

# LIV Timber Sky

**Annexation &  
Direct to Ordinance Zoning Map  
Amendment**

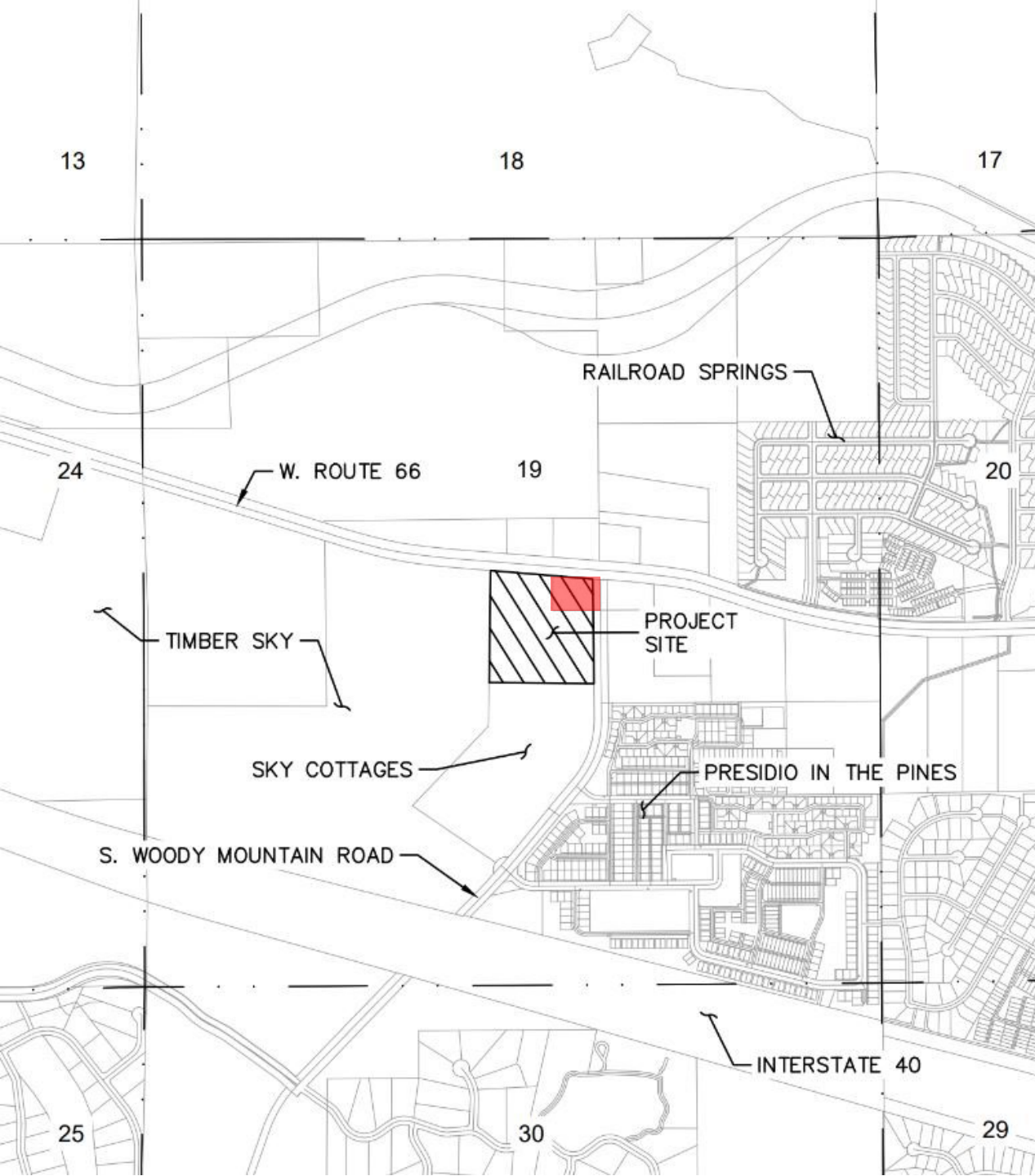
**Alexandra Pucciarelli  
Current Planning Manager**





