

**Butler Ave Lofts
Direct to Ordinance Zoning
Map Amendment
PZ-21-00284-03
March 21, 2023
Patrick St. Clair, Planner**

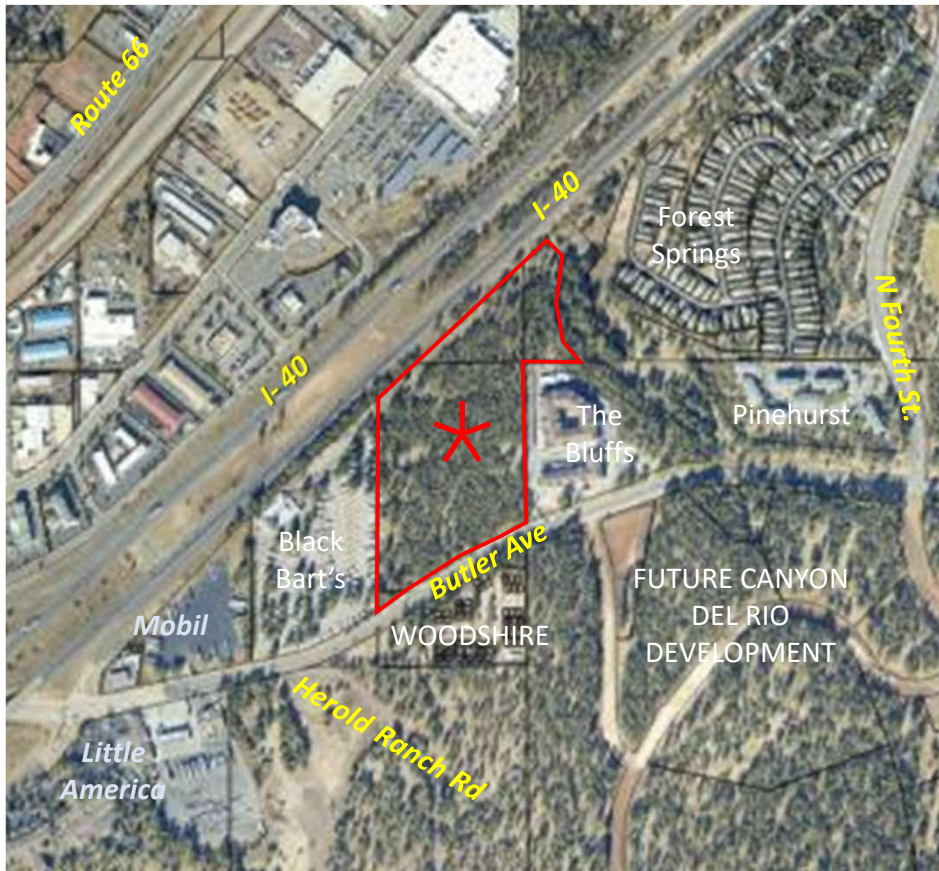


LOCATION & SURROUNDING USES



Butler Ave Lofts

- * • Approx. 17-acres undeveloped land
- The Bluffs
- Woodshire
- Black Bart's
- Butler Ave, I-40, Route 66 and N Fourth St. access

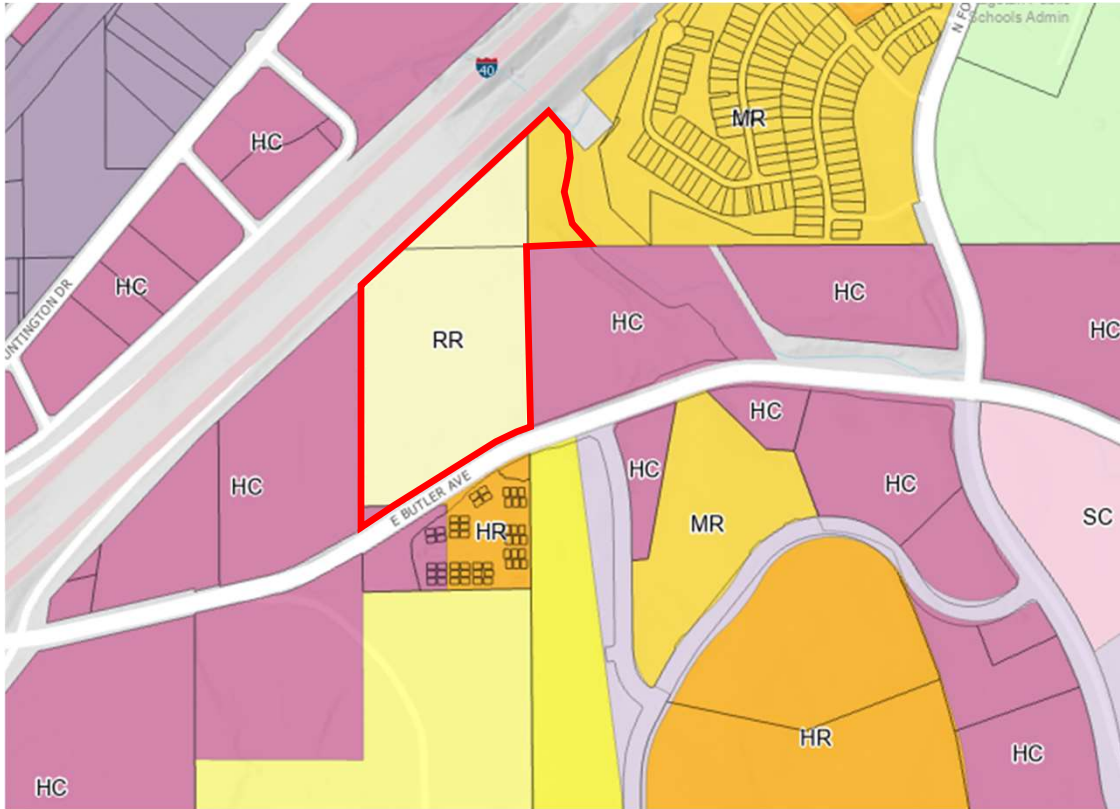


Request: Zoning Map Amendment



Request:

