

PLANNING & DEVELOPMENT SERVICES REPORT

Preliminary Plat for Rio Homes Unit 4 Multi-Family

PZ-19-00019-07

DATE: May 18, 2022

MEETING DATE: June 22, 2022

REPORT BY: Genevieve Pearthree

REQUEST:

A request by RP4V, LLC and RP40, LLC for Preliminary Plat approval for Rio Homes Unit 4 Multifamily, a 6-unit multi-family residential townhome subdivision. The 5.1-acre site is located at 1221 East Emma Drive in the MR, Medium Density Residential Zone, and has a Resource Protection Overlay (RPO) zone. The developer is proposing to modify the previous final plat to erase existing lot lines, and clarify parking and access issues, so that 40 additional multifamily residential housing units currently being built on the site can be sold individually as condos (the condominium plat is being processed concurrently through Preliminary Plat application PZ-19-00019-06).

PRESENT LAND USE:

The present land use is partially developed residential property with six (6) townhome units and associated garages, and six undeveloped townhome lots. The plat contains three tracts in addition to the townhome lots.

PROPOSED LAND USE:

The Rio Homes Unit 4 Multifamily second amendment will erase the six undeveloped townhome lots and will leave the six existing townhome units and associated garages as-is. An additional 40 attached multifamily residential units are currently under construction on Tract B and Tract C of the Rio Homes Unit 4 subdivision plat. These units are subject to a separate condominium plat (PZ-19-00019-06) to allow the units to be sold individually.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map for more information.

North: Pine Knoll Village subdivision; MR, Medium Density Residential Zone

South: E. Pine Knoll Drive; then open space zoned MR, Medium Density Residential Zone

East: Rio Homes subdivision; MR, Medium Density Residential Zone

West: Arroyo Park; PF, Public Facility Zone

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the Preliminary Plat meets the findings for approval, which is compliance with the following City Code sections:

1. City Code Title 10, Flagstaff Zoning Code
2. City Code Division 11-20, Subdivision and Land Split Regulations
3. City Code Title 13, Engineering Design Standards and Specifications.

These findings are addressed in the next sections of this report.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings for approval presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval.

STAFF REVIEW:

I. Project Information

A. Background

The subject site is located at 1221 E. Emma Dr. on the north side of East Pine Knoll Drive and east of Lone Tree Road. The Rio Homes Unit 4 development was originally intended in the mid-2000s to be a cohousing type of community and included a larger parcel intended for a common house. The original 2005 subdivision plat proposed variety of detached and attached residential building types across 21 lots and 9 tracts. The only structures from the original development plan that were ultimately built were six townhome units, each with an associated detached garage (two of the garages have an accessory dwelling unit on the second floor).

A first amendment to the Rio Homes Unit 4 subdivision was recorded in 2021 to allow for the development of 40 additional multifamily residential units. The amendment modified the 2005 plat to create 12 lots and 3 tracts to allow for the development of 40 multifamily residential units (rental apartments). It maintained the lot lines for the townhomes and garages that had already been developed but removed most of the lot lines that had not been developed. City staff approved the Site Plan for the 40 residential units on March 26, 2020 (Civil Plans were approved on July 10, 2020, and Building Permits were approved on November 11, 2021).

The developer has decided to turn the 40 multifamily residential units into condominiums so that they can be sold individually. The condominiums are located on Tracts B and C of the Rio Homes Unit 4 subdivision plat and are being processed as a separate Preliminary Condominium Plat (PZ-19-00019-06, which City staff administratively approved on May 26, 2022).

The focus of this Preliminary Plat approval request is a second amendment to the Rio Homes Unit 4 Multifamily subdivision plat. The purpose of the request is to erase the property lines for six townhome lots that were never developed (lots 165-168, 170, and 172) so that the multifamily residential units being built in these locations can be sold individually. The amendment also clarifies parking/access between the townhome and condominium owners. Staff also administratively approved this plat on May 26, 2022

B. Type of Plat

This Preliminary Plat amendment is for a townhome subdivision consisting of 6 townhome lots and associated garages. All areas in the subdivision not allocated as lots are reserved as tracts. There are three tracts. The purposes of Tract A are: access easement, ingress/egress, parking, common element, and open space. The purposes of Tract B are: common element, open space, resource protection, drainage maintenance easement, and multifamily development. The purposes of Tract C are: ingress/egress, parking, common element, and open space. Tract A of the Rio Homes Unit 4 Amended plat is not included in the Preliminary Condominium Plat for Rio Homes Unit 4 Multifamily.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Division 11-20, Subdivision and Land Split Regulations; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code

i. Medium Density Residential (MR) Zone

Any subdivision shall be designed to comply with the requirements of the specific zoning district within which it is located. The subject property is zoned MR, Medium Density Residential and has a Resource Protection Overlay (RPO) zone. The MR zone requires a minimum density of 6 dwelling units per acre (DU/AC) and a maximum of 9 DU/AC if subject to the Resource Protection Overlay. The proposed density for this site is 9 dwelling units per acre (46 units divided by 5.1 acres), which complies with the density standard. Maximum permitted lot coverage on the MR zone is 40 percent; the proposed coverage is approximately 12 percent.