# 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

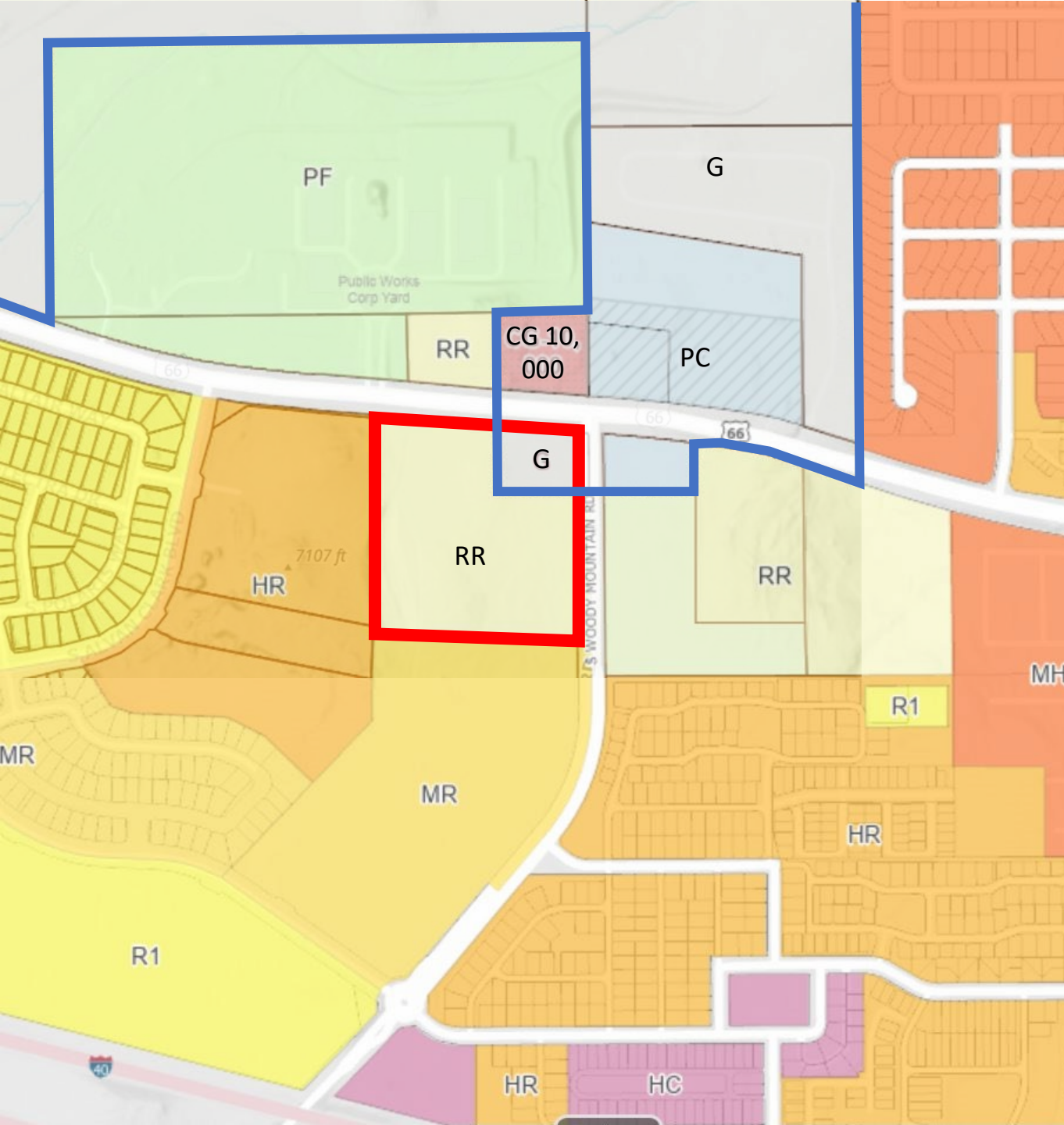


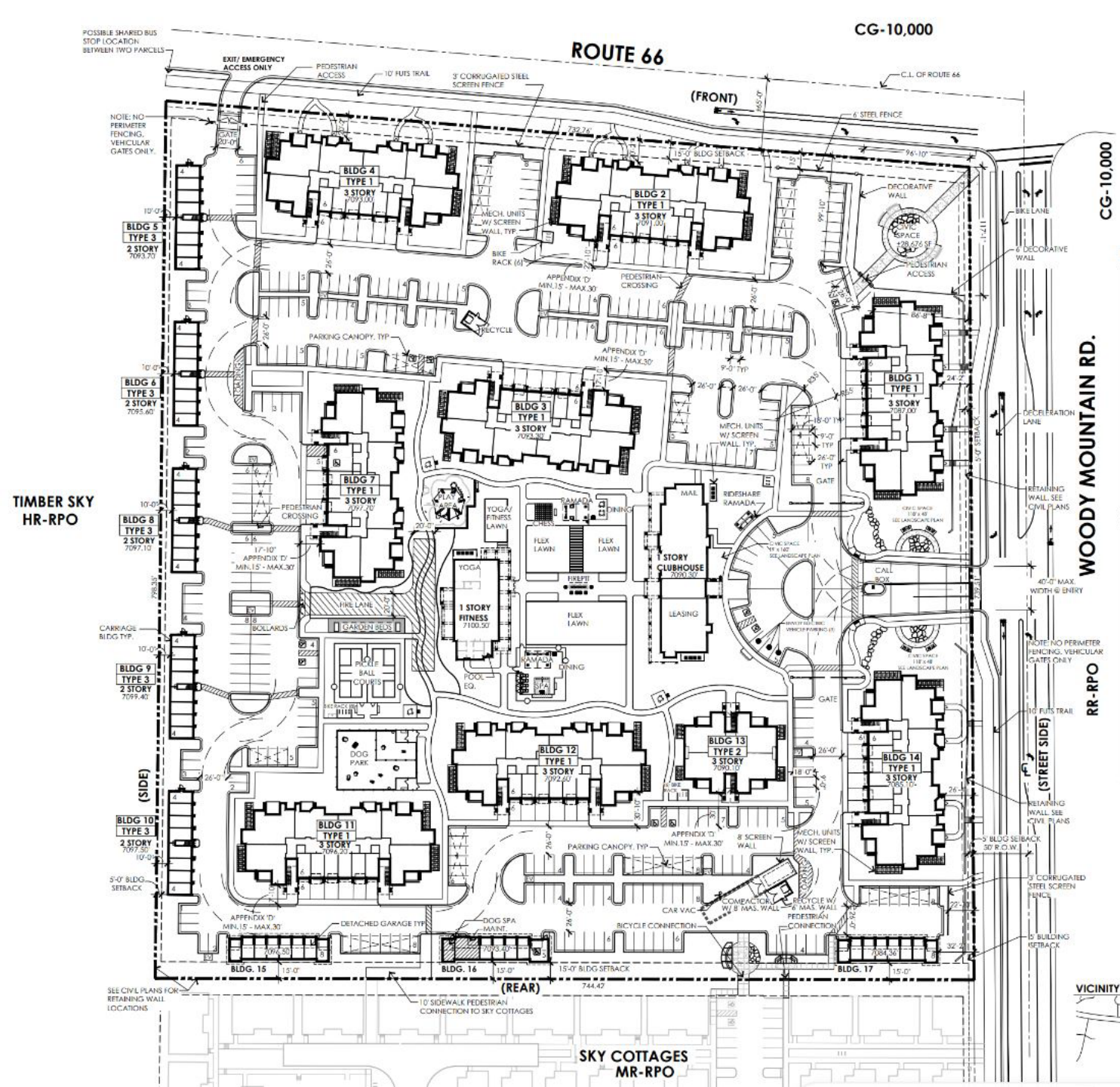
# Vicinity Map

- 