

# Zoning Map Amendment Request PZ-19-00081

City Council Meeting  
June 18, 2019



# LOCATION & SURROUNDING USES



# SUBJECT SITE – Looking Southeast 825 & 829 E Butler Avenue



Google Maps 825 E Butler Ave



Google

# 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~~ **\$500,000** 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 commercial project will include employment type uses including Goodwill Industries which anticipates 50 employees and provides job training

~~(-) The project does not provide a mix of housing types;~~

(+) The project provides a mix of housing types, multi-family unit types and price points.

(-) The presence of drive-through lanes on the commercial site is not a preferred element in an urban activity center.

# REQUEST:



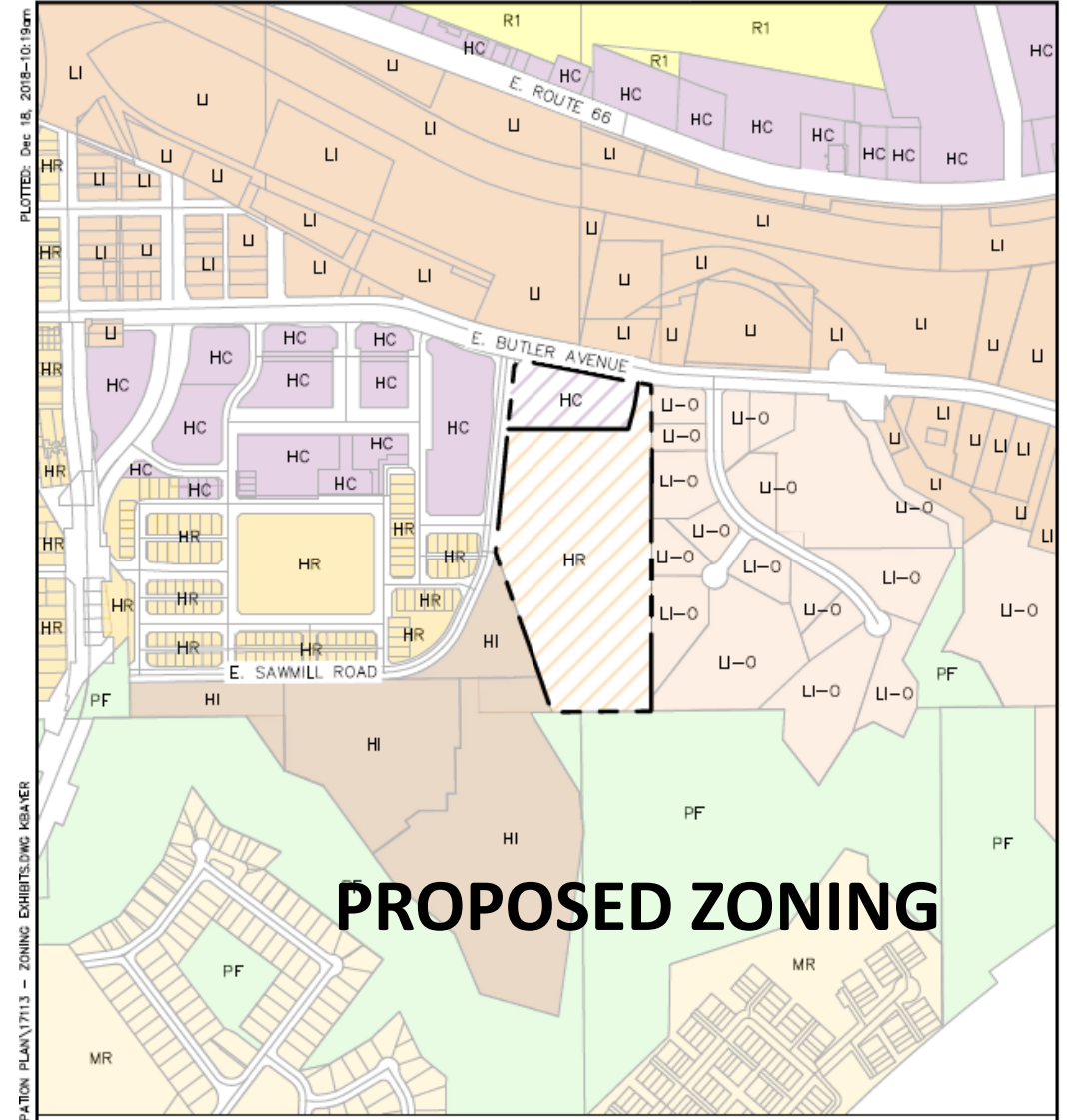
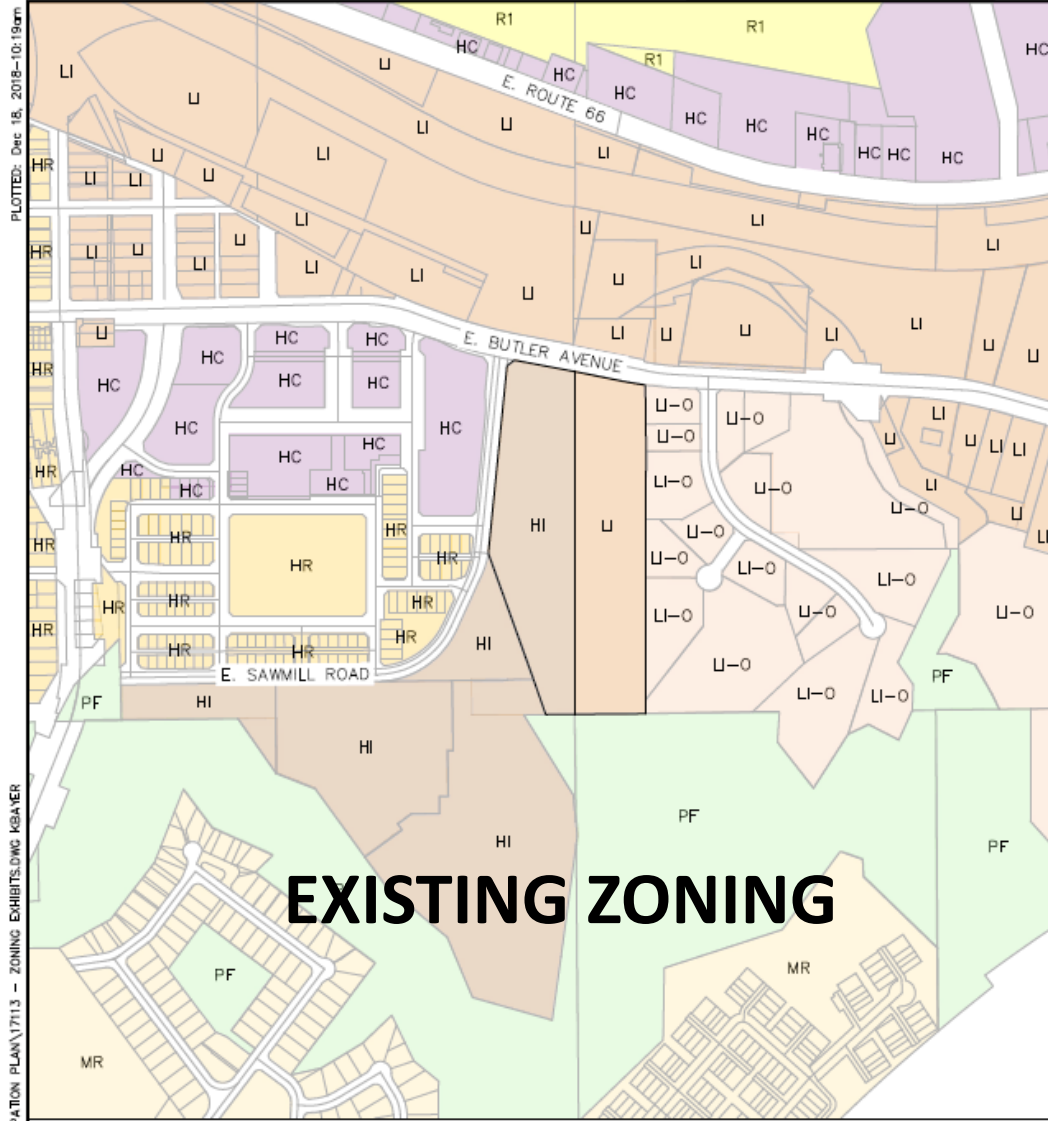
McGrath Real Estate Partners is requesting rezoning approval to permit a development with a minimum of 19,000 SF of commercial space in conjunction with a ~~238~~ **333**-unit (~~854~~ **764** bedroom) multi-family project.

