

The Lofts at Continental Concept Zoning Map Amendment

PZ-20-00183

5531 E Cortland Boulevard





The Lofts at Continental

Property

5531 E Cortland Boulevard
Portion of APN 113-37-001E

Proposed Use

Multi-family residential development
consisting of 139 dwelling units

Request

1. Concept Zoning Map Amendment to rezone approximately 13.49 acres of a 19.26-acre parcel from the Highway Commercial (HC), Light Industrial-Open (LI-O) and Research and Development (RD) zones to the High Density Residential (HR) zone. The remaining 5.77 acres will remain in the Highway Commercial (HC) zone.





Property Context Map



North

Interstate I-40

West

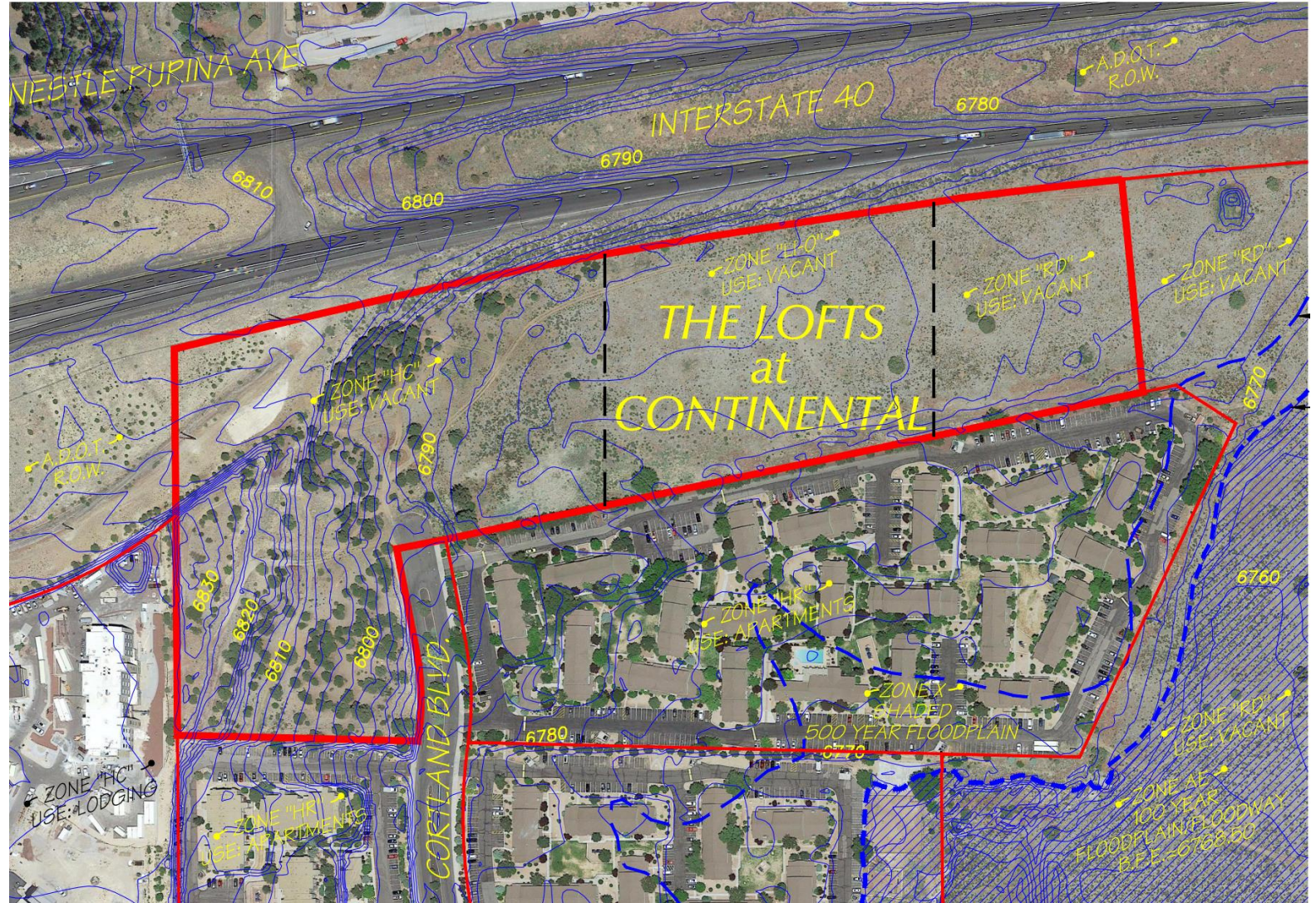
Vacant and Commercial development zoned Highway Commercial (HC)