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

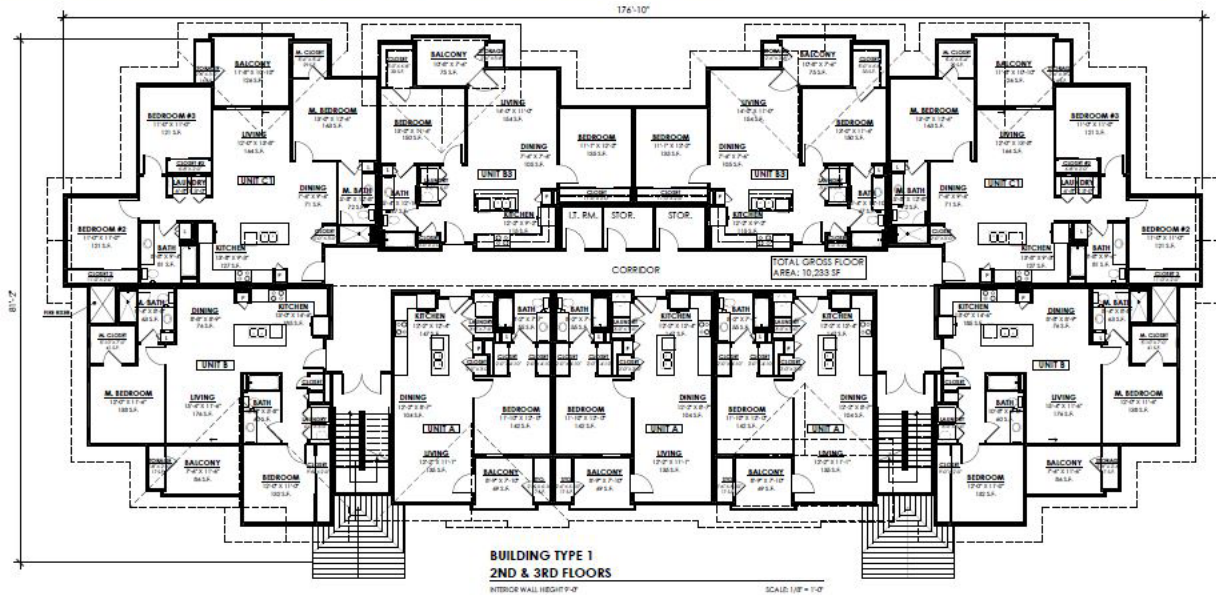
- Approved on June 30, 2023
- Subject to Direct to Ordinance Zoning Map Amendment