If approved, 14.51 acres will change from Light Industrial (LI) & Heavy Industrial (HI) to:

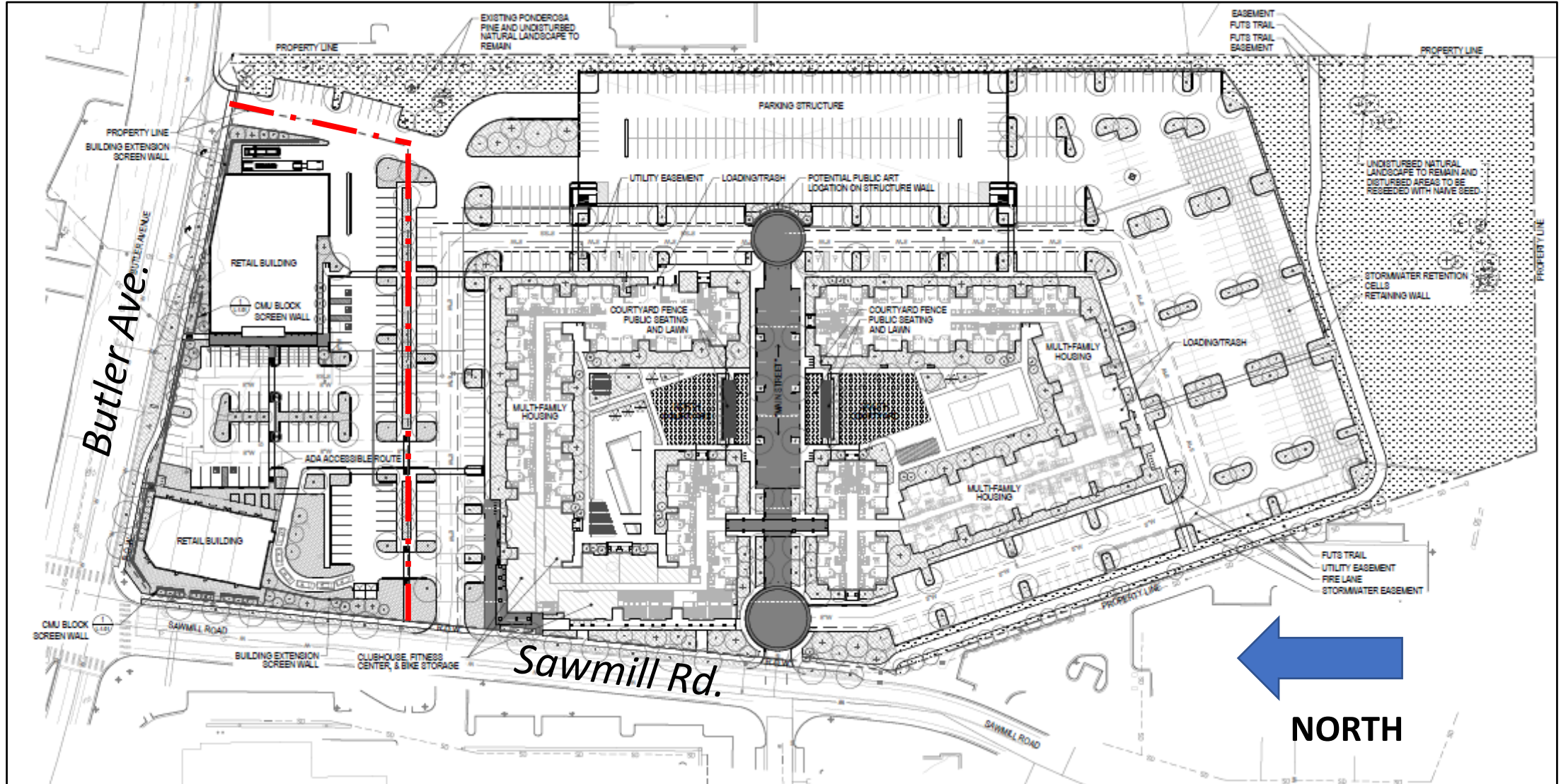
2.24 acres of Highway Commercial (HC)

12.27 acres of High Density Residential (HR)

