

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

PRELIMINARY PLAT

PZ-17-00227-08

DATE: May 28, 2020
MEETING DATE: June 10, 2020
REPORT BY: Genevieve Pearthree

REQUEST:

Ponderosa Parkway LLC requests preliminary plat approval for Ponderosa Parkway Condominiums—a 169-unit residential condominium subdivision at 1650 E. Ponderosa Parkway. The condominium plat is on 11.97 acres in the HR (High Density Residential) Zone. The development site is located within the Resource Protection Overlay (RPO).

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the preliminary plat to the City Council with a recommendation for approval.

PRESENT LAND USE:

The site is currently vacant.

PROPOSED LAND USE:

Ponderosa Parkway Condominiums is a residential condominium subdivision development that consists of 169 dwelling units located on 11.96-acres. The condominium units will be built in 13 three-story buildings consisting of 13 units each. The development will include 10% “attainable” for-sale units. The site contains the required civic space, common open space, protected tree and slope resources, and on-site surface parking.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map.

North: San Francisco de Asis Church zoned Rural Residential (RR) and Medium Density Residential (MR)
East: Village Shopping Center zoned Highway Commercial (HC)
South: Commercial uses (including Starbucks, Culvers, and Clean Freak Car Wash) zoned Highway Commercial (HC)
West: City of Flagstaff Fire Station zoned Rural Residential (RR)

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background

On February May 28, 2019 the Inter-Division Staff approved a site plan for 169 new residential units distributed across 13 three-story buildings (PZ-17-00277-02). Approval was based on conformance with all relevant City Development Standards, as discussed in Section C, below.

The 13 three-story buildings contain 13 units each, and include studio to three-bedroom units. The units are approximately 500 to 1,300 square feet. The unit mix includes the following:

<u>UNIT DESCRIPTION</u>	<u>NO. OF UNITS PER BLDG.</u>	<u>NO. OF UNITS TOTAL</u>
Studio	1	13
1 Bed/1 Bath	4	52
2 Bed/2 Bath	6	78
3 Bed/2 Bath	2	26
	13	169

The applicant has elected to construct the buildings according to the Apartment Building Type (10-50.110.170) and the Forecourt Private Frontage (10-50.120.080) standards, in addition to the Residential Sustainability Building Standards in Section 10-30.70.040. Some of the buildings are split-level to accommodate site topography, but the airspace inside each unit type is consistent between the even and split-level buildings.

The applicant has also committed to providing 16 “Attainable Housing Units.” These units will be disbursed throughout the development to the greatest extent feasible (with no exterior difference between the attainable and market rate units). The units will be sold at or below 100% of the Area Median Income (“AMI”) affordability level.

City Council approved a Large-Scale Zoning Map Amendment on September 3, 2019 (Ordinance No. 2019-27) to change the zoning designation from RR (Rural Residential) to HR. City Council also approved Ordinance No. 2019-29 on September 3, 2019 to formally accept all easements on the site received in 2010, and to include maintenance, access, exclusivity, and overall purpose of the easements. Civil engineering plans for the project are currently under review (PZ-17-00277-07).

B. Type of Plat

This application is for a condominium plat, which takes a multi-unit complex, such as the subject property, and creates the potential for individually owned units. The preliminary plat delineates all the elements affiliated with the individual units. In this case, the units are defined as the airspace within each unit. The vertical boundaries start at the finish floor elevation (FFE) of each unit and extend to the ceiling of that unit. The horizontal boundaries start at the inside of the walls enclosing each unit. Each unit also has one or two limited common elements associated with it, which include decks and porches.

Shared areas inside each building and the spaces between the floor plates and walls are considered “common elements.” Tract “A” contains all areas outside of the buildings and the limited common elements. It is dedicated to the owner association as a common element and it is dedicated as a public utility easement for service to the condominiums. It includes tree and slope resources, amenities, private access easements, and drainage and detention basins.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the site plan and preliminary plat for this project based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code

i. High Density Residential (HR) Zone and Regional Plan Development Standards

The property is zoned HR (High Density Residential), which has the following minimum setbacks: Front (10’, and 15’ above the 2nd floor), Side (5’), and Rear (15’). All buildings will be built outside of the minimum required setbacks.

The minimum density requirement in the HR zone is 10 units per acre and the maximum density allowed is 22 units per acre (within the Resource Protection Overlay). However, the site is located within a Suburban Activity Center identified in the Flagstaff Regional Plan 2030 which supports a maximum density of 13 units per acre. Based on the

entire project area (11.97 acres) the Regional Plan supports a total 156 units. However, the applicant has committed to meeting the City's Residential Sustainable Building Standards, which allows a maximum 25% density bonus. This bonus results in an additional 39 units allowed for a total of 195 units, although the proposal is for only 169 units.

The HR zone permits a maximum building height of 60 feet, or 65 feet for buildings with roofs with a pitch greater than 6:12. However the Regional Plan limits building height in a suburban area to three-stories. The highest roofline of the proposed three-story buildings will be just under 48 feet from finished grade.

II. Pedestrian and Bicycle Circulation Systems

The applicant will be installing a 5-foot-wide parkway and 5-foot wide sidewalk along the east side of Ponderosa Parkway. On site, the applicant has proposed sidewalks connecting the buildings, parking areas, the public sidewalks, and the recreational areas. Each building provides bike racks, and the existing FUTS on the west side of Ponderosa Parkway continues into an extensive trail system on McMillian Mesa and ties into Buffalo Park.

III. Parking and Automobile Access

Minimum parking requirements for market rate units on this site are: 302 resident spaces and 26 guest spaces, for a total of 328 required parking spaces. The development is eligible for a 20% reduction in required parking: 10% for being within ¼ mile of transit, 5% for providing bike racks, and 5% for protecting trees in the parking area. These reductions result in the requirement for 262 parking spaces. The proposed development includes 273 surface parking spaces, including 8 ADA accessible parking stalls. There are also 7 motorcycle parking spaces.

