

# LIV Timber Sky

Annexation &  
Direct to Ordinance Zoning Map  
Amendment

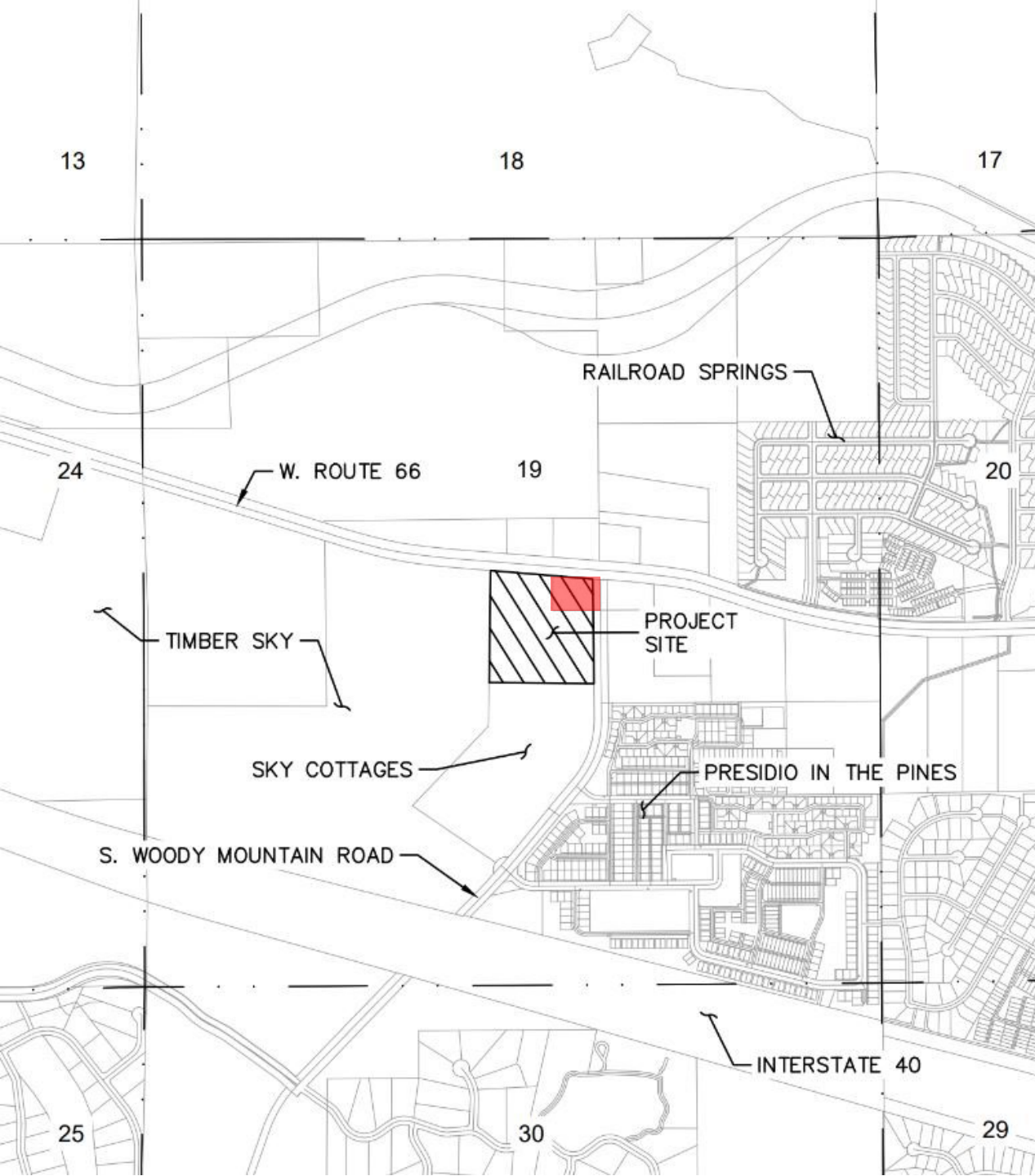
Alexandra Pucciarelli  
Current Planning Manager





# Request Overview

- Vintage Partners and Liv Communities, LLC requests to annex approximately 1.82 acres located at 2445 S. Woody Mountain Road
- Concurrent Direct to Ordinance Zoning Map Amendment request to rezone 13.01 acres from RR with RPO to HR with RPO