The new condominium units comply with MR zone standards for setbacks and height. This is discussed in detail in the Preliminary Condominium Plat for Rio Homes Unit 4 Multifamily (PZ-19-00019-06) staff report.

ii. Natural Resources

The subject property is located within a Resource Protection Overlay (RPO) Zone. A Natural Resource Protection Plan (NRPP) was approved on July 10, 2020 as part of Civil Plan review for the 40 new residential units. The NRPP accounts for proposed changes to the original development and is an update to the NRPP for Unit 4 originally approved on March 24, 2004. The 2020 NRPP is attached and is discussed in detail in the Preliminary Condominium Plat for Rio Homes Unit 4 Multifamily (PZ-19-00019-06) staff report.

iii. Parks, Open Space, Pedestrian, and Bicycle Facilities

The site is adjacent to Arroyo Park. A FUTS easement on the southwest corner of the site was dedicated with the previous amendment. New paver crosswalks will be installed to provide pedestrian access in the parking areas.

vi. Landscaping

Required landscaping for the townhomes was reviewed and approved as part of the original Site Plan for the development in 2003 and 2004. Landscaping for the condominiums is discussed in the Preliminary Condominium Plat for Rio Homes Unit 4 Multifamily (PZ-19-00019-06) staff report.

vii. Parking

Parking area access for the six townhome units is from E. Jen Drive off E. Pine Knoll Drive. Fifteen spaces are required for the townhomes, all of which are provided on E. Jen Drive as surface parking spaces or detached garages. Parking requirements for the condominiums are discussed in detail in the Preliminary Condominium Plat for Rio Homes Unit 4 Multifamily (PZ-19-00019-06) staff report.

B. City of Flagstaff Subdivision Standards

i. Preliminary Plat Application Requirements and Procedures

Preliminary Plats require submittal and staff review of traffic, preliminary stormwater, and water and/or sewer analyses. The subdivider is also required to inform public utility, cable and communication companies, school district, Soil Conservation Service, County Health Department, ADOT (if site abuts a state highway); Flood Control District; and, County Community Development Department (if site is adjacent to an unincorporated area). The applicant sent the required letters and has provided copies of any responses by the review agencies.

The information required to be shown as part of the Preliminary Plat submittal is extensive and includes, for example, existing and proposed rights-of-way and easements within the subdivision; adjacent street dedications and lot lines; size of each lot; location and description of proposed and existing utilities; and lot and tract dimensions. Approval of a Preliminary Plat is valid for a period of two years from the date of City Council approval.

ii. Subdivision Design Standards and Requirements

This section includes standards for the design of lots, streets, easements, and city blocks. It requires all new lots or parcels created by the subdivision of land to have their own frontage to a public or private street. It also requires public and private streets to be designed and improved to public street standards. This plat is not creating any new lots, streets, or city blocks, but is instead erasing lot lines for six townhome units that were never developed. The existing townhome lots do not have frontage on a public or private street, and are thus considered legal-nonconforming (they do not meet current standards, but they met the standards in place when they were first platted in 2005). This second amendment is reducing the number of legal-nonconforming lots on site. All easements shown in the plat meet current standards and were approved with the previous amendment (no new easements are being created with this plat).

iii. Minimum Required Subdivision Improvements

Minimum required subdivision improvements are identified through public systems analysis for traffic, stormwater, water, and wastewater. These analyses are described in the City of Flagstaff Engineering Standards section below.

C. City of Flagstaff Engineering Standards

Preliminary Plats are required to comply with Engineering Standards. Staff conducted an initial public systems analysis as part of Site Plan review for the 40 multifamily units, and a final analysis as part of Civil Plan review. The development received Civil Plan approval on July 10, 2020, thereby signifying compliance with all relevant Engineering Standards. These analyses are discussed in detail in the Preliminary Condominium Plat for Rio Homes Unit 4 Multifamily (PZ-19-00019-06) staff report.

Attachments:

- Application
- Preliminary Plat
- Natural Resource Protection Plan
- Vicinity Map
- Utility notification letters