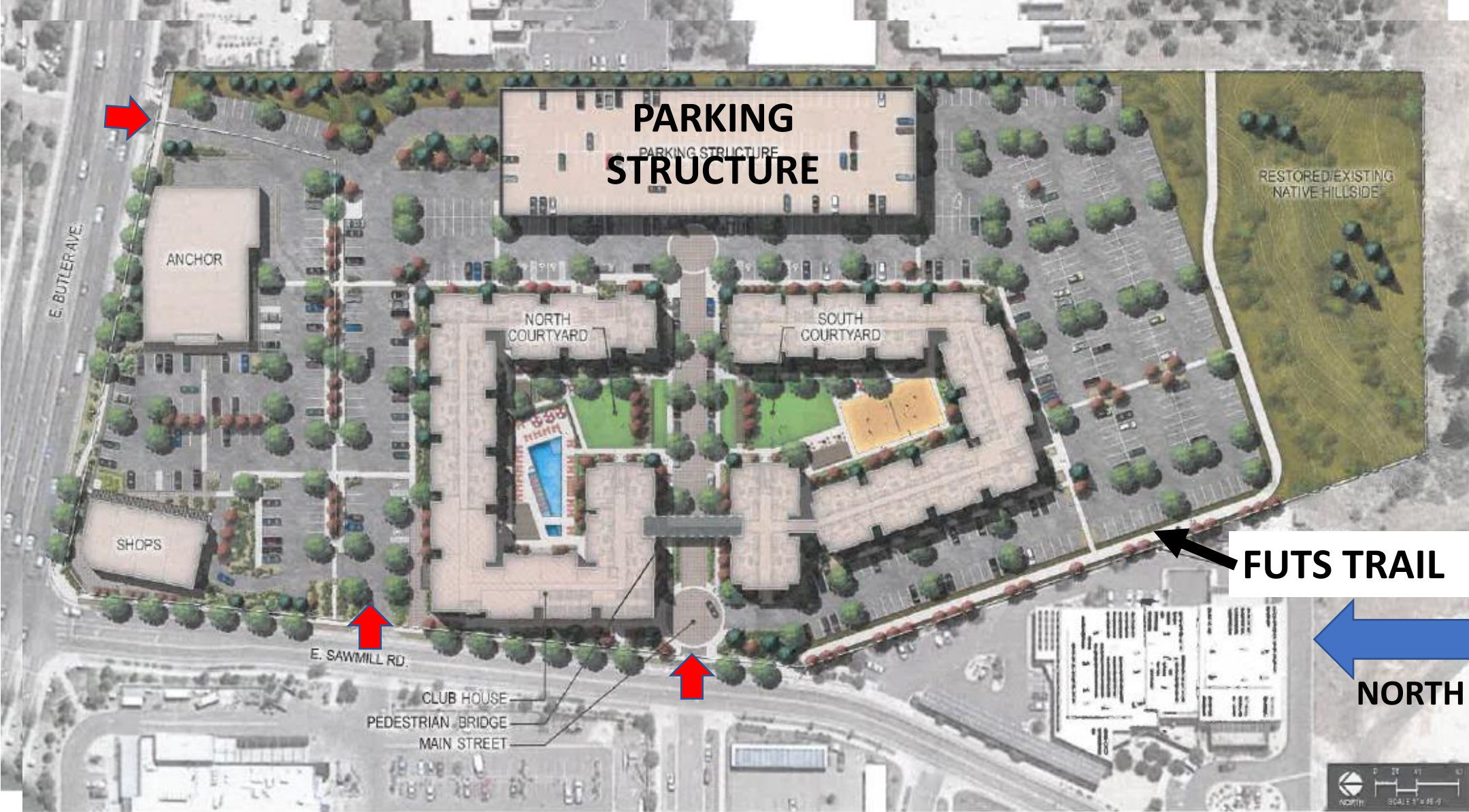
# ZONING EXHIBIT



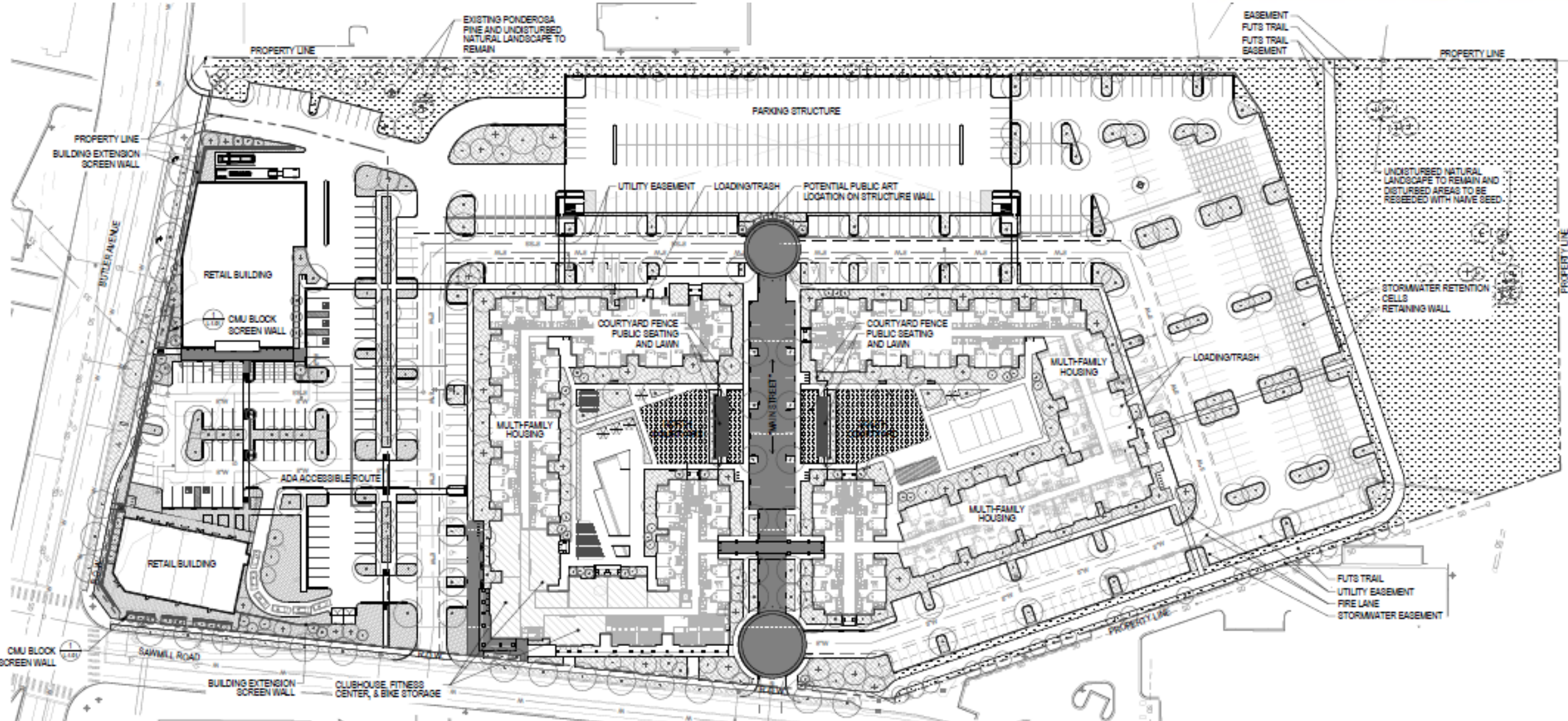
# PROPOSED SITE PLAN



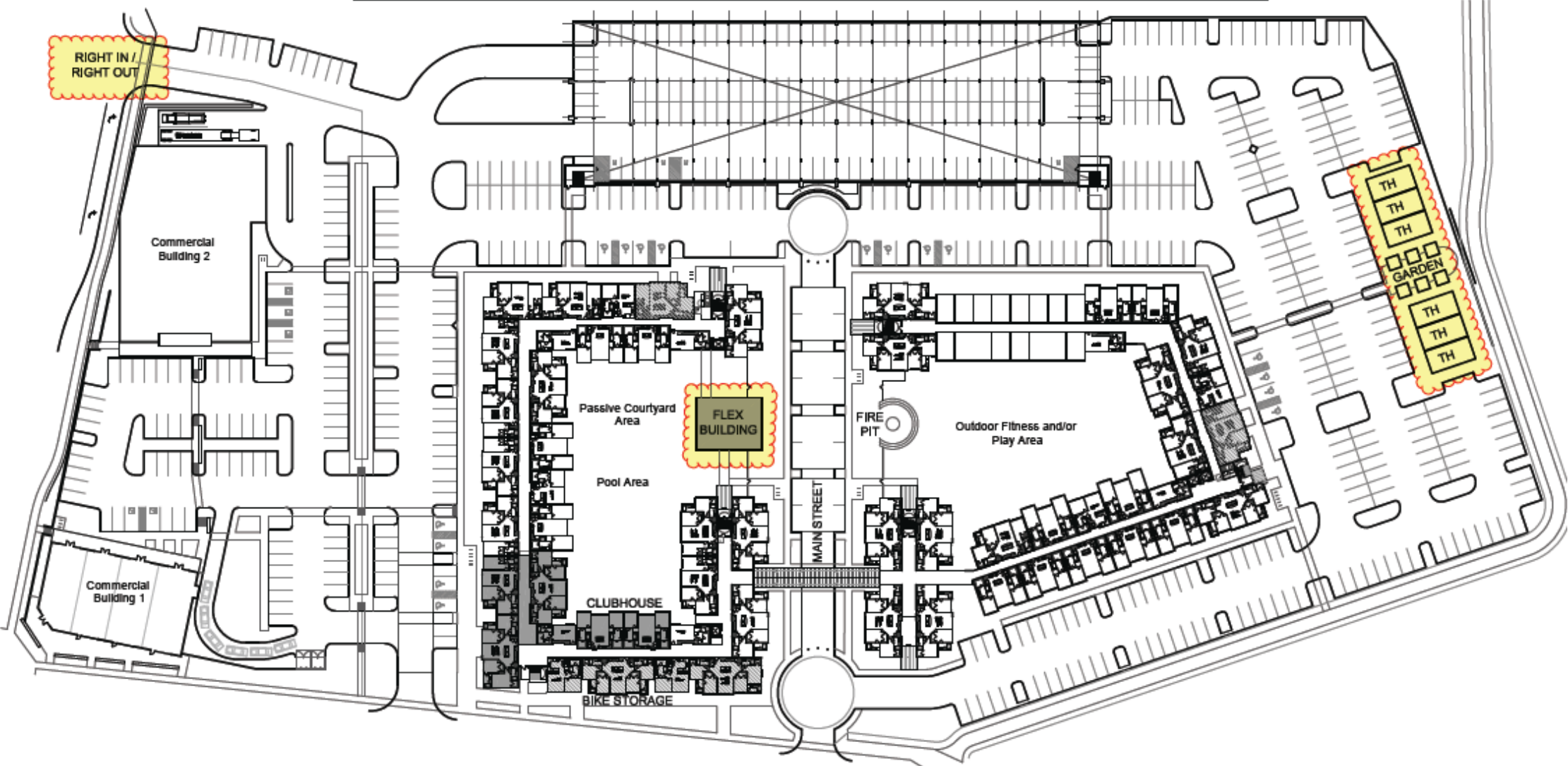
# RENDERED SITE PLAN



# CONCEPTUAL LANDSCAPE PLAN



# REVISED SITE PLAN



1 ARCHITECTURAL SITE PLAN 2  
1"=40'-0"

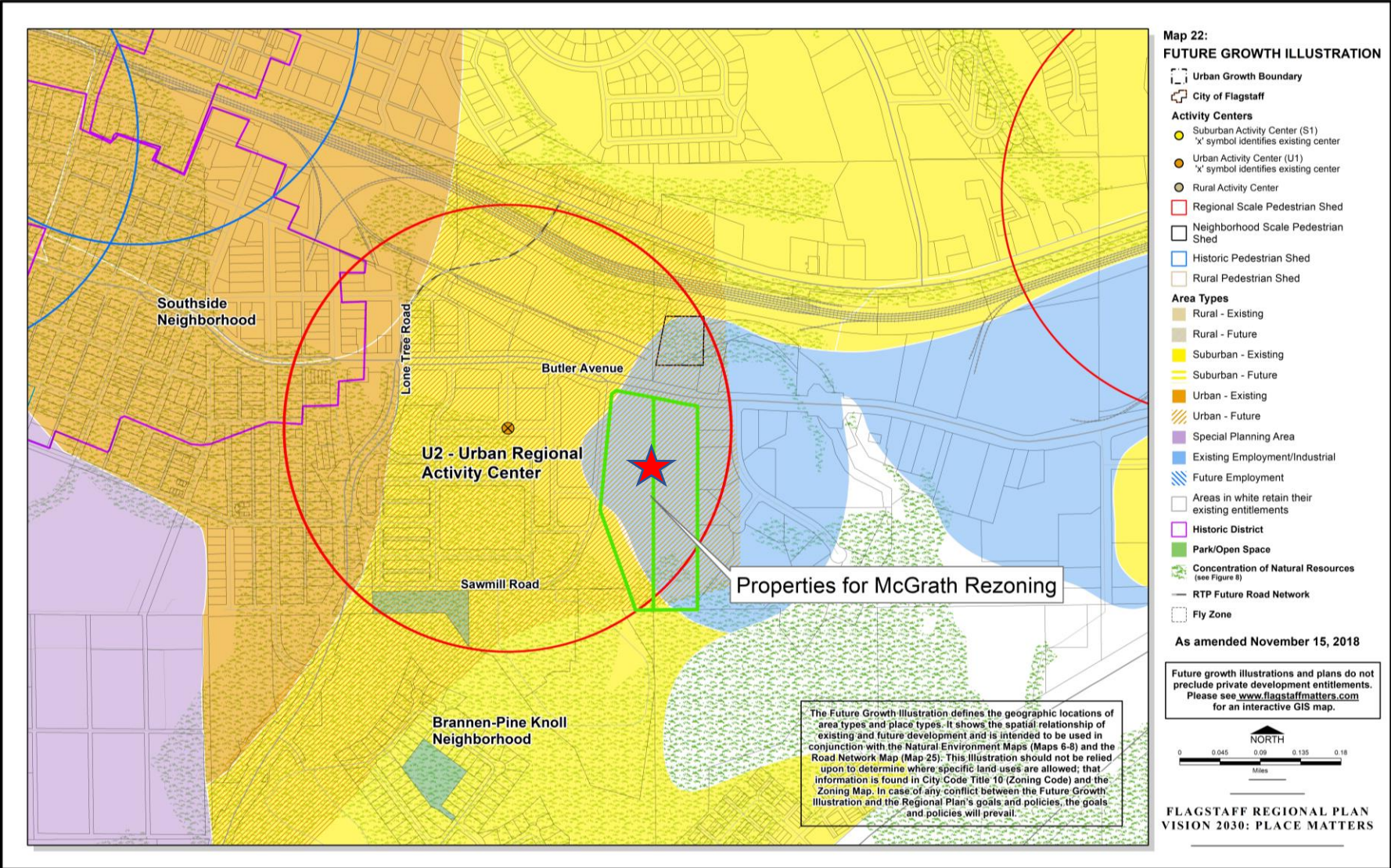
# REVISED UNIT MIX



<u>UNIT TYPE</u>	<u>NUMBER OF UNITS</u>	