

Mill Town

Direct to Ordinance
Zoning Map Amendment

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Current Planning Manager





Request Overview

- Request to amend the 2018 Zoning Map Amendment with a revised Site Plan
- In 2018, a zoning map amendment was approved, permitting a mixed-use development consisting of 23,200 square feet of commercial development in conjunction with a 348-unit, 1,186-bed Rooming and Boarding Facility
- Current proposal is for a horizontal mixed-use development consisting of a 265-unit multi-family residential development and 19,500 square feet of commercial space on three pads on Lot 1

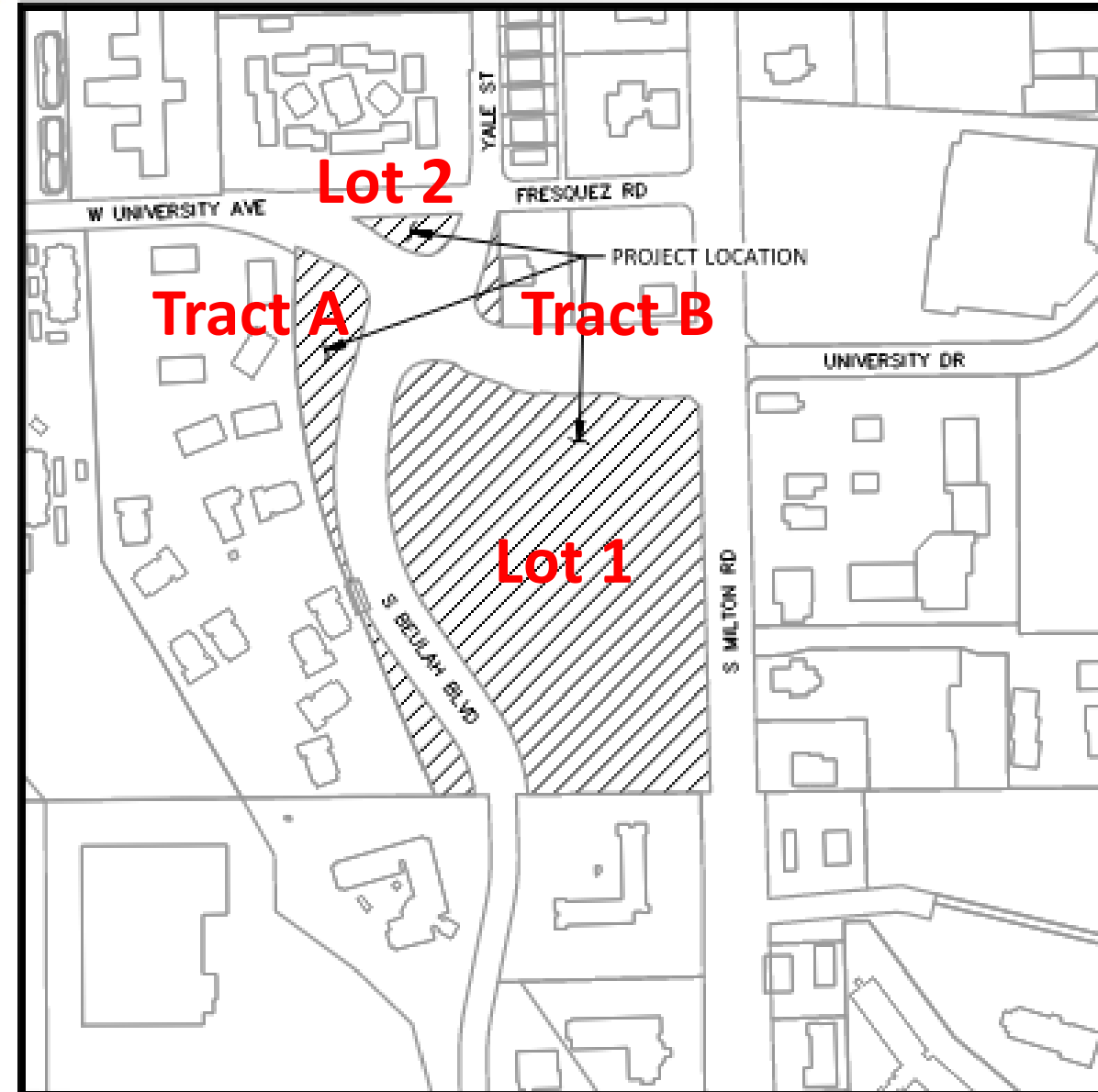


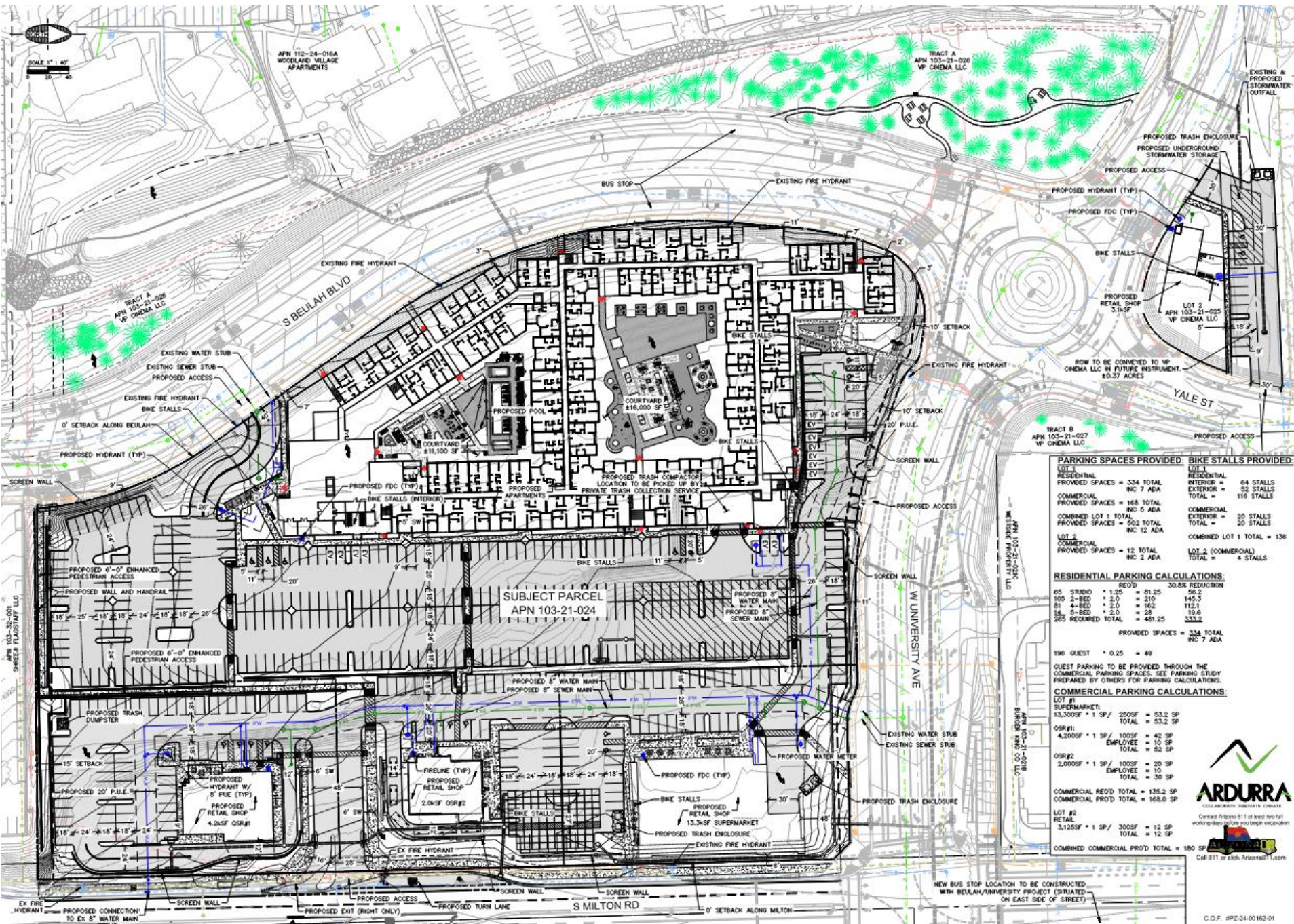
Vicinity Map



1801 S Milton Road

- Focus of the rezone is Lot 1
- Lot 2 larger retail pad
- Tracts A and B remain the same





