

Rio Homes Unit 4
Preliminary Plat Amendment
(PZ-19-00019-07)
Preliminary Condominium Plat
(PZ-19-00019-06)

City Council | July 5, 2022

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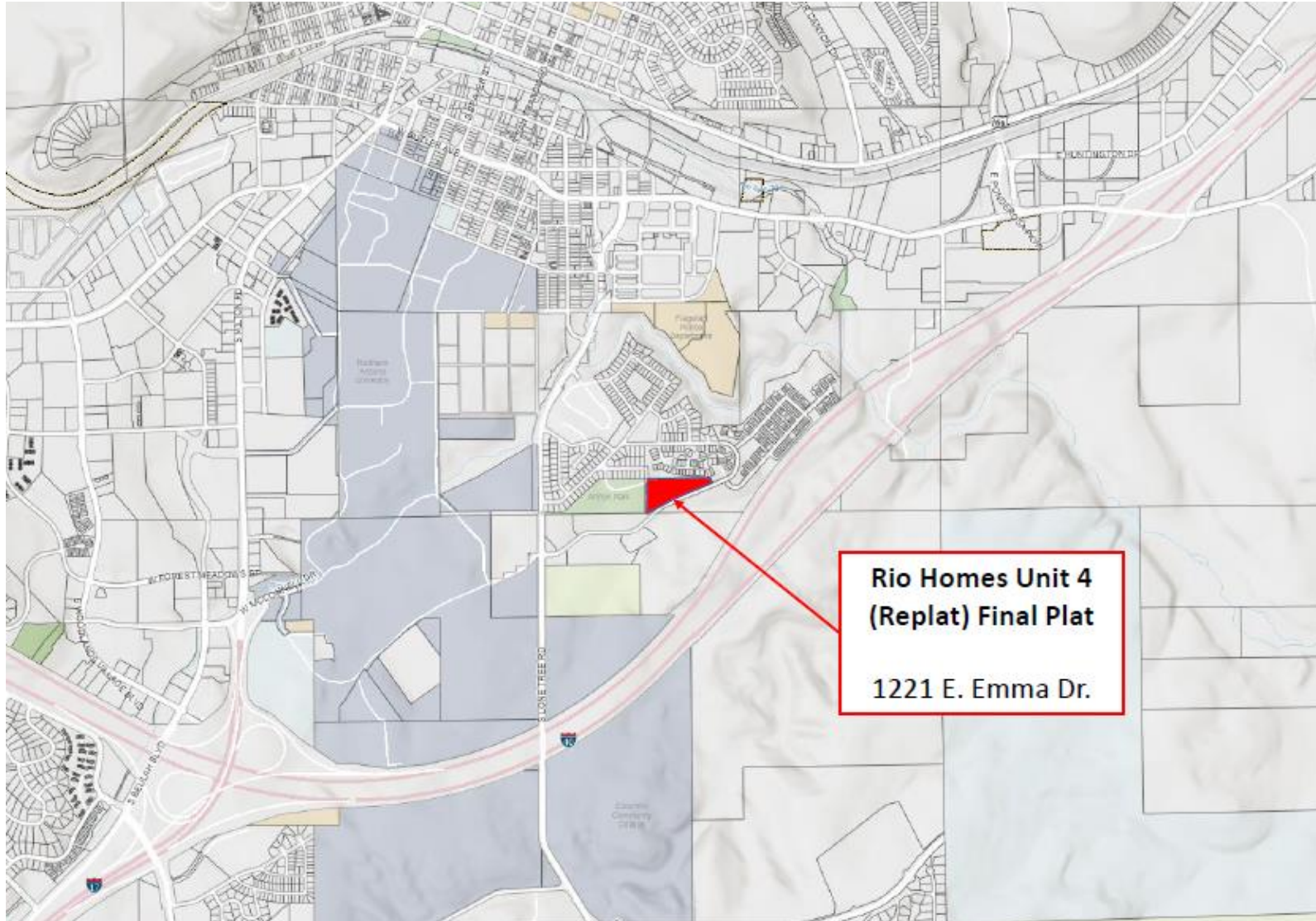
Request Overview

- RP4V, LLC and RP40, LLC request approval of 2 Preliminary Plats
 - Preliminary Plat for Rio Homes Unit 4 Multi-Family (PZ-19-00019-07)
 - Preliminary Condominium Plat for Rio Homes Unit 4 Multi-Family (PZ-19-00019-06)