East

Vacant land owned by the City of Flagstaff Research and Development (RD) and Rural Residential (RR)

South

Multi-family residential development zoned High Density Residential (HR)





Types of Zoning Map Amendments

- Direct to Ordinance with a Site Plan
 - Requires applicant to submit fully developed site plans with all supporting information required for a site plan review.
 - Once a zoning map amendment is approved by Council, the project can proceed directly to construction plan review.
- Concept Zoning Plan
 - Process allows a concept plan and applicant to pursue site plan approval after the rezoning. This means staff has not reviewed building heights, landscape plans, outdoor lighting plans, signage or architectural design standards.

Parking Calculations



- Per the Flagstaff Zoning Code, Market Rate **Multi-Family** parking standards are based on the number of bedrooms contained in each dwelling unit.
- The required number of **parking spaces per dwelling unit** (P.S/D.U.) increases as the number of bedrooms per unit increase
- Each 1-bedroom unit requires 1.5 spaces. Each 2 and 3-bedroom unit requires 2.0 spaces.
- For all 2-bedroom and above units, 0.25 **guest spaces** are required
- **Bicycle parking** is also required. A new development must provide a minimum of 5% of the required number of vehicle parking spaces as bicycle parking.
- **ADA (accessible)** designed parking spaces are also required based on total number of vehicular spaces.

<u>UNIT DESCRIPTION</u>	<u>NO. OF UNITS</u>	<u>SPACES PER UNIT</u>	<u>REQ PARKING</u>
1 Bed	30	1.50	45.00
2 Bed	79	2.25	77.75
3 Bed	30	2.25	<u>67.50</u>
		Total	290

Proposed Building Elevations



Front Elevation

Scale 1/8" = 1'-0"

2 Front Elevation
A3.1

Scale 1/8" = 1'-0"



Back Elevation

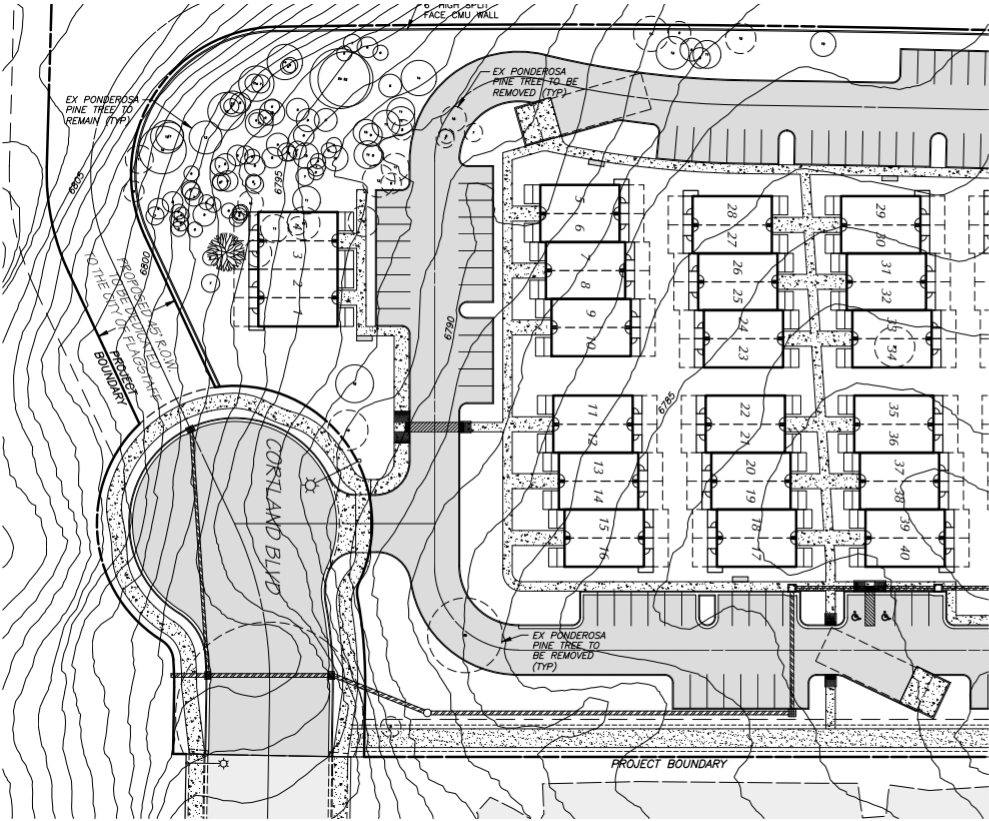
Scale 1/8" = 1'-0"