Proposal:

Zoning:

- HC w/ RPO

Development:

- Four-story multi-family building
- Surface parking
- Commercial pads

PARKING SPACES PROVIDED:

RECREATIONAL PROVIDED SPACES = 334 TOTAL	INC 7 ADA
COMMERCIAL PROVIDED SPACES = 168 TOTAL	INC 6 ADA
COMBINED LOT 1 TOTAL PROVIDED SPACES = 502 TOTAL	INC 12 ADA
LOT 2 COMMERCIAL PROVIDED SPACES = 12 TOTAL	INC 2 ADA

BIKE STALLS PROVIDED:

RECREATIONAL INTERIOR = 64 STALLS
RECREATIONAL EXTERIOR = 52 STALLS
TOTAL = 116 STALLS
COMMERCIAL EXTERIOR = 20 STALLS
TOTAL = 20 STALLS
COMBINED LOT 1 TOTAL = 136
LOT 2 (COMMERCIAL) TOTAL = 4 STALLS

RESIDENTIAL PARKING CALCULATIONS:

65 STUDIO	* 1.25	= 81.25	30.8% REDUCTION
105 2-BED	* 2.0	= 210	145.3
01 4-BED	* 2.0	= 162	112.1
14 5-BED	* 2.0	= 28	19.6
285 REQUIRED TOTAL		= 481.25	333.2
PROVIDED SPACES = 334 TOTAL			
INC 7 ADA			

COMMERCIAL PARKING CALCULATIONS:

LOT #1 SUPERMARKET:	13,300SF * 1 SP/ 2500SF = 53.2 SP	TOTAL = 53.2 SP
OSR#1:	4,200SF * 1 SP/ 1000SF = 4.2 SP	EMPLOYEE = 10 SP
OSR#2:	2,000SF * 1 SP/ 1000SF = 2.0 SP	EMPLOYEE = 10 SP
COMBINED COMMERCIAL PROVIDED TOTAL = 180 SP		





Proposed Changes

Residential Component:

- 63% fewer 3-, 4-, and 5-bedroom units (266 units vs 95 units)
- 24% fewer units overall (348 units vs 265 units)
- 56% fewer bedrooms (1,186 bedrooms vs 669 bedrooms)
- The residential building has one less story (5-story vs 4-story) Although the proposed eave height is approximately 10 feet lower, the overall building height is similar to the 5-story building, with a maximum height of 65 feet.



Proposed Changes

Commercial Component:

- Second drive-thru on Lot 1
- Elimination of screening at pad 3
- Elimination of parking garage (surface parking only). The 2018 proposal had 965 residential garage spaces and 147 commercial surface parking spaces. The current proposal provides 502 total surface parking spaces.



Proposed Changes

Commercial Component:

- Pads 1 and 2 eliminated the appearance of a second story
- Reduction of commercial space

Location	Prior area	Proposed area
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Lot 1, Pad 1	4,000	4,200
Lot 1, Pad 2	4,200	2,000
Lot 1, Pad 3	12,500	13,300
Lot 2	2,500	3,125
	23,200	22,625



Proposed Unit Mix

Unit Type	Prior Units	Proposed Units	Change
1 Bed	57	65	+8
2 Bed	25	105	+80
3 Bed	37	0	-37
4 Bed	177	81	-96
5 Bed	52	14	-38
Total	348	265	-83



Affordable Housing Units

- Current proposal is for 12 units to be subsidized a minimum of 30% below market, as measured against comparable units in the Project. Maximum household income limit of 120% of the Area Median Income. In effect for a period of ten years.
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- The 2018 proposal included 22 units subsidized a minimum of 30% below market, as measured against comparable units in the Project. Tenants could not be full-time undergraduate students. In effect for a period of ten years.



