

Woody Mountain Apartments

Adjustment of Property Development Standards

City Council Meeting | November 21, 2023

Alaxandra Pucciarelli | Current Planning Manager





Request Overview

- Request by Roers Companies to approve the following adjustments to property development standards:
 - Request to reduce the depth of required jogs in the floor plan as shown in the conditionally approved site plan.
 - Request to reduce the required garage door recess depth from 18 to 12 inches.
 - Request to reduce the minimum width of parking spaces from 9 feet to 8-1/2 feet.
 - Request to increase the number of parking spaces allowed between landscape islands.

Vicinity Map

2292 S Alvan Clark Blvd

APN 112-01-156

10.65-acre

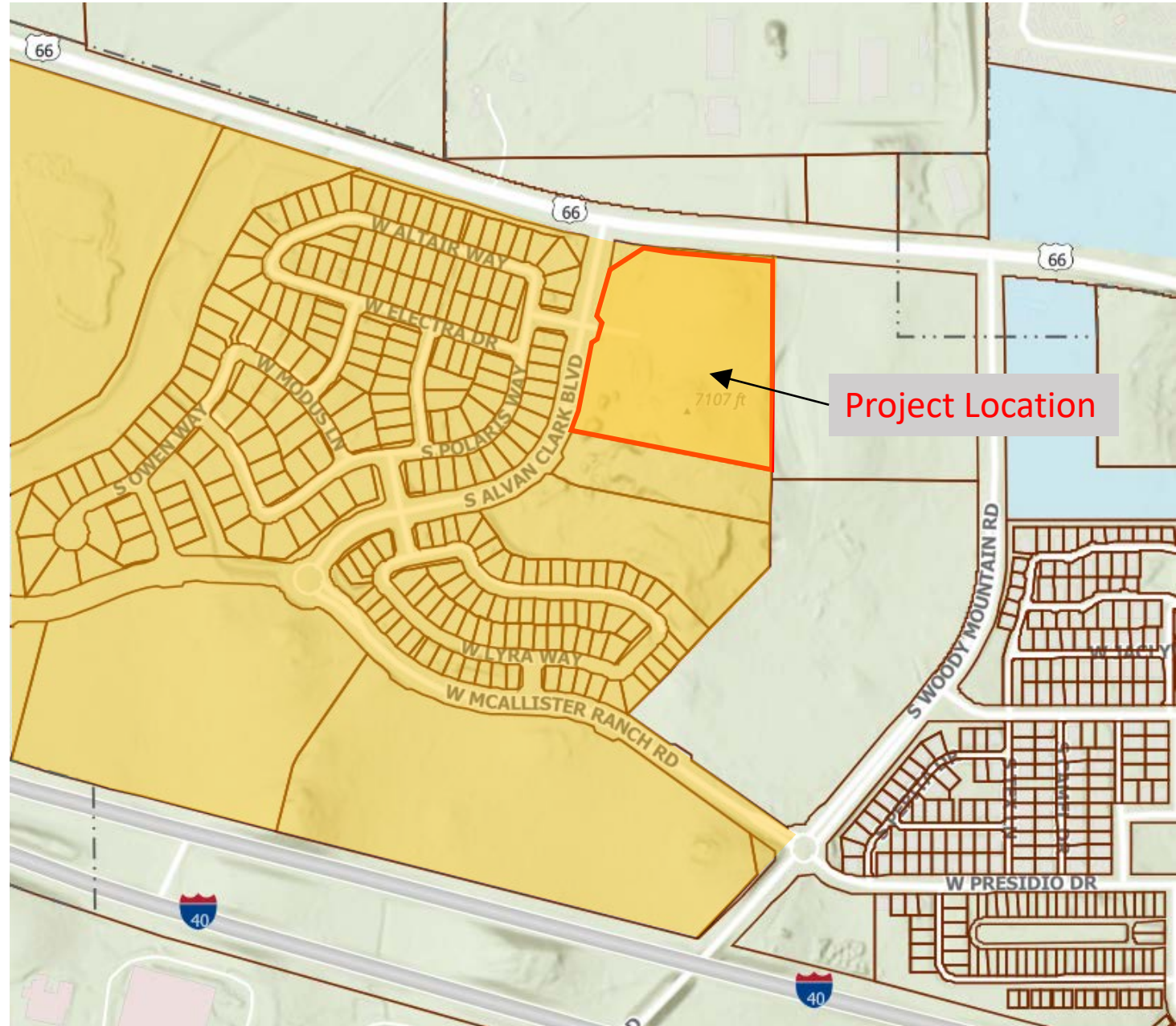
High Density Residential

Adjacent uses:

Timber Sky Development

Flagstaff Public Works Yard

Liv Timber Sky/Sky Cottages

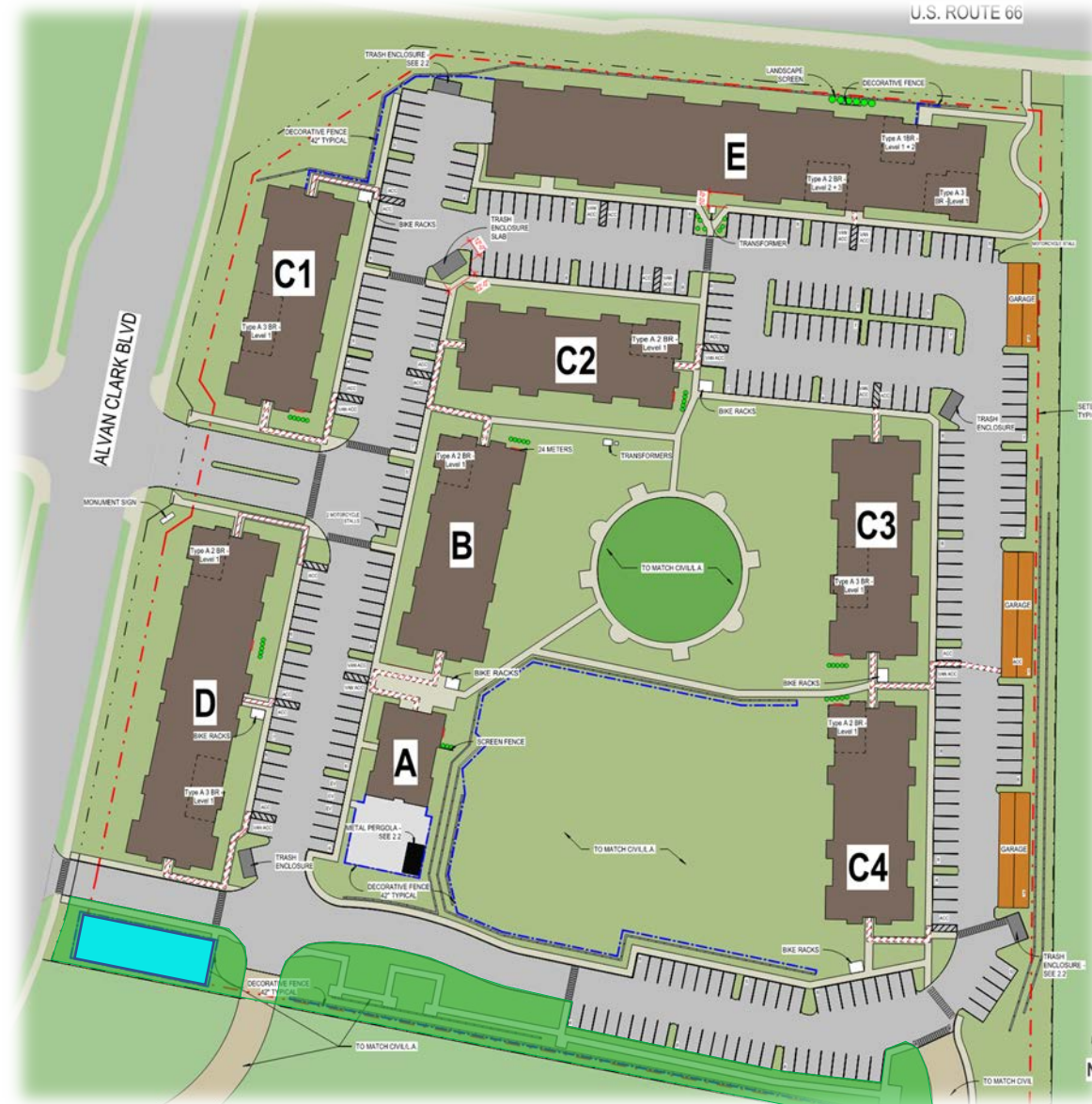




Approved Site Plan

Staff approved on May 18, 2023

- Buildings:
 - A = Clubhouse
 - B-E = Residential
- Single story Garage
- Dog Run
- Civic Space
- 377 parking spaces





Woody Mountain Apartments

- Timber Sky DA requirements:
 - Min 190 affordable rental units
 - Equal to or less than 60% Area Median Income
- Project can take 5 or more incentives per Zoning Code
 - Parking incentive (reduction of 109 parking spaces)
 - Landscape Incentive (10% reduction)
 - Adjust Property Development Standards



Proposed Adjustments

1) Request to reduce the depth of required jogs in the floor plan as shown in the conditionally approved site plan.

Walls over 75 feet in length must have a jog at least 20% of the height of the wall. The proposed walls are approximately 30 feet tall. Therefore, the required jog would be 6 feet min.

The applicant is proposing jogs varying between 5 feet and 2 foot 5 inches.



Proposed Adjustments

2) Request to reduce the required garage door recess depth from 18 to 12 inches.



