

City of Flagstaff Development Status Report
Community Development Division, December 3, 2019

Project Name	Designated Use	Location	Acres	Square Feet	Unit/Lot/Room Quantity	Unit/Lot/Room Type	Zoning/Project Description	Downtown	Status
6th Avenue Workforce Housing (City)	Residential	APN 109-11-151D/1700 E Sixth Ave	0.86		11	Dwelling Units	MR/Multi-family Residential	No	Building plans in review
Bungalows on Gemini	Residential	APPN 101-46-003B/1651 N Pine Cliff	15.00		135	Dwelling Units	MR/Multi-family Residential	No	Under Construction, Third Phase complete
Trailside Apartments	Residential	APN 112-20-013C/ 600 N Univ Heights Dr	4.00		111	Dwelling Units	HR/Multi-family Residential	No	Under Construction
Verkamp House	Residential	APN 101-08-009/623 N San Francisco	0.49		3	Duplexes	R1N/Multi-family Residential	Yes	Under Construction; Final Plat approved by Council 9/17/19
West Street Workforce Housing (City)	Residential	APN 109-02-001P/3050 N West St	1.38		19	Dwelling Units	MR/Multi-family Residential	No	Building plans in review
Flagstaff Tiny House Village	Residential	APN 107-16-016/1411 N Fourth St	2.92		32	Dwelling Units	MH/Mobile Home Park	No	Site Plan approved
Aura Flagstaff	Residential	APN 112-05-011/3401 Lake Mary Rd	21.98		173	Dwelling Units	ER to MR/Multi-family Residential	No	Site Plan approved subject to Zoning Map Amendment
The Cortland	Residential	APN 113-37-001E/5531 E Cortland Blvd	13.40		192	Dwelling Units	HC/LI to HR/Multi-family Residential	No	Site Plan in review, subject to a Zoning Map Amendment
Beaver Street Condos	Residential	APN 101-07-003-004/609 & 613 N. Beaver St	0.32		8	Dwelling Units	T4N.1/Multi-family Residential	Yes	Site Plan in review
Apartments at 520 S. Leroux	Residential	APN 103-16-005A/520 S Leroux	0.33	29,500	13	Dwelling Units	T4N.1/Multi-family Residential	No	Concept Plan in review
Miramonte at Ponderosa Parkway	Residential	APN 107-07-002E1650 E Ponderosa Pkwy	11.97		169	Dwelling Units	RR to HR/Multi-family Residential	No	Site Plan & ZMA approved; waiting for civil plans
Apartments at Lone Tree & Pine Knoll	Residential	APN 104-14-003G, H & J/778 E Pine Knoll	10.10	66,543	188	Dwelling Units	SC & HR/Multi-family Residential	No	Concept Plan in review
Woodshire on Butler	Residential	APN 106-04006C & 007B/3001 E. Butler	4.06		50	Dwelling Units	HR & HC/Multi-family Residential	No	Site Plan, Preliminary Plat, CUP approved
Live+ Flagstaff	Residential	APN 105-10-205/1380 E JW Powell	15.64		196/702	Dwelling Units/Beds	HR/Multi-family Residential	No	Concept Plan Complete; waiting for site plan
Miramonte @ Birch	Residential	APN 101-16-009, 10 & 11/304 E Birch	0.61		28	Dwelling Unit	T4N.1M Multi-family Residential	Yes	Site Plan approved
Cortland Lofts	Residential	APN 113-37-002F/5255 E Cortland Blvd	7.17		60	Dwelling Units	HR/Multi-family Residential	No	Site Plan approved; waiting for civil plans
McGrath Real Estate Partners	Residential	APN 104-03-005B & 002B/825 E Butler	12.27		333 / 764	Dwelling Units/Beds	HR/Multi-family Residential	No	Site Plan & ZMA approved; waiting for civil plans
Rio Homes Unit 4	Residential	APN 104-17-180/1221 E Emma Dr	5.10		55	Dwelling Units	MR/Multi-family Residential	No	Concept Plan Complete; waiting for site plan
West Street Duplex	Residential	APN 107-05-139/1820 N West St	0.15		2	Dwelling Units	CC/Duplex	No	Under Construction