Site Plan Review

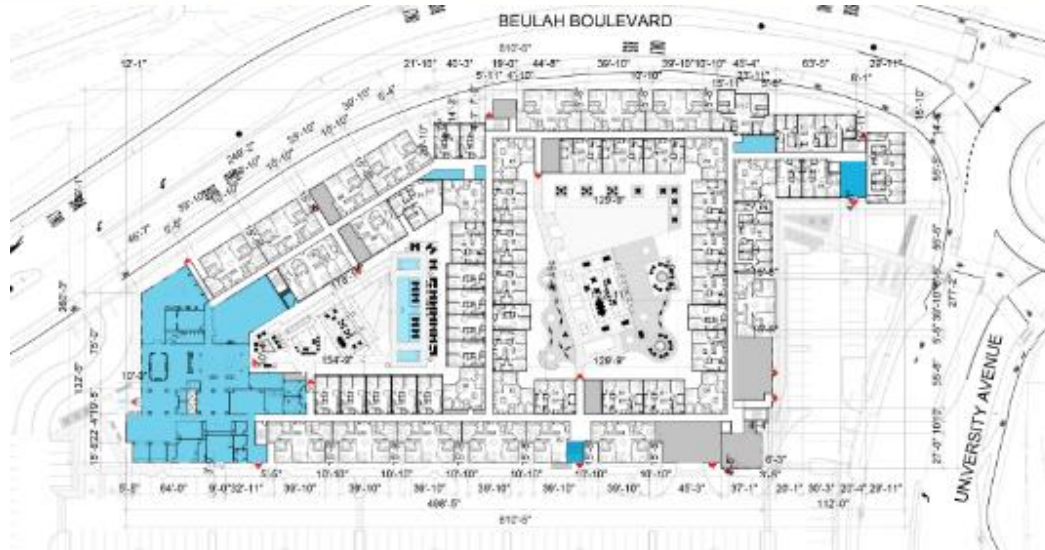


Application for Site Plan Review

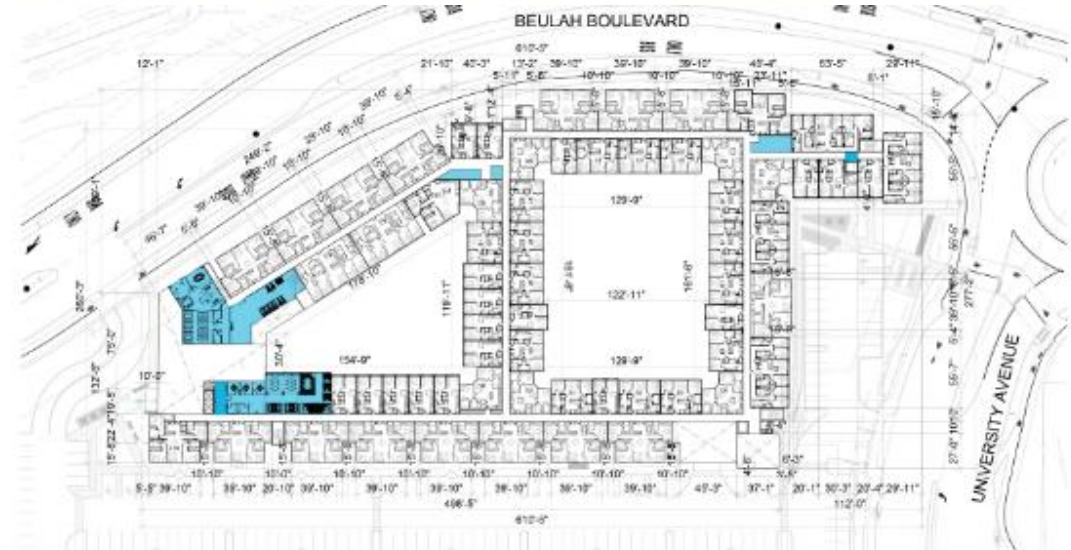
- Approved by Staff on October 7, 2025
- Subject to approval of Direct to Ordinance Zoning Map Amendment



