

Rio Homes Unit 4 Multi-Family

Final Plat Amendment
(PZ-19-00019-08)

Final Condominium Plat (PZ-19-00019-09)

City Council | November 1, 2022

Genevieve Pearthree | Senior Planner





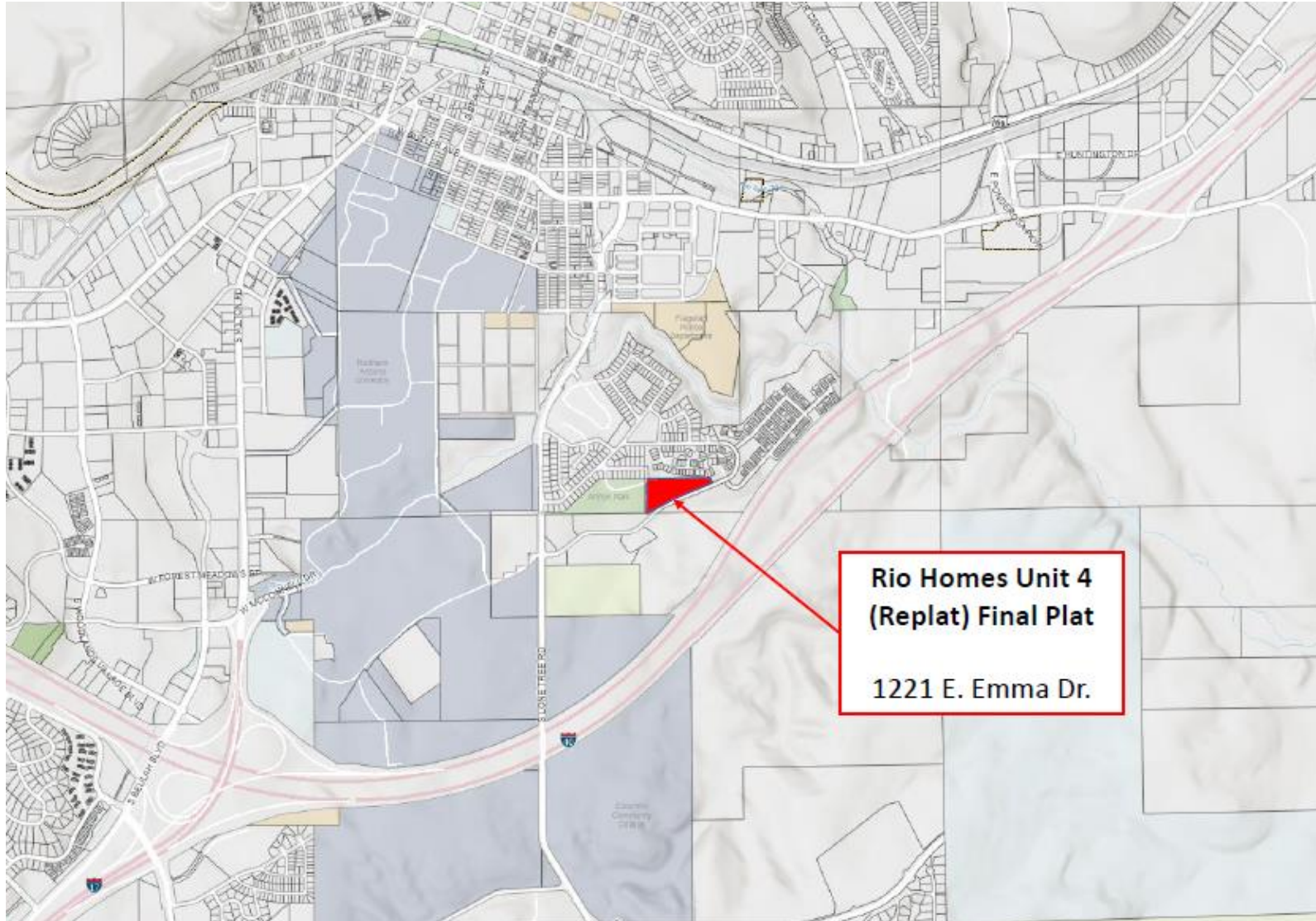
Request Overview

- RP4V, LLC and RP40, LLC request approval of 2 Final Plats
 - Final Plat for Rio Homes Unit 4 Multi-Family (PZ-19-00019-08)
 - Final Condominium Plat for Rio Homes Unit 4 Multi-Family (PZ-19-00019-09)

