

# Preliminary Plat for Verkamp House Condominiums

- A request for Preliminary Plat approval for 6 residential condominium units on 0.49 acres at 623 N. San Francisco St. in the R1N Zone.
- The application is a condominium plat which creates the ability for individually owned units (the air space within the walls of each structure)



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# Background/history

- On August 17, 2017 the Inter-Division Staff approved a Site Plan for 6 two-story residential units and a single-story, 5-car detached garage based on compliance with all development standards
- Consists of two new duplex buildings and conversion of an existing single-family home into a duplex
- Building permits issued, civil plans approved, construction 70-80% complete
- **Focus of Preliminary Plat development request:** owner decided to create a condominium project to enable individually-owned units



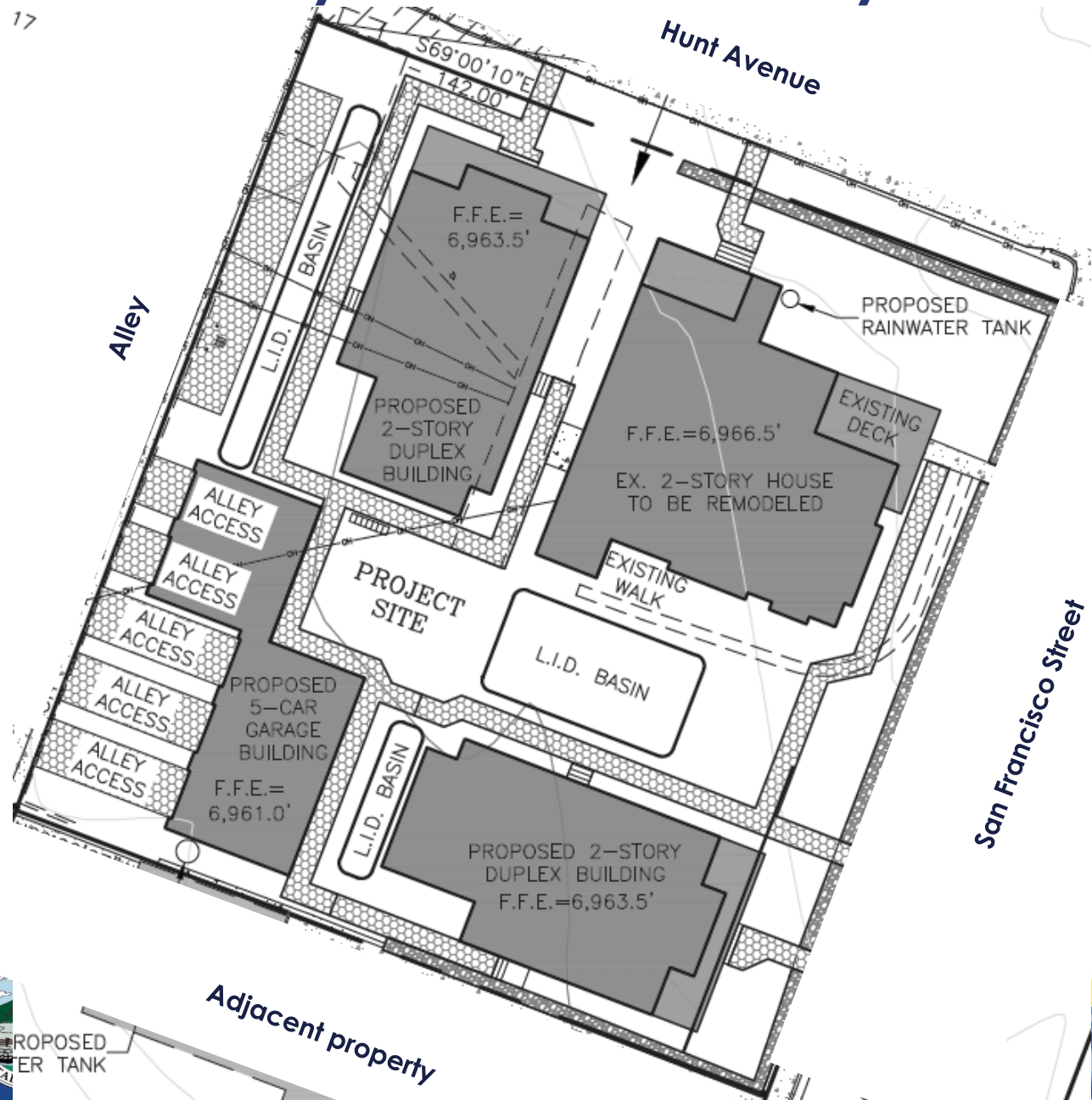
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# Preliminary Plat – Overall Layout

