

Butler Avenue Condominiums

Final Plat Approval Request

City Council | January 19, 2021

Genevieve Pearthree | Planning Development Manager



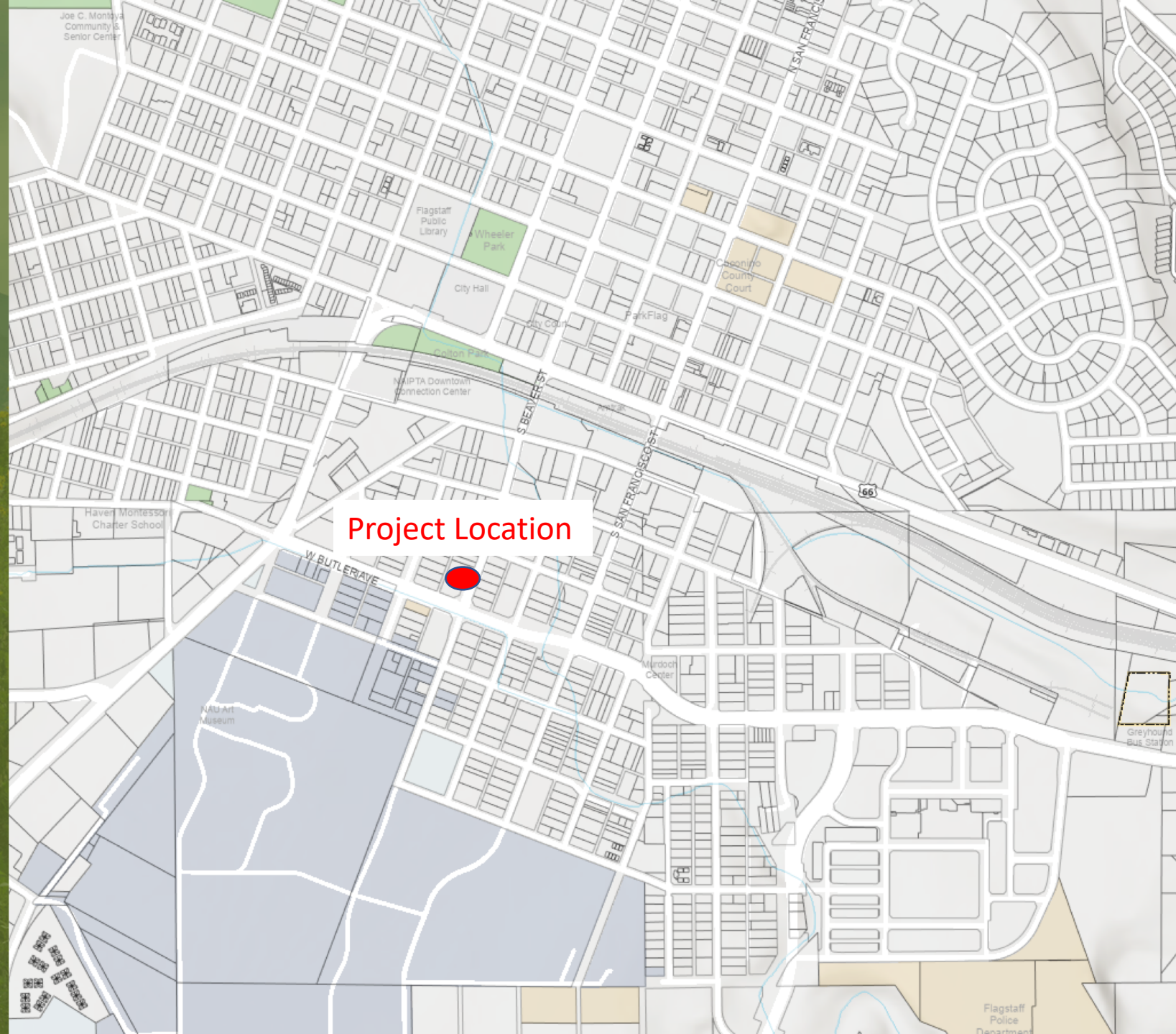


Request Overview

- Request from Miramonte Beaver, LLC for **Final Plat approval** for a 32-unit residential condominium subdivision with a ground floor restaurant space on 0.54 acres at 207 S. Beaver St. in the T5 Main Street (Transect) Zone
- **Project previously approved based on conformance with relevant development standards**
- **Condominium plat creates individually owned units**
 - Plat turns residential units (apartments) into condos
 - Ownership is of the airspace within each unit plus the limited common elements associated with each unit (decks and porches)