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 1st amendment to Final Plat in October 2020
 - Maintained lot lines for developed townhomes and garages; removed most undeveloped lot lines
 - Allowed construction of 40 new multifamily residential units
- 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

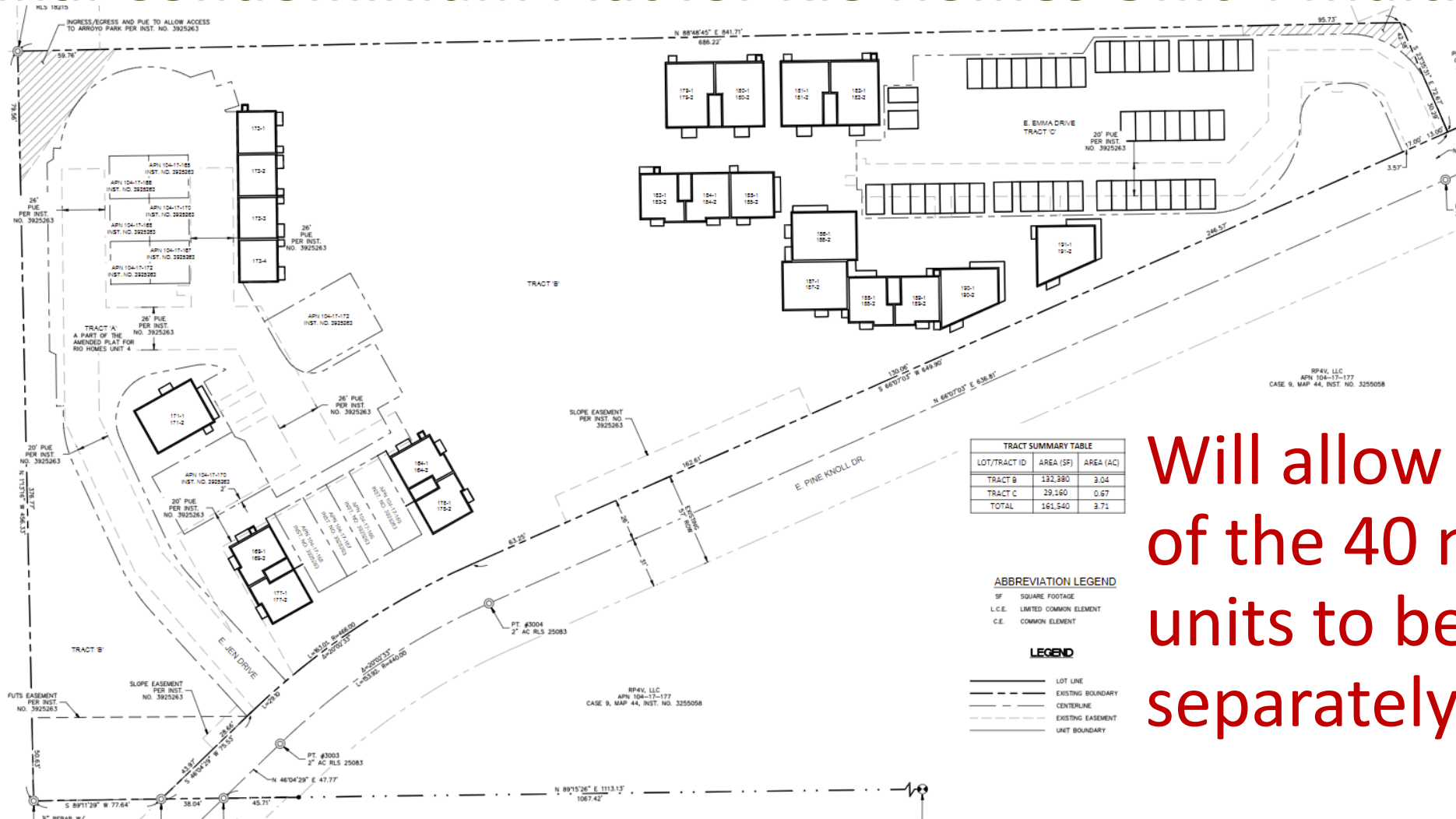
- Developer wants to turn 40 multifamily residential units into condominiums so that they can be sold individually (Condominium Plat PZ-19-00019-09)
- Current townhome plat (PZ-19-00019-08) must be amended before condominium plat can be approved to:
 - Erase lot lines for undeveloped townhome lots (condominiums are currently proposed in these locations)
 - Clarify parking and access issues between townhome and condominium owners
- City Council approved both Preliminary Plats in July 2022