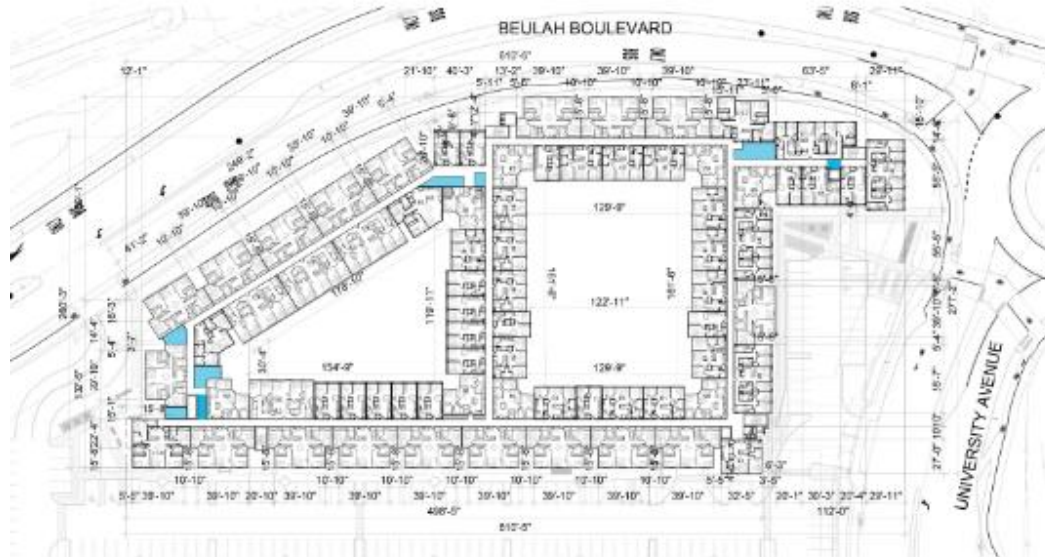
Floor Plan - Residential



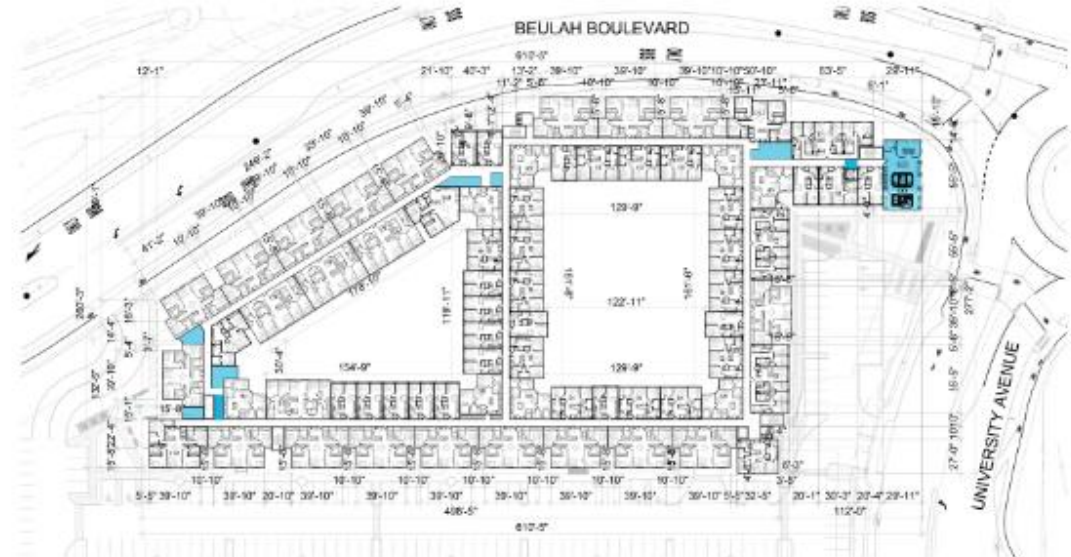
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4



