

Preliminary Plat for Flagstaff Lofts Condominiums

- A request for Preliminary Plat approval which consists of 6 residential condominium units and 1 commercial unit on 0.37 acres, located at 602 W. Coconino Ave. in the High Density Residential (HR) Zone.
- The application is a condominium plat which creates the ability for individually owned units.
- The units are defined as the air space within the walls of each structure.

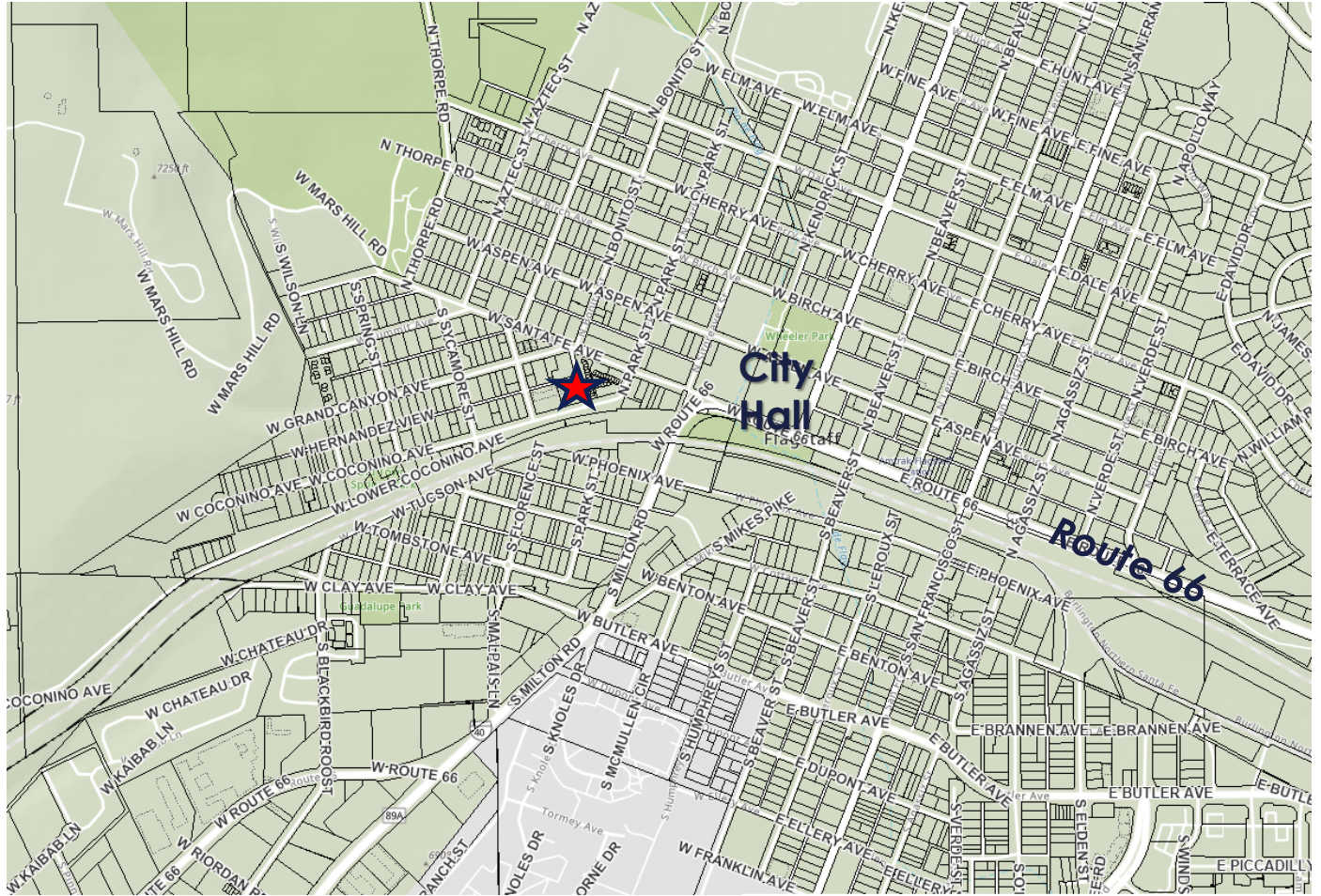


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VICINITY MAP

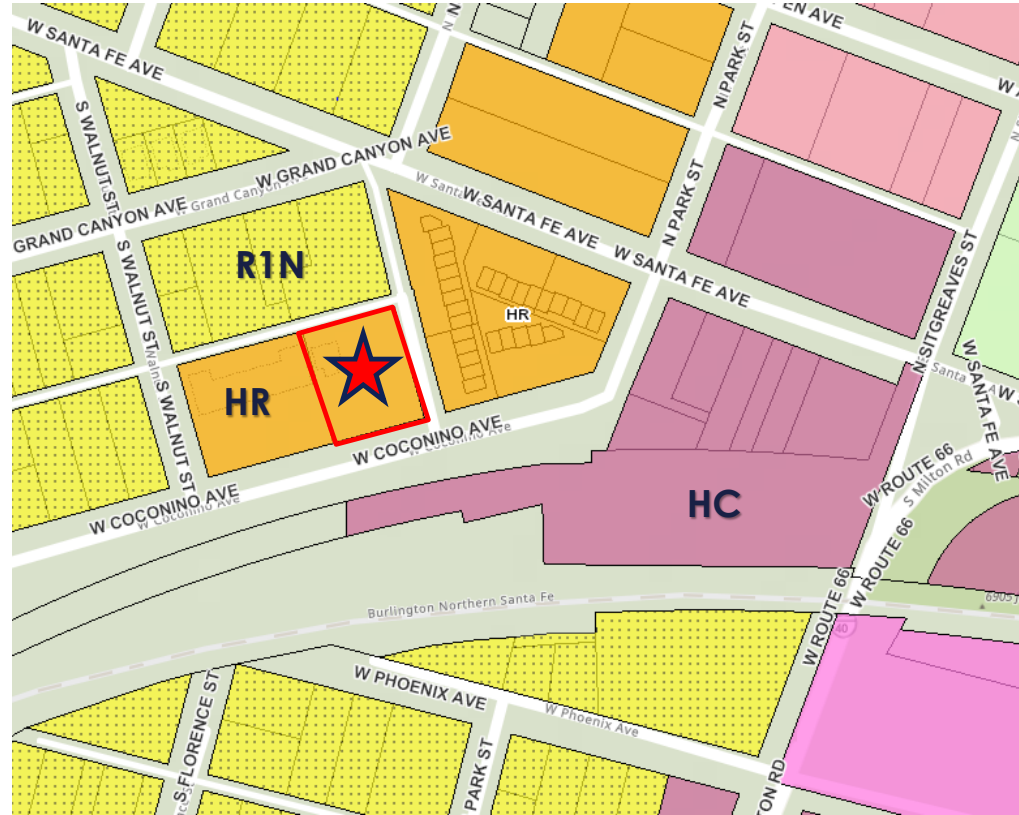


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ZONING MAP



The property is zoned High Density Residential (orange)



