

Club Cabin Condominiums at the Estates at Pine Canyon Unit 1 Subdivision

Preliminary Plat Approval Request

City Council | August 27, 2019

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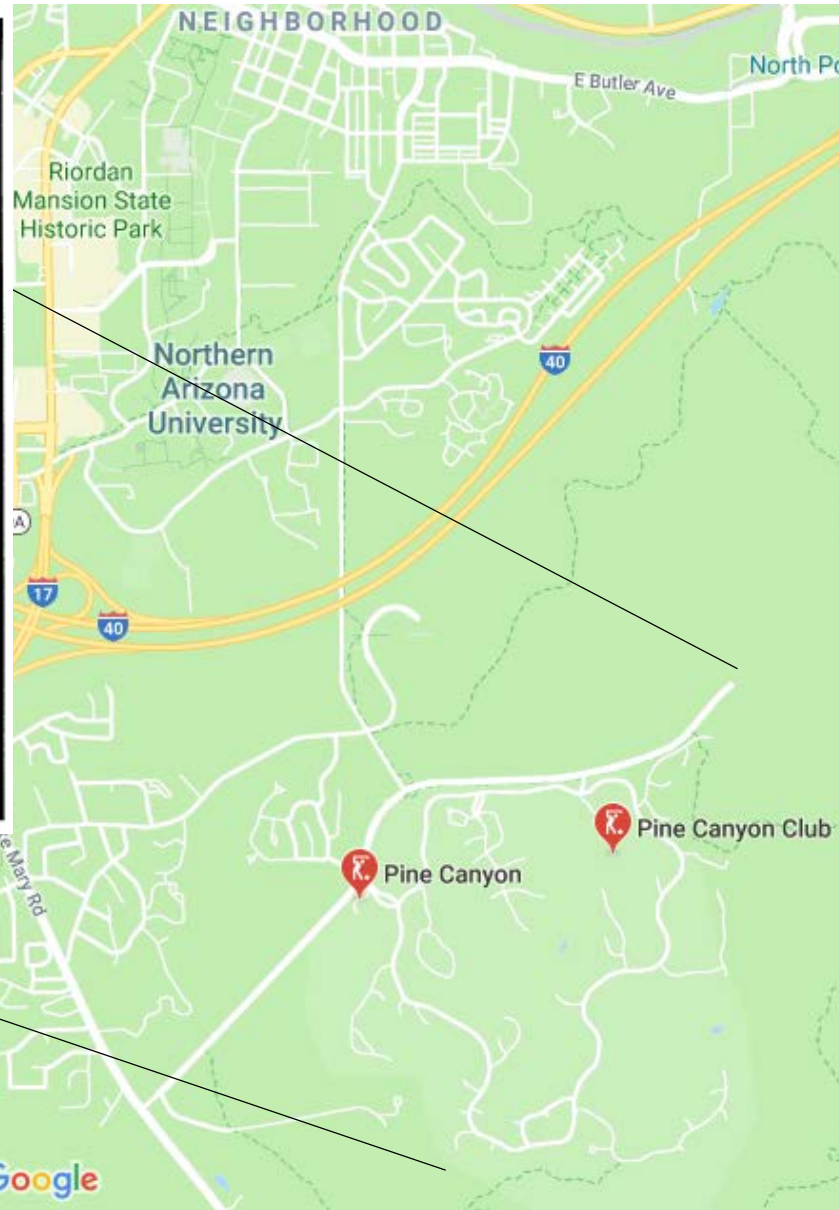
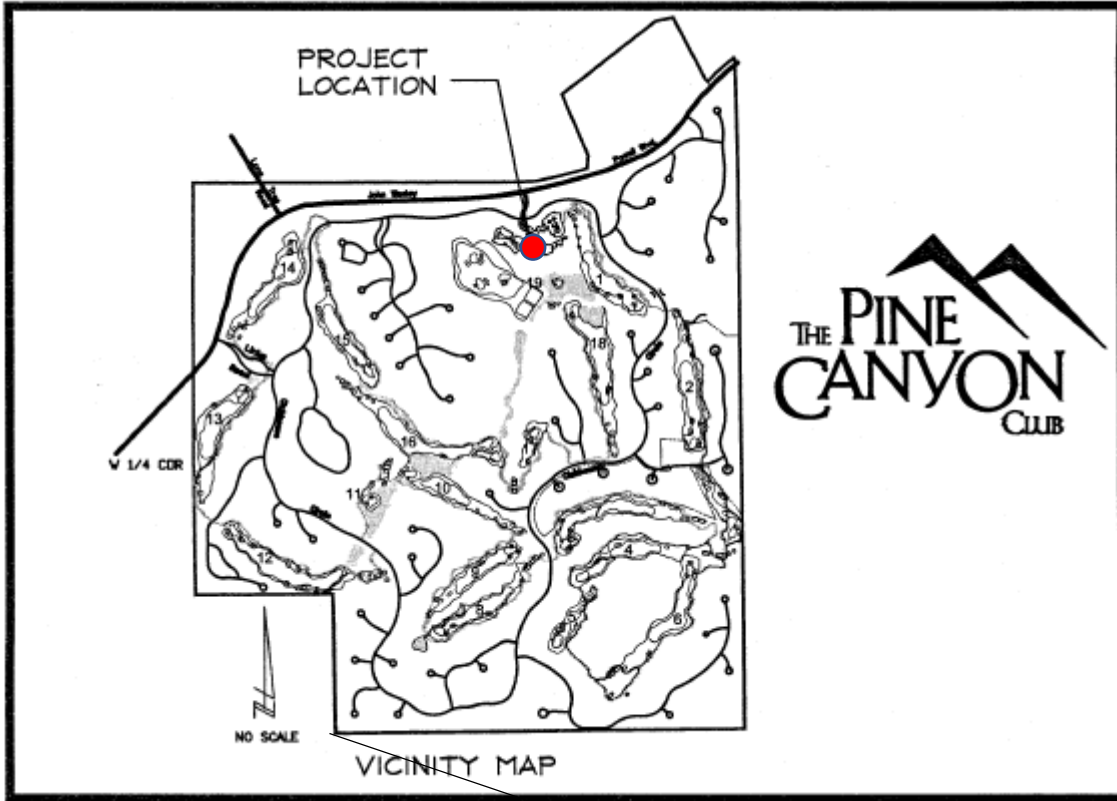


