

# Beaver Street Condos

(PZ-17-00187-04)

## Preliminary Plat Approval Request

City Council | November 2, 2021

Genevieve Pearthree | Senior Planner



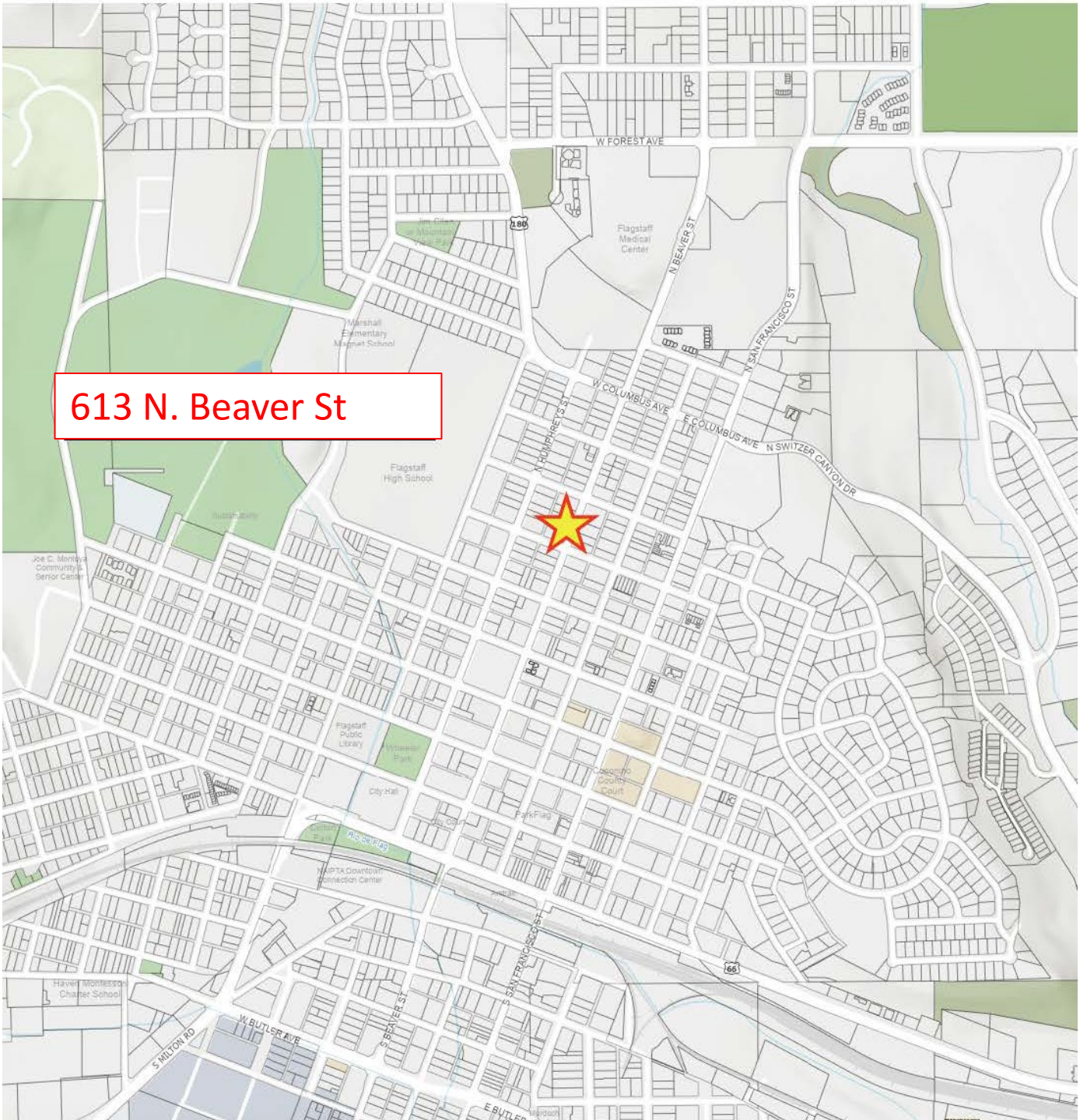


# Request Overview

- Request from Hunt Beaver, LLC for **Preliminary Plat approval for an 8-unit residential condominium subdivision** at 613 N. Beaver St. on 0.33 acres in the T4N.1 (Transect) 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 driveways)