- Rezone parcels
APN 106-04-006B, 107-11-001B, and 107-44-062
from
- Medium Density Residential (MR) and Rural Residential (RR)
- to
- Highway Commercial (HC)

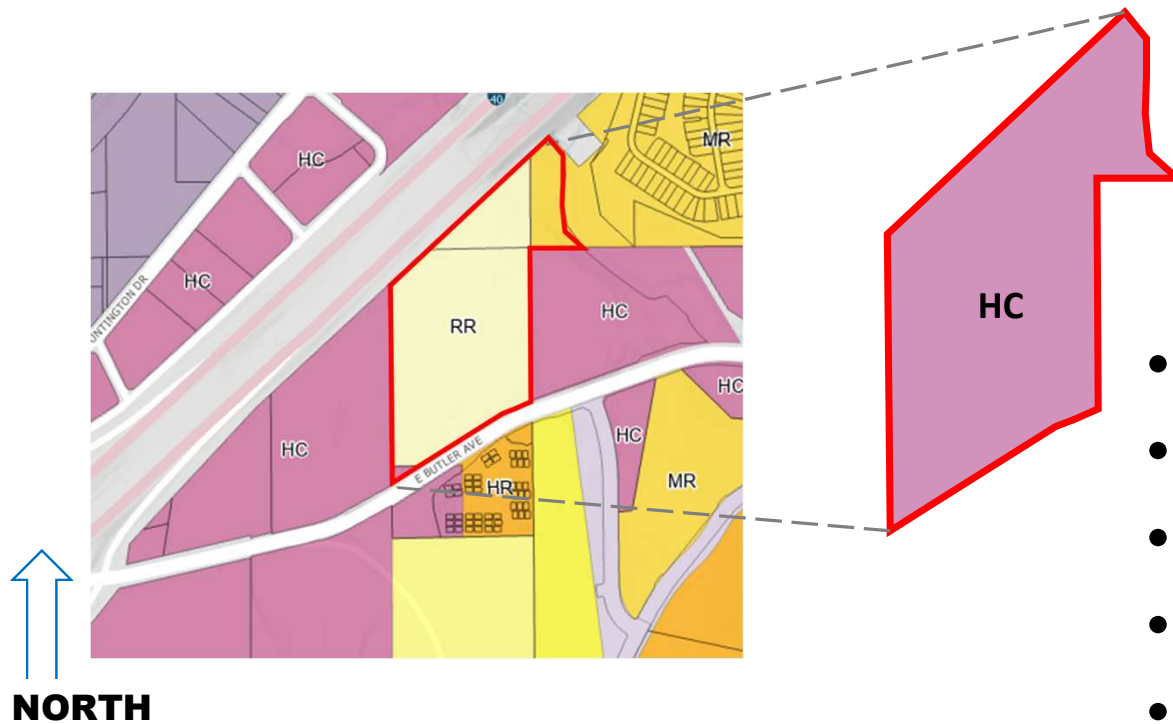


NORTH

Request: Zoning Map Amendment

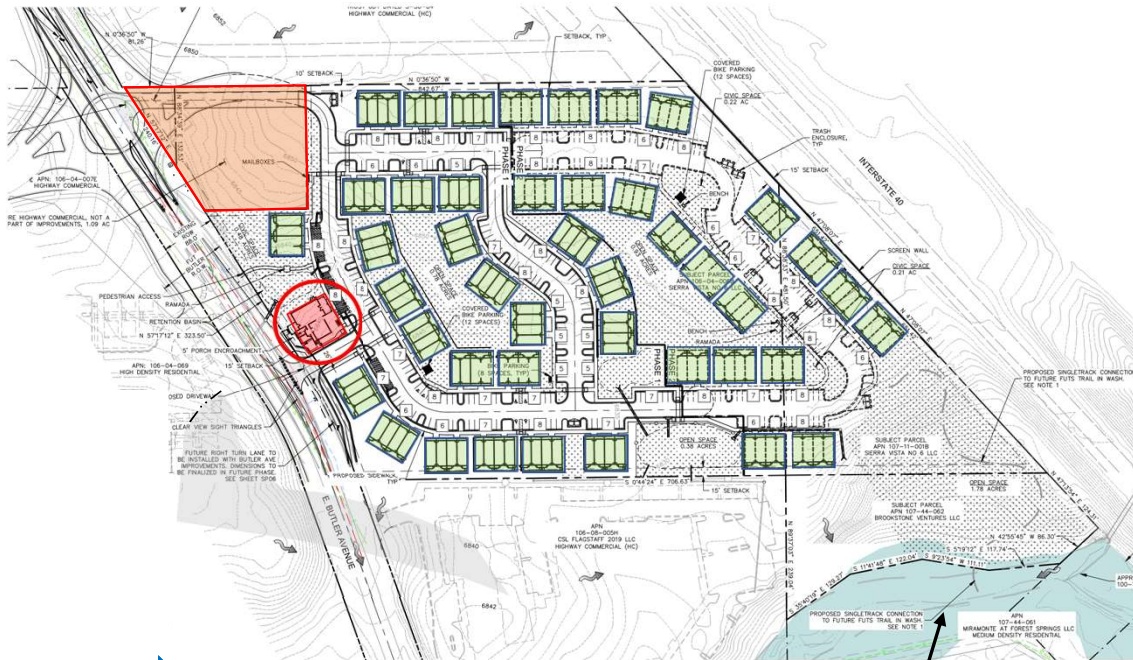


Highway Commercial Zone:



- Commercial corridor
- Mixed-use development
- Alike adjacent zone
- Increased Density
- New Commercial

Development Proposal:



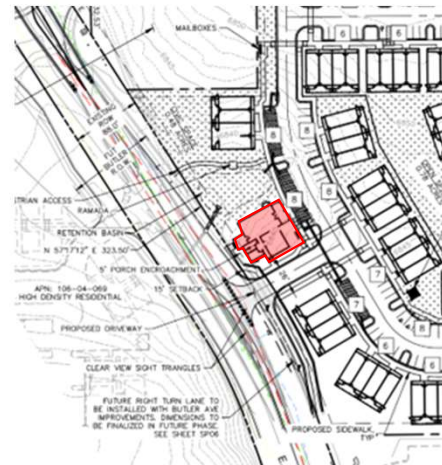
NORTH

Rural Flood Plain

Mixed-use Development :