<u>NUMBER OF BEDROOMS</u>	<u>NRSF</u>	<u>NET SQ. FT. PER UNIT TYPE</u>	<u>NUMBER</u>	<u>%</u>
A-E Efficiency	60	60	308	18,480	116	35%
A-S Studio	28	28	449	12,572		
A1: 1bdr/1bath	28	28	659	18,452		
B1: 2bdr/2bath	51	102	971	49,521	77	23%
B1a: 2bdr/2bath	20	40	1,087	21,740		
TH1: 2bdr/2.5bath	6	12	1,200	7,200		
C1: 3bdr/3bath	66	198	1,155	76,230	66	20%
D1: 4bdr/4bath	74	296	1,397	103,378	74	22%
<b>TOTAL/AVG</b>	<b>333</b>	<b>764</b>	<b>924</b>	<b>307,573</b>	<b>333</b>	<b>100%</b>

ORIGINAL
%
7%
6.7%
6.3%
80%
100%

# 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~~ **27** units/acre)
- “Industrial not appropriate for the urban context”  
(page IX-35)

# 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

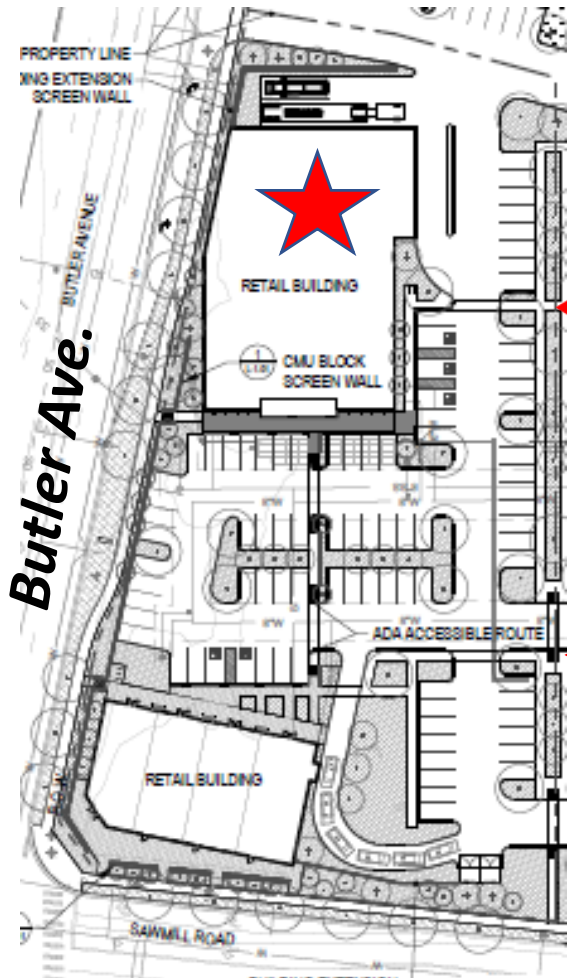
