Item No. 7B

CITY OF FLAGSTAFF
STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Neil Gullickson,
Planning Development Manager
Extension: 7227

Date: May 29, 2008

Meeting Date: June 17, 2008

TITLE: **PC SUB 08-004, a request for preliminary plat approval for Consolidated Investments for Clear Creek Village, an 80-unit, affordable, cooperative-housing subdivision on 8.082 acres located at 778 East Pine Knoll Drive in the HR, High Density Residential zoning district.**

RECOMMENDED ACTION:

It is recommended that the City Council approve the preliminary plat as recommended by the Planning and Zoning Commission.

ACTION SUMMARY:

On May 27, 2008, the Planning and Zoning Commission voted (5-0, one member absent and one chair unfilled) to forward this preliminary plat to the City Council with a recommendation to approve by a unanimous vote.

DISCUSSION:

Background/History:

This site consists of two tracts of the Woods at Clear Creek Subdivision that was platted in June of 2000. Several other tracts have been developed with multi-family developments and a mixed use development.

These two tracts have been involved in the development process since June of 2007. The Development Review Board has reviewed and conditionally approved the preliminary plat as has the Planning and Zoning Commission.

Key Considerations:

Preliminary plats require approval by the City Council. 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 Considerations:

This subdivision offers the following:

1. Provides public FUTS improvements.
2. Provides public utility infrastructure.
3. Provides residential ownership units based on three separate floor plans.
4. Provides eighty (80) permanently affordable housing units.

The attached Planning and Zoning Commission preliminary plat report discusses these and other benefits in greater detail.

Community Involvement:

Staff received no inquiry from the public regarding this development.

Financial Implications:

No new public streets are proposed as part of this subdivision. All public streets were constructed as part of the original Woods at Clear Creek Subdivision.

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:

- Preliminary plat report to the Planning and Commission.
- Minutes (draft) of the May 27, 2008, Planning and Zoning Commission meeting.

- Reduced copy of the preliminary plat.

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	6-5-09

DATE OF COUNCIL APPROVAL: _____

2. CLEAR CREEK VILLAGE SUBDIVISION

Address:	778 E. Pine Knoll Drive
Parcel Number:	104-14-003H
Property Owner:	Consolidated Investments
Applicant:	Woodson Engineering
Agent:	Rick Schullar
Application Number:	**PC SUB 08-004**
City Staff:	Neil Gullickson
Action Sought:	Preliminary Plat Approval

A request for preliminary plat approval for an 80-unit, affordable, cooperative-housing subdivision on 8.082 acres located in the HR, High Density Residential Zoning District.

RECOMMENDED ACTION: Approve with conditions

Neil Gullickson from the City Staff was available to answer questions on the project.

Ericka Mazza, Affordable Housing staff was also present to answer questions from the Commission.

Mr. Rick Shulla, Applicant was also available to answer questions.

Several new concepts associated with this development, one is the coop.

The mechanisms for affordability would be available, has this been done.

The mechanisms are in place in the agreement with HUD.

Affordability covenant will be put in place for check and balances, to ensure affordability piece. Similar to a deed restriction.

Has there ever been a project like this before, coop? In the State of Arizona, two other ones have been done. But in the east cost this is done more regularly.

Equity will be capped at 3% annually to keep within income limits.

80 units will be available.

Commission discussion:

Drive way is too long, could they be moved closer to road.

One garage per unit, some units not long enough to park car in driveway - street parking will be available.

As a planned affordable project, plan guidelines are required to comply with Affectability Standard levels 1 & 2 and certain levels of 3.

Motion: Approval of the preliminary plat for Consolidated Investments for Clear Creek Village PU SUB 8004 with recommendations. These are:

1. The next step in the review process is by the Planning and Zoning Commission. Review the submission requirements noted in chapter 11 of the Land Development Code. Ten copies of the P-plat are required.
2. Provide a copy of the co-op documentation that delineates the operation of the organization. Provide this information as soon as possible to allow for adequate review time.
3. Address mechanism for permanent affordability prior to submitting p-plat to the Planning & Zoning Commission. Applicant needs to provide intended use (if any) of the Housing Set-aside policy. Applicant should meet with the

Housing Planner and Project Manager as soon as possible to finalize affordability opportunities. Staff and the developer need to agree on a mechanism to ensure long term affordability. If a Development Agreement is necessary, it will need to be completed prior to scheduling the P-plat before the Planning & Zoning Commission.

4. For site plan approval at P or F-Plat, the passenger side aisle for the ADA parking must be reversed from that shown. Only one is required to be van accessible and shall be shown with the eight (8) foot, not five (5) passenger side loading aisle.
5. Address any Survey comments.

Action: Approve, **Moved by** Georgia Duncan, **Seconded by** Avtar Khalsa.

Motion carried unanimously.

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

No items for agenda, but two presentations, one is an update on cell towers and the second is the Nexus study.

Field trip planned, to attend the 2008 Land Use Law Update in Phoenix, AZ on Friday, June 6, 2008. One day trip and vehicles will be arranged. Need to call in by Wednesday, May 28, 2008.

Jim McCarthy expressed concern about the CC&R on Antelope Ridge project

Developer may need to be counseled by staff to meet requirements. Neil G. will look into this further.

ADJOURNMENT

Chair Leary adjourned the meeting at 7:30 p.m.

PLANNING AND DEVELOPMENT SERVICES DIVISION
PRELIMINARY PLAT REPORT

PC SUB 08-004

DATE: **May 13, 2008**
MEETING DATE: **May 27, 2008**
REPORT BY: **Neil Gullickson**

REQUEST:

PC SUB 08-004, a request for preliminary plat approval for Consolidated Investments for Clear Creek Village, an 80-unit, affordable, cooperative-housing subdivision on 8.082 acres located at 778 East Pine Knoll Drive in the HR, High Density Residential zoning district.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval with all applicable conditions of the DRB approval of April 10, 2008.

PRESENT LAND USE:

Undeveloped, forested land. This site is made up of tracts C and D of the Woods at Clear Creek subdivision.

PROPOSED LAND USE:

This preliminary plat includes eighteen (18) buildings in which eighty (80) affordable residential units are located. The subdivision includes only one large lot; all eighteen buildings will be located on this lot.