Purpose is to allow 40 new multifamily units to be sold individually as condominiums (project currently under construction as rental units)



Vicinity Map





Site Information

- 1221 E. Emma Drive
- 5.1 acres
- Medium Density Residential (MR) zoning with a Resource Protection Overlay (RPO)
- Part of larger Rio Homes development
 - Original Rio Homes Unit 4 plat from 2005 proposed a variety of detached and attached residential building types across 21 lots and 9 tracts
 - 6 townhomes were built with detached garages (2 garages have accessory dwelling units on the second story)



Site Information (continued)

- City Council approved updated Final Plat in October 2020
 - P&Z recommended Preliminary Plat approval on May 27, 2020
 - Maintained lot lines for developed townhomes and garages; removed most undeveloped lot lines
 - Allowed construction of 40 new multifamily residential units (rental apartments)
- 40 new units currently under construction (building permits approved in November 2021)
- 46 units total (6 existing townhomes, 40 new units)



Purpose of current requests

- Developer wants to turn 40 multifamily residential units into condominiums so that they can be sold individually (Condominium Plat PZ-19-00019-06)
- Current townhome plat (PZ-19-00019-07) must be amended before condominium plat can be approved to:
 - Erase lot lines for undeveloped townhome lots (condominiums are currently proposed in these locations)
 - Clarify parking and access issues between townhome and condominium owners