Elevations - Residential



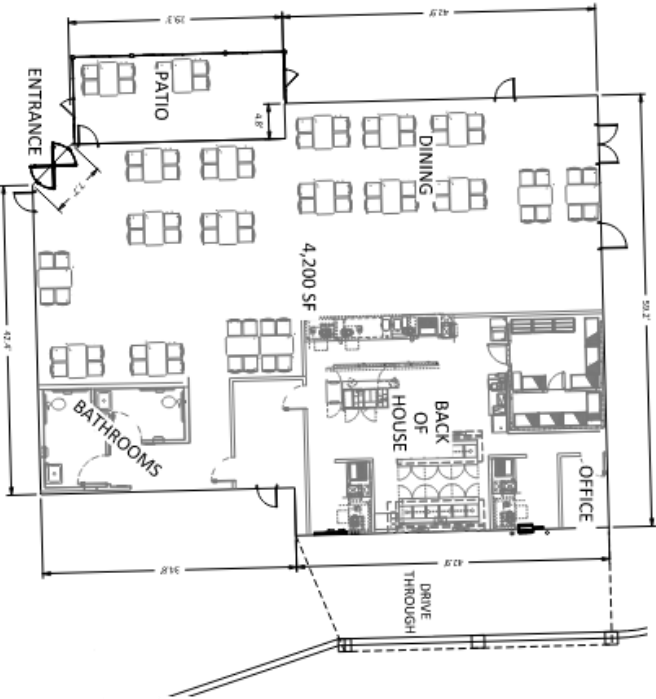
- East Elevation (Milton Road)



