

Aura Flagstaff

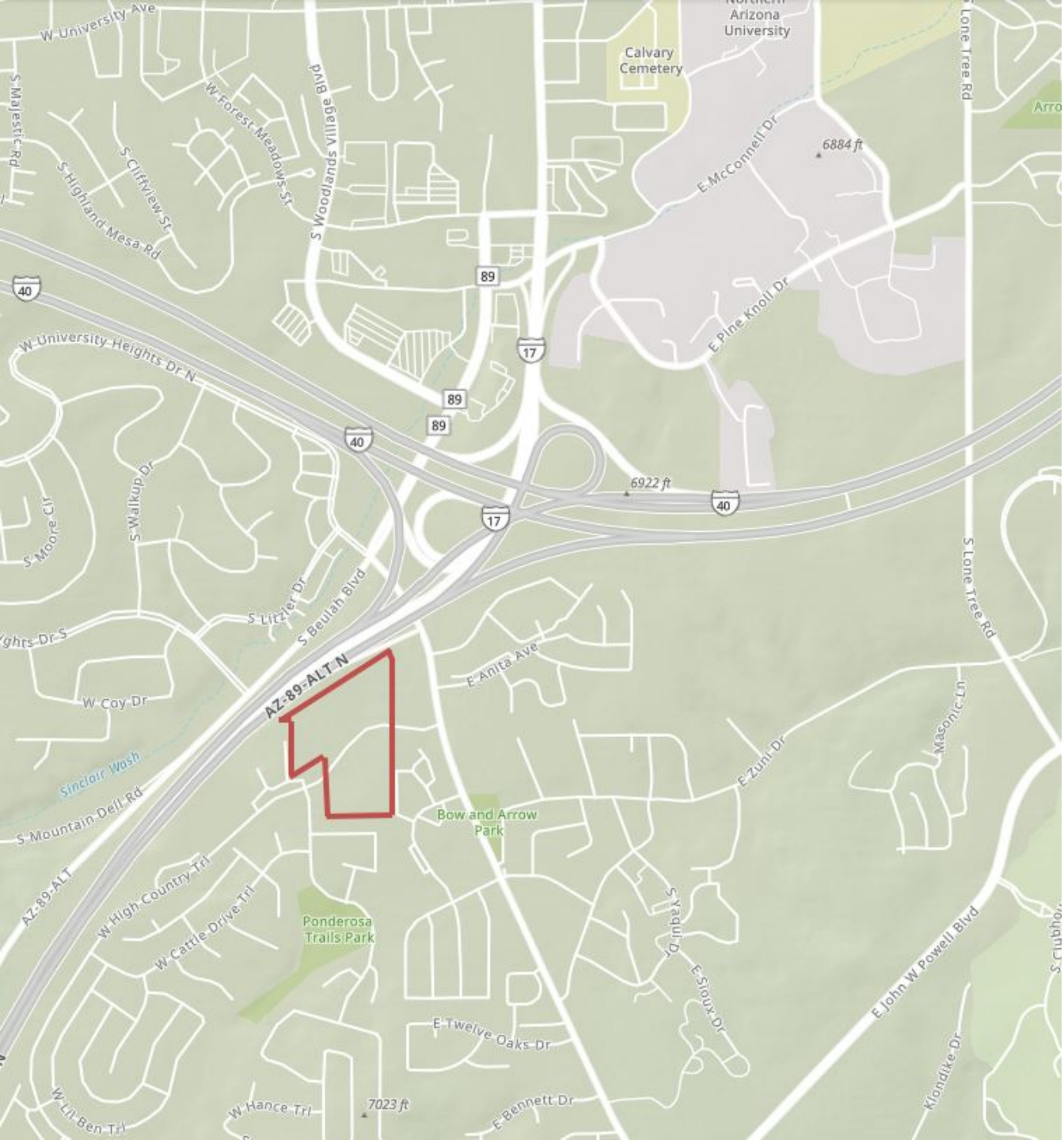
Direct to Ordinance

Zoning Map Amendment

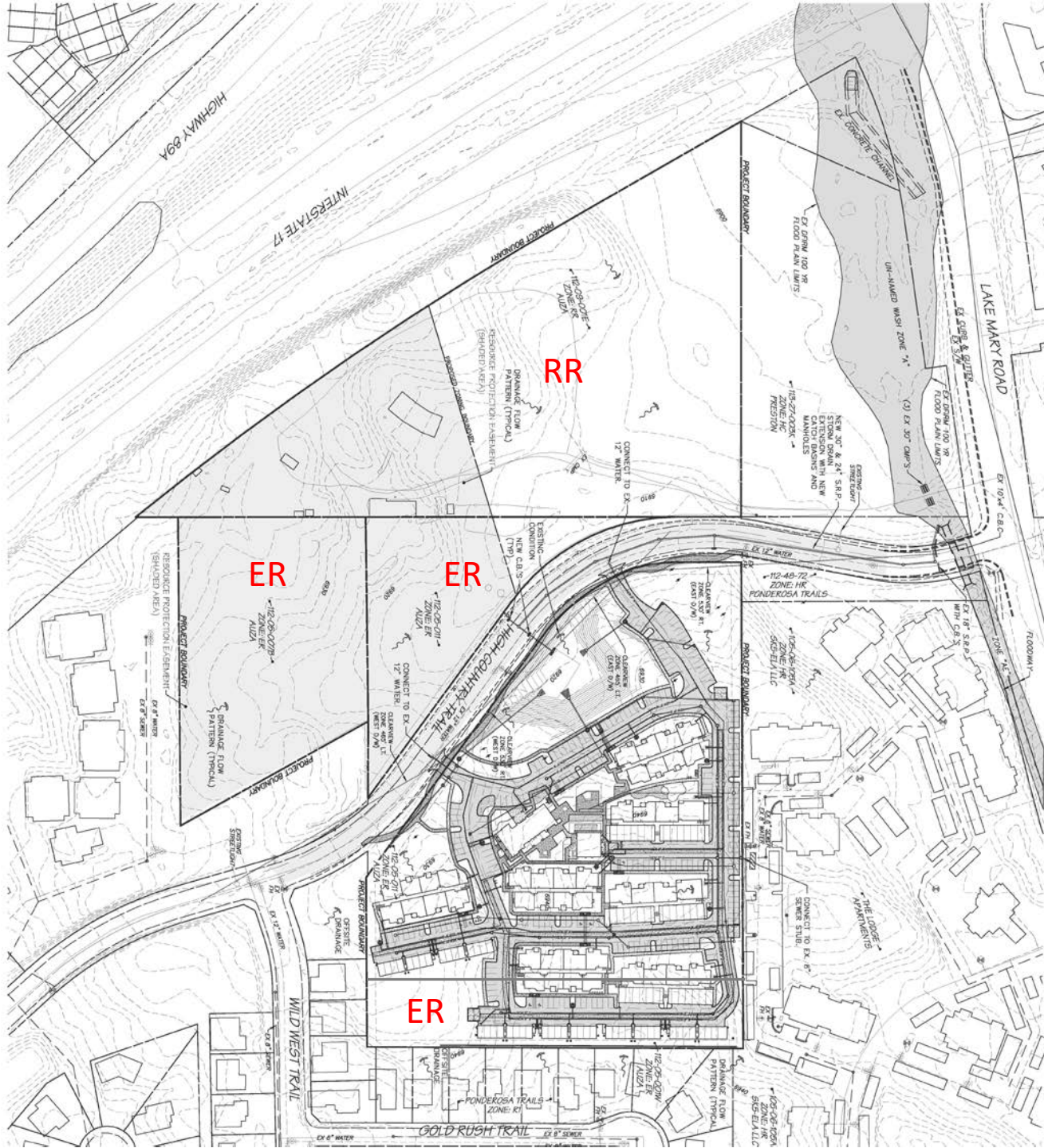
Alexandra Pucciarelli

Planning Development Manager





Vicinity Map



