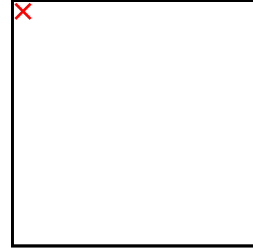


CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Genevieve Pearthree, Resilience Analyst
Date: 03/26/2019
Meeting Date: 04/02/2019



TITLE:

Consideration and Approval of Final Plat: Request from Neighborhood Homes, LLC, for Preliminary Plat approval for Homes at Verkamp Condominiums: a six-unit residential condominium subdivision on a .49-acre site in the R1N Zone with optional T3N.1 zoning.

STAFF RECOMMENDED ACTION:

The Planning and Zoning Commission recommends (7-0 vote) the City Council approve the Preliminary Plat.

Executive Summary:

This is a request for Preliminary Plat approval for a six-unit residential condominium subdivision known as Homes at Verkamp Condominiums located at 623 N. San Francisco. Please see Sheet 1 of the Preliminary Plat attachment for the Vicinity and Site Maps.

Financial Impact:

No financial liabilities are anticipated by the approval of this Preliminary Plat.

Policy Impact:

There are no policy impacts affiliated with this Preliminary 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

Work in partnership to enhance a safe and livable community.

Flagstaff Regional Plan

- Policy CC.3.2. Maintain and enhance existing buildings and blend well-designed new buildings into existing neighborhoods.
- Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.

- Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.
- Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
- Policy LU.5.3. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.
- Policy LU.10.5. Consider vacant and underutilized parcels within the City's existing urban neighborhoods as excellent locations for contextual redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons.

Has There Been Previous Council Decision on This:

None.

Options and Alternatives:

1. Approve the Preliminary Plat with no conditions, as recommended by the Planning and Zoning Commission.
2. Approve the Preliminary Plat with conditions.
3. Deny the Preliminary Plat based on non-compliance with the Zoning Code, the Subdivision Code, and/or the Engineering Design Standards and Specifications for New Infrastructure.

Background and History:

On August 17, 2017, the Inter-Division Staff approved a Site Plan for six two-story residential units and a single-story, 5-car detached garage based on compliance with all development standards. The development consists of three duplexes: two new duplex buildings and conversion of the existing historic Verkamp House into a duplex. Parking area access is from an alley off Hunt Avenue.

The property is in the National Register "North End Historic Residential District," which does not necessitate design review by the Heritage Preservation Commission. A Cultural Resource Survey was not required as part of the Site Plan review. Instead, the applicant was obliged to locate the two new duplexes as far as possible from the historic Verkamp House to indicate their 'secondary' status to the 'primary' nature of the historic home.

The development was constructed as a Planned Residential Development (Section 10-40.60.280), which permits building types allowed in transect zones to be built in non-transect zones. The applicant selected the Side-by-Side Duplex building type (Division 10-50.110.090), which is permitted under the R1N Zone standards (Section 10-40.30.03) and the T3N.1 Transect Zone standards (Division 10-40.40.050). The T3N.1 Zone guides setbacks, lot coverage, and height, while the R1N Zone determines density.

Key Considerations:

The Inter-Division Staff approved the Site Plan for the three duplexes (six units total) in August 2017, and the developer pulled a Building Permit in January 2018. Staff approved the Civil Plans in June 2018. As such, the developer was permitted to commence construction without Plat approval. However, the developer has opted to create a Condominium Plat to enable individual ownership of each unit. In this case, the units are defined as the air space within the walls of each structure. The Preliminary Plat delineates common elements (e.g., landscape areas and walkways), limited common elements affiliated with the individual units (e.g., private porches, parking spaces), and the individual units themselves.

The findings for this development request relate to subdivision plats, and additional information regarding building types and zoning are for information only. The six proposed units comply with the building form, placement, and height requirements of the Side-by-Side Duplex building type and the T3N.1 Zone. The

Community Involvement:

Expanded Options and Alternatives:

Attachments: Planning and Zoning Commission Staff Report
 Preliminary Condominium Plat for Homes at Verkamp
 Vicinity Map
 Presentation