Vehicle access to the site is through three driveways off Ponderosa Parkway. The site has two interior drive aisles that provide parking and pedestrian connectivity (the southern drive aisle is a loop and the northern one is a dead end). Parking access for the residential units is rows of surface parking spaces along each side of the drive aisles.

iv. Landscaping

A conceptual landscape plan was approved at site plan, showing substantial conformance with the requirements of parking lot landscaping, street buffer landscaping, building foundation, and peripheral buffer landscaping found within Section 10-50.60 of the Zoning Code. The final landscape plan will be approved through civil engineering plan review. Landscaping requirements for 351 trees (and associated shrubs and groundcover) will be met through existing and new vegetation.

v. Natural Resources

The subject property is in a Resource Protection Overlay Zone. The Zoning Code requires 50% of the tree resources and 70% of the steep slope area be saved. A Natural Resources Protection Plan was included in the 2019 approved site plan. The developer proposes to save 52.4% of the tree resources and 70.8% of the steep slope areas. Tract A of this plat is reserved for natural resource protection.

vi. Open Space & Civic Space

The HR zone requires 15% of the gross lot area to be Common Open Space (Table 10-40-30.030.A). A minimum of 78,176 square feet of open space is required for the proposed residential project. The applicant is proposing 287,130 square feet of common open space, which is 55% of the site area. Most of the open space is positioned at the northern portion of the site, where the protected steep slope is located.

Section 10-30.60.060.B.1.b of the Zoning Code requires developments with 50 or more dwelling units to provide a minimum of 5% of the site as Civic Space. A total of 26,059 square feet of civic space is required. The site plan identifies 27,990 square feet of civic space within the residential development, which is 5.4% of the site area.

vii. Historic/Cultural Resources

A Cultural Resource Letter Report was completed for the subject property on February 12, 2019. The report states that no archaeological or historic resources of any kind were observed on the property.

viii. Residential Sustainable Building Standards

To obtain up to a possible 25% density bonus, this project is meeting the standards listed in Section 10-30.70.040. There are four sections which must be met: 1) Water Resource Protection, 2) Transportation/Air Quality, 3) Waste Reduction During Construction, and 4) Energy Efficiency.

To meet the Water Resource Protection requirement, the landscape design for the development shall not include an oasis zone (Hydrozone 1) as otherwise permitted in Section 10-50.60.050(C), Oasis Allowance, and Section 10-50.60.060, Hydrozones. The Transportation/Air Quality requirements are achieved because the development site is located within at least one-quarter mile of a bus stop. In addition, the development is located within at least one-quarter mile of a FUTS trail. The applicant is also considering providing for electric vehicle charging. To achieve the Waste Reduction During Construction requirements, the new development shall have a written solid waste program that includes a plan for the recycling or reuse of all paper, cardboard, plastics, and metals; a plan for the recycling or reuse of all lumber scraps so that they are diverted from the landfill; and a plan for the diversion of all masonry and cementitious materials so that they are diverted from the landfill. The Energy Efficiency component is achieved by applying the HERS rating system. The applicant shall obtain independent third-party verification that the minimum HERS rating has been achieved.

B. Title 13: City of Flagstaff Engineering Standards

Staff conducted a public systems analysis as part of site plan approval to verify conformance with City Engineering Standards.

i. Traffic/Right-of-Way Impact

The size of the proposed development did not trigger a full Traffic Impact Analysis. Instead, an analysis was required to determine if the new driveways warranted a right turn deceleration lane. The analysis showed that the middle driveway, which serves the greatest number of units, required a right turn lane, as shown on the site plan. The new right turn deceleration lane shall be constructed according to City of Flagstaff Standards.

ii. Water and Wastewater Impact

A Water and Sewer Impact Analysis (WSIA) was completed by the City on November 30, 2018. The proposed development is located within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. No off-site water or sewer improvements will be required. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

iii. Water

The existing 12" water main stops just north of the project's first driveway. The applicant plans to extend the 12" water main across the entire frontage. Extending the waterline in the right-of-way shall be done according to City of Flagstaff Standards.

iv. Wastewater

There is an existing 12" sewer line running within a public utility easement along the southern boundary that will serve this project. The developer also plans to extend the existing 12" sewer line along the Ponderosa Parkway frontage. Tapping the sewer line in the easement and constructing the sewer in the right-of-way shall be done according to City of Flagstaff Standards.

v. Stormwater Analysis

A Drainage Impact Analysis (DIA) was required as part of the rezoning request. The intent was to determine any potential adverse downstream drainage impacts and to identify mitigation options. The project's overarching drainage concept is in response to the requirements identified in the DIA: to provide peak flow stormwater

discharge mitigation (detention), partial stormwater runoff volume mitigation (LID ROCV) and improvement to the water quality of site discharges (LID) and onsite stormwater conveyance improvements.

C. Title 11: General Plans and Subdivisions, Chapter 11-20: Subdivision and Land Split Regulations

i. Preliminary Plat

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements. Not all of the standards are applicable to this plat, however, because it is a condominium plat.

ii. Minimum Required Subdivision Improvements

Staff review of the preliminary plat along with the impact analyses discussed above identified the required improvements to adjacent streets and pedestrian ways, in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will commence once Civil Engineering Plans are approved.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the preliminary plat to the City Council with a recommendation for approval.

Attachments:

- Application
- Preliminary Plat (5 sheets, 24 x 36")
- Landscape Plan (7 sheets, 24 x 36")
- Natural Resource Protection Plan (1 sheet, 24 x 36")
- Vicinity Map