Building rendering – for reference only

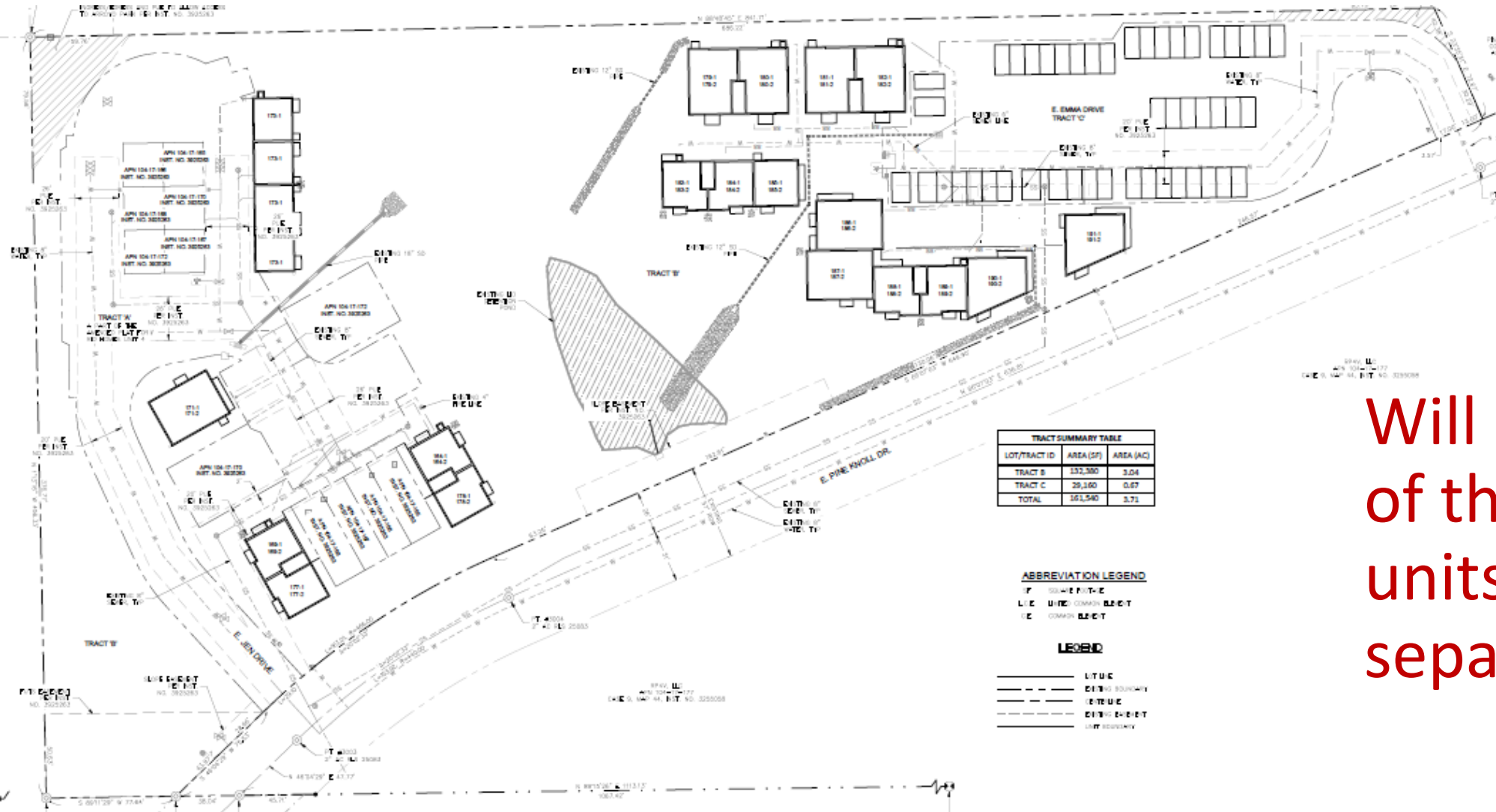




Condominium Plat (PZ-19-00019-06)



Preliminary Condominium Plat for Rio Homes Unit 4 Multi-Family



TRACT SUMMARY TABLE

LOT/TRACT ID	AREA (SF)	AREA (AC)
TRACT B	132,380	3.04
TRACT C	29,160	0.67
TOTAL	161,540	3.71