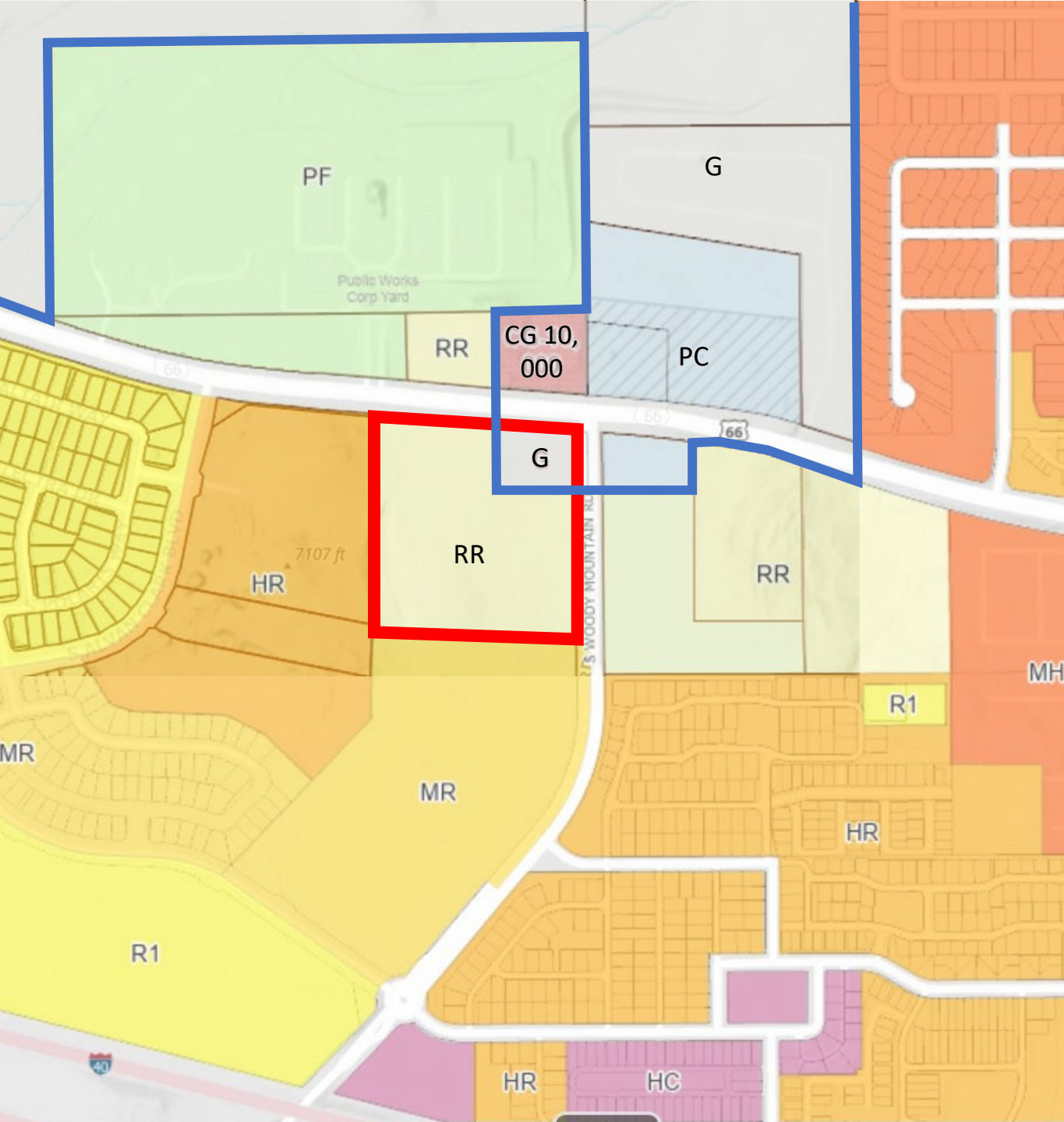
# Vicinity Map

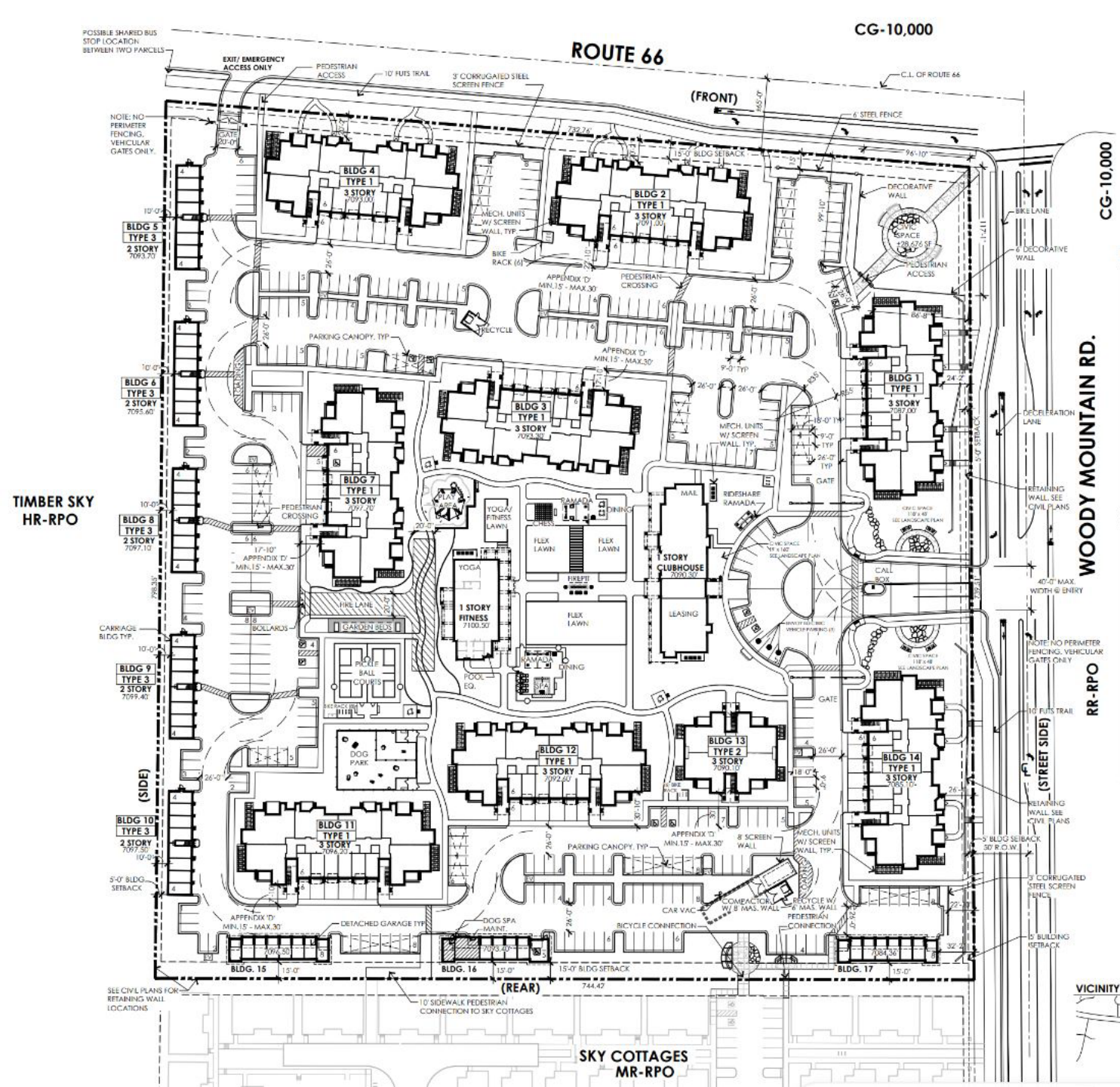
- 1.82 acres county land
- 13.01 acres undeveloped land
  
- North: Public Works Yard & River Outfitter
- East: Woody Mountain Campground & Presidio
- South: Sky Cottages
- West: Timber Sky



# Adjacent Zoning

- City Rural Residential (RR)
- County General (G)





# Proposal:

## Zoning:

- RR to HR zone w/ RPO

## Development:

- Multi-family Residential
- Parking
- Site Amenities



# Proposed Density

## Policy:

- HR zone allows 10-29 units per acre in RPO and Urban Activity Center (130 units min. - 377 units max.)
- Regional Plan calls for min. density of 13 units/acre

## Proposed:

- 214 total units
- Density of 16.45 units/acre



# Proposed Unit Mix

<b>Unit Type</b>	<b>No. Units</b>	<b>Percentage</b>
1 Bed/1 Bath	48	22%
2 Bed/1 Bath	48	22%
2 Bed/2 Bath	70	33%
3 Bed/2 Bath	48	22%
<b>Total</b>	<b>214</b>	



