

PLANNING & DEVELOPMENT SERVICES REPORT PRELIMINARY PLAT

PZ-17-00017-04

DATE: February 6, 2019
MEETING DATE: February 13, 2019
REPORT BY: Genevieve Pearthree

REQUEST:

Neighborhood Homes requests preliminary plat approval for Verkamp House Condominiums—a 6-unit residential condominium subdivision on a .49 -acre (21,294 square foot) site at 623 N. San Francisco Street—constructed as a Planned Residential Development in the R1N (Single-Family Residential Neighborhood) zone.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the preliminary plat to the City Council with a recommendation for approval.

PRESENT LAND USE:

The original land use was the historic 4,363 square foot Verkamp house surrounded by vacant land and a historic rock wall. On August 17, 2017 the Inter-Division Staff approved a site plan for six residential units (two new duplex buildings and the conversion of the Verkamp house into a duplex) and a single-story, 5-car detached garage. Construction of this project is almost complete.

PROPOSED LAND USE:

Verkamp House Condominiums is a residential subdivision development that consists of 6 condominium dwelling units and a detached garage located on .49-acres.

NEIGHBORHOOD DEVELOPMENT:

North: Single-family residential units, R1N Non-Transect Zone with an optional T3N.1 Transect Zone
South: Single-family residential units, R1N Non-Transect Zone with an optional T3N.1 Transect Zone
East: Single-family residential units, R1N Non-Transect Zone with an optional T3N.1 Transect Zone
West: Single-family residential units, R1N Non-Transect Zone with an optional T3N.1 Transect Zone;
one property already converted to T3N.1 Transect Zone

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications. The project has approved site and civil plan sets.

STAFF REVIEW:

Introduction

On August 17, 2017 the Inter-Division Staff approved a Site Plan for six new residential units: two new duplex buildings and the renovation of the historic Verkamp House into a duplex. According to the Arizona State

Historic Property Inventory the Verkamp House was built in 1916 for the local businessman John G. Verkamp. That report found that the home has two areas of significance (exploration/settlement and architecture). It states that the development “Illustrates [the] expansion of [the] residential district during Flagstaff’s second major building boom” and is a good representation of the Bungalow style. Further, the State Historic Preservation Office found the building contributes to the significance of the national historic district in which it is located—the “North End Historic Residential District.” A Cultural Resource Study was not required with the 2017 site plan application. The applicant was required 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.

In January 2018 the applicant received a residential building repair/remodel/addition permit to convert the Verkamp House into a duplex. In March 2018 the applicant obtained building permits to construct the two new duplexes and the detached garage. Staff approved the Civil Plans on June 15, 2018.

Flagstaff Regional Plan (FRP 2030)

The current land use designation for the site is Existing Urban, which requires a minimum of thirteen (13) units per acre for residential-only developments. The proposal of six (6) units at 12.24 dwelling units per acre is just under the Existing Urban Residential Regional Land Use Designation. However, the development complies with the R1N zone density requirements and is not required to comply with Regional Plan density standards.

ZONING REQUIREMENTS

The property is zoned R1N (Single-Family Residential Neighborhood) with an optional Transect Zone Overlay of T3N.1. The project was developed under R1N zoning as a Planned Residential Development (PRD—Division 10-40.60.280), which permits building types allowed in transect zones to be built in non-transect zones. Each building type has specific requirements for lot size, number of units, pedestrian access, frontage type, common open space, and building size and massing. The applicant constructed the Side-By-Side Duplex building type (Division 10-50.110.090) under the T3N.1 Transect standards (Division 10-40.40.050). The R1N and T3N.1 zones permit the Side-by-Side Duplex building type. The T3N.1 zone guides setbacks, lot coverage, and building height, while the R1N zone determines density.

T3N.1 Setbacks for the Principal Buildings:

Front:	20’ min.; 30’ max.	Provided (min.): 16.6’ to building ¹ ; 15’ to porch ²
Side, Exterior	12’ min.; 25’ max.	Provided (min.): 15’ to building; 11’ to porch. ²
Side, Interior	5’ min.; 12’ min. combined	Provided: (min.): 6’ to building
Rear:	25’ min.	Provided (min.): 23’ ³

¹The historic Verkamp house has a front setback of 16.6’.

²Division 10-50.40.020 allows porches to encroach up to 5’ into a front setback.

³The applicant was granted a Minor Modification to Development Standards to permit a 2-foot encroachment into the rear setback to meet parking and LID (Low-Impact Development) requirements *and* comply with the requirement to move the two new duplex buildings away from the historic Verkamp house.

T3N.1 Setbacks for the Accessory Structure (Detached Garage):

Front:	20’ min.	Provided (min.): 92.5’ to building
Side, Ext. or Int.:	3’ min.; 6’ max.	Provided (min.): 6’ to building
Rear:	3’ min.	Provided (min.): 8’ to building

The T3N.1 zone permits the principal building(s) to be no taller than 2-1/2 stories, with a maximum height of 35'. The historic Verkamp house consists of two stories with a maximum height of 28'4" at the ridge; the two new duplex buildings are two stories and are 25'11" tall at the ridge. The T3N.1 zone permits an accessory building to be no taller than 1-1/2 stories, with a maximum overall height of 24'. The one-story detached garage has a maximum height of 17'6" at the ridge.

