

PLANNING AND DEVELOPMENT SERVICES REPORT
ANNEXATION

PUBLIC HEARING
PZ-15-00116

DATE: **March 4, 2016**
MEETING DATE: **March 9, 2016**
REPORT BY: **Brian J Kulina, AICP**

REQUEST:

A request from Andrew and Stefanie Marquardt for the annexation of approximately 0.81 acres located at 4419 N Mountain Meadow Drive and further described as Coconino County Assessor's Parcel Number 113-20-002.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward this annexation request to the City Council with a recommendation for approval.

PRESENT LAND USE:

Single-family residential with accessory dwelling unit.

PROPOSED LAND USE:

A concept plan, a copy of which is attached to this report, was been prepared in conjunction with the requested annexation and identifies the continued use of the subject property as single-family residential with an accessory dwelling unit. Upon annexation, the subject property will be within the Rural Residential (RR) zoning district.

NEIGHBORHOOD DEVELOPMENT:

	<u>Current Use</u>	<u>City of Flagstaff Zoning</u>	<u>Coconino County Zoning</u>
<u>On-site</u>	Single-Family Residential	--	Agricultural Residential (AR)
<u>North</u>	Single-Family Residential	Rural Residential (RR)	--
<u>East</u>	Single-Family Residential	Manufactured Housing (MH)	--
<u>South</u>	Single-Family Residential	--	Agricultural Residential (AR)
<u>West</u>	Coconino National Forest	Rural Residential (RR) Public Lands Forest (PLF)	Open Space and Conservation (OS)

REQUIRED FINDINGS:

Requests for annexations shall be found to be in compliance with Section 9-471 of the Arizona Revised Statutes, the applicable goals and policies of the General Plan (*Flagstaff Regional Plan 2030*), and Section 10-20.90 of the Zoning Code.

STAFF REVIEW:

Introduction/Background

Andrew and Stefanie Marquardt, the property owners of record, are requesting the annexation of approximately 0.81 acres located at 4419 N Mountain Meadow Drive and more accurately described as Coconino County Assessor's Parcel Number

113-20.002. The parcel is located within the Regional Plan Urban Growth Boundary and, upon annexation, will be located within the Rural Residential (RR) zoning district. The subject property is currently developed as a single-family residential dwelling with an accessory dwelling unit. There are no natural resources (rural floodplain, slope, or forest) on-site. For additional information regarding the characteristics of the site and reason for the request, please reference the attached Annexation Narrative and Conceptual Site Plan.

Arizona Revised Statutes

Section 9-471 of the Arizona Revised Statutes allows for the annexation of properties into the corporate limits of the City provided the proposed annexation area is contiguous to an incorporated area and that the City adopt a zoning classification for the annexed property that permits densities and intensities no greater than those permitted by the County immediately before the annexation. The subject property is currently zoned Agricultural Residential (AR) in the County. The County AR zone is intended to designate areas of the County for low-density residential use on minimum lot sizes of one (1) acre where those light agricultural activities can be conducted that are related to rural family living and pursuits. The most comparable City zone in terms of permitted uses, densities, and intensities is the Rural Residential (RR) zone, which applies to areas of the City appropriate for both housing and limited agricultural uses that preserve the area's rural character and is comprised predominately of large lot single-family development. The Rural Residential (RR) zoning district is further considered equivalent to the Agricultural Residential (AR) zoning district in that the Rural Residential (RR) zone provides for the development of one (1) acre parcels, when public utilities and streets are provided, which will occur after annexation, and balances permitted agricultural uses with residential uses. Additionally, the subject property is located within County Lighting Zone III. Upon annexation, the subject property will be placed within City Lighting Zone 3.

General Plan – Flagstaff Regional Plan 2030

The Flagstaff Regional Plan 2030 (the "Regional Plan") identifies the Subject Property as having a land use designation of Suburban. Upon annexation, the proposed zoning of Rural Residential (RR) will be in conformance with the existing land use designation. Further, the City's basic position regarding annexation is that the annexation must demonstrate a favorable benefit to the taxpayers of the City.

Applicable General Plan Goals and Policies

Staff has the following Regional Plan Goals and Policies could be applied to the review of the proposed annexation:

Policy E&C.5.3 Continue to enforce dark sky ordinances.

Policy WR.4.3 Development requiring public utility services will be located within the Urban Growth Boundary.