Existing

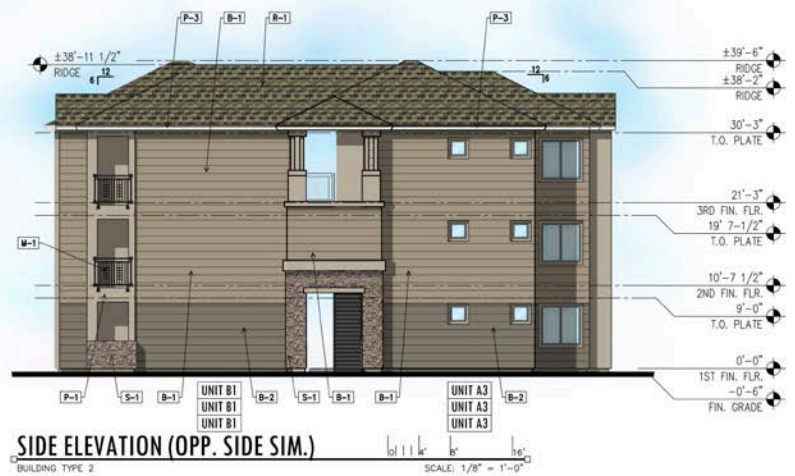
- 4 Parcels
- 16.11 Acres
- ER and RR zones
- (1) existing unit (circa 1986)
- Electrical Utility Easement

Proposed

- MR zone
- (7) 3-story apartment bldgs
- (6) 2-story carriage bldgs
