

Miramonte at Ponderosa Parkway

Direct to Ordinance
Zoning Map Amendment

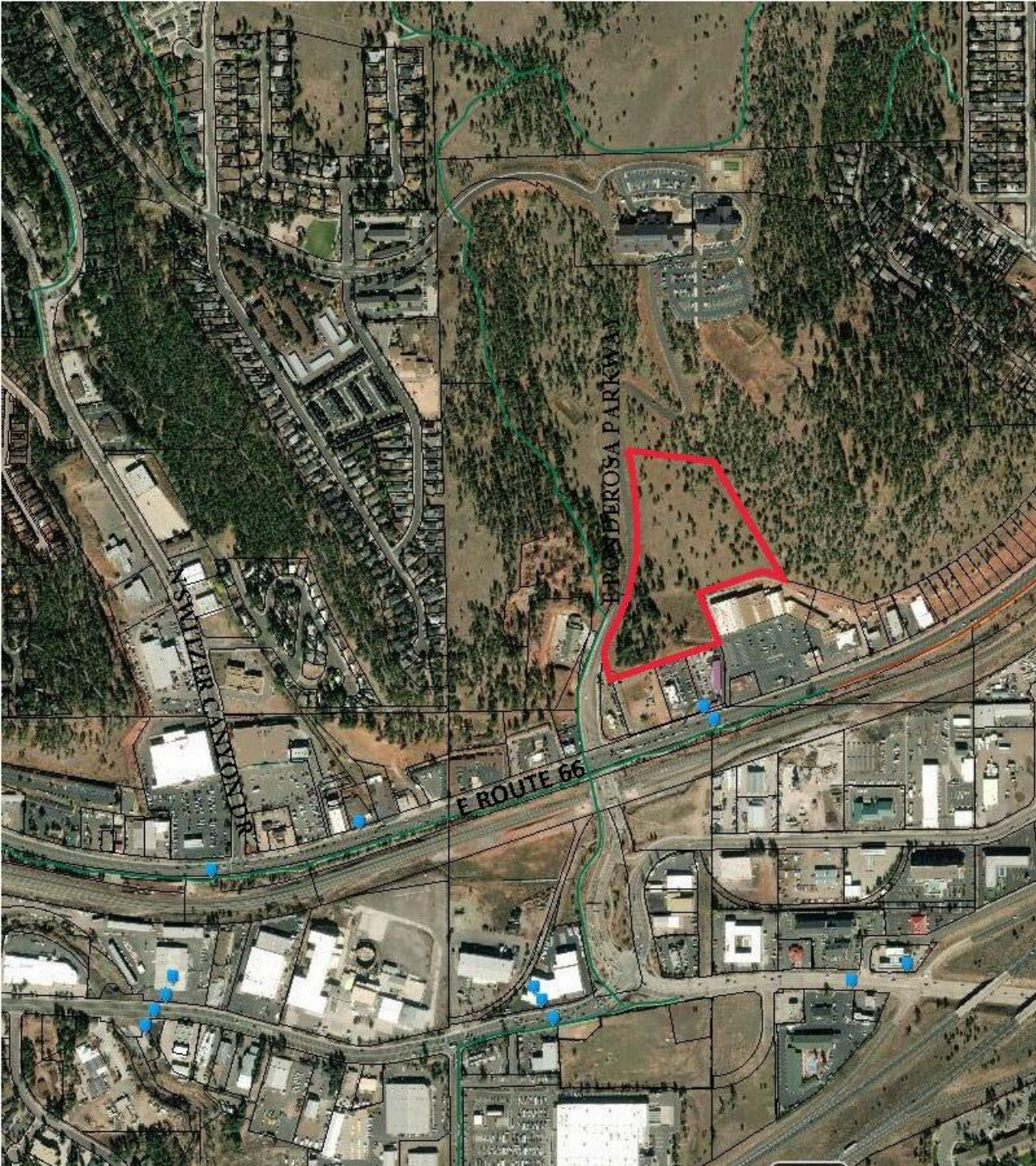
Alexandra Pucciarelli
Planning Development Manager





Vicinity Map

- 11.97 acres undeveloped land
- Catholic Church and School
- Switzer Mesa and Sunnyside neighborhoods
- Starbucks, Culvers, Clean Freak Car Wash
- Fire Station

