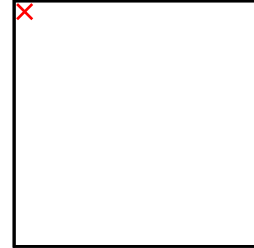


CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Alexandra Pucciarelli, Current Planning Manager
Date: 08/01/2019
Meeting Date: 08/14/2019



TITLE:

Project # PZ-17-00227-03 Miramonte at Ponderosa Parkway

Direct to Ordinance Zoning Map Amendment, by Miramonte Arizona, LLC, of approximately 11.97 acres located at 1650 East Ponderosa Parkway from the Rural Residential (RR) zone to the High Density Residential (HR) zone. The development site is located within the Resource Protection Overlay (RPO).

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Direct to Ordinance Zoning Map Amendment request to the City Council with a recommendation for approval of case PZ-17-00227-03, subject to the following four conditions which will be included into the zoning map amendment ordinance:

1. The subject property must be developed in accordance with the approved site plan and the conditions of approval dated May 28, 2019. Modifications (other than minor modifications) to the approved site plan will require an amendment to this Direct to Ordinance Zoning Map Amendment request.
2. All other requirements of the Zoning Code and other City codes, ordinances and regulations, shall be met by the proposed development.
3. All terms, conditions, and restrictions detailed within the "Development Agreement Miramonte at Ponderosa Parkway Condominiums" must be fully satisfied.
4. In the event the property is rezoned and the Developer fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classifications of Rural Residential (RR) in accordance with A.R.S. § 9-462.01.

Attachments: [Staff Report](#)
 [Application](#)
 [Area Context Map](#)
 [Legal Notice](#)
 [Project Narrative](#)
 [Regional Plan Analysis](#)
 [Citizen Participation Plan and Meeting Report](#)
 [Draft Development Agreement](#)
 [NAIPTA Correspondence and Draft Agreement](#)

Plan Set Page 1

Plan Set Page 2

Plan Set Page 3

Plan Set Page 4

Plan Set Page 5

Plan Set Page 6

Floorplans

Elevations Page 1

Elevations Page 2

Elevations Page 3

Elevations Page 4

Electrical Site Plan

Landscape Plan Page 1

Landscape Plan Page 2

Landscape Plan Page 3

Landscape Plan Page 4