- (1) Leasing & (1) Fitness

(7) 3-Story Buildings

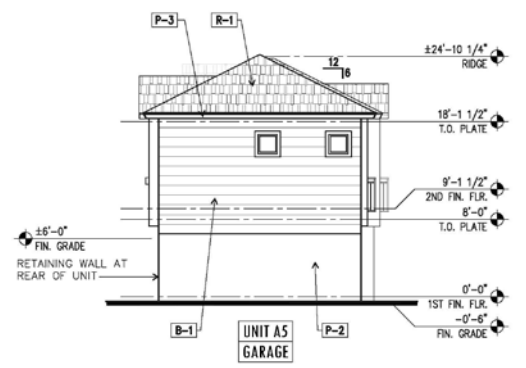
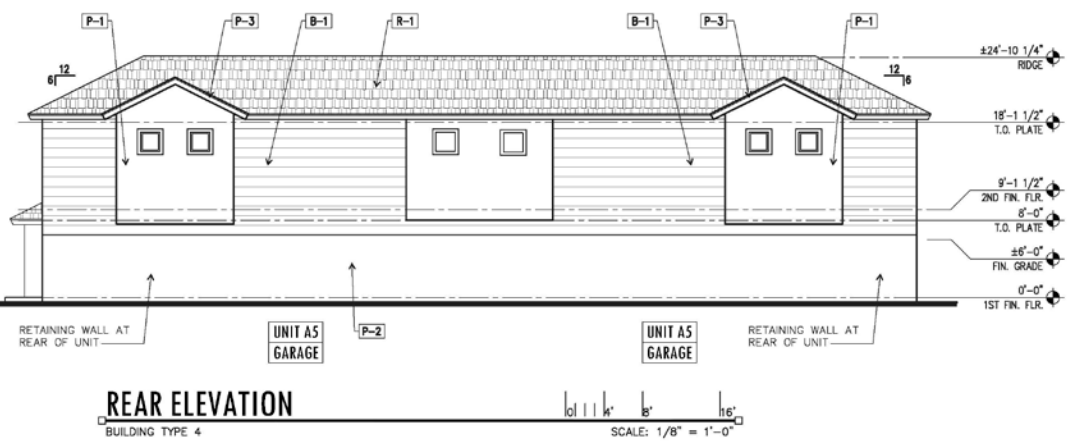
- 22-24 units per building
- (3) bldgs. have 12 garages per building