# Site Plan Review



## Application for Site Plan Review

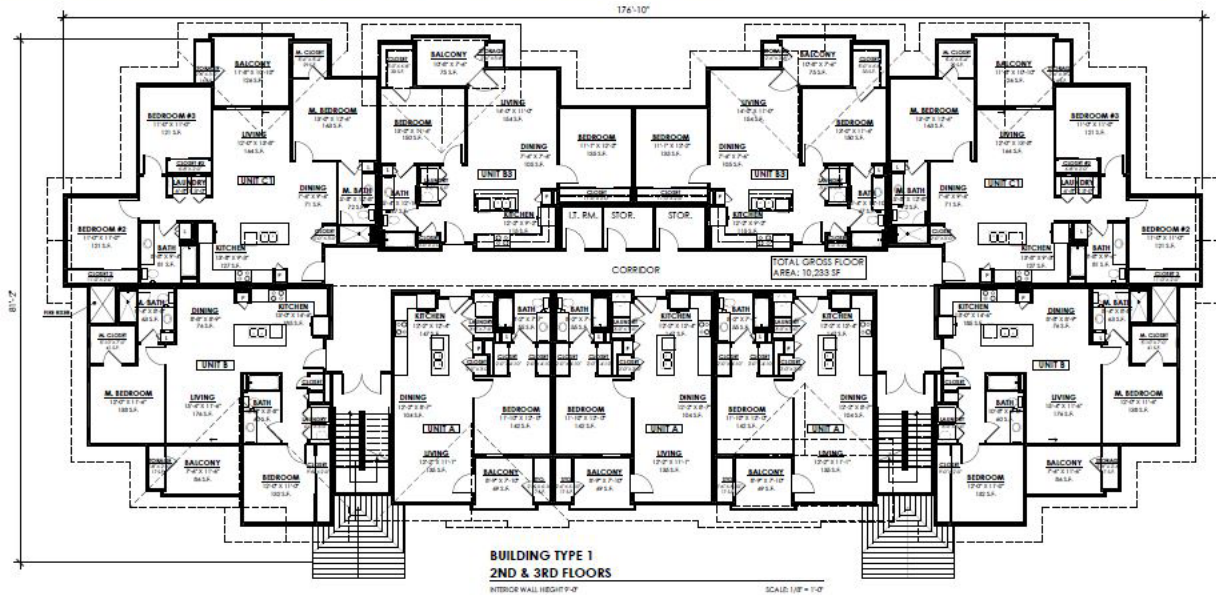
- Approved on June 30, 2023
- Subject to Direct to Ordinance Zoning Map Amendment