Condominium Plat (PZ-19-00019-09)



Final 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
 SF SQUARE FOOTAGE
 L.C.E. LIMITED COMMON ELEMENT
 C.E. COMMON ELEMENT

LEGEND

- LOT LINE
- - - - EXISTING BOUNDARY
- +—+ CENTERLINE
- · - · - EXISTING EASEMENT
- UNIT BOUNDARY

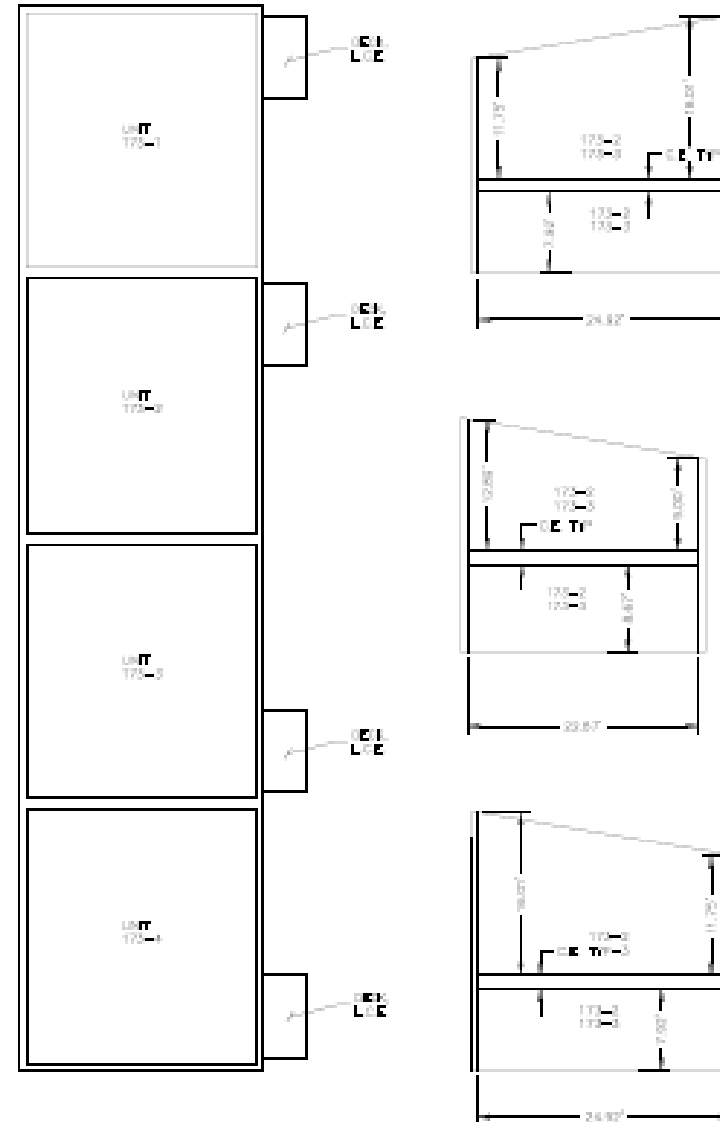
Will allow each of the 40 new units to be sold separately