O'Leary Street Duplex	Residential	APN 104-01-001A/301 S O'Leary St	0.16		2	Dwelling Units	T4N.1/Duplex	No	Building plans in review
Rail Yard Lofts	Residential	APN 100-41-002, 5A, 18/43 S San Francisco	0.66		36	Dwelling Units	T4N.10/Multi-family Residential	Yes	Concept Plan Complete; waiting for site plan
Towns on Lone Pine	Residential	APN 105-10-205/1380 E JW Powell	15.64		210	Dwelling Units	HR/Multi-family Residential	No	Concept Plan in review
The Railway Yard	Residential	APN 101-01-099B310 E Cottage	0.35		14	Dwelling Units	T4N.10/Multi-family Residential	Yes	Concept Plan in review
Fort Valley Apartments	Residential	APN 102-07-079A,B,C/1576 N Fort Valley	3.98		77	Dwelling Units	HR/Multi-family Residential	No	Concept Plan in review
Flagtown Lofts	Mixed Use	APN 103-13-001/200 S. San Francisco	0.16	1,980	6	Dwelling Units	T5/Vertical Mixed Use	Yes	Building plans in review
Mill Town (P3 Mixed Use)	Mixed Use	APN 103-21-001&002/1801 S. Milton Road	17.60	48,400	330 /1186	Dwelling Units	HC/Horizontal Mixed Use	No	Site Plan approved
Lone Tree Workforce Housing (City)	Mixed Use	APN 104-19-117A/303 S Lone Tree	1.95		50	Dwelling Units	HC/Vertical Mixed Use	No	Building plans in review
Miramonte @ Butler	Mixed Use	APN 103-07-011,12,13A,14A/207 S Beaver	0.54		32	Dwelling Units	T5/Vertical Mixed Use	No	Site Plan approved; waiting for civil plans
Uncommon Flagstaff	Mixed Use	APN 103-04-005,007/910 & 914 S Milton	2.07	10,450	195	Dwelling Units	HC/Vertical Mixed Use	No	Site Plan approved; waiting for civil plans
Prema Mixed-Use Building	Mixed Use	APN 100-19-008A/111 N Leroux	0.33	4,134	4	Dwelling Units	CB/Vertical Mixed Use	Yes	Site Plan in review
Flagstaff at 4th Apartments	Mixed Use	APN 106-08-005J/1002 N. Fourth Street	13.65	4,000	224	Dwelling Units	MR to HC/Horizontal Mixed Use	No	Site Plan in review, subject to a Zoning Map Amendment
400 Block South San Francisco Street	Mixed Use	APN 103-15-023,24,25,26/431 S San Francisco	1.16	4,354	101	Dwelling Units	CC/Vertical Mixed Use	No	Concept Plan in review
500 West Forest Meadows	Mixed Use	APN 103-32-007/500 W Forest Meadows	10.18	11,000	317 / 756	Dwelling Units/Beds	HC/Horizontal Mixed Use	No	Site Plan in review
Park Place Flagstaff	Mixed Use	APN 103-24-002L/240 W Saunders	2.91	4,145	200 / 613	Dwelling Units/Beds	HC/Vertical Mixed Use	No	Site Plan in review
Morning Dew	Institutional/Industrial	APN 107-12-009E/2684 E Huntington	3.66	7,200		Other/NA	LI/Office/Warehouse	No	Under construction
U-Haul Storage Route 66	Institutional/Industrial	APN 104-016-008C/1416 E Route 66	4.94	75,000			HC/Self-storage Facility	No	Concept Plan in review, subject to CUP
Highgate Senior Living	Institutional/Industrial	APN 101-46-012A/1831 N Jasper Drive	3.34	84,462	76	Beds	CC/Congregate Care Facility	No	Civil and building plans in review
Kaibab Vet Clinic	Institutional/Industrial	APN104-01-026A,27A,28/ 400 E Butler	0.41	4,940			LI/Veterinary Clinic	No	Under construction
U-Haul of Flagstaff	Institutional/Industrial	APN 106-01-011T/1920 E Huntington	2.16	69,855			LI/Self-storage Facility	No	Site Plan in review
Flagstaff Shelter Services	Institutional/Industrial	APN 113-30-007A/4185 E Huntington	0.85	8,500			LI/Addition	No	Conditional Certificate of Occupancy
Babbitt Drive Warehouse	Institutional/Industrial	APN 104-13-008L/273 S. Babbitt Drive	0.70	9,295			LI/O/Warehouse	No	Site Plan approved; waiting for civil plans
