

# Ponderosa Parkway Condominiums Unit 2

**Final Plat Approval Request**

City Council | April 20, 2021

**Genevieve Pearthree | Planning Development Manager**



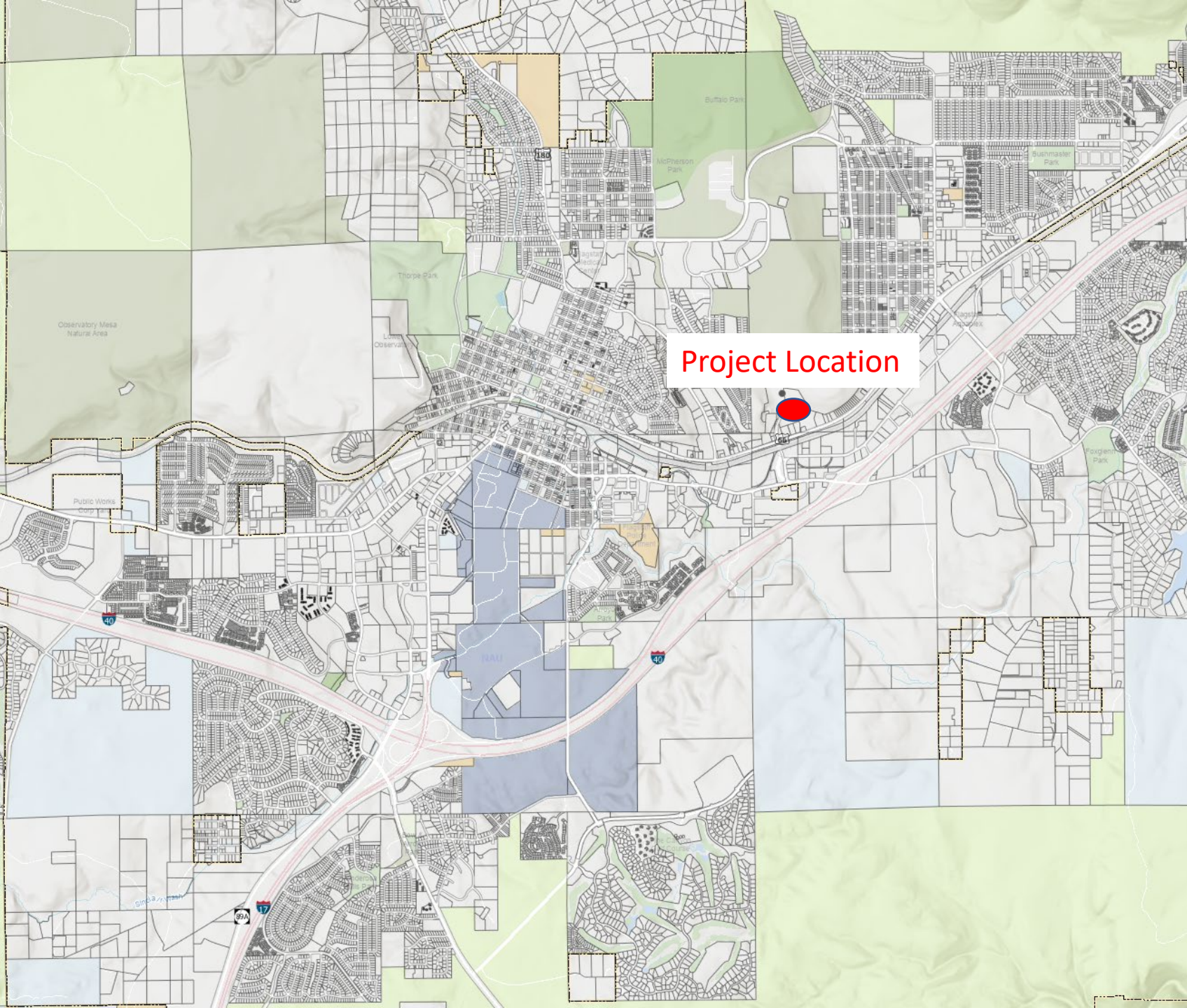


# Request Overview

- Request from Ponderosa Parkway, LLC for **Final Plat approval** for a 78-unit residential condominium subdivision on 11.97 acres at 1650 E. Ponderosa Parkway in the HR Zone
  - Request is for Unit 2: phase 2 of 3 of a larger 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



