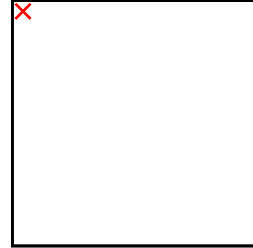


CITY OF FLAGSTAFF
STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Genevieve Pearthree, Resilience Analyst
Date: 08/20/2019
Meeting Date: 08/27/2019



TITLE:

Consideration and Approval of Final Preliminary Plat: Request from TLC PC Golf, LLC, for Preliminary Plat approval for Club Cabin Condominiums at the Estates at Pine Canyon Unit 1.

STAFF RECOMMENDED ACTION:

The Planning and Zoning Commission recommends (4-0 vote) the City Council approve the Preliminary Plat.

Executive Summary:

This is a request for Preliminary Plat approval for a four-unit residential condominium subdivision known as Club Cabin Condominiums at the Estates at Pine Canyon Unit 1 located at 3000 S. Clubhouse Circle on 10.88 acres in the R1 (Single-Family Residential) Zone. See the attached vicinity map, Preliminary Plat, and Planning and Zoning Commission Staff Summary for more information.

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 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.

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 February 8, 2016 the Inter-Division Staff approved a site plan for four (4) new 2,808 square-foot detached residential units on 10.88 acres in the R1 (Single-Family Residential) Zone. In June 2016 and February 2017, the applicant received building permits to construct the first two (2) Club Cabins, which are now complete. A parking lot to the north of the cabins provides parking access. The cabins are on an already disturbed site (the former practice putting green), for which Civil Plans were approved as part of the original Estates at Pine Canyon Unit 1 subdivision in 2004. The Inter-Division Staff approved the Preliminary Plat on June 7, 2019, and on June 26, 2019 the Planning and Zoning Commission forwarded the Preliminary Plat to City Council with a recommendation of approval.

Key Considerations:

The 2016 site plan approval of the project signifies it complies with the standards in Title 10: Zoning Code and Title 13: Engineering Design Standards and Specifications for New Infrastructure. Thus, the developer was permitted to commence construction. However, the developer has opted to create a Condominium Plat to separate ownership of each unit from ownership of the land beneath. In this case, the units are defined as the airspace extending 40' above the building footprint. The airspace includes all components of each structure, including porches and balconies. Shared areas such as the sidewalks and the parking area are considered "common elements."

The four proposed units also comply with the regulations in Title 11: General Plans and Subdivisions, as evidenced by Inter-Division Staff and Planning and Zoning Commission approval of the Preliminary Plat earlier this year.

The findings for this development request relate to subdivision plats; additional information about zoning is for reference only. Please see attachments for more information.

Community Involvement:

The Club Cabin Condominiums at the Estates at Pine Canyon Unit 1 will provide a place to stay for Pine Canyon members and their families, and prospective Pine Canyon residents.

Expanded Options and Alternatives:

Inform. No public hearings or public outreach are required by either the Zoning Code or the Subdivision Code as part of the Preliminary Subdivision Plat review process.

Attachments: Preliminary Plat - Club Cabin Condominiums at the Estates as Pine Canyon Unit 1
 Vicinity Map
 Planning and Zoning Commission Staff Summary
 Presentation Slides