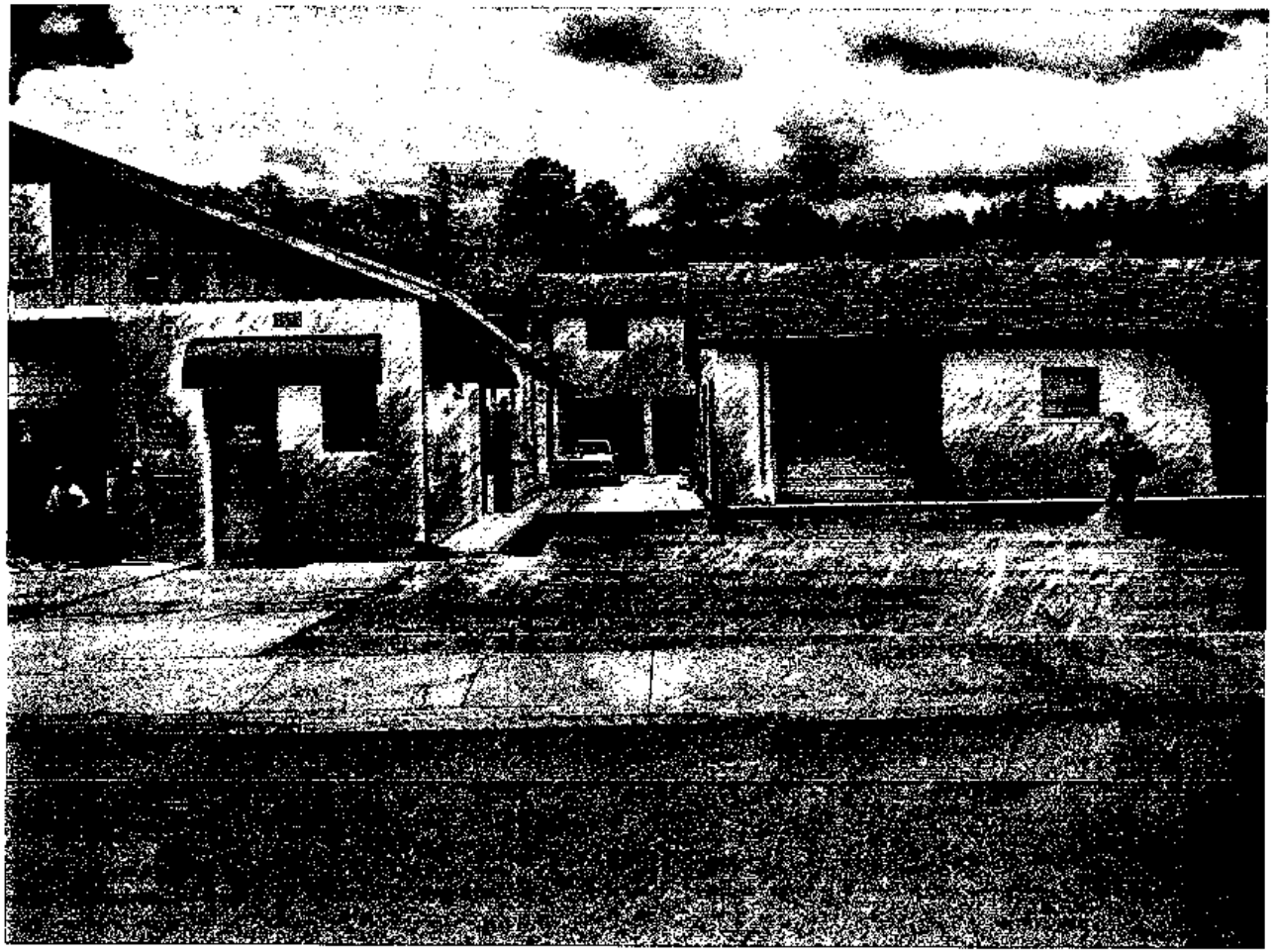
Intersection of Center Street and Second Avenue