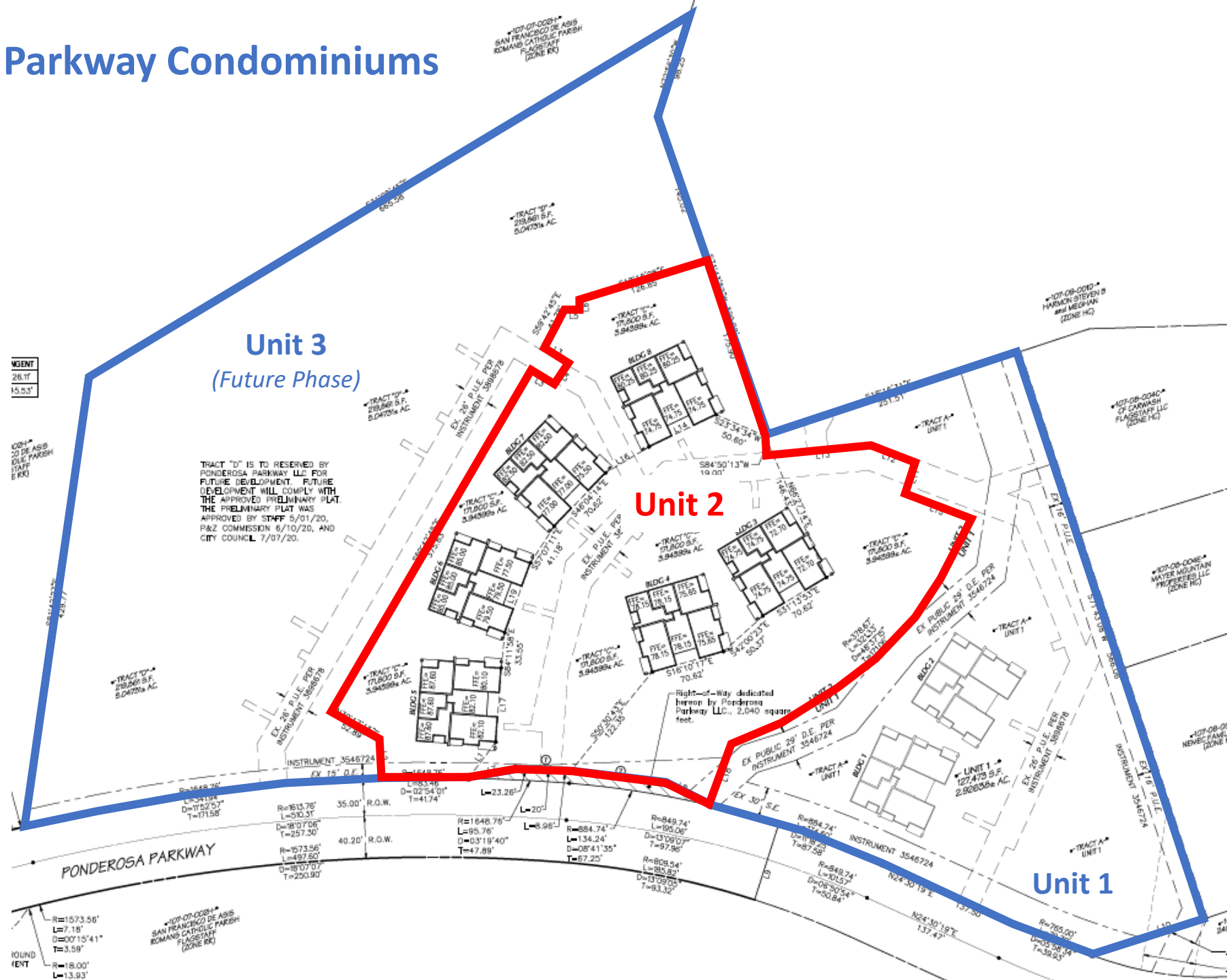
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# Development Overview

