

Club Cabin Condominiums 2 at the Estates at Pine Canyon Unit 1 Subdivision

Preliminary Plat Approval Request

City Council | March 2, 2021

Genevieve Pearthree | Planning Development Manager



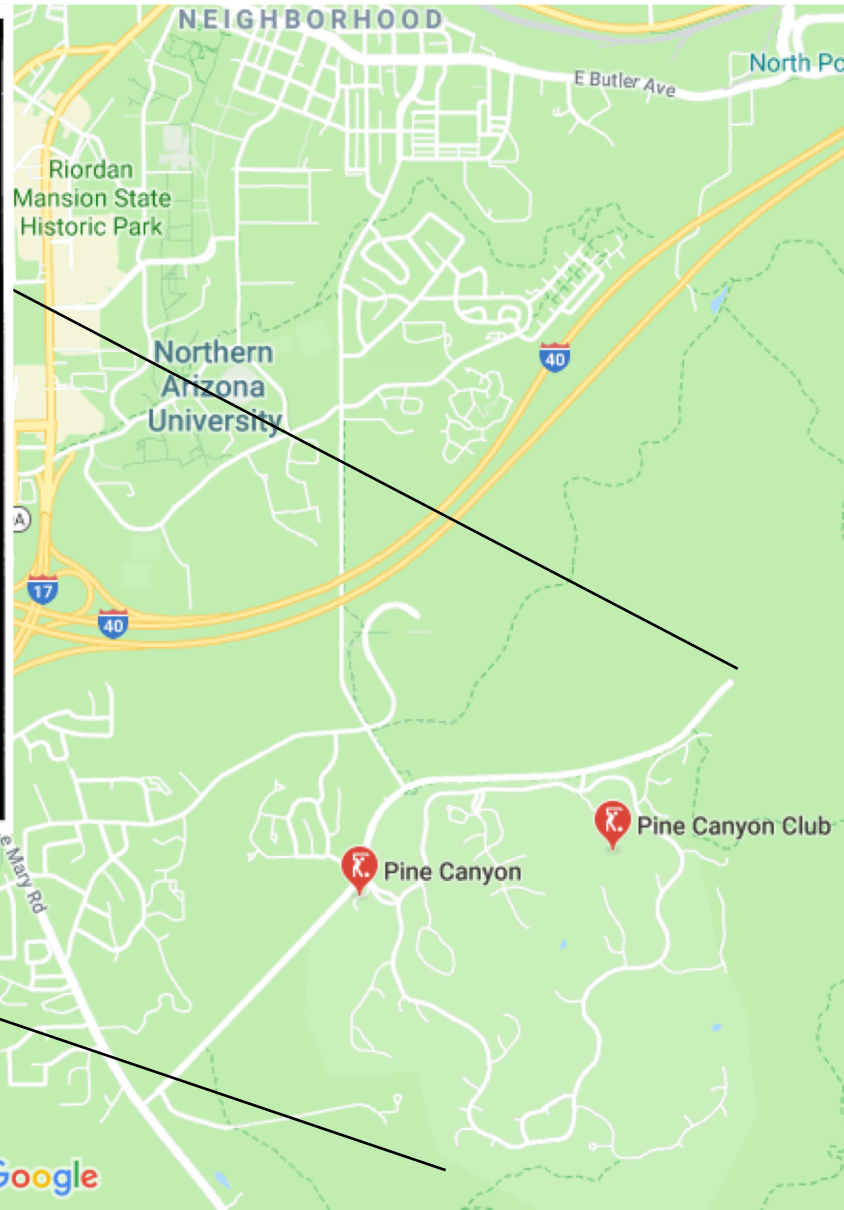
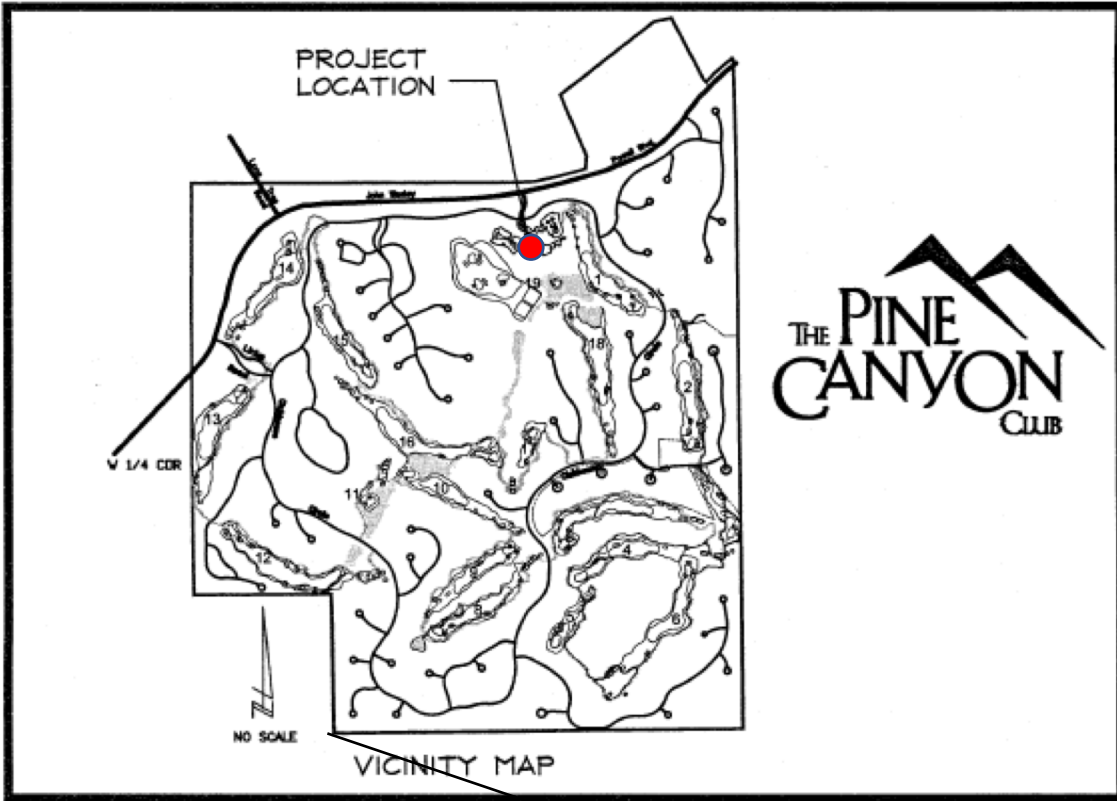