(6) 2-Story Buildings

- 2 units per building
- 8 garages per building



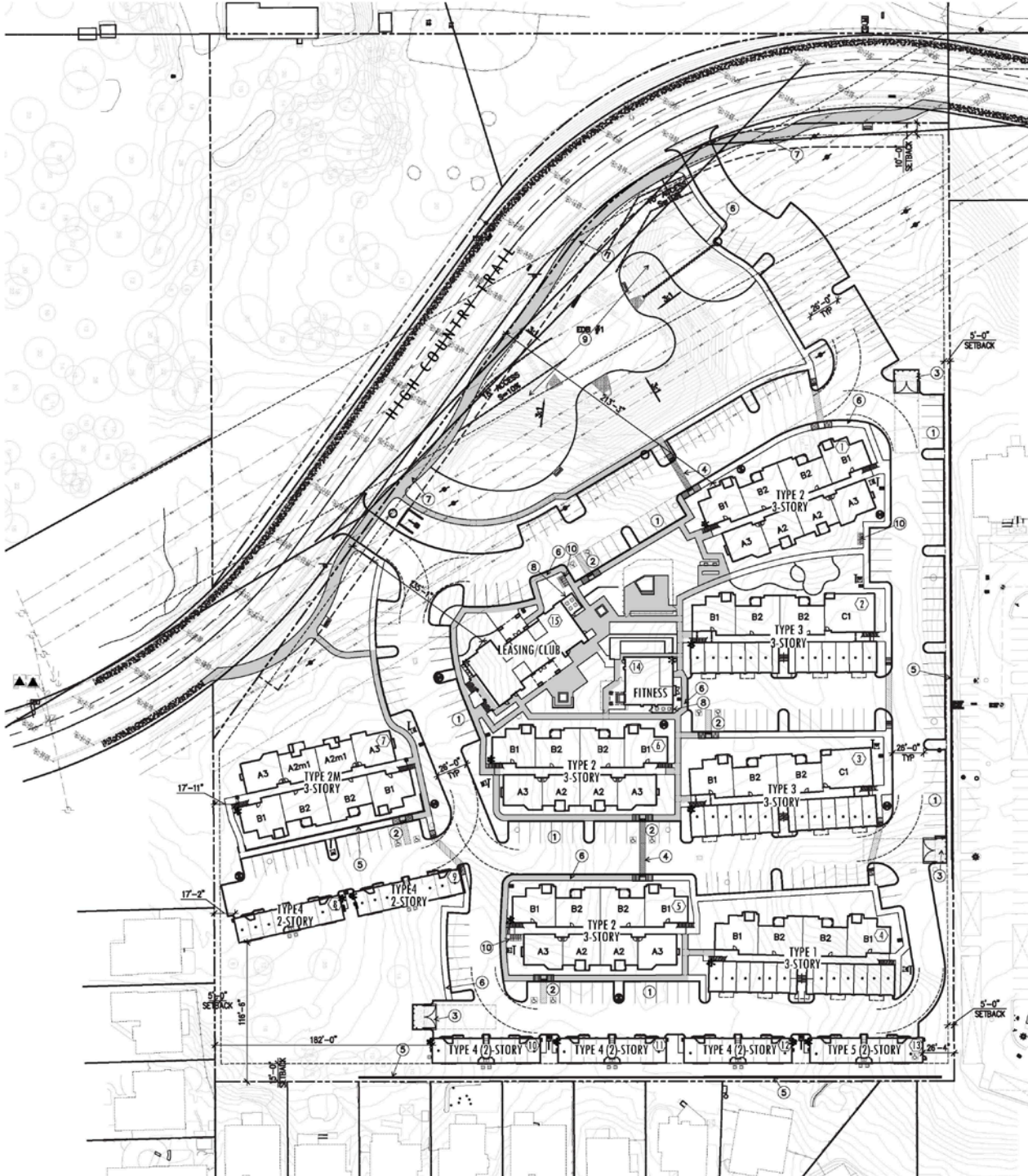
Findings



Finding #1: Conformance with the General Plan

- Existing Suburban Area
- Concentration of Density
 - Impact of 19 units per acre
 - Mass Grading of site
 - Loss of existing trees on site