Coconino Humane Association	Institutional/Industrial	APN 106-08-001D/3501 E Butler Avenue	7.51	10,622			PF/Animal Shelter	No	Concept Plan in review
Ceiba Metal Building	Institutional/Industrial	APN 108-07-010/3051 N Fanning Drive	2.96	2,000			LI/Warehouse	No	Under construction
Cedar Medical	Institutional/Industrial	APN 101-46-012B,013A/2011 Jasper Drive	9.97	81,872			RD/Medical Office	No	Concept Plan Complete; waiting for site plan
Elevated Shredding/Stride 2 Thrive	Institutional/Industrial	APN 113-14-004M/5043 E Empire	0.76	8,534			LI/Manufacturing/Warehouse	No	Site Plan in review
North Pole Experience	Institutional/Industrial	APN 107-16-005T2400 N Walgreens Street	36.86	43,000			LI/Indoor Seasonal Recreation	No	Concept Plan Complete; waiting for site plan; CUP
Western Technologies Remodel	Institutional/Industrial	APN 106-04-001G/2400 E Huntington	0.69	980			LI/Addition	No	Concept Plan complete
Jett Towing	Institutional/Industrial	APN 113-26-0143700 N Eagle Mountain Drive	1.06	7,925			LI/Maintenance Bldg/Office/Caretaker	No	Concept Plan in review
Echo Ridge Lunchroom Expansion	Institutional/Industrial	APN 112-34-001A/3250 W Kiltie Lane	7.24	2,400			RD/Addition	No	Concept Plan in review
Wildcat Industrial Park	Institutional/Industrial	APN 113-07-0046500 E Route 66	18.94				RR to ?/Construction yard	No	Concept Plan in review, subject to Zoning Map Amendment
LNN RV Storage	Institutional/Industrial	APN 107-12-008S/2690 E Huntington Drive	6.10		160	Space	LI/RV Storage yard	No	Concept Plan in review
APS Flagstaff Service Center Parking	Institutional/Industrial	APN106-03-004A/2250 E Huntington Drive	7.50				LI/Equipment and vehicle storage	No	Concept Plan in review
Flagstaff Gymnastics Center	Commercial	APN 107-14-002A/2351 Postal Blvd	2.00	13,000		Other/NA	HC/Commercial Service	No	Site Plan approved; one year extension granted (3/1/19)
Flagstaff Liquors	Commercial	APN 107-08-002E/1700 E Route 66	1.50	6,000		Other/NA	HC/Retail	No	Building plans in review
Holiday Inn	Commercial	APN 107-13-009/2511 E Route 66	8.82		103	Rooms	HC/Hotel	No	Site Plan & Final Plat approved; waiting for building plans
Hyatt Place Hotel	Commercial	APN 103-02-030A/397 S Malpais Lane	1.80	60,347	93	Rooms	HC/Hotel	No	Under Construction
Circle K	Commercial	APN 113-16-006B/5650 N. Highway 89	3.50	5,881			C Store w/ Fueling Station	No	Civil Plan in review
Jacksons Country Club	Commercial	APN 113-29-003B/ 3960 N Country Club	1.40	4,515			HC/C Store w/ Fueling Station	No	Site Plan approved
Budget Host Inn Expansion	Commercial	APN 103-02-019/820 W Route 66	1.51	37,285	85	Rooms	HC/Hotel	No	Site Plan approved
Flagstaff Townplace Suites	Commercial	APN 107-10-002A/2000 E Route 66	1.71	58,000	90	Rooms	HC/Hotel	No	Site Plan approved, Civil Plans in review
New Look Collision Center	Commercial	APN 113-82-008B/5100 N Test Drive	2.89	30,000			HC/Auto Repair	No	Under Construction
Flagstaff Mall Pad 1 (Starbucks)	Commercial	APN 113-27-016K/4650 N Highway 89	0.53	2,400			HC/Drive Through	No	Under Construction

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Flagstaff Mall Pad 2	Commercial	APN 113-27-016K/4650 N Highway 89	0.80	8,000			HC/Retail	No	Under Construction
Woody Mountain Campground	Commercial	APN 112-01-701,8,9/2727 W Route 66	22.24				RR/Commercial Campground	No	Site Plan approved; Civil Plans in review, subject to CUP
