

Lake Mary Housing

Direct to Ordinance
Zoning Map Amendment

Ben Mejia, AICP
Senior Planner





Project Area



BUILDING AREAS			
BLDG#	TYPE	AREA	
1	3	4,380 S.F.	
2	1	6,350 S.F.	
3	2	6,554 S.F.	
4	1	6,350 S.F.	
5	1	6,554 S.F.	
6	1	6,350 S.F.	
7	2	6,554 S.F.	
8	1	6,350 S.F.	
9	10	6,582 S.F.	
10	7	5,475 S.F.	
11	7	5,475 S.F.	
12	9	3,753 S.F.	
13	8	5,940 S.F.	
14	4	5,485 S.F.	
TOTAL		2,277,271 S.F.	



REFUSE AND RECYCLING NARRATIVE:

THREE WASTE AND RECYCLING ENCLOSURE LOCATED THROUGH OUT THE SITE. THE ENCLOSURE IS CONSTRUCTED WITH CMU BLOCKS, STEEL GATES, CONCRETE FLOOR AND OPEN AIR ROOF BASED ON CITY STANDARDS. TENANTS ACCESS WASTE AND RECYCLE CONTAINERS VIA STEEL GATES. ON PICK UP DAYS WASTE SERVICE PERSONNEL ACCESS THE CONTAINERS VIA METAL GATES LOCATED ON THE DRIVE AISLE.

REQUIRED:
 WASTE: 3 CUBIC YARDS OF PER 20 UNITS = 202 UNITS/20 = 10.1 x 3 C.Y. = 30.3 C.Y. PER WEEK
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PROVIDED:
 WASTE: THREE 6 C.Y. CONTAINERS WITH TWICE WEEK PICKUP WILL ALLOW FOR 36 C.Y. RECYCLE A WEEK
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IMPERVIOUS AREAS (REFER TO RESOURCE PROTECTION PLAN)

EXISTING:	NOT APPLICABLE, UNDEVELOPED SITE
PROPOSED:	
DRIVE AISLE/PARKING AREAS:	169,367 S.F.
CONCRETE SIDEWALKS:	4,031 S.F.
TOTAL TOPS:	169,520 S.F.
NET INCREASE IN IMPERVIOUS AREA:	341,918 S.F.
L.I.D. VOLUME REQUIRED:	- 341,918 / 12 = 28,493 CU.FT.
PRELIMINARY ESTIMATE OF L.I.D. VOLUME SHOWN:	32,417 CU.FT.

4631 S Lake Mary Road

Existing:
(ER Zone within RPO)

Approximately 13.96 acres of vacant land

Proposed:
(HR Zone within RPO)

202 residential units:
 162 market-rate, 40 Category 1 affordable



Area Context Map



- North: Manufactured home park, zoned Light Industrial (LI) (Property is being redeveloped as Mini-Storage Warehousing)
- East: Frontier Homesites Subdivision, zoned Rural Residential (RR); Coconino National Forest, zoned Public Lands Forest (PLF)
- South: Coconino National Forest, zoned Public Lands Forest (PLF)
- West: Single-Family Residences, zoned Rural Residential (RR)



