

Ponderosa Parkway Condominiums Unit 1

Final Plat Approval Request

City Council | November 3, 2020

Genevieve Pearthree | Planning Development Manager



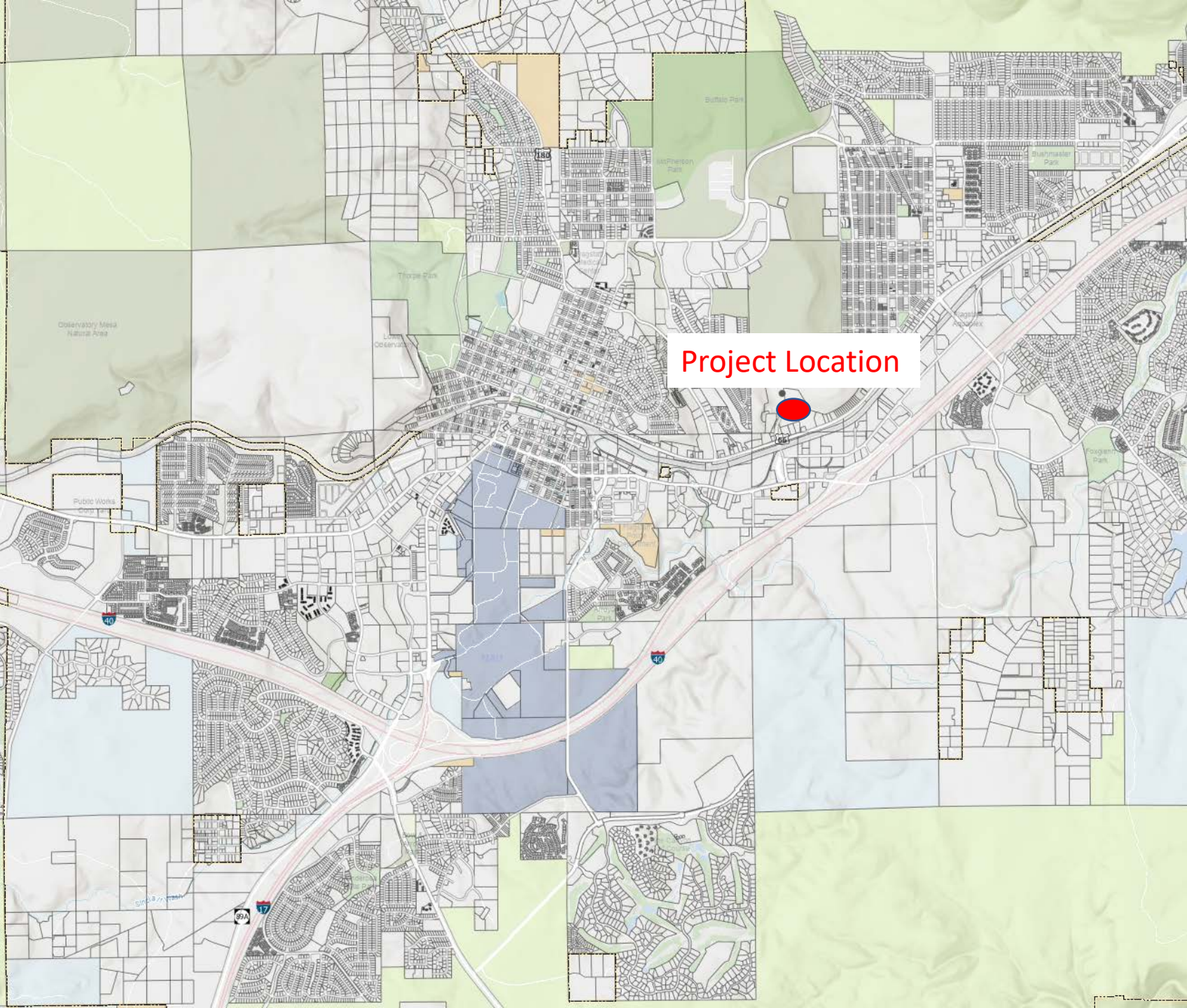


Request Overview

- Request from Ponderosa Parkway, LLC for **Final Plat approval** for a 26-unit residential condominium subdivision on 11.97 acres at 1650 E. Ponderosa Parkway in the HR Zone
 - Request is for Unit 1 of a larger, 3-unit 169-unit subdivision
- **Condominium plat creates individually owned units**
 - Turns residential units (apartments) into condos
 - Ownership is of the airspace within each unit plus the limited common elements associated with each unit (decks and porches)