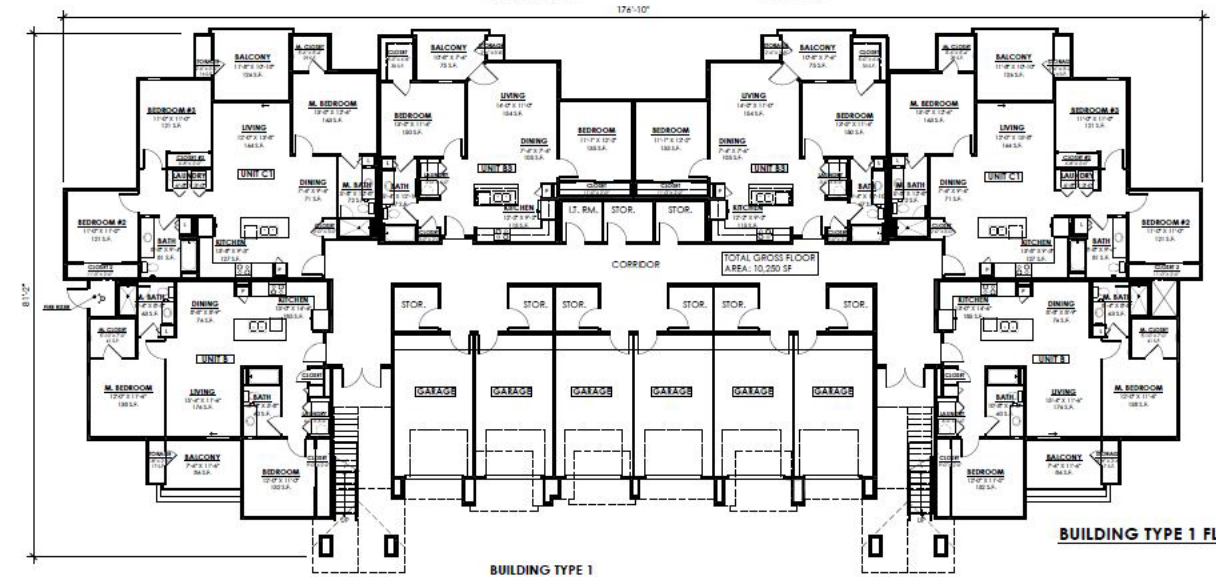
# Proposed Floor Plans

## Building Type 1:

- 3-story
- 6 garages
- 24 units

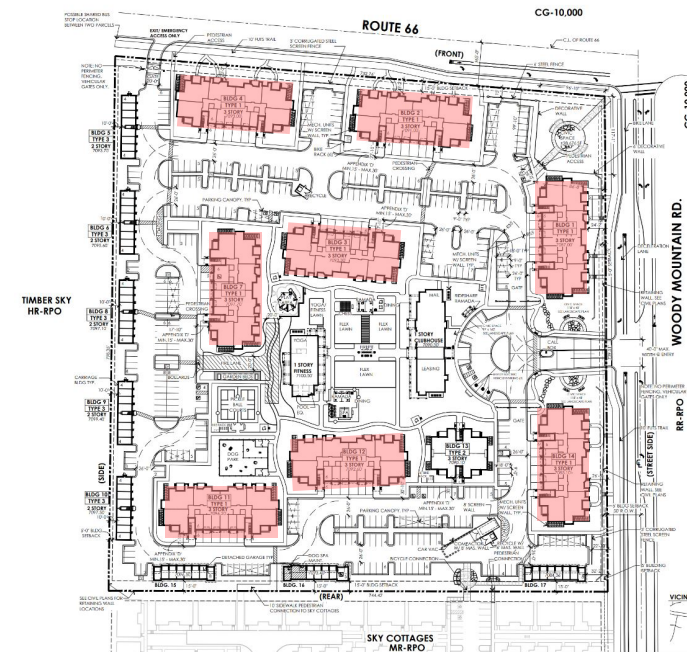


BUILDING TYPE 1  
2ND & 3RD FLOORS



BUILDING TYPE 1 FLOOR PLANS

BUILDING TYPE 1  
1ST FLOOR