Request Overview

- Request from TLC PC Golf LLC for preliminary plat approval for a 4-unit residential condominium subdivision at 3000 S. Clubhouse Circle
- Condominium plat creates the ability for individually-owned units
 - Ownership of airspace extends 40-ft. above the footprint of each Club Cabin (includes porches, decks, balconies, etc.).



Vicinity Map





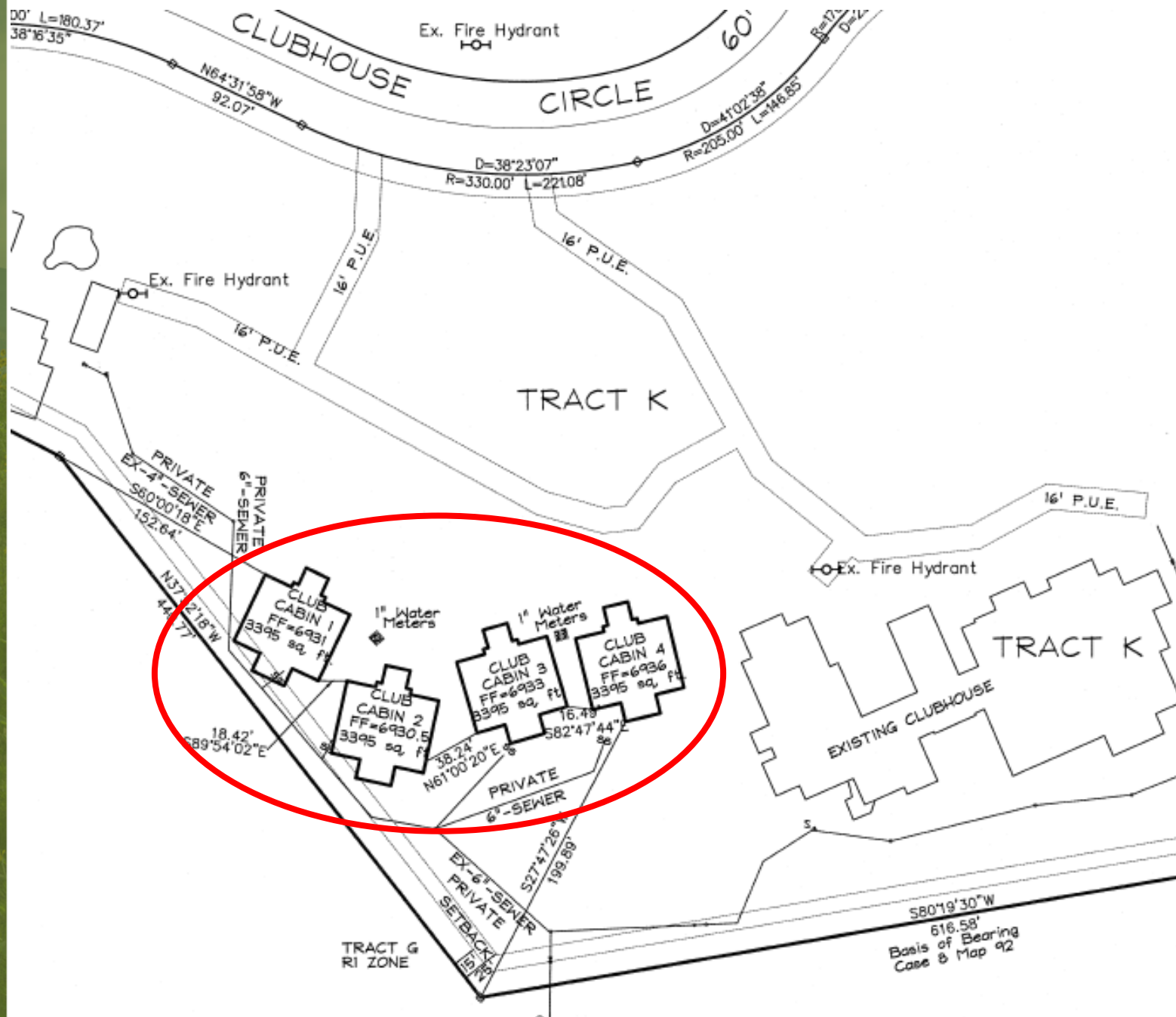
Background – Site Plan Approval

- Inter-Division Staff Review approved the site plan in February 2016 based on compliance with all development standards
 - Building permits issued in June 2016 and February 2017
 - Two of the four cabins are already constructed

- **Focus of Preliminary Plat development request:** owner decided to create a condominium project to enable individually-owned units