Vicinity Map

1650 E. Ponderosa
Parkway



Project Location



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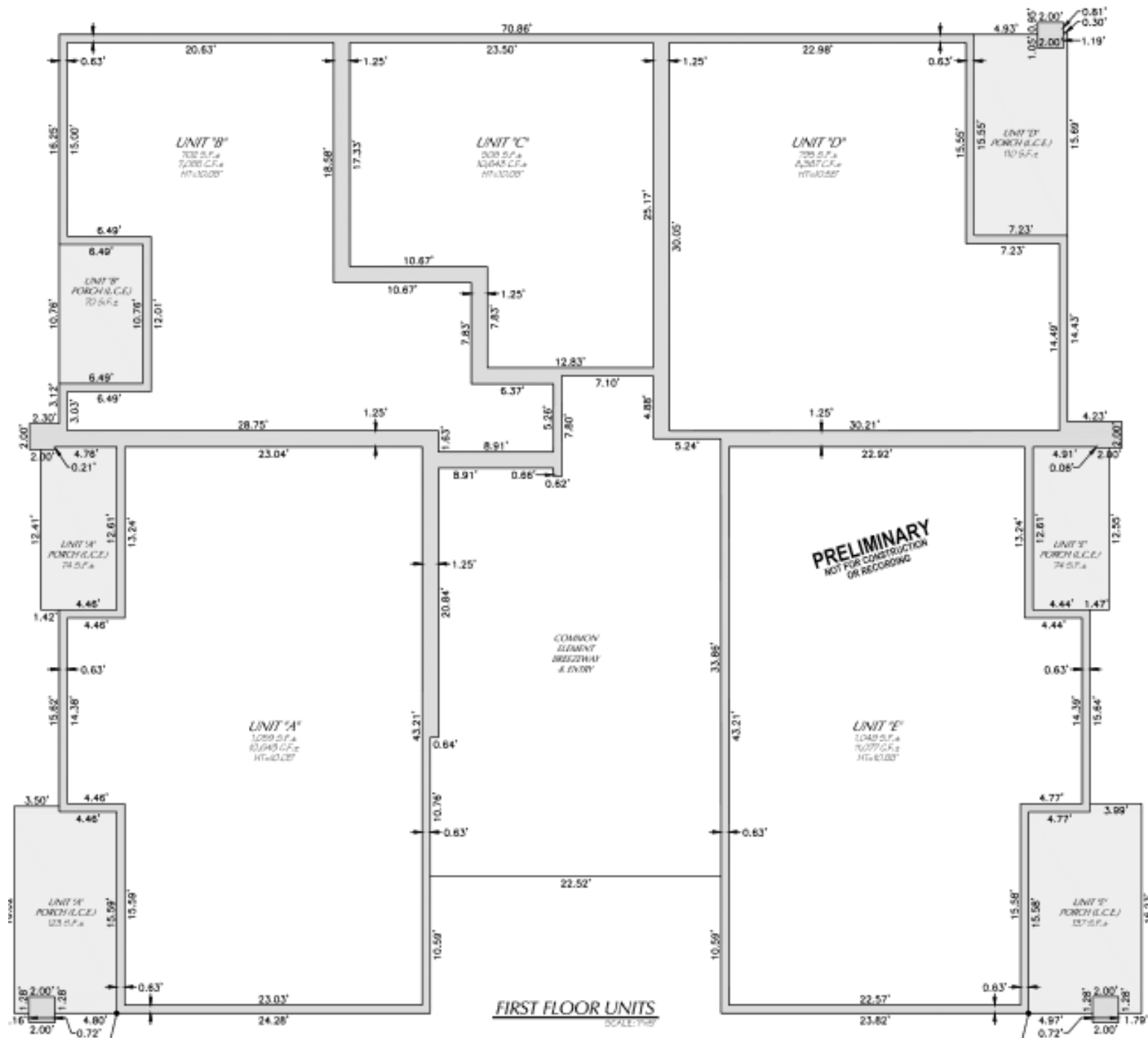
Development Overview

- 26 units in two 3-story buildings (13 units per building)
- Approval history
 - Staff approved site plan in May 2019
 - Council approved Large-Scale Zoning Map Amendment from RR to HR in September 2019
 - Civil Engineering plans approved June 2020
 - Council approved Preliminary Plat on July 7, 2020
- **Focus of Final Plat development request:** create a condominium project to enable individually-owned units