# Vicinity Map

613 N. Beaver St



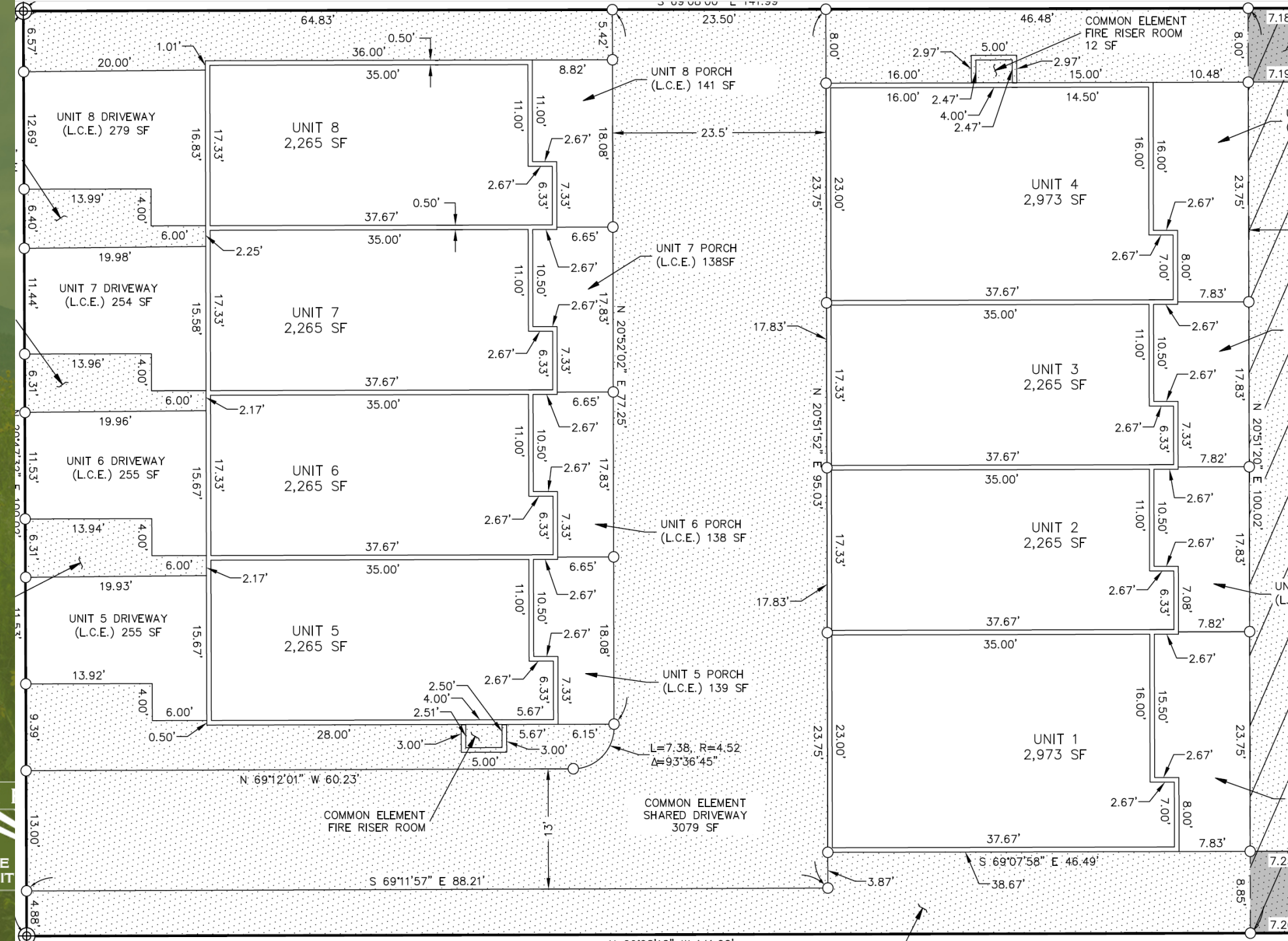
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# Development Overview