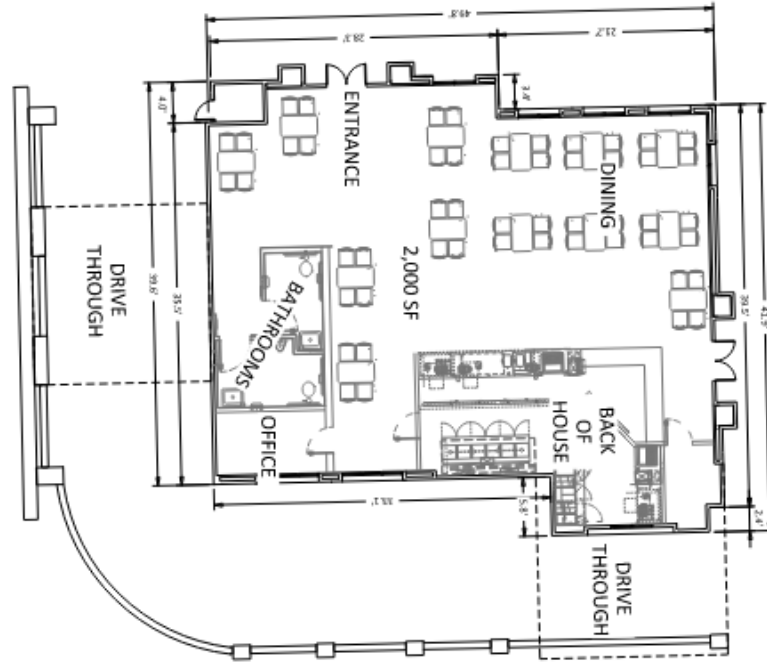
- West Elevation



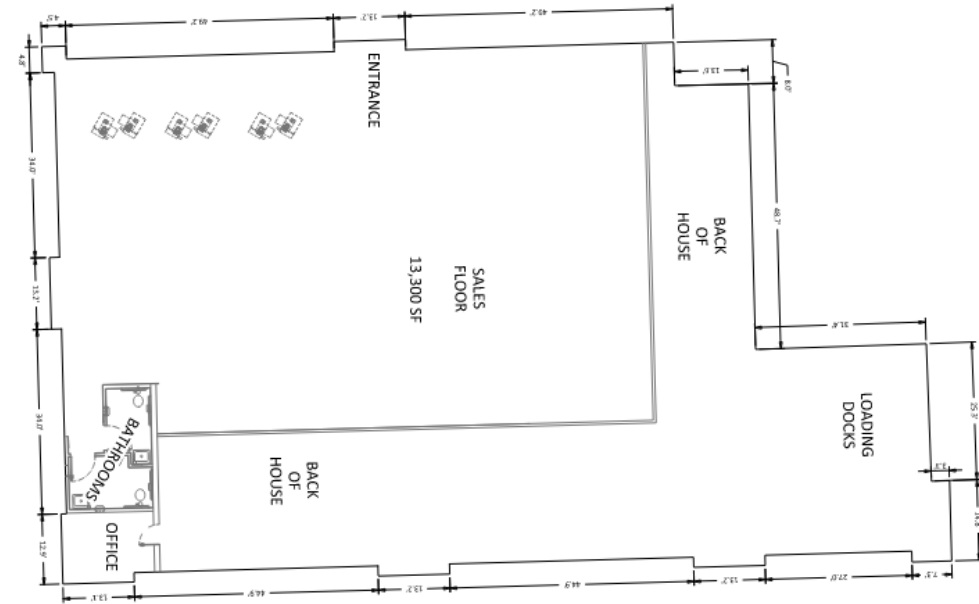
Floor Plans - Commercial



• Pad 1



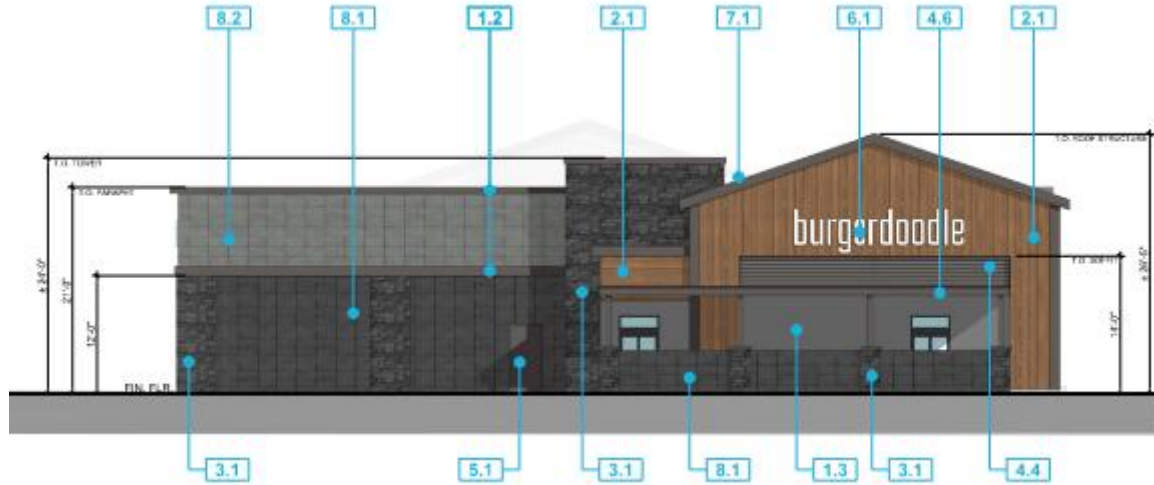
• Pad 2



• Pad 3



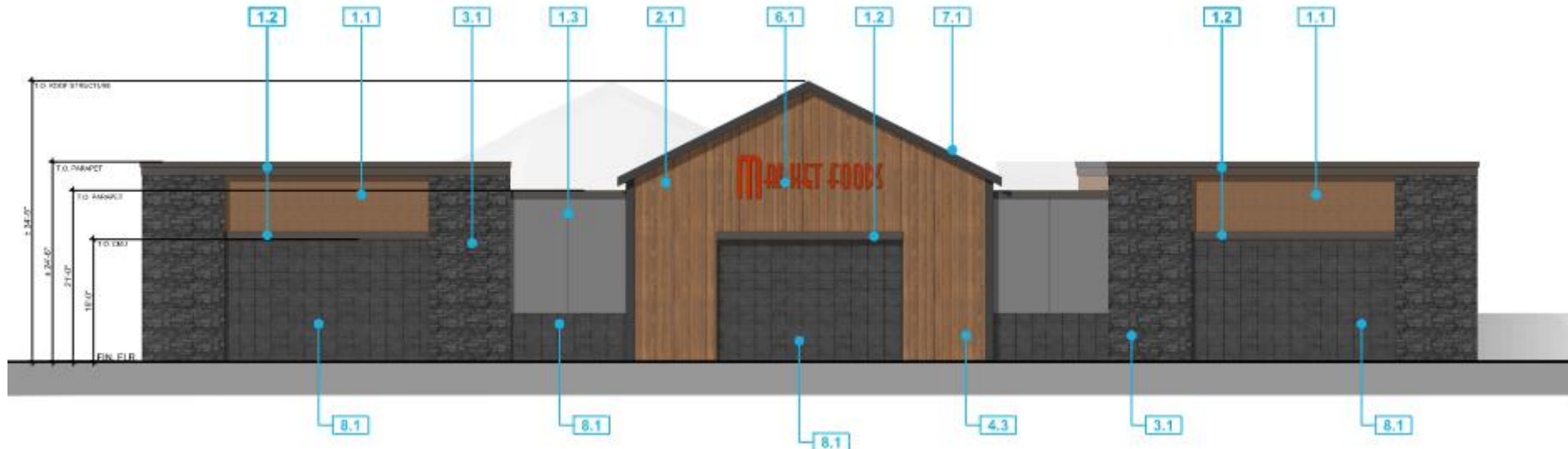
Elevations - Commercial



• Pad 1



• Pad 2



• Pad 3



Parking



On-site Parking

- Required parking per code: 668 spaces
- Parking Demand Study completed to support 502 spaces
- Staff approved the study with condition to secure 65 additional off-site parking spaces
- Applicant is working with NAU and Flagstaff Airport
- Previous proposal included a 5-story parking garage



Public Systems Impact Analysis

Stormwater Analysis

- Changes to the Site Plan and building footprints on Lot 1 triggered an updated drainage report
- The updated report justifies the procedures and objectives are the same and that the drainage analysis and design associated with the new site plan are sufficient and comply with the prior Milltown DIA

Findings



Finding #1: Conformance with the General Plan

- Existing Suburban Activity Center
- Regional Plan density: 14+ units per acre (26 units per acre proposed)
- HOH Specific Plan: >30 units per acre or >75 bdrms per acre
- Supports housing goals
- Focus on multimodal transportation goals
- Energy-efficient design components

Finding #1: Finding is met

Findings



Finding #2: Community Benefits and Public Good

- 265 units within walking distance of NAU, shopping, dining, and transit stops
- Advances the General Plan's goals for compact growth, housing diversity, and sustainability
- Energy-efficient building materials, native landscaping, and open space amenities creates a healthy living environment.

Finding #2: Finding is met

Findings



Finding #3: Site is Physically Suitable

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

Finding #3: Finding is met



Development Agreement Amendment



Purpose of the amended agreement:

- Affordable Housing commitment
- Sustainability elements



Citizen Participation



Neighborhood Meeting

- August 19, 2025
 - 1 individual attended
- The requirement for a second meeting was waived by Staff
- Staff has not received any comments to date



Recommendation

The Planning & Zoning Commission, by a vote of 4-1 and in accordance with the findings presented, recommends the City Council approve Zoning Map Amendment PZ-24-00162-03, subject to the following four conditions:

1. The subject property must be developed in accordance with the approved site plan and the conditions of approval dated October 7, 2025, unless modified as provided for in the Mill Town Development Agreement as amended. Modifications, other than modifications permitted by the Development Agreement, 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 Mill Town Development Agreement, as amended, 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 back to its former zoning, per Section 10-20.50.060 of the Zoning Code.