

# Ponderosa Parkway Condominiums Unit 3

## Final Plat Approval Request

City Council | September 7, 2021

Patrick St. Clair | Planning Development Manager



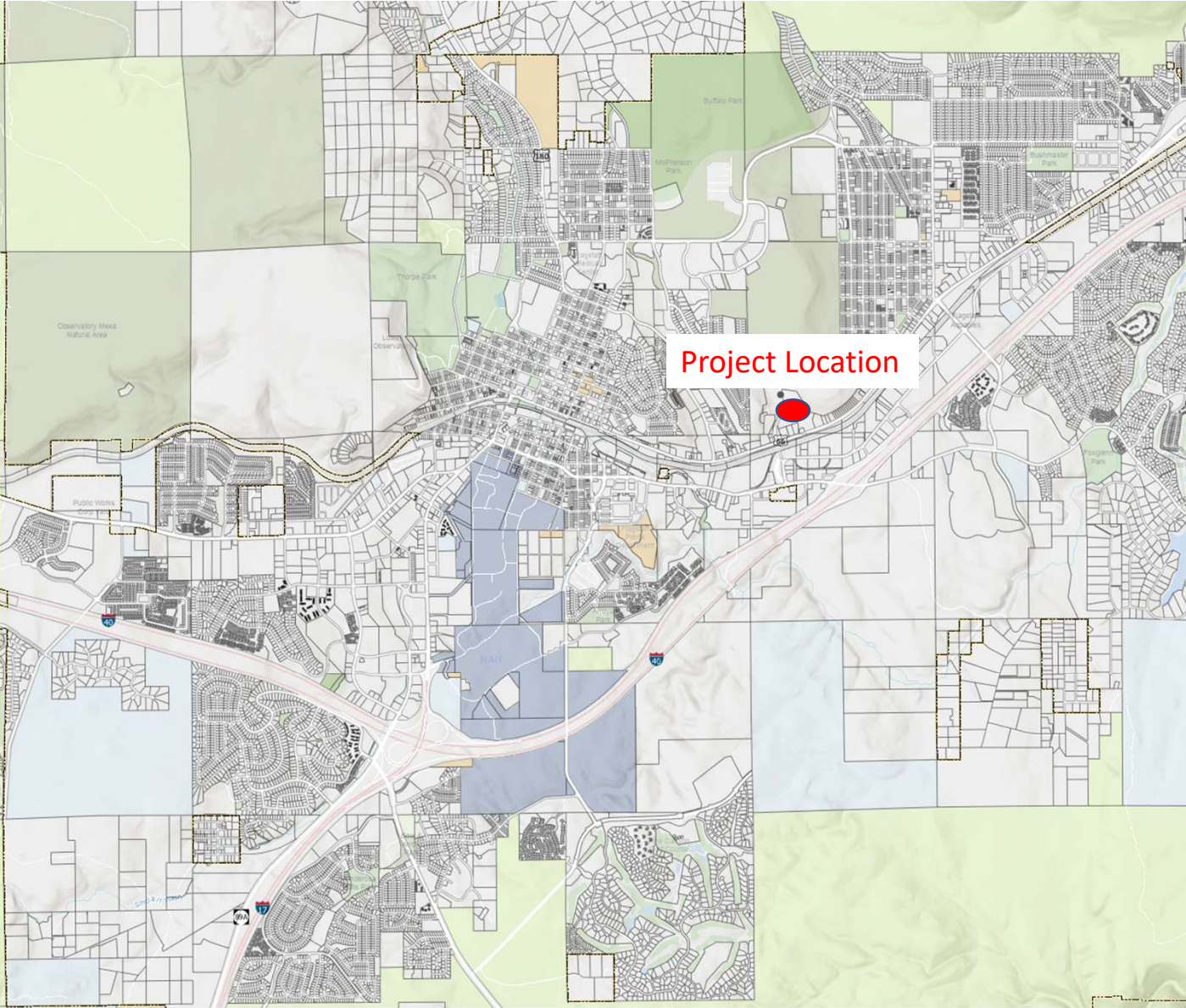


# Request Overview

- Request from Ponderosa Parkway, LLC for **Final Plat approval** for a 65-unit residential condominium subdivision on 11.97 acres at 1640 E. Ponderosa Parkway in the HR Zone
  - Request is for Unit 3: phase 3 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