- **Development summary:**
  - 8 3BR/4BR residential units (1,980 and 2,598 sq. ft.)
  - T4N.1 (Transect) Zoning, Townhouse Building Type, Stoop Private Frontage Type
- **Development already been approved** (permitted by right in the T4N.1 Main Street Transect Zone)
  - Staff approved Site Plan in March 2020
  - Civil Engineering Plans, Building Permits, Public Improvement Permits approved April – June 2021
- **Focus of Preliminary Plat development request:** owner wants to create a condominium project to enable individually-owned units

# Beaver Street Condos Preliminary Plat

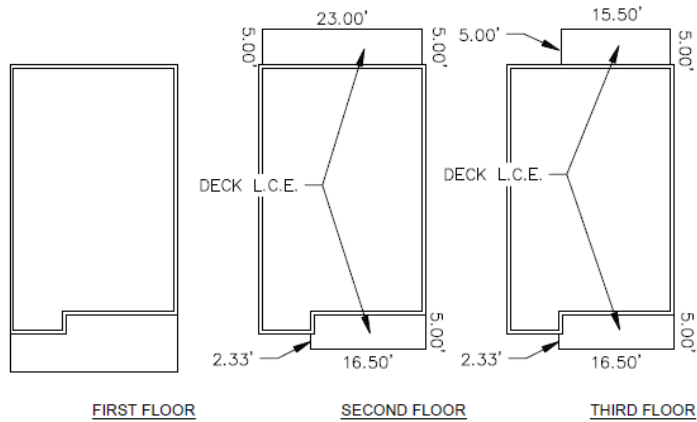




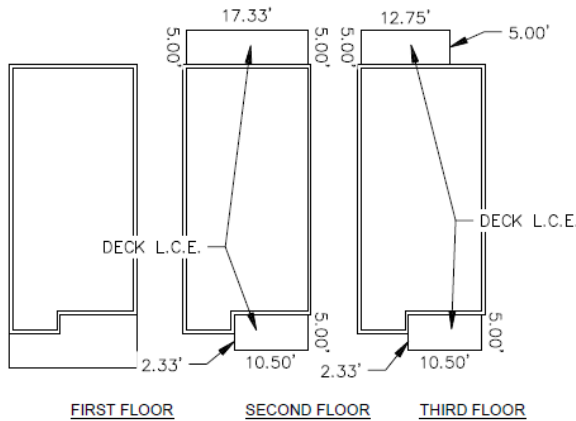
# Plat Unit Airspace Ownership



## Horizontal Boundaries

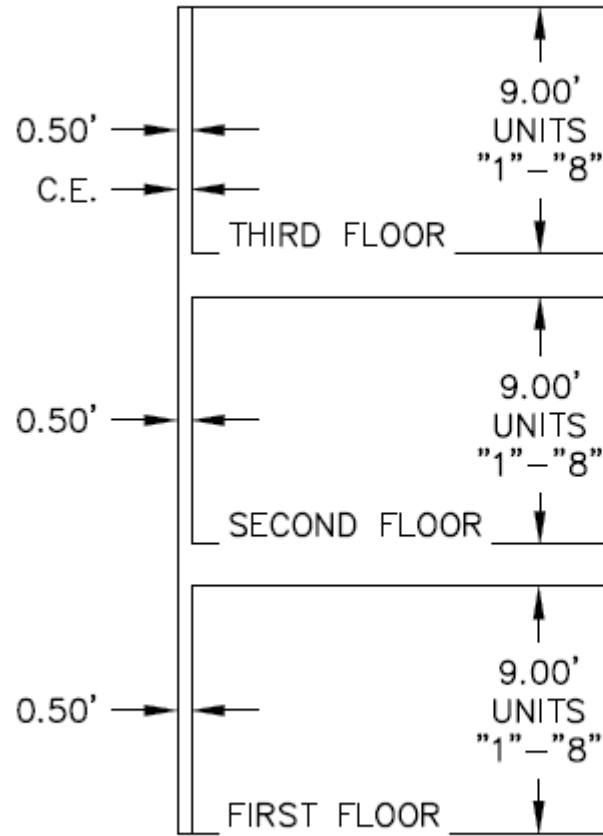


FLOOR PLAN  
UNITS "1 & 4"