Vicinity Map

207 S. Beaver St.



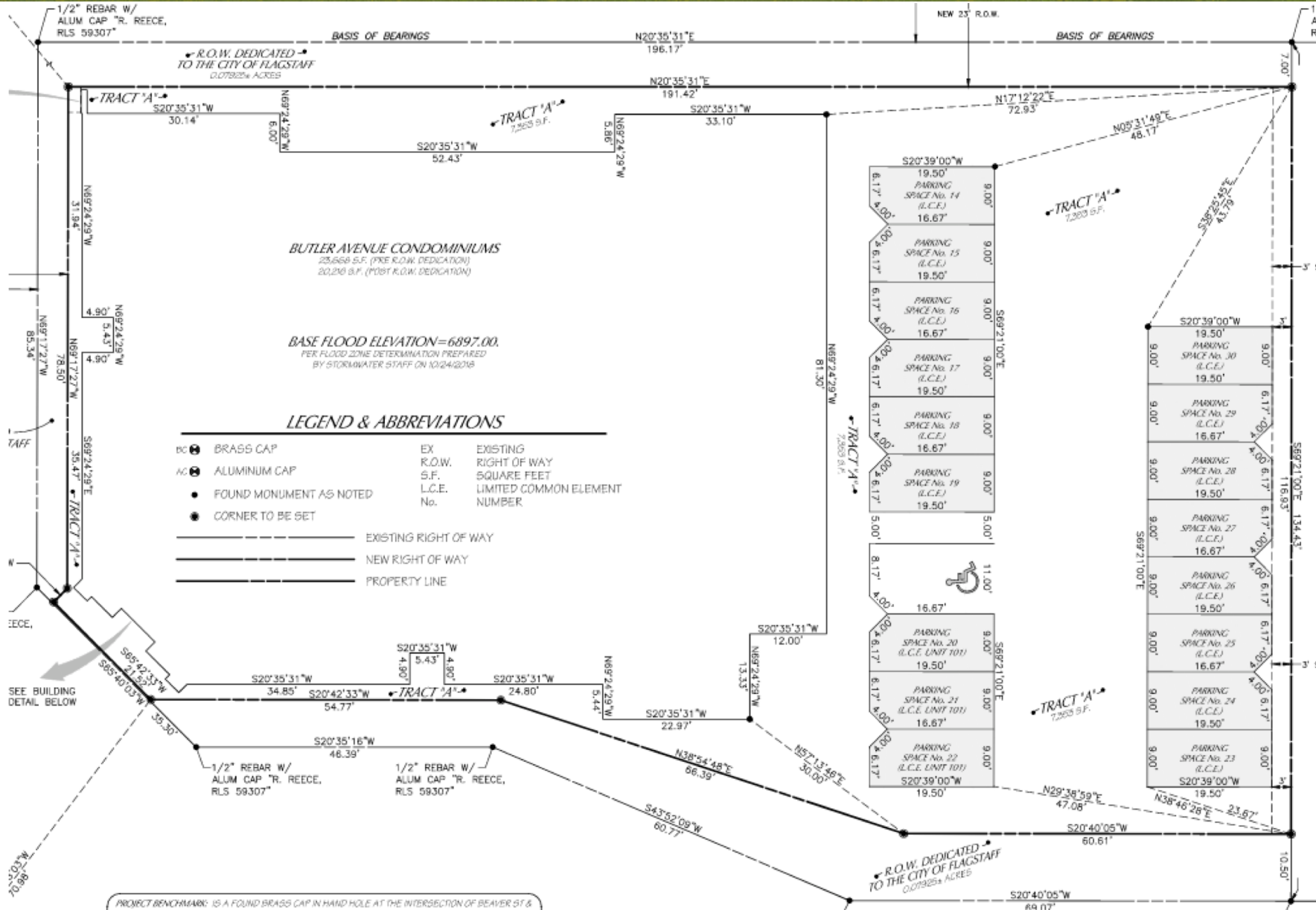


Development Overview

- 32 residential units: 1BR/1BA, 2BR/2BA, 3BR/2BA
 - One ground-floor restaurant space: 2,704 sq. ft.
- **Previous staff approvals** (meets City Code, permitted by right)
 - Site Plan: August 2019 (Site Plan Modification: October 2019)
 - Civil Engineering Plans: April 2020 (Grading, Public Improvements permits issued)
 - Preliminary Plat: September 2020
 - Building Permit: Under review
- **Focus of Final Plat development request:** owner wants to create a condominium project to enable individually-owned units
 - Staff administratively approved Final Plat on December 17, 2020
 - Council approved Preliminary Plat on November 3, 2020
 - On October 14, 2020 P&Z voted 5-0 to forward the plat to City Council with a recommendation of approval