Request Overview

- Request from TLC PC Golf LLC for **Preliminary Plat approval** for a 3-unit residential condominium subdivision at 3000 S. Clubhouse Circle
- On Tract K (10.88 acres) of the Estates at Pine Canyon Unit 1 subdivision and includes the clubhouse
- In the R1 (Single-Family Residential) Zone
- **Condominium plat creates individually owned units**
 - Ownership is of the airspace within each unit plus the limited common elements associated with each unit (decks and porches)



Vicinity Map





Background



Pine Canyon

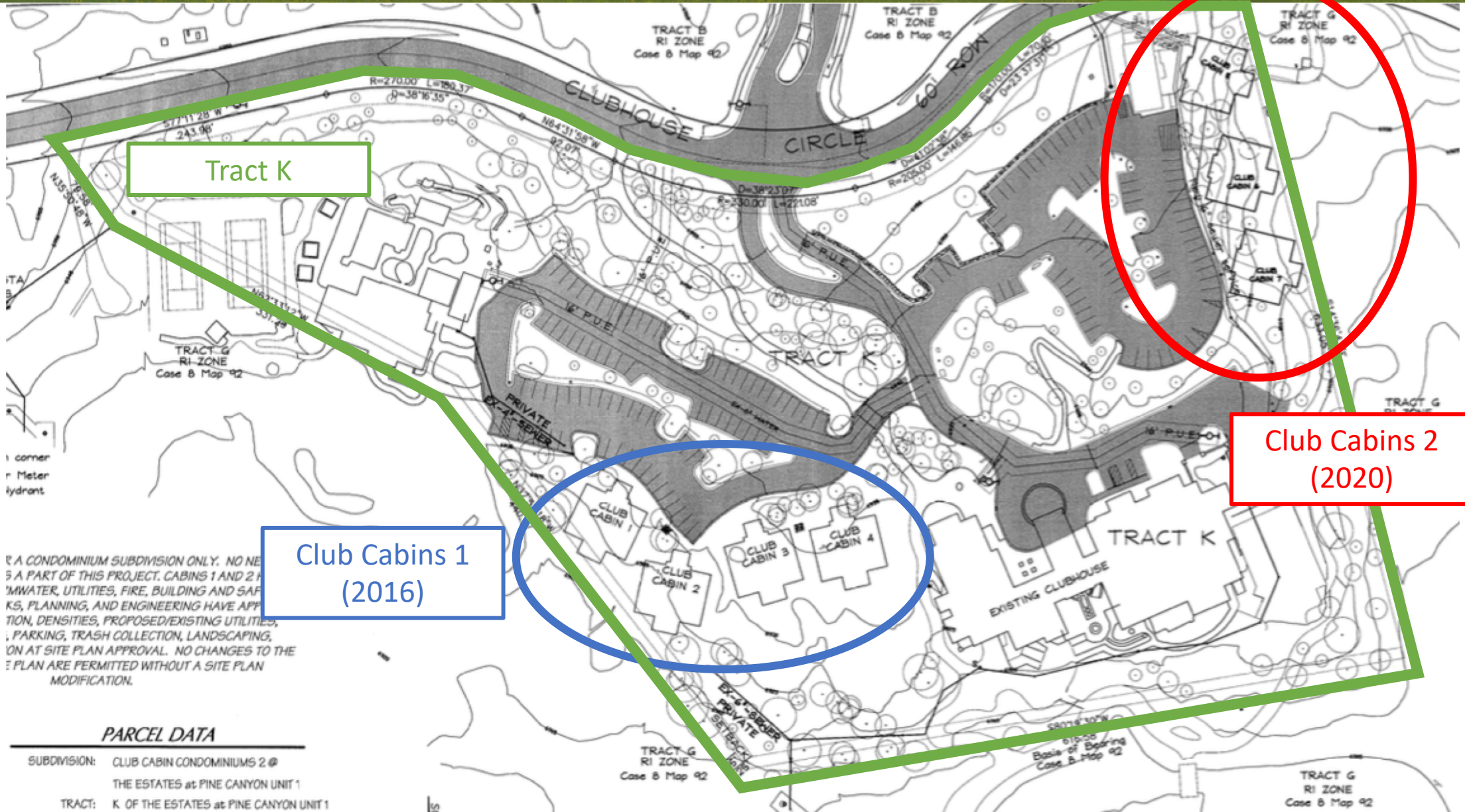
- 660-acre development at JW Powell and Lone Tree
- 31,000 square foot clubhouse, an eighteen-hole golf course
- 513 single-family lots, 46 townhome lots, and 60 condominiums
- Rezoning request approved in 2000

Club Cabins

- Club Cabins 1 site plan approved February 2016 (4 cabins)
 - Building permits issued: Cabins are built or under construction
 - Plat approved in 2019
- Club Cabins 2 site plan approved December 2020 (3 cabins)
 - Civil engineering plans under review



Club Cabins 2 Preliminary Plat



Tract K

Club Cabins 1 (2016)

Club Cabins 2 (2020)

FOR A CONDOMINIUM SUBDIVISION ONLY. NO NEED FOR PERMITS FOR WATER, UTILITIES, FIRE, BUILDING AND SAFETY, PLANNING, AND ENGINEERING HAVE APPLIED FOR DENSITIES, PROPOSED/EXISTING UTILITIES, PARKING, TRASH COLLECTION, LANDSCAPING, AND OTHER SERVICES AT SITE PLAN APPROVAL. NO CHANGES TO THE SITE PLAN ARE PERMITTED WITHOUT A SITE PLAN MODIFICATION.

