

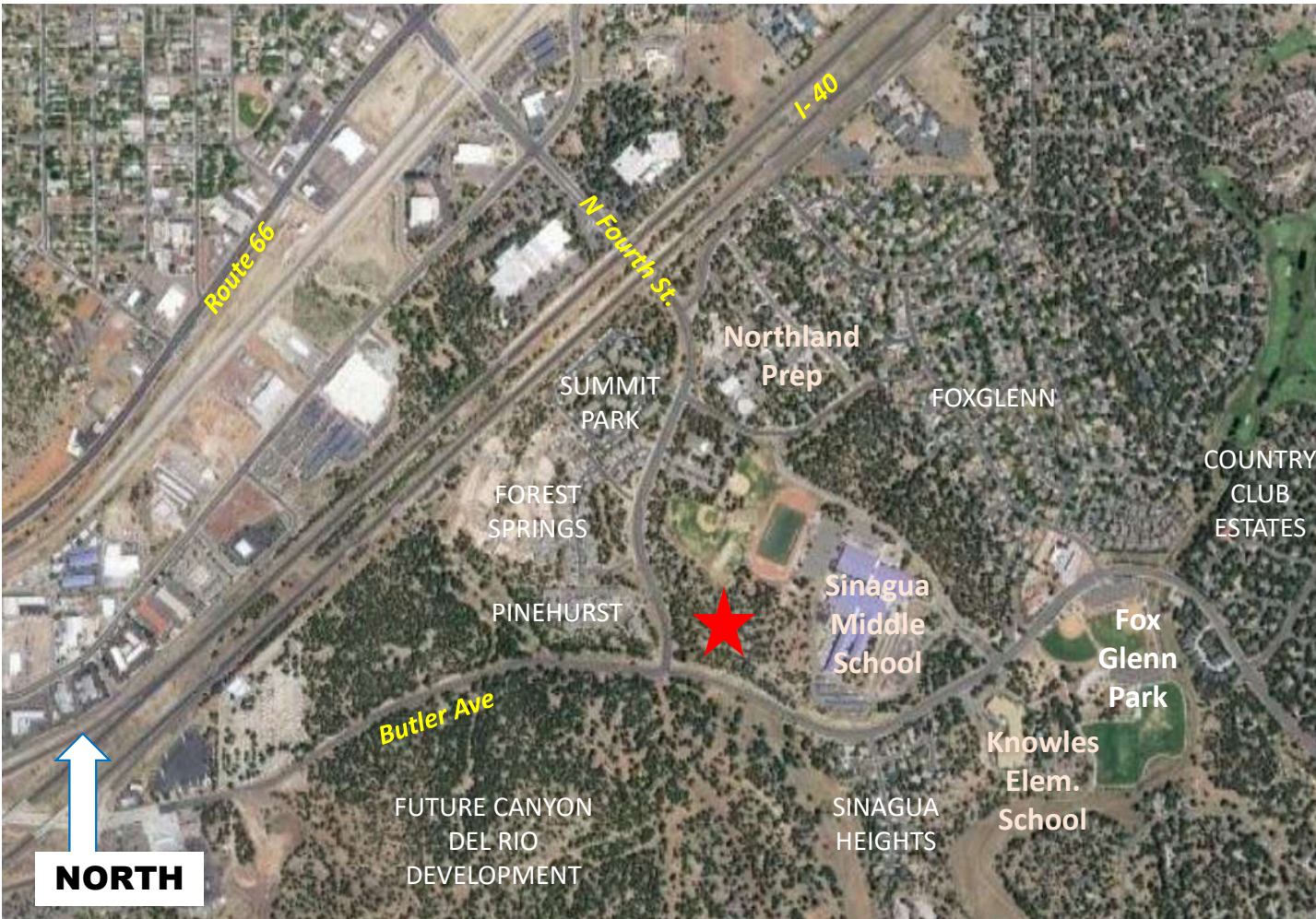
# Flagstaff @ Fourth

## Direct to Ordinance Zoning Map Amendment

Patrick St. Clair  
Planning Development Manager



# LOCATION & SURROUNDING USES



## Flagstaff @ Fourth

- 13.65 acres undeveloped land
