

PLANNING & DEVELOPMENT SERVICES REPORT

Preliminary Condominium Plat for Rio Homes Unit 4 Multifamily

PZ-19-00019-06

DATE: May 18, 2022
MEETING DATE: June 22, 2022
REPORT BY: Genevieve Pearthree

REQUEST:

A request by RP4V, LLC and RP40, LLC for approval of the Preliminary Condominium Plat for Rio Homes Unit 4 Multifamily, a 40-unit multi-family residential condominium subdivision. The 4.11-acre site is located at 1221 E. Emma Drive in the MR, Medium Density Residential Zone, and has a Resource Protection Overlay (RPO) zone. The developer is proposing to condo 40 attached multifamily residential units currently under construction so that they can be sold individually.

PRESENT LAND USE:

The present land use is a partially developed residential property with six townhome units and associated garages.

PROPOSED LAND USE:

Rio Homes Unit 4 Condominiums is a 40-unit residential condominium subdivision. After these units are constructed, there will be 46 units total (40 condominium units and six townhome units).

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. City staff administratively approved the Rio Homes Unit 4 Condominiums Preliminary Plat on May 26, 2022.

A second amendment to the Rio Homes Unit 4 subdivision plat is being processed concurrently with the Preliminary Condominium Plat for Rio Homes Unit 4. The purpose of the concurrent amendment (case number PZ-19-00019-07) is to erase the property lines for six townhome lots that were never developed (lots 165-168, 170, and 172). The amendment also clarifies parking/access between the townhome and condominium owners.

B. Type of Plat

This application is for a condominium plat, which takes a multi-unit complex, such as the subject property, and creates the potential for individually owned units. The Preliminary Plat delineates all the elements affiliated with the individual units. In this case, the units are defined as the airspace within each unit. The vertical boundaries start at the finish floor elevation (FFE) of each unit and extend to the ceiling of that unit. The horizontal boundaries start at the inside of the walls enclosing each unit.

Each unit has one or more decks and/or porches, and second floor units have external stairs. The porches, decks, and stairs associated with specific units are being platted as 'limited common elements' (LCEs). Parking spaces are also being platted as LCEs. Shared areas, including the floor plates between the walls, stairways serving multiple units, and all other areas outside of the condominiums, are considered "common elements" (CEs).

The condominiums are also being platted on top of Tracts B and C of the Rio Homes Unit 4 Amended Plat. 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 Condominium Plat for Rio Homes Unit 4.

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 required setbacks for the MR zone are: Front 10' min.; Side 5' min.; Rear 15' min. The proposed development complies with these setbacks.

Maximum permitted height in the MR zone is 35 feet. The height of the condominium units will range from 26'-8" to 34'-9".

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 documents an increase in the disturbance of slopes with 17-24.99% grade due to reconfiguration of buildings on the upper loop. The 2004 NRPP protected 8,911 sq. ft. of steep slopes beyond the minimum required; the excess slope area protected on the 2021 NRRP is 6,267 sq. ft.

No forest resources (pine trees) will be removed for this development. Forest resources on Unit 4 were originally calculated as meeting resource protection standards by banking resources from Unit 3, an undeveloped area of Rio Homes south of E. Pine Knoll Drive. This area will not be developed due to steep slopes per the original agreement for the Rio Homes subdivision. The 2020 NRPP is attached.

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

A landscaping plan was submitted and approved in conjunction with the site plan for the Rio Homes Unit 4 residential development. Existing and new vegetation will be utilized to meet the requirements for street buffer, building foundation, parking lot and peripheral (rear) buffer landscaping.

vii. Parking

Parking area access is from E. Jen Drive and E. Emma Drive, both off E. Pine Knoll Drive. The minimum required parking for the 6 existing townhome units and the 40 new condominium units is 89 spaces (15 spaces are required for the existing units; 74 spaces are required for the new units). A bike parking reduction of 5% (4 parking spaces) brings the requirement down to 85 spaces. A total of 87 vehicle parking spaces and 10 bicycle parking spaces are provided for all units.

Parking for the six existing townhome units is provided as detached garages and as surface parking spaces, all of which are located on Tract A of the Rio Homes Unit 4 Amended Plat (not a part of the Rio Homes Condominium Plat). Parking for the 40 new condominium units will be provided on Tract A and on Tract C. The owner/developer

of the Rio Homes Unit 4 subdivision will record a shared parking agreement with the HOA of the 40 condominium units, which will allow residents of the condominiums to park on Tracts A and C.

Parking spaces for condominium residents who take access off Emma Dr. (Tract C) are identified as “limited common elements” on the plat, and will be assigned to residents of those units. Parking for residents who take access off Jen Dr. (Tract A) will be assigned by the HOA as part of the shared parking agreement. These parking spaces cannot be platted as “limited common elements” because Tract A is not included in the condominium plat.

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. A summary of these analyses is provided later in this report. 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.

City Code also requires condominium plats to include the additional information per by A.R.S. § 33-1219, such as identifying the vertical and horizontal boundaries of each condominium unit. The applicant has provided all information for a condominium subdivision as required by City Code.

ii. Subdivision Design Standards and Requirements

This plat is not creating any new lots, streets, easements, or blocks, so this section does not apply.

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 detail 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. A summary of the public systems analyses is presented below.

i. Access and Traffic

The subject property is located on the north side of East Pine Knoll, a minor collector, east of Lone Tree Road. Rio Homes Unit 4 has two development loops: E. Emma Drive, the “Upper Loop”, and E. Jen Drive, the “Lower Loop.” Access to the site is provided by two driveways on East Pine Knoll. The 40 new residential units shown on this plat will take access off E. Jen Drive and E. Emma Drive. For this project, the driveways were expanded to accommodate fire and trash vehicles, including space for a 45’ turning radius, backing up, and fire department access points for the required 150’ hose reach. Fire department access requires driveways have a minimum 26’ width. Onsite there are

pedestrian walkways from all residential units which are connected to pathways and/or the internal driveway throughout the development. An existing foot path connects E. Jen Drive and E. Emma Drive through the large open space area in the middle of the site.

ii. Water and Wastewater

On August 6, 2019, the City of Flagstaff Water Services Division waived the requirement for a Water & Sewer Impact Analysis because the Division determined that 40 residential units would have no significant impact to off-site water or sewer infrastructure (the infrastructure developed for the original designed proposed in 2005 has the capacity to serve the new Rio Homes Unit 4 project). Water and sewer lines are shown on sheet 2 of the Preliminary Plat. Sewer will be provided by existing 8” sewer services through E. Jen Drive and E. Emma Drive. Water service will be provided by existing 8” water mains also through E. Jen and E. Emma Drives. Per City of Flagstaff Engineering standards, the previous Rio Homes Unit 4 amendment dedicated easements to serve the required infrastructure and abandoned easements that were no longer necessary.

iii. Stormwater

The City of Flagstaff Stormwater Section reviewed and approved a drainage letter by the developer’s engineer as part of the site plan application for the 40 additional units. The drainage letter discussed the analysis of the proposed changes from the original design proposed in 2005, as well as requirements for Low Impact Development. Stormwater required the applicant to provide a statement of intent to comply with the Low Impact Development (LID) requirements including retention and water quality components. With civil plans the applicant provided an expanded drainage letter and a LID O&M Manual.

Attachments:

- Application
- Preliminary Plat (6 sheets, 24 x 36”)
- Natural Resource Protection Plan
- Vicinity Map
- Utility notification letters