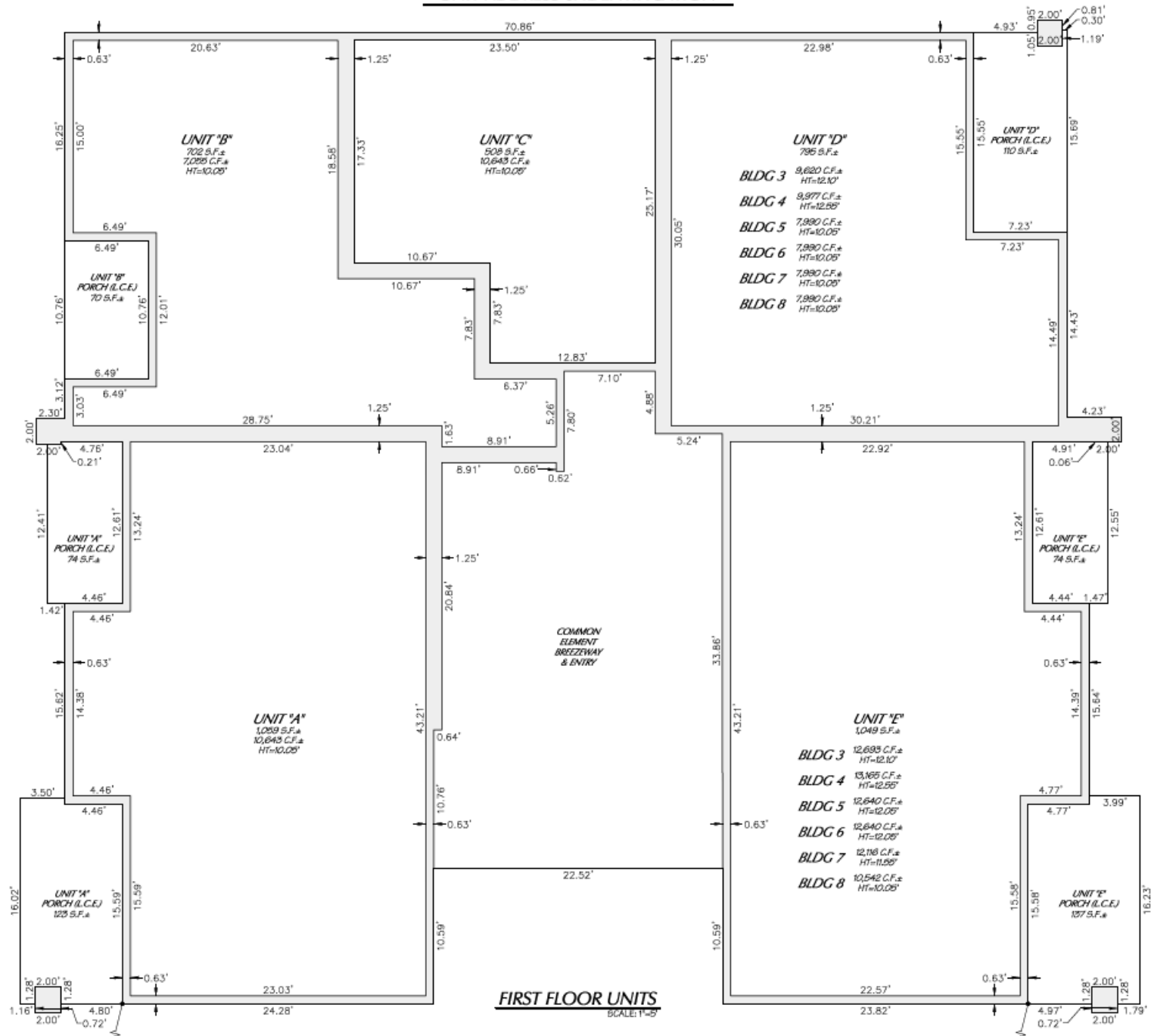
- 78 units in six 3-story buildings (13 units per building)
- Approval history
  - Staff approved Site Plan in May 2019
  - Council approved Large-Scale Zoning Map Amendment from RR to HR in September 2019
  - Staff approved Civil Engineering plans in June 2020
  - Council approved Preliminary Plat on July 7, 2020
  - Council approved Unit 1 Final Plat on November 3, 2020
  - Building Permits under review
- **Focus of Final Plat development request:** create a condominium project to enable individually-owned units