# Proposed Elevation

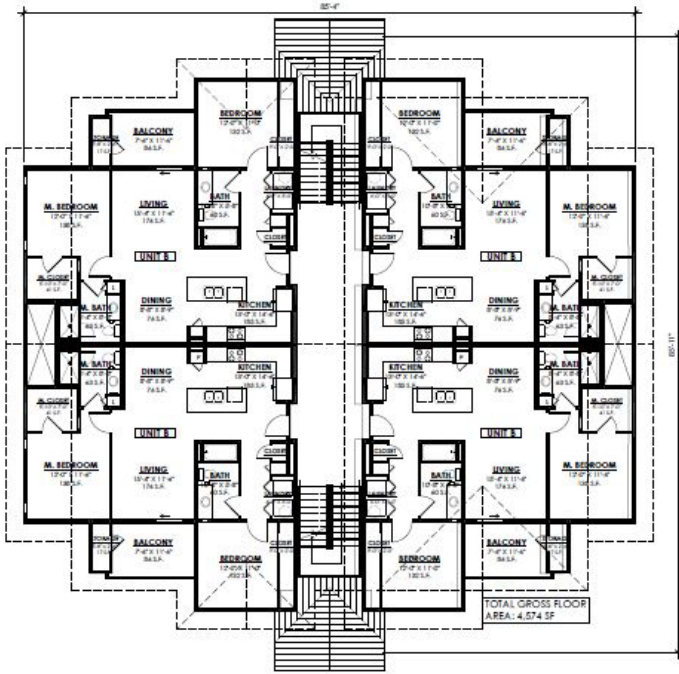




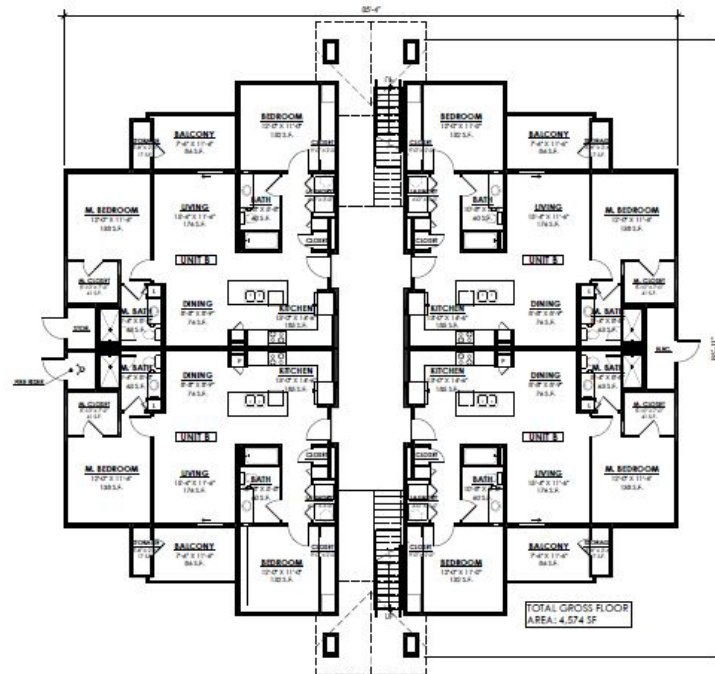
# Proposed Floor Plans

## Building Type 2:

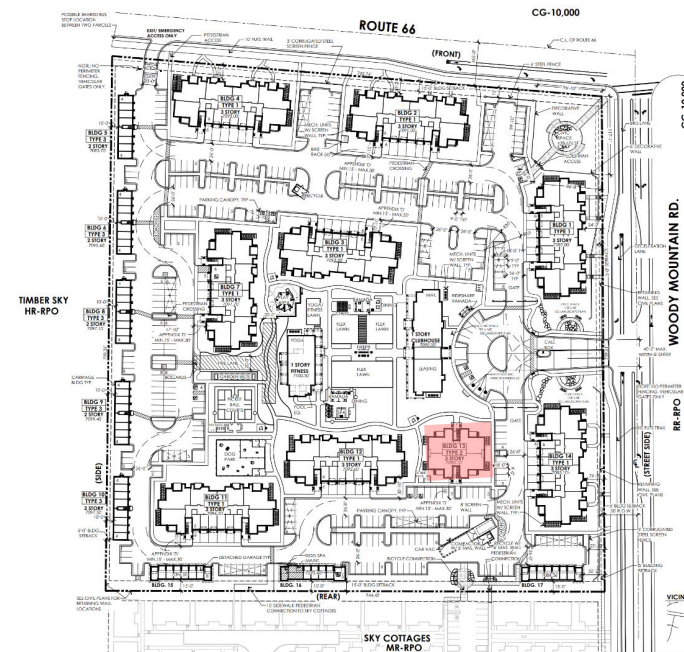
- 3-story
- 12 units



**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"





