

# City of Flagstaff

City Council – Regular Agenda

July 2, 2019

City Hall, Council Chambers

Request: Preliminary Plat

PZ-18-00105-03

*Woodshire on Butler Condominiums*



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# Preliminary Plat

## Brookfield Communities, Inc.

### Woodshire on Butler Condominiums

- A request for Preliminary Plat approval for a 50-unit residential condominium development located at 2989 and 3001 E Butler Avenue, a combined site area of approximately 4.06 acres, in the Highway Commercial (HC) Zone and High Density Residential (HR) Zone with a Resource Protection Overlay
- This subdivision combines the 0.75-ac “city parcel” with the 3.31-ac adjacent parcel for a 4.06-ac site.
- The eastern parcel is zoned High Density Resid. and the smaller city parcel is zoned Highway Commercial.
- Both parcels are in a Resource Protection Overlay.



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# Property Background

- The western portion of the site is currently owned by the City of Flagstaff (COF)
- COF plans to split off an approx. 0.75-acre portion of the city-owned parcel due to the future construction of the planned roundabout at realigned Herold Ranch Rd. & Butler Ave.
- Jan. 2019: COF prepared an invitation for bid that included that developer must construct & sell 5 affordable units (10% of 50)
- Brookfield Communities, owner of adjacent property (40 approved units), was the sole bidder;
- City Council will vote on accepting Purchase Agreement on 6/18/19 & 7/2/19.

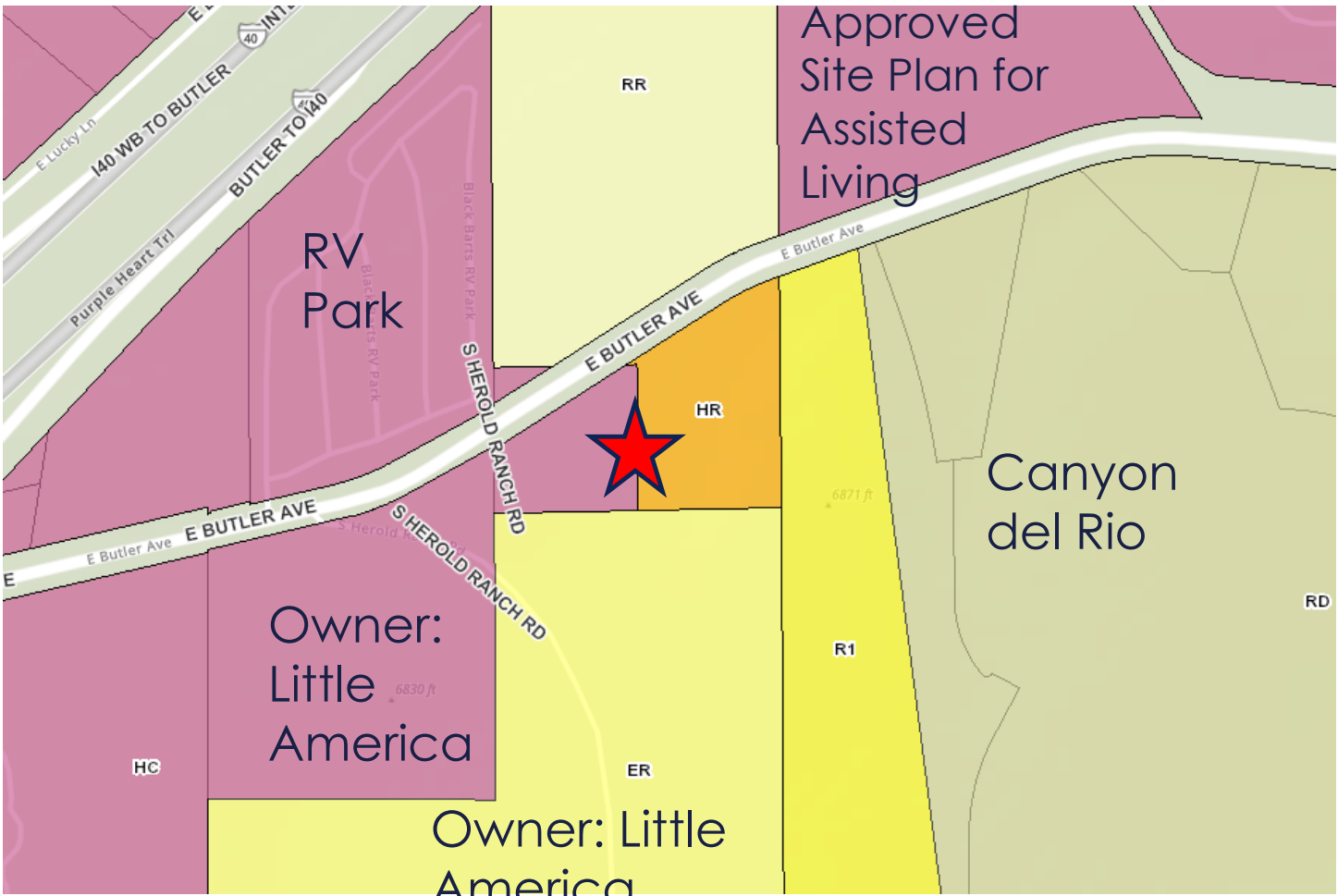
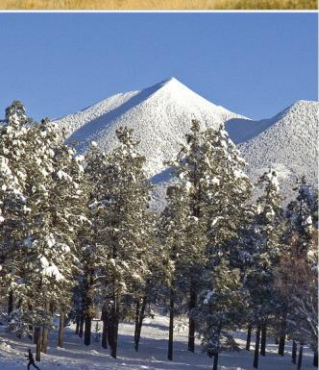