# Ponderosa Parkway Condominiums



# First Floor

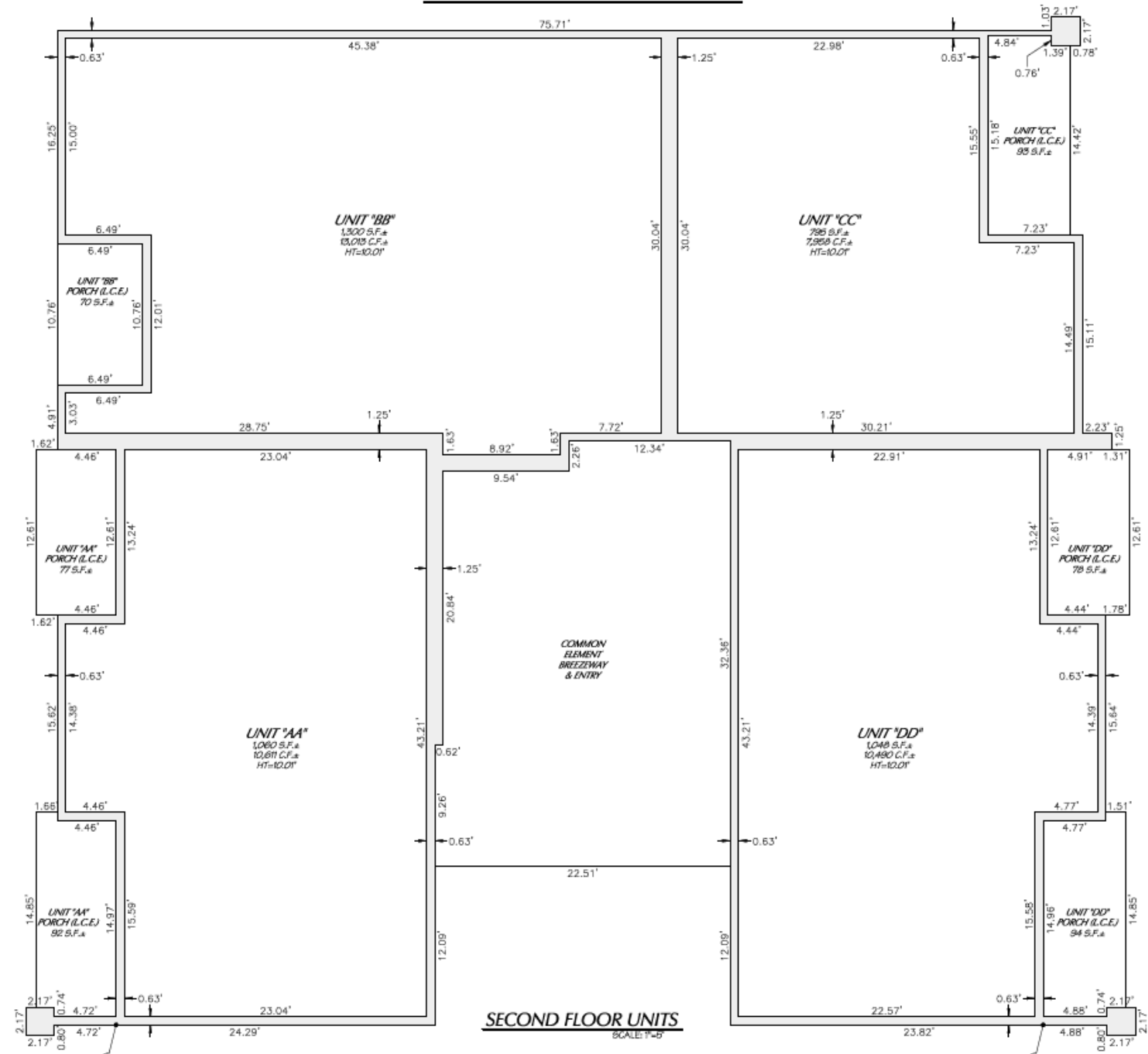
1650 E. PONDEROSA PARKWAY  
UNIT ADDRESS & IDENTIFICATION