# Peaks Plaza Condominium Preliminary Plat

## Existing Condition Parking Lot - unmarked

# Peaks Plaza Condominium Preliminary Plat

Existing Condition- wide drive, no landscaping, paved parkway



# Subdivision Review Application

SUBD
rev. 12/26/07

**Note to applicants:** 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, Minor Land Division, Conceptual, Preliminary or Final Plat. Incomplete submittals will not be scheduled. **In addition to the Subdivision Plat Application Fee, an Administrative Fee of $250 per application is charged.**

| | | | |
|---|---|---|---|
| Site address: 1831 N Center St | | Assessor's parcel number: 107-05-136 | |
| Subdivision, tract & lot number: | | Zoning district: C-2-E | Regional Plan category: Mixed Use / Flood zone: B+C |
| Existing use: offices + private gymnasium | | | Size of site (square feet or acres): 0.62 AC |
| Surrounding land uses: (e.g. Res, Com, Ind) | North: 2nd Ave/com / South: com | East: Center St / com | West: com |

Requested Review:
- ☐ Development Master Plan
- ☐ Conceptual Plat
- ☐ Preliminary Plat - DRB
- ☒ Preliminary Plat - P&Z and City Council
- ☐ Final Plat – DRB & City Council
- ☐ Minor Land Division

**Project name:**

**Proposed use:**

| Use: | # of Lots | # of Units | # of Acres per Use | Building Square Feet |
|---|---|---|---|---|
| Office | | 3 | | See P-Plat |
| Retail | | | | |
| Industrial | | | | |
| Multi-family: market rate units | | | | |
| Multi-family: affordable units | | | | |
| Town home: market rate units | | | | |
| Town home: affordable units | | | | |
| Duplex: market rate units | | | | |
| Duplex: affordable units | | | | |
| Single-family: market rate units | | 1 | | See P-Plat |
| Single-family: affordable units | | | | |
| Other | | | | |

| | | |
|---|---|---|
| **Property owner:** Joseph Kavanagh | Email address: Signature | |
| Address: 310 S Beaver St | City, State & ZIP: Flagstaff, AZ 86001 | |
| Phone: 928-779-0515 | Fax: | Cell phone: |
| **Project's representative:** Dennis Hattem, Woodson Engineering | Email address: dhattem@woodsoneng.com | |
| Address: 124 N Elden St | City, State & ZIP: Flagstaff, AZ 86001 | |
| Phone: 928-774-4636 | Fax: 928-774-4646 | Cell phone: |
| **Applicant:** Dennis Hattem, Woodson Engineering | Email address: | |
| Address: Same as above | City, State & ZIP: | |
| Phone: | Fax: | Cell phone: |
| **Applicant's signature:** Dennis M. Hattem | | Date: 4/28/2008 |

**Below, Office Use Only.**

| | | | |
|---|---|---|---|
| DRB #: | | PCPR / PSPR / PPPL / PFPL #: | Date Stamp Received: Received MAY 01 2008 |
| Staff Assignments: | Plan: | Eng: | Fire: |