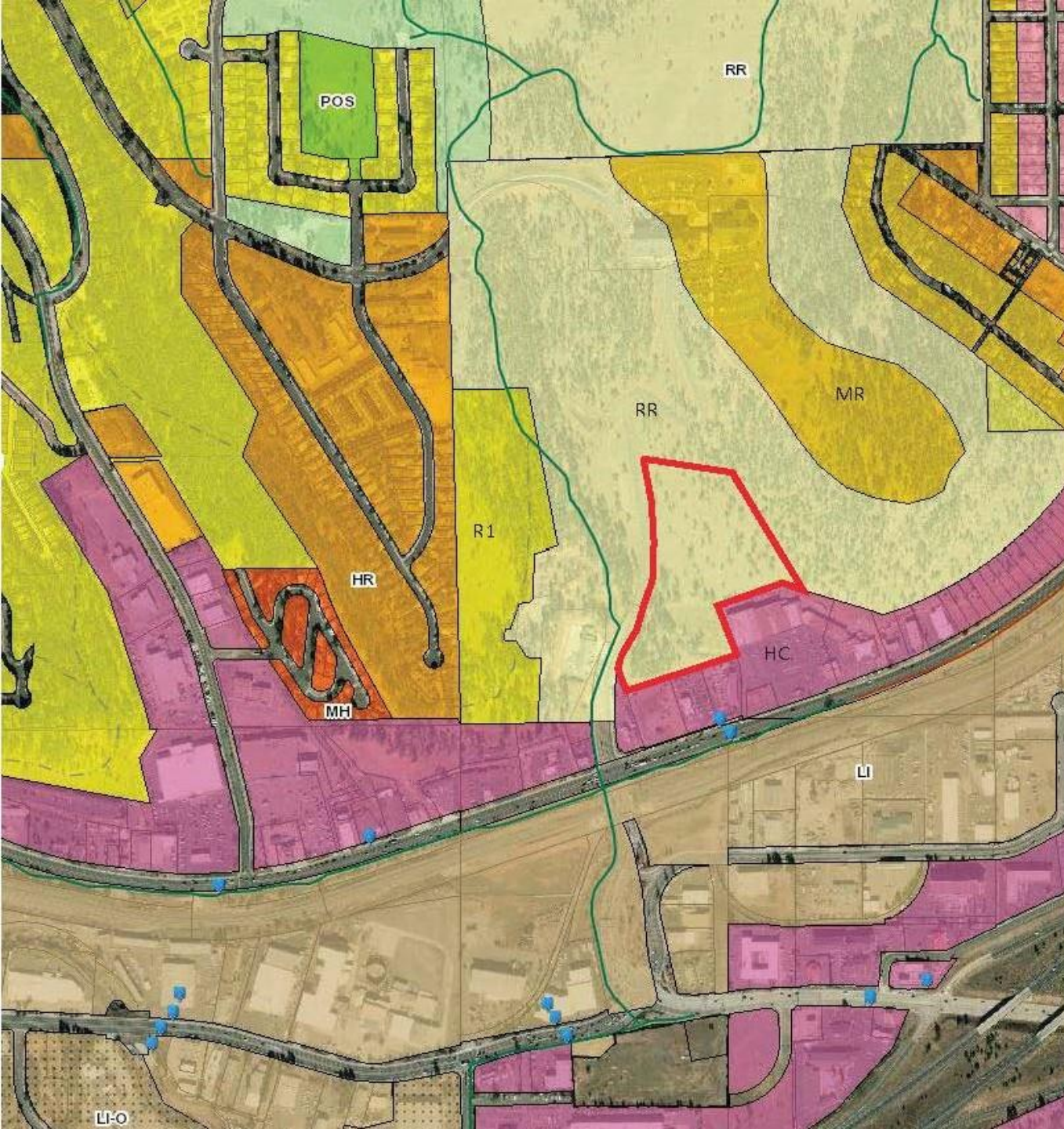




Area Context Map

- Rural Residential (RR)
- Highway Commercial (HC)