NEIGHBORHOOD DEVELOPMENT:

North:	Single-family residential and park lands; PLO-E, Public Lands and Open Space-Established zoning district.
South:	Multi-family residential; HR, High Density Residential zoning district.
East:	Single-family attached residential; RR, Rural Residential zoning district.
West:	Lone Tree Road and Kinsey School; PLOE, Public Lands and Open Space-Established zoning 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 site is located on the northeast corner of Lone Tree Road and Pine Knoll Drive. The site includes tracts C and D of the Woods at Clear Creek Subdivision. The Woods at Clear Creek was platted on June 15, 2000 and included five tracts. Tracts A and E have been developed, the remaining tracts have not.

As part of the subdivision plat, each tract was assigned maximum residential densities. Tract C was slated for 32 townhomes and tract D was slated for 72 condominiums including 17 units required to be "Affordable Housing Units" for private ownership. Additional discussion will follow regarding compliance with the affordable requirement.

The applicant, John Barth with Consolidated Investments, is requesting preliminary plat approval to permit 80, attached, co-op, residential units (less than the allowed, 104 units). The proposal includes three building types (see floor plans):

1. Building type 1 contains three-story units with a single-car garage on the lower level which is designed to be used with uphill topography; a kitchen, dining and living area on the second level; and two bedrooms and two baths on the third level.

2. Building type 2 is a two-story building containing four units, two units on each level. These units are designed with the garages (a single-car garage for each unit) and the lower-level units built at the same elevation as the access drive. The lower-level units have two bedrooms and two baths. The second level units support two bedrooms and two baths, with a den/study built out over the garages. (or, if bedrooms, baths <u>and</u> den/study are built out over the garage–the second level units support two bedrooms, two baths, and a den/study built out over the garages.)

3. Building type 3 is a three-story building and the downhill model. This building type locates the garages at the middle level. The lowest and middle levels provide two, 3-bedroom-2-bath units. The upper level provides two, 3-bedroom-1-bath units. Again each unit is provided with a single-car, attached garage.

<u>Flagstaff Area Regional Land Use and Transportation Plan</u>

The Regional Plan identifies this site as H, High Density Residential. The existing zoning is HR, High Density Residential District. No land use plan or rezoning amendments are proposed.

An element within the Flagstaff Area Regional Land Use and Transportation Plan stresses the consideration to increase the supply and integration of affordable housing within residential or mixed-use projects. In order to work towards this goal, the applicant's Development Agreement from 2000 agreed that seventeen (17) units would be set-aside within the proposed development.

<u>Affordable Housing</u>

The developer has been working closely with staff and the U.S. Department of Housing and Urban Development (HUD) to realize this contribution. While the requirement was for 17 units, the developer realized the greater need within the city, and has committed the entire project to permanent affordability. All eighty (80) of the cooperative units shall be available to households earning no more than 150% of the Area Median Income (AMI), with 17 units available to households at or below 80% AMI, 32 units available for households earning up to 105% AMI and the remaining 31 units will be for households earning up to 135% of AMI. The project will have a covenant that shall run with the entire project dictating the permanent affordability component. The covenant will enforce limited equity returns when the units resell.

In this case, HUD's participation with the applicant results in this development being classified as a cooperative ownership (co-op) development. As a result, you will notice that the preliminary plat being

reviewed includes only one large property. The co-op functions very similar to a corporation where an individual purchases a "share" of the corporation, and that share entitles the owner to certain rights. In this co-op, the share will entitle the owner to occupy a specific housing unit and to become a member of this cooperative. No internal lot lines are proposed because the corporation owns the property, the buildings and the other amenities. The subdivision plat is required because Arizona Revised Statute defines a co-op as a subdivision even though, in this case, no physical property division is involved.

Another characteristic of HUD's involvement requires that all on-site amenities, facilities or improvements remain, in perpetuity, the responsibility of the corporation. This includes not only the building maintenance, but care of the access driveways, exterior equipment, recreation amenities and private utilities. From a functional standpoint, this development will act in some ways like an apartment project though its ownership could be compared to a condominium.

ZONING REQUIREMENTS:

Site Capacity/Development Standards

As noted above, the site capacity standards were set for the Woods at Clear Creek subdivision as part of the plat for the original subdivision. The density schedule for the subdivision is as follows:

NAME	AREA	OZONE	ALLOW USE(S)	ALLOW. UNITS
TRACT A	.883 AC	SC	COMM/APT.	7000 SF/6APTS
TRACT B	.415 AZ	HR	COMM/OFFICE	2800 SF
TRACT C	**3.375 AC**	**HR**	**TOWNHOMES**	**32 TOTAL**
TRACT D	**4.707 AC**	**HR**	**CONDOMINIMUMS**	**72 TOTAL**
TRACT E	8.758	HR	APTS/CONDO	144 APTS/54CON
TRACT F	1.140 AC	RR	GREEN BELT	0
PINE KNOLL	2.017	R/W	RIGHT OF WAY	0

Natural Resources

The resource protection plans submitted with the application for preliminary plat indicate that minimum protection standards will be met. This site contains forest and moderate slope resources. Sloped areas of 17-24.9%, total .634 acres. Forest resource has been calculated and equals 2.563 acres. As part of the subdivision plat, tracts C & D were slated to cover an additional .236 acres of forest resource as their share of the forest removed for the Pine Knoll Drive right-of-way. The developer is also crediting .133 acre of excess slope resource, and .181 acre of trees in the slope toward his forest resource requirement.

Affordable projects such as this one enjoy reduced resource protection factors. In this case, the moderate slope resources are reduced from 70% to 56% and forest from 50% to 40%. This site will protect .488 acres of slope and .956 acres of forest.

There is no rural flood plain associated with this site. The following chart provides additional detail regarding the amounts and percentages of resources preserved at this site.

	TOTAL AREA	% REQUIRED	% PRESERVED	AREA REQUIRED	AREA PROVIDED
FOREST	2.563 AC	40%	.37.3 (49% W/CREDIT)	.947 AC	.956 (+.314 CREDIT)
17% SLOPE	.634 AC	56%	76%	.355 AC	.488 AC
25% + SLOPE	NONE	NA	NA	0	0
FLOODPLAIN	NONE	NA	NA	0	0

Open Space

The planned affordable residential performance standards doesn't require open space however the Design Review Guidelines of the *Land Development Code* requires 5% of the site to be designated as usable open space. The developer notes that the cooperative ownership of the site makes the entire undeveloped area of the site usable open space for the residents. Four areas around the site will be developed with picnic tables and grills for community use. A FUTS trail will also be provided on a north/south alignment across the site, providing access to the adjacent Mark Grace ball field and Arroyo Park. Staff feels that this design complies with the open space components identified by the *Land Development Code*.