Condominium Plat (PZ-19-00019-09)

Identifies vertical &
horizontal boundaries
of each unit (airspace)

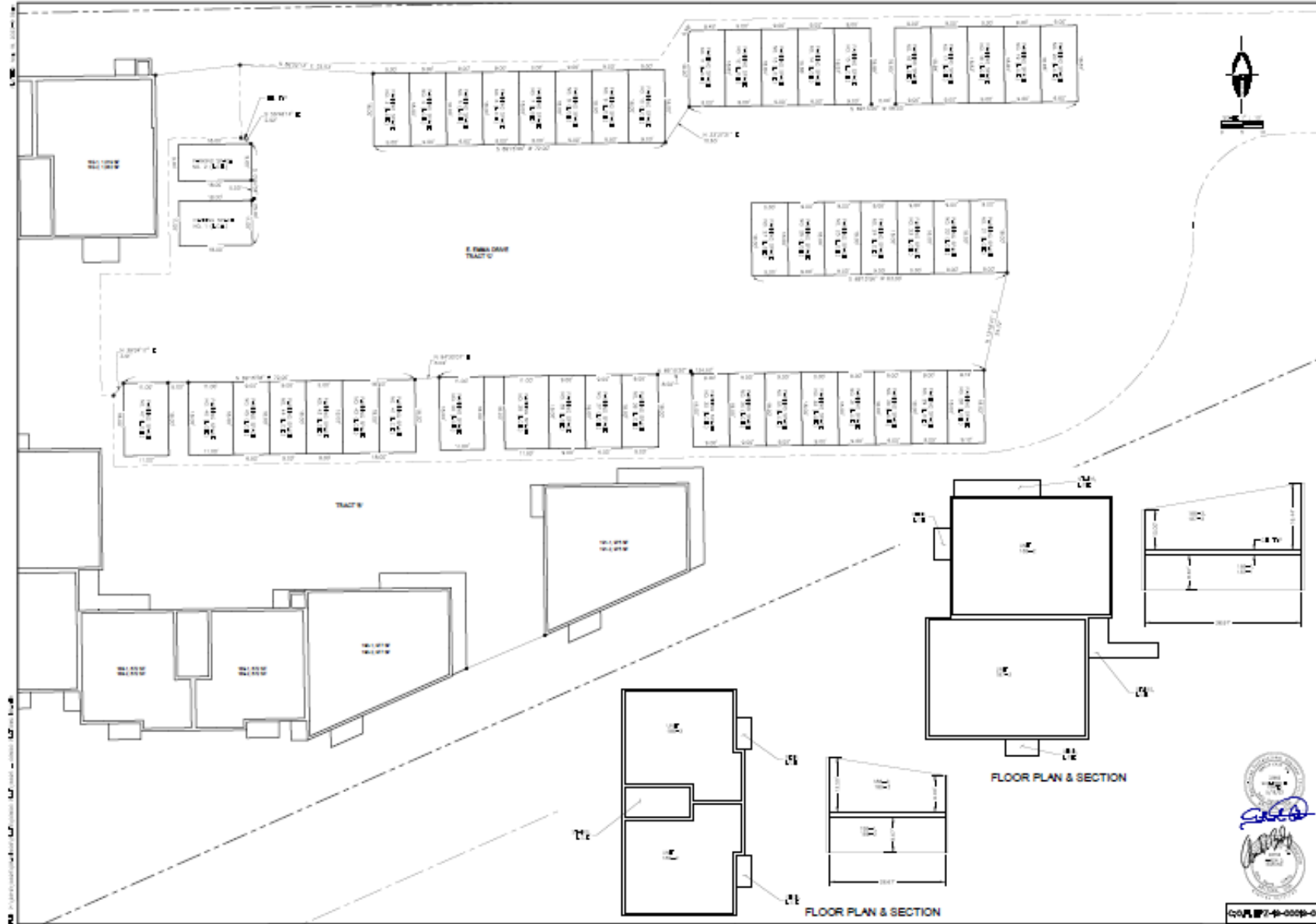