- FUTS trail system
- NAIPTA bus stops





PRE DEVELOPMENT TREE POINTS

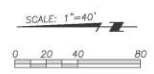
1 POINT TREES	55 x 1 =	55
2 POINT TREES	48 x 2 =	96
4 POINT TREES	38 x 4 =	152
8 POINT TREES	16 x 8 =	128
20 POINT TREES	0 x 20 =	0
TOTAL TREE POINTS		431
50% OF TOTAL		216

SLOPE CALCULATIONS

NO SLOPES OVER 24.99%

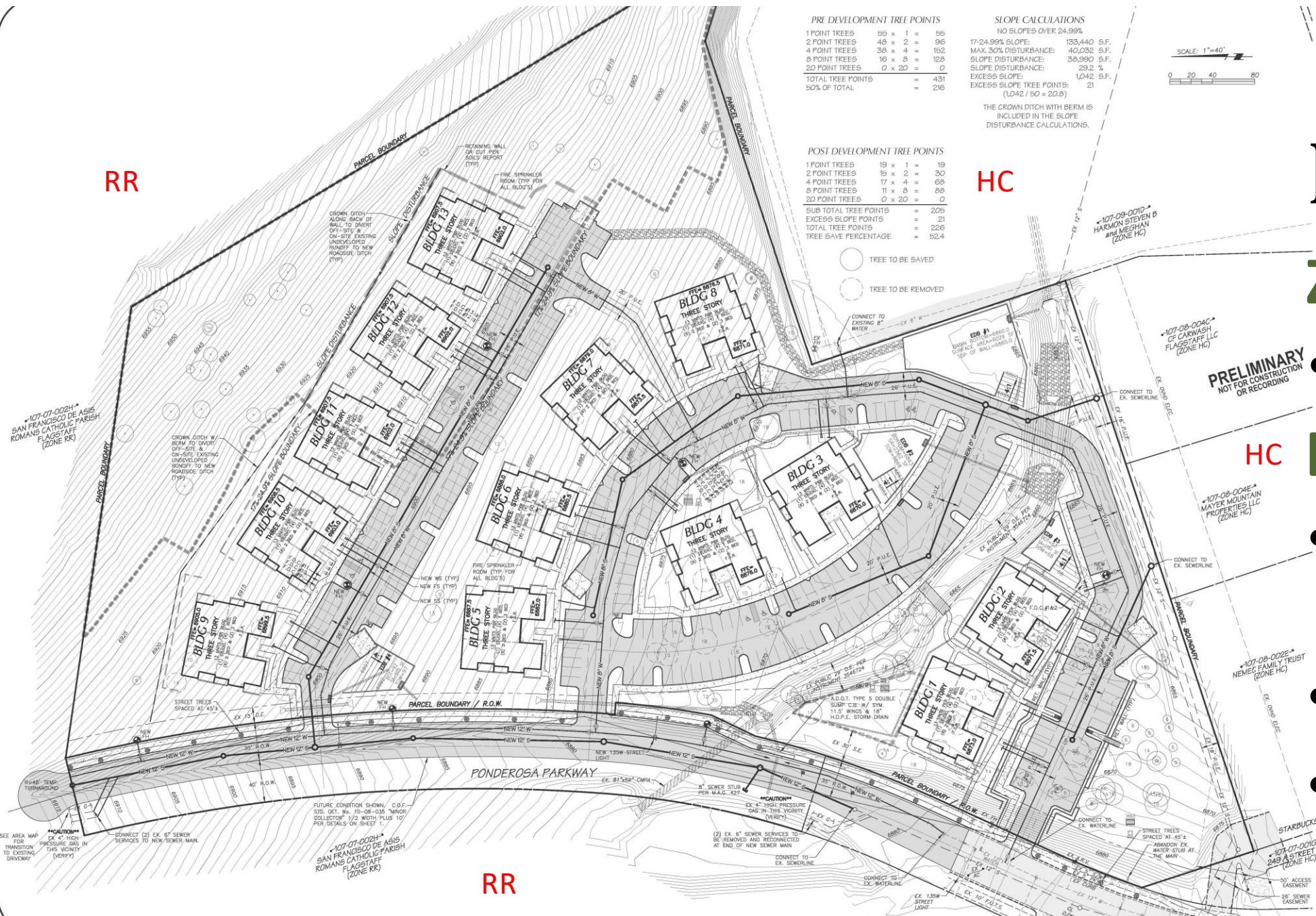
T7-24.99% SLOPE:	133,440 S.F.
MAX. 30% DISTURBANCE:	40,032 S.F.
SLOPE DISTURBANCE:	38,580 S.F.
SLOPE DISTURBANCE:	23.2 %
EXCESS SLOPE:	1,042 S.F.
EXCESS SLOPE TREE POINTS:	21
(1,042 / 50 = 20.8)	