Landscaping

The developer has identified the required street and periphery bufferyard opacities on the preliminary plat. Staff will expect the developer to provide a final landscape plan with the public improvement plans. Staff anticipates that the bulk of the landscape requirement will be met through the identification of specific forest resource trees that can be credited toward landscape requirements.

Lighting

This site is located in astronomical zone II allowing 50,000 lumens per net acre; this site is allowed 343,000 lumens. The applicant has provided a lighting plan that identifies lighting totaling 171,165 lumens. The plan also notes that each fixture will be fully shielded in compliance with the *Land Development Code* requirements.

Design Review Guidelines

The Design Review Guidelines, levels 1, 2 and section B, Primary Elevations, D, Building Mass and Scale, and E, Roof Forms of level 3, Building Design Guidelines were applied to this site. Affordable projects are exempt from the balance of the Level 3 requirements. Some of the design components that this development displays include:

a. Maintenance of natural sloped areas.
b. Connections to existing off-site public pedestrian and bicycle systems.
c. Building arrangement sited to enhance interior and perimeter open space and forest resources.
d. Exterior building materials, including masonry, lap siding and wood trim in compliance with the traditions of Flagstaff.
e. Pitched roofs with multiple planes.
f. Continuous internal vehicular circulation.
g. A coordinated pedestrian circulation system throughout the development.

h. Units designed to fit the topography.

The preliminary plat notes that several retention walls supporting the access driveway and cut/fill slopes will located in this development. Integral, colored, split-faced block will be used for these walls. The rock walls that support the residential buildings will incorporate an EarthRox stone veneer panel. The *Land Development Code* notes that all of this masonry will be constructed with rusticated masonry.

SYSTEMS ANALYSIS:

Traffic/Access/Pedestrian/Bicycle

A traffic impact document was not required specifically for this development proposal. The staff review of the original Woods at Clear Creek subdivision included a Traffic Impact Analysis, at which time the appropriate road sections and pedestrian systems for the public right-of-ways were identified and subsequently built. As a result, Pine Knoll Drive is sufficient to handle the traffic from this subdivision. Public sidewalks have been built along both the Pine Knoll and Lone Tree frontages of this property. Other than curb cuts for the driveway entrances to this subdivision no other public road way improvements have been required.

As noted earlier, the development proposes a complete internal pedestrian system, providing access from each residence to the system. A ten-foot-wide, unpaved FUTS trail will be provided by the development. The FUTS will run north/south from Pine Knoll Drive to the northern property boundary. This site is bounded on the north by Arroyo Park and Mark Grace Ball Field. A five-foot-wide, hard surfaced sidewalk is being provided from the west end of the subdivision to the sidewalk along Lone Tree Road.

The Mountain Line public transit system currently services this site with a stop at the corner of Lone Tree and Pine Knoll Drive.

The development provides 144 parking spaces of which 5 are ADA compliant. One-hundred and forty-four spaces meets the *Land Development Code* requirement of 1.5 spaces for 2 and 3 bedroom affordable units plus .25 space per unit for guest parking and four spaces for the office.

Water System

As with the traffic impact analysis, the sewer and water analysis was performed as part of the original subdivision approval. This subdivision will develop three connections to the existing city systems and provide public water mains throughout. Each unit will be individually serviced by a residential meter. The existing city water capacity can service this subdivision.

Wastewater Systems

Public sewer mains will be developed throughout the subdivision. Two connections to existing sewer mains will be provided by the developer. Sewer capacity to service this subdivision exists within the existing sewer plants.

Stormwater Systems

The developer proposes to capture the stormwater in one underground detention basing located between the office and building 13F. Two above ground basins will augment the capacity to ensure that the site meets the stormwater requirements.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval with all applicable conditions of the DRB approval of April 10, 2008.

ATTACHMENTS:

- Preliminary Plat Application.
- Location map.
- DRB Minutes of April 10, 2008
- Preliminary Plat
- Elevations
- Floor Plans.
- EarthRox cut sheet.

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: 778 E Pine Knoll Drive		Assessor's parcel number: 104-14-003H, 104-14-003J	
Subdivision, tract & lot number: Woods at Clear Creek, Tract C+D	Zoning district: HR	Regional Plan category: HR	Flood zone: C
Existing use: Vacant		Size of site (square feet or acres): 8.082 AC	
Surrounding land uses: (e.g. Res, Com, Ind) North: Res, Park	South: Res	East: Res	West: School

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				
Retail				
Industrial				
Multi-family: market rate units				
Multi-family: affordable units		80		
Town home: market rate units				
Town home: affordable units				
Duplex: market rate units				
Duplex: affordable units				
Single-family: market rate units				
Single-family: affordable units				
Other				

Property owner: Consolidated Investments		Email address:
Address: 555 Blackbird Roost		City, State & ZIP: Flagstaff, AZ 86001
Phone: 928-774-5034	Fax:	Cell phone:

Project's representative: Rick Schuller, Woodson Engineering		Email address: rschuller@woodsoneng.com
Address: 124 N Elden St		City, State & ZIP: Flagstaff, Az 86001
Phone: 928-774-4636	Fax: 928-774-4646	Cell phone:

Applicant: Rick Schuller, Woodson Engineering		Email address:
Address: SAME as above		City, State & ZIP:
Phone:	Fax:	Cell phone:
Applicant's signature: - OWNER REP JOHN BARTH		Date: 4/29/08

Below, Office Use Only.

DRB #: 07-020	PCPR / PSPR / PPPL / PFPL #: PSub 2008-004		Date Stamp Received: Received MAY 01 2008
Staff Assignments: Plan: NG	Eng: DANA	Fire: Lon	

City of Flagstaff, AZ - 5/19/2008

Disclaimer: Map information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of

I. PRELIMINARY GENERAL BUSINESS

A. PUBLIC COMMENT

None

B. APPROVAL OF MINUTES

Regular Meeting of March 28, 2008

Mr. Sawyers motioned to approve the minutes for the Regular Meeting of March 28, 2008, as submitted. Mr. Manuel seconded; the motion carried unanimously.

