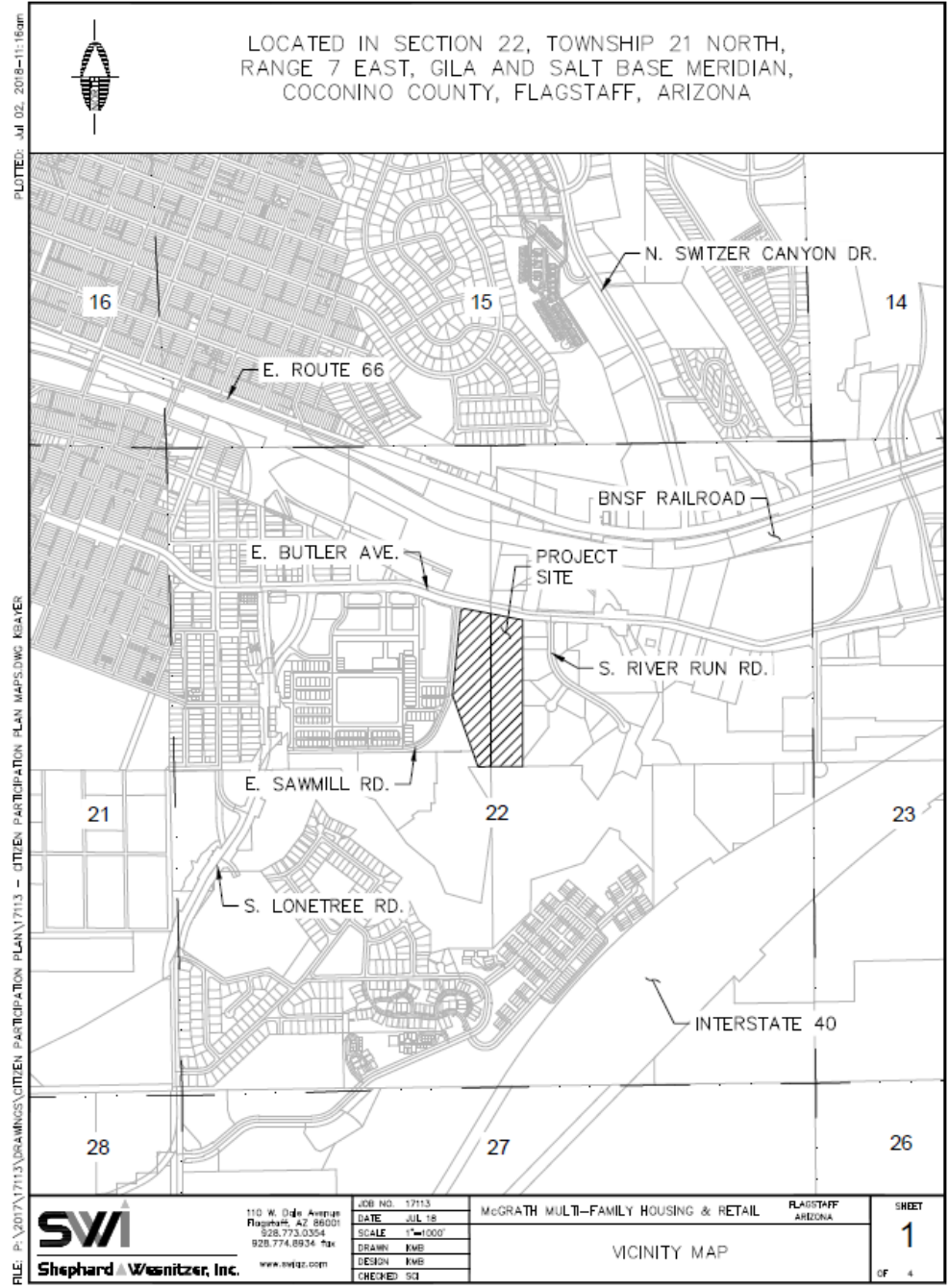


Zoning Map Amendment Request PZ-17-00089-03

January 9, 2019



VICINITY MAP



LOCATION & SURROUNDING USES



SUBJECT SITE – Looking Southeast 825 & 829 E Butler Avenue



Google Maps 825 E Butler Ave



Imagery ©2019 Google, Map data ©2019 Google 50 ft

REQUEST:



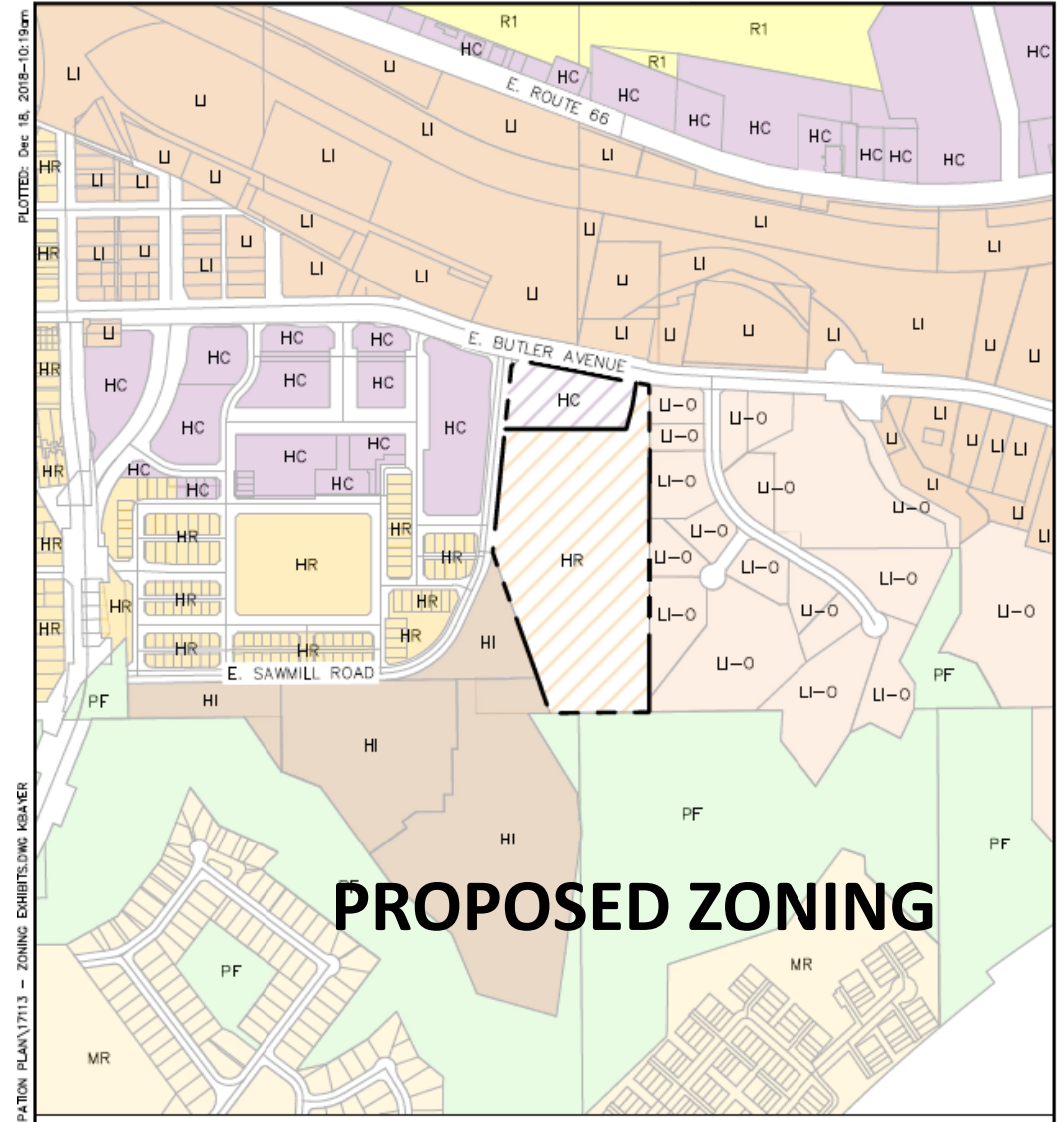
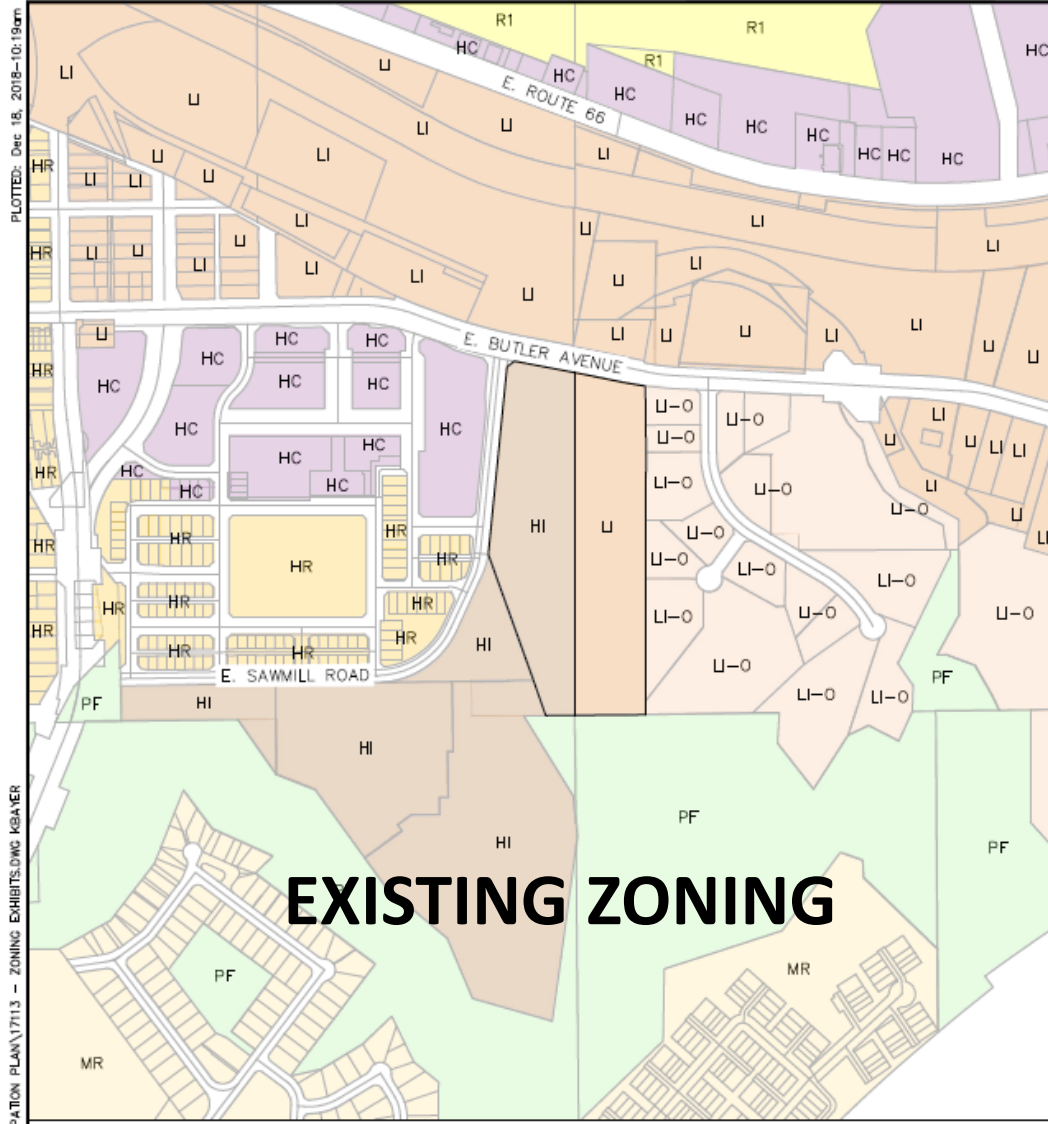
McGrath Real Estate Partners is requesting rezoning approval to permit a development with a minimum of 19,000 SF of commercial space in conjunction with a 238-unit (854 bedroom) multi-family project.