THE CROWN DITCH WITH BERM IS INCLUDED IN THE SLOPE DISTURBANCE CALCULATIONS.



POST DEVELOPMENT TREE POINTS

1 POINT TREES	19 x 1 =	19
2 POINT TREES	15 x 2 =	30
4 POINT TREES	17 x 4 =	68
8 POINT TREES	11 x 8 =	88
20 POINT TREES	0 x 20 =	0
SUB TOTAL TREE POINTS		205
EXCESS SLOPE POINTS		21
TOTAL TREE POINTS		226
TREE SAVE PERCENTAGE		52.4



RR

HC

HC

Proposal:

Zoning:

- RR to HR zone

Development:

- 13 three-story buildings
- Parking
- Site Amenities

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

SEE AREA MAP FOR TRANSITION TO EXISTING DRIVEWAY

107-07-002H SAN FRANCISCO DE ASIS ROMANS CATHOLIC PARISH FLAGSTAFF (ZONE RR)

RR

STARBUCKS

107-07-001G 249 N STREET L (ZONE HC)

50' ACCESS EASEMENT
24' SEWER BASEMENT



Proposed Density

Policy:

- HR zone allows 10-22 units per acre in RPO
- Regional Plan supports 13 units per acre in Suburban Activity Center

Proposed:

- 11.97 acres x 13 = 156 units
- Residential Sustainable Building Standards may provide a 25% density bonus = 39 additional units
- 169 total proposed units (195 permitted units)



Density Bonus

Sustainability Standards:

- Water Resource Protection
- Transportation/Air Quality
- Waste Reduction During Construction
- Energy Efficiency





Attainable Housing Units

Attainable Housing:

- 10% min. of units to be sold at or below 100% AMI affordability level
- Unit mix dictated by buyers' preference and construction timing
- Initial sales price at least 25% lower than market rate units
- Deed restriction may terminate





Proposed Unit Mix

Unit Type	Units per Bldg	Total Units	Total Bdrms
Studio	1	13	13
1 Bed/1 Bath	4	52	52
2 Bed/2 Bath	6	78	156
3 Bed/2 Bath	2	26	78
Total	13	169	299