## RESIDENTIAL PORTION

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	<del>19.4</del> units/acre
Maximum Density (units/acre)		Max. 29 units/ac	<b>27.1 units/acre</b>

# ARCHITECTURAL ELEVATIONS



## Commercial Anchor



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



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

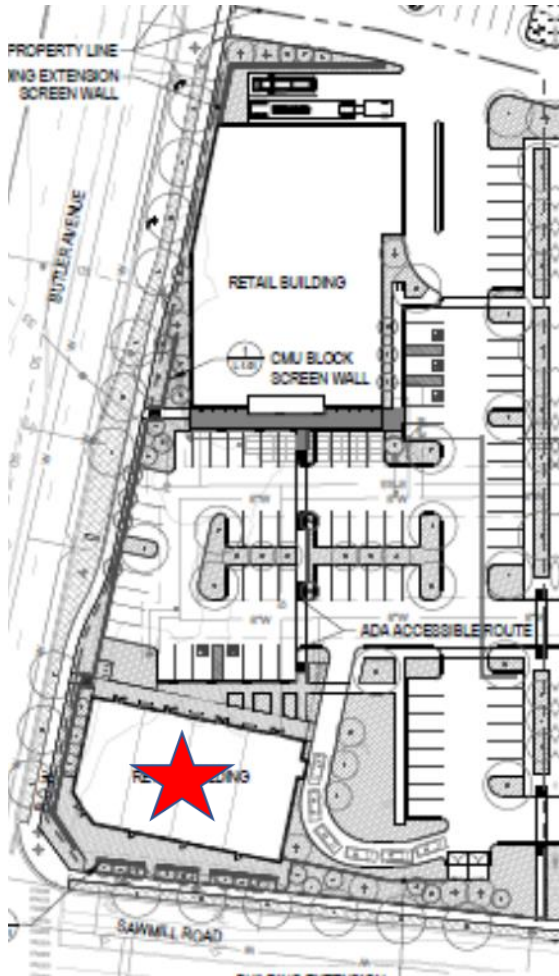
North Elevation: Faces Butler Ave.