# PEAKS PLAZA CONDOMINIUMS
# PRELIMINARY PLAT

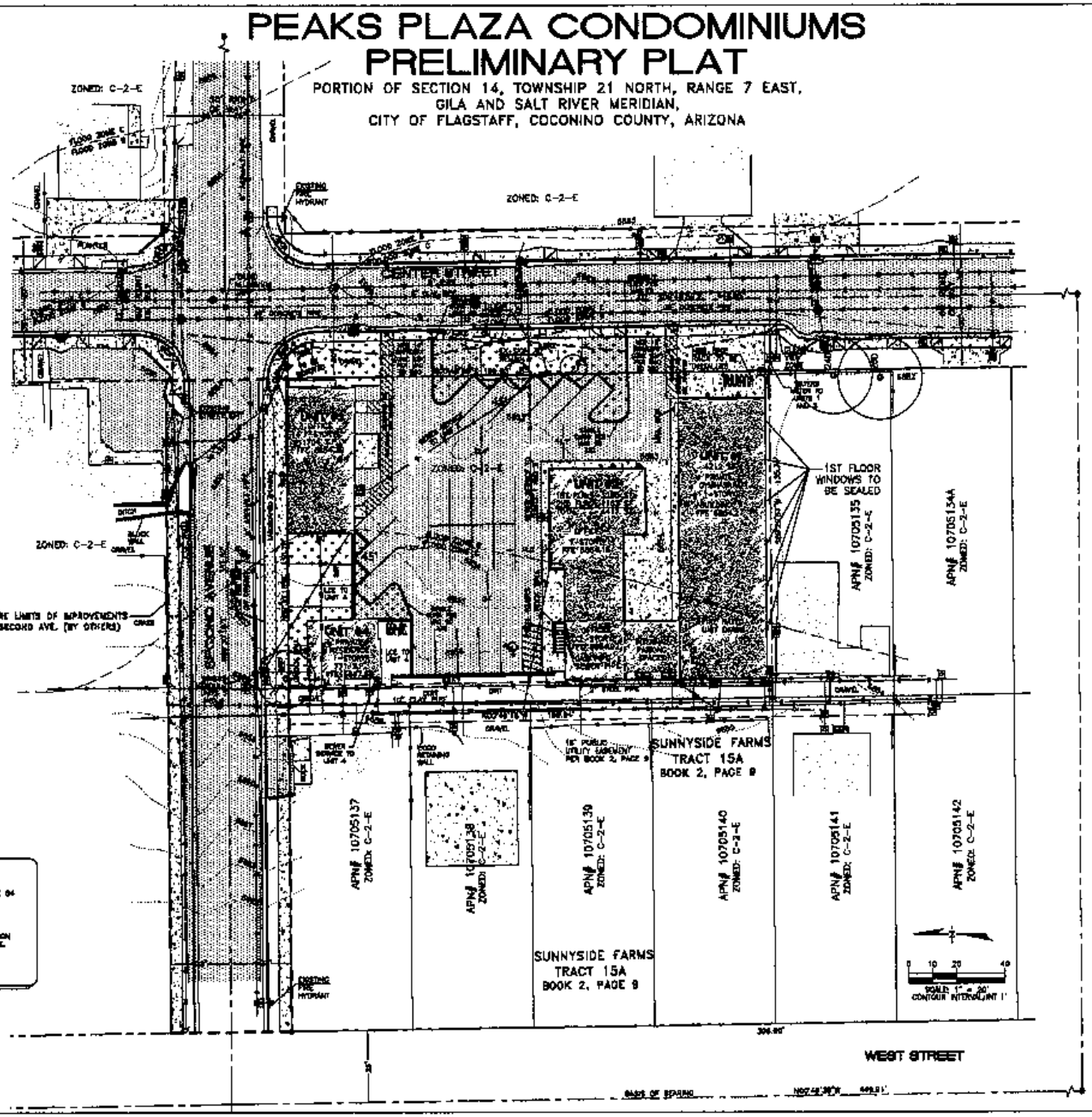
PORTION OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST,
GILA AND SALT RIVER MERIDIAN,
CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA

## LEGEND

- STRUCTURE, EXISTING
- CONCRETE, EXISTING
- ASPHALT, EXISTING
- STONE WALL, EXISTING
- PROPERTY BOUNDARY, EXISTING
- ADJACENT PROPERTY, EXISTING
- EASEMENT, EXISTING
- RIGHT-OF-WAY, EXISTING
- ROAD CENTERLINE, EXISTING
- ASPHALT EDGE, EXISTING
- CONCRETE EDGE, EXISTING
- MAJOR CONTOUR, EXISTING
- MINOR CONTOUR, EXISTING
- FLOOD ZONE, EXISTING
- STORM DRAIN LINE, EXISTING
- OVERHEAD ELECTRIC LINE, EXISTING
- SANITARY-SEWER LINE, EXISTING
- WATER LINE, EXISTING
- CHAIN LINK FENCE, EXISTING
- GAS METER, EXISTING
- WATER METER, EXISTING
- WATER VALVE, EXISTING
- FIRE HYDRANT, EXISTING
- SANITARY-SEWER MANHOLE, EXISTING
- SEWER CLEAN-OUT, EXISTING
- STORM DRAIN MANHOLE, EXISTING
- CATCH BASIN, EXISTING
- CABLE TV RISER, EXISTING
- UTILITY POLE, EXISTING
- ELECTRIC METER, EXISTING
- ELECTRIC JUNCTION BOX, EXISTING
- SIGN POST, EXISTING
- BOLLARD, EXISTING
- MAILBOX, EXISTING
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- CALCULATED LOCATION
- TREE, DIAMETER AT BREAST HEIGHT AS NOTED (D=DECIDUOUS)
- SPOT ELEVATION
- PROPOSED LANDSCAPING AREAS (SEE SHEET 4 OF 4 FOR DETAILS)
- LCE — LIMITED COMMON ELEMENT
- PROPOSED TRAFFIC FLOW

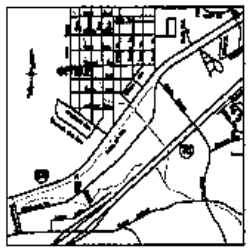
## SHEET INDEX


1 PRELIMINARY PLAT
2 BUILDING DIMENSIONS
3 BUILDING DIMENSIONS
4 LANDSCAPING PLAN


**BASIS OF BEARING**
CENTERLINE OF WEST STREET
PER RECORD OF SURVEYS, BOOK 14, PAGE 04
BEARING: N00°48'38"W

**PROJECT BENCHMARK**
FOUND ALUMINUM CAP AT THE INTERSECTION OF CENTER STREET AND SECOND AVENUE.
ELEVATION: 6854.22'



**VICINITY MAP**
FLAGSTAFF, ARIZONA (NOT TO SCALE)

## SITE INFORMATION

| | |
|---|---|
| DEVELOPMENT NAME: | PEAKS PLAZA CONDOMINIUMS |
| SITE ADDRESS: | 1851 N. CENTER STREET |
| PARCEL NUMBER: | 10705134 |
| EXISTING ZONING DISTRICT: | C-2-E |
| PROJECT SIZE: | 27,140 SQ FT = 0.62 ACRES |
| LAND USE: | MIXED USE |
| DENSITY: | 8.46 UNITS PER ACRE |

## PARKING

CAR SPACES (19' x 8') 25
(INCLUDES 1 ACCESSIBLE)

## UTILITIES

ALL UTILITIES TO REMAIN THE SAME, USING EXISTING SERVICE LINES AND METERS

TRASH REMOVAL
EACH UNIT TO USE 96 GAL ROLLOUTS PER FLAGSTAFF APPROVAL

## FLOOD ZONE NOTE

A PORTION OF THIS PARCEL LIES WITHIN FLOOD ZONE "B" (AREAS BETWEEN LIMITS OF 100 YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) AND FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING).

FOR FLOOD ZONE DESIGNATIONS FOR THIS PROJECT, SEE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 040020 0007 D, DATED AUGUST 2, 1984, PANEL 7 OF 21, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA.

## LEGAL DESCRIPTION

LOTS 5, 6, 7 AND 8, TRACT 15-A, A RESUBDIVISION OF SUNNYSIDE FARMS SUBDIVISION, ACCORDING TO BOOK 2 OF MAPS, PAGE 9, RECORDS OF COCONINO COUNTY, ARIZONA.