II. CONSENT AGENDA ITEMS

1. Clear Creek Village

Address:	**778 Pine Knoll Drive**
Application Type:	Preliminary Plat Review
Property Owner:	Consolidated Investments
Applicant:	Woodson Engineering
Agent:	Woodson Engineering
Application Number:	**DRB 07-020** (PSPR 2007-077)
City Staff:	Gullickson/Cole/Manuel
REQUESTED ACTION:	Approval

Preliminary plat review for an 80-unit co-operative housing subdivision on 8.08 acres in the HR zoning district.

Mr. Sawyers moved to approve, **DRB 07-020**, a preliminary plat review for an 80-unit co-operative housing subdivision on 8.08 acres in the HR zoning district, with **five (5)** conditions as follows. Mr. Manuel seconded the motion; the motion carried unanimously.

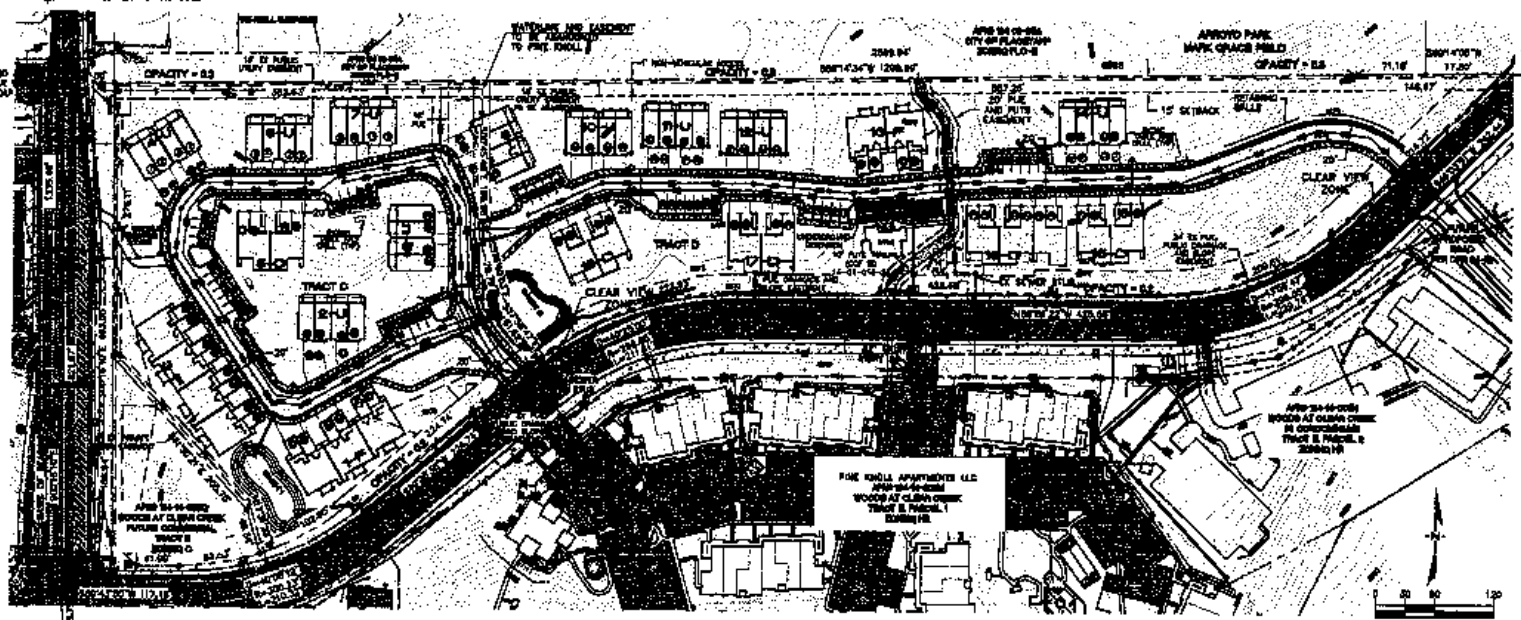
1. The next step in the review process is by the Planning and Zoning Commission. Review the submission requirements noted in chapter 11 of the Land Development Code. Ten copies of the P-plat are required.
2. Provide a copy of the co-op documentation that delineates the operation of the organization. Provide this information as soon as possible to allow for adequate review time.
3. Address mechanism for permanent affordability prior to submitting p-plat to the Planning & Zoning Commission. Applicant needs to provide intended use (if any) of the Housing Set-aside policy. Applicant should meet with the Housing Planner and Project Manager as soon as possible to finalize affordability opportunities. Staff and the developer need to agree on a mechanism to ensure long term affordability. If a Development Agreement is necessary, it will need to be completed prior to scheduling the P-plat before the Planning & Zoning Commission.
4. For site plan approval at P or F-Plat, the passenger side aisle for the ADA parking must be reversed from that shown. Only one is required to be van accessible and shall be shown with the eight (8) foot, not five (5) passenger side loading aisle.
5. Address any Survey comments.

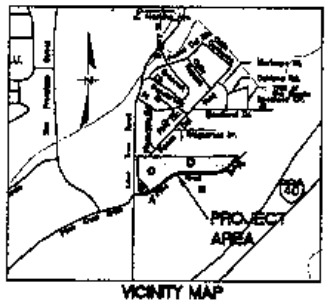
CLEAR CREEK VILLAGE CO-OPERATIVE
TRACT C + D OF THE WOODS AT CLEAR CREEK
PRELIMINARY PLAT

A PROPOSED DEVELOPMENT LOCATED IN THE NORTHWEST
1/4 OF SECTION 27, T21N, R7E GILA & SALT RIVER
MERIDIAN, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA

LEGEND

- PROPERTY BOUNDARY, EXISTING
- ASPHALT EDGE, EXISTING
- ASPHALT EDGE, PROPOSED
- ROAD CENTERLINE, EXISTING
- RIGHT-OF-WAY, EXISTING
- MAJOR CONTOUR, EXISTING
- MINOR CONTOUR, EXISTING
- SANITARY SEWER LINE, EXISTING
- PRESSURE SANITARY SEWER LINE, EXISTING
- WATER LINE, EXISTING
- SANITARY SEWER PVC LINE 8", PROPOSED
- WATER LINE 8" PVC, PROPOSED
- WATER VALVE, EXISTING
- WATER VALVE, PROPOSED
- SANITARY-SEWER MANHOLE, EXISTING
- SANITARY-SEWER MANHOLE, PROPOSED
- WATER METER, EXISTING
- FIRE HYDRANT, EXISTING
- FIRE HYDRANT, PROPOSED
- PARKING COUNT, PROPOSED
- STREET LIGHT, PROPOSED