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# Vicinity Map with Zoning



Fourth St.

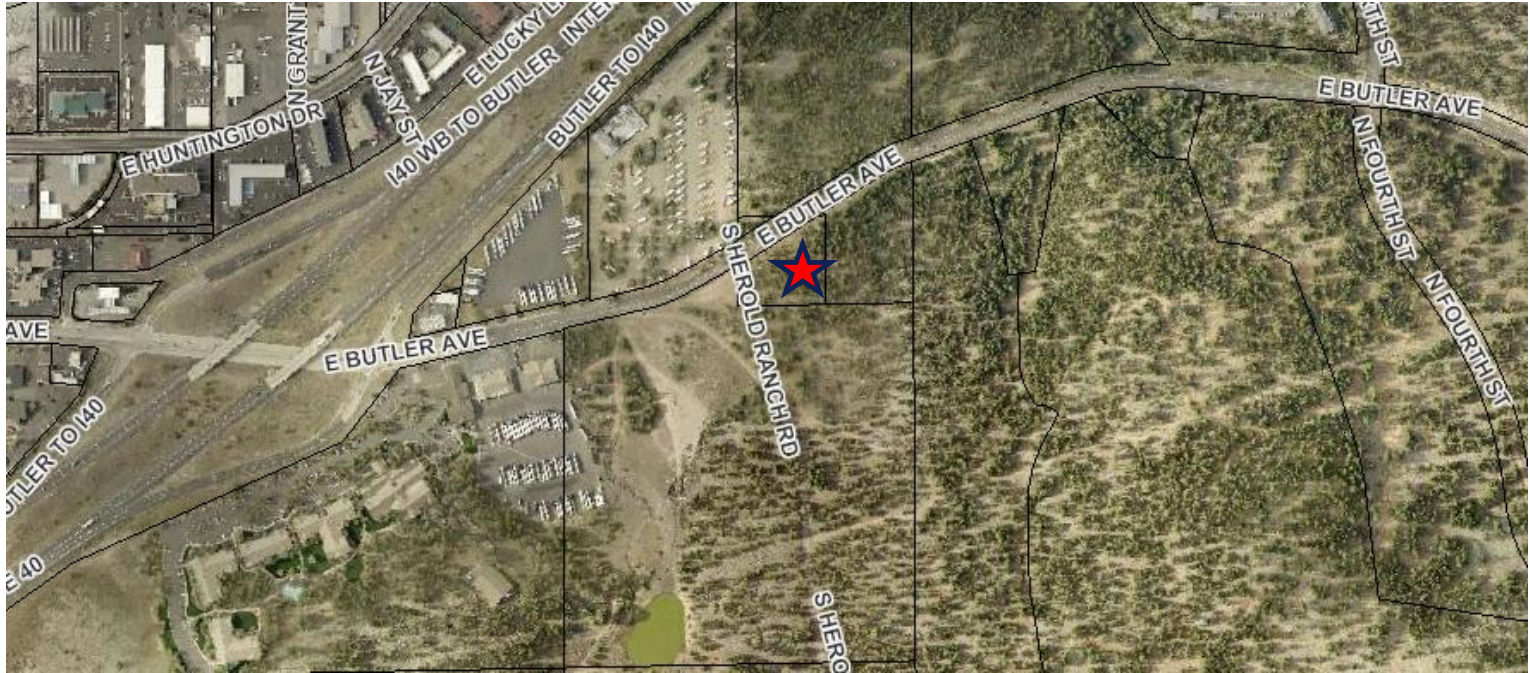


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# Aerial

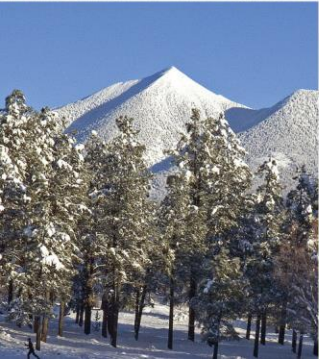


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# Proposed Full Buildout of Butler Ave & Roundabout