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# Second Floor

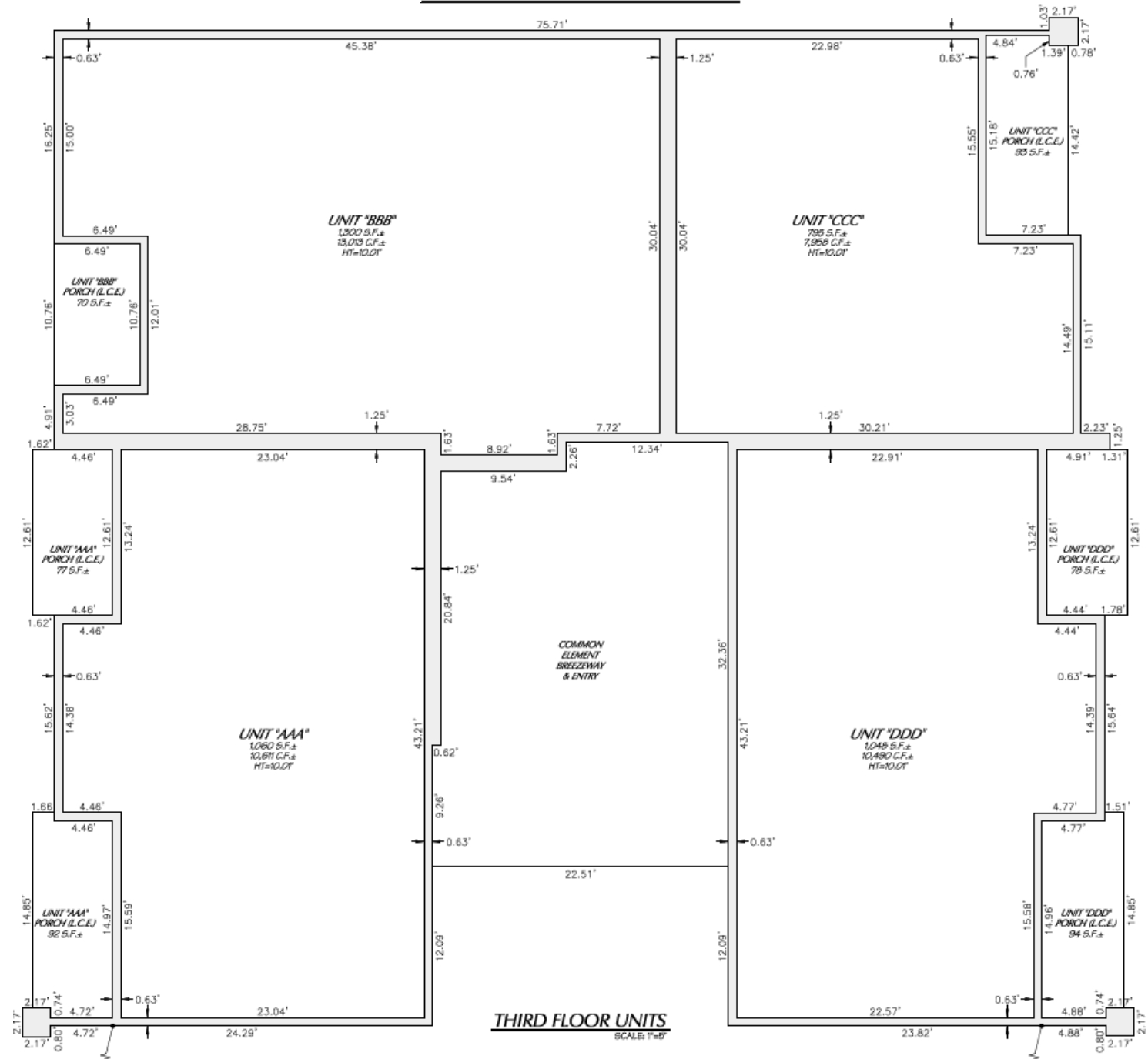
1650 E. PONDEROSA PARKWAY  
UNIT ADDRESS & IDENTIFICATION