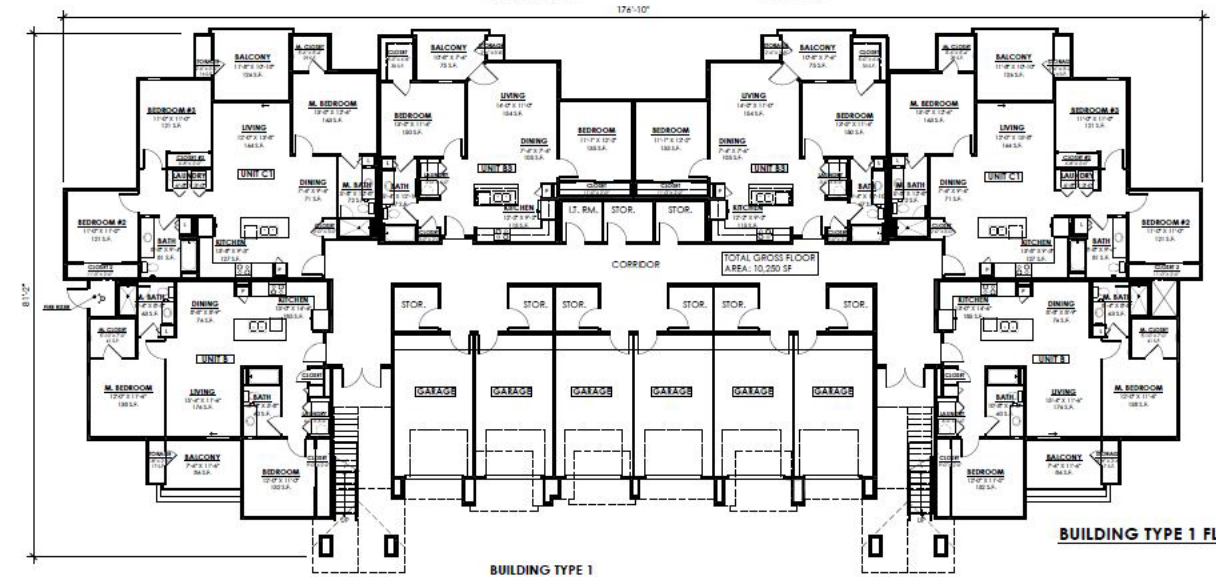
# Proposed Floor Plans

## Building Type 1:

- 3-story
- 6 garages
- 24 units

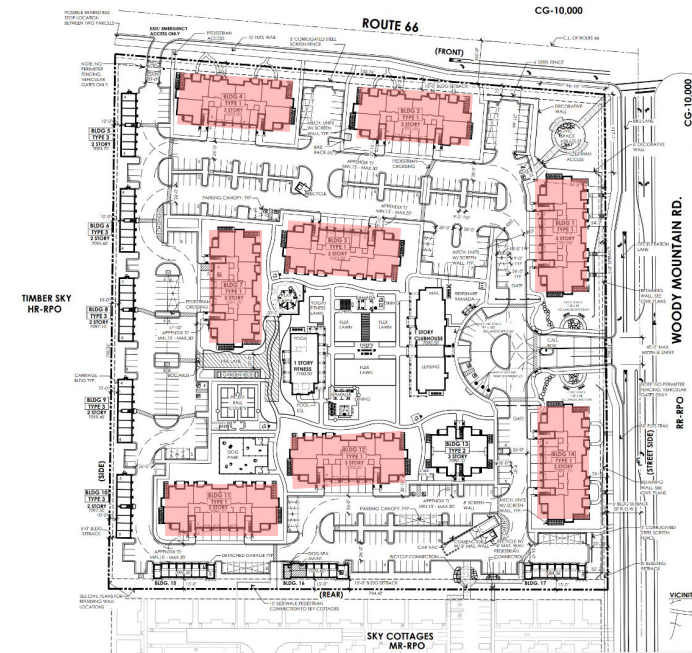


BUILDING TYPE 1  
2ND & 3RD FLOORS



BUILDING TYPE 1 FLOOR PLANS

BUILDING TYPE 1  
1ST FLOOR



SKY COTTAGES  