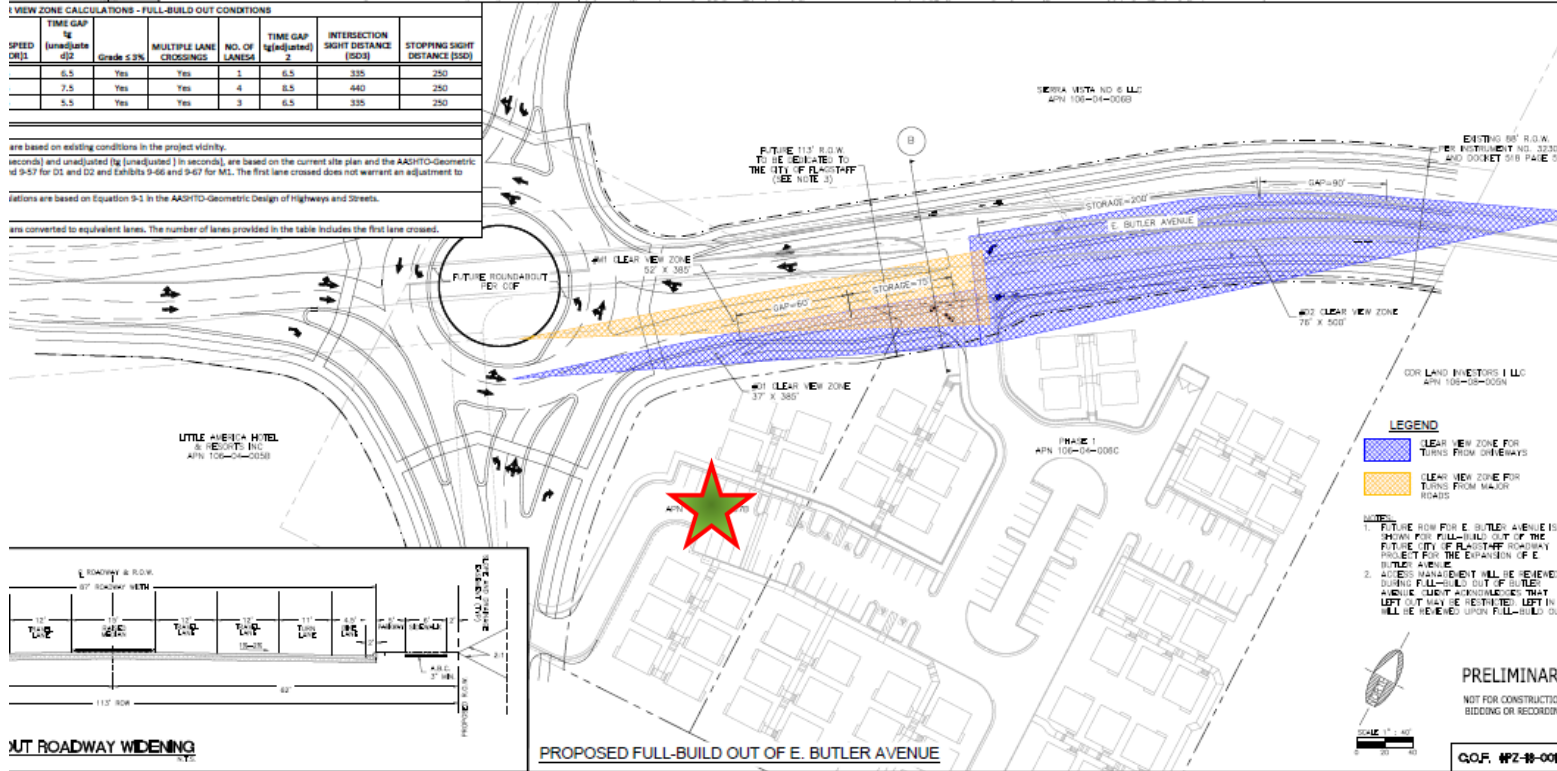


## VIEW ZONE CALCULATIONS - FULL-BUILD OUT CONDITIONS

SPEED (MI/H)	TIME GAP (g) (seconds)	Grade (%)	MULTIPLE LANE CROSSINGS	NO. OF LANES	TIME GAP (g) (adjusted) (seconds)	INTERSECTION SIGHT DISTANCE (SDS)	STOPPING SIGHT DISTANCE (SSD)
6.5	Yes	Yes	1	6.5	335	250	
7.5	Yes	Yes	4	8.5	440	250	
5.5	Yes	Yes	3	6.5	335	250	

are based on existing conditions in the project vicinity.  
seconds) and unadjusted (g) [unadjusted ] in seconds), are based on the current site plan and the AASHTO-Geometric of 9-47 for DS and D2 and Exhibits 9-46 and 9-47 for MS. The first line crossed does not warrant an adjustment to  
ations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets.

are converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.



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# Development Process

On May 1, 2019, the Inter-Division Staff approved a site plan for 50 new detached apartment buildings, with the understanding that the apartment units would ultimately become individually owned through a condominium subdivision.

Detached condominiums look like single-family homes but the dwellings are individually owned. The open space areas, driveways, and parking areas are jointly owned and jointly maintained by a community association.

This preliminary plat application is the first step in approval of the condominium subdivision, which will be followed by civil engineering plan approvals and then final plat approval.