FLOOR PLAN & SECTION





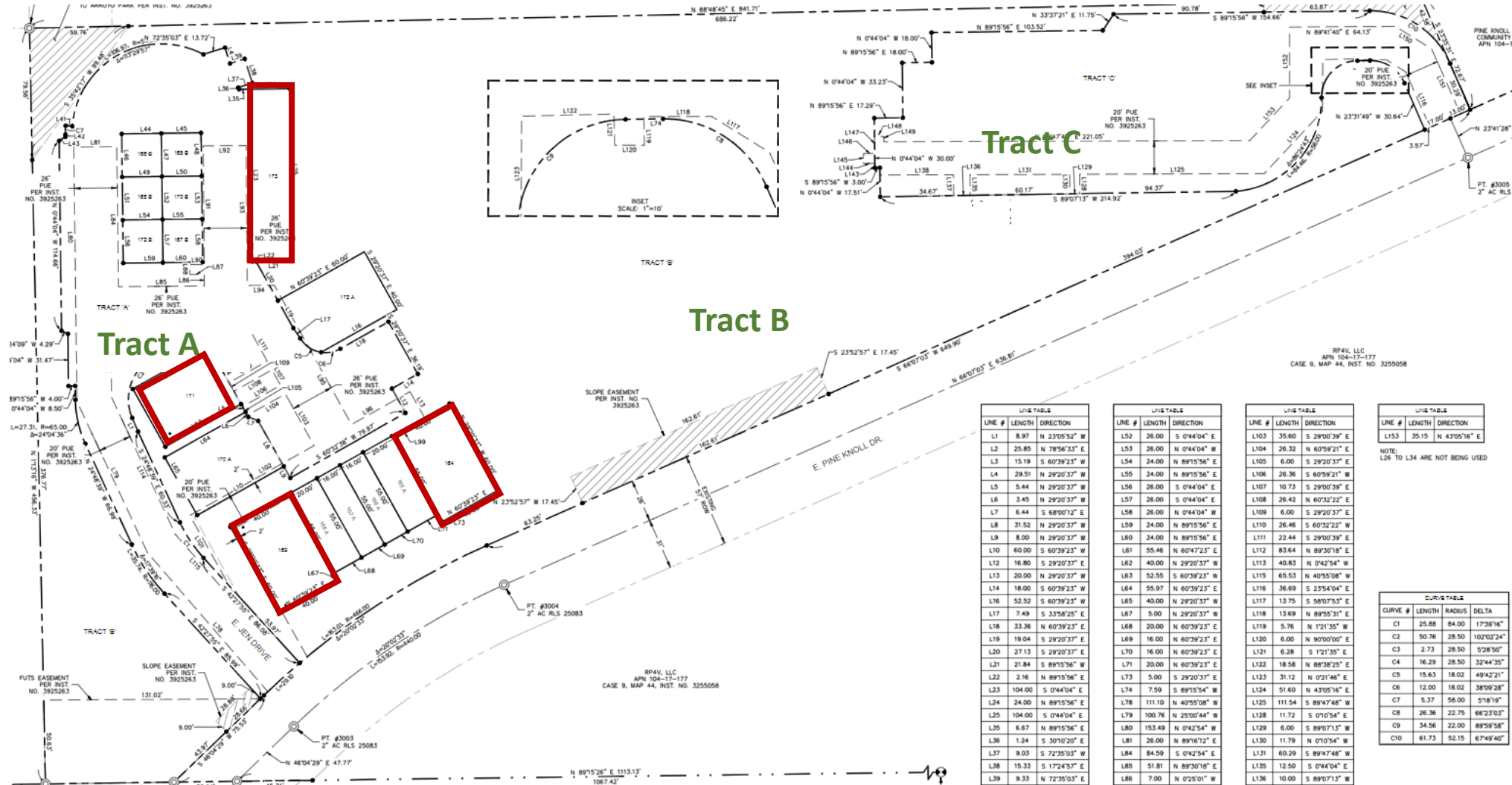
Condominium Plat (PZ-19-00019-09)





