

Homes at Verkamp

Final Plat Approval Request

City Council | September 17, 2019

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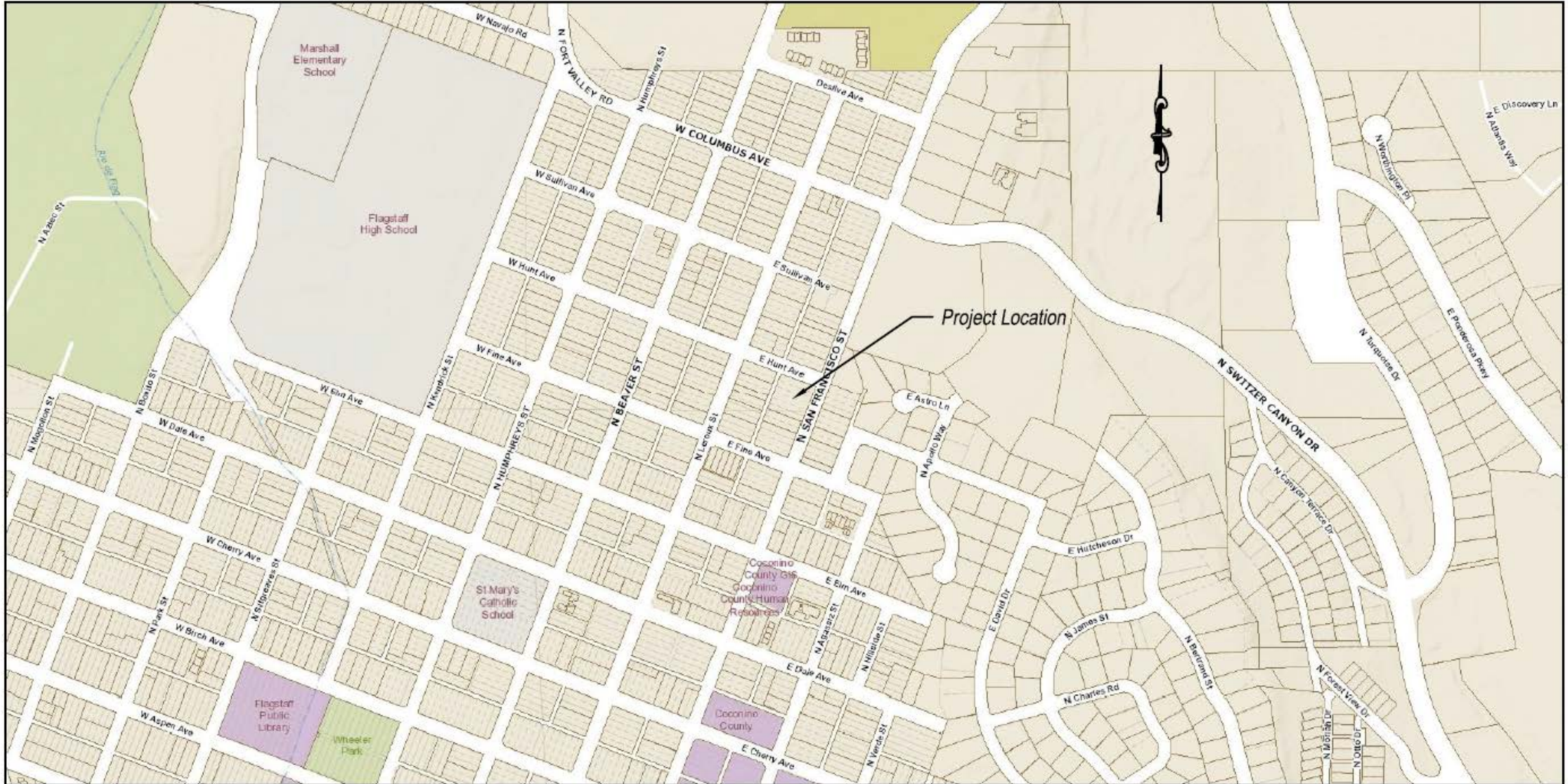


Request Overview

- Request for final plat approval for 6 residential condominium units on 0.49 acres at 623 N. San Francisco Street in R1N (Single-Family Residential Neighborhood) Zone
- Condominium plat creates ability for individually-owned units
 - Ownership encompasses air space within each structure, starting from centerline of interior walls to outside of exterior walls
 - Final plat delineates individual units, limited common elements affiliated with individual units (private porches, parking spaces), and common elements (landscape areas, walkways)