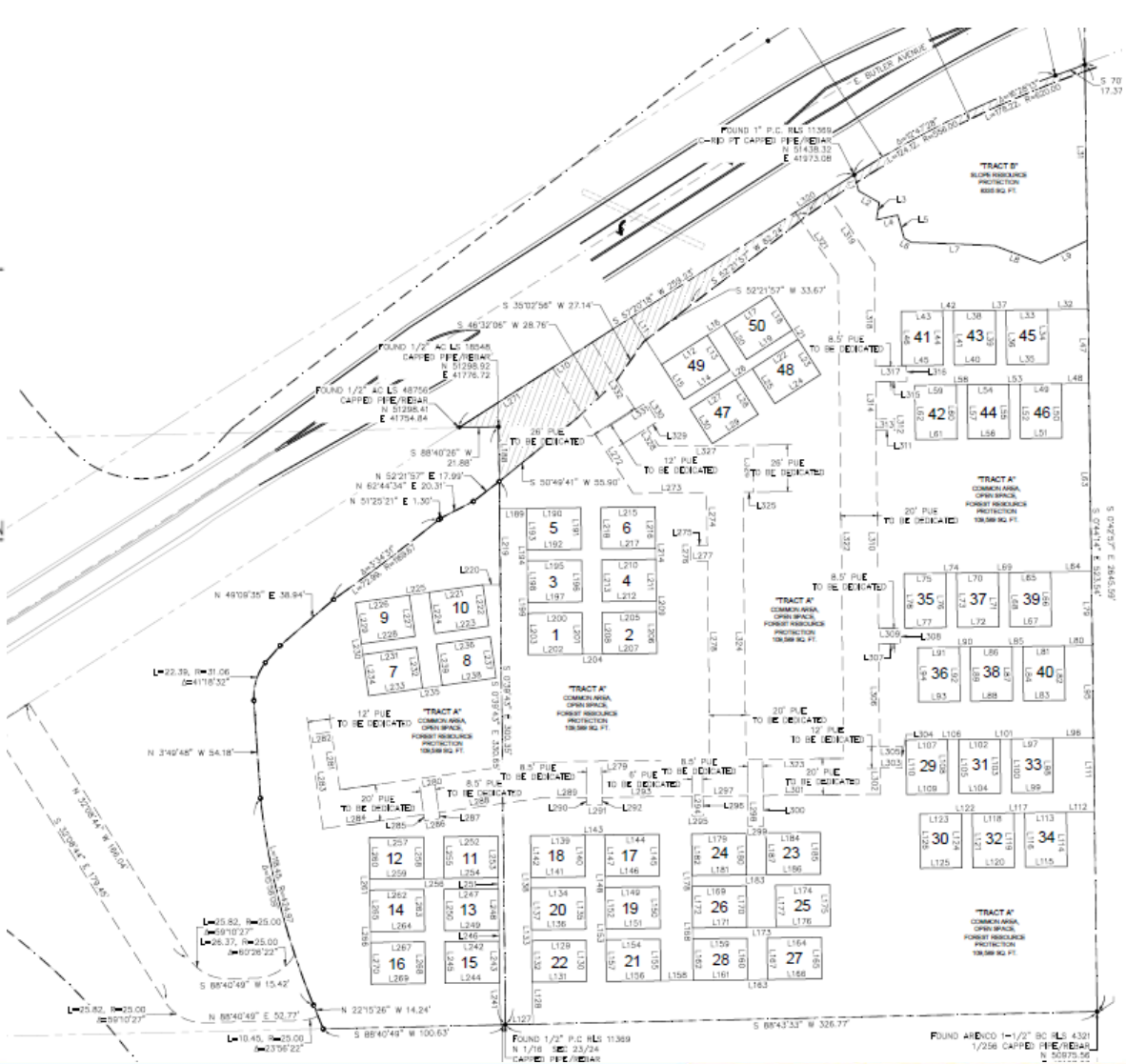
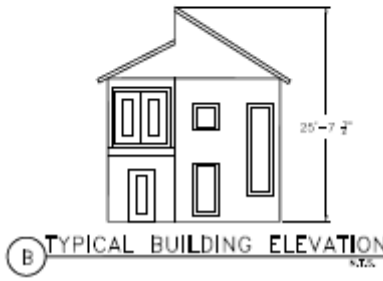
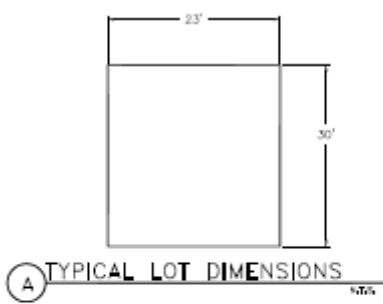


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# Preliminary Plat & Airspace



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# Brookfield Communities Preliminary Plat Findings

Flagstaff Zoning Code: The proposed subdivision is in conformance with the HC and HR zones and the Resource Protection Overlay.

General Plans & Subdivisions Code: The proposed development has been reviewed and approved by city staff to meet all requirements of a condominium subdivision. The airspace defined for these particular units are slightly different than usual but are allowed.

Engineering Design Standards and Specifications:

All engineering-related standards including utility easements and stormwater management have been reviewed and approved by city staff.