Preliminary Plat

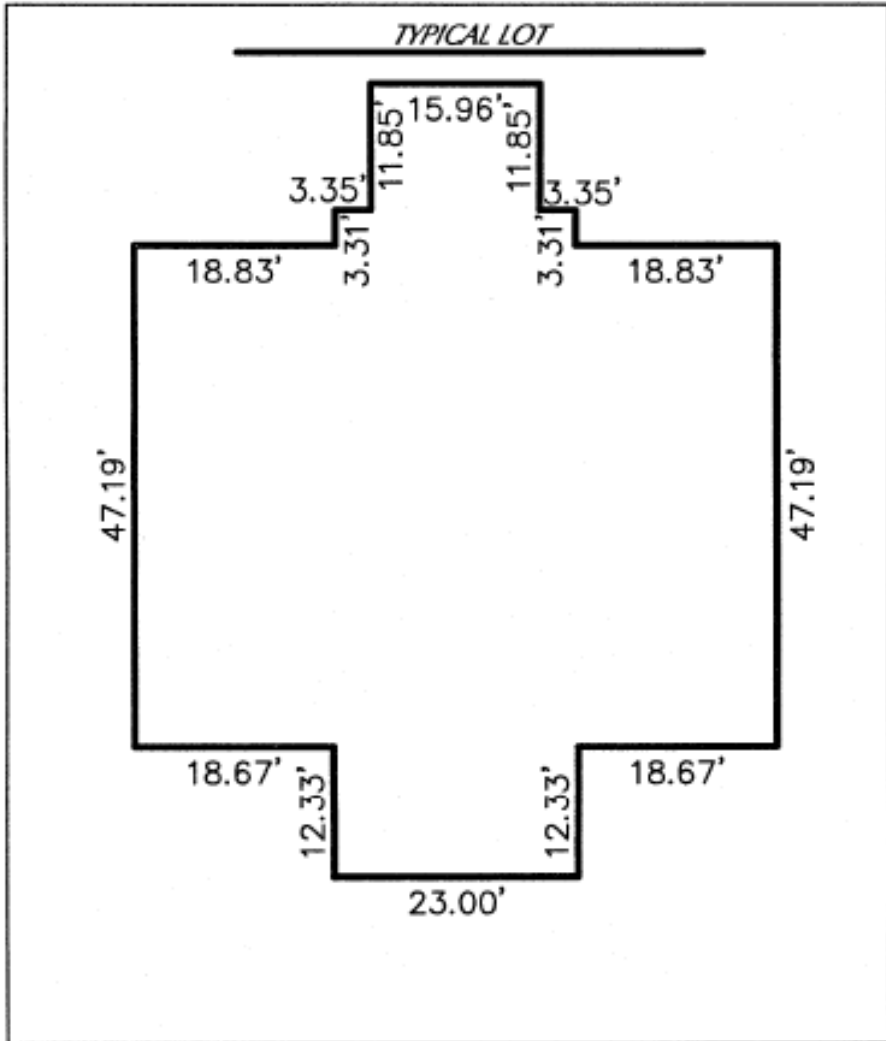
Overall Layout



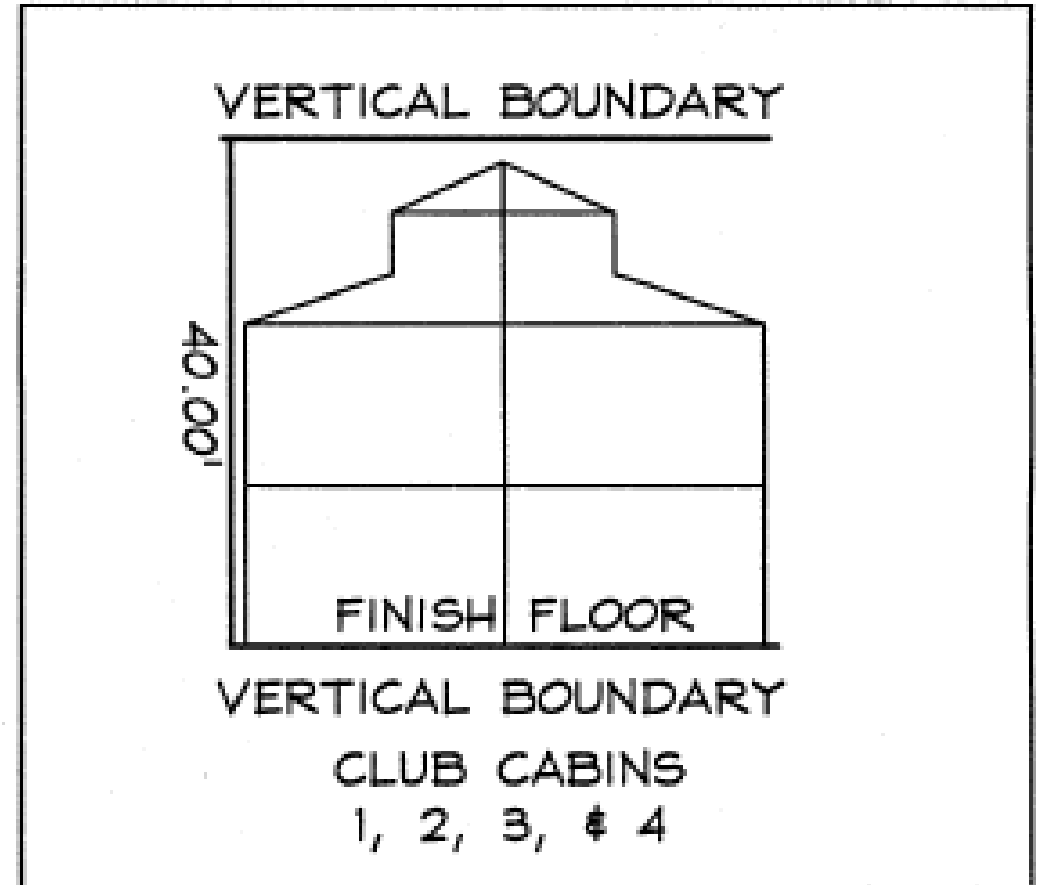


Plat Unit Airspace Ownership

Typical Lot



Vertical Boundary





Building Elevations



Front



Rear





Findings and Recommendation

Required Findings

- Staff and the Planning and Zoning Commission have found that the **preliminary plat meets the requirements** of:
 - City Code Title 10, Flagstaff Zoning Code
 - City Code Title 11, General Plans and Subdivisions
 - City Code Title 13, Engineering Design Standards and Specifications

Staff Recommendation

- The Planning and Zoning Commission recommended (4-0 vote) that the City Council approve the preliminary plat