

Woodshire on Oak Condominiums Preliminary Plat

City Council | May 17, 2022

Tiffany Antol, AICP | Senior Planner



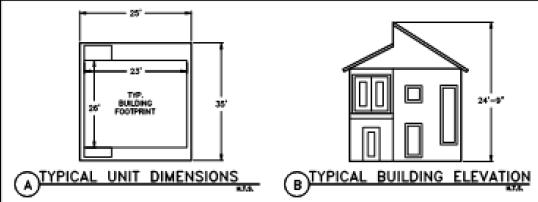
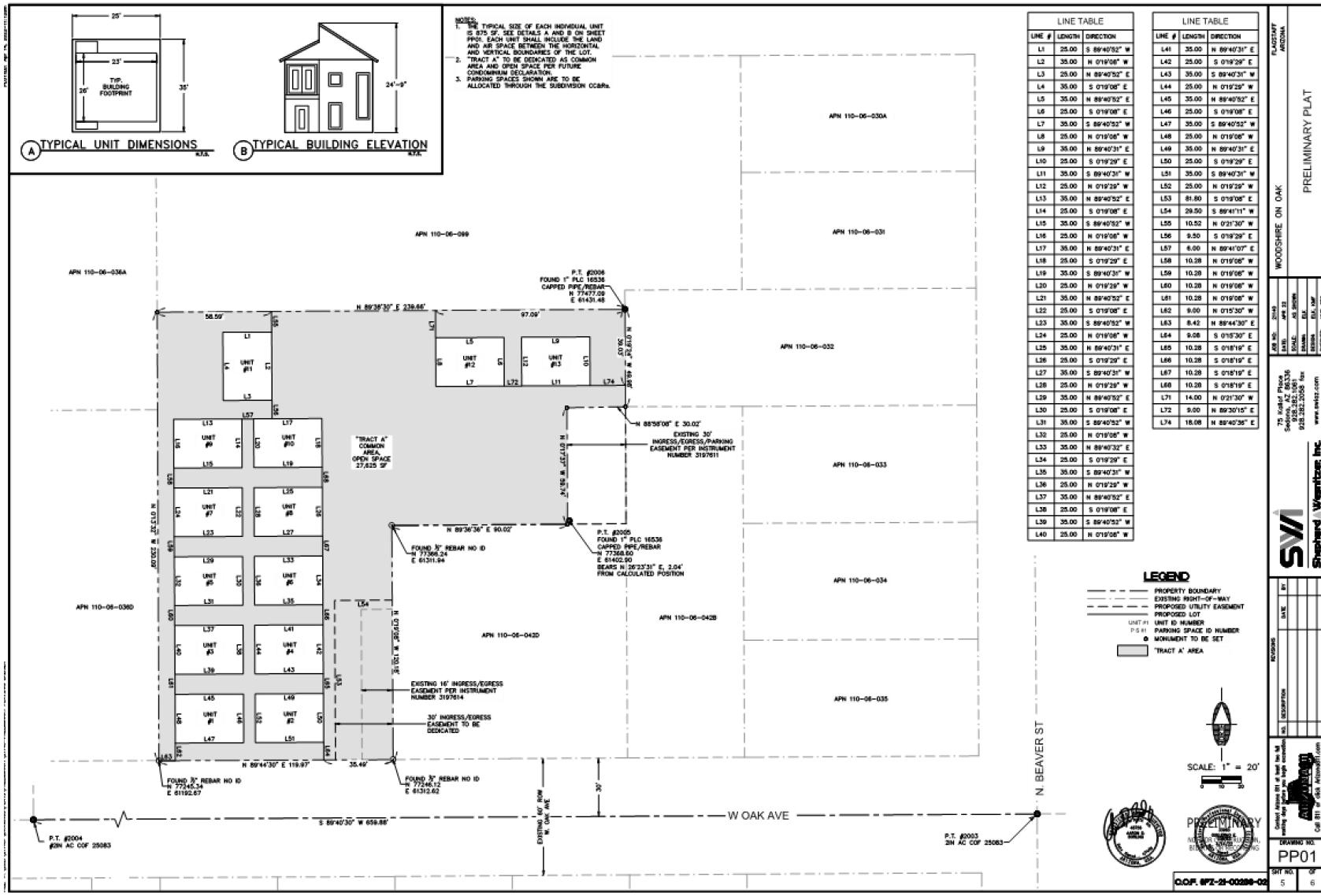


Request Overview

- Request from Woodshire on West Oak, LLC for preliminary plat approval
 - Condominium subdivision with 13 detached units on 0.89 acres in the Medium Density Residential (MR) and High Density Residential (HR) Zones.
- The Inter-Division Staff team approved the Preliminary Plat on February 24, 2022.



Woodshire on Oak Preliminary Plat

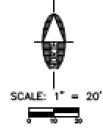


- NOTES:**
1. THE TYPICAL SIZE OF EACH INDIVIDUAL UNIT IS 25' 0" WIDE BY 35' 0" DEEP. SEE DETAILS A AND B ON SHEET PP01. EACH UNIT SHALL INCLUDE THE LAND AND AIR SPACE BETWEEN THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOT.
 2. "TRACT A" TO BE DEDICATED AS COMMON AREA AND OPEN SPACE FOR FUTURE CONDOMINIUM DECLARATION.
 3. PARKING SPACES SHOWN ARE TO BE ALLOCATED THROUGH THE SUBDIVISION COAR.