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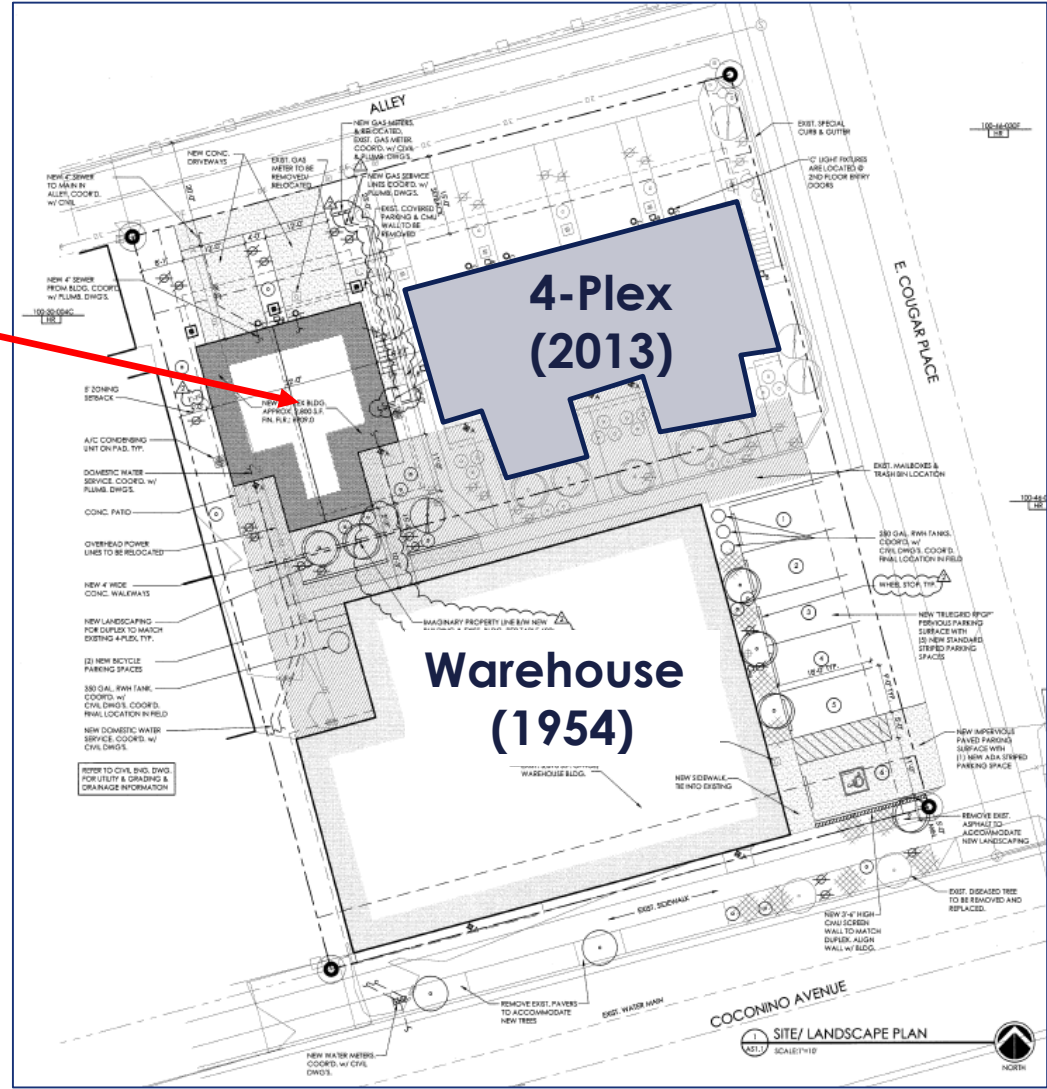
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BACKGROUND



**2-units
(2019)**



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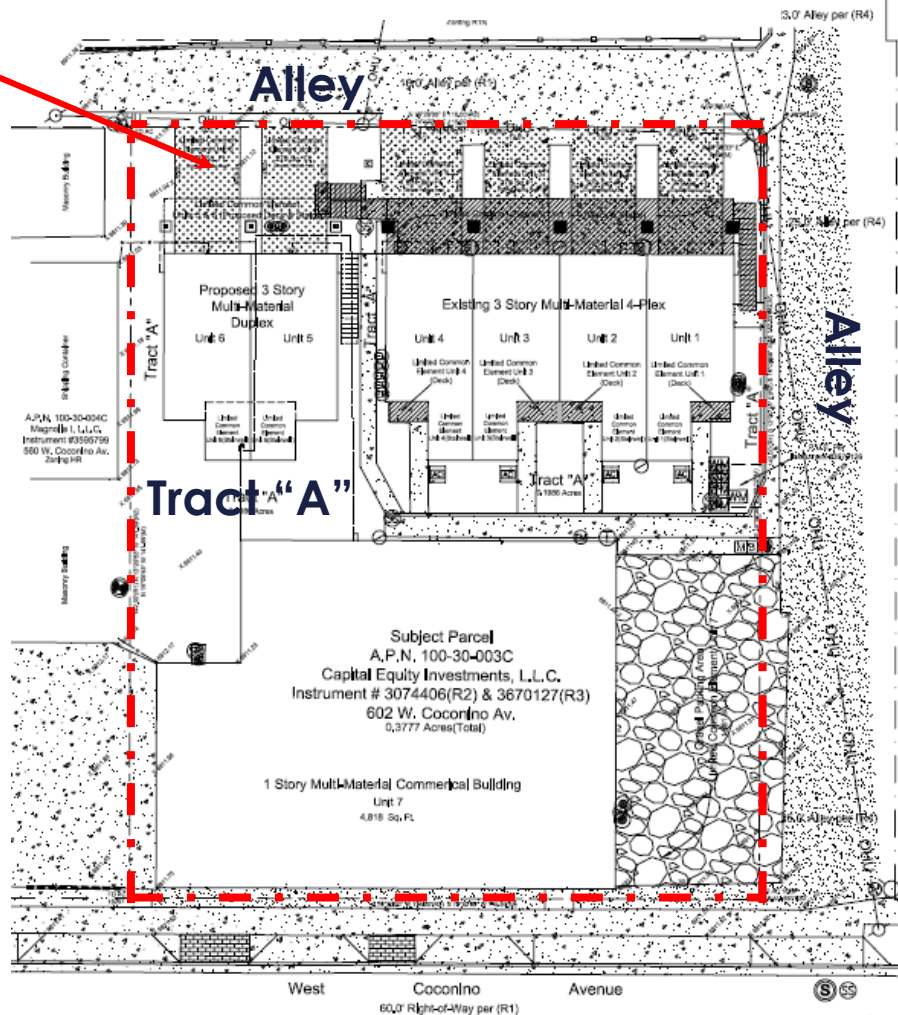
SITE PLAN