## UTILITY ACKNOWLEDGEMENT

| | |
|---|---|
| ARIZONA PUBLIC SERVICE | DATE |
| UNISOURCE ENERGY | DATE |
| QWEST | DATE |
| NPG CABLE | DATE |


**OWNER/DEVELOPER**
JOSEPH KARANOH
310 E. BEAVER STREET
FLAGSTAFF, AZ 86001
(928) 779-0015

**ENGINEER**
WOODSON ENGINEERING & SURVEYING, INC.
124 N. ELDER ST.
FLAGSTAFF, AZ 86001
(928) 774-4838


PRELIMINARY PLAT
EXPIRES 9/30/2010

PDP # 2007067
SHEET 1 OF 4

3/17/08

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106093

PEAKS PLAZA CONDOMINIUMS
PRELIMINARY PLAT

# PEAKS PLAZA CONDOMINIUMS--PRELIMINARY PLAT

PORTION OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST,
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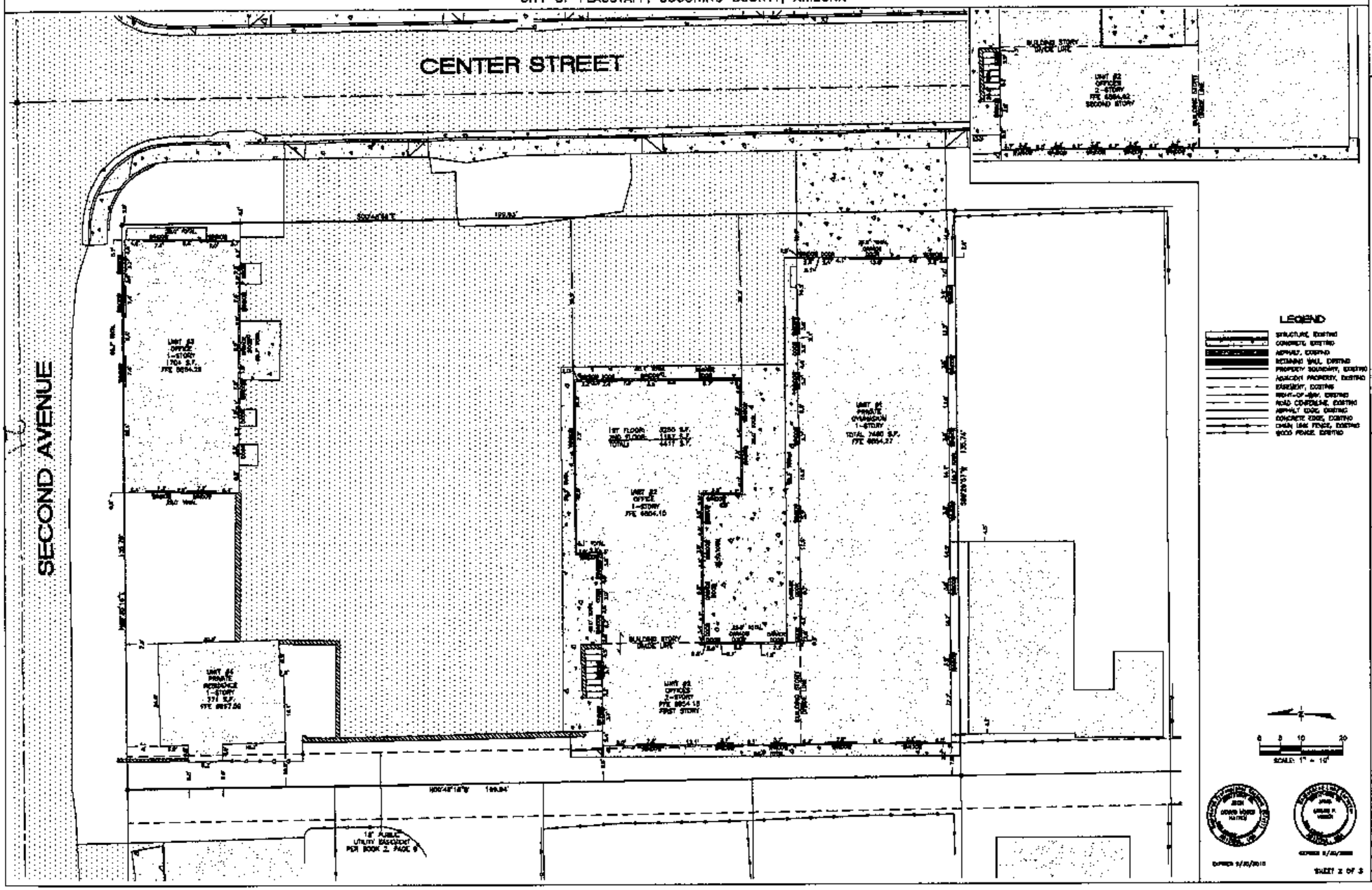


02/05/08

WOODSON ENGINEERING AND SURVEYING INC.