VICINITY MAP
FLAGSTAFF, ARIZONA
(NOT TO SCALE)

SITE DATA

TRACT C
TOTAL ACREAGE: 3.576
EXISTING ZONING: "HR"
PROPOSED ZONING: "HR"
PROPOSED USE: AFFORDABLE CO-OPERATIVE
PROPOSED # OF UNITS: 43
ALLOWED UNITS: 52
SITE ADDRESS: 778 E. PINE KNOLL DRIVE
APN 404-44-003H

TRACT D
TOTAL ACREAGE: 4.707
EXISTING ZONING: "HR"
PROPOSED ZONING: "HR"
PROPOSED USE: AFFORDABLE CO-OPERATIVE
PROPOSED # OF UNITS: 58
ALLOWED UNITS: 72
SITE ADDRESS: 800 E. PINE KNOLL DRIVE
APN 404-44-003J

PARKING

1.5 SPACES PER UNIT (AFFORDABLE 2-3 BEDROOM)
PLUS 0.25 SPACES PER UNIT FOR GUEST
80 UNITS
140 SPACES REQUIRED
1 SPACE PER 300 SQ FT FOR OFFICE, GENERAL
1,200 SQ FT BUILDING
4 SPACES REQUIRED
140+4 = 144 TOTAL REQUIRED

144 PARKING SPACES SHOWN
INCLUDING 6 ACCESSIBLE SPACES

TYPICAL PARKING SPACE 19' X 9'

EARTHWORK

CUT	3558	CU YD
FILL	2912	CU YD

IMPERVIOUS AREA

BUILDING:	67,656 SQ FT
ROAD AND SIDEWALK:	70,814 SQ FT
DRIVEWAYS:	12,447 SQ FT
TOTAL:	150,117 SQ FT
	3.45 AC

OPEN SPACE

6% OF TOTAL SITE REQUIRED FOR OUTDOOR PUBLIC SPACE
SITE AREA = 8.282 ACRES
PUBLIC SPACE REQUIRED = 0.4041 ACRES
WITH THE EXCEPTION OF THE BLDG FOOTPRINTS (1.02 ACRES)
THE ENTIRE SITE WILL BE OPEN SPACE
ACTUAL OPEN SPACE = 6.84 ACRES

PICNIC TABLES AND GRILLS PLACED FOR USE OF OPEN SPACE
6 PICNIC TABLES
6 GRILLS

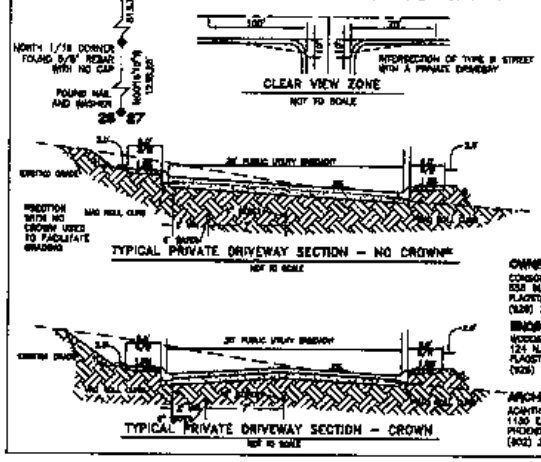
BUILDING TYPES

U – UNHILL GARAGE BELOW LIVING SPACE (2 STORIES)
D – DOWNHILL GARAGE ON MIDDLE LEVEL (WITH LIVING SPACE (3 STORIES)
F – GARAGE ON FIRST FLOOR (WITH LIVING SPACE (2 STORIES)

SEE ARCHITECTS PLANS FOR ELEVATIONS AND FLOOR PLANS

UTILITIES

WATER – PUBLIC MAIN CITY OF FLAGSTAFF
SEWER – PUBLIC MAIN CITY OF FLAGSTAFF
TRASH – CITY OF FLAGSTAFF (80 GAL CARTS)



UTILITY ACKNOWLEDGMENT

APPROVED BY LETTER (SCOTT JONES)	2/8/08
ARIZONA PUBLIC SERVICE	DATE
APPROVED BY LETTER (ERIC ANDERSON)	2/7/08
UNISOURCE ENERGY SERVICES	DATE
QWEST	DATE
FLAGSTAFF CABLEVISION	DATE

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, PER PLAT OF WOODS AT CLEAR CREEK, RECORDED IN CABE 4, MAP 28 RECORDS OF COCONINO COUNTY, FROM NE SEC. 28 CORNER – N 3429.58, E 4981.78 TO NE 1/4 SEC. 28 CORNER – N 3010.06, E 4979.68
BEARING: NORTH 00°16'10" WEST

PROJECT BENCHMARK

A 5/8" REBAR AT THE NORTHEAST CORNER SECTION 28
N 3010.06, E 4979.68
ELEVATION = 6862.87

= BENCHMARK ELEVATION DETERMINED USING COF (2019401, AN ALUMINUM CAP IN THE PAVED DE FLAC & WOODLAND INTERSECTION (SW) AND COF (2019404, A RAILROAD SPIKE IN THE PAVED DE FLAC & WOODLAND INTERSECTION (NE).

LOT SUMMARY TABLE

NAME	AREA	ZONE	ALLOWED USE(S)	ALLOWED UNITS	PROPOSED UNITS
TRACT "A"	0.863 AC.	SC	COMMERCIAL/APARTMENT	7000 SF/8 APTS.	5840 SF/5 APTS
TRACT "B"	0.415 AC.	HR	COMMERCIAL/OFFICE	2800 SF	
TRACT "C"	3.576 AC.	HR	TOWNHOMES	52 TOTAL	80 UNITS
TRACT "D"	4.707 AC.	HR	CONDOMINIUMS	72 TOTAL	
TRACT "E"	8.739 AC.	HR	APARTMENTS/CONDOMINIUMS	144 APTS. 84 CONDOS	102 APTS. 84 CONDOMINIUMS
TRACT "F"	1.146 AC.	RR	GREEN BELT	0	
PINE KNOLL	2.017 AC.	R/W	PUBLIC RIGHT OF WAY	0	

NOTES
LOT SUMMARY TABLE FROM FINAL PLAT FOR WOODS AT CLEAR CREEK BY AZTECH DESIGN, INC. DATED 8/28/00
THIS SITE PLAN COVERS TRACT "C" AND "D"