- (1) 5,000 SF Clubhouse and Commercial Office building
- (1) approximately 1.09 Acre future Commercial Development Pad
- (4) 4-plex Residential structures

Commercial/Clubhouse Building:



NORTH

Two story building:

- First floor leasing office and clubhouse
- Second floor commercial office space
- Provides development presence along Butler Ave

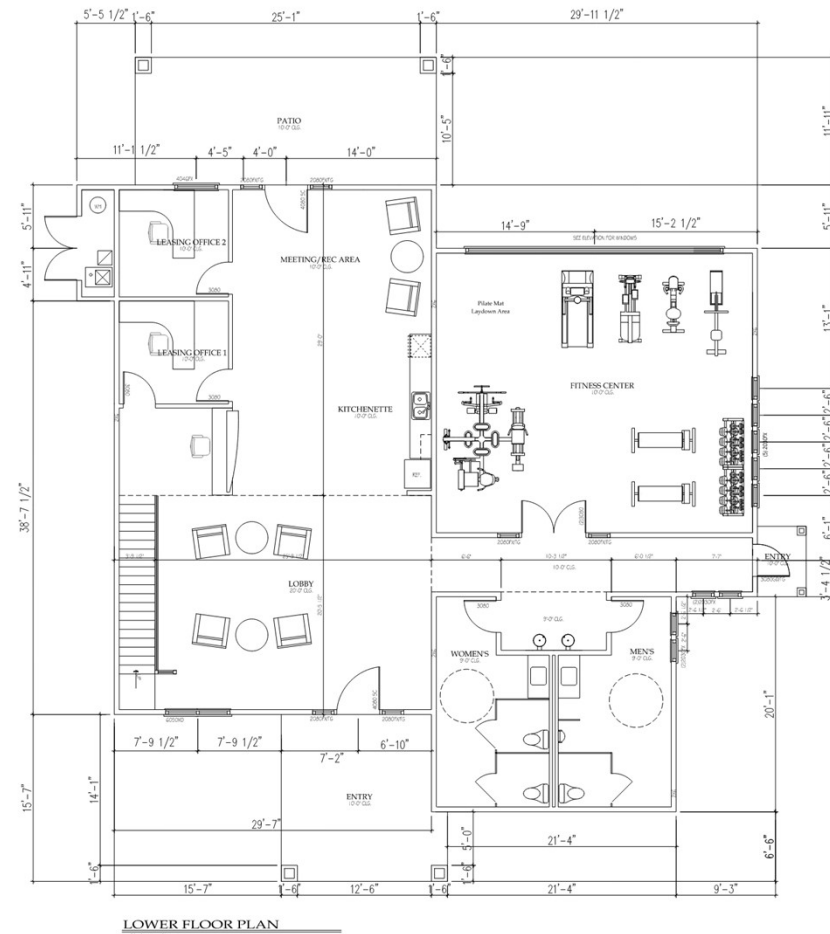


Floor Plan – Commercial Bldg.

Proposed 1st Floor:

Clubhouse/Leasing Offices

- Fitness Center
- Leasing offices
- Lobby
- Kitchenette
- Restrooms





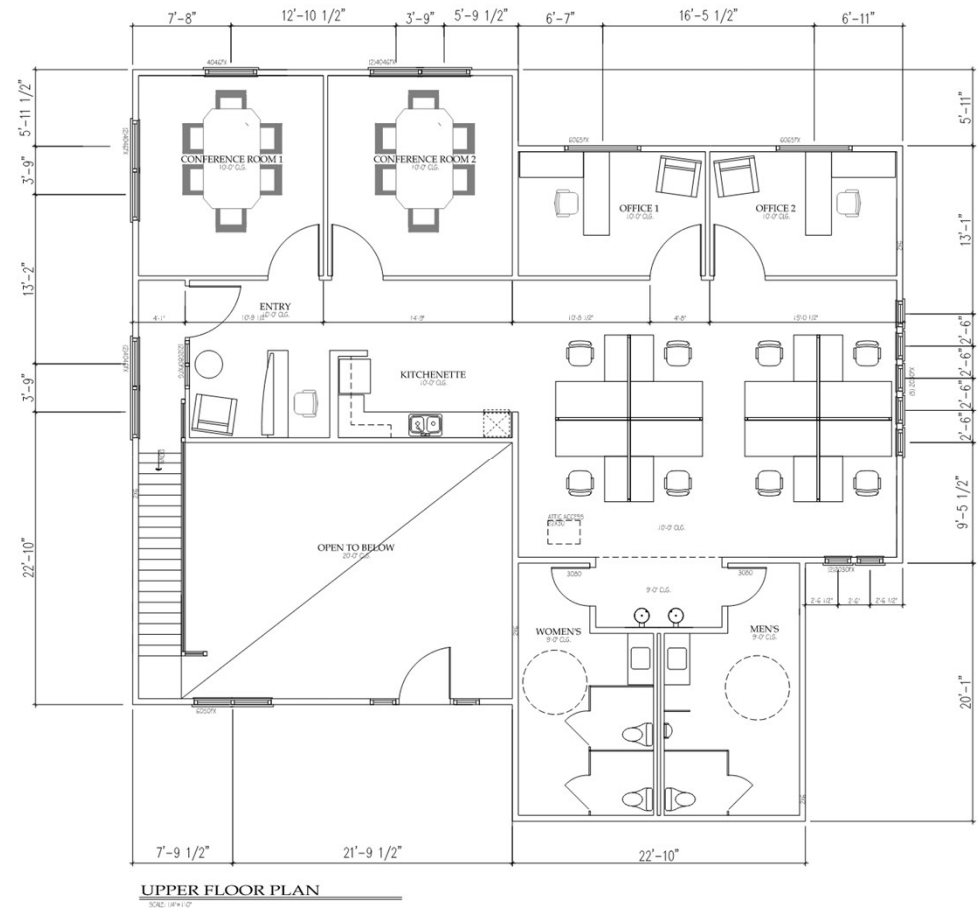
Floor Plan – Commercial Bldg.