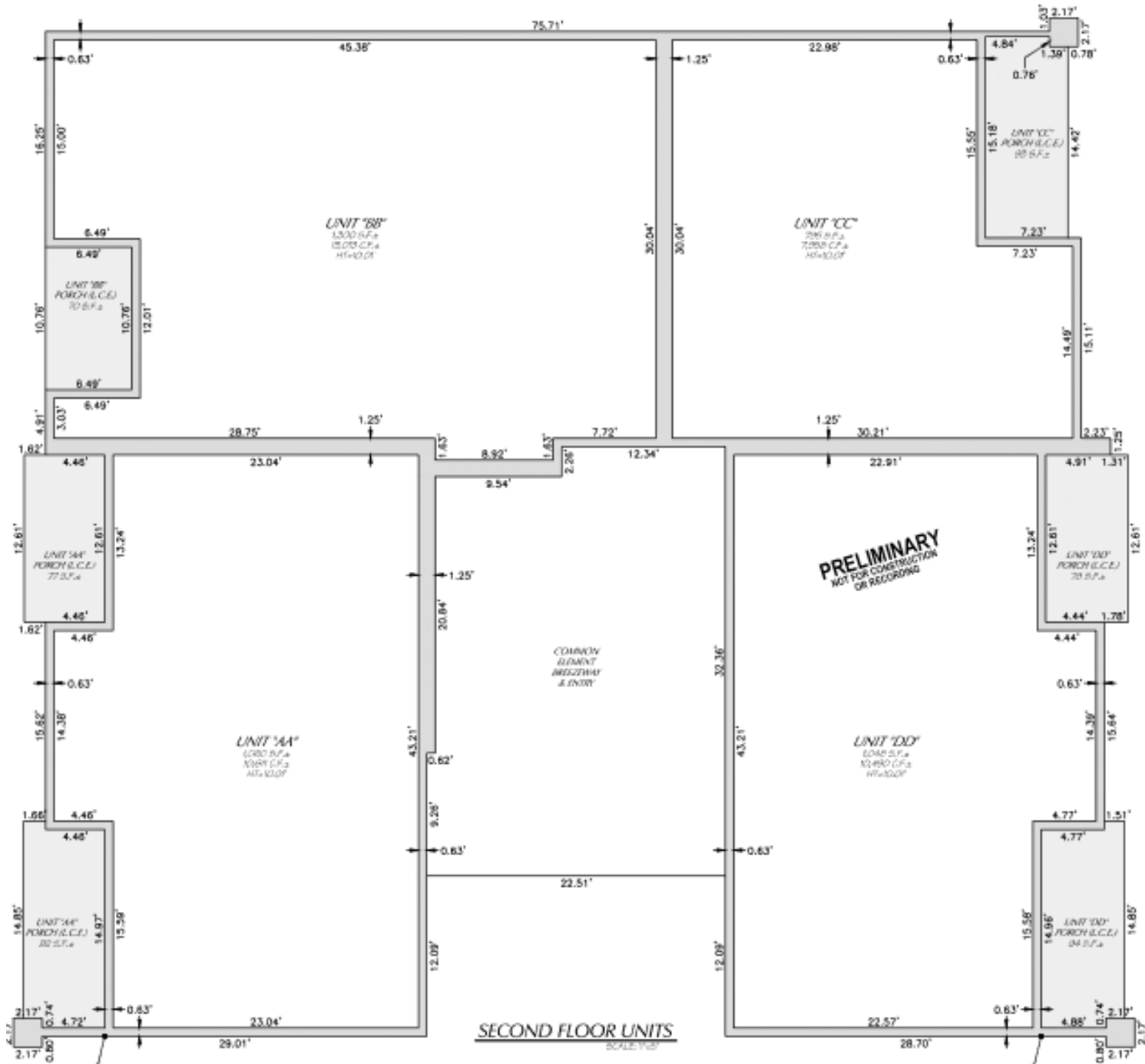
First Floor



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