

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:**  
**Date:** 08/20/2019  
**Meeting Date:** 08/27/2019



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**TITLE:**

**Consideration and Approval of Final Plat** Request by 66th and Fourth, LLC, for Final Plat approval for The Trax - Phase 2, a commercial subdivision consisting of 4 lots and 3 tracts on approximately 8.74 acres, located at 2511 East Route 66 in the HC, Highway Commercial Zone. **(Subdivision of 8.74 acres into 4 lots located at 2511 E. Route 66)**

**STAFF RECOMMENDED ACTION:**

Staff recommends the City Council approve the final plat and authorize the Mayor to sign both the plat and City/Subdivider Agreement when notified by staff that the documents are ready for recording.

**Executive Summary:**

In March 2015, a preliminary plat for all three phases of The Trax commercial subdivision was approved by City Council. Later in 2015, a final plat was also approved for The Trax - Phase 1, located at the southwest corner of Route 66 and Fourth Street. The current request for Final Plat approval of Phase 2 includes the undeveloped land located at the southeast corner of Route 66 and Fourth Street. Approval of this Final Plat will allow the development of a Holiday Inn hotel (Lot 10) which received Site Plan approval in 2018, and future commercial development on Lots 9, 11, and 12. See Sheet 1 of the Final Plat attachment for the Vicinity Map.

**Financial Impact:**

No financial liabilities are anticipated by the approval of this final plat.

**Policy Impact:**

There are no policy impacts affiliated with this Final Plat.

**Connection to Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:**

**Council Goals**

Economic Development - Grow and strengthen a more equitable and resilient economy.

**Team Flagstaff Strategic Plan**

Strategic Priority #3: Foster a resilient and economically prosperous city.

## **Flagstaff Regional Plan**

Goal T.6. Provide for bicycling as a safe and efficient means of transportation and recreation.

Goal ED.9. Promote redevelopment and infill as a well-established means to accomplish a variety of community economic, planning, and environmental goals.

### **Has There Been Previous Council Decision on This:**

June 17, 2014: City Council approved a Regional Plan amendment (Resolution No. 2014-26).

July 15, 2014: City Council approved a Development Agreement (Resolution No. 2014-14); and the City of Flagstaff and Evergreen Devco, Inc. entered into the Second Amendment of the Purchase and Sale Agreement.

August 25, 2014: City Council approved the Third Amendment and the Fourth Amendment of Purchase and Sale Agreement between the City of Flagstaff and Evergreen-TRAX, LLC.

March 3, 2015: City Council approved a Preliminary Plat (PPPL2014-0006).

### **Options and Alternatives:**

1) Approve the final plat with no conditions.

2) Approve the final plat with added conditions.

3) Deny the final plat based on non-compliance with the approved preliminary plat, the Zoning Code, the Subdivision Code, and/or the Engineering Design Standards and Specifications for New Infrastructure.

### **Background and History:**

The Trax is a commercial development consisting of approximately 27.2 gross acres of land located at the southwest and southeast corners of Route 66 and Fourth Street and is adjacent to approximately one mile of the BNSF railway. A preliminary plat for the entire development was approved by City Council in March 2015 and a final plat for Phase 1 only (west of Fourth Street) was approved by City Council in June 2015. The developer/owner of the subject site east of Fourth Street is currently requesting final plat approval for Phase 2. The Inter-Division Staff approved a site plan for a Holiday Inn hotel on Lot 10 of Phase 2 in May 2018. Civil engineering plans for Phase 2 were approved with conditions in July 2019. Once the final plat for Phase 2 is approved, building plans can be submitted for the Holiday Inn. The preliminary plat report to the Planning & Zoning Commission dated January 21, 2015 is attached for additional background information. Note that in February 2016, the Inter-Division Staff reviewed and approved a preliminary plat modification of Phase 2 (aka "Parcel B") to revise the plat to include four lots instead of five. Phase 2 now consists of Lots 9, 10, 11 and 12. Three small tracts (A, B, and C) are associated with future right-of-way dedications; two to ADOT for driveways on Route 66 and one to the City of Flagstaff for a driveway on Fourth Street.

### **Key Considerations:**

The City Council reviews final plat applications to ensure that the final plat meets the requirements of City Code Title 10, *Flagstaff Zoning Code*; Title 11, *General Plans and Subdivision Code*; and Title 13, *Engineering Design Standards and Specifications*. All of the applicable city codes were reviewed by staff for this final plat application and found to meet the requirements.

### **Community Benefits and Considerations:**

None

### **Community Involvement:**

- The proposed infill commercial development anticipates uses that include restaurants, hotels and retail shops which will compliment nearby employment centers and add to the vitality of adjacent neighborhoods and the region.
- The development will include completion of urban services and infrastructure, and high pedestrian, bicycle and transit connectivity.
- A Flagstaff Urban Trail System trail will be constructed along the rear portion of the shopping center adjacent to the railway, compatible with the Flagstaff Urban Trail System plan. The developer will be required to complete the pedestrian sidewalk system along Route 66 and Fourth Street (at new driveway locations), and complete street lighting.
- In 2018 the owner participated in a Gunnison's prairie dog translocation project with Habitat Harmony. Approximately 100 prairie dogs were humanely trapped and re-established in the Petrified Forest National Park.

**Inform.** No public hearings or public outreach are required by either the Zoning Code or the Subdivision Code as part of the final plat subdivision review process.