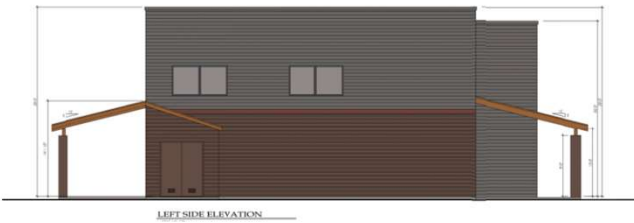
Proposed 2nd Floor:

Commercial Office Space

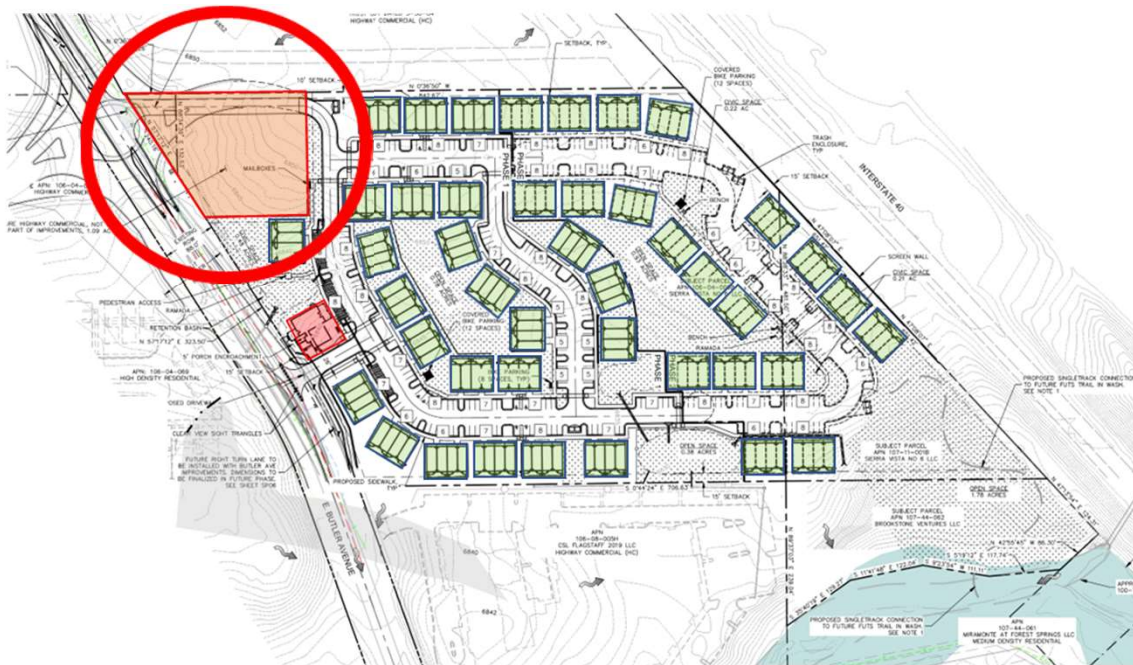
- Entry lobby
- Conference rooms
- Enclosed offices
- Open office space
- Restrooms
- Kitchenette



Commercial Building Elevations



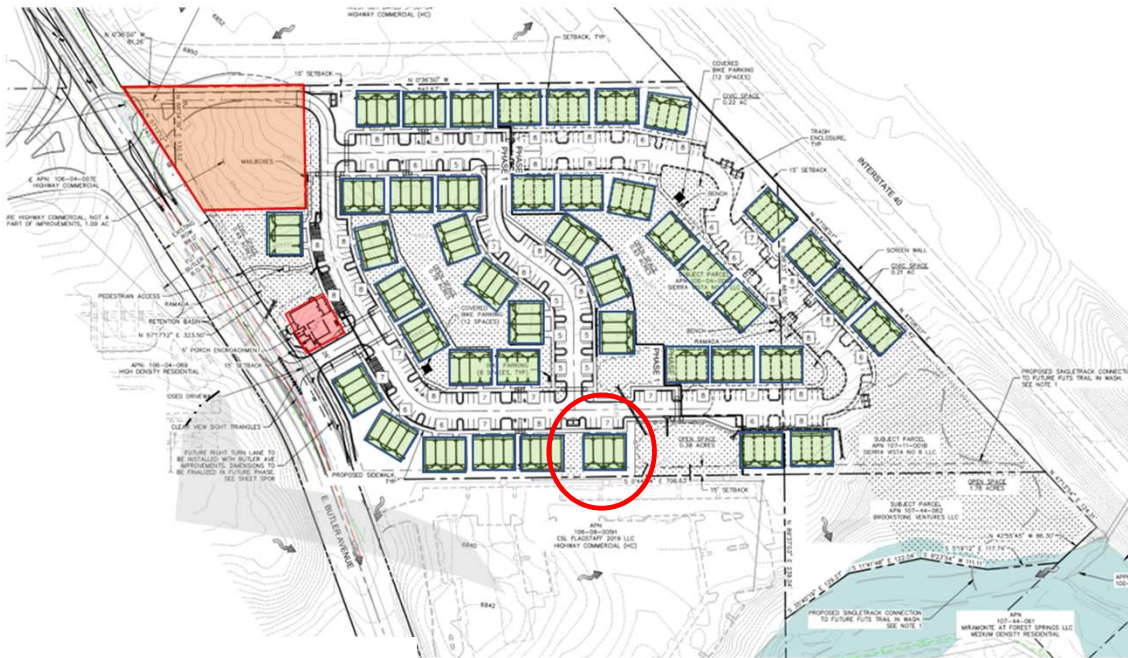
Development Proposal:



Mixed-use Development:

- (1) 5,000 SF Clubhouse and Commercial Office Building
- (1) approximately 1.9-acre future Commercial Development Pad
- (43) 4-plex Residential Buildings

Development Proposal:



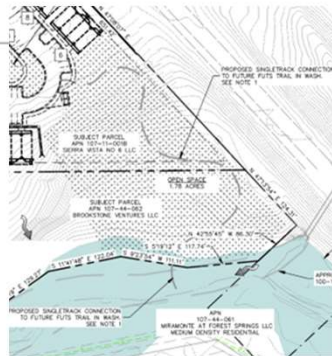
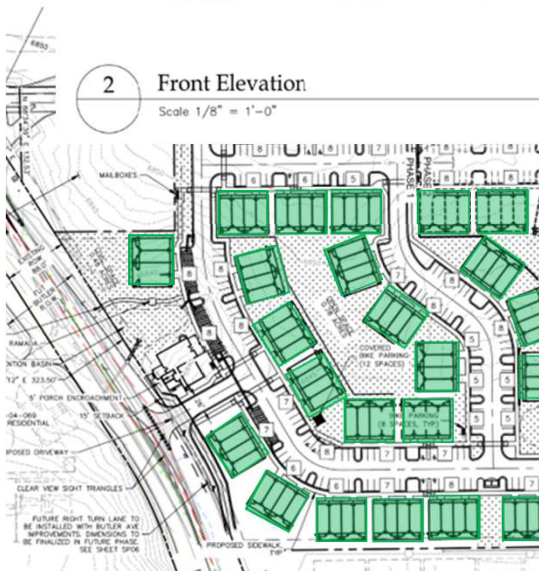
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NORTH

Residential Buildings:



NORTH

Mixed-use Development:

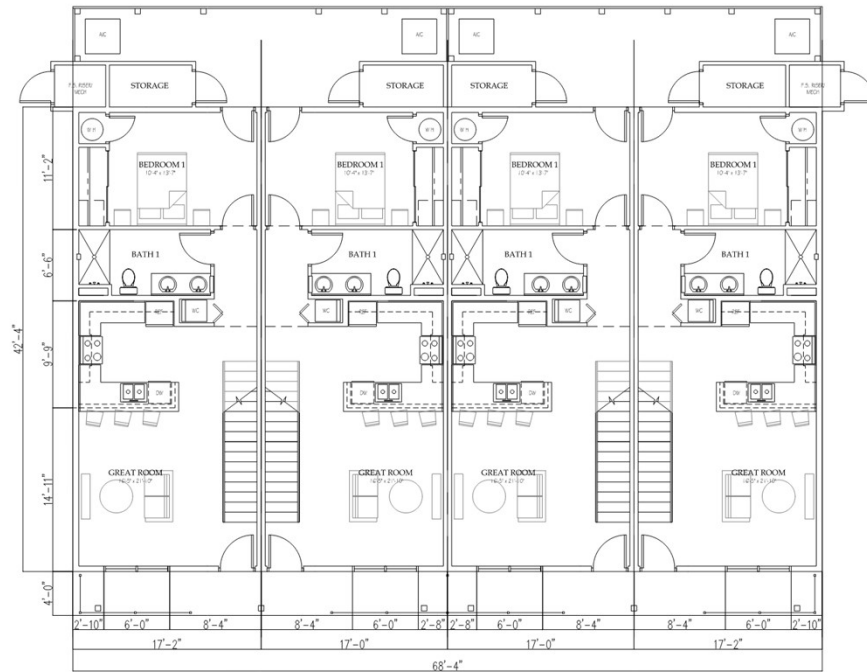
- (43) two-story multi-family 4-plex structures
- As feasible, removed from Butler Ave commercial corridor adjacent the development
- Pedestrian and bicycle connections to the commercial uses and multimodal transportation networks



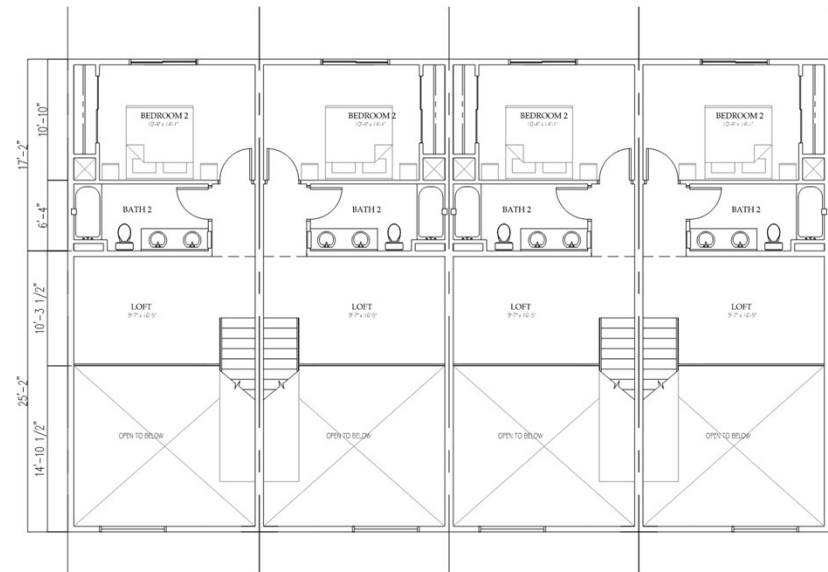
Floor Plans – Residential 4-plex

Proposed

- Front porch
- Screened rear yard
- Unit integration

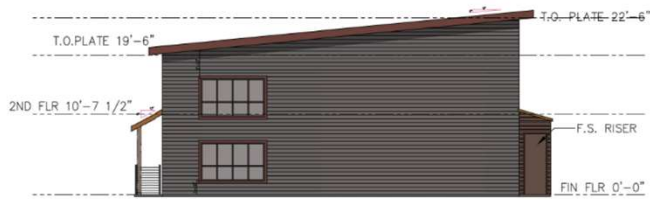


1 Main Level Floor Plan
Scale 1/4" = 1'-0"



2 Upper Level Floor Plan
Scale 1/4" = 1'-0"

Residential 4-plex Elevations



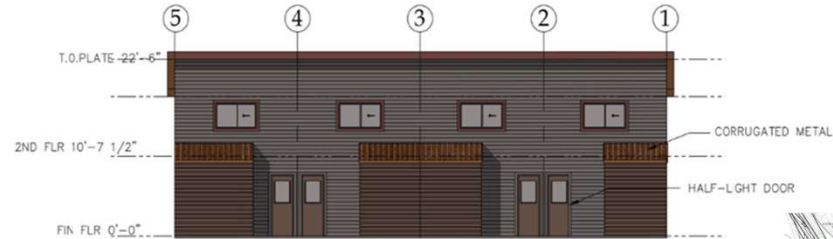
1 Right Elevation
Scale 1/8" = 1'-0"



