



# Miramonte at Ponderosa Parkway

## Zoning Map Amendment - Narrative

### Introduction

Ponderosa Parkway, LLC (Applicant) is proposing to amend the City of Flagstaff's Rural Residential (RR) designation for parcel 107-07-002-E to a High Density Residential (HR) use. The proposed multifamily development will consist of 169 for-sale residential condominium units in 13 buildings on the now-vacant parcel. The buildings will modestly rise three-stories and be thoughtfully arranged to preserve a stand of native ponderosa trees and retain open space on the most publicly visible portions of the parcel. In addition to entry-level ownership pricing of the development, ten percent of the total units will be part of a private affordable housing program facilitated by the condominium homeowners' association. In addition, the project will utilize sustainable building practices including water resource protection, energy efficiency, transportation/air quality, and waste reduction during construction.



Figure 1: Proposed building type rendering



## Application Procedure

The Zoning Map Amendment will be performed through the Direct Ordinance with a Site Plan Submittal process. The proposed project conforms with the Flagstaff Regional Plan 2030 and does not require a Regional Plan Amendment. Ponderosa Parkway, LLC made their first Site Plan submittal to the City of Flagstaff on 10/30/18. This Site Plan entitlement was approved on 5/28/19 by Community Development Staff. This will be a Large-Scale Zoning Map Amendment (100+ residential units) as designated by the City of Flagstaff Zoning Code. A Water Sewer Impact Analysis (WSIA) completed on 12/6/18 concluded that the existing water and sewer infrastructure in Ponderosa Parkway is adequate to serve the proposed project. The proposed HR use meets the intent of the Suburban Activity Center.

## Improvements

The 11.96-acre parcel will contain 13 condominium buildings with 13 units each ranging from 500 to 1,300 sf in size. The remainder of the parcel will be common area regulated by a new established Homeowners Association & Property Manager. Common areas will include tree & slope resources, amenities, private access easements, drainage, and detention basins.

## Regional Plan Analysis

The proposed project meets the intent of the Regional Plan's Suburban Activity Zone completing the mix of uses in the designated Ponderosa Parkway/Route 66 future activity center. The multi-family use compliments the newer commercial developments fronting Route 66 and will help add value to the older Village Shopping Center to the east of the parcel. The 13 condominium buildings will be built into the hillside stepping with the sloping topography and preserving the top of the hillside visible from Route 66. The project delivers a much-needed housing supply of for-sale units to Flagstaff's missing middle-income working class. The project's goal is to offer a variety of units for sale at less than \$300,000 in the heart of the city just minutes from downtown. As a mixed-income development, 10% of the units will be deed restricted as part of the private attainable housing program.

Being centrally located and along major corridors, residents will have multiple transportation options available to them including NAIPTA's Mountain Line, bicycle, and pedestrian accessibility. Each unit will be provided a NAIPTA Mountain Line EcoPass by the Homeowner's Association to further entice residents to utilize alternate means of transportation other than personal vehicles that congest Flagstaff's infrastructure. Ponderosa Parkway Condominiums are also located directly along the Arizona Trail, a National Scenic Trail that begins at the US-Mexico border and runs all the way north to Utah. This connects both pedestrians and bicyclists to endless trail systems throughout the FUTS Trail network and beyond for leisure or daily commutes. As identified in the Regional Plan and reinforced by Flagstaff's High Occupancy Housing Plan



(which this project is not subject to), activity centers including this area are the most appropriate locations for higher occupancy housing development as proposed by the Ponderosa Parkway Condominiums.

### Attainable Housing

Sixteen condominium units in the Development (10% of the total) will be designated “attainable” units as part of the Ponderosa Parkway Private Mixed-Income Housing Program to be governed by the condominium unit’s deed restrictions and be facilitated by the condominium HOA and a contracted third-party nonprofit organization. These Attainable Units are similar “affordable” housing in the City’s community land trust program, yet in a condominium, all owners have an undivided interest in the land as part of the legally defined “common elements.” This legal ownership structure precludes participation in a community land trust where affordable homes include a ground lease to individual buyers. Through deed restrictions and the HOA, Ponderosa Parkway’s private attainable housing program incorporates elements of a community land trust into a private program to bring a new affordable option to Flagstaff home buyers – condominiums.

As with other “affordable” housing, the initial sale of Attainable Units is limited to income eligible buyers for a maximum sales price. Here, eligible buyers would be households of one to 4 persons with an income of 100 percent or less of the City of Flagstaff’s Area Median Income Limits (AMI) for the current year. The initial sales price will be no greater than 100 percent AMI maximum home prices for the eligible buyer’s income limit.

The Attainable Units will have the same floorplans and exterior appearance as market rate units and be available beginning in the first phase of development. The Attainable Units include studios through three-bedroom units with the unit-mix dictated by the buyer’s preference and timing. This flexibility allows the development and delivery of these units to be determined by the qualified buyer’s demand. Buyers of Attainable Units will have the same rights and obligations as members of the condominium HOA as owners of market rate units. Energy efficiency features standard on all units will help lower the utility costs for owners across the Development.

As a private program, the Ponderosa Parkway Private Mixed-Income Housing Program should not require City resources to implement. Instead, the HOA will be tasked with operating the program and will have authority to implement and enforce rules and restrictions applicable to all condominium owners, such as limits on short term rentals. To ensure the program starts off well, the Applicant/HOA will contract with a third party nonprofit organization to qualify buyers. The intention is to utilize the same organization that the City of Flagstaff contracts with to qualify buyers for its affordable housing programs. Currently, Housing Solutions of Northern Arizona is



contracted with the City and has graciously provided resources and information for Applicant in creation of the Ponderosa Parkway attainable housing program.