Resource Protection



Tree Resources

- Requires 50% of tree canopy to be saved
- Proposal: 52.4%

Steep Slope Resources

- Requires 70% of slope to be saved
- Proposal: 70.8%



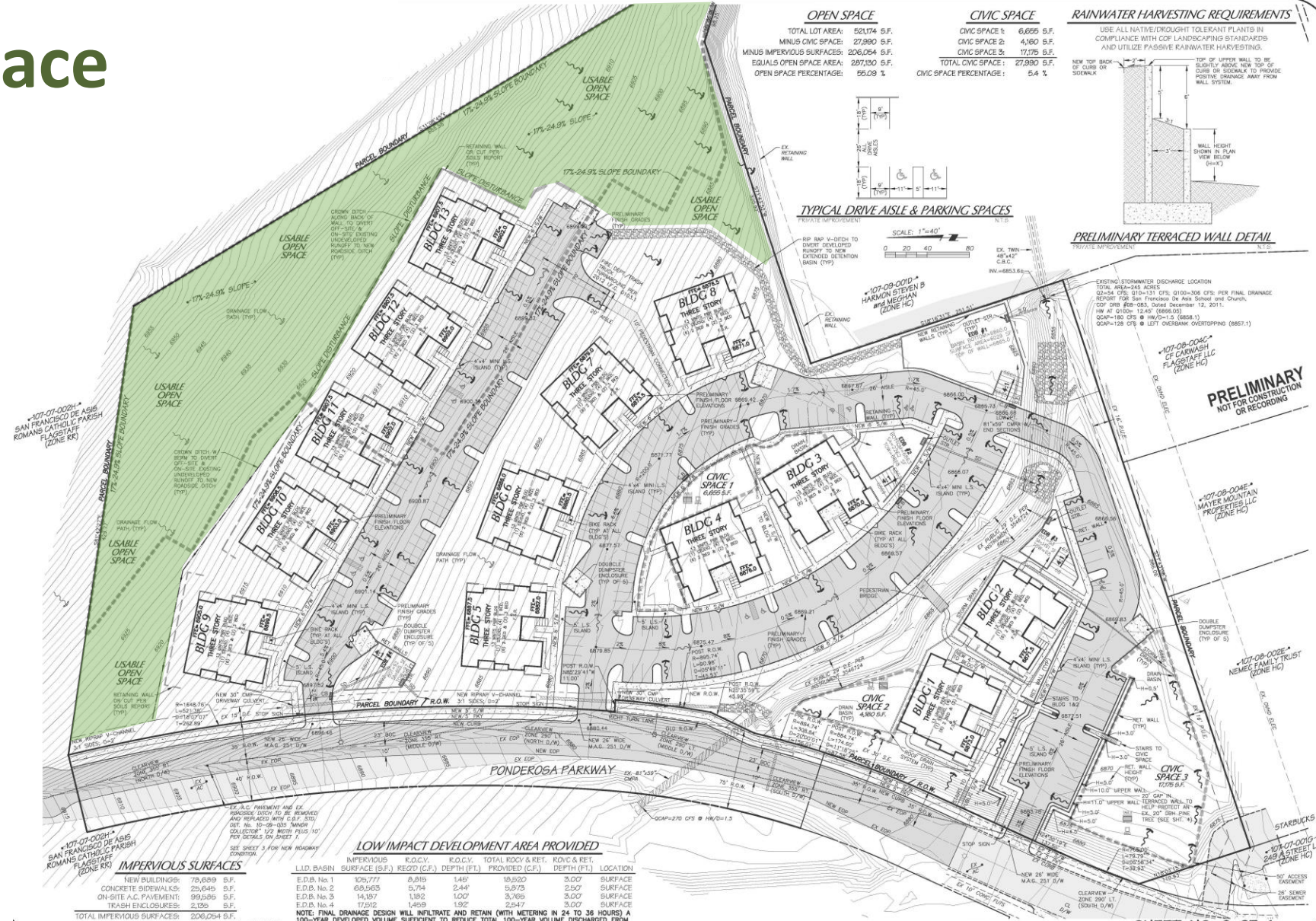


Common Open Space & Civic Space



Common Open Space

- Requires 15% (78,176 sq ft)
- Accessible to the tenants
- Provides 55% (287,130 sq ft)



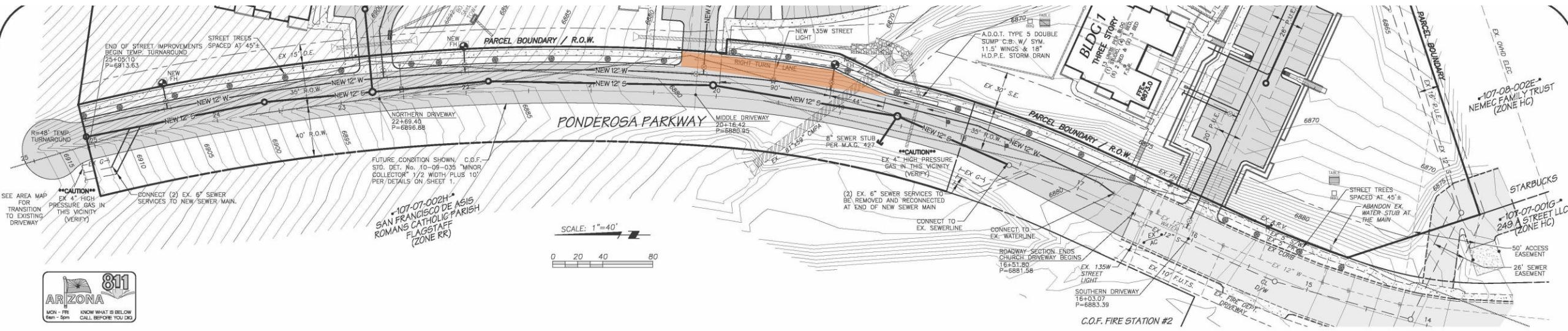


Public Systems Impact Analysis



Right Turn Lane

- Required at Middle drive (serves 6 buildings)
- Not Required at South drive (2 buildings) or North drive (5 buildings)