MR-RPO

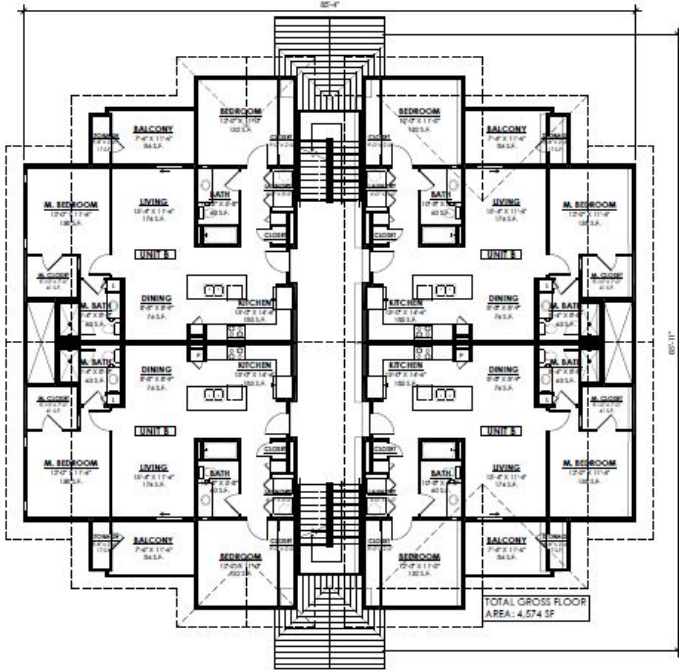


# Proposed Elevation

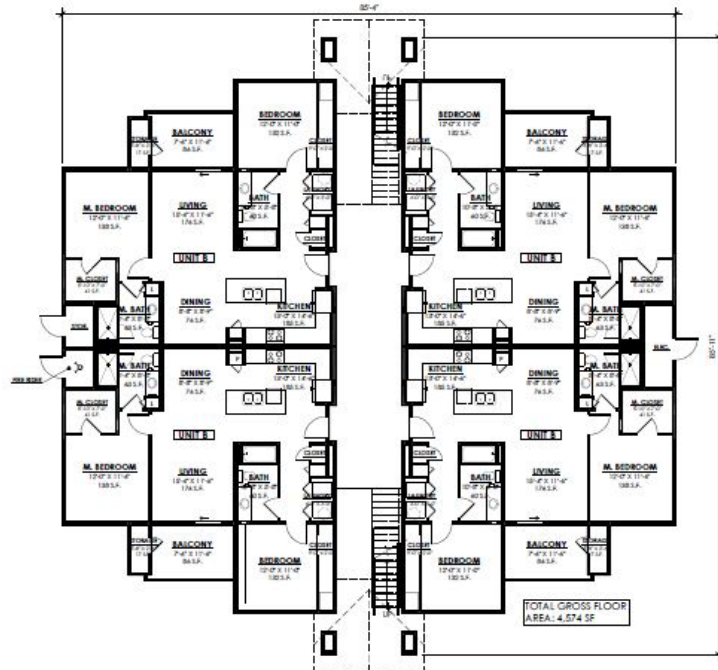




# Proposed Floor Plans



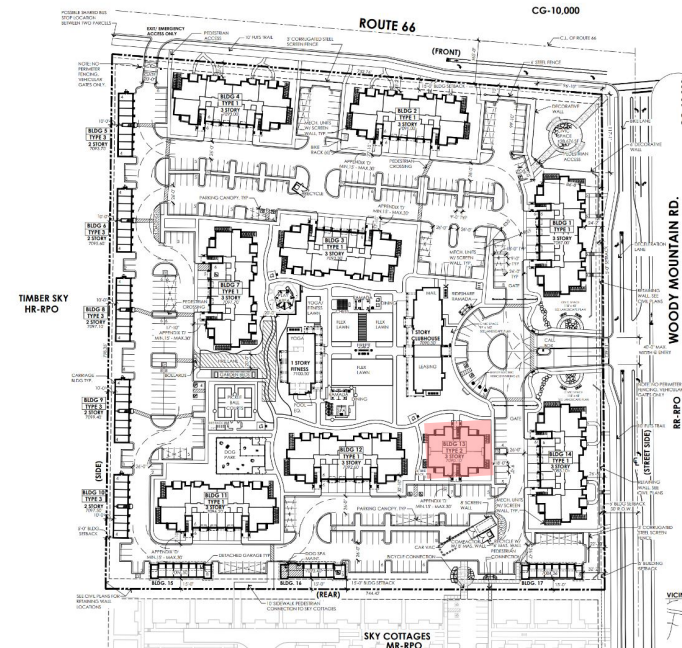
**BUILDING TYPE 2**  
**2ND & 3RD FLOORS**  
INTERIOR WALL HEIGHT 9'-0"  
SCALE: 1/8" = 1'-0"