Townhome Plat (PZ-19-00019-08)

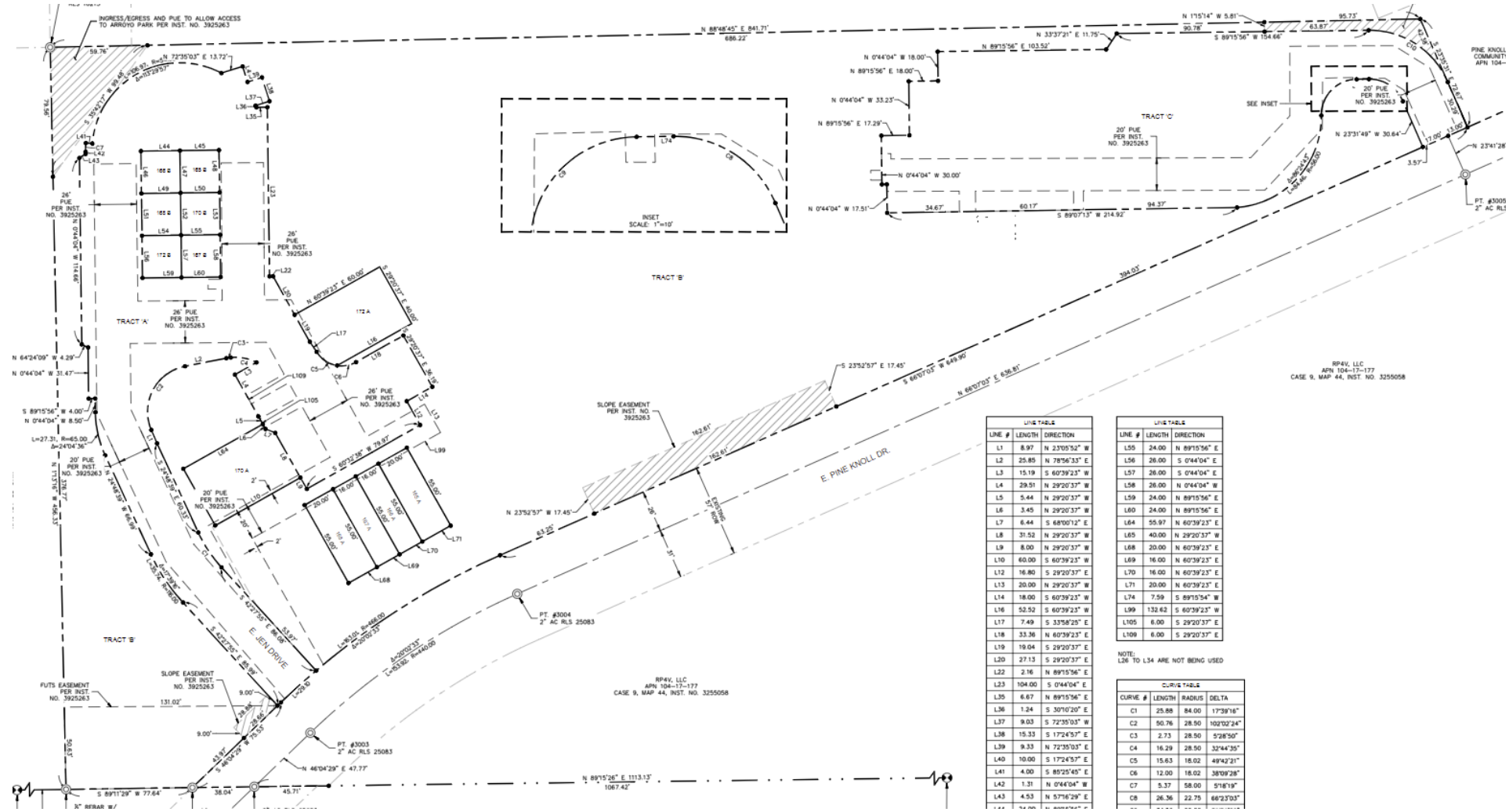
Existing Final Plat for Rio Homes Unit 4 Multi-Family





