

Miramonte at Birch Condominiums

Preliminary Plat Approval Request

City Council | September 7, 2021

Tiffany Antol, AICP | Senior Planner





Request Overview

- Request from Miramonte Birch & Verde, LLC for **Preliminary Plat approval for Miramonte at Birch Avenue Condominiums** located at 304-316 E Birch Avenue.
- Condominium subdivision with 24 dwelling units on .53 acres in the T4N.1 (T4 Neighborhood) Zone
- IDS Staff approved the Preliminary Plat on July 30, 2021

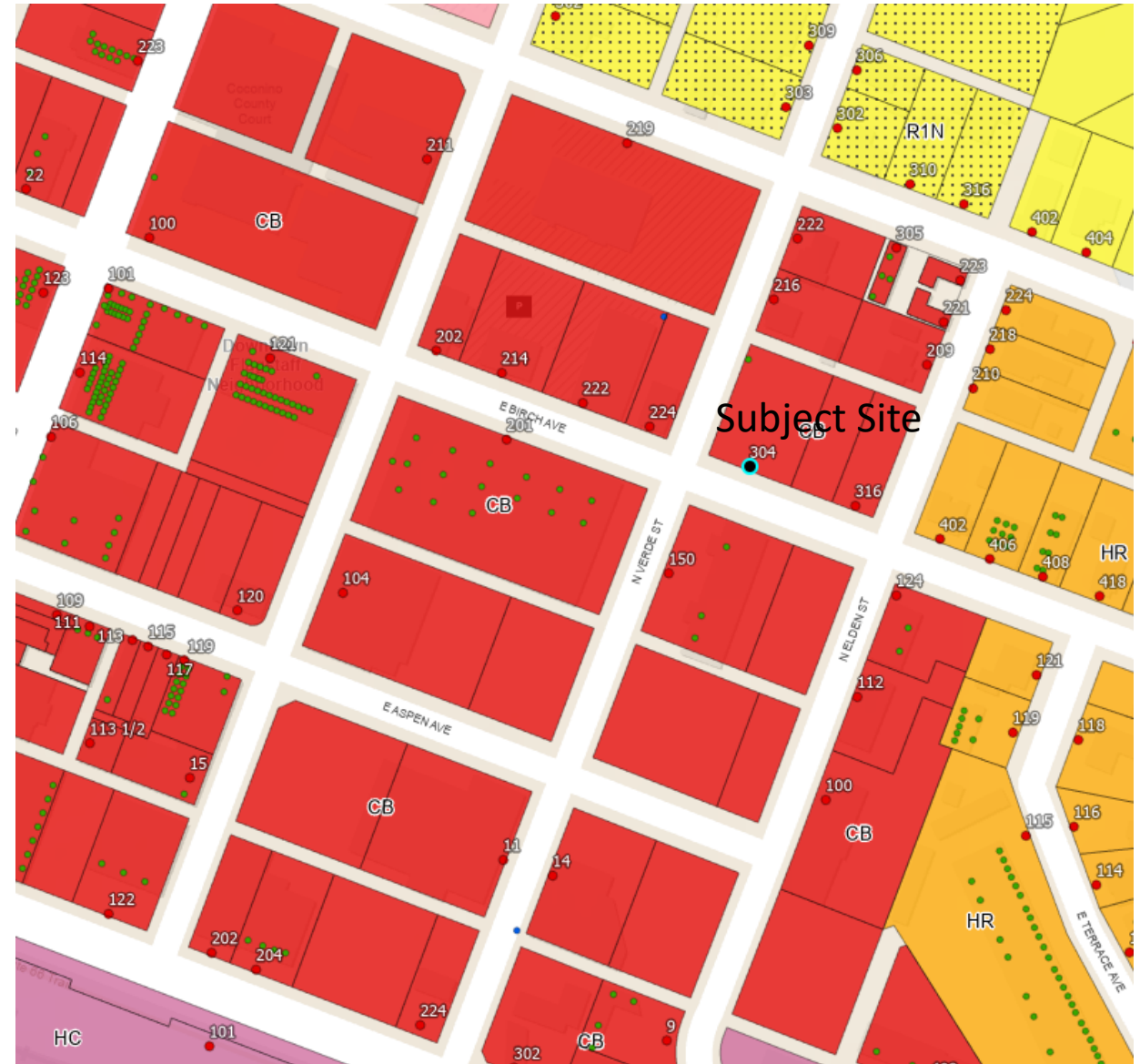
Vicinity Map

North: Alley, Residential Development, CB Zone

South: Birch Ave, Commercial Offices CB Zone.