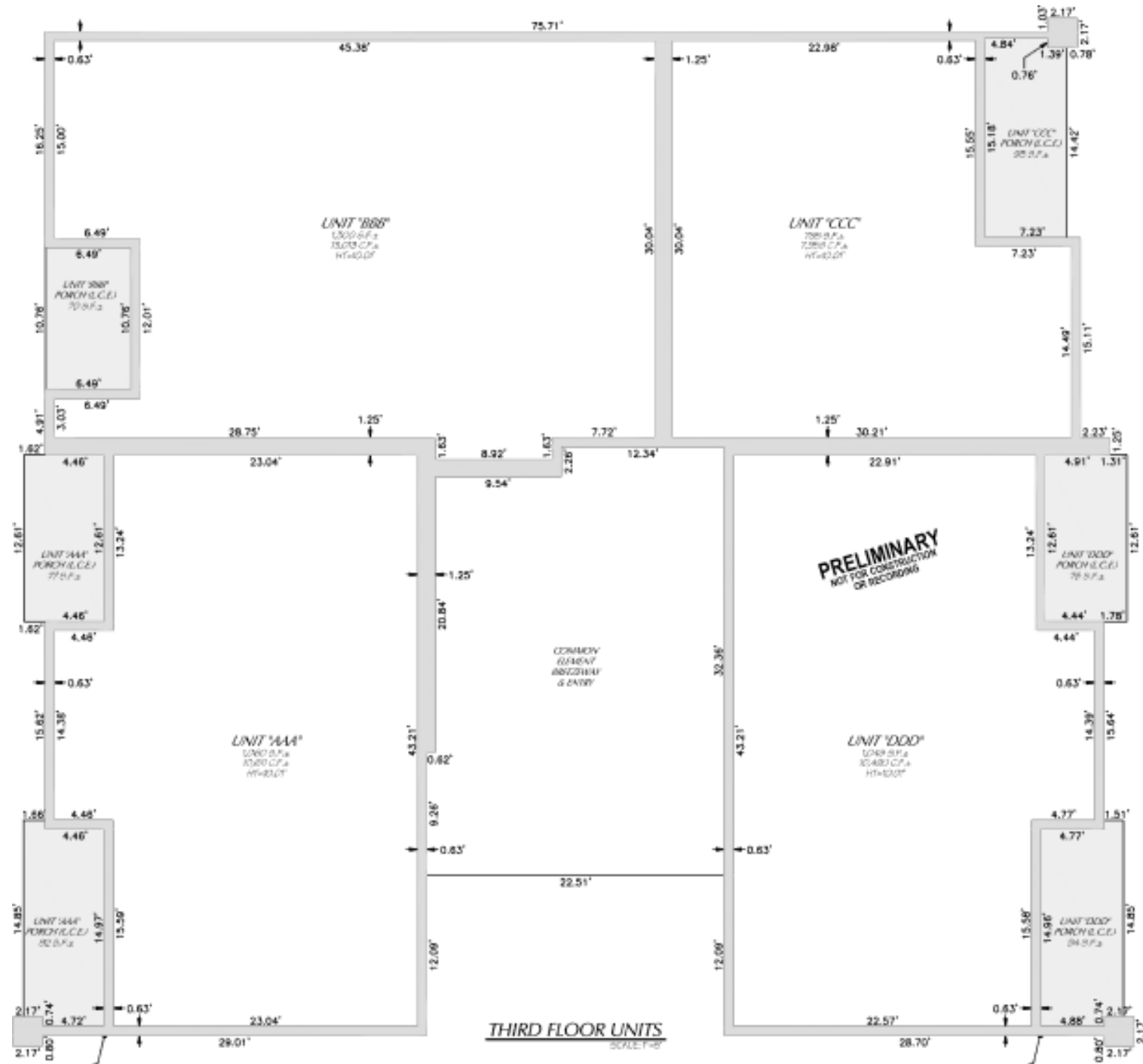
Second Floor