2 Front Elevation
Scale 1/8" = 1'-0"



3 Left Elevation
Scale 1/8" = 1'-0"



4 Back Elevation
Scale 1/8" = 1'-0"





Proposed Residential Unit Mix

Unit Type	Total Units	Total Bedrooms
1 Bed/1 Bath	26	26
2 Bed/2 Bath	120	240
3 Bed/2 Bath	26	78
Total	172*	344

* 5% of the units will be Affordable Housing units

172 units X 5% = 8.6, or **9** units



Mixed-Use Development



Design Standards

Staff has found the project meets the following objectives:

- Compatibility between uses on site.
- Reduce potential glare, noise, odors, traffic, and nuisance conditions
- Minimize impacts to existing uses on adjacent properties.
- Residential units - residential character and appropriate privacy.
- Pedestrian access from streets, courtyards, plazas, and walkways.
- Compatible with /enhance surrounding residential neighborhoods



Site Plan Review



Application for Site Plan Review


- Approved on February 2, 2023
- Subject to Direct to Ordinance Zoning Map Amendment
 - Planning and Zoning Commission recommendation
 - City Council approval



Resource Protection



Flood Plain Resources

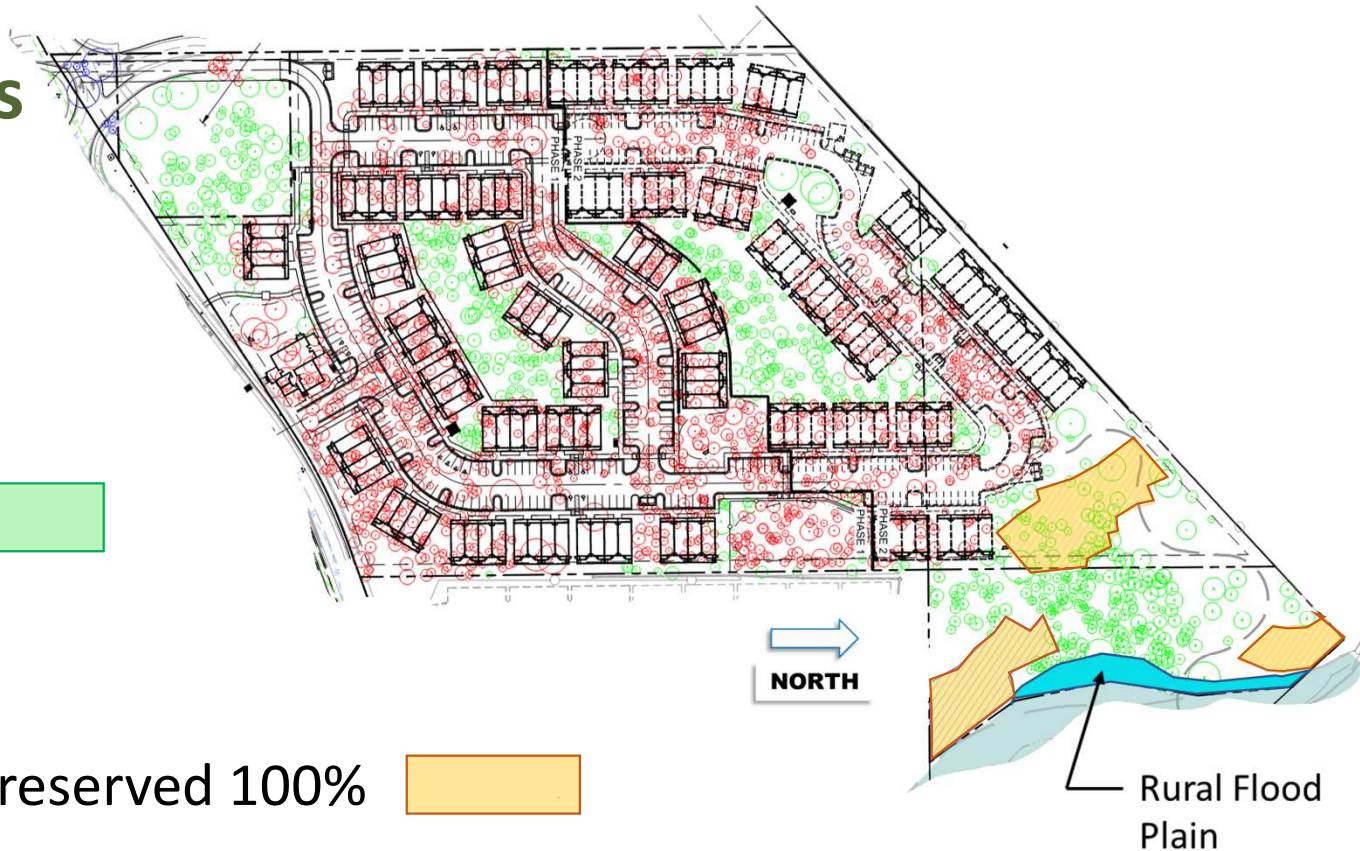
- Rural Floodplain 
- No disturbance proposed

Tree Resources

- Proposed 35% forest resource retention 

Slope Resources

- All slopes over 17% are preserved 100% 





Civic/Open Space and Circulation

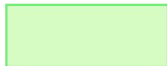


Civic Space



- 5.7% of site

Open Space



- 20% of site

Pedestrian and Bicycle

FUTS Connection



Sidewalks



Bicycle Racks





Parking



On-site Parking

- Required parking per use – Commercial retail and Market rate multi-family housing = **375 required spaces**
 - Transit and bike parking reduction – 12.7% reduction
- 327 required spaces after reductions
- 352 spaces proposed
- Bicycle parking – 40 total; 16 uncovered and 24 covered