East: Elden St, Residential Development HR Zone.

West: Verde St, Commercial Office CB Zone



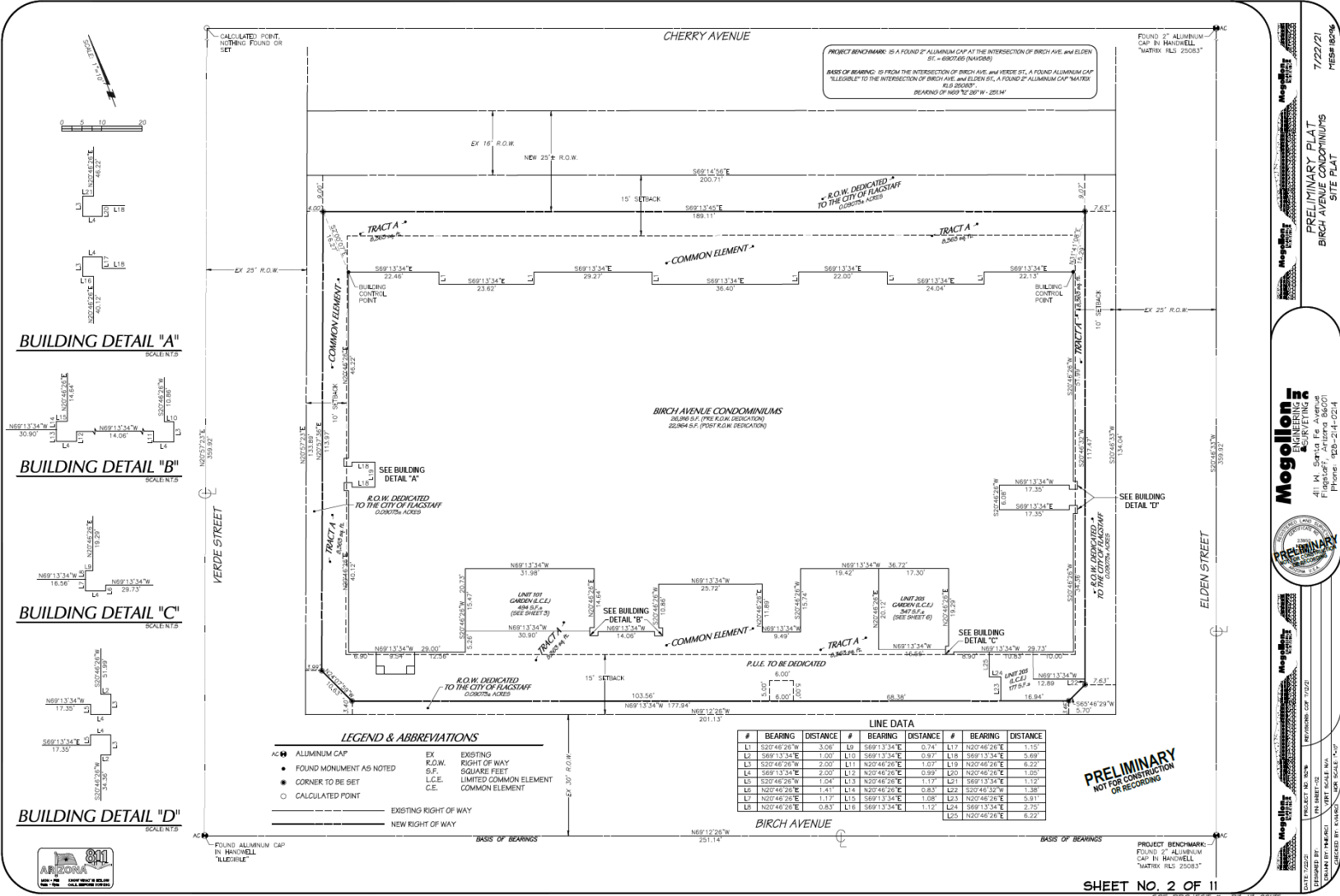


Miramonte @ Birch

- 3-story Apartment Building in the T4N.1 Zone
- 24 total residential dwelling units (14 one-bedroom and 10 two-bedroom units)
- 0.53 acres vacant site located at Birch and Verde
- Condominium plat – takes a multi-unit complex and creates the potential for individually owned units.