**TEAM FLAGSTAFF**  
WE MAKE THE  
CITY BETTER



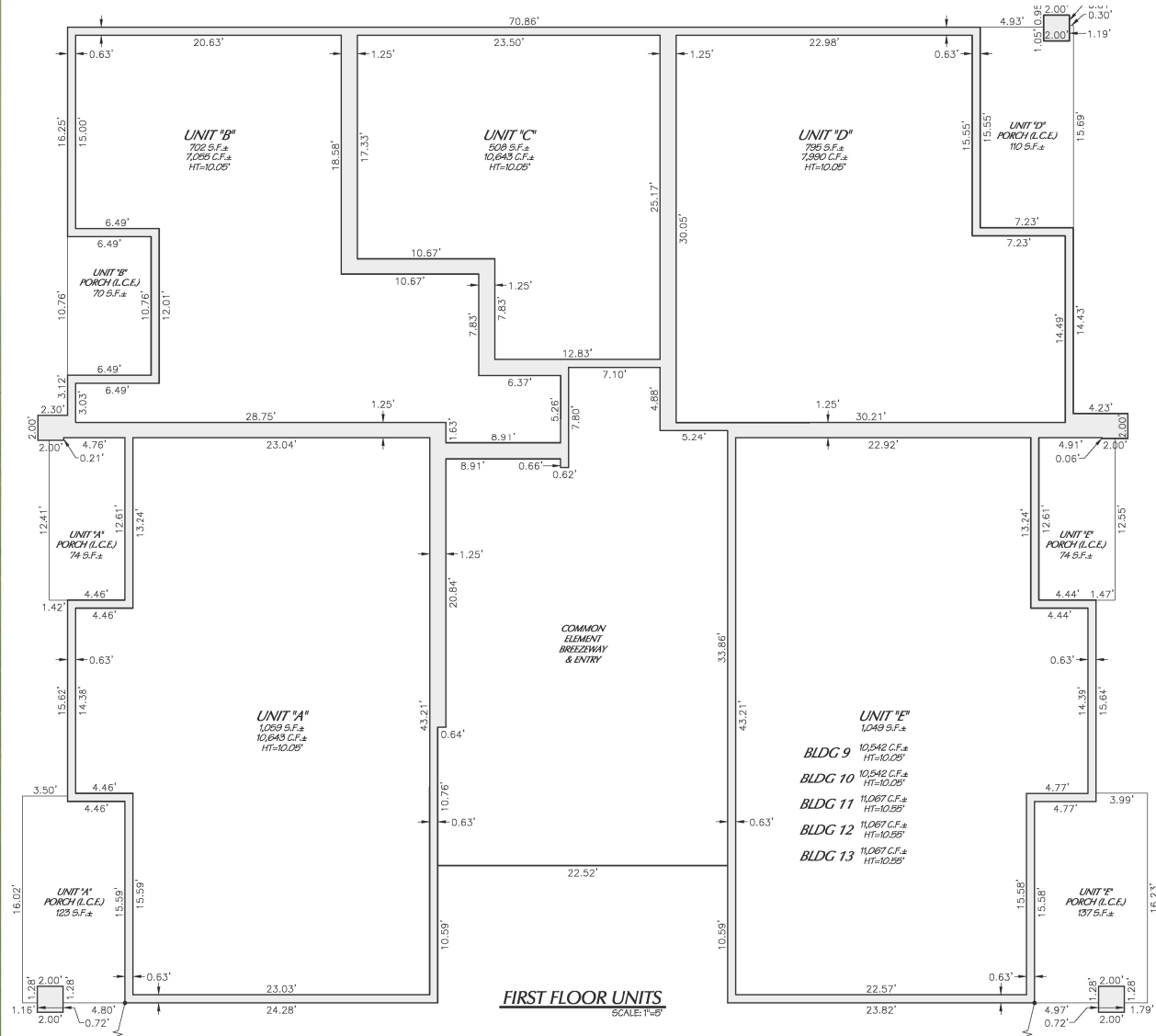
# Development Overview



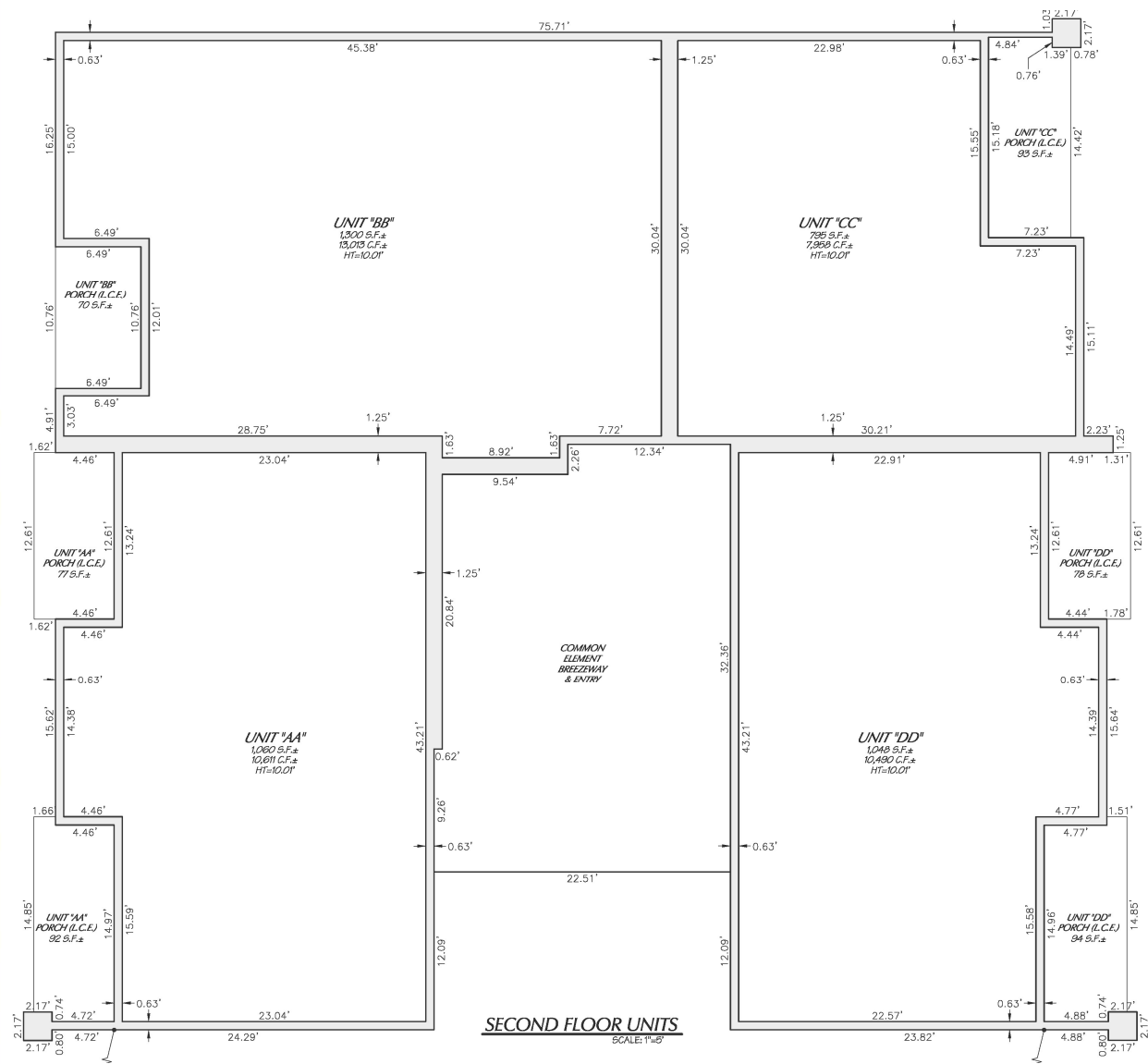
- 65 units in five 3-story buildings (13 units per building)
- Approval history
  - Staff approved Site Plan in May 2019
  - Council approved Large-Scale ZMA from RR to HR in Sept 2019
  - Staff approved Civil Engineering plans in June 2020
  - Council approved Preliminary Plat on July 7, 2020
  - Council approved Unit 1 Final Plat on November 3, 2020
  - Council approved Unit 2 Final Plat on April 20, 2021
  - Building Permits for buildings 1-4 (Plat Unit 1 and 2) approved.
- **Focus of Final Plat development request:** create a condominium project to enable individually-owned units