FLOOR PLAN  
UNITS "2,3,5,6,7, & 8"

## Vertical Boundaries

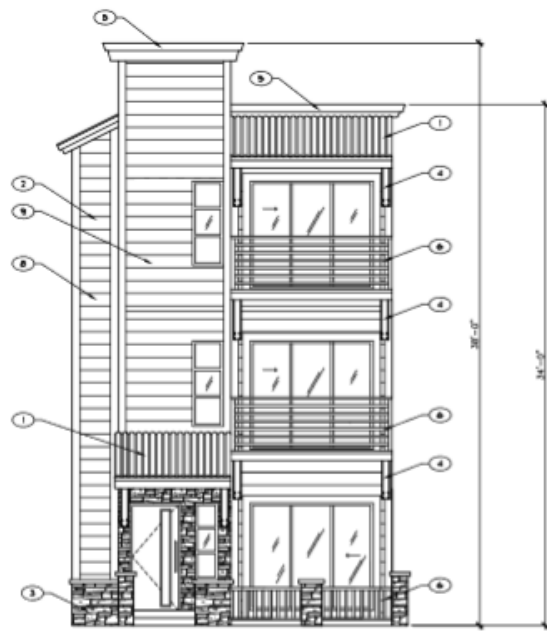


BUILDING ELEVATION  
SCALE: 1"=10'

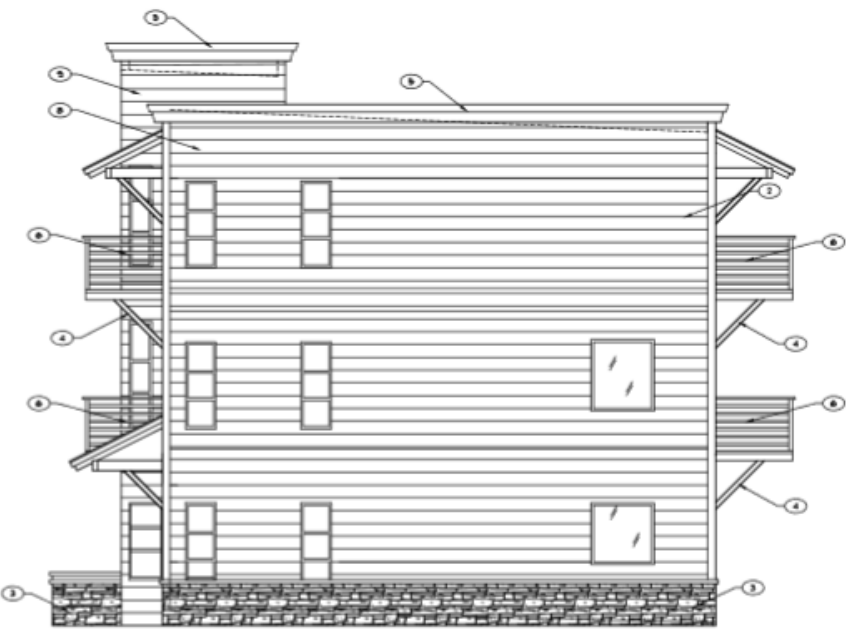
### Finish Floor Elevations

UNIT "1":	6951.55'
UNIT "2":	6951.55'
UNIT "3":	6951.55'
UNIT "4":	6951.55'
UNIT "5":	6951.42'
UNIT "6":	6951.42'
UNIT "7":	6951.24'
UNIT "8":	6951.24'