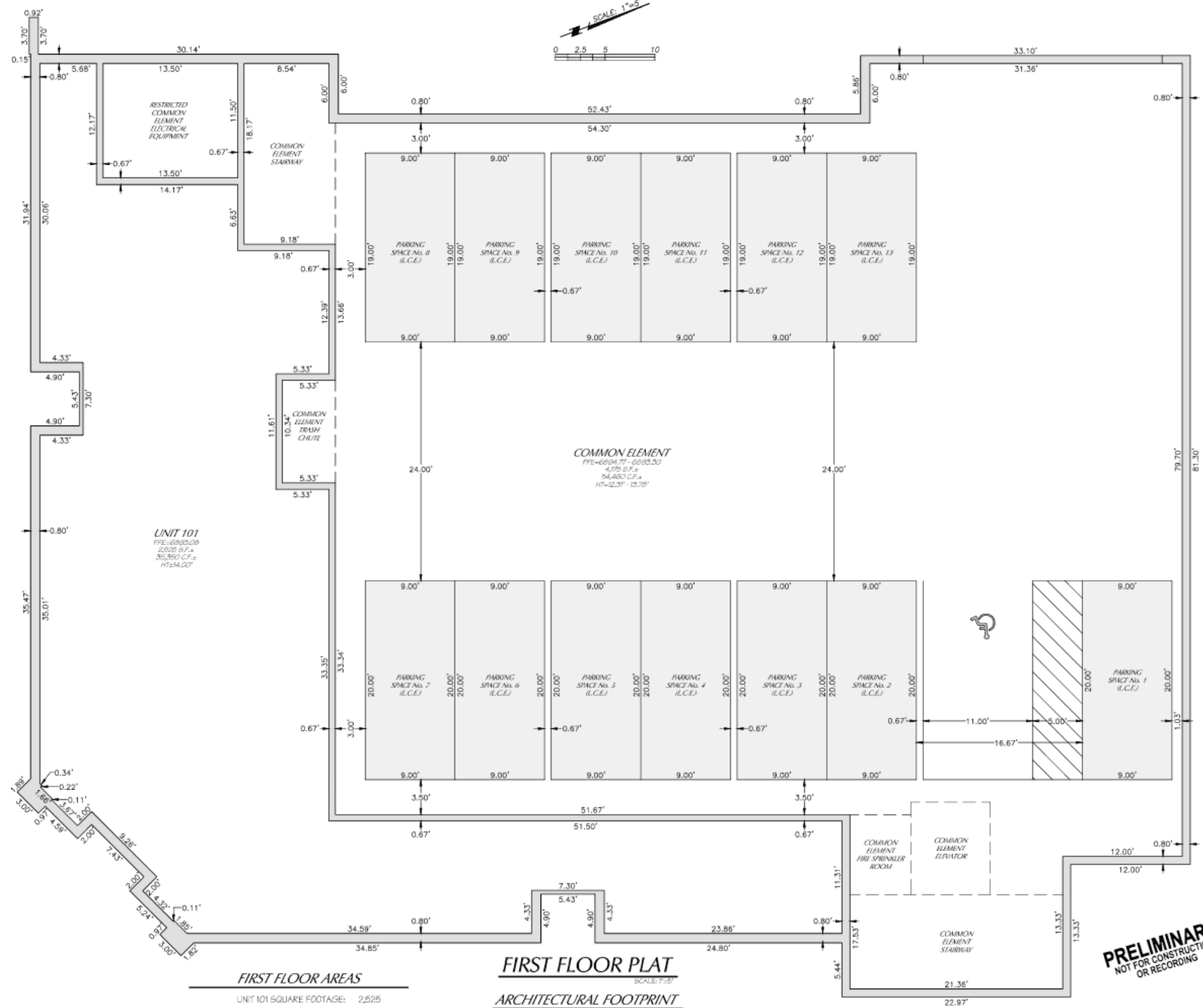


Butler Avenue Condominiums Final Plat



Floor Plans

First Floor



FIRST FLOOR AREAS

| | |
|----------------------------------|-------|
| UNIT 101 SQUARE FOOTAGE: | 2,525 |
| 1ST FLOOR C.E. SQUARE FOOTAGE: | 4,974 |
| 1ST FLOOR R.C.E. SQUARE FOOTAGE: | 155 |
| 1ST FLOOR L.C.E. SQUARE FOOTAGE: | 2,286 |

FIRST FLOOR PLAT

SCALE: 1"=5'

ARCHITECTURAL FOOTPRINT

THE BUILDING FOOTPRINT AND THE ASSOCIATED DIMENSIONS SHOWN HEREON HAS BEEN PROVIDED BY THE CLIENT AND THEIR ARCHITECT.