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PEAKS PLAZA CONDOMINIUMS
PRELIMINARY PLAT

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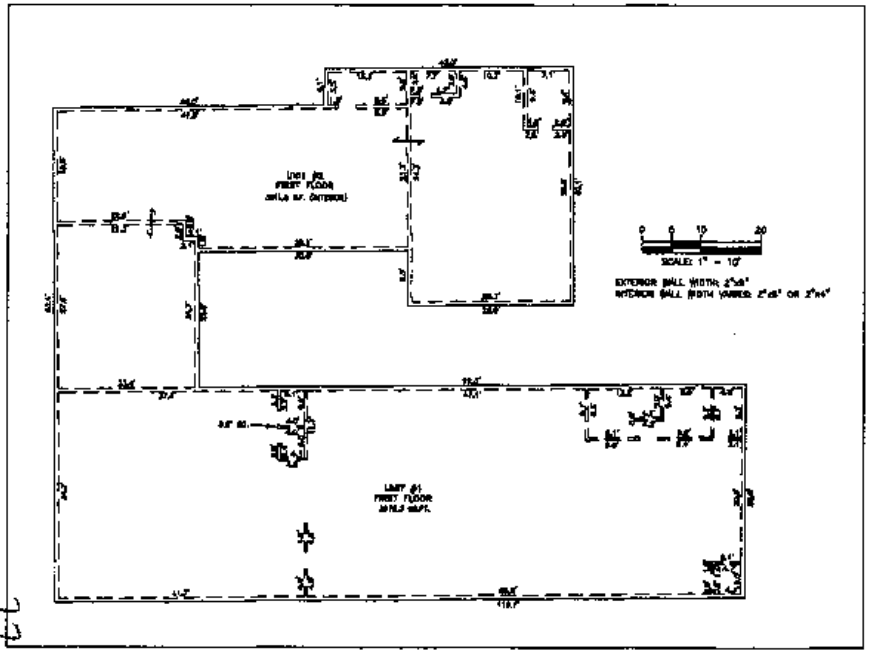