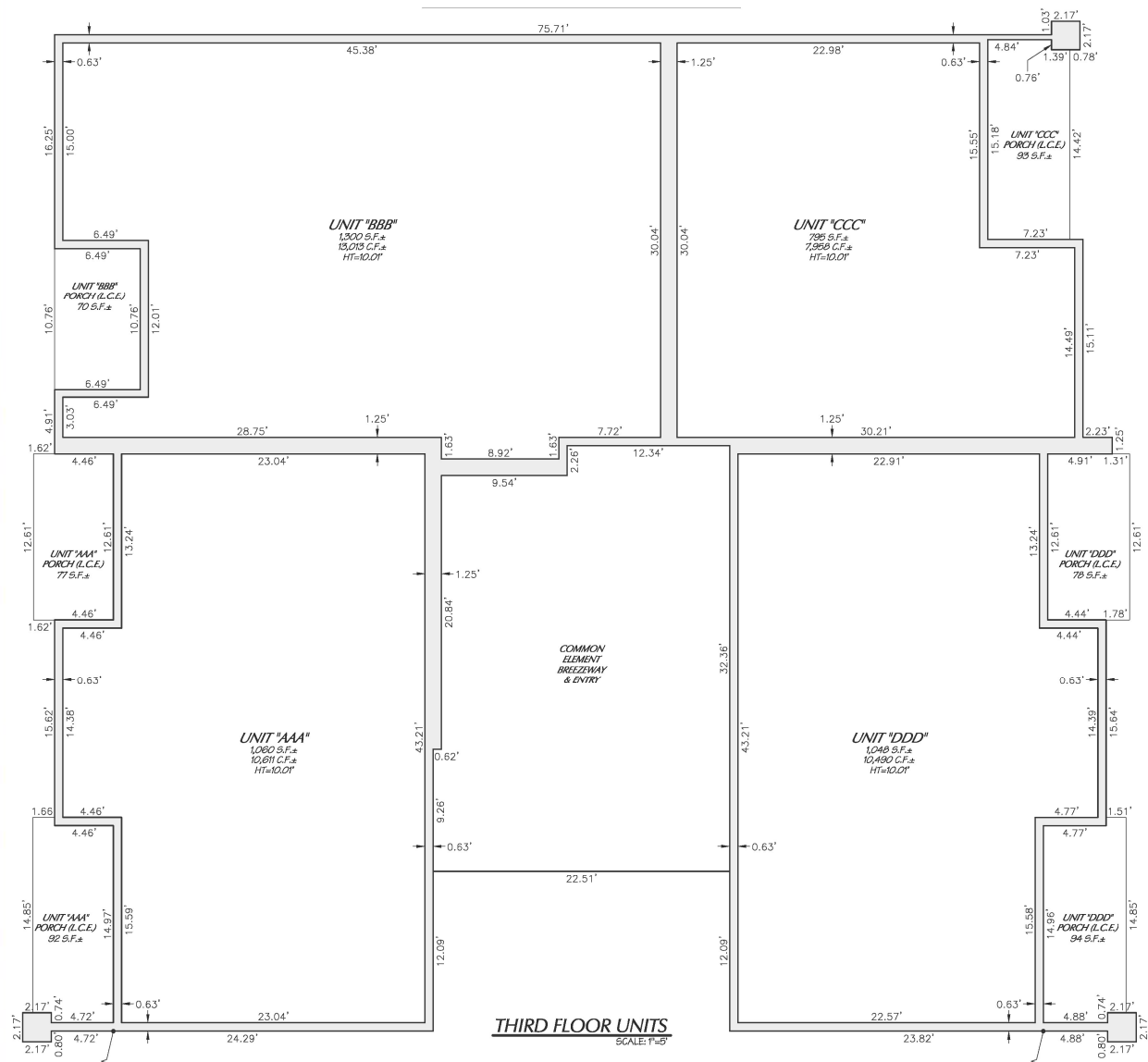
# First Floor



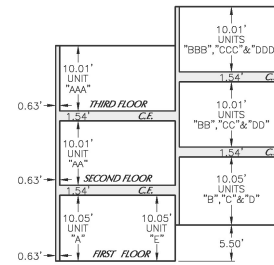
# Second Floor



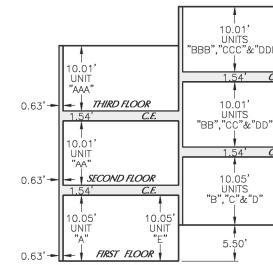
# Third Floor



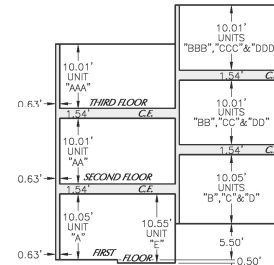
# Vertical airspace and building identification



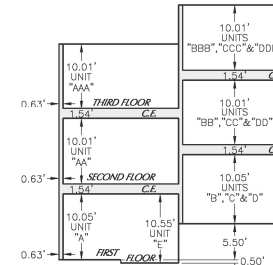
FINISH FLOOR ELEVATIONS  
 UNIT "A": 6900.85  
 UNITS "B", "C" & "D": 6906.35  
 UNIT "E": 6900.85  
**BUILDING 9 ELEVATION**  
 SCALE: 1"=10'



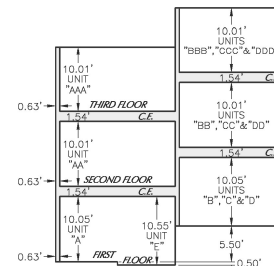
FINISH FLOOR ELEVATIONS  
 UNIT "A": 6902.90  
 UNITS "B", "C" & "D": 6908.40  
 UNIT "E": 6902.90  
**BUILDING 10 ELEVATION**  
 SCALE: 1"=10'



FINISH FLOOR ELEVATIONS  
 UNIT "A": 6902.62  
 UNITS "B", "C" & "D": 6908.12  