Proposed Density



HR Zone

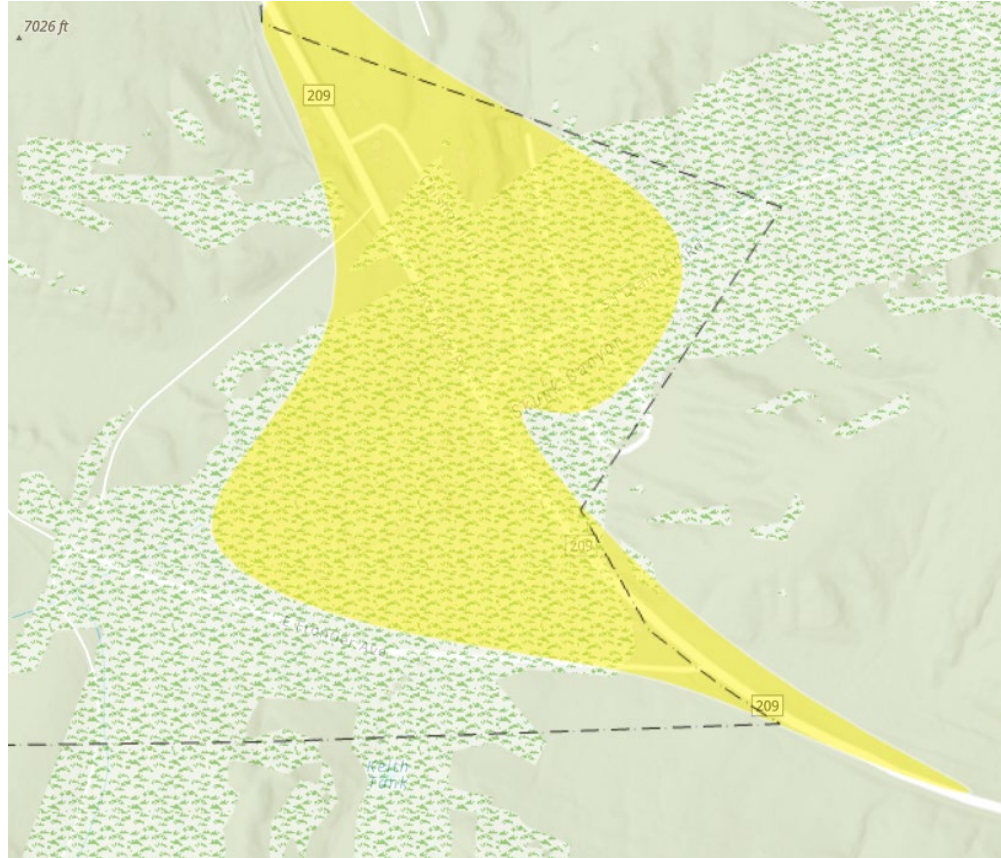
10-22 units/acre in RPO outside Activity Center

Regional Plan

Existing Suburban Neighborhood

2-13 units/acre

Effective Density Range of 10-13 units/acre



Regional Plan Future Land Use Map identifies site as existing Suburban Neighborhood

Proposal includes 202 units: 162 market rate, 40 affordable units (20%)

13.96 acres x 13 units/acre = 181 units

181 units x 20% = minimum 36 affordable units, 40 proposed

181 x 45% = 81 additional units

262 allowed units, 202 proposed



Affordable Housing Incentives

- Provides 20% Category 1 affordable units (min. 36 units, 40 proposed)
 - 5 or more incentives allowed, 1 used
- Receives 45% density bonus (81 units)

Category 1: serves up to 80% of the area median income (AMI), and it provides permanent affordability through both rental and ownership opportunities.

Site Layout



2 and 3 story apartment buildings

Unit Mix: Multi-Family Style (71 units)

Unit Type	Unit Count
One Bedroom	35
Two Bedroom	30
Three Bedroom	6

Unit Mix: Townhome style (131 units)

Unit Type	Unit Count
Two Bedroom	84
Three Bedroom	47

HR Zone Minimum Setbacks
 Front: 10', 15' above second story
 Side: 5'
 Rear: 15'

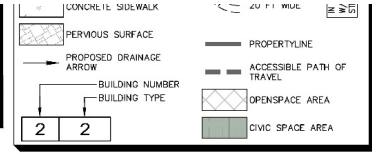
3 Story structures



Site Design



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1	3	4,380 S.F.	15	11	16,560 S.F.
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4	1	6,350 S.F.	18	1	6,350 S.F.
5	2	6,554 S.F.	19	1	6,350 S.F.
6	1	6,350 S.F.	20	2	6,554 S.F.
7	2	6,554 S.F.	21	1	6,350 S.F.
8	1	6,350 S.F.	22	6	10,395 S.F.
9	10	6,582 S.F.	23	4	5,495 S.F.
10	7	5,475 S.F.	24	5	7,579 S.F.
11	7	5,475 S.F.	25	7	5,475 S.F.
12	9	3,753 S.F.	26	12	106,240 S.F.
13	8	5,940 S.F.	27	13	1,040 S.F.
14	4	5,485 S.F.			
		TOTAL			1,277,271 S.F.



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 CONCRETE SIDEWALKS: 4,031 S.F.
 ROOF TOPS: 168,520 S.F.
 TOTAL INCREASE IN IMPERVIOUS AREA: 341,918 S.F.