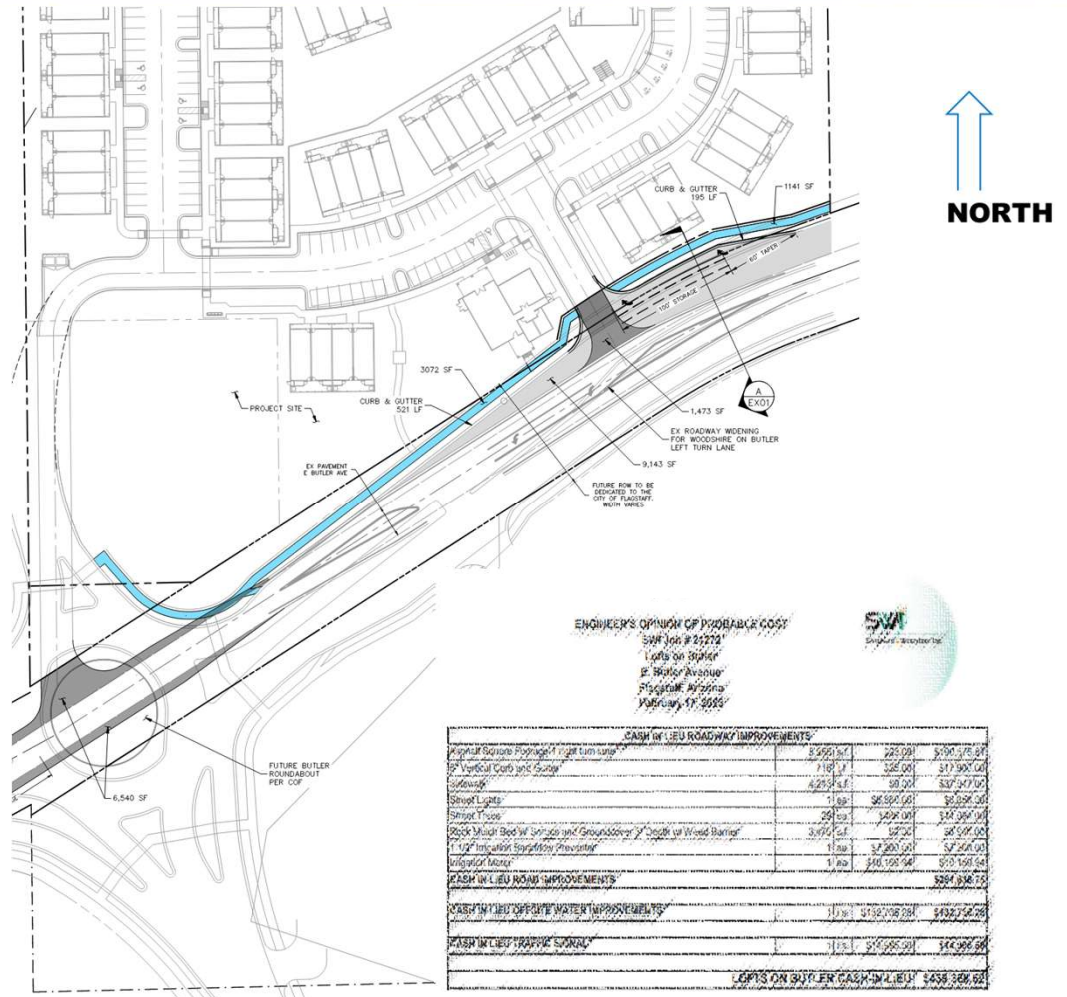


Public Systems Impact Analysis



Traffic:

- A Traffic Impact Analysis was performed for this project and completed November 21, 2022.
- Combination of construction and cash in-lieu contributions to City's Butler/Fourth Improvements project; addressed in the Development Agreement
- In-lieu for the requirements of the Right turn lane at Eastern driveway including ROW dedication for the lane
- Construct a left hand turn lane into western most drive way

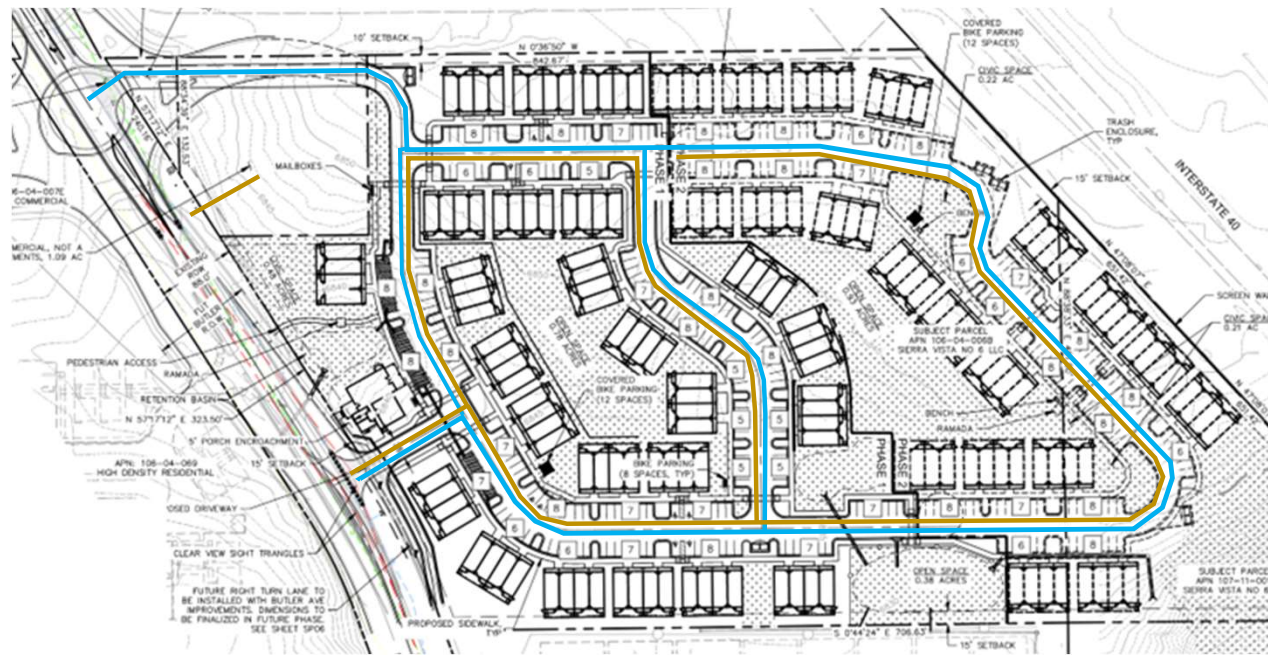




Public Systems Impact Analysis

Public Utilities: Water and Waste Water Impact

- Water Sewer Impact Analysis August 31, 2022
- Loop 8" water lines in common easement with 8" sewer lines under proposed drive aisles
- Existing 24" water main in Butler Ave
- Existing 8" sewer main in Butler Ave