- Schools
- Residential
- Park
- Access

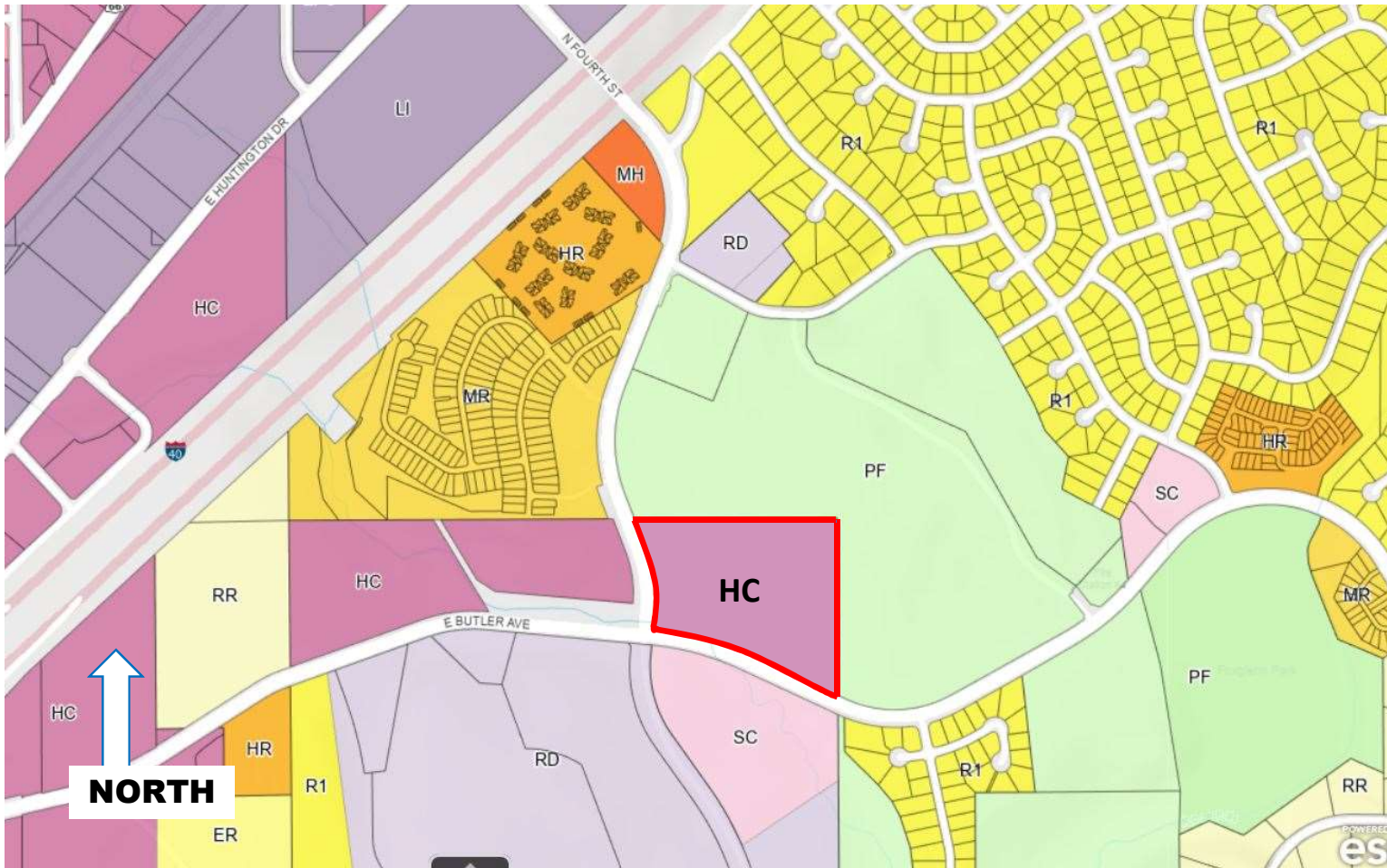
# Request: Zoning Map Amendment



## Request:

Rezone parcel  
from

- Medium Density Residential (MR)
- to
- Highway Commercial (HC)