Back Elevation

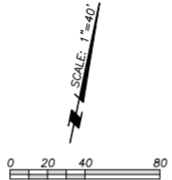
Scale 1/8" = 1'-0"

All architectural renderings are protected by copyright law and may not be copied or reproduced in any fashion

Concept Resource Protection Plan



PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



THERE ARE NO RESOURCES
TO BE PROTECTED IN THE
MIDDLE OF THE SITE

RESOURCE PROTECTION

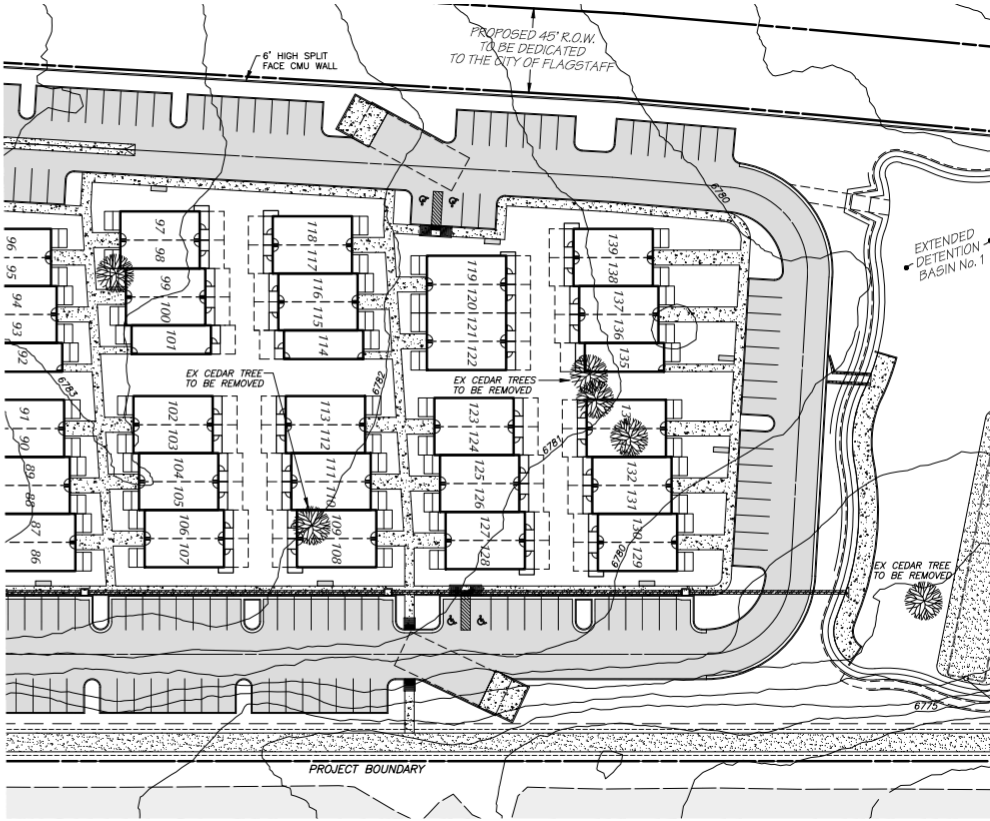
PRE DEVELOPMENT TREE POINTS

1 POINT TREES	68 x 1	=	68
2 POINT TREES	20 x 2	=	40
4 POINT TREES	13 x 4	=	52
8 POINT TREES	4 x 8	=	32
20 POINT TREES	1 x 20	=	20
TOTAL TREE POINTS		=	232
50% OF TOTAL		=	116