Finding #1: Finding is not met



Proposed Density

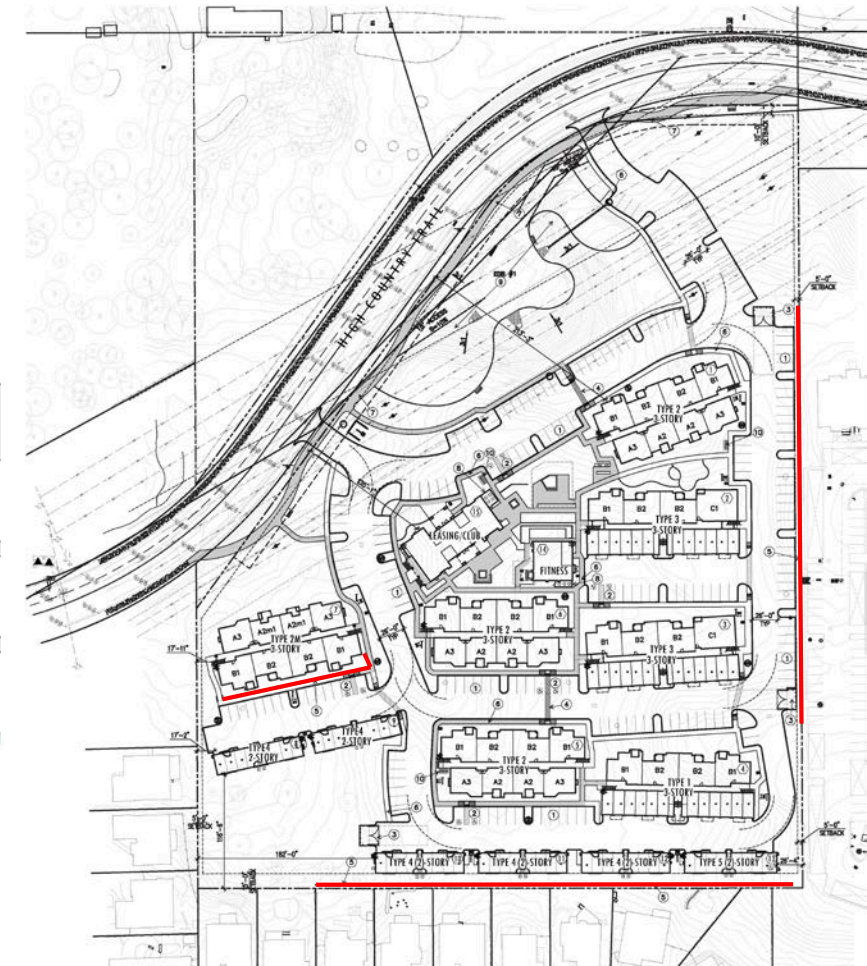
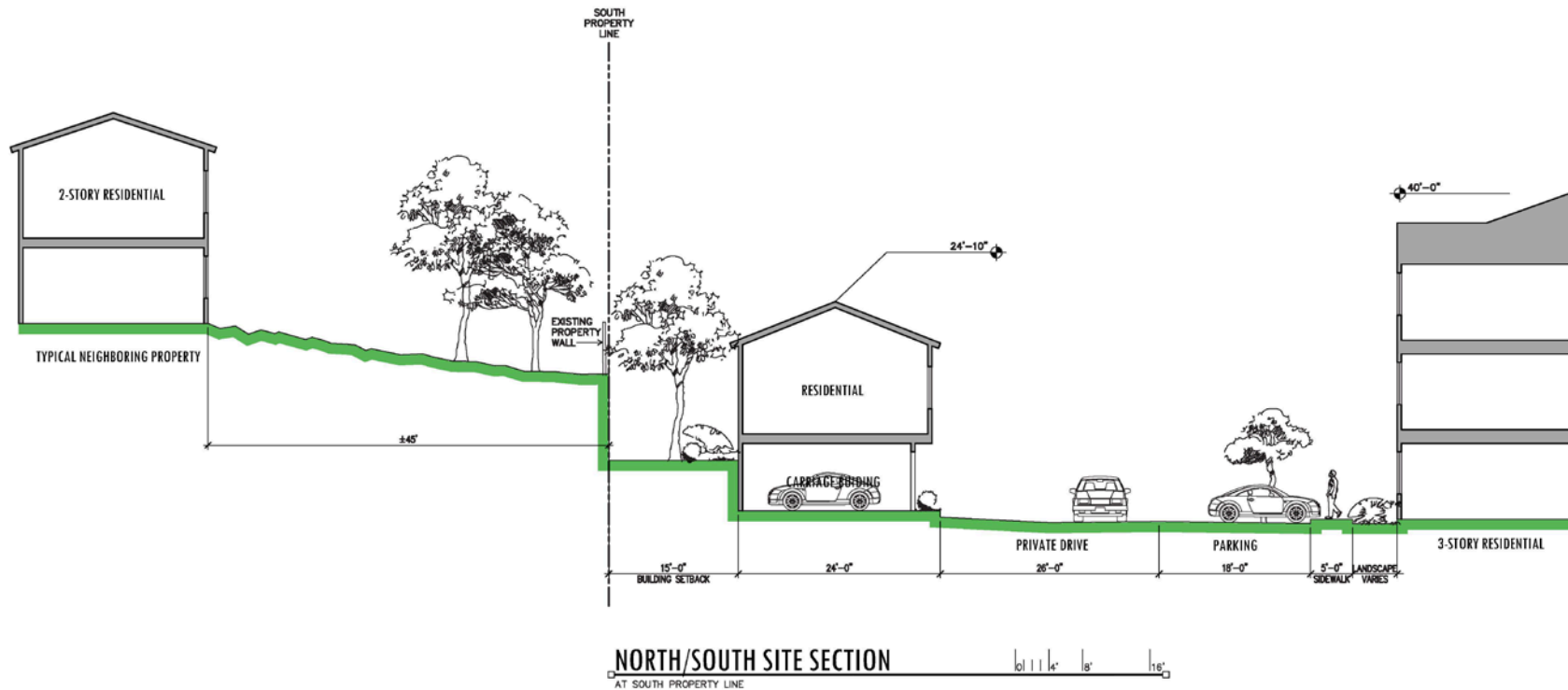
- MR zone allows 6-9 units per acre in RPO
- With 20% density bonus, results in 174 proposed units
- Perceived experience of 19 units per acre