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING



Floor Plans

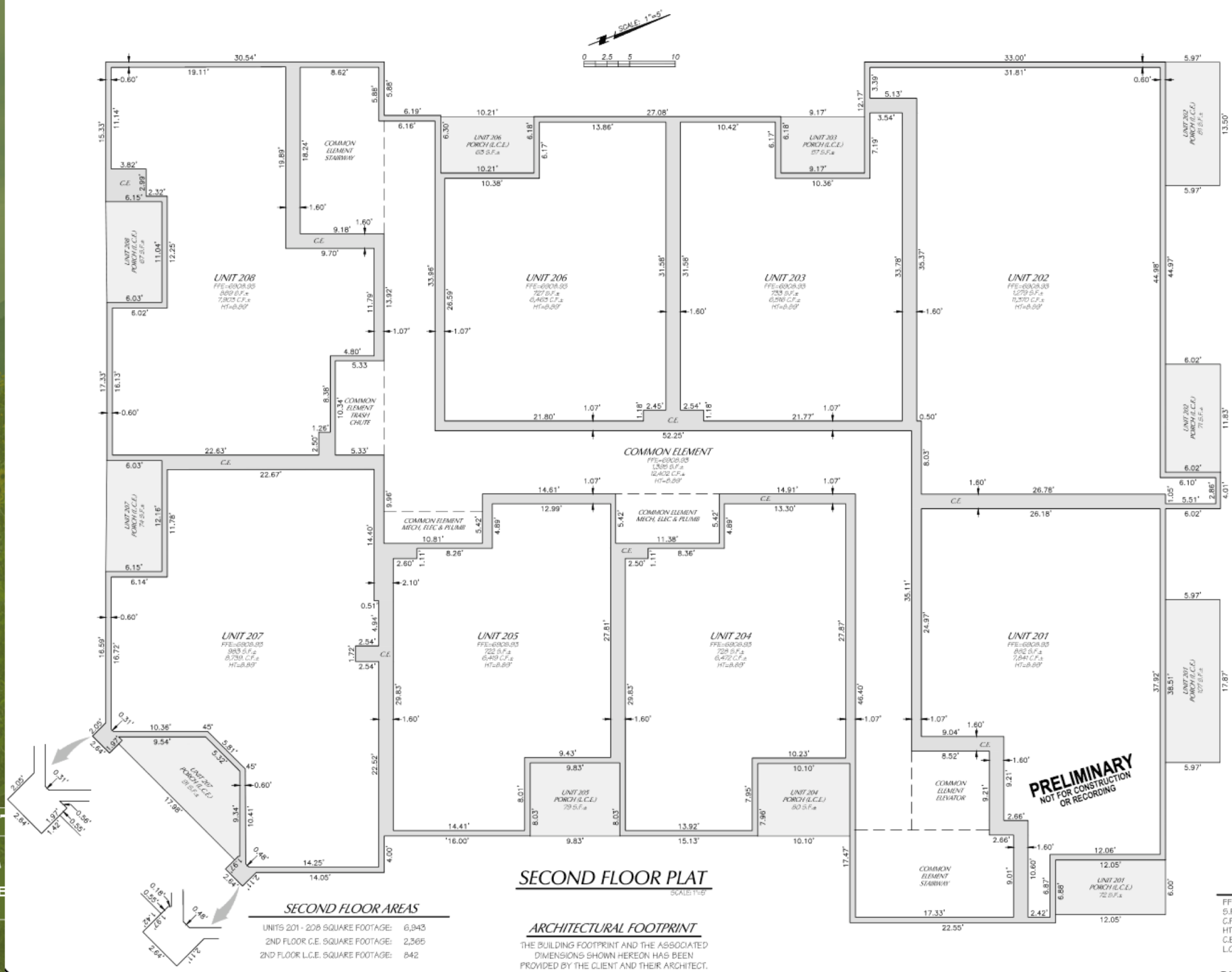
Second Floor

(Floors 3-5 have the same layout)