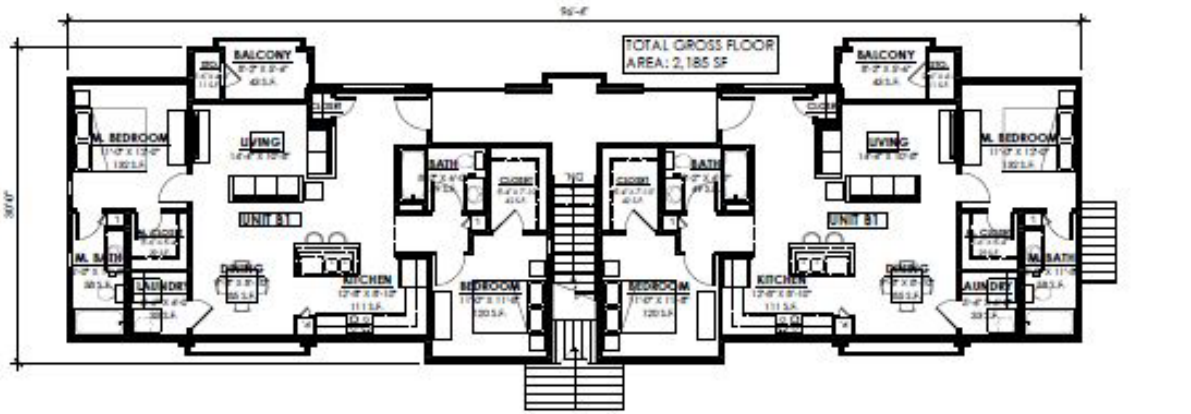
# Proposed Elevation



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	



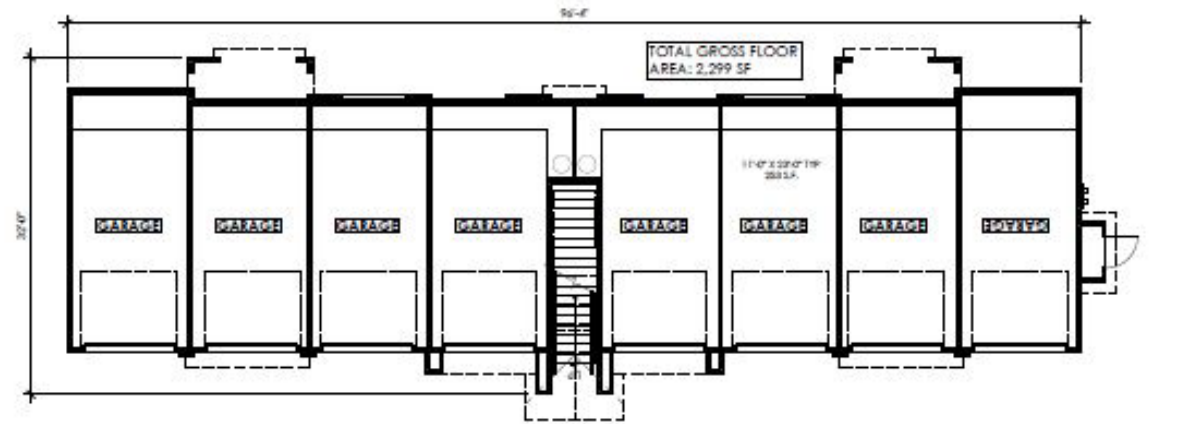
# Proposed Floor Plans



**BUILDING TYPE 3  
2ND FLOOR**

INTERIOR WALL HEIGHT 9'-0"