ABBREVIATION LEGEND

F - SIDE FRONT E
 L/E - U/RE COMMON E/RE E/T
 E - COMMON E/RE E/T

LEGEND

- - - - - L/UE
 - - - - - E/RE BOUNDARY
 - - - - - E/RE U/E
 - - - - - E/RE U/RE E/T
 - - - - - LOT BOUNDARY

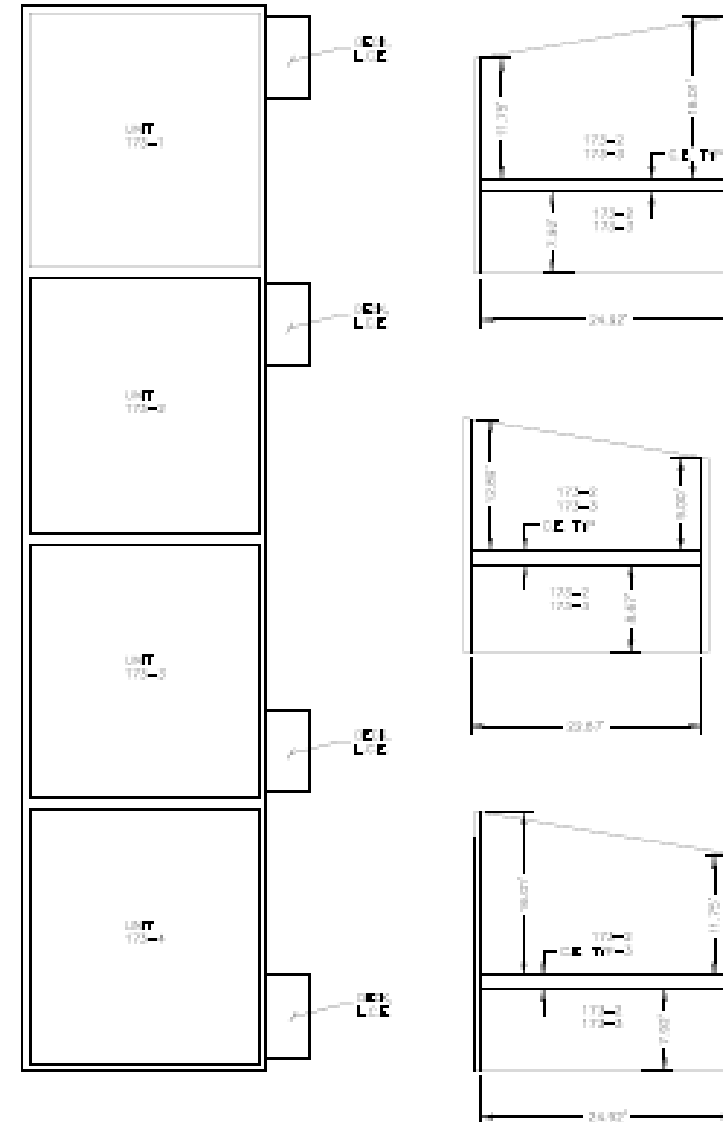
Will allow each of the 40 new units to be sold separately