Container Park at Flagstaff Mall	Commercial	APN 113-28-003G/4504 N Highway 89	0.53				HC/Commercial/Entertainment	No	Building plans in review
Days Inn Redevelopment	Commercial	APN 103-01-002/1000 W Route 66	3.85				HC/Hotel	No	Concept Plan Complete; waiting for site plan
SkyPoint Orthopedic Center ASC	Commercial	APN 101-30-040F/501 N Switzer	1.47	3,500		Other/NA	HC/Medical Office	No	Under Construction
City of Flagstaff Courts Facility	Commercial	APN 100-10-009B/101 W Cherry Ave	0.63	39,700			CB/City Court Facility	Yes	Under Construction
Trax Grocery Store & Retail Pads	Commercial	APN 107-13-020/2401 E Route 66	4.94	37,956			HC/Retail	No	Site Plan in review
Hwy 89 & Cummings	Commercial	APN 113-22-027B,29B/4429 N Highway 89	0.95	6,148			HC/Retail	No	Site Plan in review, subject to Annexation
West Side Veterinary Clinic	Commercial	APN 112-29-001/2507 S Woodlands Village	0.87	4,500			HC/Veterinary Clinic	No	Concept Plan in review
Monte Vista Hotel	Commercial	APN 101-19-005/100 N San Francisco	0.56	1,692			CB/Hotel/Restaurant remodel/expansion	Yes	Concept Plan in review
Days Inn by Wyndham	Commercial	APN 103-01-002/1000 W Route 66	3.85				HC/Hotel remodel/expansion	No	Concept Plan in review
Ulta Flagstaff	Commercial	APN 1560 S Riordan Ranch Road	8.62	9,771			Remodel/Façade change	No	Concept Plan complete, Building Plans in review
McGrath Real Estate Partners	Commercial	APN 104-03-005B & 002B/825 E. Butler	2.24	19,000			HC/Retail	No	Site Plan & ZMA approved, waiting for civil plans
Route 66 Auto Plaza	Commercial	APN 103-02-009A/800 W Route 66	1.87	4,500			HC/Auto Repair	No	Concept Plan in review
Crestview	Subdivisions	W Route 66	32.00		119	Dwelling Units	MH/Single Family	No	Under Construction
Presidio in the Pines SF/TH	Subdivisions	S Woody Mountain Road	82.00		470	Dwelling Units	HR/Single Family/Townhomes	No	Under Construction
Railroad Springs	Subdivisions	W Route 66	10.76		132	Dwelling Units	HR/Townhomes	No	Under Construction
Switzer Canyon Village Townhomes	Subdivisions	N Switzer Canyon Drive	10.75		48	Dwelling Units	R1/Townhomes	No	Under Construction
Adora @ Timber Sky Block 3A Phase 1	Subdivisions	W Route 66	7.53		35	Other/NA	MR/Single Family attached	No	Final plat approved; under construction
Aries @ Timber Sky Block 7A Phase 1	Subdivisions	W Route 66	12.86		35	Other/NA	R1/Single Family	No	Final plat approved; under construction
Orion @ Timber Sky Block 8 Phase 1	Subdivisions	W Route 66	22.43		89	Other/NA	R1/Single Family	No	Final plat approved; under construction
Trails End Mesa Estates	Subdivisions	E Trails End	5.54		30	Dwelling Units	R1/Single Family	No	Final plat approved; under construction
The Wedge	Subdivisions	APN 112-08-004B/3501 S Woody Mtn	47.00		47	Dwelling Units	RR/Single Family	No	Final plat approved; under construction
Miramonte at Presidio in the Pines VI	Subdivisions	APN 112-62-483/2940 S Woody Mtn	2.77		36	Dwelling Units	HC/Single Family Condos	No	Concept Plat in review, subject to CUP
The Estates at Pine Canyon-Pine Bluff	Subdivisions	APN 105-10-183A/2080 E Del Rae Drive	17.50		26	Dwelling Units	R1/Single Family	No	Preliminary Plat in review
Canyon Del Rio	Subdivisions	APN 106-08-005L,5M,5N,5P/3200 E Butler	262.00		1426	Dwelling Units	Mixed Residential & Commercial	No	Zoning Map Amendment & Prelim Block Plat approved
Juniper Point Phase 1	Subdivisions	APN 104-14-001B	5.65		30	Dwelling Units	RR/Single Family	No	Concept Plat in review