LINE #	LENGTH	DIRECTION
L1	25.00	S 89°40'52" W
L2	35.00	H 01°08' 0" W
L3	25.00	N 89°40'52" E
L4	35.00	S 01°08' 0" E
L5	35.00	N 89°40'52" E
L6	25.00	S 01°08' 0" E
L7	35.00	S 89°40'52" W
L8	25.00	H 01°08' 0" W
L9	35.00	N 89°40'52" E
L10	25.00	S 01°08' 0" E
L11	35.00	S 89°40'52" W
L12	25.00	H 01°08' 0" W
L13	35.00	N 89°40'52" E
L14	25.00	S 01°08' 0" E
L15	35.00	S 89°40'52" W
L16	25.00	H 01°08' 0" W
L17	35.00	N 89°40'52" E
L18	25.00	S 01°08' 0" E
L19	35.00	S 89°40'52" W
L20	25.00	H 01°08' 0" W
L21	35.00	N 89°40'52" E
L22	25.00	S 01°08' 0" E
L23	35.00	S 89°40'52" W
L24	25.00	H 01°08' 0" W
L25	35.00	N 89°40'52" E
L26	25.00	S 01°08' 0" E
L27	35.00	S 89°40'52" W
L28	25.00	H 01°08' 0" W
L29	35.00	N 89°40'52" E
L30	25.00	S 01°08' 0" E
L31	35.00	S 89°40'52" W
L32	25.00	H 01°08' 0" W
L33	35.00	N 89°40'52" E
L34	25.00	S 01°08' 0" E
L35	35.00	S 89°40'52" W
L36	25.00	H 01°08' 0" W
L37	35.00	N 89°40'52" E
L38	25.00	S 01°08' 0" E
L39	35.00	S 89°40'52" W
L40	25.00	H 01°08' 0" W

LINE #	LENGTH	DIRECTION
L41	35.00	N 89°40'52" E
L42	25.00	S 01°08' 0" E
L43	35.00	S 89°40'52" W
L44	25.00	H 01°08' 0" W
L45	35.00	N 89°40'52" E
L46	25.00	S 01°08' 0" E
L47	35.00	S 89°40'52" W
L48	25.00	H 01°08' 0" W
L49	35.00	N 89°40'52" E
L50	25.00	S 01°08' 0" E
L51	35.00	S 89°40'52" W
L52	25.00	H 01°08' 0" W
L53	81.80	S 01°08' 0" E
L54	29.50	S 89°41'11" W
L55	10.52	N 02°13'07" W
L56	9.50	S 01°08' 0" E
L57	6.00	N 89°40'52" E
L58	10.28	H 01°08' 0" W
L59	10.28	H 01°08' 0" W
L60	10.28	H 01°08' 0" W
L61	10.28	H 01°08' 0" W
L62	9.00	N 01°53'07" E
L63	8.42	N 89°44'30" E
L64	9.08	S 01°53'07" E
L65	10.28	S 01°51'19" E
L66	10.28	S 01°51'19" E
L67	10.28	S 01°51'19" E
L68	10.28	S 01°51'19" E
L69	14.00	N 02°13'07" W
L70	9.00	N 89°20'15" E
L71	18.08	N 89°40'52" E

- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING FRONT-OF-WAY
 - - - PROPOSED UTILITY EASEMENT
 - - - PROPOSED LOT
 - UNIT # UNIT ID NUMBER
 - P.S.# PARKING SPACE ID NUMBER
 - ⊙ MONUMENT TO BE SET
 - TRACT A AREA



WOODSHIRE ON OAK PRELIMINARY PLAT

APN 110-06-030A, APN 110-06-031, APN 110-06-032, APN 110-06-033, APN 110-06-034, APN 110-06-035

SWI Shephard Wainwright, Inc.

750 N. Market Street, Suite 200, Flagstaff, AZ 86001
 Phone: 928.225.2058 Fax: 928.225.2058
 www.swi.com

DATE: _____

DRAWING NO. **PP01**

SHEET NO. 5 OF 6

C.O.F. #PZ-21-00288-02



Required Finding #1: Zoning Code (Title 10)



Meets Medium Density Residential (MR) and High Density Residential (HR) Zone Standards

- Density
 - Gross 14.5 units/acre within the MR range of 6 minimum and 14 maximum and the HR range of 10 minimum and 29 maximum.
 - Building Height is less 35 feet
- Setbacks
 - Front 10'
 - Side 5'
 - Rear 5'



Required Finding #1: Zoning Code (Title 10)



Meets other relevant standards

- Historic/Cultural Resources
 - Cultural Resource study completed; mitigation required
- Parks, Open Space, Pedestrian, Bicycle Facilities
 - Required on-site bicycle parking provided
 - Pedestrian connections made throughout the site to new sidewalk to be provided along Oak Ave



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
 - A Traffic Impact Analysis (TIA) was not required for this project.



Required Finding #2: Engineering Standards (Title 13)



Meets Engineering Standards

- Water and Wastewater
 - Existing 6” waterline in Oak Ave to be upsized to an 8” line to support new hydrant.
- Stormwater
 - No new stormwater improvements are required due to the existing impervious surface on site. The new development will result in less impervious surface than the previous development.



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)



Required Finding #3: Subdivisions Standards (Title 11)



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

- Subdivision Standards and Regulations
 - Condominium standards



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, in accordance with the required findings presented, forward this Preliminary Plat to the City Council with a recommendation for approval.**