POST DEVELOPMENT TREE POINTS

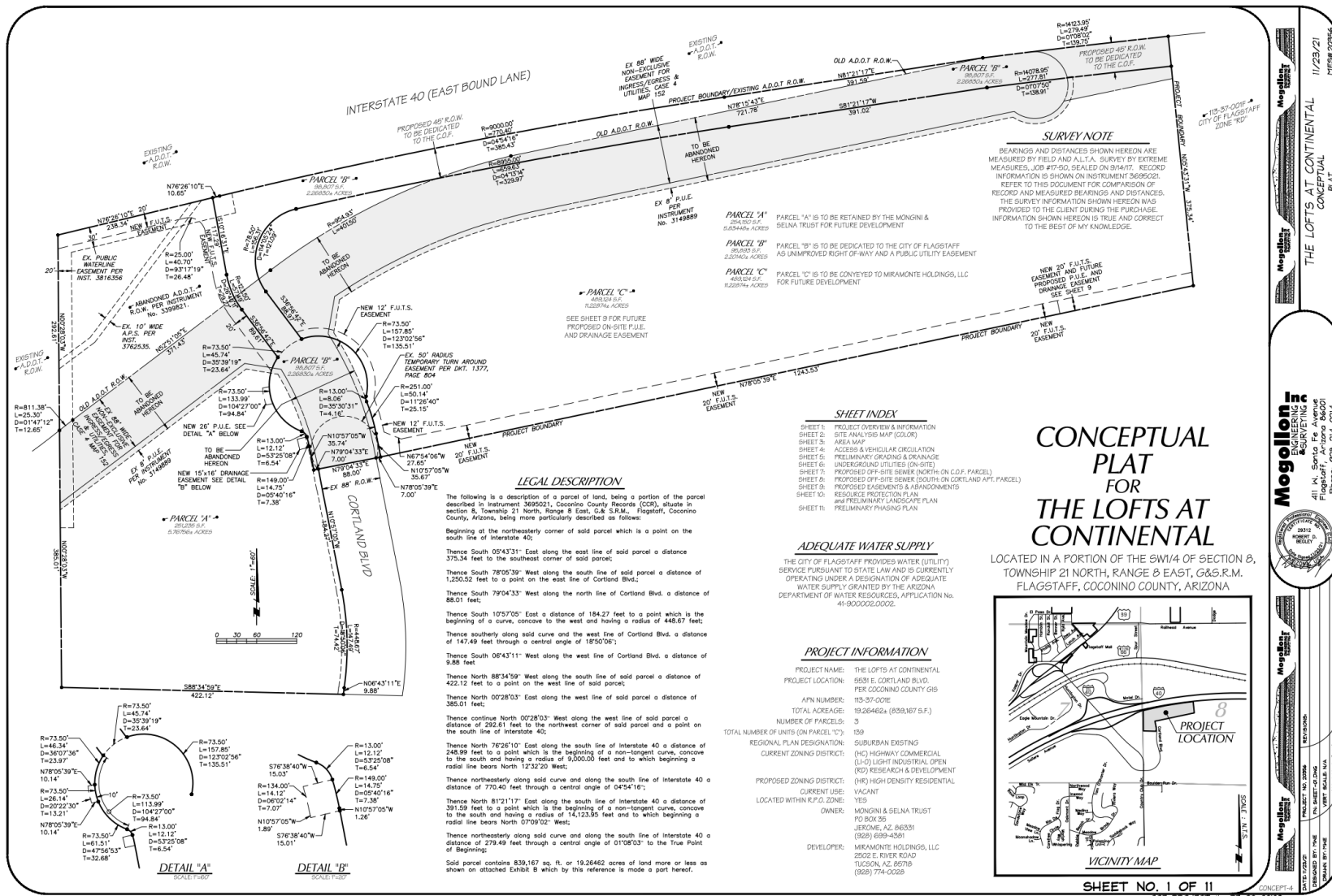
1 POINT TREES	60 x 1	=	60
2 POINT TREES	21 x 2	=	42
4 POINT TREES	7 x 4	=	28
8 POINT TREES	3 x 8	=	24
20 POINT TREES	0 x 20	=	0
TOTAL TREE POINTS		=	154
TREE SAVE PERCENTAGE		=	66.4%