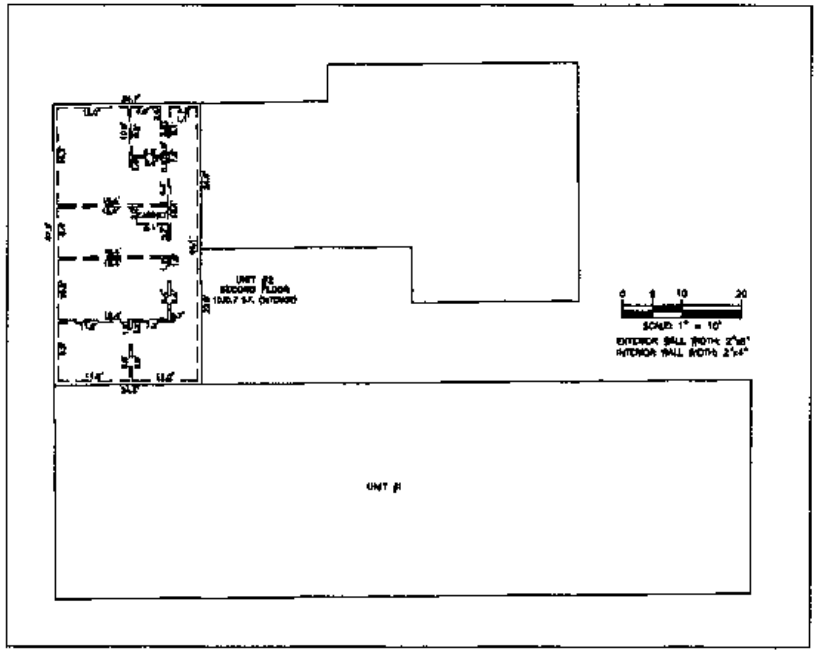


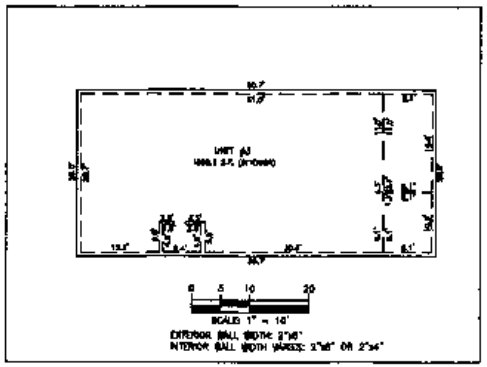


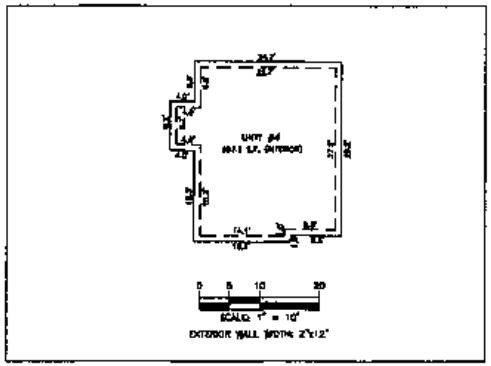

SHEET 3 OF 3

02/05/08

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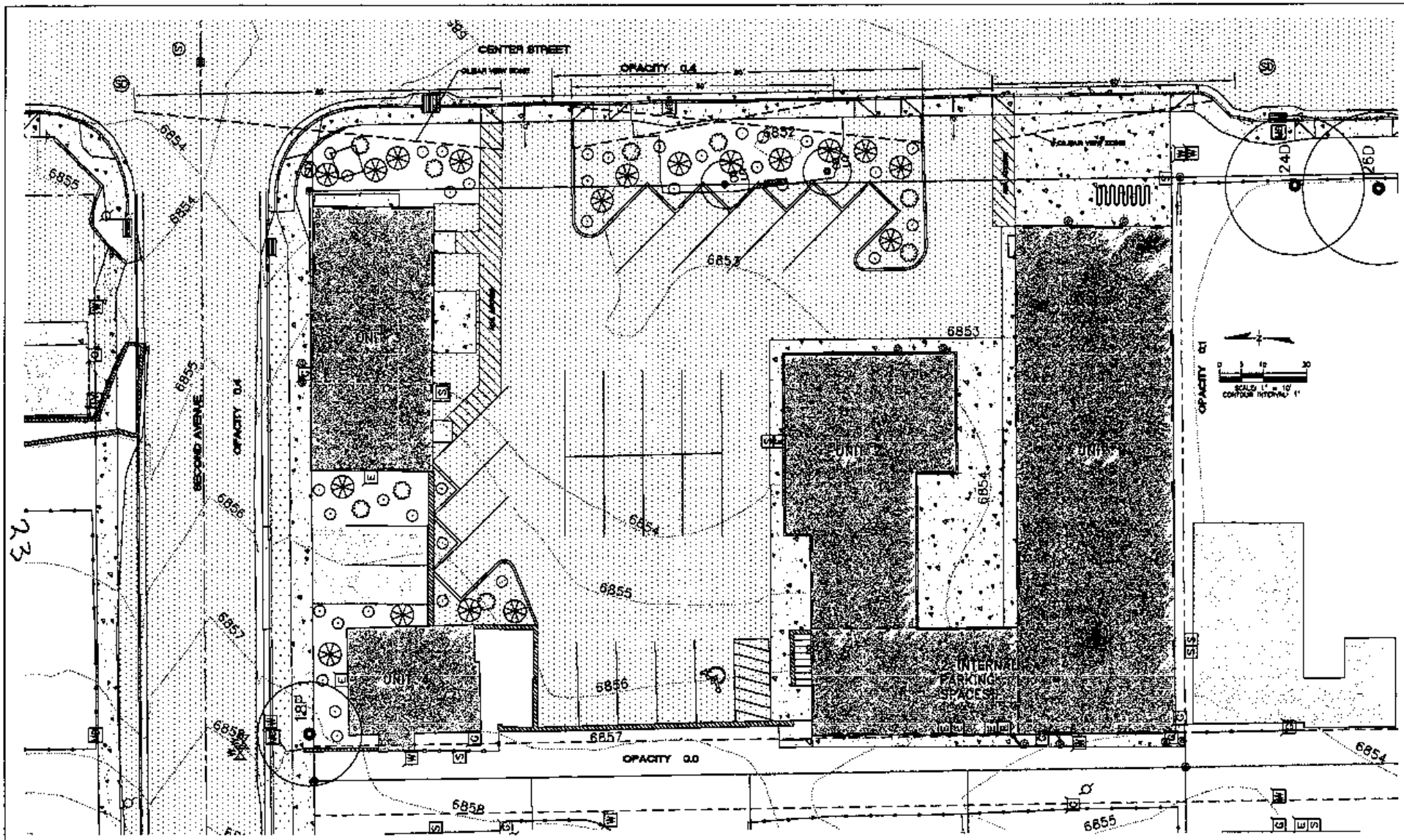
PEAKS PLAZA CONDOMINIUMS
PRELIMINARY PLAT