L.I.D. VOLUME REQUIRED = 341,918 / 12 = 28,493 CU.FT.
 PRELIMINARY ESTIMATE OF L.I.D. VOLUME SHOWN: 32,417 CU.FT.

- Surface parking is internally located
- 3.5' sidewalks for on-site connectivity between units and amenities
- Right turn lanes provided at both entrances off Lake Mary Road

Building Design



Type 1

Type 2

Type 3

Type 4

Type 5

Type 6

Type 7

Type 8

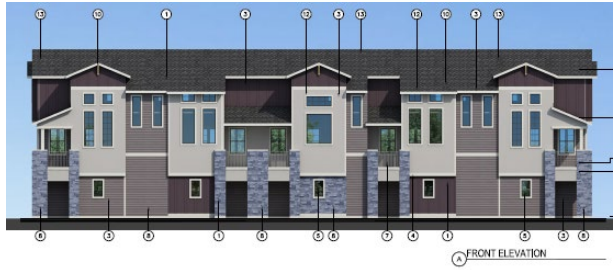
Type 9

Type 10

Type 11

Type 12

Building Design - Elevations

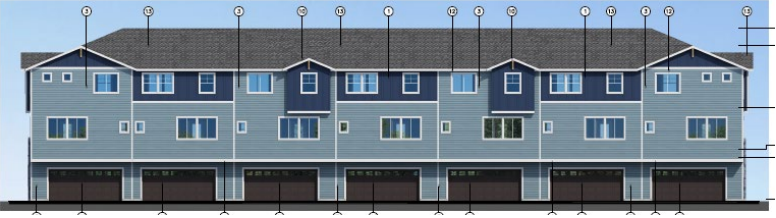
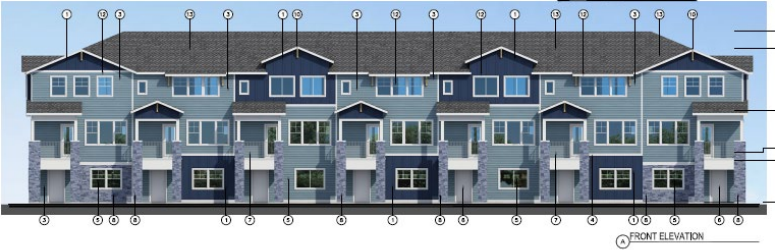