THERE ARE NO SLOPES
OVER 17% LOCATED ON THIS
SITE



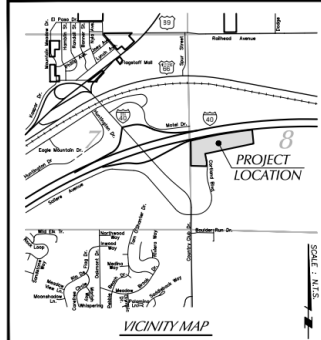


Easement/Right-of-Way Exchange



CONCEPTUAL PLAT FOR THE LOFTS AT CONTINENTAL

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 8 EAST, G&S.R.M., FLAGSTAFF, COCONINO COUNTY, ARIZONA



SHEET INDEX

SHEET 1:	PROJECT OVERVIEW & INFORMATION
SHEET 2:	SITE ANALYSIS MAP (COLOR)
SHEET 3:	AREA MAP
SHEET 4:	ACCESS & VEHICULAR CIRCULATION
SHEET 5:	PRELIMINARY GRADING & DRAINAGE
SHEET 6:	UNDERGROUND UTILITIES (ON-SITE)
SHEET 7:	PROPOSED OFF-SITE SEWER (NORTH ON C.D.P. PARCEL)
SHEET 8:	PROPOSED OFF-SITE SEWER (SOUTH ON CORTLAND APT. PARCEL)
SHEET 9:	PROPOSED EASEMENTS & ABANDONMENTS
SHEET 10:	RESOURCE PROTECTION PLAN AND PRELIMINARY LANDSCAPE PLAN
SHEET 11:	PRELIMINARY PHASING PLAN

ADEQUATE WATER SUPPLY
THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-900002.0002.

PROJECT INFORMATION

PROJECT NAME:	THE LOFTS AT CONTINENTAL
PROJECT LOCATION:	6931 E. CORTLAND BLVD. PEX COCONINO COUNTY GIS
APN NUMBER:	115-37-000E
TOTAL ACREAGE:	19,26462z (839,167 S.F.)
NUMBER OF PARCELS:	3
TOTAL NUMBER OF UNITS (ON PARCEL "C"):	139
REGIONAL PLAN DESIGNATION:	SUBURBAN EXISTING
CURRENT ZONING DISTRICTS:	(NC) HIGHWAY COMMERCIAL (LI-U) LIGHT INDUSTRIAL OPEN (RD) RESEARCH & DEVELOPMENT
PROPOSED ZONING DISTRICT:	(RH) HIGH DENSITY RESIDENTIAL
CURRENT USE:	VACANT
LOCATED WITHIN R.F.O. ZONE:	YES
OWNER:	MONGINI & SELNA TRUST PO BOX 25 JEROME, AZ 86331 (928) 699-4391
DEVELOPER:	MIRAMONTE HOLDINGS, LLC 2502 E. RIVER ROAD TULSON, AZ 85719 (928) 774-0029

11/29/21 MESH 2025z

Mogollon ENGINEERING & SURVEYING
411 N. Scott
Flagstaff, Arizona 86001
Phone: 928-214-0914

2512
MESH 2025z

THE LOFTS AT CONTINENTAL
CONCEPTUAL PLAT

DATE: 11/29/21
PROJECT NO.: 20208
SCALE: AS SHOWN
CHECKED BY: KOWALSKI
DRAWN BY: M. HARRIS

Traffic Impact Analysis



- The scope of a Traffic Impact Analysis (TIA) is generally determined by the estimated peak hour trips generated by a developer, per the Engineering Standards.
- The estimated peak hour trips for this development are 65 vehicles/hour in the am and 79 vehicles/hour in the pm.
- A full Traffic Impact Analysis was not required.
- No impacts to the surrounding transportation network are anticipated that would require mitigation.