Condominium Plat (PZ-19-00019-06)

Identifies vertical &
horizontal boundaries
of each unit (airspace)

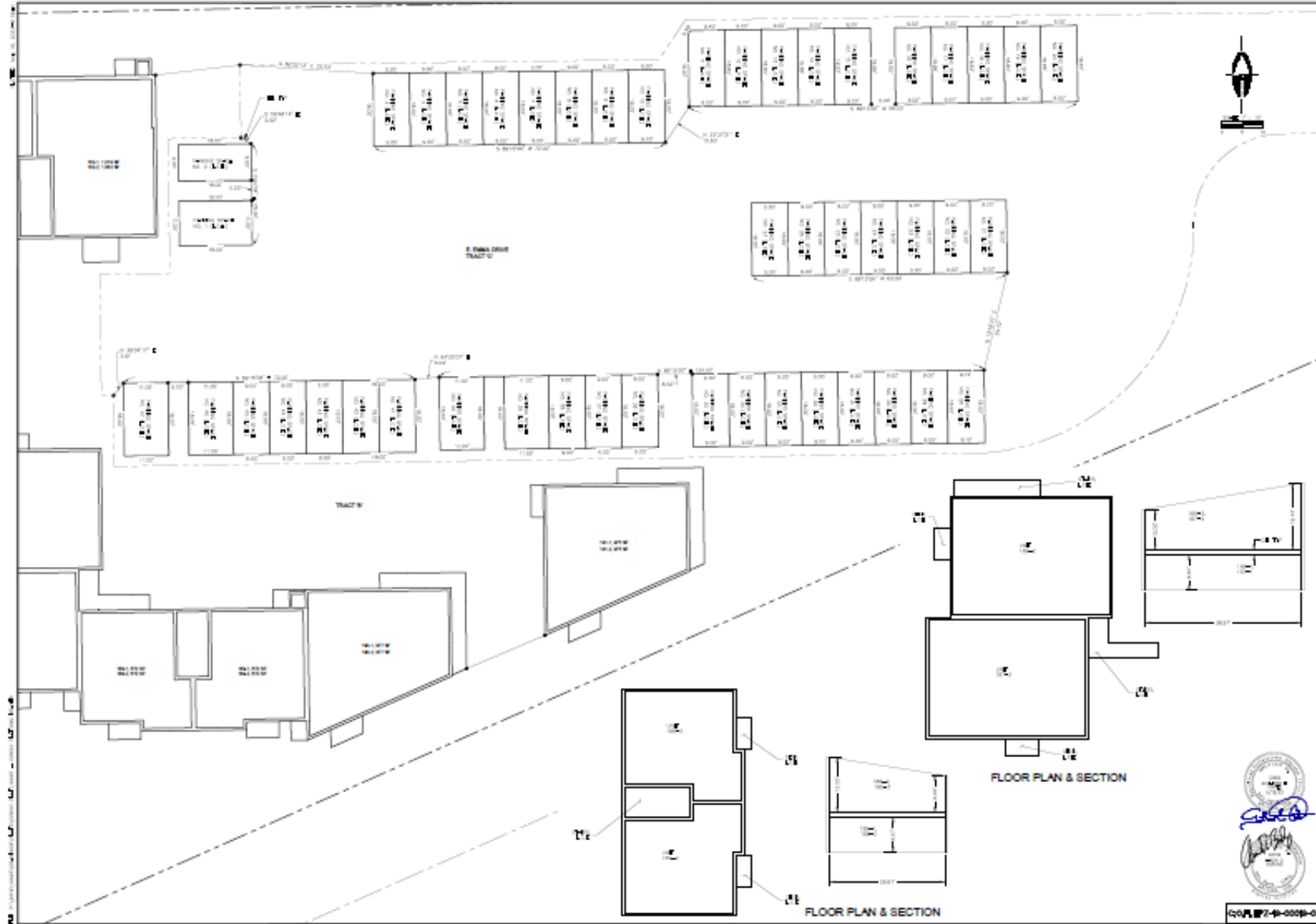