If approved, 14.51 acres will change from LI & HI to:

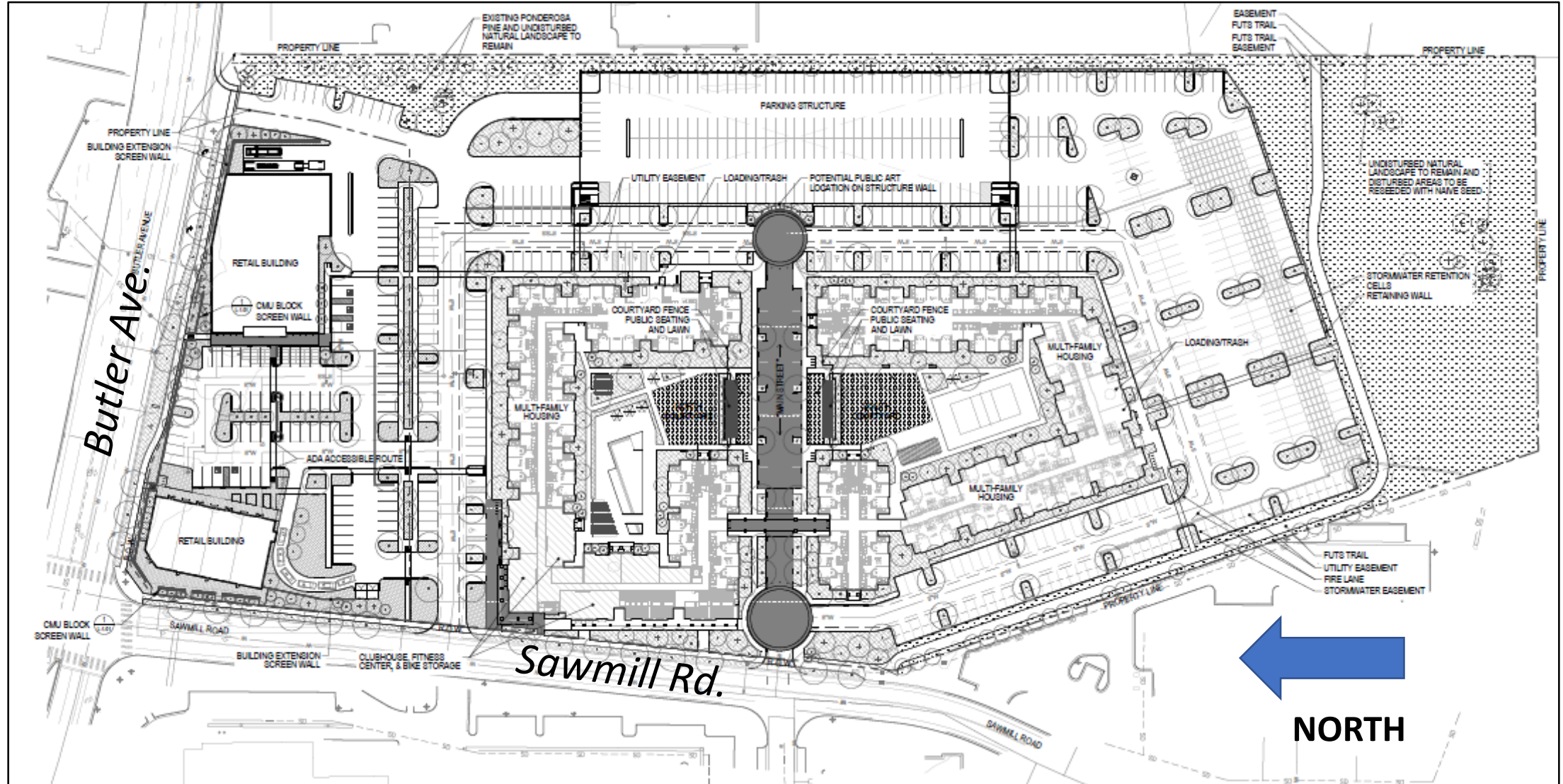
2.24 acres of Highway Commercial (HC)