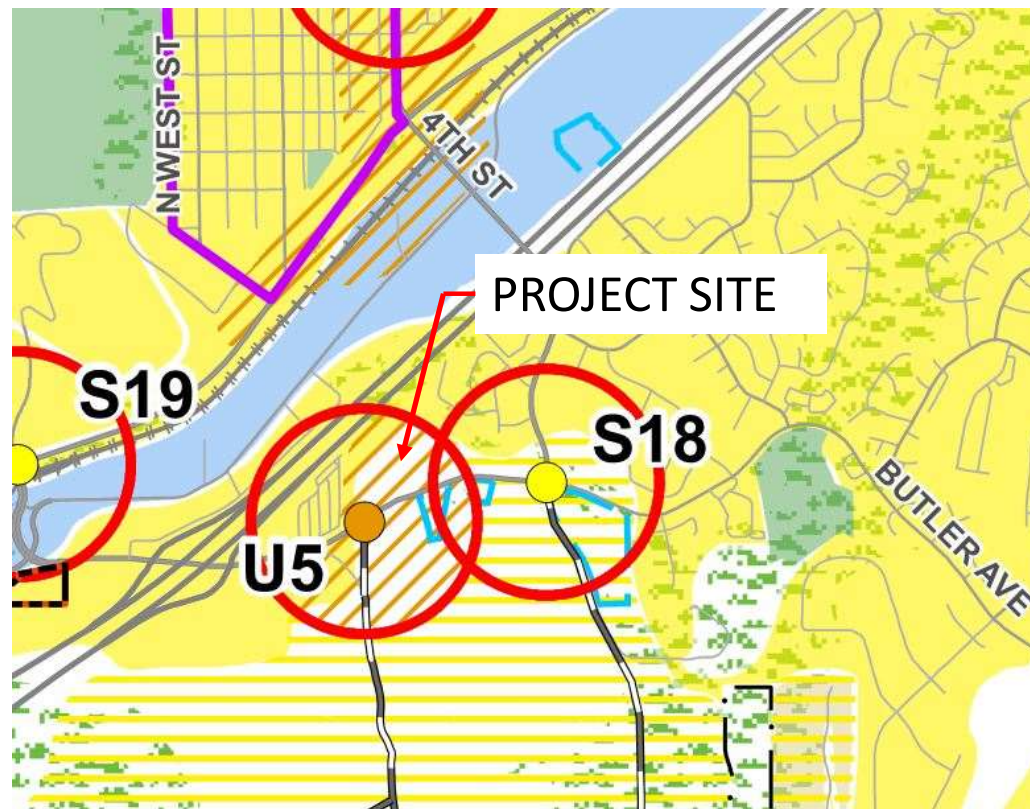
Regional Plan Analysis



Area and Place type

- Area Type
 - Future Urban

- Place Type
 - Regional Urban Activity Center (U5)



- 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



Regional Plan Analysis



Regional Urban Activity Center

- Mixed-use projects in an activity center
- Professional Office and Commercial space development along transit corridor
- Residential land uses with increased density and a variety of housing choices
- Unique development within established neighborhoods
- Pedestrian, bicycle, and transit oriented design



Regional Plan Analysis



Comprehensive Planning, Current Planning staff and the Applicant analyzed the following goal and policy topics:

- Environmental Planning and Conservation
- Open Space
- Water Resources
- Efficient use of Energy
- Community Character
- Growth areas and Land Use
- Transportation
- Neighborhoods, Housing & Urban Conservation
- Economic Development



Regional Plan Analysis



Policy Analysis – Key points and community benefits supporting the proposed amendment are listed below:

- Increased density with mixed uses in Urban Activity Center
- All electric development
- Financial contribution to new water and traffic infrastructure
- Preserves floodplain and forest resources on-site
- Supports multi-modal transportation
- Invest in existing neighborhoods and activity centers for purposes of developing complete and connected places.

Findings



Finding #1: Conformance with the General Plan

- Regional Urban Activity Center character
- Mutual benefit of new commercial activity
- Civic Spaces
- Increases residential choices and density in activity center
- Connections to alternate modes of transportation
- Enhance quality of existing neighborhoods

Findings



Finding #2: Community Benefits and Public Good

- Infill underutilized property in town
- Affordable Housing
- Supports traffic and water infrastructure upgrades
- Efficient use of commercial and transportation corridors
- Sustainable all electric development
- Increases stability of adjacent neighborhoods

Findings

Finding #3: Site is Physically Suitable

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





Development Agreement



Purpose of the agreement:

- Administration of the permanent Affordable Housing units
- Land uses allowed on the future commercial pad
- In-lieu frontage improvements
- Proportional share cost of the permanent stop light or round-about at Butler Ave and N Fourth St
- Soliere transmission main proportional share



Citizen Participation



Neighborhood Meetings

- October 3, 2022, held virtually via Zoom meeting
 - 1 individual attended
- October 6, 2023, virtually via Zoom meeting
 - 2 individuals attended
- General Topics discussed
 - Impact of development on existing traffic
 - Units intended to be for rent
 - Location of commercial uses



Recommendation



Staff recommends the Commission, in accordance with the findings presented, forward the Direct to Ordinance Zoning Map Amendment request to the City Council with a recommendation for approval of case PZ-21-00284-03, subject to the following five conditions, which will be included into 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 February 2, 2023. 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 between the City of Flagstaff and Miramonte Acquisitions, LLC for the Lofts on Butler” 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) and Rural Residential (RR), in accordance with Arizona Revised Statutes § 9-462.01.
5. All parcel reconfigurations must be completed prior to the issuance of the first Building Permit.



The End



- Questions / Comments
- Applicant Presentation