Type 1

Type 2

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Type 4



Type 5

Type 6

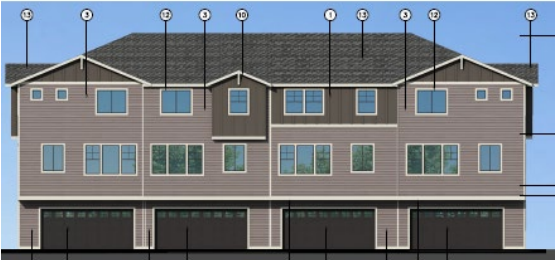
Building Design - Elevations



Type 7



Type 8



Type 9

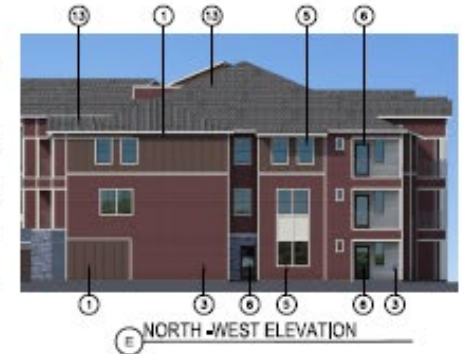
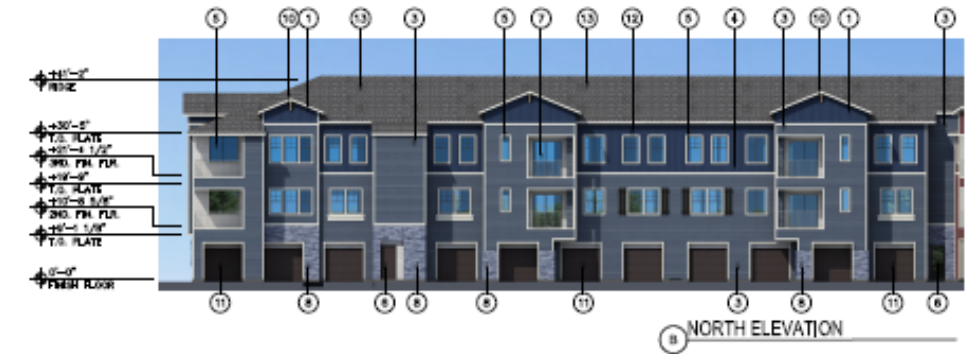
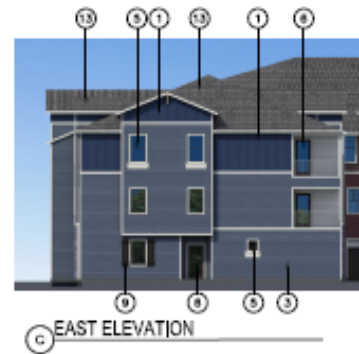
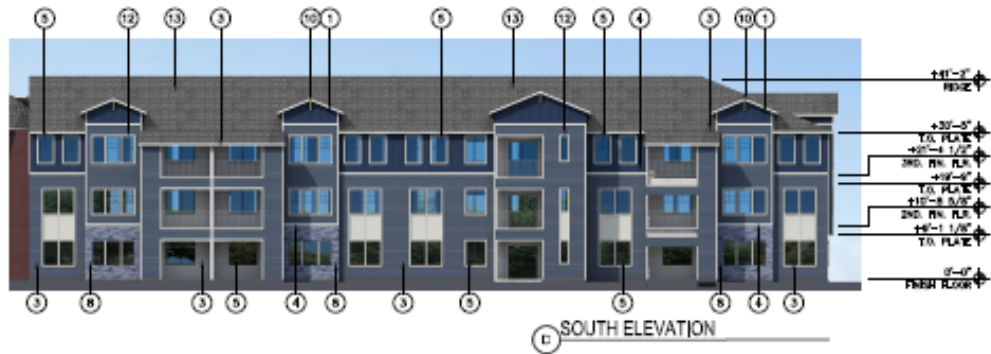


Type 10



Type 11

Building Design - Elevations

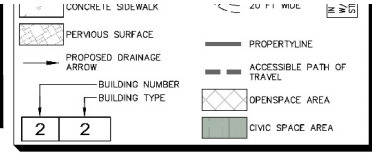


Type 12

Common Space



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Common Space and Civic Space

- 15% common space required, 19% provided in amenity areas distributed throughout site
- At the time of site plan approval, the project was required to provide 5% of the site as civic space. This is provided in amenity areas. Code no longer requires civic space for residential-only development



Resource Protection



- PROPERTY LINE
- EXISTING PAVEMENT
- EXISTING FENCE
- EXISTING OVERHEAD UTILITY
- EXISTING DIRT ROAD
- UNPROTECTED PONDEROSA PINE WITH D.B.H. NOTED IN INCHES
- PROTECTED PONDEROSA PINE WITH D.B.H. NOTED IN INCHES



0	19	8	25	0	0
1	20	8	27	8	0
1	21	8	28	8	0
3	22	8	29	24	1
2	23	8	31	16	1
4	24	8	32	32	2
9	>25	20	>32	180	8
				TOTAL EXISTING POINTS = 438	

RESIDENTIAL ZONING REQUIRES 50% OF TREES TO BE PROTECTED: TOTAL PROTECTED POINTS/TOTAL EXISTING POINTS = 235/438

Number	Minimum Slope	Maximum Slope	Cc
1	17.00%	24.99%	Green
2	25.00%	34.99%	Yellow
3	35.00%	8871.70%	Red

NOTE: NONE OF THE AREAS HIGHLIGHTED BY THIS SLOPE TABLE MEET THE 10' HEIGHT REQUIREMENT AND 100' LENGTH REQUIREMENT TO BE CONSIDERED PROTECTED SLOPES. NO SLOPE PROTECTION NECESSARY.

NO AREAS ON-SITE QUALIFY AS STEEP SLOPE AREAS.