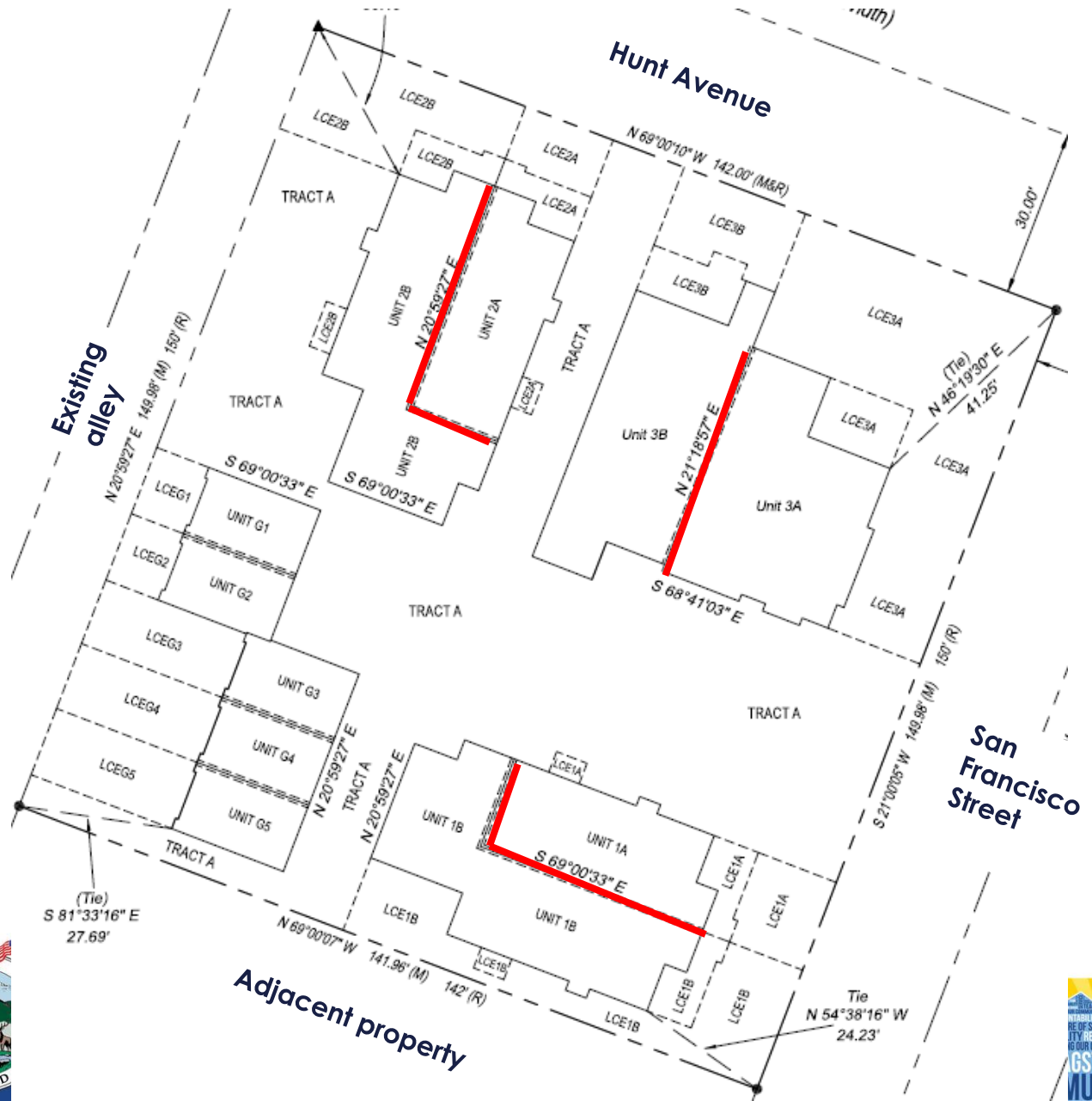
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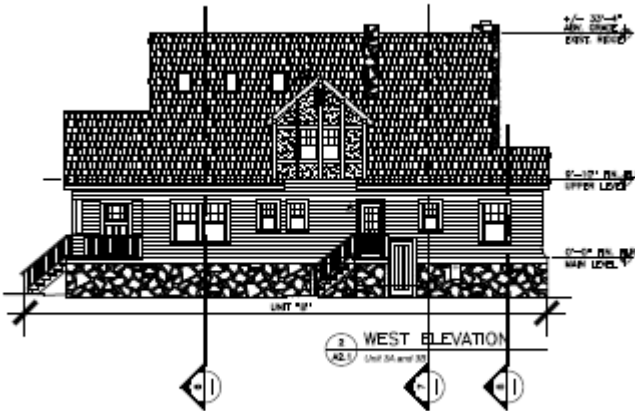
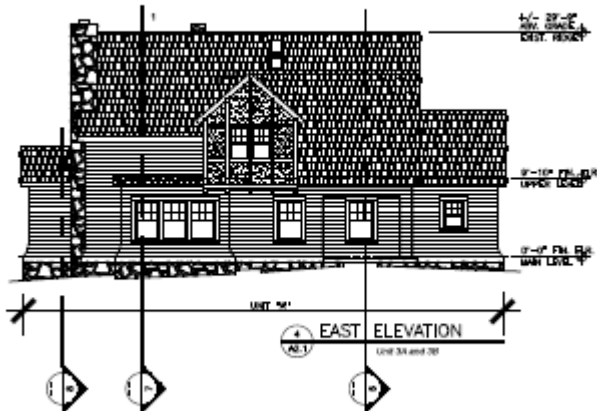
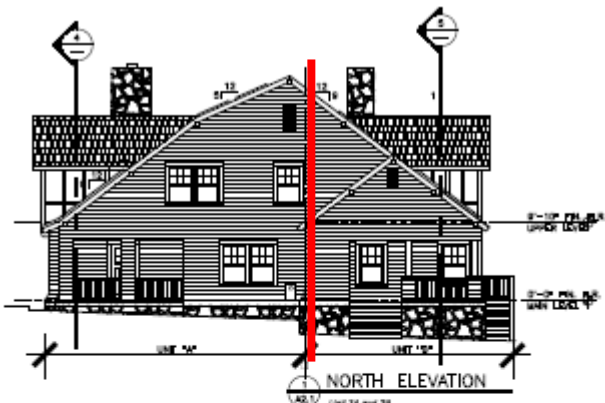
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# Preliminary Plat – Duplex Divisions