# Building Elevations (for reference only)

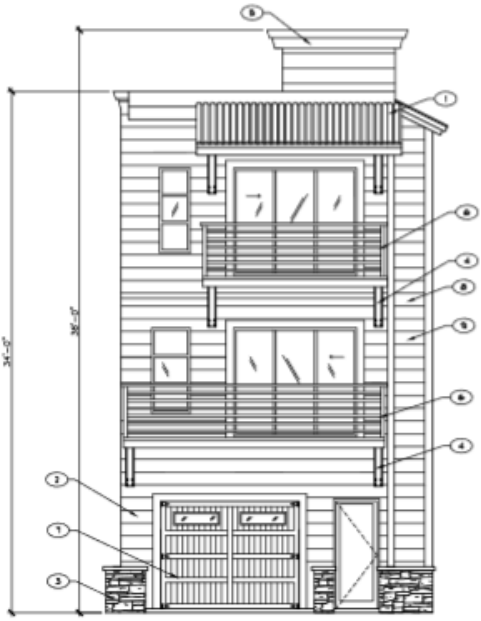


**NOTE:**  
HEIGHT OF TOWER IS 36'-0"  
30% OF 34' = 10'-6"  
TOWER DOES NOT EXCEED 30% OF MAX HEIGHT.

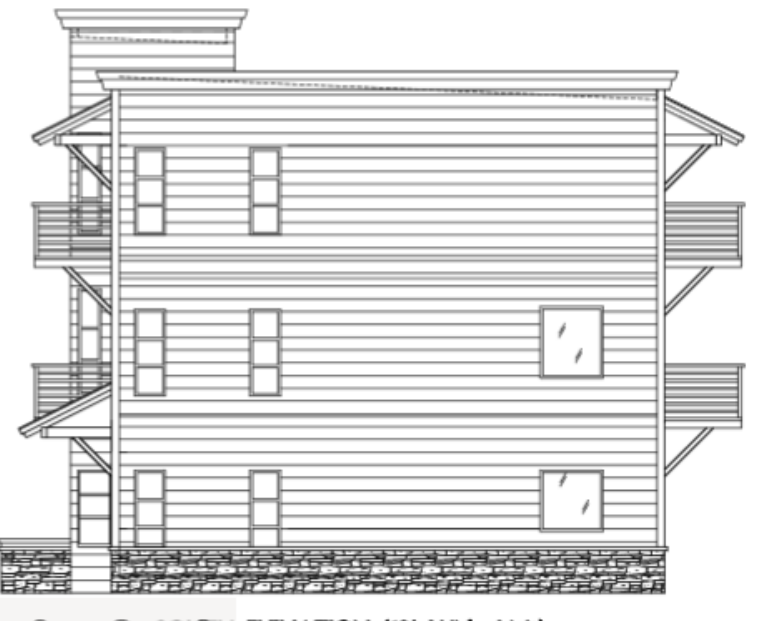
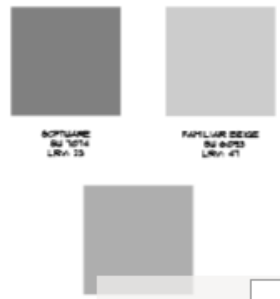


**1 FRONT ELEVATION (18' Wide Unit)**  
SCALE: 1/4" = 1'-0"

**2 NORTH ELEVATION (18' Wide Unit)**  
SCALE: 1/4" = 1'-0"



- KEY NOTES:**
- 1 CORRUGATED RUSTED METAL ROOF
  - 2 1/2" HORIZONTAL HARDBOARD SIDING SHERIN LULLAP'S FAJILLAR BEIGE BU 6075
  - 3 STONE MANDOTTING (TAN COLOR)
  - 4 RUSTED METAL BRACING
  - 5 17/8" TINY ON 27X6" FACIA
  - 6 METAL RAILING
  - 7 RUSTED METAL GARAGE DOORS
  - 8 1/2" HORIZONTAL HARDBOARD SIDING TINY SHERIN LULLAP'S SOFTWARE BU 1074
  - 9 1/2" HORIZONTAL HARDBOARD SIDING SHERIN LULLAP'S STARDEN BU 508