12.27 acres of High Density Residential (HR)

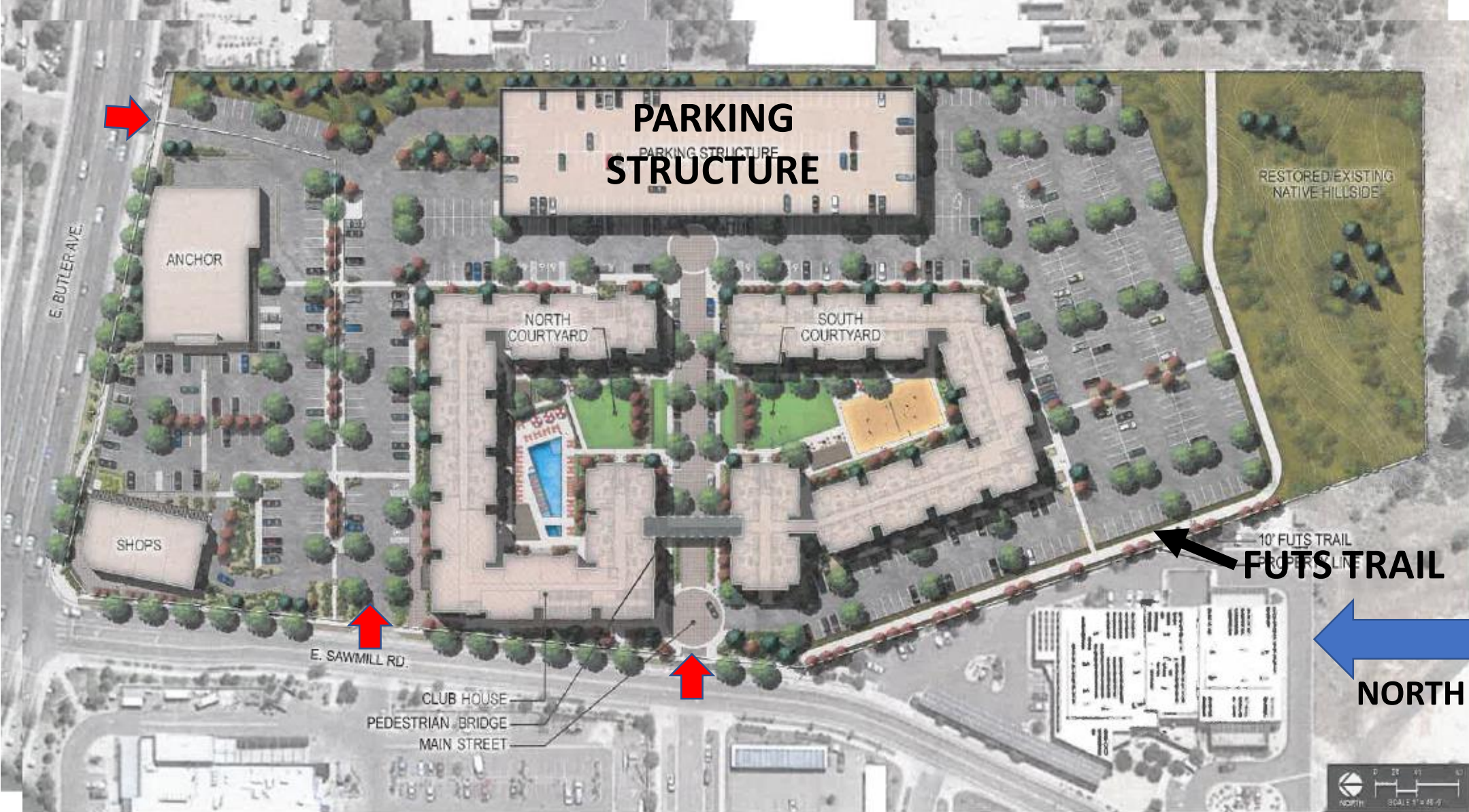
ZONING EXHIBIT



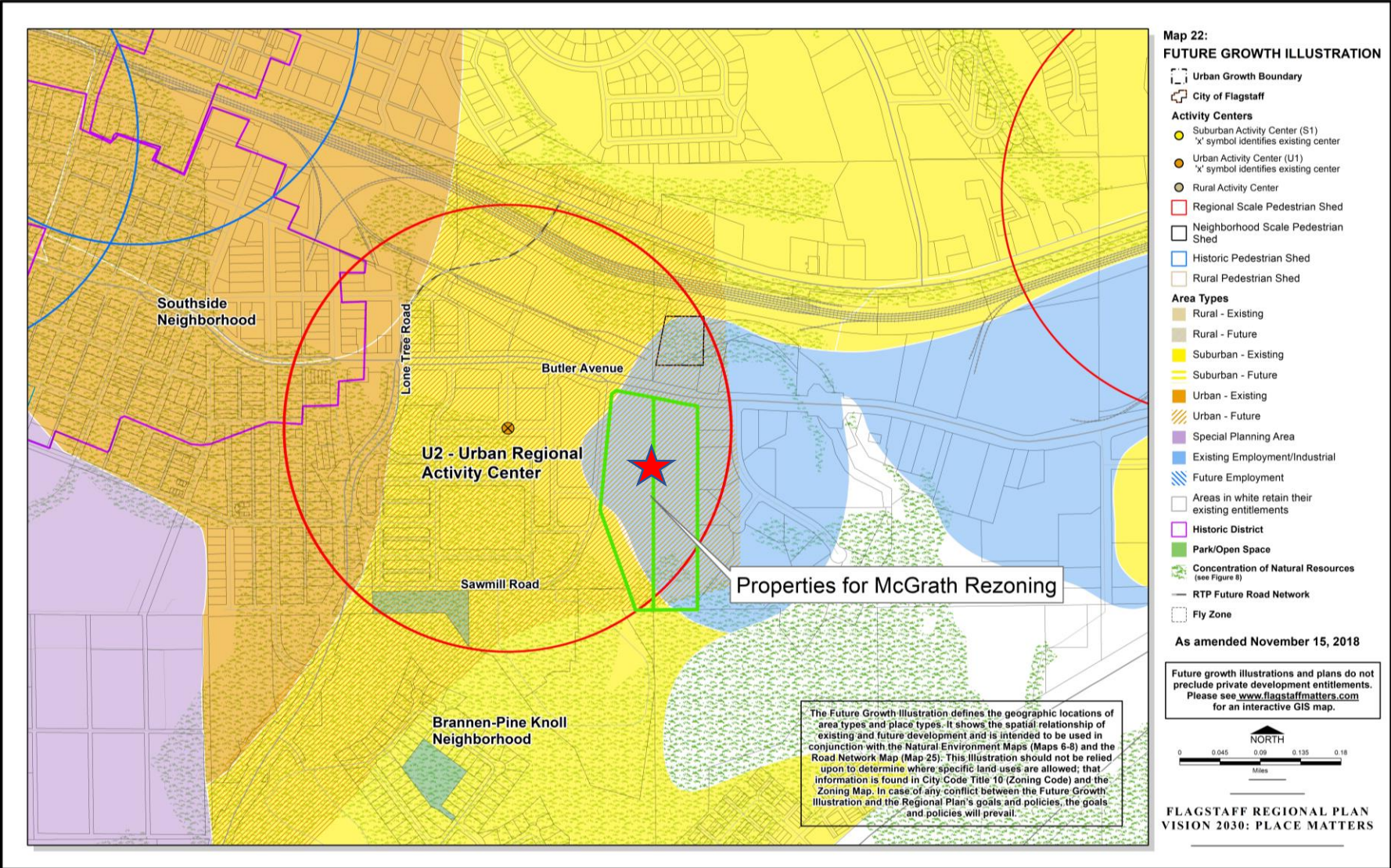
PROPOSED SITE PLAN



RENDERED SITE PLAN



FLAGSTAFF REGIONAL PLAN 2030 – Future Growth Illustration Map



FLAGSTAFF REGIONAL PLAN 2030 CONFORMANCE



An Urban Activity Center:

- Includes mixed-use, mix of housing types, mixed price ranges, walkable, transit-oriented design
- Can include regional or neighborhood commercial
- Calls for a density range greater than 8 units/acre for mixed-use, or greater than 13 units/acre for residential only projects (proposed project has 19 units/acre)

FLAGSTAFF REGIONAL PLAN 2030 CONFORMANCE



Comprehensive Planning and Current Planning staff and the Applicant analyzed the following goal and policy topics:

- Growth Areas & Land Uses
- Transportation
- Cost of Development
- Neighborhoods, Housing & Urban Conservation
- Economic Development
- Recreation

FLAGSTAFF REGIONAL PLAN 2030



Policy Analysis – The list *below* identifies key points and community benefits supporting (+) or not supporting (-) the proposed amendment:

- (+)** The property is considered redevelopment, is within the Urban Growth Boundary, and can be efficiently and effectively provided with facilities & services by the City;
- (+)** The project will meet the connectivity characteristics desired for an urban activity center & connect to the FUTS system in the future;
- (+)** The project is adding high density residential to an Activity Center that is identified in the High Occupancy Housing Plan as an appropriate location for denser development;

FLAGSTAFF REGIONAL PLAN 2030



Policy Analysis Cont'd (SUPPORTING factors) –

- (+) The project continues the pattern of development for the adjacent properties in the activity center;
- (+) The project is centrally located with convenient access to many required resources, including transit;
- (+) The project opted into many of the High Occupancy Housing Plan findings and desired goals and policies, even though it is not required to consider these policies due to the overall site density;
- (+) The project will include a 10% contribution of units to affordable housing and a \$100,000 contribution to the trust;
- (+) The multi-purpose Main Street is an innovative & activated design feature that will create flexible civic space & opportunities for public art.

FLAGSTAFF REGIONAL PLAN 2030



NEUTRAL: While the site does not achieve vertical mixed use, it does continue the pattern of the existing activity center.

NOT SUPPORTING:

- (-) The project does not include residential or office uses over the commercial buildings fronting the Butler Ave. corridor, but does create a 2-story façade to create the impression of increasing mass along the Great Street;
- (-) The project may not include employment type uses within this Activity Center; and,
- (-) The project does not provide a mix of housing types;
- (-) The presence of drive-through lanes on the commercial site is not a preferred element in an urban activity center.

ZONING CODE STANDARDS COMPARISON



COMMERCIAL PORTION

STANDARDS	EXISTING ZONING (LI/HI)	PROPOSED ZONING (HC)	PROPOSED PROJECT
Civic Space	0.0	5%	5%
Maximum Building Height	60'	60'/65' (pitched roof)	32'
Floor Area Ratio (Total Building Square Feet/Site Area)	1.5	3.0	0.23

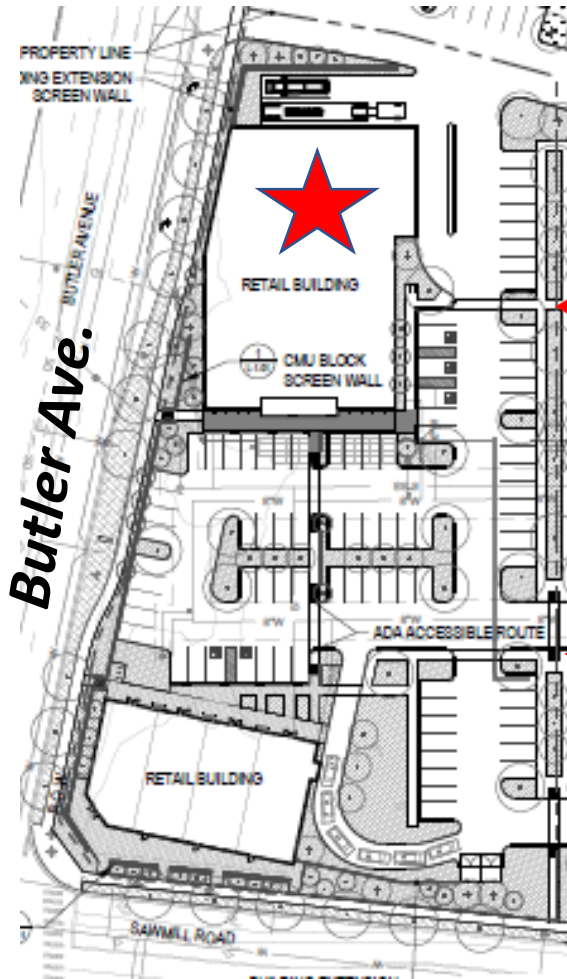
RESIDENTIAL PORTION

STANDARDS	EXISTING ZONING (LI/HI)	PROPOSED ZONING (HR)	PROPOSED PROJECT
Civic Space	0.0	5%	5.2%
Common Open Space	0.0	15%	19%
Maximum Building Height	60'	60'/65' (pitched roof)	60'/65' (pitched roof)
Minimum Density (units/acre)	N/A	Min. 10 units/ac	19.4 units/acre
Maximum Density (units/acre)		Max. 29 units/ac	