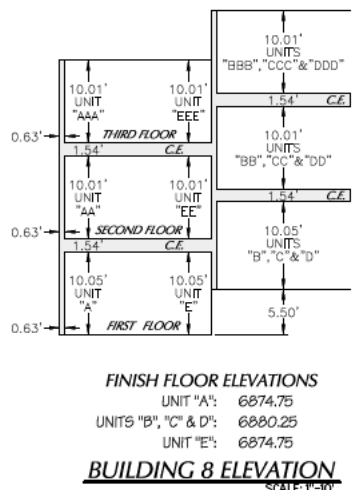
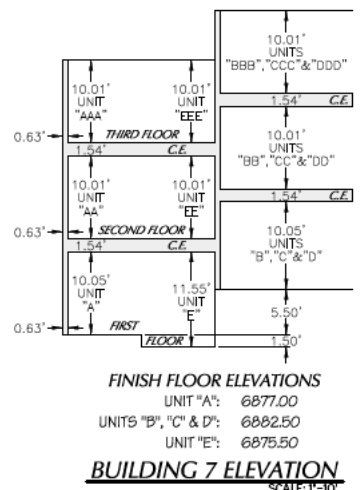
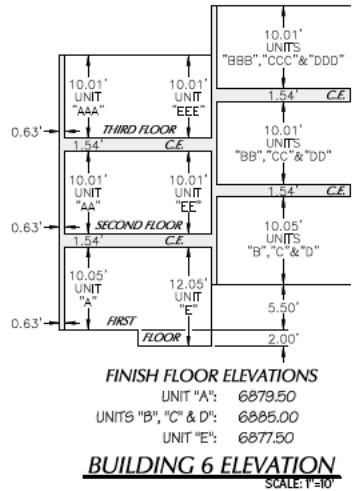
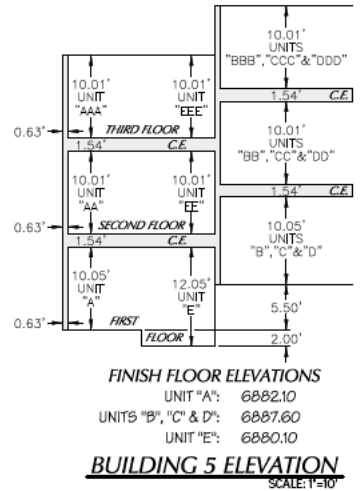
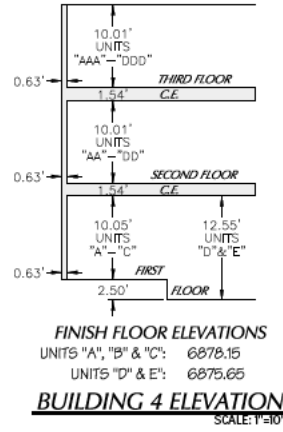
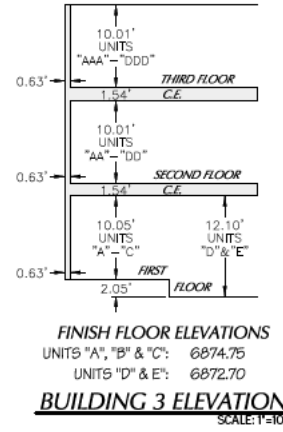
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# Third Floor



# Vertical airspace and building identification





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



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

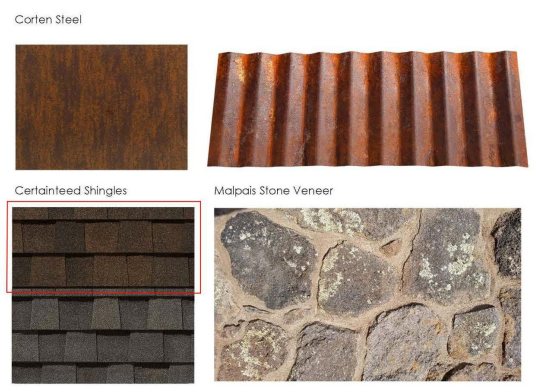


**A1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**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"

Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6	CorTen Steel
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	CertainTeed Shingles
Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Malpais Stone Veneer
Alameda Brown	Alameda Brown	Alameda Brown	Alameda Brown	Alameda Brown	Alameda Brown	





# Findings and Recommendation

## Required Findings

- Staff has 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