Public Systems Impact Analysis



Public Utilities

P.U.E.'s FOR WATER & SEWER

EASEMENTS ARE NOT FULLY LABELED FOR CLARITY:
 (2) UTILITY LINES = 26' WIDE P.U.E.
 (1) UTILITY LINE = 20' WIDE P.U.E.
 FIRE HYDRANT LINES = 8' WIDE P.U.E. EXTENDED 4' BEYOND F.H.
 WATER METER = 6' WIDE F.U.E. EXTENDED 4' BEYOND W.M.

PUBLIC WATER & SEWER MAINS

ALL NEW 8" WATER & SEWER MAINS SHALL BE PUBLIC.

WATER & SEWER SERVICES

ALL NEW SEWER SERVICES SHALL BE 4" MINIMUM AND ALL NEW WATER SERVICES SHALL BE A 2". FIRE SPRINKLER LINE SIZE SHALL BE 4" MINIMUM.

FIRE PREVENTION

A NFPA 13R FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT. ADDITIONALLY, A FIRE ALARM SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE IS REQUIRED.

FIRE SPRINKLER ROOMS

THE FIRE SPRINKLER ROOMS ARE CALLED OUT AS "F.S.R." IN EACH BUILDING.

FIRE DEPARTMENT CONNECTION

FIRE DEPARTMENT CONNECTIONS ARE IDENTIFIED AS "F.D.C. #". # INDICATES BUILDING NUMBER.

FIRE HYDRANTS

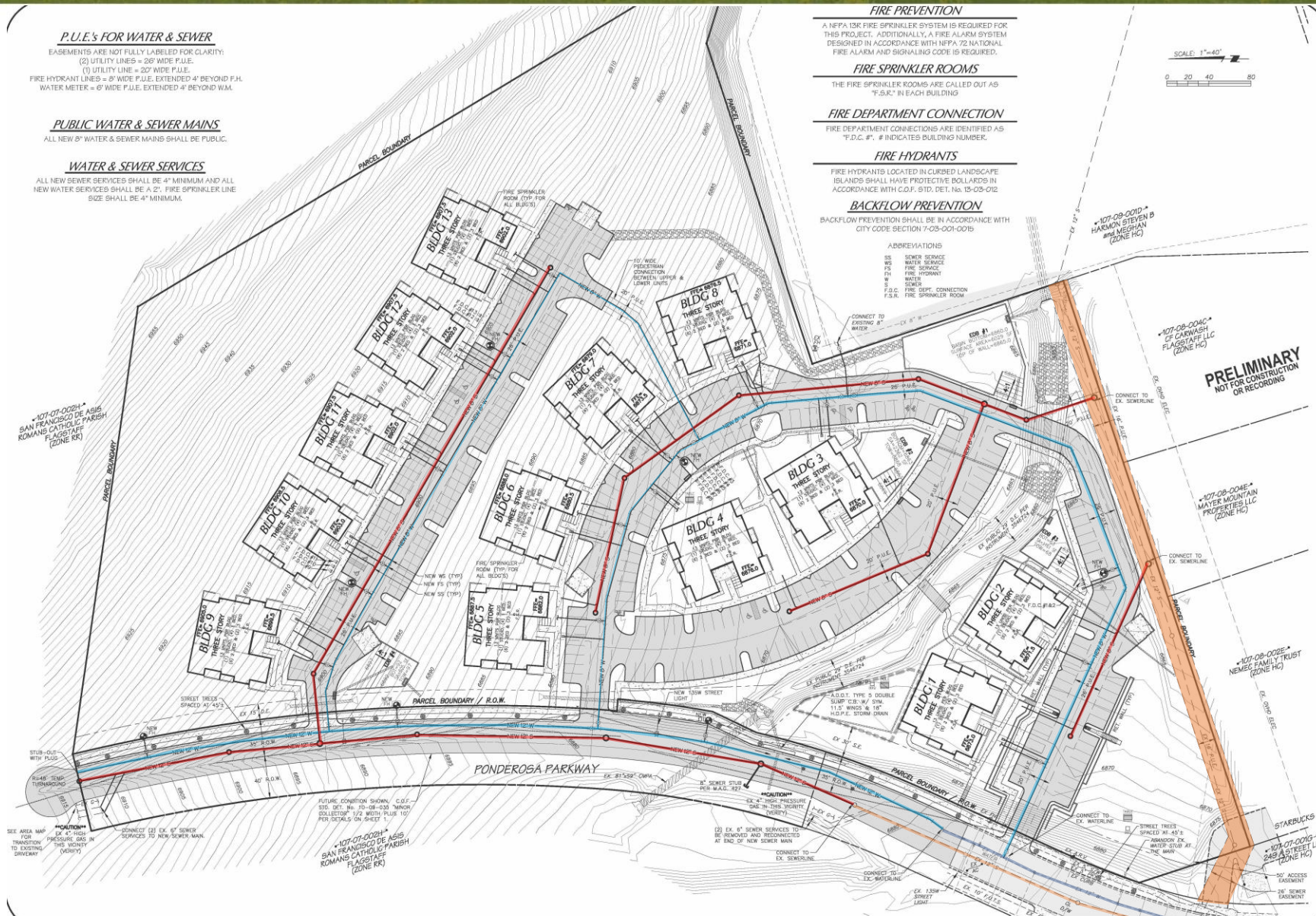
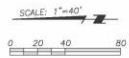
FIRE HYDRANTS LOCATED IN CURBED LANDSCAPE ISLANDS SHALL HAVE PROTECTIVE BOLLARDS IN ACCORDANCE WITH C.D.F. STD. PET. NO. 15-03-012