ARCHITECTURAL ELEVATIONS



Commercial Anchor



① FRONT ENTRY ELEVATION SCALE: 1/8" = 1'-0"



② SIDE STREET ELEVATION SCALE: 1/8" = 1'-0"

North Elevation: Faces Butler Ave.



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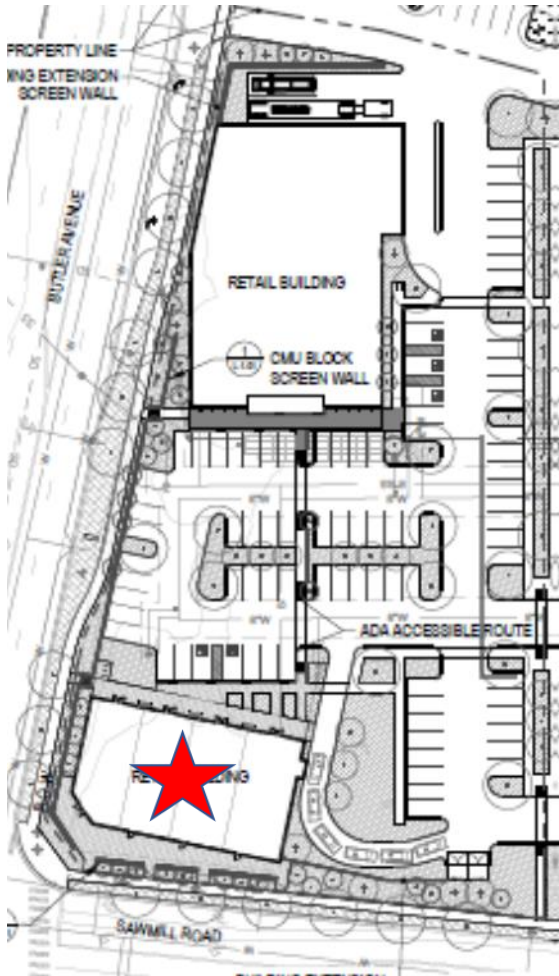
Anchor
Conceptual Building Elevations
Flagstaff, Arizona

JULY 26, 2018

ARCHITECTURAL ELEVATIONS



Commercial Corner Building



Colors & Materials

 WOOD PLANK SIDING SWIRLY RIVERWOOD	 EXPOSED WOOD BEAMS & WOOD PLANK SIDING SWIRLY SPICE CHEST
 GALVALUME CORRUGATED METAL SIDING BY AIAE	 SIXTH INTEGRAL COLOR MASONRY SOUTHWEST GOLD BY FOUNDERS FINISH BY SUPREMLITE
 OLD COUNTRY FIELDSTONE BY CULTURED STONE	 BLACK ANODIZED ALUM FRAMES W/ CLEAR INSULATED LOW E GLAZING BY OLCORCASTLE

East Elevation



North Elevation



**SHOPS
7,300 SF**

Floor Plan



Accelerated DEVELOPMENT SERVICES

**S.E.C. SAWMILL AND BUTLER
FLAGSTAFF, AZ**

01/18/18
PROJECT NO.: 18090.00

VERTICAL
Architectural Planning - Interior Design

4000 E. Cotton Center Boulevard Phoenix, AZ 85041
602.995.1000 www.verticaldesignstudios.com

ARCHITECTURAL ELEVATIONS



Residential Buildings

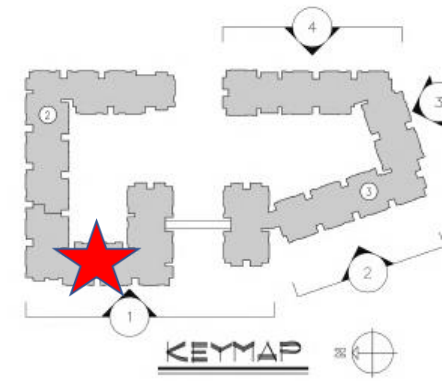
West elevation of the north tower; facing Sawmill Rd & Aspen Place at the Sawmill

Height at peak of roof: 64'- 8"



Building Entrance & Clubhouse

Pedestrian Bridge at 3rd story connecting the two buildings



North

ARCHITECTURAL ELEVATIONS



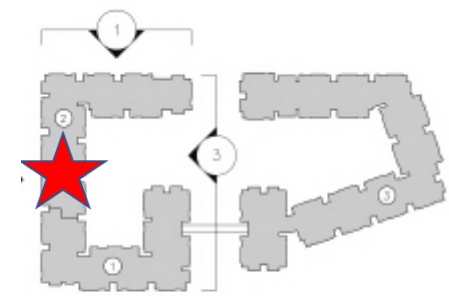
Residential Buildings

North elevation of the north tower;
facing Butler Ave.