# 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 AIA&E	 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

4055 E. Cotton Center Boulevard Phoenix, AZ 85041  
602.995.1000 www.verticaldesignstudios.com

# ARCHITECTURAL ELEVATIONS



## Residential Buildings

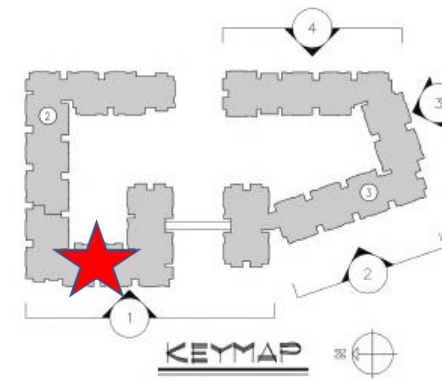
West elevation of the north tower; facing Sawmill Rd & Aspen Place at the Sawmill

Height at peak of roof: 64'- 8"



Building Entrance & Clubhouse

Pedestrian Bridge at 3<sup>rd</sup> story connecting the two buildings



North

# ARCHITECTURAL ELEVATIONS



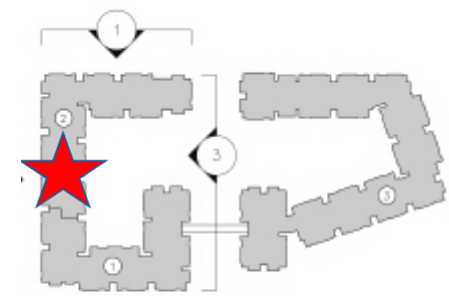
## Residential Buildings

North elevation of the north tower; facing Butler Ave. & the commercial project

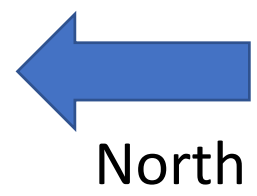


2 NORTH ELEVATION  
1/16"=1'-0" BUILDING 2

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 development agreement has been prepared and will be presented to City Council for potential approval on ~~February 19<sup>th</sup>~~ **July 2nd**; includes:

- Development Standards
- Safety Plan for Multi-Family Housing (\$25,000 to COF Police Dept.)
- **\$10,000 contribution to Fire Department**
- Affordable Housing (10% of units and add'l ~~\$100,000~~ **\$500,000** contribution)
- Materials Management (sustainability)
- Transportation Improvements (\$200,000 contribution)
- FUTS connection
- Potential Phasing
- **If commercial portion has not been completed within 6 years of D.A., the City Council may take action to cause the property to revert to the HI/LI zoning**

# 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) **[New notices mailed May 3, 2019]**
- Advertisement appeared in AZ Daily Sun & signs were posted on the property

Applicant held two Neighborhood Meetings at Murdock Center:

- April 24, 2018 (16 individuals attended)
- July 30, 2018 (13 individuals attended)
- **May 16<sup>th</sup>, 2019 (8 individuals attended) meeting held at Aquaplex for revised plan**
- 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.
- **On May 28<sup>th</sup>, one phone call from citizen with questions, generally opposed to the project (height, MF type development); likes Flex Bldg being open to the community**

# 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.

# RECOMMENDATION



This item requires two Public Hearings. The Planning & Zoning Commission held Public Hearings on May 22<sup>nd</sup> and 29<sup>th</sup>.

On May 29th, the Planning & Zoning Commission voted 5-0 to recommend forwarding the Zoning Map Amendment to City Council with a recommendation of approval, in accordance with the findings presented in the staff report, subject to the 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.~~ **The applicant shall submit an application for Site Plan Minor Modification for review and approval by the Inter-Division Staff prior to submittal of civil engineering or building permits. The subject property must be developed in accordance with the approved Site Plan modification and the related conditions of approval.**
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.

# Conditions of Approval cont'd



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.
- 5. In the event that Certificate of Occupancy has not been granted on the improvements on the commercial parcel within six years from the date of this Agreement, after notification by certified mail to the owner and applicant who requested the rezoning, the City shall schedule a public hearing before City Council to take action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.**

# NEXT STEPS



Planning & Zoning Comm. Meeting #1

May 22, 2019

Planning & Zoning Comm. Meeting #2

May 29, 2019

City Council Meeting (1<sup>st</sup> Read of Ordinance)

June 18, 2019

City Council Meeting (2<sup>nd</sup> Read of Ordinance)  
and resolution for D.A.

July 2, 2019

Ordinance effective 30 days after 2<sup>nd</sup> Read

August 1, 2019