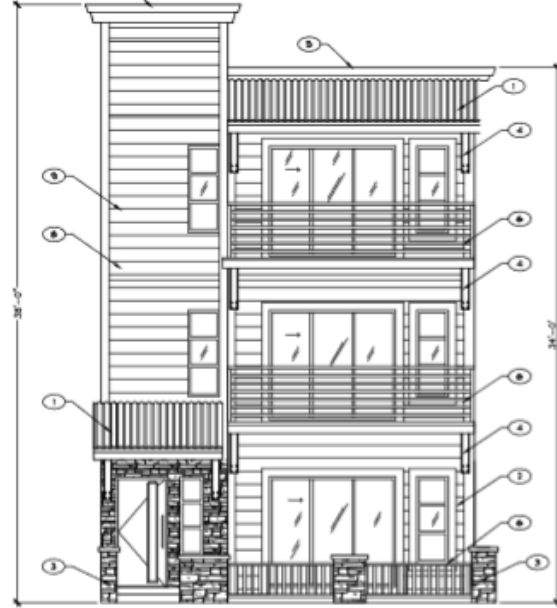
**3 REAR ELEVATION (18' Wide Unit)**  
SCALE: 1/4" = 1'-0"

**SOOTH ELEVATION (18' Wide Unit)**  
SCALE: 1/4" = 1'-0"



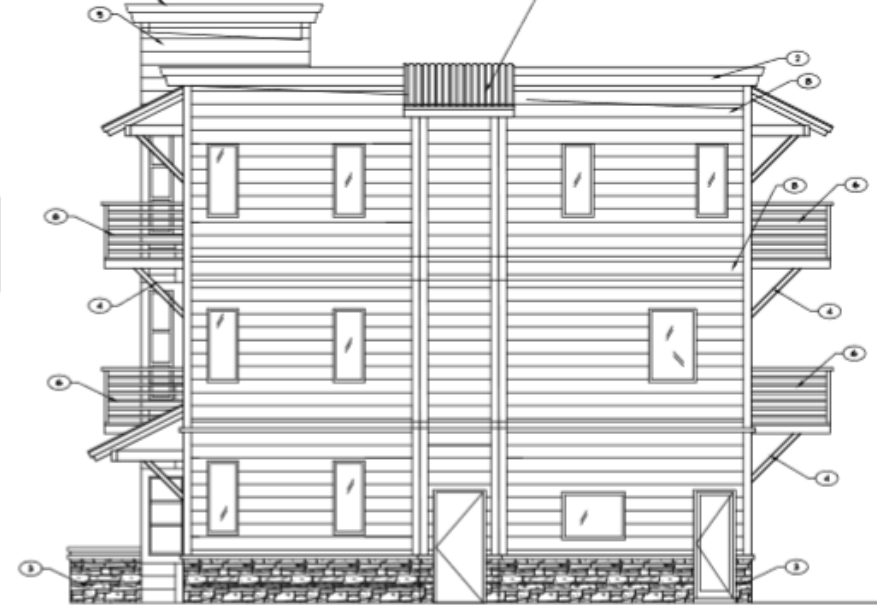
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# Building Elevations (for reference only)

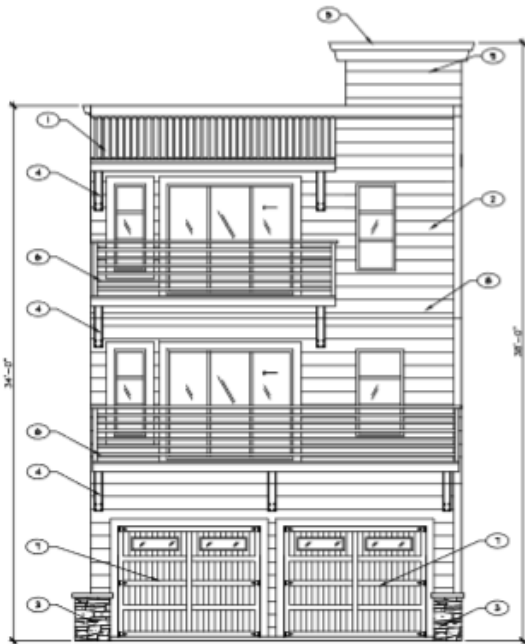


1 FRONT ELEVATION (24' Wide Unit)  
SCALE: 1/4" = 1'-0"

NOTE:  
HEIGHT OF TOWER IS 38'-0"  
30% OF 34' = 42'-0"  
TOWER DOES NOT EXCEED 30% OF MAX  
HEIGHT.