TEAM FLAGS

WE MAKE THE CITY BETTER

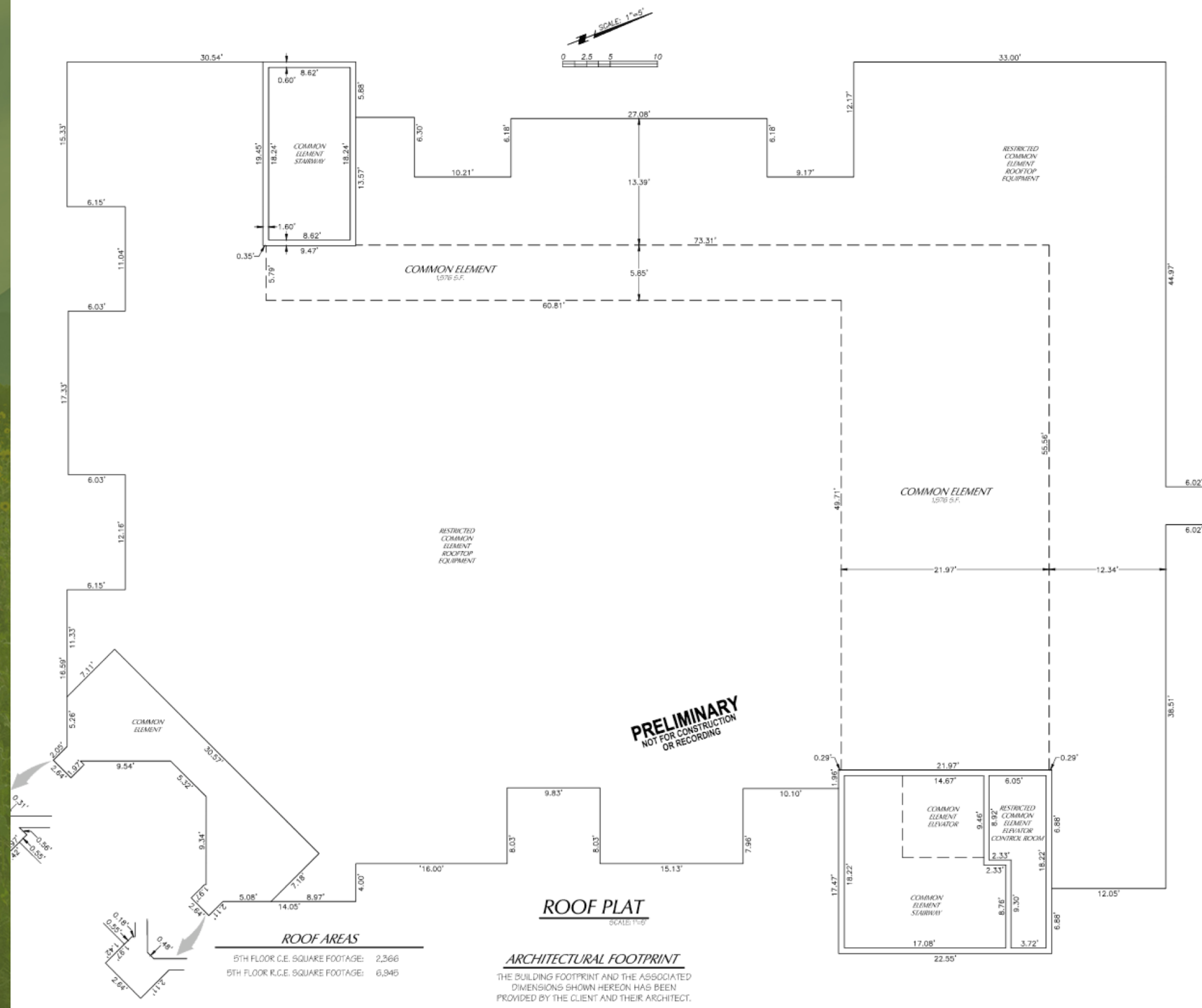


Roof



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Building Elevations (for reference only)



D1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Building Elevations (for reference only)



A2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



Required Finding #1



Meets Zoning Code (Title 10) Standards

- **T5 Main Street Zone, Commercial Block Building, Shopfront Frontage**
 - Meets requirements for height, setbacks, form, materials, etc.
- **Pedestrian and Bicycle Circulation Systems**
 - Sidewalk improvements along Butler Ave. and Beaver St.
- **Parking and Automobile Access**
 - 19 spaces are required; 32 are provided
 - Access to site from driveway off Beaver St. and alley off Butler Ave.
- **Landscaping**
 - Final plan approved with Civil Engineering Plans
 - Development will meet requirements for 18 trees, 36 shrubs, 36 groundcovers



Required Finding #2

Meets Engineering Standards (Title 13)

- **Development Engineering:** dedicating ROW to provide 8' sidewalk + street trees, expand and pave alley
- **Traffic Impact Analysis:** not required (anticipated traffic counts did not meet TIA threshold)
- **Water/Sewer Impact Analysis:** No off-site improvements required (existing water and sewer are adequate)
- **Stormwater:** building is elevated/floodproofed, providing underground chambers in parking lot to capture stormwater



Required Finding #3

Meets Subdivision and Land Split Regulations (Chapter 11-20)

- Meets Final Plat procedures, application requirements
- Meets Subdivision Standards and Regulations
- Meets Minimum Required Subdivision Improvements (identified in impact analyses)



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 & 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.