Typical limited common element (LCE), parking spot

Rental Residential

Office Buildings

Town Homes

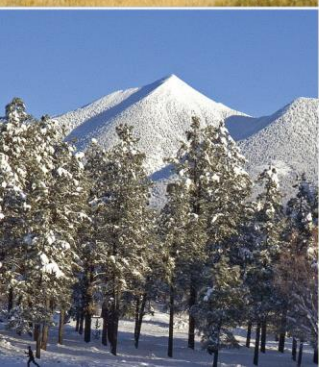


W. Coconino Ave.



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SITE PHOTOS



Warehouse



South side of 4-plex



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DEVELOPMENT STANDARDS

Setback requirements for the HR zone:

Front: 10 feet for 2nd floor and below
15 feet above 2nd floor

Side: 5 feet

Rear: 15 feet

Maximum Lot Coverage allowed is 50%.

Proposed Coverage with the new duplex is 49.5%.

Height:

Maximum permitted height in the HR zone is 60 feet.

The residential buildings are three stories with a maximum overall height of approximately 37 feet to the ridge.

Density:

Requires between 10-29 dwelling units per acre.

Proposed density is 16 dwelling units per acre.



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PARKING

The minimum required parking for six 2-bedroom units is 12 spaces, plus 0.25 guest space per unit.

The warehouse requires one space per 2,000 SF, which is 3 spaces.

Total required spaces for residential and commercial is 16.5.

The development is providing 18 spaces.

(6) 2-BR Units ----- 12 spaces

(6 x .25) guest spaces ----- 1.5 spaces

Warehouse (5,070 SF/2,000) = 3 spaces

16.5 Total Req'd



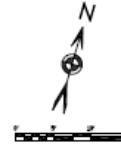
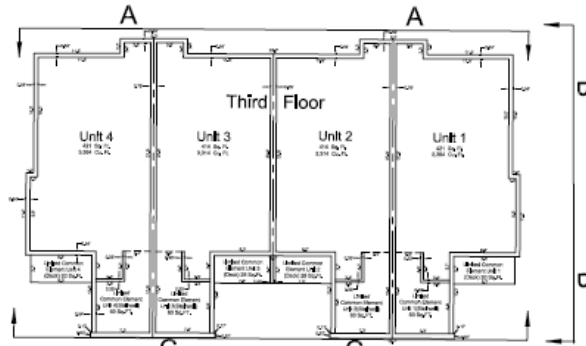
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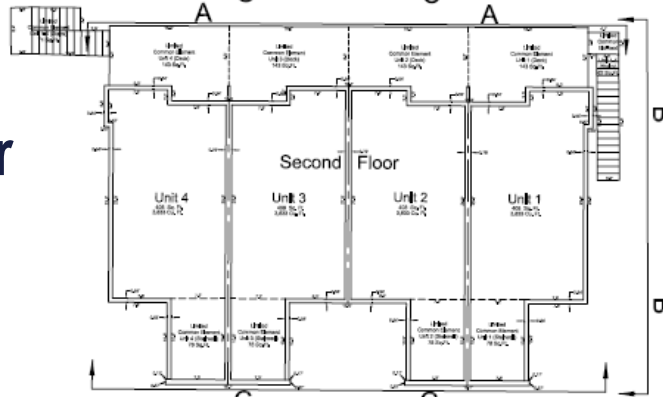


4-PLEX UNITS (PLAN VIEW)

3rd Floor

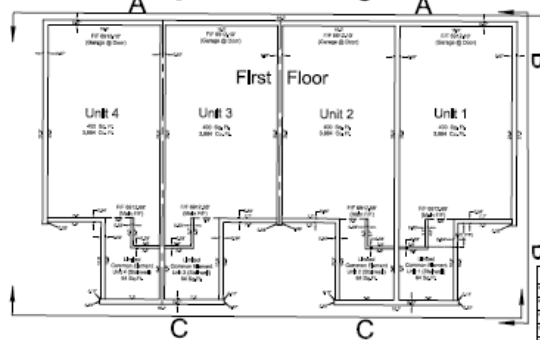


2nd Floor



Note:
Vertical air
space is shown
on separate
sheets

1st Floor



CERTIFICATION:
We have examined the drawings and certify that they conform to the requirements of the Arizona Building Code and the International Building Code as amended and approved by the Board of Building Officials.