Vicinity Map



Vicinity Map - Not to Scale

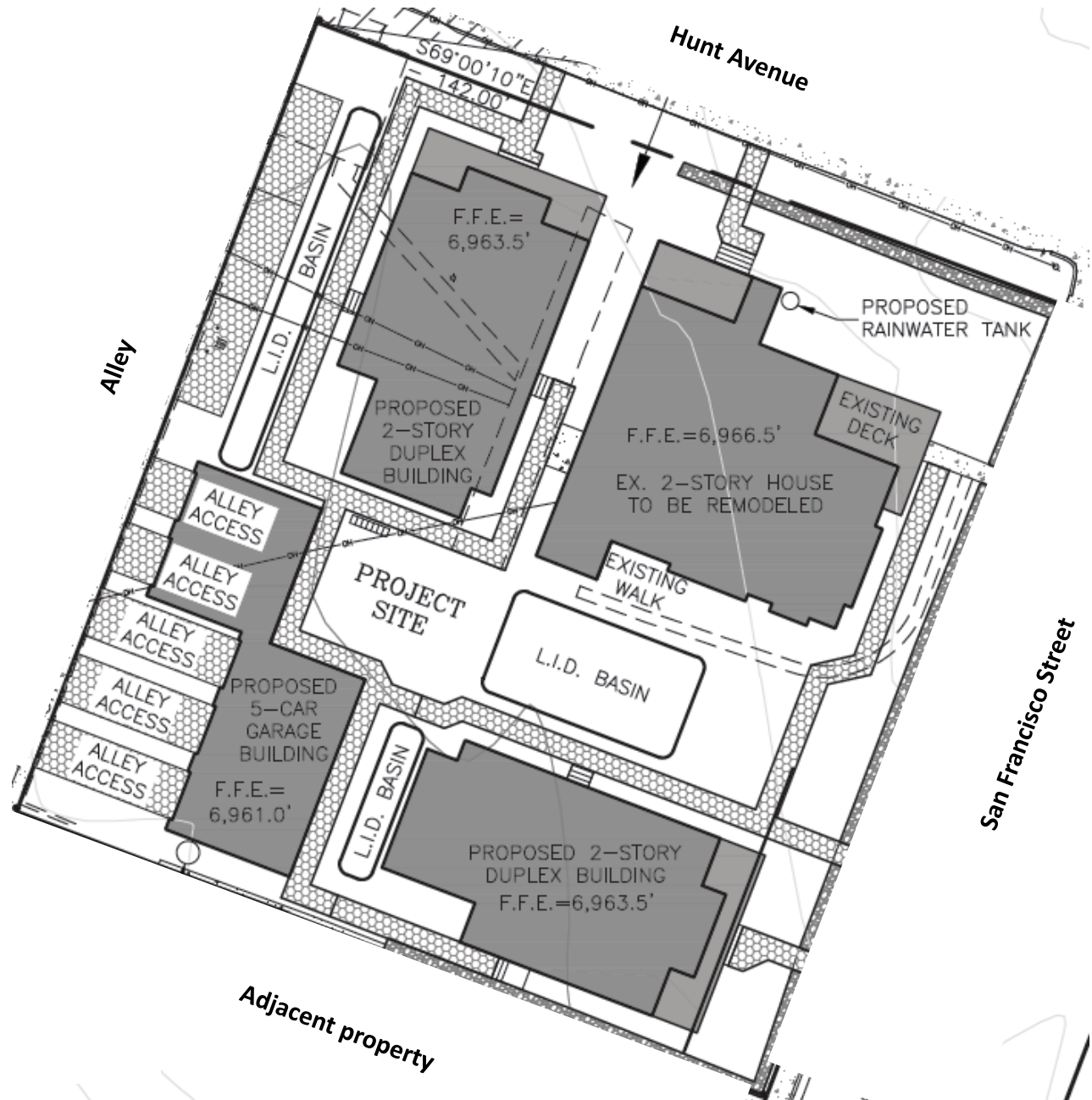


Background – Site Plan Approval

- Inter-Division Staff Review approved site plan in February 2017 based on compliance with all development standards
 - Building permits issued, civil plans approved
 - Construction 90% complete
- **Focus of final plat development request:** owner decided to create a condominium project to enable individually-owned units