Townhome Plat (PZ-19-00019-08)

2nd Amendment to Final Plat for Rio Homes Unit 4 Multi-Family



LINE #	LENGTH	DIRECTION
L1	8.97	N 23°05'52" W
L2	25.85	N 78°56'33" E
L3	15.19	S 60°39'23" W
L4	29.51	N 29°20'33" W
L5	5.44	N 29°20'33" W
L6	3.45	N 29°20'33" W
L7	6.44	S 68°00'12" E
L8	31.52	N 29°20'33" W
L9	8.00	N 29°20'33" W
L10	60.00	S 60°39'23" W
L11	16.80	S 29°20'33" E
L12	20.00	N 29°20'33" W
L13	18.00	S 60°39'23" W
L14	52.52	S 60°39'23" W
L15	7.49	S 33°58'26" E
L16	33.36	N 60°39'23" E
L17	19.04	S 29°20'33" E
L18	27.13	S 29°20'33" E
L19	2.16	N 89°15'56" E
L20	104.00	S 0°44'04" E
L21	6.67	N 89°15'56" E
L22	1.24	S 30°10'20" E
L23	9.03	S 72°35'03" W
L24	15.33	S 17°24'53" E
L25	9.33	N 72°35'03" E
L26	10.00	S 17°24'53" E
L27	4.00	S 85°25'45" E
L28	1.31	N 0°44'04" W
L29	4.53	N 5°16'29" E

LINE #	LENGTH	DIRECTION
L30	24.00	N 89°15'56" E
L31	26.00	S 0°44'04" E
L32	26.00	N 0°44'04" W
L33	24.00	N 89°15'56" E
L34	24.00	N 89°15'56" E
L35	55.97	N 60°39'23" E
L36	40.00	N 29°20'33" W
L37	16.00	N 60°39'23" E
L38	16.00	N 60°39'23" E
L39	16.00	N 60°39'23" E
L40	16.00	N 60°39'23" E
L41	7.59	S 89°15'54" W
L42	132.62	S 60°39'23" W
L43	6.00	S 29°20'33" E
L44	6.00	S 29°20'33" E

CURVE #	LENGTH	RADIUS	DELTA
C1	25.88	84.00	17°39'16"
C2	50.76	28.50	102°02'24"
C3	2.73	28.50	5°28'50"
C4	16.29	28.50	32°44'35"
C5	15.63	18.02	49°42'21"
C6	12.00	18.02	38°09'28"
C7	5.37	58.00	5°18'19"
C8	26.36	22.75	66°23'03"

RPV, LLC
APN 104-17-177
CASE 9, MAP 44, INST. NO. 3255058

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NOTE:
L26 TO L34 ARE NOT BEING USED



Findings and Recommendation

Required Findings

- Both 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

- **City Council approve both plats** and authorize the Mayor to sign both plats when notified by staff that all documents are ready for signature and recordation