Mass Grading

Site Retaining Walls

- 11.3 feet high max. at south wall
- 8.5 feet high max. at east wall



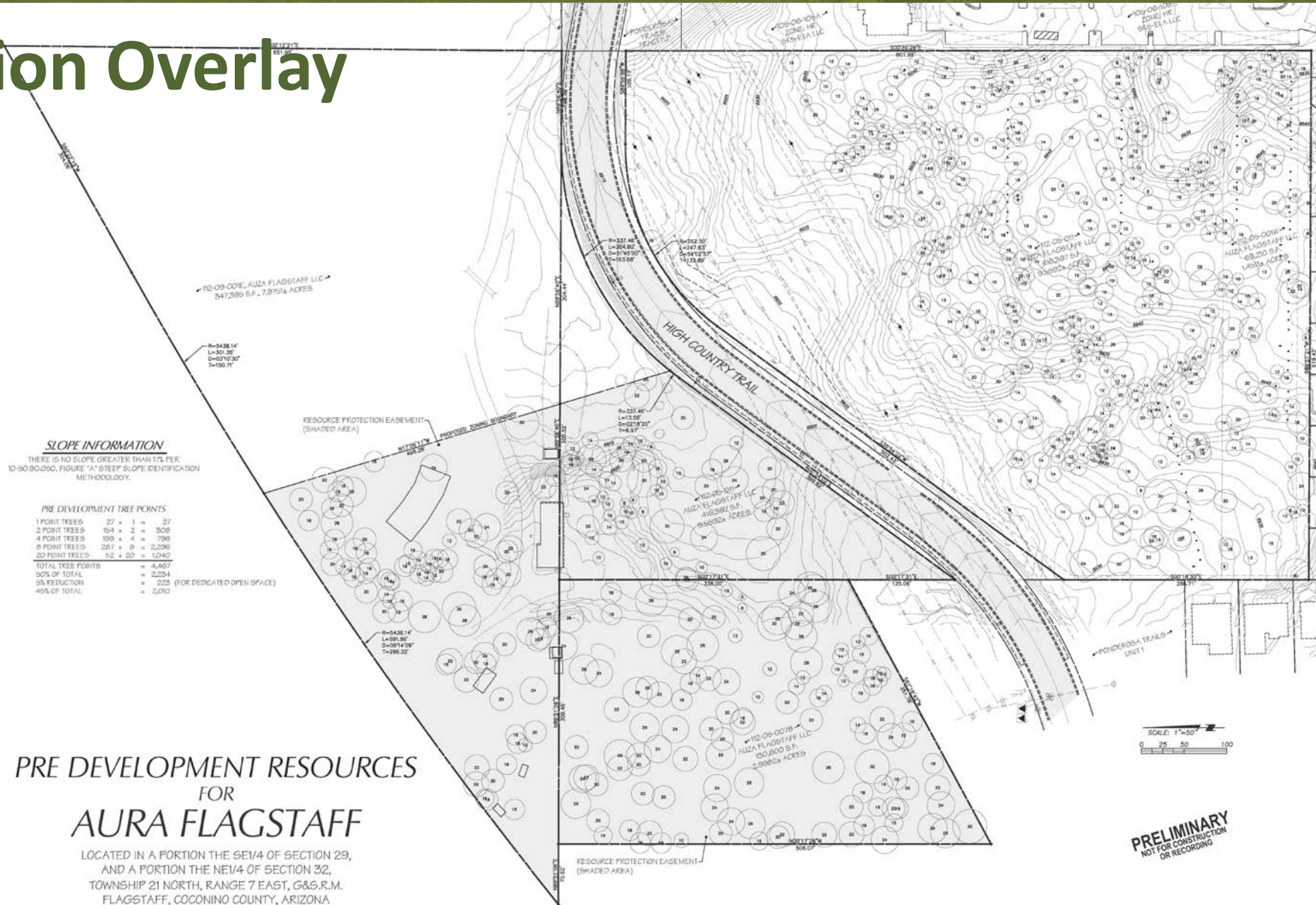


Resource Protection



Resource Protection Overlay

- Residential Development requires 50% of tree canopy to be saved



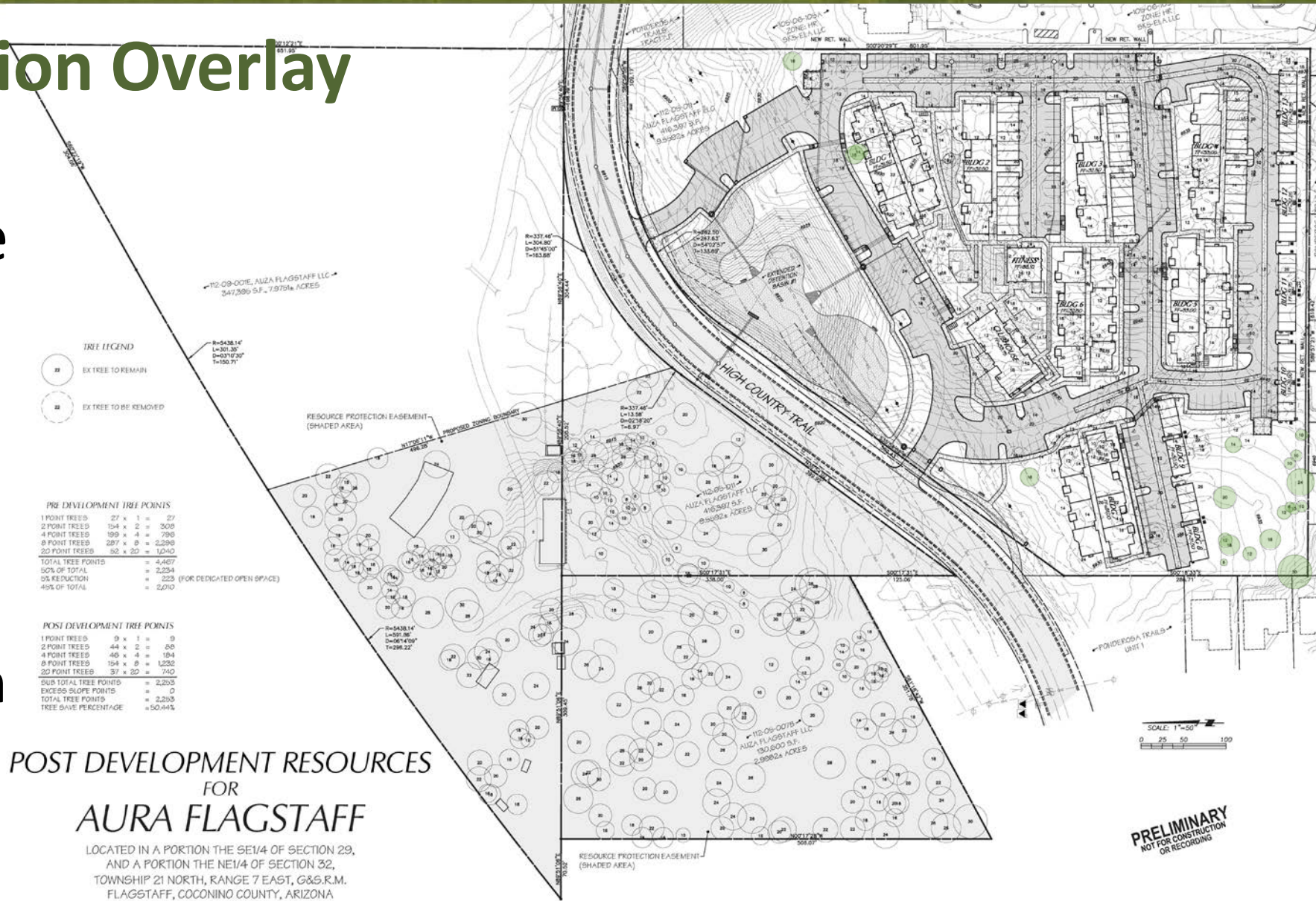


Resource Protection



Resource Protection Overlay

- Proposed design saves 50% of tree canopy
- 96% of saved tree resources on north portion
- 20 trees saved on south portion (4% of required)



PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

Findings



Finding #2: Community Benefits and Public Good

- FUTS along frontage
- Required Civic and Open Space
- 18 Affordable Units
- Crime Free Multi-Housing Program
- Resource Protection easement on northern parcels

Finding #2: Finding is not met



Common Open Space & Civic Space



Common Open Space

- Requires 15% (105,269 sq ft)
- Accessible to the tenants
- Provides 17% (119,965 sq ft)
 - 50% (59,973 sq ft) located in electrical utility easement
 - 29% (34,524 sq ft) located around leasing office/clubhouse
 - 21% (25,468 sq ft) located in southwest corner of site