Water Sewer Impact Analysis (WSIA)



- An impact analysis was completed April 30, 2021. The proposed development is located within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities
- Water system improvements include a new loop around the property to connect to existing water main in Cortland Boulevard.
- Sewer system improvements include an extension to an existing stub south of the subject property in addition to an upsizing.

Stormwater Analysis



- Applicants have the choice of either completing a Drainage Impact Analysis with a full downstream analysis OR they can capture the difference between pre- and post-construction on site. In this case the applicant has chosen to do the latter.
- An above ground detention basin has been incorporated into the design and is located in the western portion of the property.



Zoning Map Amendment Findings

Finding #1

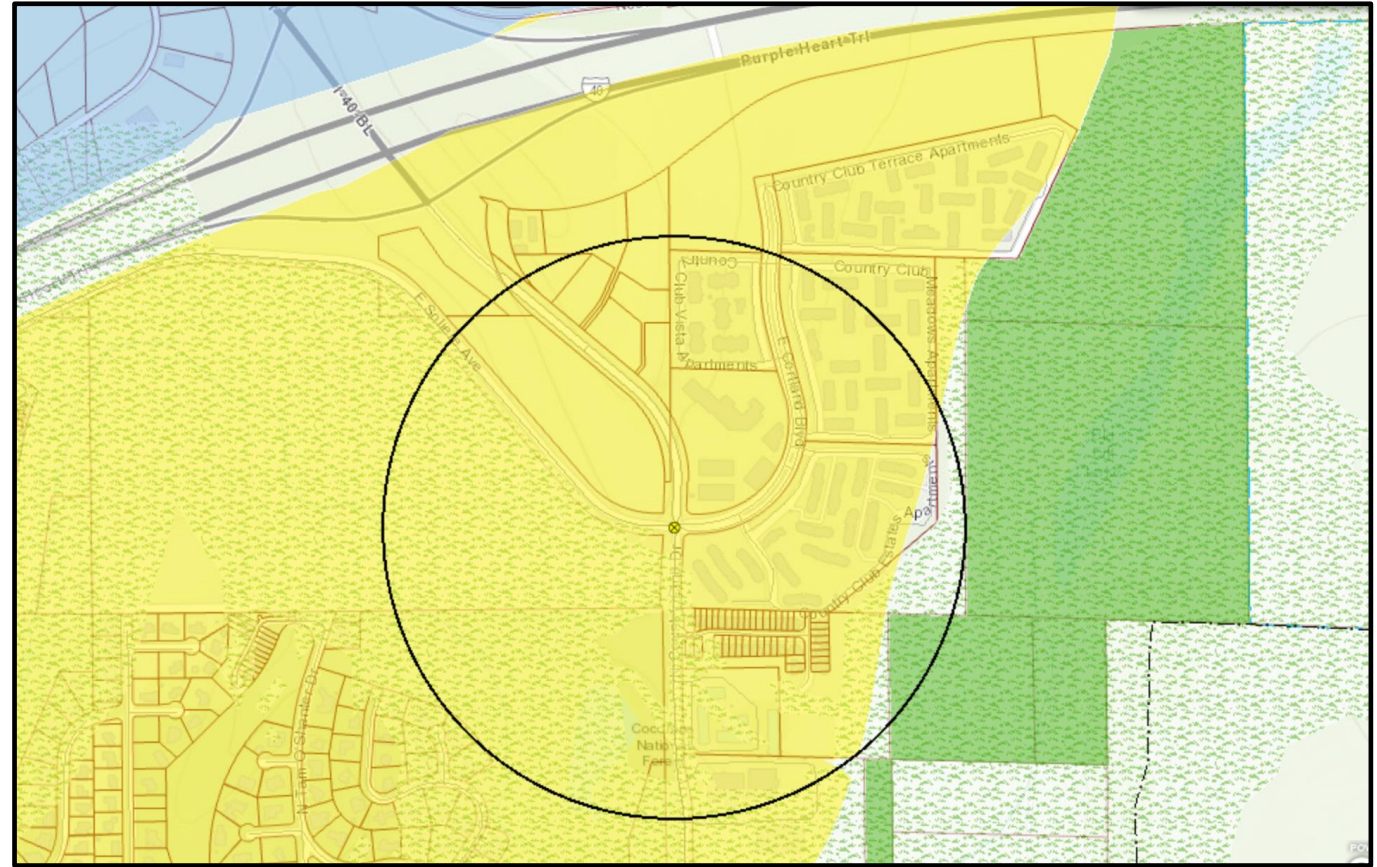
The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code prior to considering the proposed amendment