# Commercial Building:



- Single-story
- (4) suite spaces
- Two access points

# Residential Buildings:



- Sheltered from commercial core
- Connected with designed pedestrian routes



# Proposed Residential Unit Mix

Unit Type	Units per Bldg	Total Units	Total Bdrms
Studio	9	<b>36</b>	36
1 Bed/1 Bath	31	<b>124</b>	124
2 Bed/2 Bath	16	<b>64</b>	128
Total	56	<b>224*</b>	288

- 10% Affordable Housing = **22** units

Will accept:

Housing Choice Vouchers

Veterans Affairs Supportive Housing vouchers



# Mixed-Use Development



## Design Standards

- Two Uses
- Internal Compatibility
- Nuisance conditions
- Adjacent Properties uses
- Residential unit character
- Pedestrian access
- Refuse and Recycling Areas





# Resource Protection

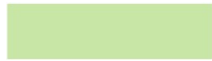


## Flood Plain



- No disturbance proposed

## Tree Resources



- 30% retention required
- 35% retention proposed








# Resource Protection



## Steep Slope

- Slope 17-24.99% 
  - 70% retention required
  - 70% retention proposed
- Slope 25-34.99% 
  - 80% retention required
  - 86% retention proposed
- Slopes 35% or greater 
  - 100% retention required
  - 100% retention proposed





# Public Systems Impact Analysis



## Traffic/Right-of-Way Impact

- A Traffic Impact Analysis was completed October 29, 2019
  - The analysis identified relatively low impacts to the study areas – intersections of N. Fourth St and Sparrow, N. Fourth St and Soliere, and N. Fourth St and Huntington/Industrial.
  - Increases in the peak hour volumes will not degrade levels-of-service below city standards
  - A northbound right turn auxiliary lane is required at the access driveway on N Fourth Street
  - Determine proportional share cost from this development for constructing a permanent traffic signal at N Fourth Street and Butler Avenue.