**BUILDING TYPE 2**  
**1ST FLOOR**  
INTERIOR WALL HEIGHT 9'-0"  
SCALE: 1/8" = 1'-0"

## Building Type 2:

- 3-story
- 12 units





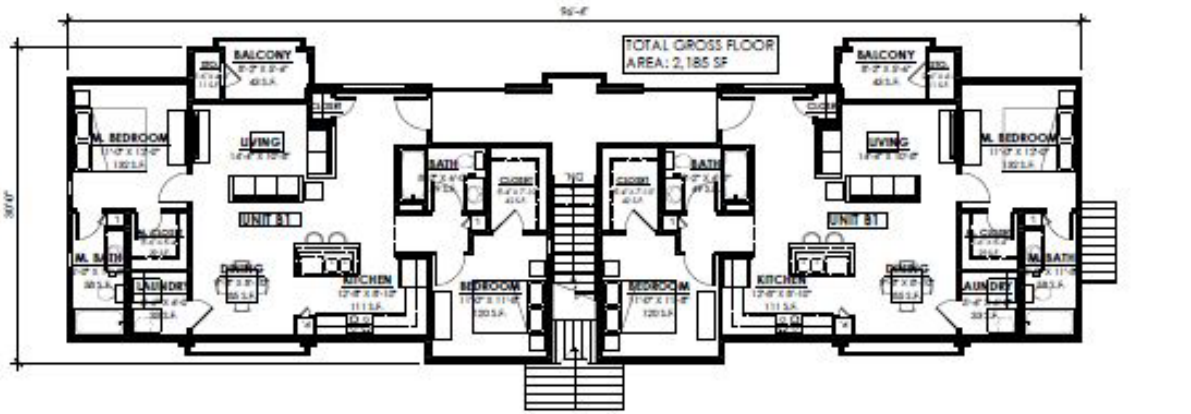
# Proposed Elevation



COLOR SCHEDULE		LOCATION	COLOR	SWATCH
A	Fiber Cement Siding Body 1	MFG.:	Alura Lap Siding - Horizontal Panels Traditional Texture	
		COLOR:	PPG Bleached Maple (PPG1089-5)	
B	Fiber Cement Siding Body 2	MFG.:	Alura Lap Siding - Vertical Panels Traditional Texture	
		COLOR:	PPG Cloudy Slate (PPG0996-4)	
C	Fiber Cement Fascia	MFG.:	Alura - Plycem Fiber Cement Trim	
		COLOR:	Aluma Sterling Gray	
D	Fiber Cement Trim	MFG.:	Alura - Plycem Fiber Cement Trim	
		COLOR:	Aluma Autumn Red	
E	Stone Veneer	MFG.:	Coronado - Getty Stone	
		COLOR:	Embassy Blend	
F	Shingle Roof	MFG.:	GAF Timberline - Ultra HD Shingles	
		COLOR:	Charcoal	
G	Metal Roof	MFG.:	MBCI - Slimline Roof Panel	
		COLOR:	Signature 300 "Slate Gray"	
H	Metal Railing	MFG.:	Sherwin Williams	
		COLOR:	SW 7578 "Borsch" 6	



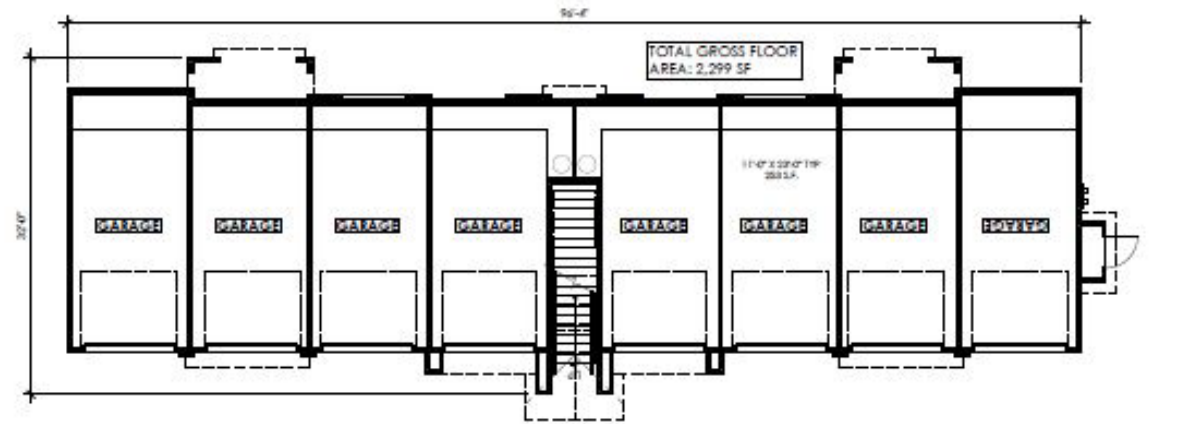
# Proposed Floor Plans



**BUILDING TYPE 3  
2ND FLOOR**

INTERIOR WALL HEIGHT 9'-0"

SCALE: 1/8" = 1'-0"