[Signature]

Northwest Exploration Surveys, Inc.
Preliminary Condominium Plat
Flagstaff Lofts

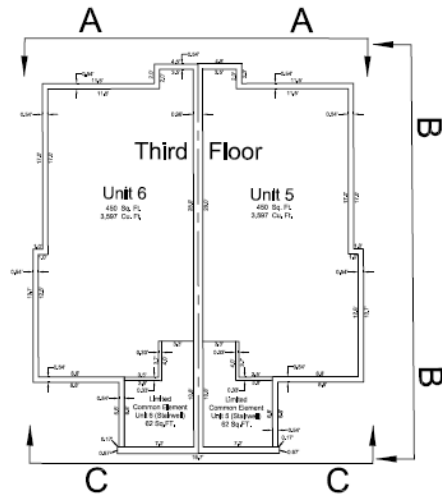
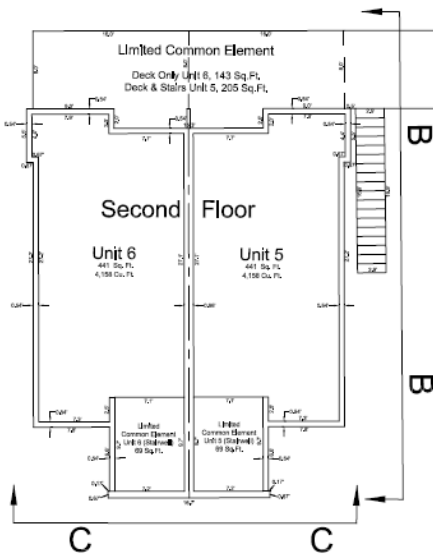
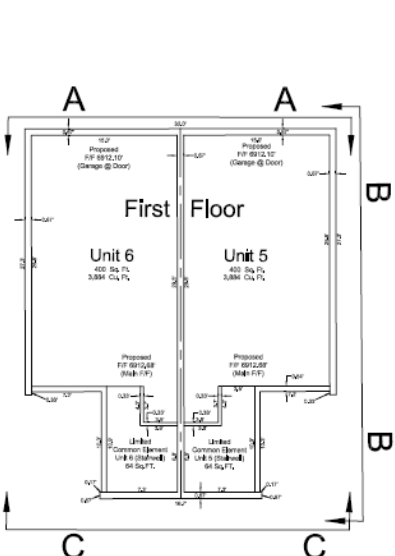
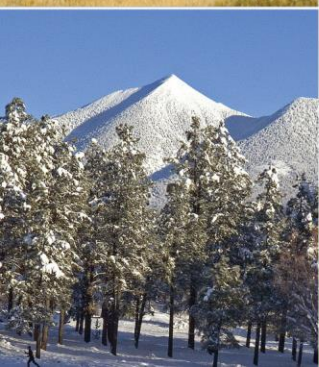


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DUPLEX UNITS

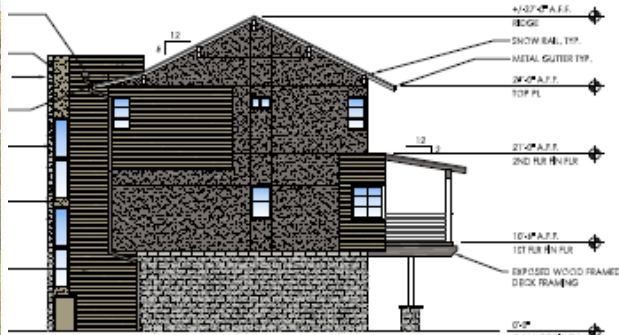


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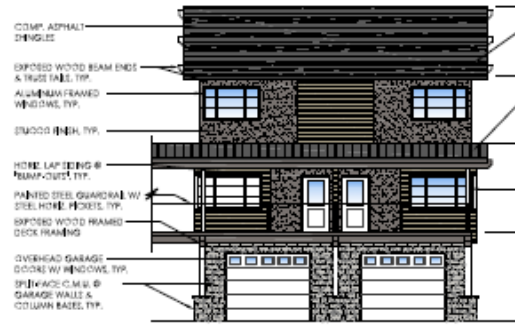
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DUPLEX UNITS (ELEVATIONS)