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# Systems Analysis

## Access and Traffic

Access to the site is via a driveway on East Butler Avenue. In the future, the site will also have access via Herold Ranch Road. The developer is required to widen Butler Avenue to provide a left turn lane at the site driveway. When Butler Avenue is improved and the roundabout constructed, there will be parkways and sidewalks on both sides. Onsite there are pedestrian walkways from all bungalow units which are connected to pathways and the internal driveway within the development. No bicycle lanes currently exist on Butler Avenue. With the future widening of Butler Avenue, bicycle lanes will be provided on both sides of the street. Dedication of right-of-way along Butler Avenue will be completed prior to issuance of construction permits.

## Water and Wastewater

The completion of Water & Sewer Impact Analysis was waived by the City. The developer has agreed to participate in offsite water improvements required to provide a secondary water source in order to meet City Engineering standards for public waterlines. The development's portion of this cost is calculated to be \$35,606.20 for the combined project. Sewer will be provided by 6" sewer services that will discharge to the 8" sewer main located near the entrance of the site that connects to the existing 8" sewer main in E. Butler Avenue. Water service will be provided by 1.5" domestic water service lines that will connect to the proposed 8" water main loop. The water main loop will connect to the existing 24" water main in E. Butler Avenue. No new utility infrastructure is required for this development.



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# Systems Analysis

## Stormwater

As part of the site plan application a preliminary drainage report was reviewed and approved by Stormwater to analyze the potential for damage to adjacent properties and downstream drainage capacity.

The site will be designed to provide positive drainage away from the proposed buildings and will not adversely affect the drainage characteristics of the adjacent offsite properties.

The project site currently drains to the north toward E. Butler Avenue, and ultimately discharges to Switzer Canyon Wash. The proposed drainage path will mimic the existing conditions.

The site will require both detention and LID to mitigate post-developed peak flow rates, as well as the increase in runoff volume.



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# Recommendation

Development Review staff approved the preliminary plat with conditions on May 1, 2019. Those conditions have been addressed.

The Planning & Zoning Commission at their June 12, 2019 meeting, recommended (4-0) that the City Council approve the Preliminary Plat with no conditions, in accordance with the findings as addressed in the staff report to the Planning & Zoning Commission.

Note: The P&Z Commission on June 12<sup>th</sup>, also approved a Conditional Use Permit for the 10 proposed units on the HC-zoned parcel, to be developed as a Planned Residential Development



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# Additional Information if Needed on Planned Residential Developments



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# Planned Residential Developments

- The Planned Residential Development provides a mechanism to allow the building types (e.g. bungalow court) identified in the Zoning Code in the Non-Transect Zones and for achieving gross densities on undeveloped lands where substantial natural resources are present on site.
- Affordable housing developments may utilize PRD standards in any zone where residential uses are allowed (more flexibility).
- Site Plan review and approval is required for all building types that include 3 or more units (including the bungalow court). Inter-Division Staff approved on 5/1/19.

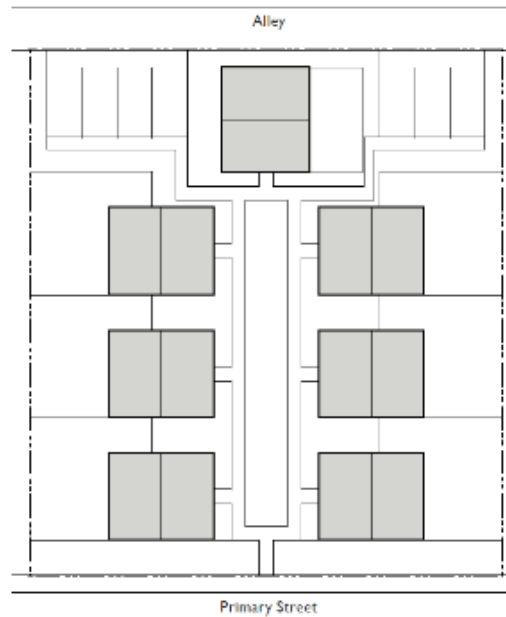


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# Bungalow Court Standards



- The proposed units comply with all of the B.C. standards
- Multiple bungalow courts may be configured on a larger lot as long as they meet the remaining standards
- The main entrance locations are from a public courtyard
- The long axis of the courtyard is open to the "Street"; in this case the project driveway