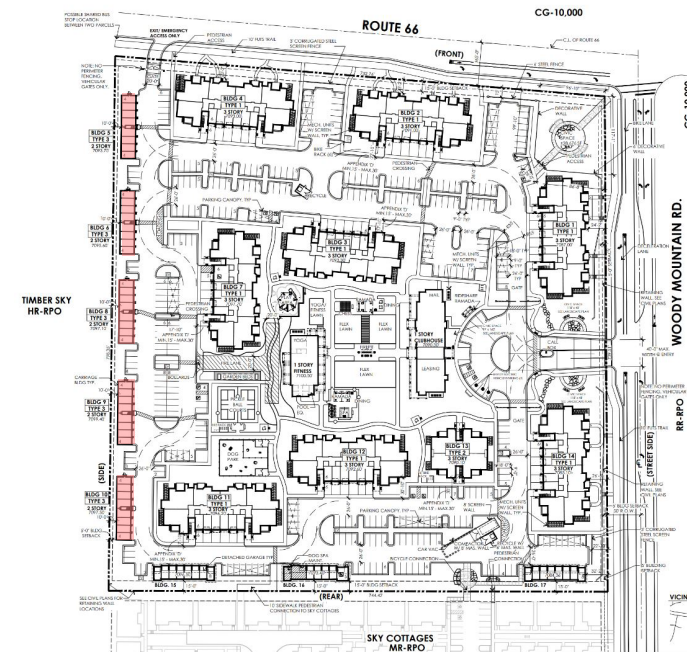
**BUILDING TYPE 3  
1ST FLOOR**

INTERIOR WALL HEIGHT 9'-0"

SCALE: 1/8" = 1'-0"

## Building Type 3:

- 2-story
- 8 garages
- 2 units





# Proposed Elevation





# Annexation Request

- Vintage Partners and Liv Communities, LLC requests to annex approximately 1.82 acres located at 2445 S. Woody Mountain Road
- Portion (1.82 acres) of Coconino County Assessor's Parcel Number 112-01-019B (13.01 acres) plus adjacent ROW of S Woody Mountain Road



# Annexation Approval Criteria



## Required Findings

Annexation requests must meet the required findings for approval:

- Arizona State Statute Compliance
- City of Flagstaff Regional Plan 2030 Compliance
- Public Facilities and Service Impact Analysis



# Annexation Approval Criteria

## **Finding 1: Conformance with Arizona State Statute (ARS 9-471)**

- Sets eligibility criteria for properties to annex
- Identifies required processes and procedures for cities and towns to annex real property
- Sets requirements for zoning classification for annexed property



# Annexation Approval Criteria

## **Finding 2: Conformance with Flagstaff Regional Plan 2030 *applicable* goals and policies**

The proposed annexation should not be detrimental to the majority of persons or property in the surrounding area or the community in general

Annexation must demonstrate a favorable benefit to the taxpayers of the City

Policy LU.7.2: Require unincorporated properties to be annexed prior to the provision of City services, or that a pre-annexation agreement is executed when deemed appropriate.

Policy WR.4.3: Development requiring public utility services will be located within the Urban Growth Boundary.



# Annexation Approval Criteria

## **Finding 3: Conformance with City Code Division 10-20.90: Annexations (Public Systems Analysis)**

- Traffic Analysis/Right of Way Impact; Transportation Improvements
- Water and Sewer Impact Analysis; Water and Sewer Improvements
- Stormwater Analysis; Stormwater Improvements
- Schools
- Fire Protection



# Public Systems Analysis

## Traffic /Right of Way Impact

Traffic Impact Analysis dated June 9, 2023

- Accepted by City Staff
- Approved by ADOT

## Transportation Improvements

- New or extended turn lanes as required
- Extended median on S Woody Mountain Road
- Proportional contribution to traffic signal



# Public Systems Analysis

## Water and Sewer Impact Analysis

- Water and Sewer Impact Analysis (WSIA) completed December 20, 2013, for a similar land use on the property
- WSIA Waiver issued September 20, 2022

## Water and Sewer Improvements

- 12-inch offsite sewer main



# Public Systems Analysis

## Stormwater Analysis

- Drainage Impact Analysis prepared on August 30, 2022

## Stormwater Improvements

- No offsite stormwater improvements required
- Onsite retention for increase runoff volumes



# Public Systems Analysis



## Schools

The proposed development of the subject site is not anticipated to affect the local school district.

## Fire Protection

- Served by Fire Station No. 1, located at 1972 S. Thompson Drive
- Site is within the desired response time



# Citizen Participation



## Neighborhood Meetings

- December 12, 2022 and February 6, 2023
  - 18 individuals attended first meeting
  - 4 individuals attended second meeting



# Recommendation

The Planning and Zoning Commission, in accordance with the required findings, forwarded the annexation request to the City Council with a recommendation for approval.

At the September 5, 2023 Council Meeting:

- 1) Hold public hearing

At the September 19, 2023 Council Meeting:

- 2) Read Ordinance No. 2023-XX by title only for the first time
- 3) City Clerk reads Ordinance No. 2023-XX by title only (if approved above)

At the October 3, 2023 Council Meeting:

- 4) Read Ordinance No. 2023-XX by title only for the final time
- 5) City Clerk reads Ordinance No. 2023-XX by title only (if approved above)
- 6) Adopt Ordinance No. 2023-XX