Common Open Space & Civic Space



Civic Space

- Requires 5% (35,090 sq ft)
- Must be accessible to the public
- Provides 5% (35,090 sq ft)
 - Located in electrical utility easement
 - Located in detention basin
 - 3:1 slope



Findings



Finding #3: Site is Physically Suitable

- Meets applicable codes and requirements
- Mitigates any impacts determined by impact analyses

Finding #3: Finding is met



Public Systems Impact Analysis

Traffic/Right-of-Way Impact

- Traffic Impact Analysis (TIA) completed
 - No off-site improvements required
 - Results in Level of Service of A and B
 - Driveway was relocated to meet standards for sight distance

Water and Wastewater Impact

- Water and Sewer Impact Analysis (WISA) completed
 - No off-site improvements required
 - Water service will tie into existing 12" main in street
 - Sewer service will connect to existing 8" stub to the east



Recommendation

Planning & Zoning Commission cannot make the required findings.

If Council disagrees, approve with suggested conditions:

- 1) The subject property must be developed in accordance with the approved site plan and the conditions of approval dated February 20, 2019 and revised March 15, 2019. Modifications (other than minor modifications) to the approved site plan will require an amendment to this Direct to Ordinance Zoning Map Amendment request.
- 2) The parcels must be combined to match the zoning lines.
- 3) The State archeological database must be updated to reflect the removal of archeological resources on the subject property.
- 4) A detailed construction/grading plan must be provided for the retaining walls located on the southern boundary of the property adjacent to the Single Family Dwellings.



Recommendation

Conditions continued:

5) All other requirements of the Zoning Code and other City codes, ordinances and regulations, shall be met by the proposed development.

6) All terms, conditions, and restrictions detailed within the “Aura Development Agreement” must be fully satisfied.

7) In the event the property is rezoned and the Developer fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classifications of Rural Residential (RR) and Estate Residential (ER) in accordance with A.R.S. § 9-462.01.