Miramonte @ Birch Preliminary Plat



7/22/21
 PRELIMINARY PLAT
 BIRCH AVENUE CONDOMINIUMS
 SITE PLAT
 MBSF 180%

Mogollon
 ENGINEERING
 SURVEYING
 111 N. 1st Street, Suite 100
 Flagstaff, AZ 86001
 Phone: 928-214-0214

PRELIMINARY

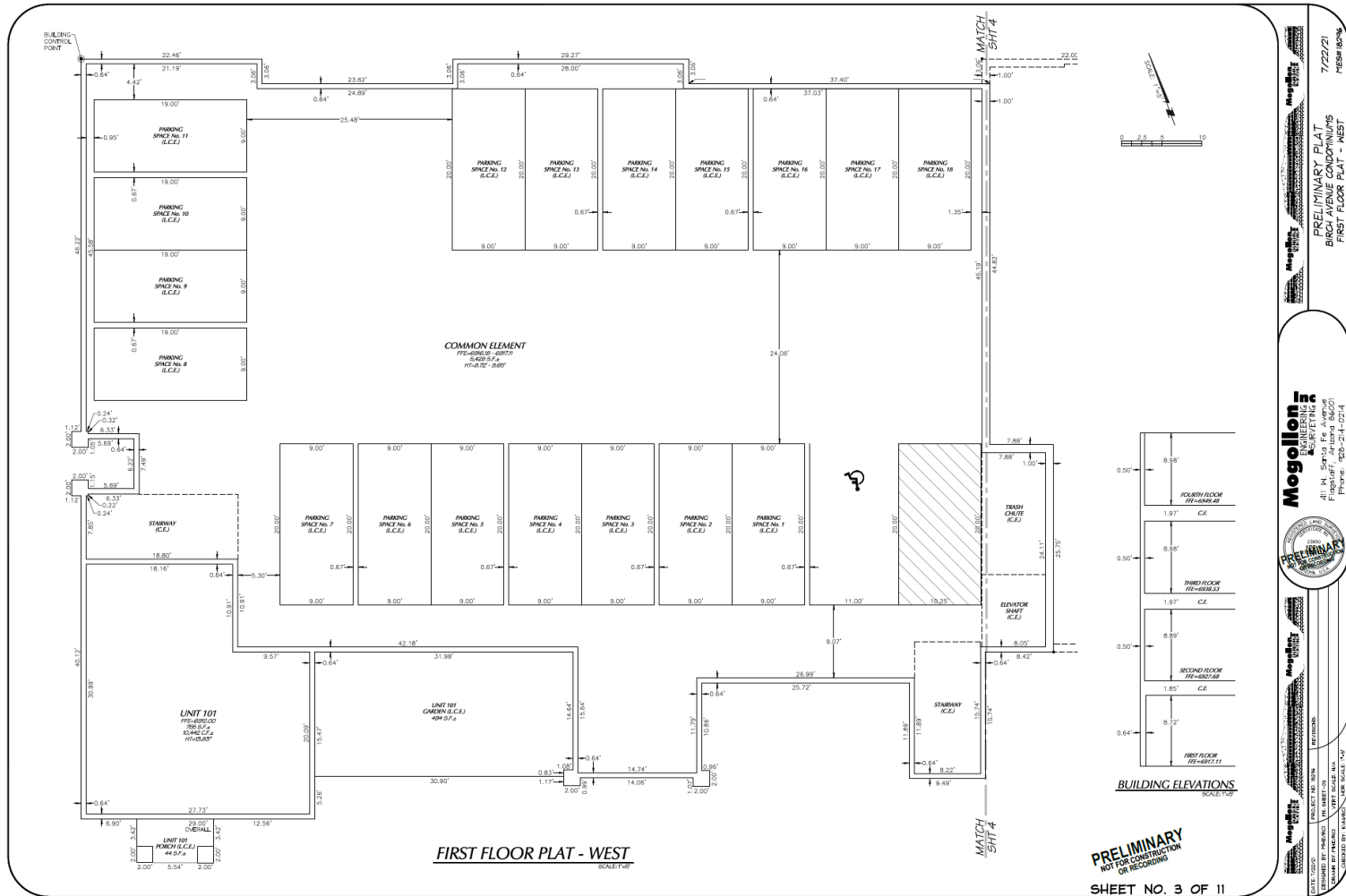
PROJECT NO. 2018-001
 SHEET NO. 02
 DATE 7/22/21
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 CALCULATED BY: J. H. HARRIS