Finding #1



13.49 acres designated as Existing Suburban

- Medium to low densities of people, residences, jobs, and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities such as FUTS trails; and the area may have access to public transportation. Desired density 2-13 units per acre





Zoning Map Amendment Findings



Finding #2

The proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff, and will add to the public good as described in the General Plan.

Finding #2



Community Benefit

- Staff has identified the community benefit of the project to include contributions to the FUTS trail system, improvements to the existing sewer system that will support the greater area, the provision of 14 affordable housing units, and energy efficient features.



Zoning Map Amendment Findings



Finding #3

The site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Finding #3



Adequacy of Site

- The Inter-Division Staff reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements as well as impact analysis for the site.

Draft Development Agreement Contents



- Off-site sewer modification
- Dedication of improved right-of-way for cul-de-sac at the end of Cortland Boulevard.
- Dedication of unimproved right-of-way for future access to City parcel to the east.
- 10' concrete FUTS trail through property from Cortland Boulevard to City parcel
- 10% affordable units (14 units)
- Materials Management Plan
- Energy STAR certified units
- Prohibition of short-term rentals (60 days)
- Dog park with amenities for residents
- Four electrical vehicle-ready outlets and two electrical vehicle charging stations.
- 16 uncovered bicycle parking spaces and 8 covered bicycle parking spaces where only 15 are required
- Pollinator friendly landscaping

Citizen Participation Plan



- Applicant held one virtual neighborhood meetings using the Zoom platform regarding this case on August 26th. No one from the public attended the meeting.
- A Citizen Participation Report was prepared and attached to the staff summary.
- Staff has not received any comments on this application.

Staff Recommendation



The Planning & Zoning Commission by unanimous vote (5-0) recommend the City Council finds the proposed Zoning Map Amendment in substantial conformance with the required findings and approve an amendment to the Zoning Map for 13.49 acres from the Highway Commercial (HC), Light Industrial-Open (LI-O), and Research and Development (RD) zones to the High Density (HR) zone, subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the concept zoning plan and project narrative including but not limited to the density and intensity and general layout approved by the Inter-Division Staff (IDS) on September 29, 2021, with this request except as modified herein.
2. Development of the HR zone shall be limited to the number of units (139) identified in the concept zone plan and used for the preparation of all impact analysis, except that a 10% increase or decrease in the total number of units identified in the concept zone plan may be approved administratively.
3. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
4. All terms, conditions, and restrictions detailed within the “The Lofts at Continental Development Agreement” must be fully satisfied.
5. In the event the property is rezoned, and the applicant 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 classification of Highway Commercial, Light Industrial-Open, and Research and Development in accordance with A.R.S. § 9-462.01.

Thank you!

Questions or Comments





Transportation Impact Analysis (TIA)

- The City's Engineering Design and Construction Standards & Specifications sets thresholds and outlines the required elements and area of study for a Transportation Impact Analysis
 - Where is the project located?
 - How many trips are projected?
 - How long will the project take to develop – next year or over many years?
 - What type of trips – pedestrian, transit, auto?
 - When do the trips occur – morning, evening, weekend?
 - Are there known issues in the vicinity – intersection with severe congestion, pedestrian access?
 - What does the Regional Plan call for – new trails or roads in the area?



Purpose of a Transportation Impact Analysis



- Identify a development's impacts on the Transportation Networks
- Highlight special or unusual transportation impacts and conditions
- Develop mitigation strategies for these impacts
- Guide for fair and proportional mitigation
- Ensures uniform requirements and treatments for all developments
- Coordinates development activity with other developments, the General Plan, and the City's Capital Improvement Program