FLOOR PLAN & SECTION





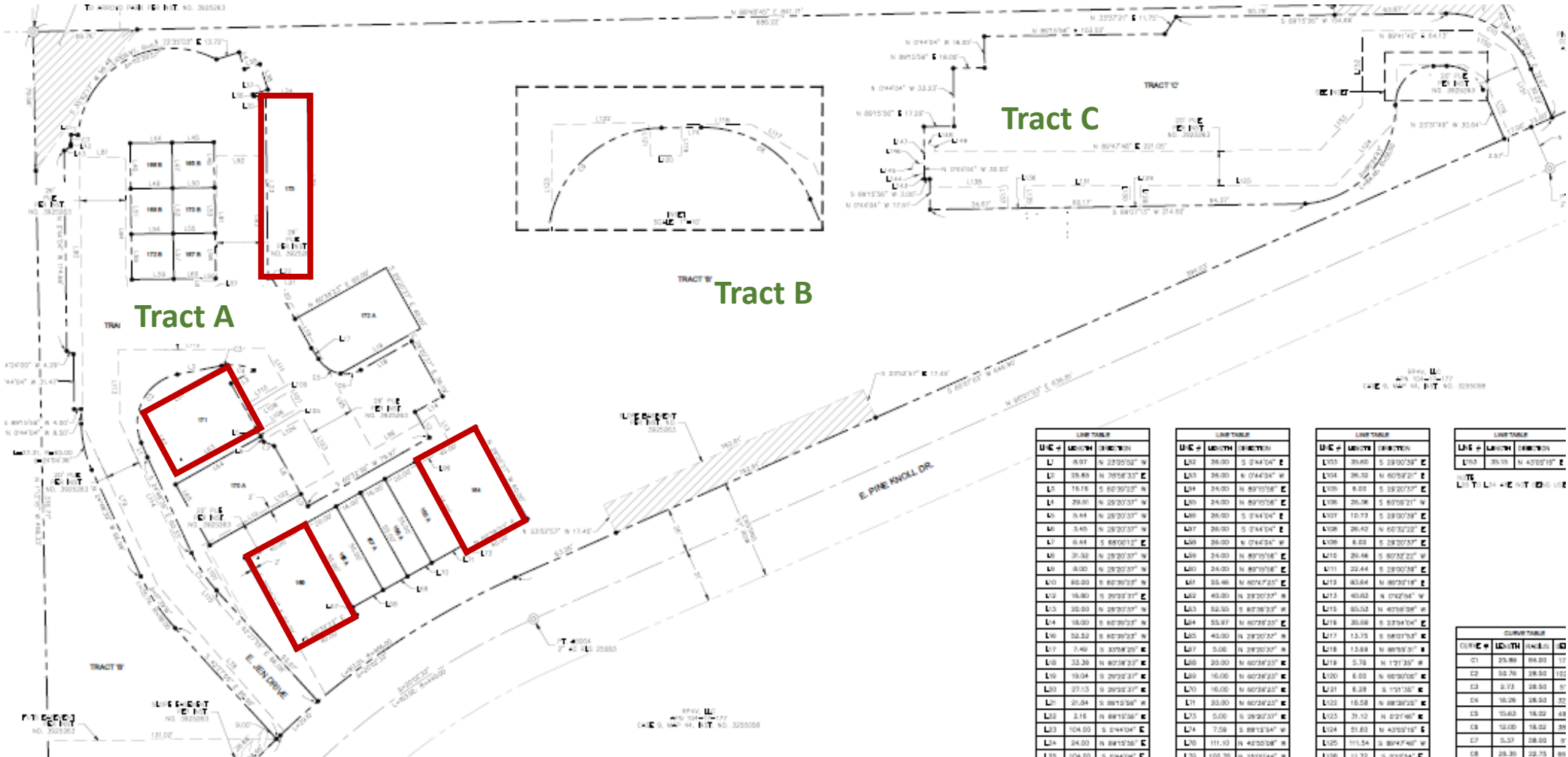
Condominium Plat (PZ-19-00019-06)





Townhome Plat (PZ-19-00019-07)