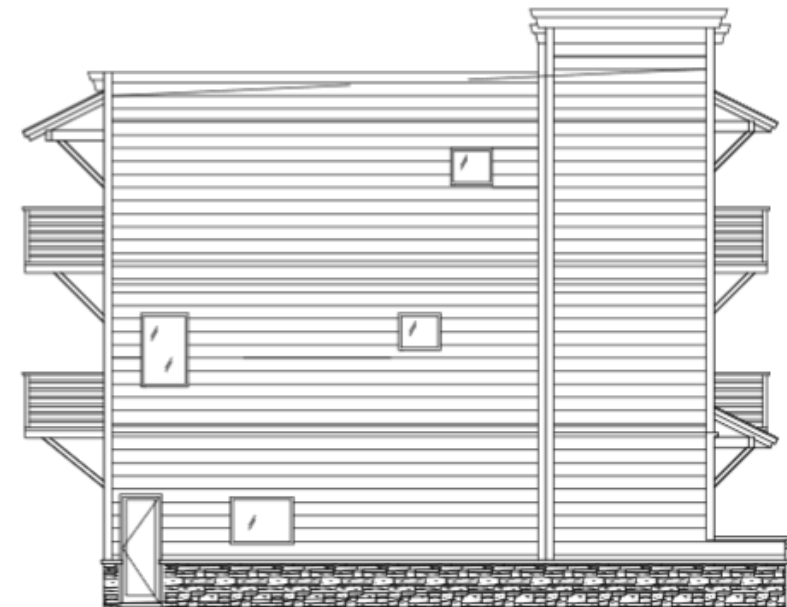
2 NORTH ELEVATION (24' Wide Unit)  
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION (24' Wide Unit)  
SCALE: 1/4" = 1'-0"

### KEY NOTES:

- 1 CORRUGATED RUSTED METAL ROOF
- 2 1/2" HIGH HORIZONTAL HARDBOARD SIDING SHERWIN WILLIAMS PAPILLAR BEIGE SU 4095
- 3 STONE MANSOOTTING (TAN COLOR)
- 4 RUSTED METAL BRACINGS
- 5 1 7/8" TRIM ON 2"x2" FASCIA
- 6 METAL RAILING
- 7 RUSTED METAL GARAGE DOORS
- 8 1/2" HIGH HORIZONTAL HARDBOARD SIDING TRIM SHERWIN WILLIAMS SOFTWARE SU 1074
- 9 1/2" HIGH HORIZONTAL HARDBOARD SIDING SHERWIN WILLIAMS STARDOS SU 636



4 SOUTH ELEVATION (24' Wide Unit)  
SCALE: 1/4" = 1'-0"



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# Required Finding #1



## Meets Zoning Code (Title 10) Standards

- **T4N.1 Transect Zone, Townhouse Building, Stoop Frontage**
  - Meets requirements for height, setbacks, form, materials, etc.
- **Pedestrian and Bicycle Circulation Systems**
  - Pedestrian access from Beaver St.
- **Parking and Automobile Access**
  - Minimum parking required and provided: 14 spaces (cars), 2 spaces (bikes)
  - Access to site alley west of the site
- **Landscaping**
  - Final plan will be approved with Civil Engineering Plans
  - Development will meet requirements for 8 trees, 16 shrubs, 16 groundcovers



# Required Finding #2

## Meets Engineering Standards (Title 13)

- **Development Engineering:** No edge improvements (sidewalk, parkway) required (2018 Capital Project installed new sidewalk)
  - Plat will dedicate 7' Public Non-Motorized and Government Access Easement next to Beaver St. to allow for sidewalk/parkway in the future
- **Traffic Impact Analysis:** not required (anticipated traffic counts did not meet TIA threshold)
- **Water/Sewer Impact Analysis:** not required (creating < 10 new units)
- **Stormwater:** Low Impact Development (LID) waived because creating < 5,000 sq. ft. of new impervious surface



# 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 7' waterline easements (WE)



# Findings and Recommendation

## Required Findings

- Staff and 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, the **City Council approve the Preliminary Plat**