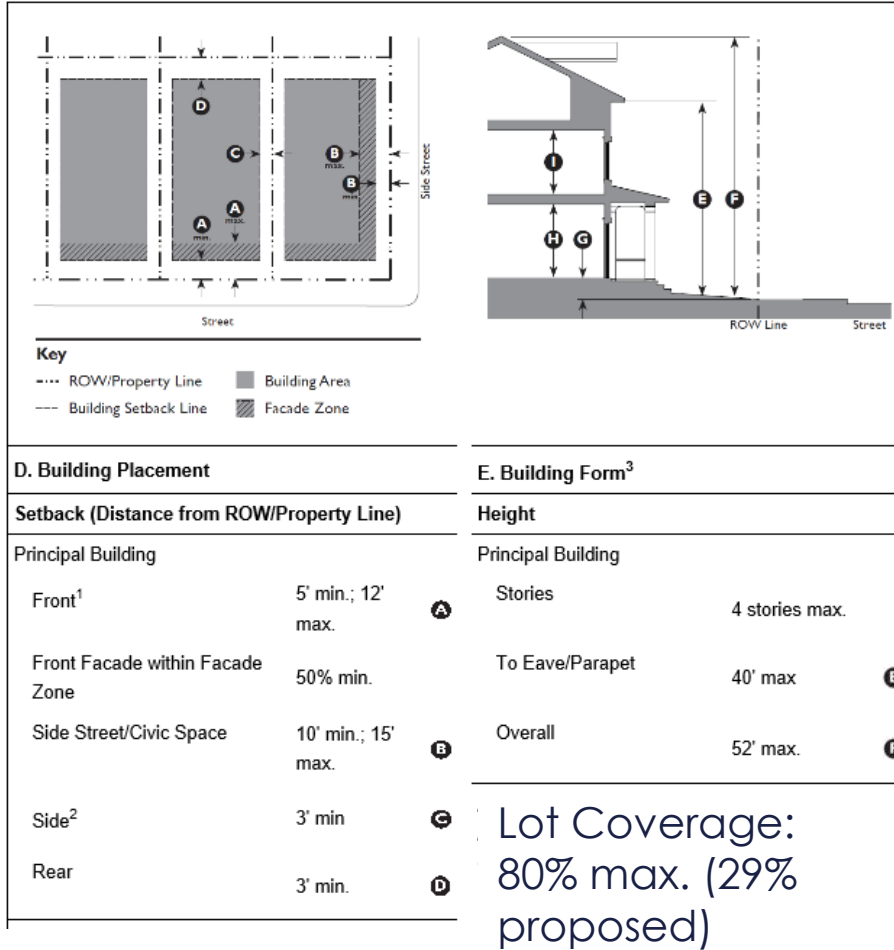


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# T4N.2 Standards



- The proposed units meet the setback, height and lot coverage standards of the T4N.2 transect zone