OWNER/DEVELOPER
CONSOLIDATED INVESTMENTS
555 BLACKBIRD ROOST
FLAGSTAFF, AZ 86001
(928) 774-5034

ENGINEER
WOODSON ENGINEERING & SURVEYING, INC.
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
(928) 774-4836

ARCHITECT
ACANTHUS ARCHITECTURE AND PLANNING
1120 EAST MISSOURI AVENUE, SUITE 110
PHOENIX, AZ 85014
(602) 274-5000

WOODSON
ENGINEERING AND SURVEYING, INC.
124 N. ELDEN STREET
FLAGSTAFF, AZ 86001
(928)774-4836 FAX (928)774-4846

SHEET INDEX

1	TENTATIVE PLAT
2	RESOURCE PLAN
3	GRADING PLAN
4	GRADING PLAN

EXPIRES 3/31/2009

SHEET 1 OF 4

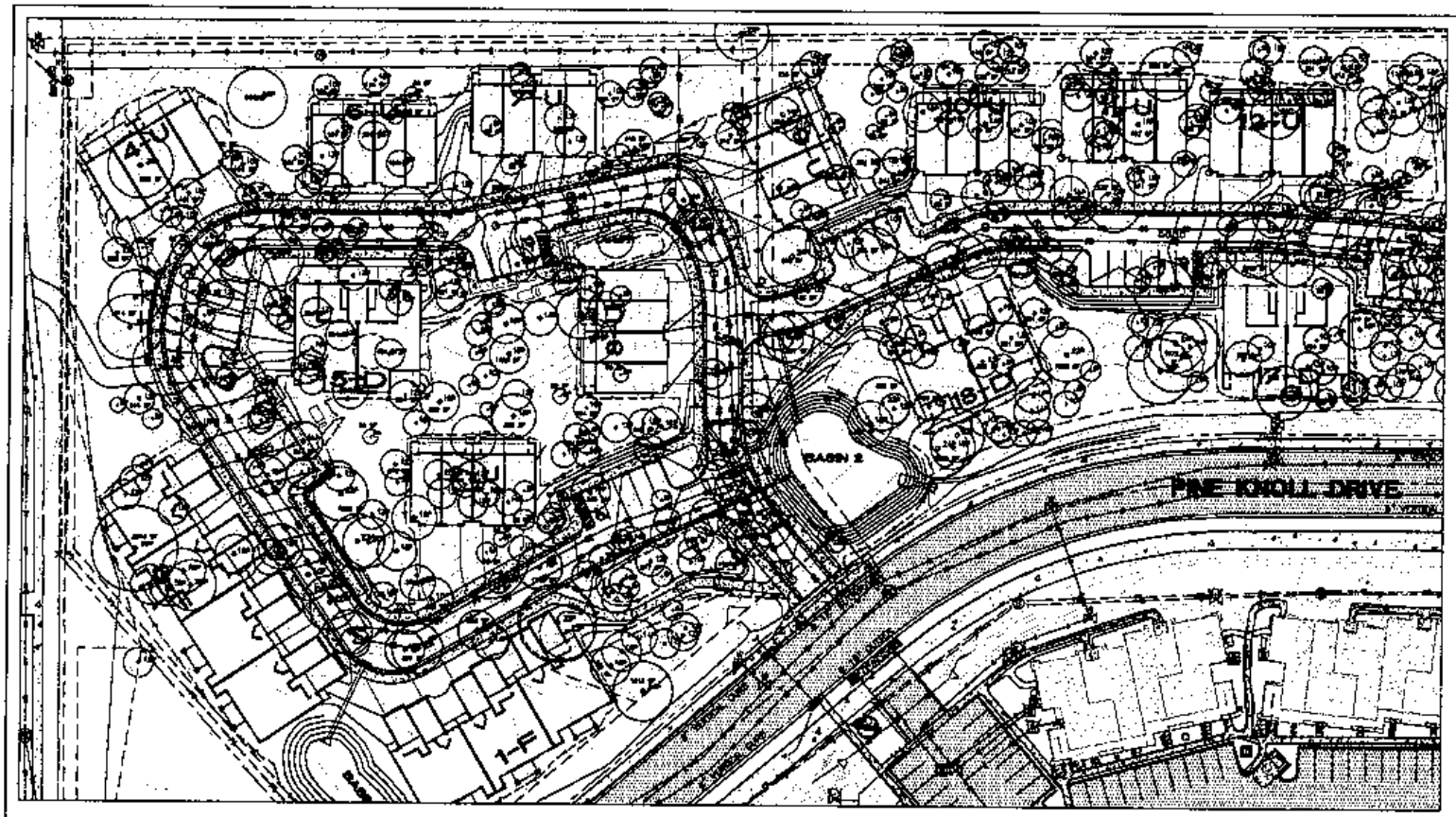
3/18/08

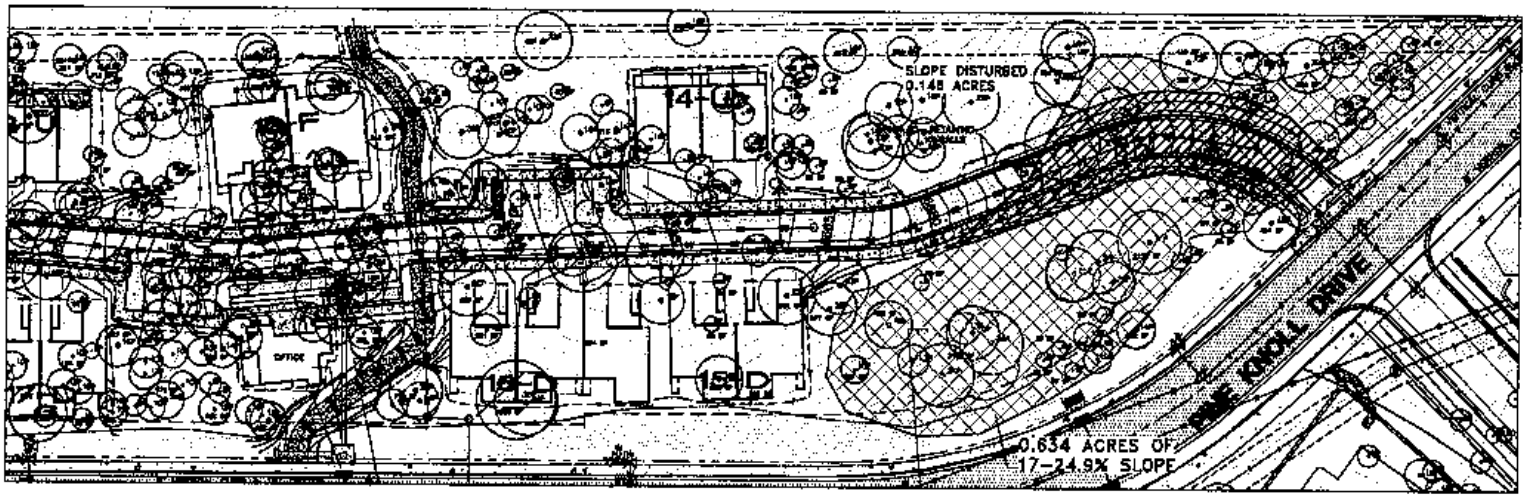
WOODSON ENGINEERING AND SURVEYING INC.
124 N. ELDEN ST., SUITE 100 - FLAGSTAFF, AZ 86001 - PHONE (928) 774-4836 FAX (928) 774-4846