Existing Preliminary Plat for Rio Homes Unit 4 Multi-Family



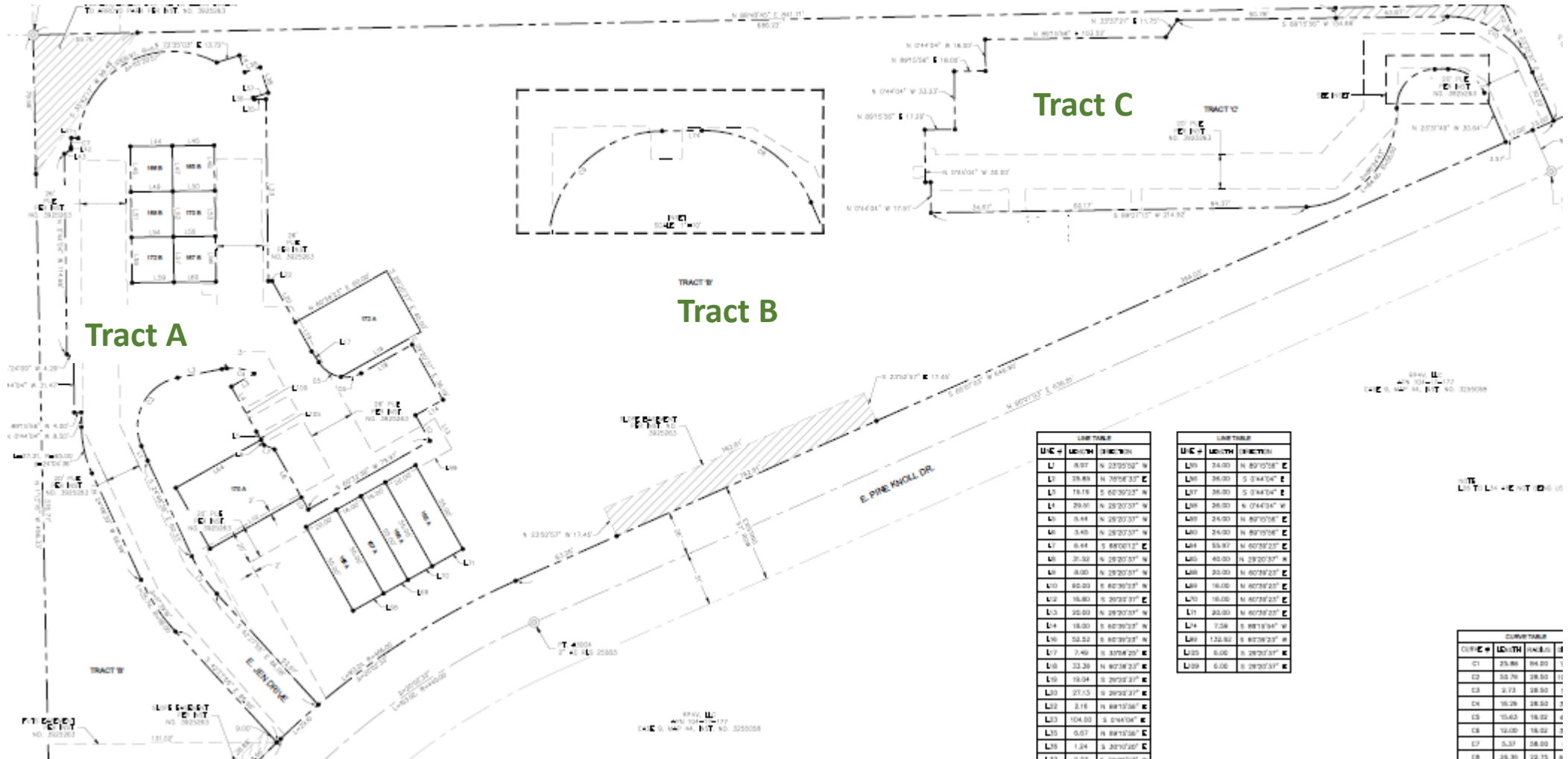
L101			L102			L103			L104		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L101	8.97	N 235252° W	L101	26.00	S 284024° E	L101	26.00	S 280028° E	L101	26.00	S 280028° E
L102	28.88	N 785833° W	L102	24.00	N 074434° W	L102	24.00	N 807938° E	L102	24.00	N 807938° E
L103	15.16	S 623023° N	L103	24.00	N 897938° E	L103	8.00	S 282033° E	L103	8.00	S 282033° E
L104	28.91	N 282033° W	L104	24.00	N 897938° E	L104	26.36	S 623023° W	L104	26.36	S 623023° W
L105	3.44	N 282033° W	L105	26.00	S 284024° E	L105	15.73	S 280028° E	L105	15.73	S 280028° E
L106	3.45	N 282033° W	L106	26.00	N 074434° E	L106	26.42	N 807938° E	L106	26.42	N 807938° E
L107	8.44	S 882012° E	L107	26.00	N 074434° E	L107	8.00	S 282033° E	L107	8.00	S 282033° E
L108	31.00	N 282033° W	L108	24.00	N 897938° E	L108	24.48	S 807322° W	L108	24.48	S 807322° W
L109	8.00	N 282033° W	L109	24.00	N 897938° E	L109	22.44	S 280028° E	L109	22.44	S 280028° E
L110	85.00	S 807938° E	L110	24.00	N 897938° E	L110	85.84	N 807938° E	L110	85.84	N 807938° E
L111	16.80	S 282033° E	L111	40.00	N 282033° W	L111	40.00	N 282033° W	L111	40.00	N 282033° W
L112	35.00	N 282033° W	L112	52.50	S 807938° W	L112	55.00	N 407838° W	L112	55.00	N 407838° W
L113	18.00	N 807938° E	L113	55.97	N 807938° E	L113	38.08	N 237434° E	L113	38.08	N 237434° E
L114	52.52	S 807938° N	L114	40.00	N 282033° E	L114	12.75	S 807938° E	L114	12.75	S 807938° E
L115	7.40	N 330820° S	L115	5.00	N 282033° W	L115	15.88	N 807938° E	L115	15.88	N 807938° E
L116	33.38	N 807823° E	L116	28.00	N 807823° E	L116	5.38	N 12138° W	L116	5.38	N 12138° W
L117	18.04	S 282033° E	L117	16.00	N 807823° E	L117	8.00	N 807938° E	L117	8.00	N 807938° E
L118	27.15	S 282033° E	L118	16.00	N 807823° E	L118	8.28	S 73138° E	L118	8.28	S 73138° E
L119	21.84	N 881538° E	L119	33.00	N 807823° E	L119	18.58	N 883938° E	L119	18.58	N 883938° E
L120	3.16	N 881538° E	L120	5.00	N 282033° E	L120	31.12	N 82146° E	L120	31.12	N 82146° E
L121	104.00	S 284024° W	L121	7.58	S 881534° W	L121	51.80	N 420519° S	L121	51.80	N 420519° S
L122	24.00	N 881538° E	L122	111.10	N 420519° S	L122	111.54	S 884748° W	L122	111.54	S 884748° W