Forest Preservation

50% Required, 54% Proposed

Majority of preserved resources are protected in common space area along southern boundary

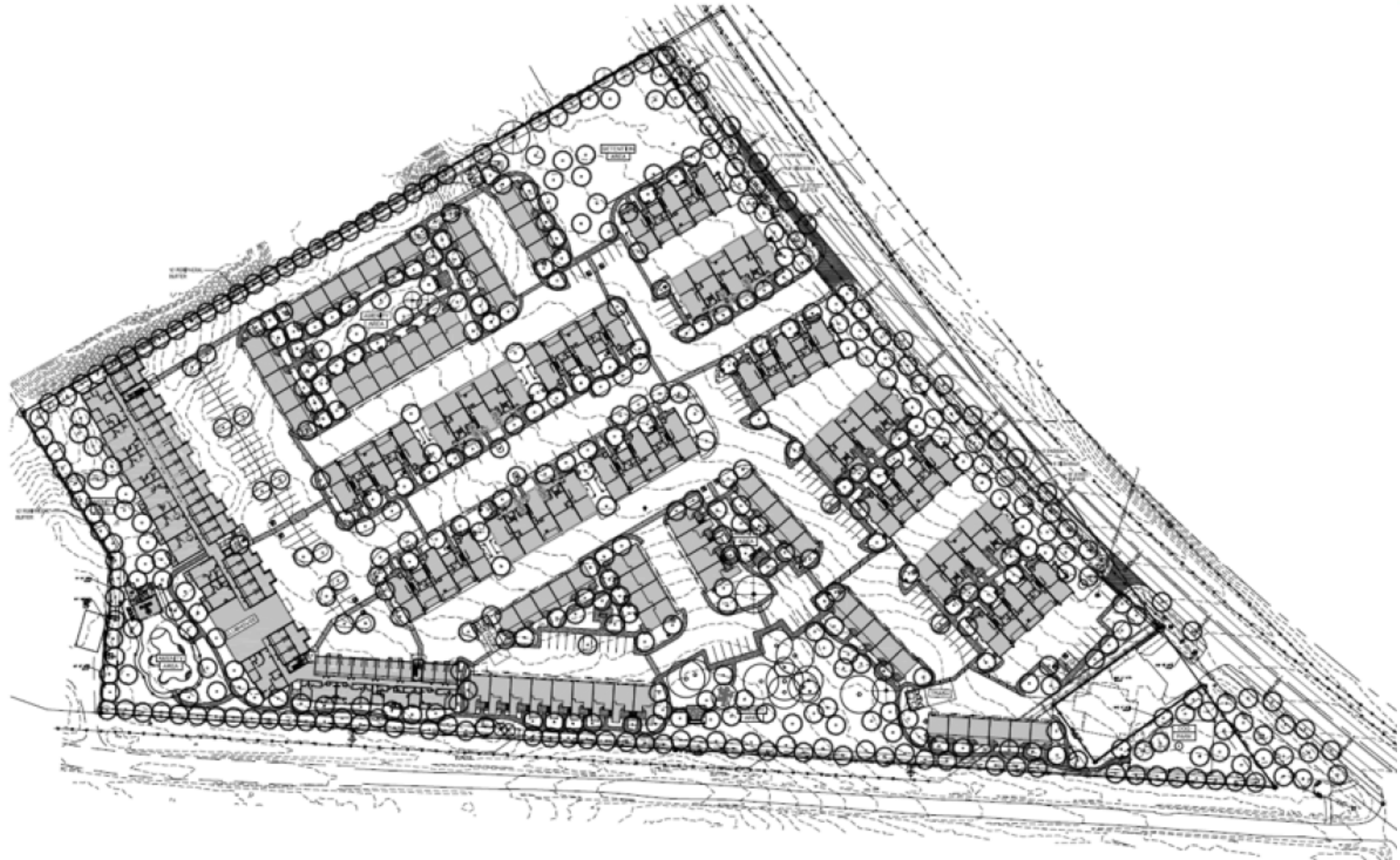
Slope and Floodplain

No steep slopes meet dimensional requirements for preservation

No floodplain on-site



Preliminary Landscape Plan



Public Systems Impact Analysis



Traffic/Right of Way Impact

- Estimated peak hour trip generation of 81 vehicles/hour AM, 99 vehicles/hour PM

Stormwater

- DIA performed to study existing and proposed conditions. Proposed stormwater system sufficient to handle 100-year 24-hour storm event.