105067

CLEAR CREEK VILLAGE
PRELIMINARY PLAT-TRACT C AND D
COVER SHEET

15





TRACT C AND D

SLOPE RESOURCE CALCULATIONS

THERE ARE 0.634 ACRES OF SLOPE BETWEEN 17%-24.9% SLOPE AND 0.355 ACRES (50% AFFORDABLE OPTION*) OF THIS MUST BE PRESERVED.

ACTUAL PRESERVED SLOPE=0.486 ACRES

0.486 ACRES > 0.355 ACRES

SLOPE CREDIT AVAILABLE = 0.486-0.355 = 0.131

TREE RESOURCE CALCULATIONS

THERE ARE 2.585 ACRES OF TREE CANOPY AND 1.025 ACRES (40% AFFORDABLE OPTION*) OF THIS MUST BE PRESERVED.

REQUIRED PROTECTION AREA:
+1.025 (40% DISTURBANCE)
−0.133 STEEP SLOPE CREDIT
−0.161 PRESERVED TREES IN STEEP SLOPE
+0.0234 TRACT C REDUCTION PER FINAL PLAT OF WOODS AT CLEAR CREEK
+0.302 TRACT D REDUCTION PER FINAL PLAT OF WOODS AT CLEAR CREEK

THEREFORE 0.947 ACRES MUST BE PROTECTED

ACTUAL PRESERVED = 0.952 ACRES

0.952 ACRES ACTUAL PRESERVED < 0.947 ACRES REQUIRED

SITE WIDTH RESOURCE PROTECTION CRITERIA

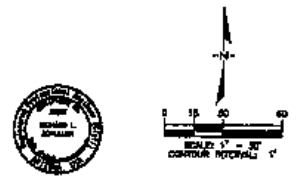
* AFFORDABLE OPTION ALLOWS 20% CREDIT IN FOREST AND SLOPE RESOURCES

FOR SLOPE PRESERVATION
20% REDUCTION
.20 x .20 = .04
.20 - .04 = .16
.20 + .16 = .36
.36 x .634 = .228 ACRES PRESERVED

FOR TREE PRESERVATION
20% REDUCTION
.40 x .20 = .16
.40 - .16 = .24
.40 + .24 = .64
.64 x 2.585 = 1.654 ACRES PRESERVED

LEGEND

- 17% - 24.9% SLOPE
- DISTURBED SLOPE
- 25%+ SLOPE
- TREES TO REMAIN
- TREES TO BE REMOVED



EXPIRES 3/31/2008

SHEET 2 OF 4

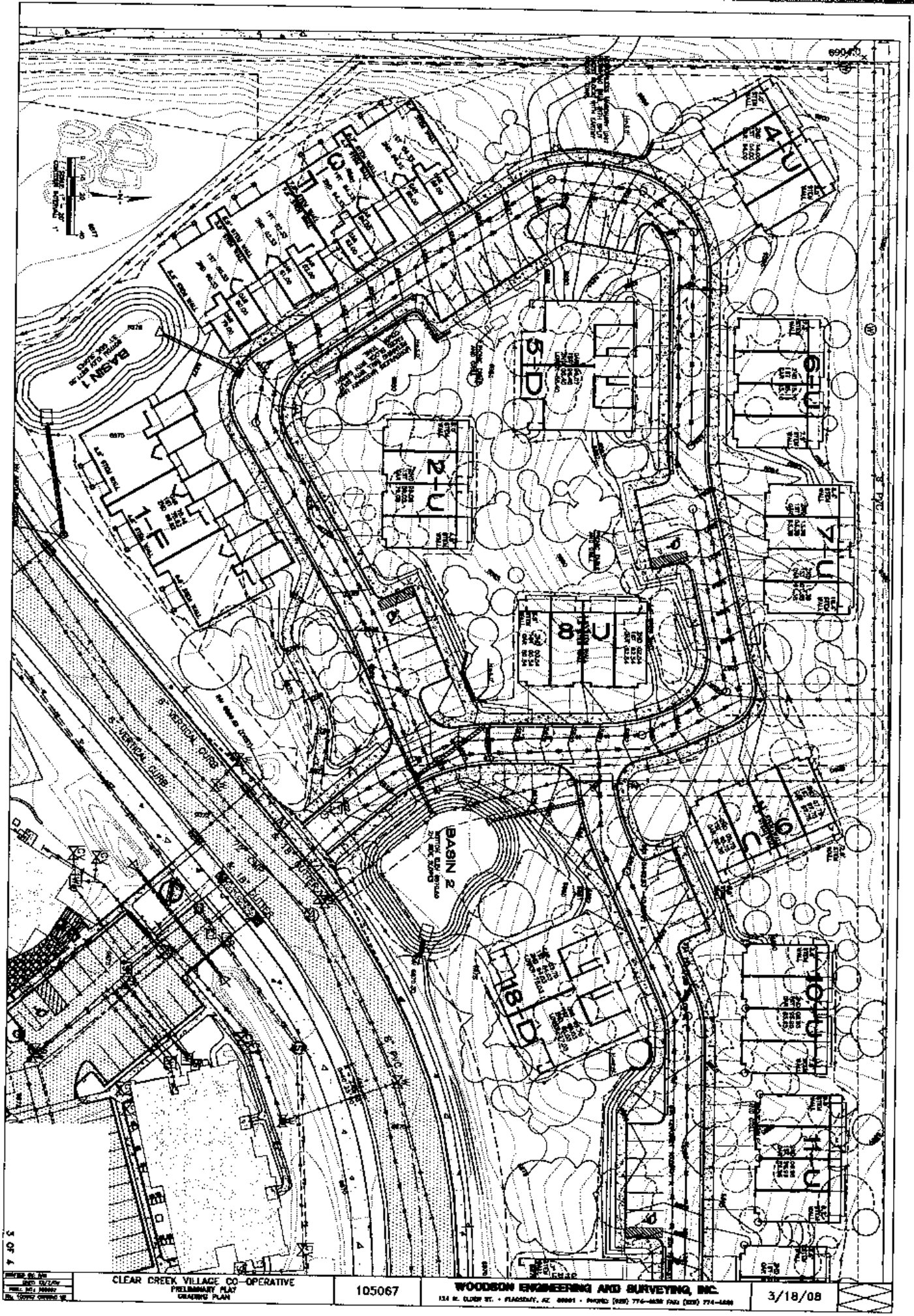
WOODSON ENGINEERING AND SURVEYING INC.
724 N. ELDER ST., SUITE 100 - FLAGSTAFF, AZ 86001 - PHONE (928) 774-4699 FAX (928) 774-0446

