

# Lofts on Butler Development Agreement Resolution

PZ-21-00284-04

April 4, 2023

Patrick St. Clair

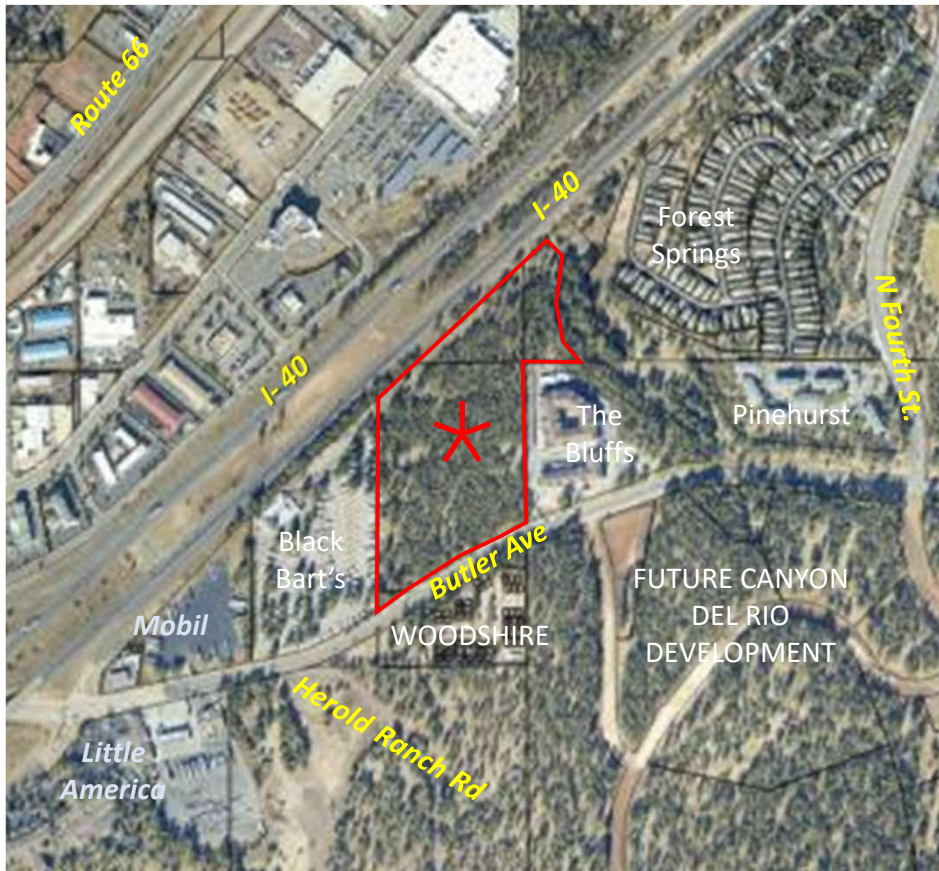


# LOCATION & SURROUNDING USES



## Lofts on Butler DA

- \* • **Approx. 17.2-acres undeveloped land**
- Butler Ave, I-40 and Route 66
- Senior Living Facility
- Multi-family Housing
- RV Park and Restaurant
- Commercial Uses



# Development Proposal:



## Mixed-use Development :

- (1) 5,000 SF Clubhouse and Commercial Office building
- (1) approximately 1.09 Acre future Commercial Development Pad
- (43) 4-plex Residential structures



**NORTH**

Rural Flood Plain



# Development Agreement



## Purpose of the agreement:

- Administration Affordable Housing units
- Land uses allowed on the future commercial pad
- In-lieu frontage improvements and water transmission main cost
- Drainage Maintenance Easement for Rural Floodplain on site
- No rentals fewer than 60 days
- Provide 1 dual port electric vehicle charging station
- Energy Star appliances, HVAC units, REScheck 19% over building code 2018 energy code standards
- Bicycle parking 16 uncovered, 24 covered

# Findings



## **Finding #1: DA provides Community Benefits**

- 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 #2: The DA is consistent with 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 #3: DA complies with ARS 9-500.05**

- Property is within the City of Flagstaff limits and within the Urban Growth Boundary
- DA is consistent with the Flagstaff General Plan
- May be amended or canceled by consent of both parties
- DA not enacted as an emergency measure



# Council Options



1. Approve the Development Agreement as presented.
2. Approve the Development Agreement with additional, modified, or deleted terms.
3. Remand the Development Agreement back to staff for additional negotiations with the applicant.
4. Deny the Development Agreement.



# Citizen Participation

## **Mailed Notifications and Site Posting**

- March 18, 2023 - Notification of the public hearing for the Development Agreement was mailed to affected residents.
- March 20, 2023 - The site was posted with a sign noticing the Development Agreement Public Hearing

## **Legal Ad (Newspaper)**

- March 18, 2023 – Staff ran advertising the April 4, 2023 City Council public hearing on this item.



# Recommendation



Staff recommends the City Council, in accordance with the findings presented, approve case PZ-21-00284-04, as presented with Resolution No. 2023-16, which includes the Development Agreement and the Development Agreement Exhibits