

Lone Tree Ranch

Modification to Property Development Standards

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Request Overview

- Request by Lincoln Avenue Communities to approve adjustments to property development standards for a 100% affordable housing development



Affordable Housing Incentives

- Project qualifies for 5 or more incentives
 - Resource Protection Standards reduction
 - Density Bonus
 - Parking Incentive
 - Landscaping Standards reduction
 - 10-30.20.040.B.4 allows 100% affordable projects to request modifications in Property Development Standards



Proposed Modifications

The applicant requests City Council approve six modifications to the following standards:

- 1) Eliminate the “building forward” design guideline to allow parking between the buildings and Pine Knoll Drive
- 2) Adjust the number of parking stalls between required landscape islands from 8 to 12
- 3) Increase the maximum height of visible retaining walls from 5 feet to 13 feet
- 4) Decrease required building jogs from 6 feet and 8 feet to 2 feet and 4 feet



Proposed Modifications

- 5) Allow windows to be installed flush with the exterior wall
- 6) Reduce the number of required landscaping trees from 175 to 120



Findings

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

- 1) The modifications are consistent with and conform to the goals of the General Plan and any applicable specific plans;
- 2) The modifications 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;
- 3) The requested modifications will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located;
- 4) The proposed development is consistent with the character of the area; and
- 5) 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



Findings

Finding #1: General Plan Conformance

- Existing Suburban Area
- Regional Plan density: 2-13 units per acre (13.6 found to be in general conformance)
- Supports housing goals
- Supports transportation goals

Finding #1: Finding is met



Findings

Finding #2: Community Benefits and Public Good

- Meets City codes, standards, and requirements
- Supports the creation of 168 affordable units
- Screens parking from single-family homes and City park
- Minimizes landscaping water use and allows for option of parking canopies

Finding #2: Finding is met



Findings

Finding #3: Does Not Constitute a Hazard

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

Finding #3: Finding is met



Findings

Finding #4: Consistency with Area Character

- Consistent with Flagstaff design traditions and building materials
- Site design works with the topography
- Consistent with area residential forms

Finding #4: Finding is met



Findings

Finding #5: Development amenities are consistent with similar market rate developments.

- Clubhouse with Fitness Center
- BBQ area and Playground
- Direct access to City Park and FUTS

Finding #5: Finding is met



Recommendation



Staff recommends City Council approve the modifications requested as presented