3/18/08

105067

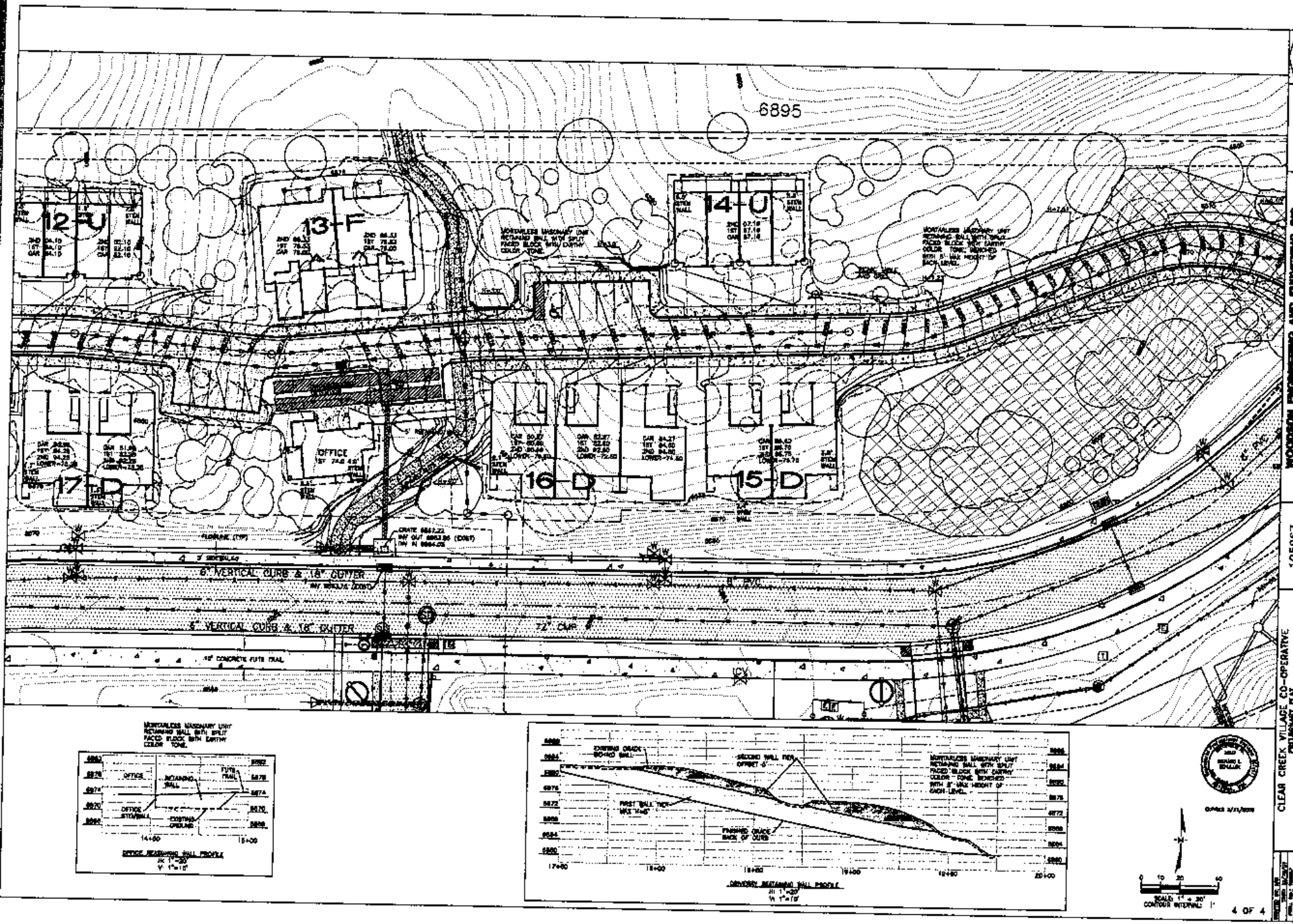
CLEAR CREEK VILLAGE CO-OPERATIVE
PRELIMINARY PLAT
RESOURCE PLAN

16



3 OF 4

CLEAR CREEK VILLAGE CO-OPERATIVE PRELIMINARY PLAT GRADING PLAN	105067	WOODSON ENGINEERING AND SURVEYING, INC. 114 N. OLIVE ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4638 FAX: (928) 774-4688	3/18/08


6895
12-U
13-F
14-U
17-P
16-D
15-D
OFFICE
MORTARLESS MASONARY UNIT RETAINING WALL WITH SPLIT FACED BLOCK WITH EARTHY COLOR TONE.
6" VERTICAL CURB & 18" GUTTER
72" CMP
10' CONCRETE PATH TRAIL
OFFICE RETAINING WALL PROFILE
DRIVEWAY RETAINING WALL PROFILE
EXISTING GRADE
SECOND WALL TIER
FIRST WALL TIER
FINISHED GRADE BACK OF CURB
SCALE 1" = 30'
CONTOUR INTERVAL: 1'
4 OF 4
WOODSON ENGINEERING AND SURVEYING, INC.
3/18/08
105067
CLEAR CREEK VILLAGE CO-OPERATIVE
PRELIMINARY PLAT
DRAWING PLAN

18