PROJECT BENCHMARK:
 FOUND 2" ALUMINUM CAP IN HANDWELL "MATRIX RLS 250813"

SHEET NO. 2 OF 11
 COP. PROJECT # PZ-17-00176



Miramonte @ Birch Preliminary Plat



Mogollen Inc.
 ARCHITECTURE & ENGINEERING
 4111 W. Santa Fe Avenue
 Flagstaff, AZ 86001
 Phone: (928) 214-0214



PROJECT NO. 2014
 SHEET NO. 3 OF 11
 DATE 7/22/21
 PREPARED BY: MEGOLLEN INC.
 CHECKED BY: MEGOLLEN INC.
 APPROVED BY: MEGOLLEN INC.

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING

SHEET NO. 3 OF 11
 COP. PROJ. SEC. 1 # P2-11-00175



Required Finding #1: Zoning Code (Title 10)



Meets T4 Neighborhood (T4N.1) Zone Standards

- Building Type
 - Apartment Building Type – a medium to large-sized structure that consists of up to 32 side-by-side and/or stacked dwelling units accessed from the exterior of the building through one or more common entries.
- Private Frontage Type
 - Forecourt which is an allowed frontage type on the Apartment Building. The building meets the Forecourt standards for minimum width and depth.



Required Finding #1: Zoning Code (Title 10)



Meets T4 Neighborhood (T4N.1) Standards

- Setbacks

- Front Setback: 15' min / 30' max
- Side Street Setback: 10' min / 15' max
- Rear Setback: 15' min
- Maximum height: 45' (the building meet this height)
- Maximum lot coverage: 60% (54.3% actual)



Miramonte @ Birch Elevations



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

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

ACCENT MATERIAL
LAP SIDING
STAGGER SHAKE SIDING
STONE VENEER

| No. | REVISIONS/SUBMISSIONS | DATE |
|-----|-----------------------|------|
| | | |

MIRAMONTE HOMES

GLHN
ARCHITECTS & ENGINEERS, INC.
1320 Hillside Ave. #100, Flagstaff, AZ 86001
PH: 908.754.1100 FAX: 908.754.1101

MIRAMONTE HOMES
BIRCH AND VERDE
BUILDING ELEVATIONS - EXTERIOR

CONCEPTUAL PLAN

PROJECT NO.: 18072.00
DESIGN BY: JZ
DRAWN BY: SL/SK
CHECKED BY: BH
DATE: 2019/04/02

AB202
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Required Finding #2: Engineering Standards (Title 13)



Meets Engineering Standards

- Public systems analysis conducted to confirm preliminary compliance with Engineering Standards
 - Compliance confirmed with Civil Engineering Plans (after Preliminary Plat approval)
- Access and Traffic
 - No Traffic Impact Analysis (TIA) required due to size of project



Required Finding #2: Engineering Standards (Title 13)



Meets Engineering Standards

- Water and Wastewater
 - Existing 10" water line
 - Existing 12" sewer line
- Stormwater
 - Underground detention and LID storage



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 (previous slides)



Findings and Recommendation

Required Findings

- **The City Council shall find the Preliminary Plat meets the requirements of 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, based on the required findings, forwards this Preliminary Plat to the City Council with a recommendation for approval**