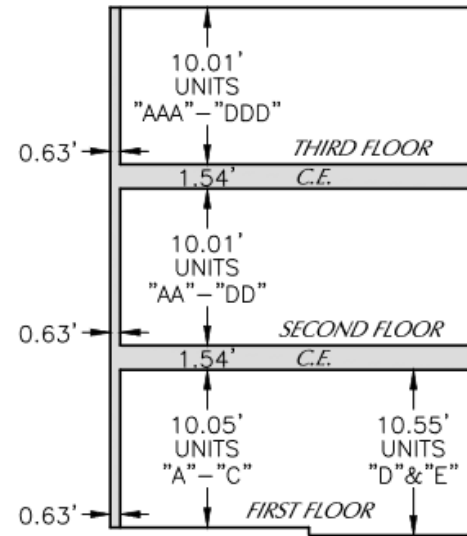
Third Floor



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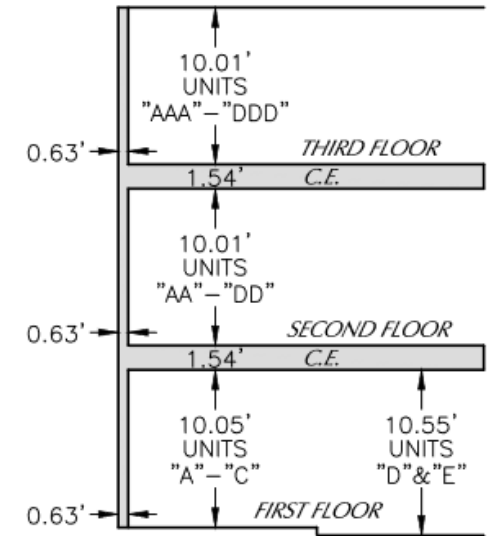


Vertical airspace and building identification



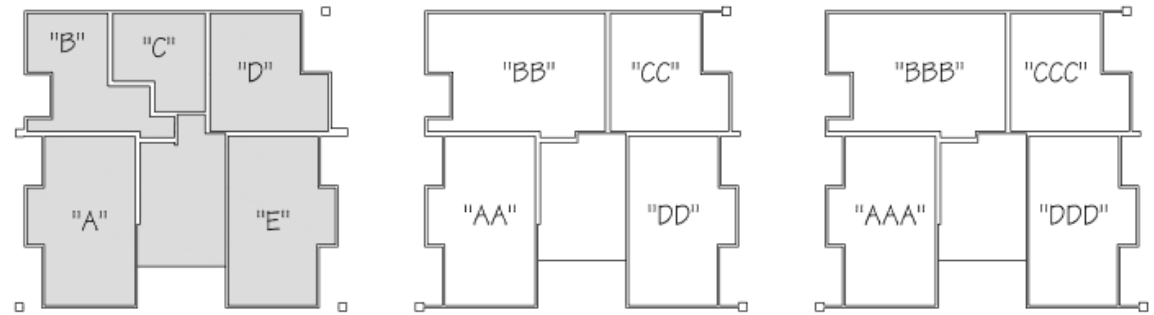
FINISH FLOOR ELEVATIONS
 UNITS "A", "B" & "C": 6875.75
 UNITS "D" & "E": 6875.25

BUILDING 1 ELEVATION
 SCALE: 1"=10"



FINISH FLOOR ELEVATIONS
 UNITS "A", "B" & "C": 6874.40
 UNITS "D" & "E": 6873.90

BUILDING 2 ELEVATION
 SCALE: 1"=10"



FIRST FLOOR
 UNIT IDENTIFICATION

SECOND FLOOR
 UNIT IDENTIFICATION

THIRD FLOOR
 UNIT IDENTIFICATION

1650 E. PONDEROSA PARKWAY

UNIT ADDRESS & IDENTIFICATION





E1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



E6 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

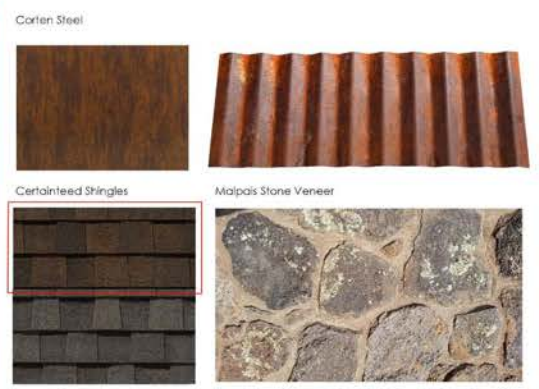


A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



A6 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
Rookwood Brown	Weathered Shingle	Weathered Shingle	Rookwood Medium Brown	Sycamore Tan	Downing Earth
Renwick Olive	Roycroft Brass	Rookwood Brown	Downing Earth	Roycroft Pewter	Roycroft Bronze Green
Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown
Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown





E1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



E6 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



A6 EAST ELEVATION
SCALE: 1/8" = 1'-0"





Findings and Recommendation

Required Findings

- Staff and the Planning and Zoning Commission have found **the Final Plat meets the requirements** of:
 - City Code Title 10, Flagstaff Zoning Code
 - City Code Title 11, General Plans and Subdivisions
 - City Code Title 13, Engineering Design Standards & Specifications

Staff Recommendation

- Staff recommends **the City Council approve the Final Plat and authorize the Mayor to sign the plat and City Subdivider Agreement** when notified by Staff that the documents are ready for recording