Policy LU.7.2 Require unincorporated properties to be annexed prior to the provision of City services, or that a pre-annexation agreement is executed when deemed appropriate.

Goal/Policy Analysis

Upon annexation, the subject property will be located within City Lighting Zone 3. All development, including the replacement of existing on-site light fixtures and/or the addition of new on-site light fixtures, must comply with the lighting standards as outlined in Section 10-50.70 of the Zoning Code (Page 50.70-1). Adherence to the established outdoor lighting standards ensures compliance with the Regional Plan. The subject property is located within the Urban Growth Boundary as defined by the Regional Plan. Water and sewer infrastructure necessary to serve the subject property is located within the adjacent Right-of-Way and is adequate to serve the existing uses on-site. The subject property meets all statutory requirements for annexation (i.e. location, dimension, contiguity, etc.) and qualifies for annexation with the primary intent being a request for connection to the existing public water and sewer infrastructure.

Zoning – City of Flagstaff Zoning Code

Upon annexation, the subject property will be located within the Rural Residential (RR) zoning district. The existing use of the subject property, single-family residential with an accessory dwelling unit, is a permitted use within the RR zone. Further development of the subject property shall comply with the Rural Residential (RR) zoning district development standards as established in Section 10-40.30.030.C of the Zoning Code (Page 40.30-8): However, the existing lot size, at 0.81 acres, and the existing placement of the buildings on-site do not conform to the established development standards of the Zoning Code. The lot and structures currently do not comply with the County Agricultural Residential (AR) development standards. As such, the lot and structures will be deemed legal non-conforming and shall be subject to the nonconformity provisions of Section 10-20.60 of the Zoning Code (Page 20.60-1)

PUBLIC SYSTEMS IMPACT ANALYSIS:

Traffic and Access

The subject property is bound on the east by Mountain Meadow Drive, which provides vehicular, bicycle, and pedestrian access to the site. No improvements within the Right-of-Way are proposed with this annexation. Any future development may require the review and approval of a Traffic Impact Analysis (TIA) to determine the impacts of development on the transportation system and potential mitigation measures to offset said impacts.

Water and Wastewater

A Water and Sewer Impact Analysis was not required for the proposed annexation. Capacity in the existing infrastructure, which includes 8-inch water and sewer lines in Mountain Meadow Drive, was reviewed by the City Utilities Department and was deemed sufficient to serve the existing use of the subject property. No improvement to the water and sewer infrastructure is required at this time. Upon annexation, the property owner will connect to all public utilities.

Stormwater

A Drainage Impact Analysis was not required for the proposed annexation. Any future development of the subject property shall be subject to the City's Low Impact Design standards.

Fire Protection

The closest fire station to the subject property is Fire Station No. 3, which is located approximately 1.2 miles away at 4500 E Nestle Purina Avenue.

Parks and Recreation

The closest City-owned park to the subject property is Mobile Haven Park located approximately 0.2 miles away. While the subject property is currently located within a unincorporated portion of the City, the park is open and accessible to all residents. The proposed annexation will not adversely impact the City's recreational infrastructure.

OTHER REQUIREMENTS:

Resources

The subject property is less than one (1) acre in size and is not identified by the Regional Plan as a site of concentrated natural resources. As such, the subject property is not proposed to be included within the Resource Protection Overlay

(RPO) zone as defined by Section 10-50.90.020.A of the Zoning Code (Page 50.90-2).

Citizen Participation

Public hearings before the Planning and Zoning Commission and the City Council are conducted in conjunction with any annexation request. In accordance with Arizona Revised Statute and City Code, notice of the public hearing must be provided by placing an ad in a newspaper of general circulation within the City, posting at least three (3) notices on the property subject to the proposed annexation, and mailing a notice to all property owners within 300-feet of the property subject to the proposed annexation. All notifications must be completed at least 15-days prior to the first schedule public hearing. A copy of the publication notice, pictures of the postings, a mailing list, and a copy of the mailing notice are attached to this report.

As of this writing, staff has received no comments from interested parties regarding the proposed annexation.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward the annexation request to the City Council with a recommendation of approval.

ATTACHMENTS:

- Annexation Application
- Annexation Narrative
- Legal Description and Map
- Vicinity Map
- Public Hearing Legal Advertisements
 - Coconino County Assessor's Parcel map
 - Posting, Publication, and Mailing
- Conceptual Site Plan