CURVE TABLE			
CURVE #	WIDTH	RADIUS	LC
C1	25.88	84.50	17
C2	52.76	38.50	102
C3	2.72	38.50	8
C4	18.26	38.50	32
C5	10.62	38.50	48
C6	16.00	38.50	38
C7	5.37	38.50	8
C8	28.30	22.75	88



Townhome Plat (PZ-19-00019-07)

Amendment to Preliminary Plat for Rio Homes Unit 4 Multi-Family





Findings for Approval

- **Findings (criteria) for approval of subdivision plats are compliance with these City Code sections:**
 - City Code Title 10, Flagstaff Zoning Code
 - City Code Title 11, General Plans and Subdivisions
 - City Code Title 13, Engineering Design Standards and Specifications
- Staff and P&Z determined both **plats meet these findings**
- Staff and the Planning and Zoning Commission (4-0 vote in favor on June 22, 2022) recommend the **City Council approve both Preliminary Plats**



Required Finding #1: Zoning Code (Title 10)

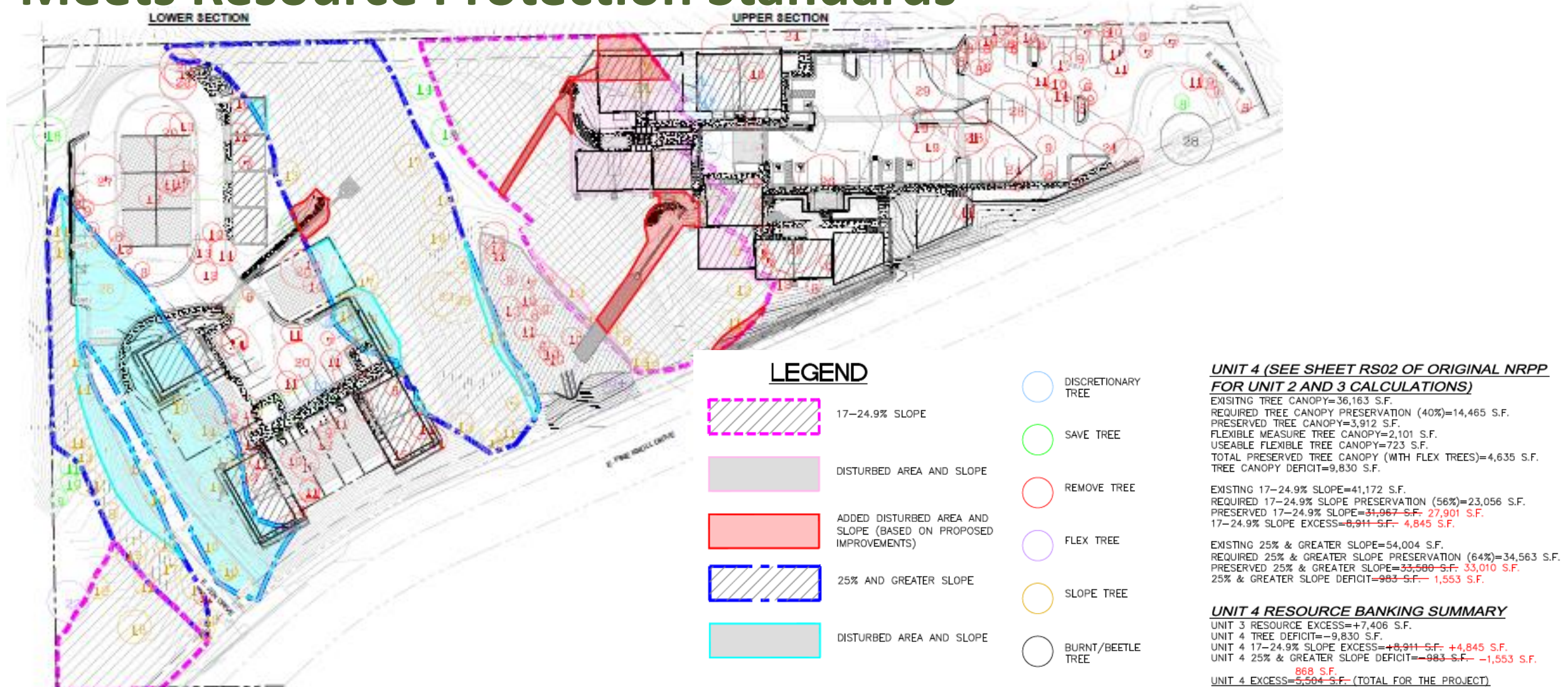


- Medium Density Residential (MR) zone standards for density, lot coverage, height, setbacks
- Parking
 - 85 parking spaces required, 87 provided
 - 4 bike spaces required, 10 provided
- Landscaping
 - Landscaping plan approved with Civil Plans on July 10, 2020
 - Landscaping requirements for street buffer, building foundation, parking lot & peripheral (rear) buffer landscaping met through new and existing trees
- Pedestrian Connectivity
 - New FUTS easement dedicated with previous amendment
 - Pedestrian connections from Pine Knoll Dr. and between units



Required Finding #1: Zoning Code (Title 10)

Meets Resource Protection Standards





Required Finding #2: Engineering Standards (Title 13)



Meets Engineering Standards

- Traffic Impact Analysis
 - TIA approved for original Rio Homes development; new TIA not required
 - Access off Jen Drive and Emma Drive
 - Driveways expanded to accommodate fire and trash vehicles
- Water and Wastewater
 - Water Sewer Impact Analysis (WSIA) approved for original development; new WSIA not required
 - New 8" water and sewer lines will be installed on site
 - All other required improvements already completed
- Stormwater
 - Updated drainage letter approved in 2020
 - Development meets current low impact development (LID) requirements



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)
- Subdivision Standards and Regulations
 - Not applicable



Findings and Recommendation

Required Findings

- Staff and the Planning and Zoning Commission have found both **Preliminary Plats meet the required findings for approval**, which include conformance with:
 - City Code Title 10, Flagstaff Zoning Code
 - City Code Title 11, General Plans and Subdivisions
 - City Code Title 13, Engineering Design Standards and Specifications

Staff Recommendation

- Staff and the Planning and Zoning Commission (4-0 vote in favor on June 22, 2022) recommend the **City Council approve both Preliminary Plats**