Water/Wastewater

- WSIA completed August 2022. Site is within urban growth boundary and can be served by City water and sewer utilities. Water line to be extended on-site and looped. Wastewater to be served by pressurized sewer system, held private until City can adopt pressurized system. City staff are working on a text amendment to allow the adoption of pressurized systems.



Citizen Participation



Neighborhood Meetings

- Applicant held two neighborhood meetings on November 10, 2022 and March 15, 2023.
- Approximately 25-30 people attended both meetings.
- Concerns included traffic, incompatibility with surrounding development, and potential impacts to nature and wildlife.

Planning & Zoning Commission Meeting

- Meeting held on October 23, 2024
- Citizen concerns included Stormwater, lack of pedestrian connections or sidewalk, recreational and athletic use of Lake Mary being impacted by traffic in addition to the previous concerns raised.



Development Agreement

The primary purpose of this agreement is to set out roles and responsibilities in regard to the following (not limited to):

Housing

- Administration of the Affordable Housing units
 - Use of Vouchers: HUD Housing Choice and Veterans Affairs Supportive Housing (VASH)
 - Maximum household income for new affordable lease: 80% AMI
 - Permanent affordability: 30 years
- Minimum lease term: 30 days market-rate, 60 days for affordable units (12 months initial lease term for affordable units), except as part of an emergency rental assistance program

Utilities

- The City and developer obligations for public improvements to water and wastewater systems
 - Future connections and reimbursement: Sewer system to be designed to handle anticipated discharges beyond required for this project, reimbursement as stated in Code Section 7-08
 - Pressurized system to high point will be privately held unless adopted by City
 - Gravity system from high point to be adopted by City



Findings for Zoning Map Amendment

Findings:

1. The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans;
2. The proposed amendment 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; and
3. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Findings



Finding #1: Conformance with the General Plan

- Existing Suburban Neighborhood Area Type
- Bonus units not counted toward Density*

* Per published Regional Plan interpretation

Findings



Finding #2: Community Benefits and Public Good

- 40 units of Category 1 affordable housing (80% AMI), 162 market-rate
- Sewer service extended to area currently unserved by City sewer

Findings



Finding #3: Site is Physically Suitable

Meets applicable codes and requirements

- Site Plan Submittal was approved on December 22, 2022, subject to Direct to Ordinance Zoning Map Amendment

Mitigates any impacts determined by impact analyses

- Traffic Impact Analysis (TIA) completed
- Water and Sewer Impact Analysis (WSIA) completed
- Drainage Impact Analysis (DIA) completed
- Off-site improvements required: Water and Sewer extended, sidewalk along Lake Mary Rd constructed in front of site



Recommendation



The Planning & Zoning Commission forwards the request to City Council with a recommendation of denial, unable to meet the findings.

If Council disagrees, approve with the following suggested conditions:

1. The subject property must be developed in accordance with the approved site plan and the conditions of approval dated December 22, 2022. 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 “Lake Mary Housing Development Agreement” must be fully satisfied.
4. In the event the property is rezoned and the Developer 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 Estate Residential (ER) in accordance with A.R.S. § 9-462.01. Civil Plan approval will not be granted until the following condition precedent is met:
 - a) The Developer obtains the required approvals from the National Forest Service to locate the pressurized sewer line in National Forest Service property.
5. Affordable Housing Incentives are being requested for this Project. Zoning Code Section 10-30.20.020.I includes eligibility requirements. To ensure compliance with the Zoning Code, the developer shall implement a minimum of one (1) of the following items with final construction permit approvals:
 - a) Extend the Flagstaff Urban Trails System (“FUTS”) from the existing terminus at John Wesley Powell and Lake Mary Road, down Lake Mary Road to the Site along the west side of Lake Mary Road, in general conformance with the Comprehensive Plan Map 26d: Existing and Planned Flagstaff Urban Trails, as amended November 3, 2022; or
 - b) Provide a minimum of five (5) electric bikes with a minimum range of twenty-five (25) miles at the rental office/clubhouse that shall be made available to residents for use for travel to/from the Site on a reservation basis.