PARCEL DATA

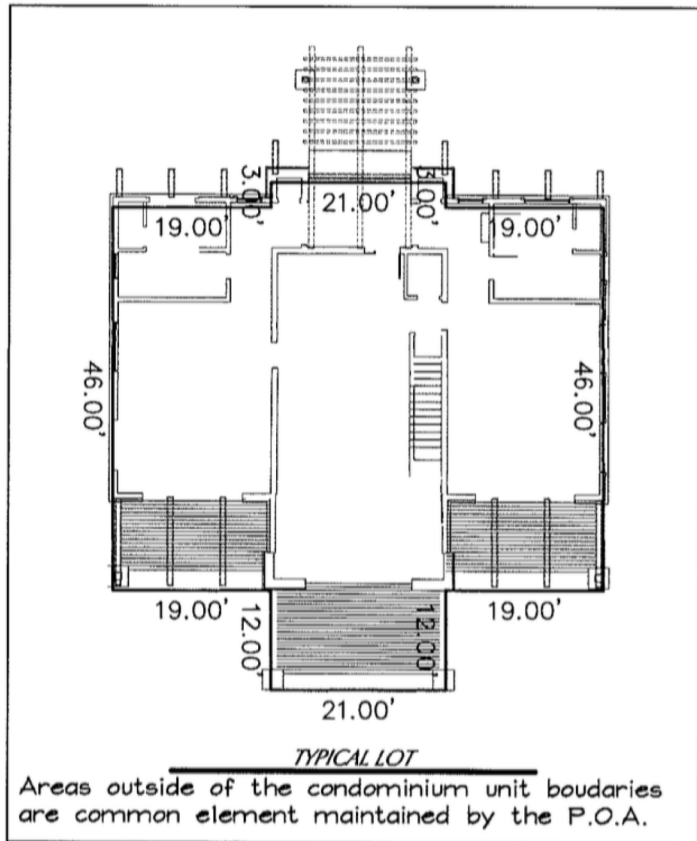
SUBDIVISION: CLUB CABIN CONDOMINIUMS 2 @
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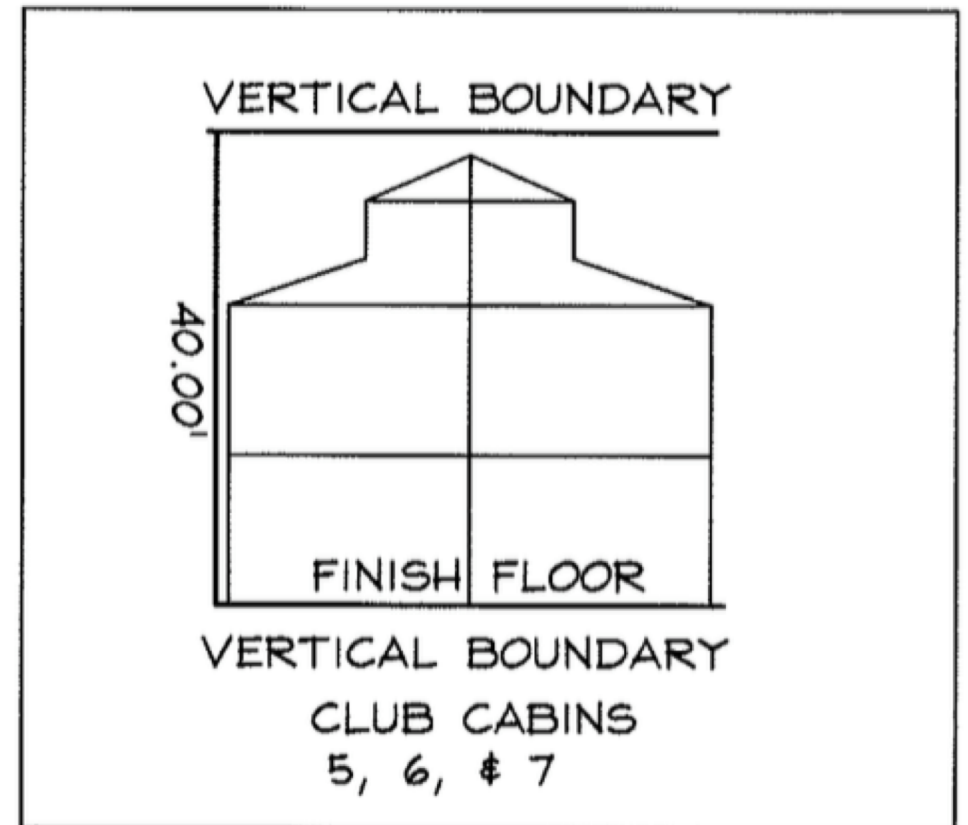
Plat Unit Airspace Ownership

Ownership of airspace extends 40-ft. above the footprint of each Club Cabin (includes porches, decks, balconies, etc.).

Typical Lot



Vertical Boundary





Required Finding #1: Zoning Code (Title 10)



- Cabins are a permitted use on Tract K
- Meets minimum setbacks for R1 Zone
- Meets landscaping requirements (29 trees) through new and existing trees
- Meets parking requirements for 7 spaces (172 spaces provided on site)
- Meets Natural Resource Protection standards



Required Finding #2: Engineering Standards (Title 13)



Public Systems Analysis

- Conducted at Site Plan to confirm compliance with Engineering Standards
 - 3 new water meters (1 per cabin) and 1 fire hydrant required
 - Civil Engineering Plans currently under review
- No other infrastructure improvements required



Required Finding #3: Subdivisions Standards (Title 11)



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

- Preliminary Plat procedures, application requirements
- Minimum Required Subdivision Improvements
 - Identified in public systems analyses in previous slide
- Subdivision Standards and Regulations
 - Dedicating new 20' public utility easement (PUE)



Findings and Recommendation

Required Findings

- Staff and the Planning and Zoning Commission have found **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 & Specifications

Staff Recommendation

- Staff recommends, based on the required findings and the Planning and Zoning Commission recommendation of approval (6-0 vote), the **City Council approve the Preliminary Plat**