## LEGEND

- 8' HIGH EVERGREEN TREE
- 4" CALIPER DECIDUOUS TREE (MIN 10'-12' HEIGHT
- 2' HIGH SHRUBS (OR 5 GALLON MIN.)

## BUFFERYARD

| BOUNDARY | OPACITY | LENGTH | PU/100LF | TOTAL PU | BUFFERYARD WIDTH |
|---|---|---|---|---|---|
| WESTERN BOUNDARY | 0.4 | 200' | 0.00 | 0.0 | 0' |
| NORTH BOUNDARY | 0.1 | 150' | 0.00 | 0.0 | 0' |
| SOUTH BOUNDARY | 0.0 | 200' | 1.11 | 2.2 | 15' |
| EASTERN BOUNDARY | 0.4 | 150' | 2.11 | 3.2 | 15' |

## LANDSCAPING

PARKING

25 SPACES — 27 SQ FT / SPACE = 675 SQ FT; 1 PU / 334 SQ FT = 2.06 PU

ONSITE

BUILDING PERIMETER — 555 LF — .75 PU / 100 LF = 0.40 PU

## PLANT UNITS

PLANT ALTERNATIVE B

3 – 8' HIGH EVERGREEN TREE
1 – 4" CALIPER DECIDUOUS TREE (MIN 10'-12' HEIGHT
4 – 2' HIGH SHRUBS (OR 5 GALLON MIN.)

REQUIRED 18
ACTUAL DESIGNED 8P

SITE CONDITIONS AND REQUIRED PARKING RESTRICT THE AMOUNT OF POSSIBLE LANDSCAPING

## LANDSCAPED AREA

REQUIRED 675 SQ FT
ACTUAL DESIGNED 1920 SQ FT

## IRRIGATION

IRRIGATION TO OCCUR BY HAND
SITE AREA < 1 ACRE THEREFORE IRRIGATION SYSTEM NOT REQUIRED (PER LDO 10-08-002-0005)

EXPIRES 6/30/2010

SHEET 4 OF 4

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3/17/08

106093

PEAKS PLAZA CONDOMINIUMS
LANDSCAPE PLAN
PRELIMINARY PLAT

DRAWN BY: MJB
DATE: 12/6/06
FIELD BK: 94/97
DR. NAME: JAMESCOOK