BACKFLOW PREVENTION

BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH CITY CODE SECTION 7-03-001-0015

ABBREVIATIONS

- SS SEWER SERVICE
- WS WATER SERVICE
- FS FIRE SERVICE
- FH FIRE HYDRANT
- W WATER
- S SEWER
- F.D.C. FIRE DEPT. CONNECTION
- F.S.R. FIRE SPRINKLER ROOM



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Public Systems Impact Analysis



Stormwater

- Site includes 4 Extended Detention Basins (EDB)
- Will infiltrate and meter out Runoff Capture Volume (ROCV)



Findings



Finding #1: Conformance with the General Plan

- Existing Suburban Area and Future Suburban Activity Center
- Integration of open space qualities into built environment
- Area in need of residential units
- Mutual benefit of existing commercial activity
- Connections to alternate modes of transportation

Finding #1: Finding is met

Findings



Finding #2: Community Benefits and Public Good

- Entry level ownership opportunities
- 16 for-sale “Attainable Units”
- Efficient use of commercial and transportation corridors
- Contributes to mixed-use neighborhood
- Required Civic space is amenity to community and protects ponderosa pines

Finding #2: Finding is met

Findings



Finding #3: Site is Physically Suitable

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

Finding #3: Finding is met



Development Agreement

Purpose of the agreement:

- Administration of the “Attainable Housing” units
- Sustainability Bonus requirements



Citizen Participation



Neighborhood Meeting

- May 1, 2019
 - 10 individuals attended
- The requirement for a second meeting was waived by the Planning Director



Recommendation

Staff recommends the Commission, in accordance with the findings presented, forward the Direct to Ordinance Zoning Map Amendment request to the City Council with a recommendation for approval of case PZ-17-00227-03, subject to the following four conditions, which will be included into the zoning map amendment ordinance:

- 1) The subject property must be developed in accordance with the approved site plan and the conditions of approval dated May 28, 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) All other requirements of the Zoning Code and other City codes, ordinances and regulations, shall be met by the proposed development.
- 3) All terms, conditions, and restrictions detailed within the “Development Agreement Miramonte at Ponderosa Parkway Condominiums” must be fully satisfied.
- 4) 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.