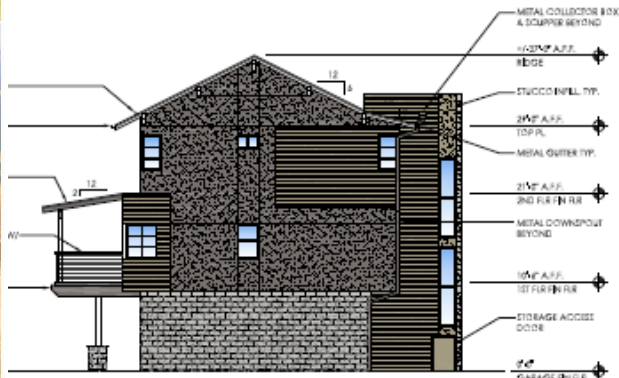


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

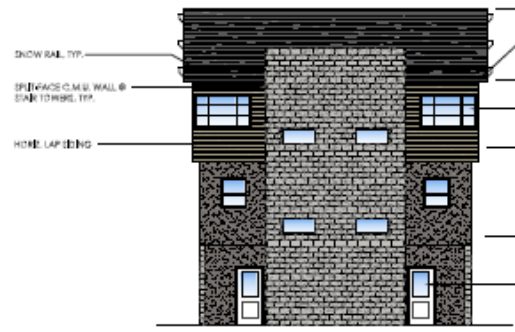


4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

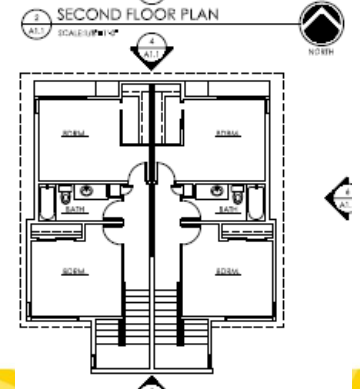
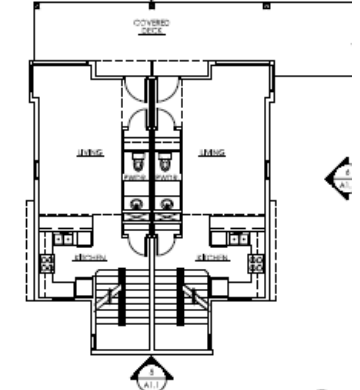
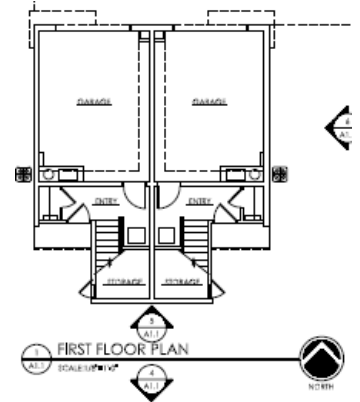
ALL EXTERIOR FINISHES ARE PROPOSED TO MATCH THE EXIST. DUPLEX APT. BLDG.



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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SYSTEMS ANALYSIS

Access and Traffic:

- Vehicle access is from Coconino Ave. and existing alleys on the north and east sides of the property
- Pedestrian Access from Coconino Ave. sidewalk, alleys and internal walkways
- The existing parkway along Coconino Ave. will be refurbished with new landscaping

Water & Wastewater:

- Water services for the new duplex building will be off an existing 8-inch water main in Coconino Ave.
- New sewer connections will be off of an 8" sewer main in the north alley
- No new utility infrastructure is required for this development



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SYSTEMS ANALYSIS Continued

Stormwater:

- A drainage report was reviewed and approved by Stormwater staff
- Removal of some old existing structures and pavement within the site will decrease the net impervious surface area, so no detention or LID is required.
- However, passive rainwater harvesting is required from roof surfaces into rainwater barrels and landscape areas



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REQUIRED FINDINGS

The City Council 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**).

STAFF RECOMMENDATION

Staff recommends the City Council approve the preliminary plat with no conditions, as recommended by the Planning and Zoning Commission (4-0 vote) on April 10th.



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