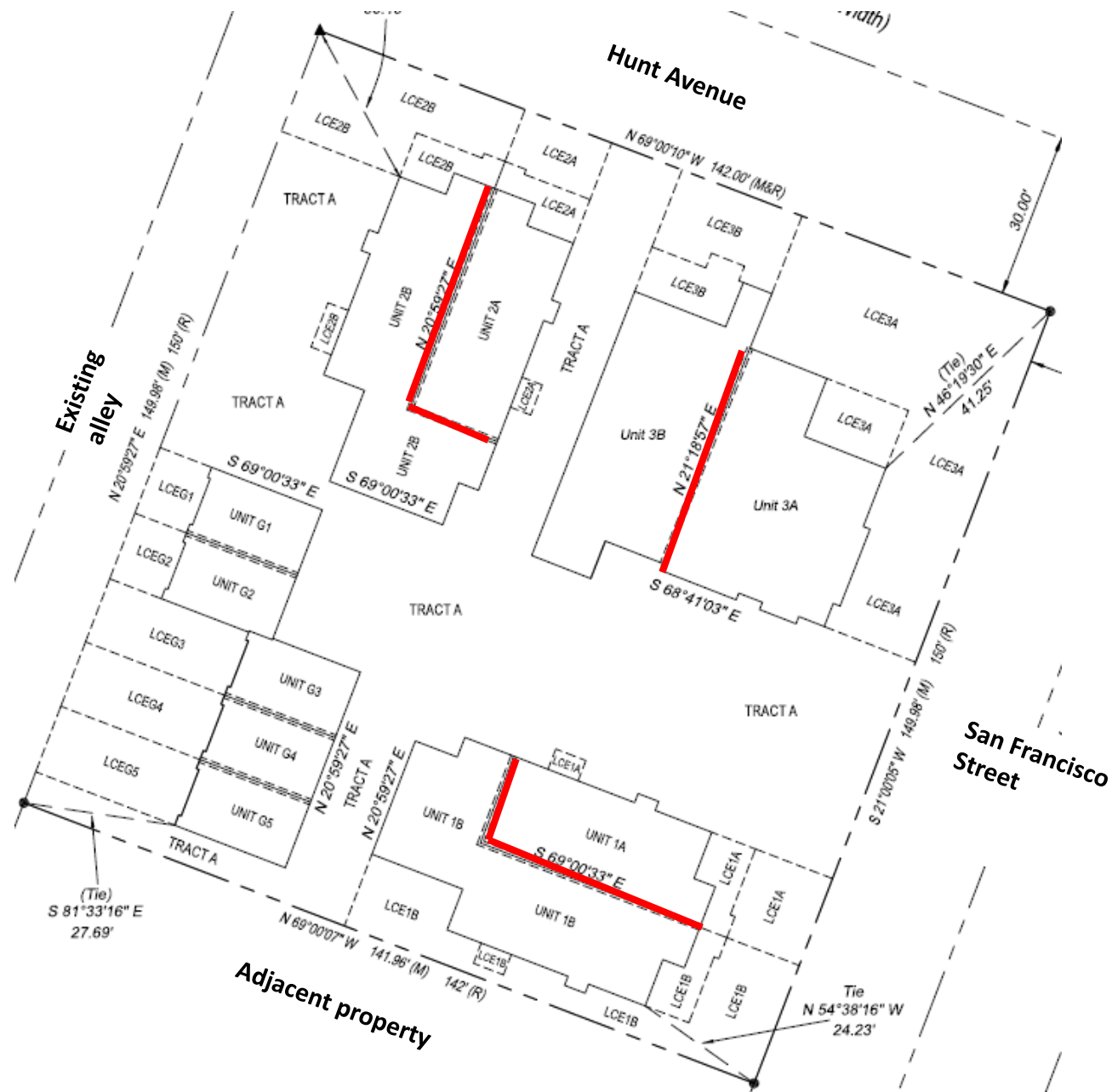
Final Plat

Overall Layout



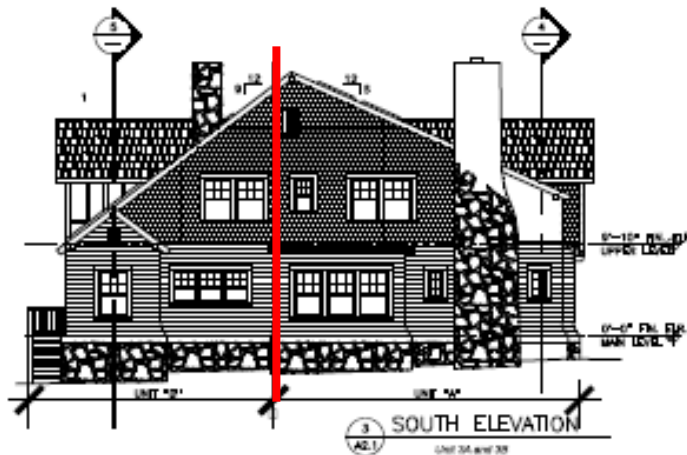
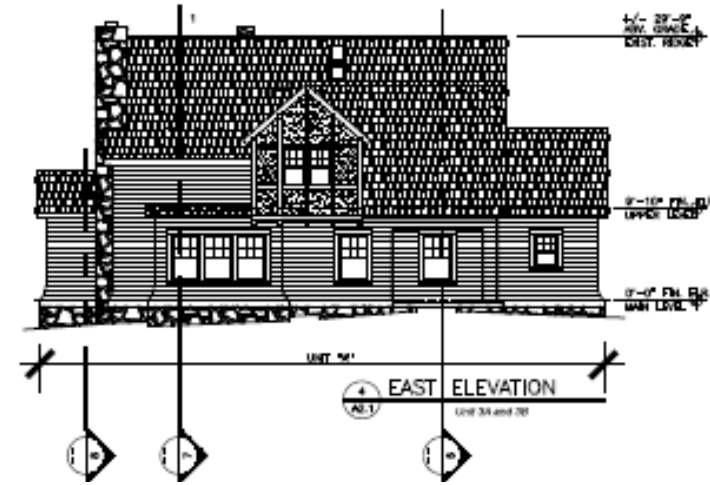
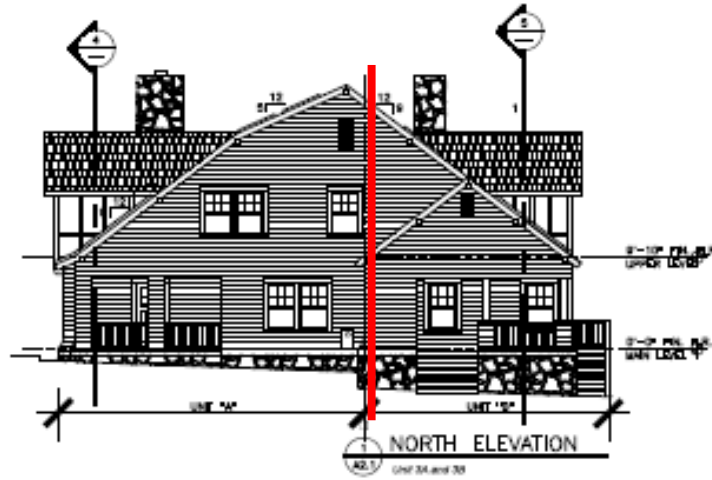
Final Plat

Duplex Divisions



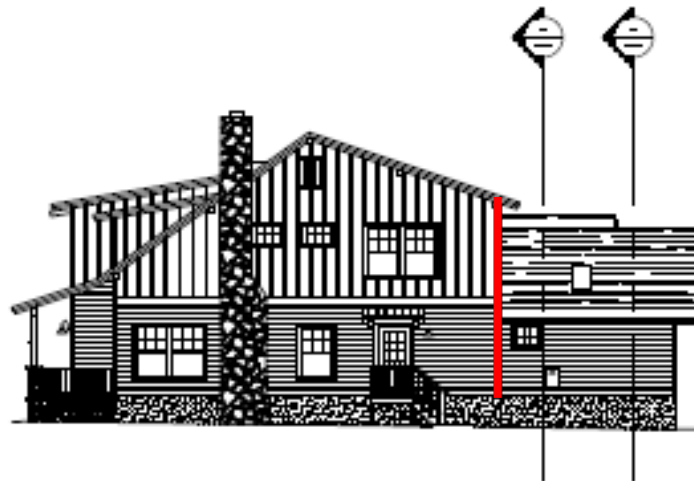
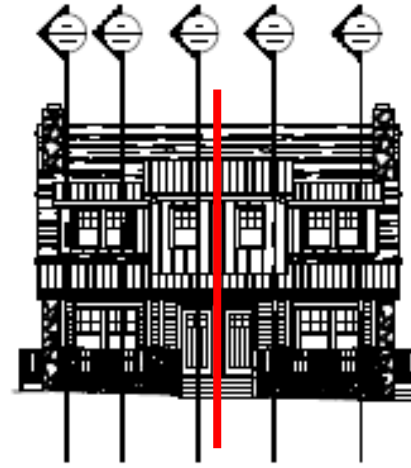


Building Elevations: Existing Home (Units 3A – 3B)





Building Elevations: New Duplexes (Units 1A – 2B)





Findings and Recommendation

Required Findings

- Staff has found the **final 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

- Staff recommends **the City Council approve the final plat and authorize the Mayor to sign the plat and City Subdivider Agreement** when notified by Staff that the documents are ready for recording