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



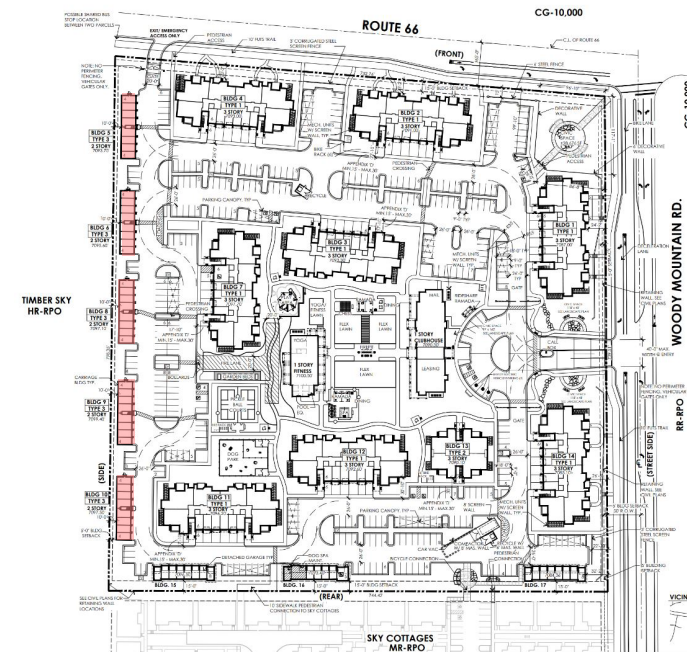
**BUILDING TYPE 3  
1ST FLOOR**

INTERIOR WALL HEIGHT 9'-0"

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

## Building Type 3:

- 2-story
- 8 garages
- 2 units





# Proposed Elevation





# Resource Protection



## Tree Resources

- Requires 50% of tree canopy to be saved
- Proposal: 52.2%

TOTAL ONSITE TREE RESOURCES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	0	0	1	11	0
POINTS	1	2	4	8	20
SUM OF POINTS	0	0	4	88	0
SUBTOTAL TREE POINTS=					92

POST-DEVELOPMENT TREES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	0	0	0	6	0
POINTS	1	2	4	8	20
SUM OF POINTS	0	0	0	48	0
TOTAL TREE POINTS=					92
TOTAL PRESERVED TREE POINTS=					48
REQUIRED PRESERVATION RATE=					50%
PRESERVATION RATE=					52.2%