 UNIT "E": 6902.12  
**BUILDING 11 ELEVATION**  
 SCALE: 1"=10'



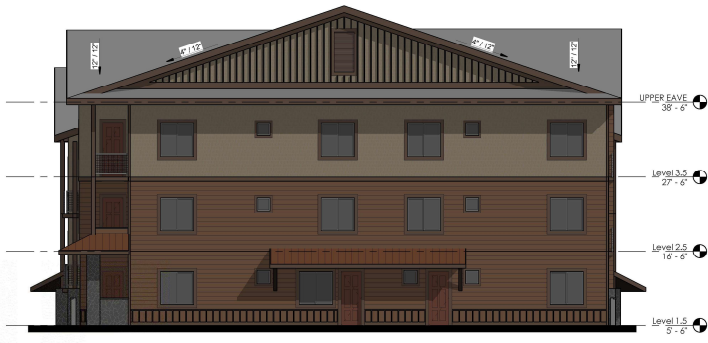
FINISH FLOOR ELEVATIONS  
 UNIT "A": 6902.09  
 UNITS "B", "C" & "D": 6907.59  
 UNIT "E": 6901.59  
**BUILDING 12 ELEVATION**  
 SCALE: 1"=10'



FINISH FLOOR ELEVATIONS  
 UNIT "A": 6901.56  
 UNITS "B", "C" & "D": 6907.06  
 UNIT "E": 6901.06  
**BUILDING 13 ELEVATION**  
 SCALE: 1"=10'



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



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

# Building Elevations

*(for reference only)*



**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	
Rennick 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	





# 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