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 project also meets the density standards for the R1N zone. The permitted density range for R1N is 2-14 dwelling units per acre; the density for this development is 12.24 dwelling units per acre (six units divided by 0.49 acres). Please see the attached floor plans and exterior elevations for more information

Type of Plat

This application is for a condominium plat, which takes a multi-unit complex, such as the subject property, and creates the potential for individually owned units. In this case the units are defined as the air space within the walls of each structure. Once the plat is complete, the buyer of a unit will receive a recordable deed to the individual unit purchased, including the right to sell, mortgage, etc., that unit and sharing in joint ownership of any common grounds, parking areas and access. Areas outside of the unit such as porches, balconies, surface and garage parking spaces, front yards and side yards (if applicable) that immediately adjoin each unit can be set aside for the individual owners as "limited common elements." Shared areas such as the courtyard, sidewalks, and retaining walls are considered "common elements." Tract "A" contains all areas outside of the units and their associated limited common elements. It is dedicated to the owner association as common element. The preliminary plat delineates all the elements affiliated with the individual units.

Parking

Parking access is from the alley that connects to Hunt Ave. Division 10-50.80.040 (Number of Motor Vehicle Parking Spaces Required) states that multifamily residential units with 2-3 bedrooms require two parking spaces per unit and 0.25 guest parking spaces per unit. The development consists of three 2-bedroom units, and three 3-bedroom units, for a required total of 13.5 spaces (12 residential spaces and 1.5 guest spaces). Per Flagstaff Zoning Code Section 10-50.80.060 Parking Adjustments, the applicant is eligible to take a 15% reduction in required vehicle parking spaces (5% for bicycle parking and 10% for proximity within one-quarter mile to a bus stop). This provision reduced the parking requirement to 11 spaces, which are provided as follows: five indoor garage spaces, three driveway spaces, and three parallel spaces.

Landscaping

The applicant submitted and received approval for a landscaping plan (sheet L1.1 attached to this document) as part of the site plan for the Verkamp House. The project will use existing and new vegetation to meet landscaping requirements.

Natural Resources

The subject property is not located in a Resource Protection Overlay Zone.

SYSTEMS ANALYSIS:**Access and Traffic**

The subject property is on the southwest corner of San Francisco Street and Hunt Avenue. There are several pedestrian access points that connect to the adjacent sidewalk via permeable pavers. These paths also provide good pedestrian connectivity throughout the site. Vehicles have access to the west side of the site via an alley off Hunt Avenue. A Transportation Impact Analysis (TIA) was not required because the project is categorized as a “very small development.” These developments are often exempted from TIAs at the discretion of City Engineer per Title 13-05-002-0003 of City of Flagstaff (CoF) City Code. The condominium homeowner’s association (HOA) will maintain the pedestrian paths, driveways, and parking spaces on the subject property.

City staff did not require the applicant to update the sidewalks on Hunt Avenue and San Francisco Street because the sidewalk on Hunt Avenue was recently replaced and the sidewalk on San Francisco Street is in good condition. However, staff did require the applicant to pave the existing alley off Hunt Avenue to CoF Engineering Standards. The applicant will be required to provide assurances that the alley will be paved should the final plat be approved before the project is complete.

Water and Wastewater

Water and sewer lines are shown on C1 of the preliminary plat (see attached). A Water and Sewer Impact Analysis was not required because the peak hour demand will be less than the equivalent flow of ten (10) single-family dwelling units, per Titles 13-05-002-0001 and 13-05-002-0002 of the CoF City Code. However, there will be a new 1.5” master water meter connection and a ¾” PVC service line off Hunt Avenue. A new sewer tap will connect to the main in the alley, and the HOA will be responsible for water and sewer billing.

Stormwater

As part of the site plan application Stormwater reviewed and approved a drainage report to analyze the potential for damage to adjacent properties and downstream drainage capacity. The project requested, and was approved for, a waiver to detention requirements because it will add fewer than 5,000 square feet of new impervious surface. However, the project will provide three bio-retention basins to capture the first flush volume of the new total impervious surface on site (7,682 square feet). Further, rainwater catchment systems are provided in two areas where it is not possible to redirect gutter flow to the LID basins. The water in these catchments will irrigate on-site landscaping. Any excess stormwater will drain into the alley.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval.

ATTACHMENTS:

- Application
- Preliminary Plat with Floor Plans and Exterior Elevations (5 sheets, 24 x 36”)
- Landscape and Irrigation Plan L1.1 (1 sheet, 24 x 36”)
- Civil Site Plan Submittal C1 (1 sheet, 24 x 36”)