Attainable Units must be owner occupied and the entire Development, both attainable and market rate units, will be subject to rules and restrictions limiting short terms rentals. Ponderosa Parkway Condominium is intended to be a housing community for Flagstaff's work force.

### Sustainable Building Standards

The proposed development will meet the standards of Section 10-30.70.040 of the City of Flagstaff Zoning Code for residential sustainable building practices which would entitle Applicant to a housing density bonus of 25%. Applicant will only utilize 8% of the bonus. Each residential building (which includes both market rate and attainable units) in the Project will meet or exceed an energy efficiency score of 50 or lower on the HERS rating system (Home Energy Rating System) and be certified by an independent third party. The appliances included with each unit are ENERGY STAR rated. Other standard features in all units include LED lighting (interior and exterior), use of open cell foam insulation in attics & walls, and low-VOC and formaldehyde free materials (i.e., carpet, cabinets, paint). The project will be pre-wired for six electric vehicle charging stations and is ideally located for use of alternative transportation methods.

In the landscaping plan, Applicant will not include an "oasis zone" of high or moderate water use plants that it would otherwise be entitled to. Low water use, native, and drought tolerant plants will be emphasized with seasonal automatic drip watering systems. Reuse of native materials from the site for landscaping and other construction purposes is planned. The dry creek traversing the parcel will not be relocated and to the extent feasible, native plants will be preserved along the banks. Instead of concrete, the interior sidewalks will be constructed of brick pavers.

### Land Development

The parcel consists of slope resources which will be preserved per City of Flagstaff requirements noted on the attached Site Plan. The existing dry creek routed through the southeastern portion of the property will be maintained, with a driveway traversing the eastern edge of the channel. The site will drain within the proposed roadways and their drainage infrastructure which include onsite detention on the east edge of the parcel as noted. New water, solid & liquid waste, gas, electric, and low-volt lines will be installed in the proposed private driveways for the multi-family buildings.

### Property & Materials Management

The Property's drive aisles, parking, and surface improvements will be maintained by the Homeowners Association & Property Manager. This includes all snow removal and regular



maintenance activities. This also includes snow removal on the Ponderosa Parkway sidewalk and maintenance of the Ponderosa Parkway landscaping in the right of way. Five double dumpster enclosures are shown throughout the project on the attached Site Plan and meet the minimum 3 cubic yards of trash and recycling each per 20 units. All turning radii meet City of Flagstaff Engineering Standards and trash collection vehicular movement requirements.

## Community Benefit

With the applied-for rezoning, the Flagstaff community gains a multi-family development which provides entry-level ownership opportunities plus much needed attainable housing for moderate to low-income (up to 100 percent AMI) residents. The proposed HR use meets the intent of the Suburban Activity Center. The proposed project is located within the Suburban Activity Center at Ponderosa Parkway and Route 66. A higher density residential use is consistent with the Flagstaff Regional Plan 2030 that encourages compact development in current activity centers. The requested rezoning will not change the Regional Plan area or place type. It will simply allow for higher density at an appropriate location which facilitates efficient use of the current commercial & transportation corridors, and contributes to the growth of a preexisting mixed-use neighborhood. Additional information about the suitability of the site for the proposed amendment is included in the Regional Plan analysis.

## An Arizona Developer in Our Community

Finally, the Applicant-developer Miramonte Homes is an Arizona based company founded in Tucson, Arizona in 1992. Miramonte now has a Flagstaff office with its principals residing in the Flagstaff community and invested in its future through numerous notable civic organizations, City and County boards, commissions including participation in crafting the Flagstaff Regional Plan 2030, the County Comprehensive Plan, the County Engineering Plan, etc. Miramonte's completed projects throughout Flagstaff and Arizona reflect a track record of quality construction, responsible planning, and meaningful community involvement.

## Legal

Sixteenth: SW Quarter: SW Section: 14 Township: 21N Range: 07E PCL LAND SW4 SEC 14; COM SW COR SEC 14; TH N 88-40-05 E 498.63'; TH N 88-46-22 E 94.31'; TH N 88-33-15 E 97.00'; TH N 88-33-15 E 17.13'; TH N 88-49-16 E 33.06' TO PT ON CURVE,RADIUS N 83-36-13 E; TH NLY 266.06' ALNG SAID CURVE, HAVING CENTRAL ANGLE OF 22-52-57 & RADIUS OF 666.20' TPOB; TH CONTINUING NLY 91.43' ALNG SAID CURVE, CENTRAL ANGLE OF 07-51-49 RADIUS 666.20'; TH N 24-20-59 E 100.00' TO BEG OF CURVE CONCAVE TO W, RADIUS PT N 65-39-01 W; TH NLY 161.97' ALNG SAID CURVE, CENTRAL ANGLE OF 16-52-24, RADIUS 550.00'; TH CONTINUING ALNG SAID CURVE 30.02', CENTRAL ANGLE 03-07-38; TH N 04-20-59 E 128.87' TO BEG OF CURVE CONCAVE TO W, RADIUS PT N 85-39-01 W; TH NLY 516.81' ALNG SAID CURVE, CENTRAL ANGLE OF 11-36-44, RADIUS 2550.00'; TH S 81-54-10 E 435.11'; TH S 25-00-00 E 595.79'; TH S 71-30-21 W 320.98'; TH S 18-30-39 E 251.55'; TH S 71-29-50 W 566.31'; TH N 18-16-58 W 121.42' TPOB.