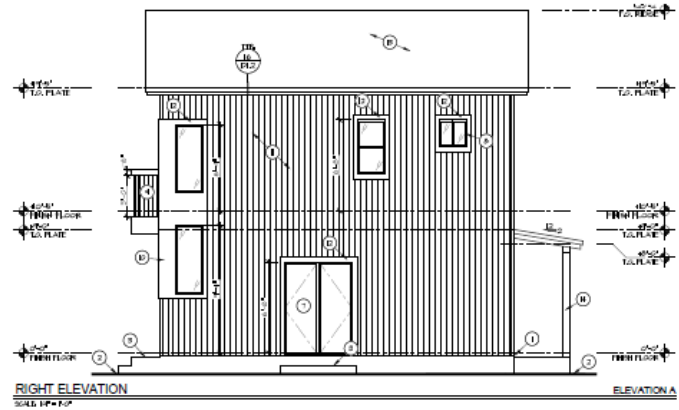
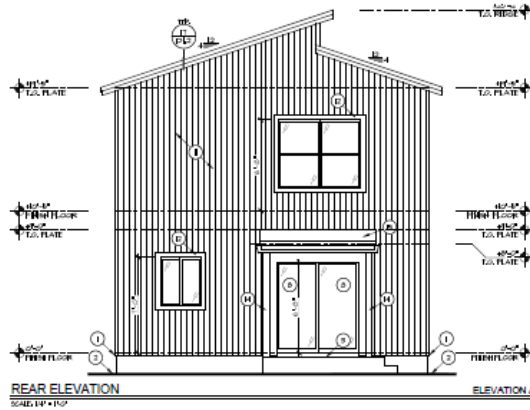
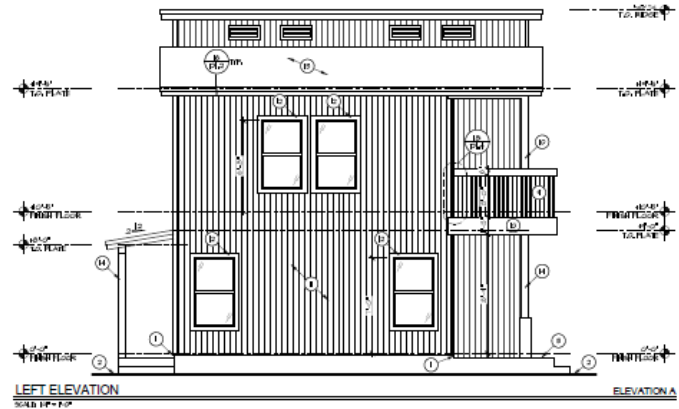
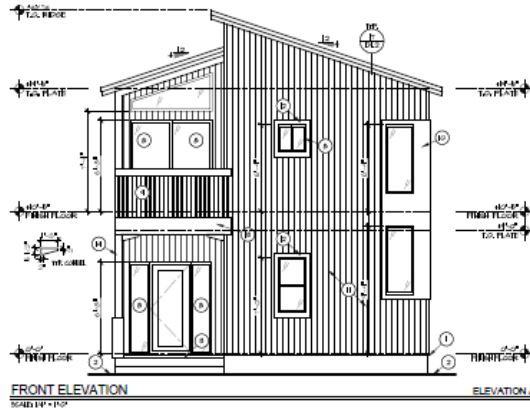


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# Bungalow Elevations



There are two basic elevation types: A & B. This is A.



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# Parking Standards

- A Planned Residential Development uses standard Residential parking standards
- Parking space requirements were calculated for the combined project (10 +40) which is 50 units.

Market Rate (45 units) x 2.25 = 101.25

Affordable (5 units) x 1.5 = 7.5

**TOTAL** 108.75 x 20% = (21.75) Maximum reduction

Starting with 109 required spaces, and applying a 20% reduction results in a min. requirement of **87 spaces**; **90 spaces are proposed.**

Proximity to transit (1/4 mile of bus stop): 10% reduction

Site layout to protect forest resources: 5%

Bicycle parking: 5%

*End of Preliminary Plat Presentation*



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# Development Agreement between City of Flagstaff and McGrath Real Estate Partners Resolution No. 2019-36

July 2, 2019



# Key Points of Development Agreement

- Developer shall **widen Butler Avenue**, as shown on the Preliminary Plat, to provide a left-turn lane at the Site driveway
- Additionally, Developer shall **pay cash-in-lieu (\$99,653.00)** for constructing future curb/gutter, sidewalk, street lights, street trees, and right-turn lane at Butler driveway
- Developer will make a total **cash-in-lieu contribution of \$35,606.20** for the combined project; this is the Developer's portion of the off-site improvement **costs of the required secondary water source**



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# Key Points of Development Agreement

- City will grant a **temporary access easement** across the remaining portion of the City parcel after the City parcel is acquired
- Developer will provide **5 permanently affordable housing units**; to be constructed and offered for sale within 5 years from the date the property is sold
- The **term of the affordable housing** agreement lasts up to and until all affordable units have been sold to qualified buyers (can exceed the overall D.A. term)
- The **term of the overall D.A.** is 10 years



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# Development Agreement Exhibits

- Exhibit “A” Legal Description of Property
- Exhibit “B” Preliminary Plat
- Exhibit “C” Easement
- Exhibit “D” Roadway Contributions



*End of Development Agreement Presentation*



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