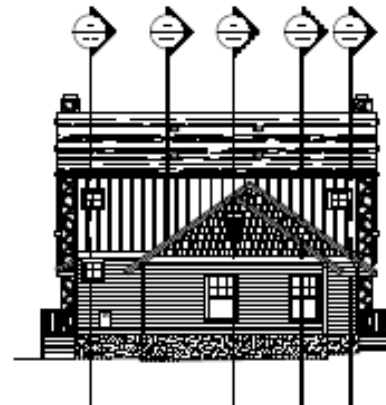
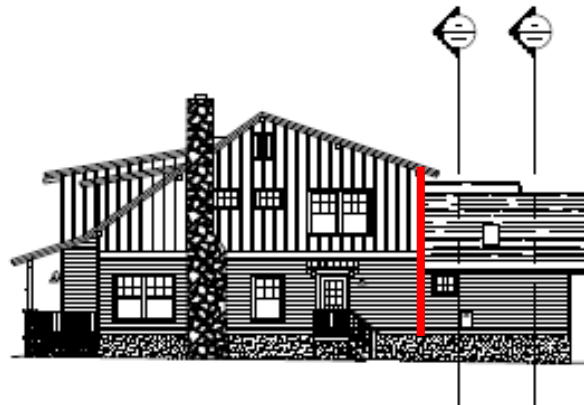
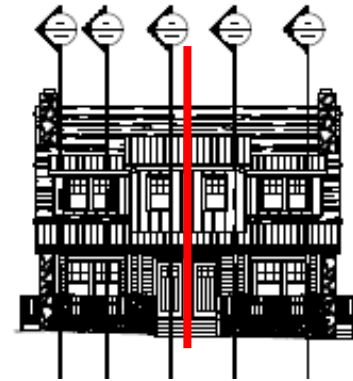
# Building Elevations: Existing Home (Units 3A – 3B)



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



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# SYSTEMS ANALYSIS

## Access and Traffic

- Vehicle access from an alley off Hunt Ave
- 11 parking spaces required and provided
- Pedestrian access from San Francisco St. or Hunt Ave

## Water & Wastewater:

- HOA responsible for water and sewer billing
- Water connections off Hunt Ave
- Sewer connections off the alley

## Stormwater

- Stormwater staff reviewed and approved drainage report
- Received waiver from detention requirements ( $\leq 5,000$  sq. ft. new impervious surface)
- Will add 3 new bio-retention (LID) basins and 2 rainwater catchment systems for landscaping



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# REQUIRED FINDINGS

Staff and the Planning and Zoning Commission have found the Preliminary Plat to meet 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**)

## STAFF RECOMMENDATION

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



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