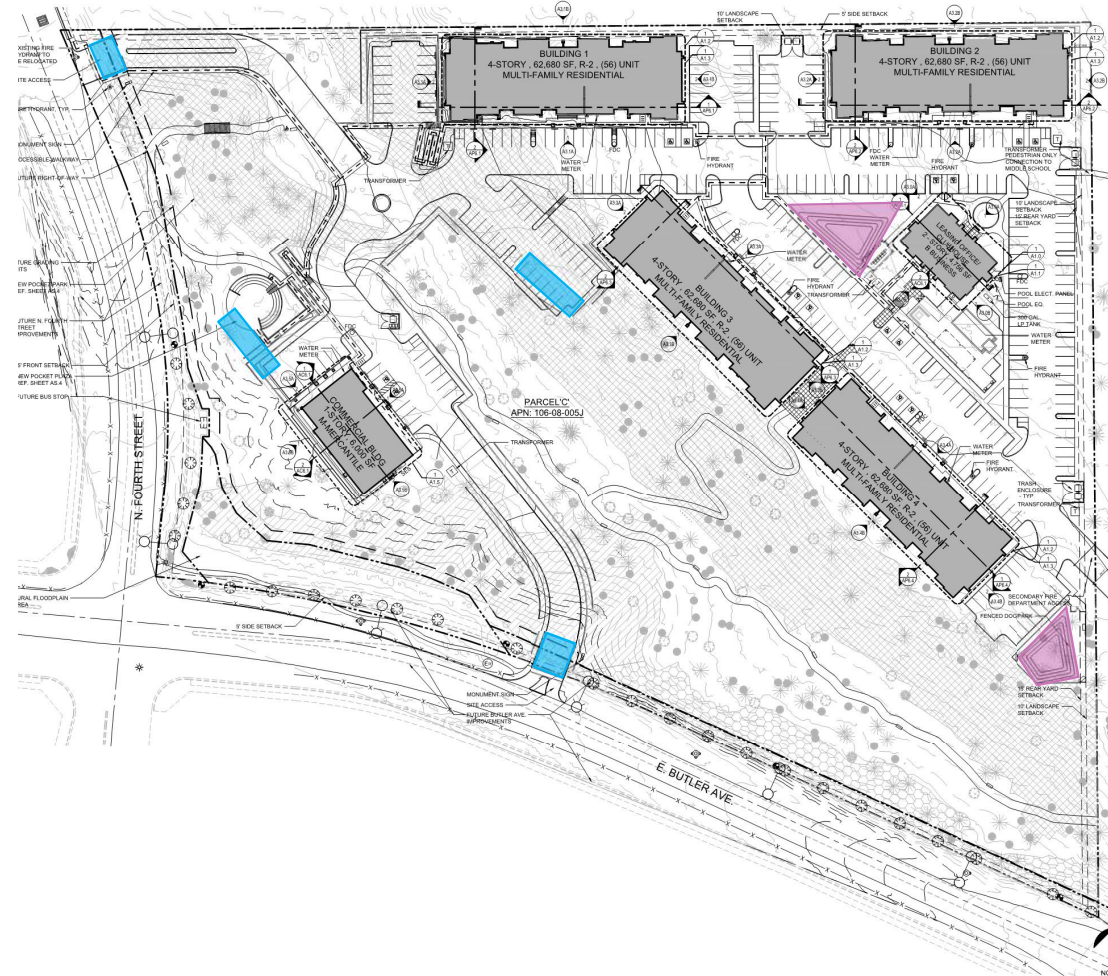




# Public Systems Impact Analysis

## Stormwater Analysis

- On-site volume mitigation
- LID
- Surface basin 
- Underground basin 



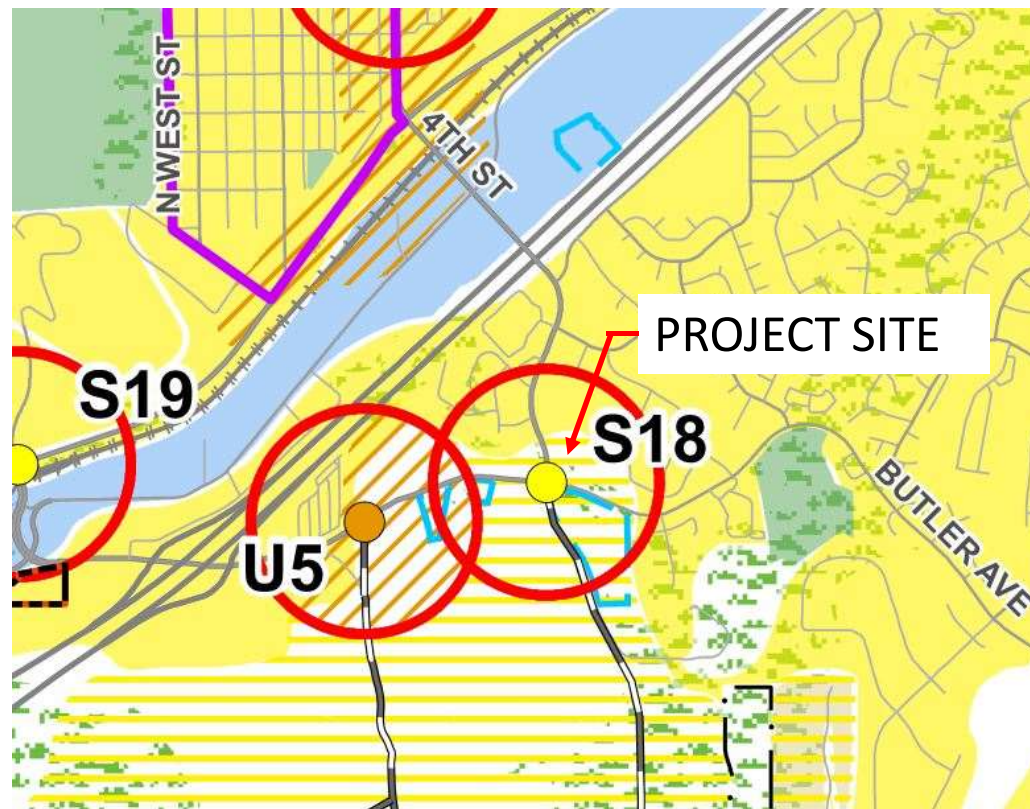


# Regional Plan Analysis



## Area and Place type

- Area Type
  - Future Suburban
- Place Type
  - Regional Suburban Activity Center



- Activity Centers**
- Suburban Activity Center (S1)  
'x' symbol identifies existing center
  - Urban Activity Center (U1)  
'x' symbol identifies existing center
  - Rural Activity Center
- Pedestrian Sheds**
- Regional Scale Pedestrian Shed
  - Neighborhood Scale Pedestrian Shed
  - Historic Pedestrian Shed
  - Rural Pedestrian Shed
- Area Types**
- Rural - Existing
  - Rural - Future
  - Suburban - Existing
  - Suburban - Future
  - Urban - Existing
  - Urban - Future

# Findings



## **Finding #1: Conformance with the General Plan**

- Regional Suburban Activity Center character
  - Mixed-use of commercial and residential
  - Access to large residential developments
  - Civic Spaces
  - Connections to alternate modes of transportation
  - Density in excess of 14 units/acre, proposed 16 units/acre
- Enhance quality of existing neighborhoods

# Findings



## **Finding #2: Community Benefits and Public Good**

- Affordable Housing
- Encourages passive/active recreation and entertainment
- Conserves site resources
- Commercial opportunity
- Increases stability of adjacent neighborhoods
- Efficient use of commercial and transportation corridors

# Findings

## **Finding #3: Site is Physically Suitable**

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





# Citizen Participation



## Neighborhood Meetings

- December 19, 2019, held at the Aquaplex
  - 2 individuals attended
- October 29, 2019, held at Sinagua Middle School
  - 8 individuals attended

## Public Comments/Emails from the Public:

- At the time of routing this presentation, staff has received 5 emails concerning the proposed development



