

CITY OF FLAGSTAFF

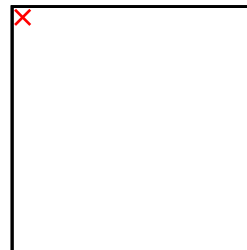
STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Alaxandra Pucciarelli, Current Planning Manager

Date: 08/20/2019

Meeting Date: 08/27/2019



TITLE:

Consideration and Adoption of Ordinance No. 2019-27: Direct to Ordinance Zoning Map Amendment, by Miramonte Arizona, LLC, for Ponderosa Parkway of approximately 11.97 acres located at 1650 East Ponderosa Parkway from the Rural Residential (RR) zone to the High Density Residential (HR) zone. The development site is located within the Resource Protection Overlay (RPO).

STAFF RECOMMENDED ACTION:

Staff recommends the City Council, in accordance with the findings presented by staff, approve the requested Direct to Ordinance Zoning Map Amendment for Ponderosa Parkway, LLC (PZ-17-00227-03) and take the following action:

At the August 27, 2019 Council Meeting:

- 1) Hold the Public Hearing
- 2) Read Ordinance No. 2019-27 by title only for the first time
- 3) City Clerk reads Ordinance No. 2019-27 by title only (if approved above)

At the September 3, 2019 Council Meeting:

- 1) Read Ordinance No. 2019-27 by title only for the final time
- 2) City Clerk reads Ordinance No. 2019-27 by title only (if approved above)
- 3) Adopt Ordinance No. 2019-27

Executive Summary:

A Direct to Ordinance Zoning Map Amendment application for Ponderosa Parkway LLC for approximately 11.97 acres at 1650 East Ponderosa Parkway from Rural Residential ("RR") zone to High Density Residential ("HR") zone for the purpose of developing a multi-family residential development. Please refer to the attached area context map.

The Flagstaff Planning and Zoning Commission voted (3-1) to forward the request with a recommendation of approval. The Planning & Zoning Commission is considering the item on August 14, 2019. A presentation will be attached prior to final agenda distribution.

Financial Impact:

The Direct to Ordinance Zoning Map Amendment has no financial impact.

Policy Impact:

The Direct to Ordinance Zoning Map Amendment has no policy impact.

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

Council Goals:

Support development and increase the inventory of public and private affordable housing for renters and home-owners throughout the community.

Regional Plan:

A complete analysis of the Regional Plan goals and policies is included in the attached Planning and Zoning Commission staff report.

Team Flagstaff Strategic Plan:

Strategic Priority #4: Work in partnership to enhance a safe and livable community.

Has There Been Previous Council Decision on This:

There has not been previous Council decision on this item.

Options and Alternatives:

The City Council may approve the application as proposed, approve the application with modified conditions, or deny the application.

Adoption of Ordinance 2019-27 will have the effect of approving the rezoning application, subject to conditions listed in the Ordinance.

Background and History:

The applicant is proposing to amend the City of Flagstaff's Rural Residential (RR) zone for an 11.97-acre parcel to High Density Residential (HR) zone. The parcel is located on East Ponderosa Parkway, just north of Route 66, behind the existing commercial development. The proposed development will consist of 169 multi-family residential for-sale units, constructed as 13 three-story buildings. Each building will consist of 13 units ranging from 500 to 1,300 square feet in size. The remainder of the parcel will be common area regulated by the homeowners' association and the property manager. These areas include tree and steep slope resources, common open space amenities, private access easements, drainage, stormwater detention facilities, and civic space.

Key Considerations:

To obtain up to a possible 25% density bonus, this project is meeting the standards listed in Section 10-30.70.040. There are four sections which must be met: 1) Water Resource Protection, 2) Transportation/Air Quality, 3) Waste Reduction During Construction, and 4) Energy Efficiency.

To meet the Water Resource Protection requirement, the landscape design for the development shall not include an oasis zone (hydrozone 1) as otherwise permitted in Section 10-50.60.050(C), Oasis Allowance, and Section 10-50.60.060, Hydrozones. The Transportation/Air Quality requirements are achieved because the development site is located within at least one-quarter mile of a bus stop. In addition, the development is located within at least one-quarter mile of a FUTS trail. The applicant is also considering providing for electric vehicle charging. To achieve the Waste Reduction During Construction requirements, the new development shall have a written solid waste program that includes a plan for the recycling or reuse of all paper, cardboard, plastics, and metals; a plan for the recycling or reuse of all lumber scraps so that they are diverted from the landfill; and a plan for the diversion of all masonry and cementitious materials so that they are diverted from the landfill. The Energy Efficiency component is

achieved by applying the HERS rating system. The applicant shall obtain independent third-party verification that the minimum HERS rating has been achieved.

The applicant has also committed to provide 16 "Attainable Housing Units." These units do not meet all of the City's guidelines for qualifying as "Affordable Housing." These units will be disbursed throughout the development to the greatest extent feasible (with no exterior difference between the attainable and market rate units). The units will be sold at or below 100% of the Area Median Income ("AMI") affordability level.

Community Involvement:

The applicant identifies this project as a multi-family development which provides entry-level ownership opportunities and much needed "Attainable Housing" for moderate income residents. The project includes 16 for-sale housing units for up to 100% area median income (AMI). The proposed project facilitates efficient use of the current commercial and transportation corridors and contributes to the growth of a preexisting mixed-use neighborhood. The required civic space also provides an amenity to the community and protects a cluster of existing ponderosa pines adjacent to the existing commercial development to the south.

Expanded Options and Alternatives:

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for Direct to Ordinance Zoning Map Amendments. In accordance with State Statute, notice of the public hearing was provided by placing an ad in the Daily Sun, posting notices on the property, and mailing a notice to all property owners within 1,000 feet (exceeding the minimum of 300 feet) of the site excluding rights-of-way.

The applicant held one neighborhood meeting regarding this case on May 1, 2019 at 5:30 pm. The meeting was held at the Flagstaff Aquaplex, located at 1702 North Fourth Street in Flagstaff. Per the sign-in sheets, ten (10) individuals attended the meeting. A Neighborhood Meeting Report, attached, was prepared in response to the questions, comments and concerns presented. The meeting began with an introduction of the proposed development by the Applicant, with an overview of the development's components and design. In a charrette-style interaction, the Applicant encouraged attendees' written contribution of any comments or concerns about the proposed development, which were then discussed with the group.

The applicant requested to waive the requirement for a second meeting. This request was approved by the Planning Director.

No letters or emails from the public has been received as of the writing of this report.

Attachments: [Ord. 2019-27](#)
 [Presentation](#)
 [Staff Report](#)
 [Application](#)
 [Area Context Map](#)
 [Legal Notice](#)
 [Project Narrative](#)
 [Regional Plan Analysis](#)
 [Citizen Participation Plan and Meeting Report](#)

Draft Development Agreement

NAIPTA Correspondence and Draft Agreement

Plan Set Page 1

Plan Set Page 2

Plan Set Page 3

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Floorplans

Elevations Page 1

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Electrical Site Plan

Landscape Plan Page 1

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