Modified Site Plan



Solar Canopies

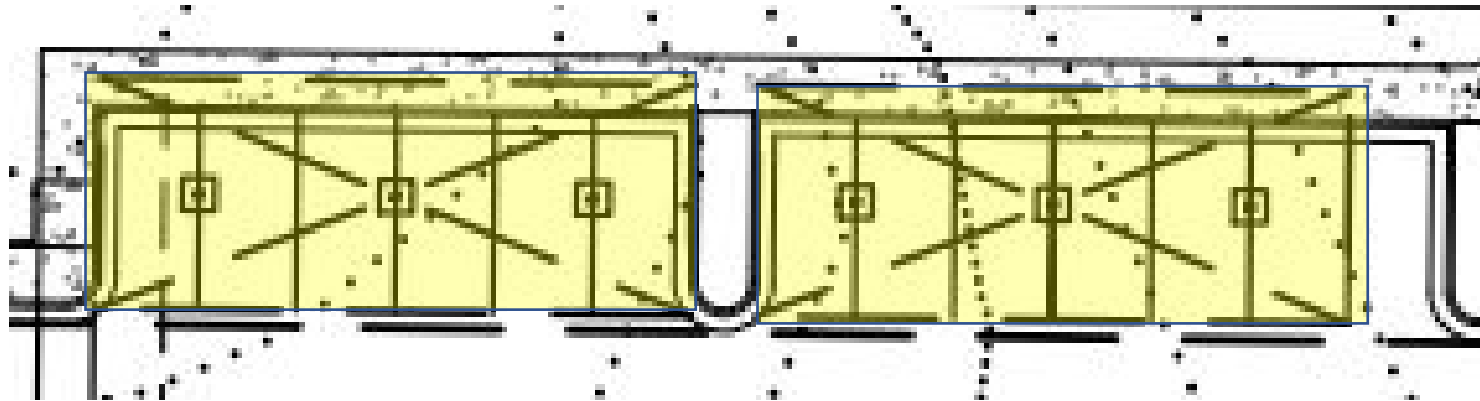




Proposed Adjustments

3) Request to reduce the minimum width of parking spaces from 9 feet to 8-1/2 feet.

Request to allow the solar car canopy structural columns to encroach 6 inches into adjacent parking spaces and reduce the clear width of such spaces to 8-1/2 feet. Columns will be located every two spaces- impacting every covered parking space.



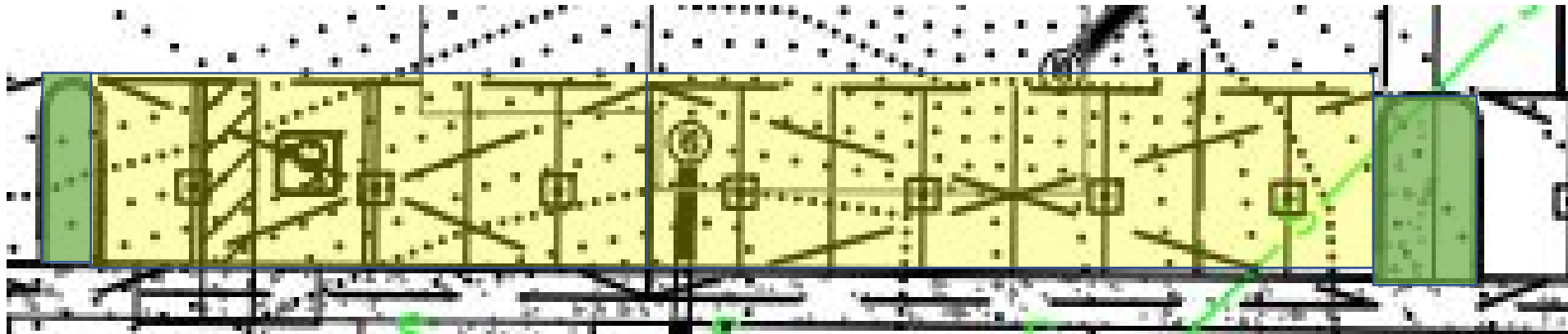


Proposed Adjustments

4) Request to increase the number of parking spaces allowed between landscape islands.

Zoning code requires a landscape island every 8 parking spaces.

Proposal is to eliminate islands to allow a max of 13 parking spaces located below a solar canopy





Adjustment Findings

To approve a request to adjust the property development standards, the City Council shall find that the following criteria have been met:

- The adjustments are consistent with and conform to the goals of the General Plan and any applicable specific plans;
- The adjustments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan;
- The requested adjustments will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located;
- The proposed development is consistent with the character of the area; and
- The type, quality, and amenities of the development are consistent with those found in similar developments that are available to the public at market rate.



Public Notification

- Mailers sent to:
 - All property owners within 300 feet of the subject property
 - All homeowners' associations (HOAs) that govern land within 1,000 feet of the subject property
 - All persons or groups whose names are on the registry of persons and groups interested in receiving such notice
 - All affordable housing advocacy agencies on file with the City of Flagstaff's Housing Section
- The applicant installed a sign on the development site



Recommendation

- Staff recommends the City Council, in accordance with the findings, approve the adjustments as presented and with the following conditions:
 1. Before Civil Plan approval, staff will be provided with a revised site plan showing the final location of the solar canopies, column locations, and layout of parking spaces.
 2. A final landscape plan showing the layout of the parking islands and the quantities and locations of landscape material be provided to staff as part of the Civil Plan submittal.