# Development Agreement



## Purpose of the agreement:

- Administration of the “Affordable Housing” units
- Defines commercial building interior and systems construction finish
- In-lieu frontage improvements fees
- Proportional share cost of the intersection permanent stop light
- JW Powell water district transmission main proportional share
- Multi-family unit mix
- Bicycle parking space quantity and locations
- Electric vehicle parking quantity and locations



# Recommendation



**The Planning and Zoning Commission recommends the City Council, in accordance with the findings presented, approve the Direct to Ordinance Zoning Map Amendment request, subject to the following five conditions, included within 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 December 23, 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 Flagstaff at Fourth, LLC” must be fully satisfied.
4. The Developer’s failure to obtain certificate of occupancy for the entirety of the Project within five (5) years of the effective date of the rezoning ordinance shall entitle the City, in its sole discretion, to conduct a public hearing for the purpose of reverting the Highway Commercial (HC) zoning on the Property to its former zoning classification of Medium Density Residential (MR), in accordance with Arizona Revised Statutes § 9-462.01
5. The project shall meet the steep slope protection standards indicated in Zoning Code table 10-50.90.050A.



# Recommendation



## **New Condition added to Ordinance after Planning and Zoning Hearing:**

\*6. The project shall meet horizontal mixed-use requirements. A horizontal mixed-use development requires more than residential occupancy under the City's Zoning Code. By definition, a horizontal mixed-use development shall include two or more different types of uses placed next to each other on the same parcel, planned as a unit, and connected together with pedestrian and vehicular access.

\* This condition of the Ordinance was developed as part of the finalization of the Development Agreement and was not reviewed by the Planning & Zoning Commission.