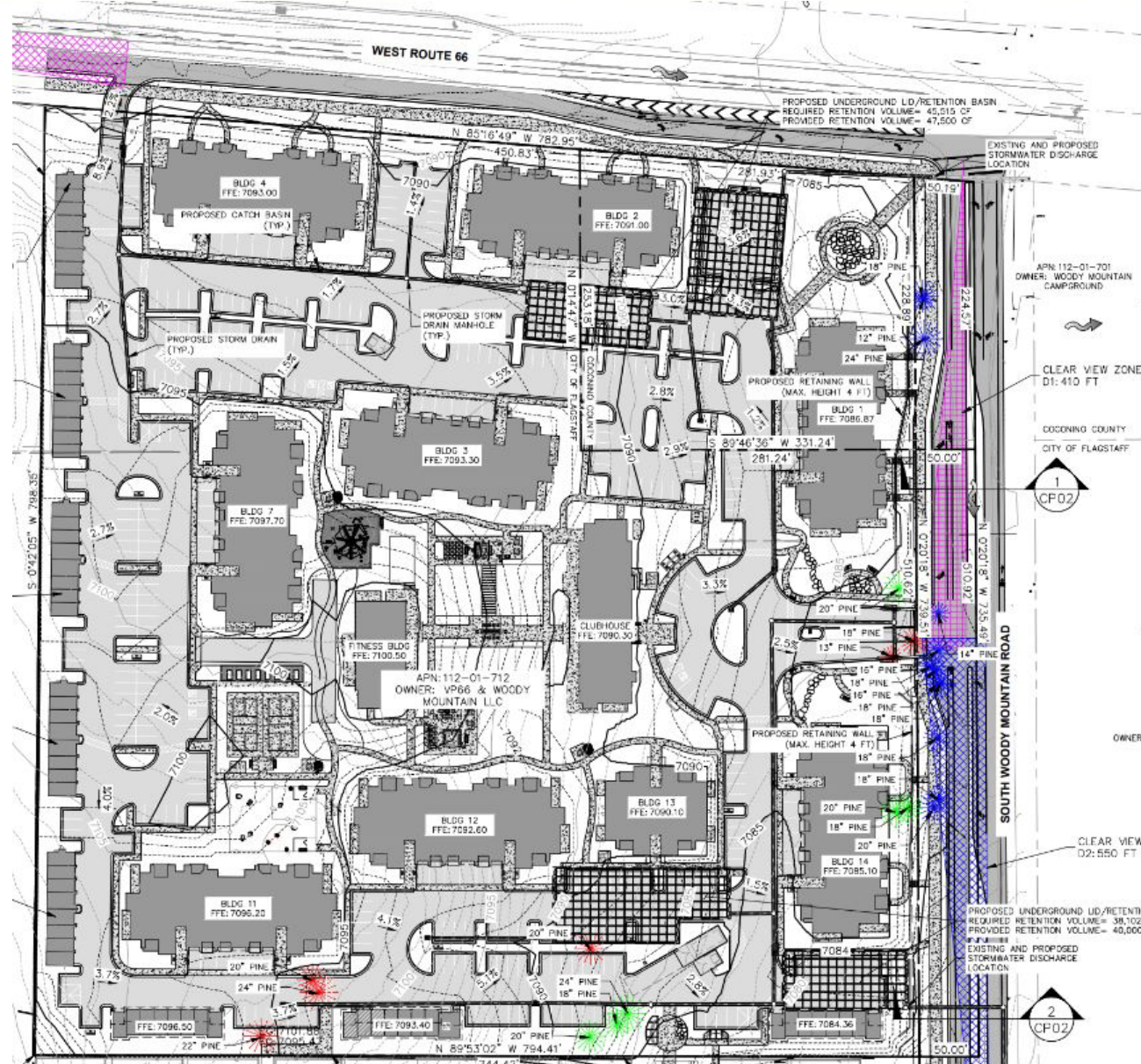
NOTE:  
1) PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060 RESIDENTIAL ZONES PRESERVATION RATE IS 50%.

### LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE SAVED
- EXISTING TREE WITHIN WOODY MTN ROW OR AFFECTED BY ROW IMPROVEMENTS

### NOTES

- EXISTING SLOPES ON THE SITE DO NOT EXCEED 16.99%.
- EXISTING TREES WITHIN ROW OR AFFECTED BY ROW IMPROVEMENTS DO NOT APPLY TO CALCULATION PER CITY OF FLAGSTAFF CITY CODE SECTION 10-50.90.020 (B).
- SITE IS NOT WITHIN A RURAL OR URBAN FLOODPLAIN.





# 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



# Annex 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. 2023-21 by title only for the first time
- 3) City Clerk reads Ordinance No. 2023-21 by title only (if approved above)

At the October 3, 2023 Council Meeting:

- 4) Read Ordinance No. 2023-21 by title only for the final time
- 5) City Clerk reads Ordinance No. 2023-21 by title only (if approved above)
- 6) Adopt Ordinance No. 2023-21



# ZMA Approval Criteria



## Required Findings

Zoning Map Amendment requests must meet the required findings for approval:

- Conformance with the General Plan
- Community Benefits and Public Good
- Site is Physically Suitable

# Findings



## **Finding #1: Conformance with the General Plan**

- Future Urban Area type and Neighborhood Urban Activity Center
- Within the Urban Growth Boundary
- Electric-only development, stringent outdoor lighting standards, construction of FUTS along frontages, 214 rental units
- Lack of commercial development, residential development to support future commercial
- Lack of connectivity, condition #2 proposed by staff

# Findings



## **Finding #2: Community Benefits and Public Good**

- 214 residential units
- Electric-only development
- FUTS construction
- Required civic space amenity

# 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:**

- The construction of off-site sewer improvements
- The construction of general off-site roadway improvements
- The proportional share of the cost for a future traffic signal
- Materials management
- Electric only development



# 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 Direct to Ordinance Zoning Map Amendment request to the City Council with a recommendation for approval subject to the following conditions:

1. The subject property must be developed in accordance with the approved site plan and the conditions of approval dated June 30, 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. ~~The site plan shall be amended to include one of the following:~~
  - ~~a. Remove the gates from the site plan,~~
  - ~~b. Establish a vehicular connection to Sky Cottages, or~~
  - ~~c. Add a driveway through the central amenity space.~~



# Recommendation

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 “LIV Timber Sky 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 RR zone in accordance with A.R.S. § 9-462.01.