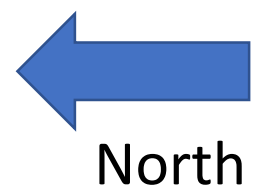


2 NORTH ELEVATION
1/16"=1'-0" BUILDING 2

Building Entrance
& Clubhouse



KEYMAP



DEFERRED SUBMITTALS



Landscaping : Landscaping plans are not required in conjunction with a Direct to Ordinance Zoning Map Amendment. Applicant provided a conceptual Landscape Plan which generally meets all standards. A final Landscape Plan will be reviewed at the time of civil plan submittal.

Outdoor Lighting: Outdoor lighting plans are also not required with Direct Ordinance Zoning request. The subject property is within Lighting Zone II and is allowed 50,000 lumens/acre. The applicant has committed to exceeding the City's outdoor lighting standards. A plan will be reviewed at the time of building permit submittal.

PUBLIC SYSTEMS IMPACT ANALYSIS



Traffic and Access: *Traffic Impact Analysis* was conducted in 2018

- Proposed development expected to generate less than 500 peak hour trips
- Of 7 nearby intersections, the only intersection showing poor existing operational conditions was Lone Tree Rd/Sawmill Rd intersection; and to mitigate this...
- City is requiring developer to contribute \$200,000 towards the cost of a future traffic signal at Lone Tree Rd/Sawmill Rd
- The site's Butler Ave. driveway will require a right-turn deceleration lane

Water & Sewer: *Water & Sewer Impact Analysis* conducted May 2018

- Determined adequate capacity & that no off-site water or sewer improvements will be required
- Developer must design and construct all on-site and connecting infrastructure per the COF's Engineering Standards.

Stormwater: *Drainage Impact Analysis* conducted July 2018

- Determined downstream drainage impacts from the proposed development and identified mitigation options
- On-site drainage basins (including StormTech chamber systems) will be designed to have no increased runoff volume and no increase in peak flows for 10 & 100-year storm events



DEVELOPMENT AGREEMENT

Defines roles and responsibilities of City and Developer

A draft D.A. has been prepared and will be finalized prior to going to City Council; includes:

- Development Standards
- Potential Phasing
- Affordable Housing
- Materials Management (sustainability)
- Transportation Improvements
- FUTS connection



CITIZEN PARTICIPATION

In accordance with State Statute:

- Public Hearing Notices were mailed to all property owners within 1,000 feet of subject property (exceeding the min. 300 feet)
- Advertisement appeared in AZ Daily Sun
- Signs posted on the property

Applicant held two Neighborhood Meetings at Murdock Center:

- April 24, 2018 (16 individuals attended)
- July 30, 2018 (13 individuals attended)
- Comment topics from public included traffic impacts, heights/materials of proposed buildings, who project will be marketed to, existing trees, types of amenities, FUTS, security plan, and affordability
- One letter from the public has been received, in favor of the project, and is included in the Citizen Participation Report. No additional letters, emails or phone calls.

FINDINGS:

Direct to Ordinance Zoning Map Amendments



- (1) The proposed amendment is consistent with and conforms to the goals and policies of the General Plan and any applicable specific plans;
- (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the “City”), and will add to the public good as described in the General Plan;
- (3) The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

STAFF RECOMMENDATION



Staff recommends the Planning & Zoning Commission, in accordance with the findings presented in the staff report, forward the Direct to Ordinance Zoning Map Amendment to the City Council with a recommendation approving PZ-17-00089-03 subject to following conditions of approval:

1. The subject property must be developed in accordance with the approved site plan and the conditions of approval dated September 21, 2018. Modifications (other than minor modifications) to the approved site plan will require an amendment to this Direct to Ordinance Zoning Map Amendment request.
2. For the commercial portion of the development, final architectural design and site layout will be reviewed and approved with a separate Site Plan submittal and will be in conformance with the approved Development Agreement and Zoning Map Amendment conditions.
3. All other requirements of the Zoning Code and other City codes, ordinances and regulations, shall be met by the proposed development.
4. All terms, conditions, and restrictions detailed within the “McGrath Development Agreement” must be fully satisfied.

NEXT STEPS



Planning & Zoning Comm. Meeting	Jan. 9, 2019
City Council Meeting (1 st Read of Ordinance)	Feb. 5, 2019
City Council Meeting (2 nd Read of Ordinance)	Feb. 19, 2019
Ordinance effective 30 days after 2 nd Read	March 21, 2019