

ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

The meetings will continue to be live streamed on the city's website

(<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

To participate in the meeting click the following link:

[Join Microsoft Teams Meeting](#)

The public can submit comments that will be read at the dais by a staff member

to CDFrontCounter@flagstaffaz.gov

NOTICE AND AGENDA

**PLANNING & ZONING COMMISSION
WEDNESDAY
June 10, 2020**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.**

1. Call to Order

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

MARGO WHEELER, CHAIR
DAVID ZIMMERMAN, VICE CHAIR
MARIE JONES
CAROLE MANDINO

DR. ALEX MARTINEZ
ERIC NOLAN
GAYLENE SOPER

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

From the meeting on Wednesday, May 27, 2020.

5. GENERAL BUSINESS

**A. Consideration and Approval of Preliminary Plat
Miramonte at Ponderosa Parkway PZ-17-00227-08**

Ponderosa Parkway LLC requests preliminary plat approval for Ponderosa Parkway Condominiums—a 169-unit residential condominium subdivision at 1650 E. Ponderosa Parkway on 11.97 acres in the HR (High Density Residential) Zone.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in the attached Staff Report, forward the preliminary plat to the City Council with a recommendation for approval.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

7. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at 1:30 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov

Dated this 3rd day of June, 2020.

Tammy Bishop

Tammy Bishop, Administrative Specialist



Planning & Zoning Commission

5. A.

Meeting Date: 06/10/2020

From: Genevieve Pearthree, Planning Development Manager

Information

TITLE:

Consideration and Approval of Preliminary Plat

Miramonte at Ponderosa Parkway PZ-17-00227-08

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STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in the attached Staff Report, forward the preliminary plat to the City Council with a recommendation for approval.

Executive Summary:

Ponderosa Parkway Condominiums is a 169-unit residential condominium subdivision at 1650 E. Ponderosa Parkway on 11.97 acres in the HR (High Density Residential) Zone.

Attachments

Application
Preliminary Plat
Landscape Plan
Natural Resource Protection Plan
Vicinity Map
Staff Report



City of Flagstaff

Community Development Division

211 W. Aspen Ave

P: (928) 213-2618

Flagstaff, AZ 86001

F: (928) 213-2609

www.flagstaff.az.gov

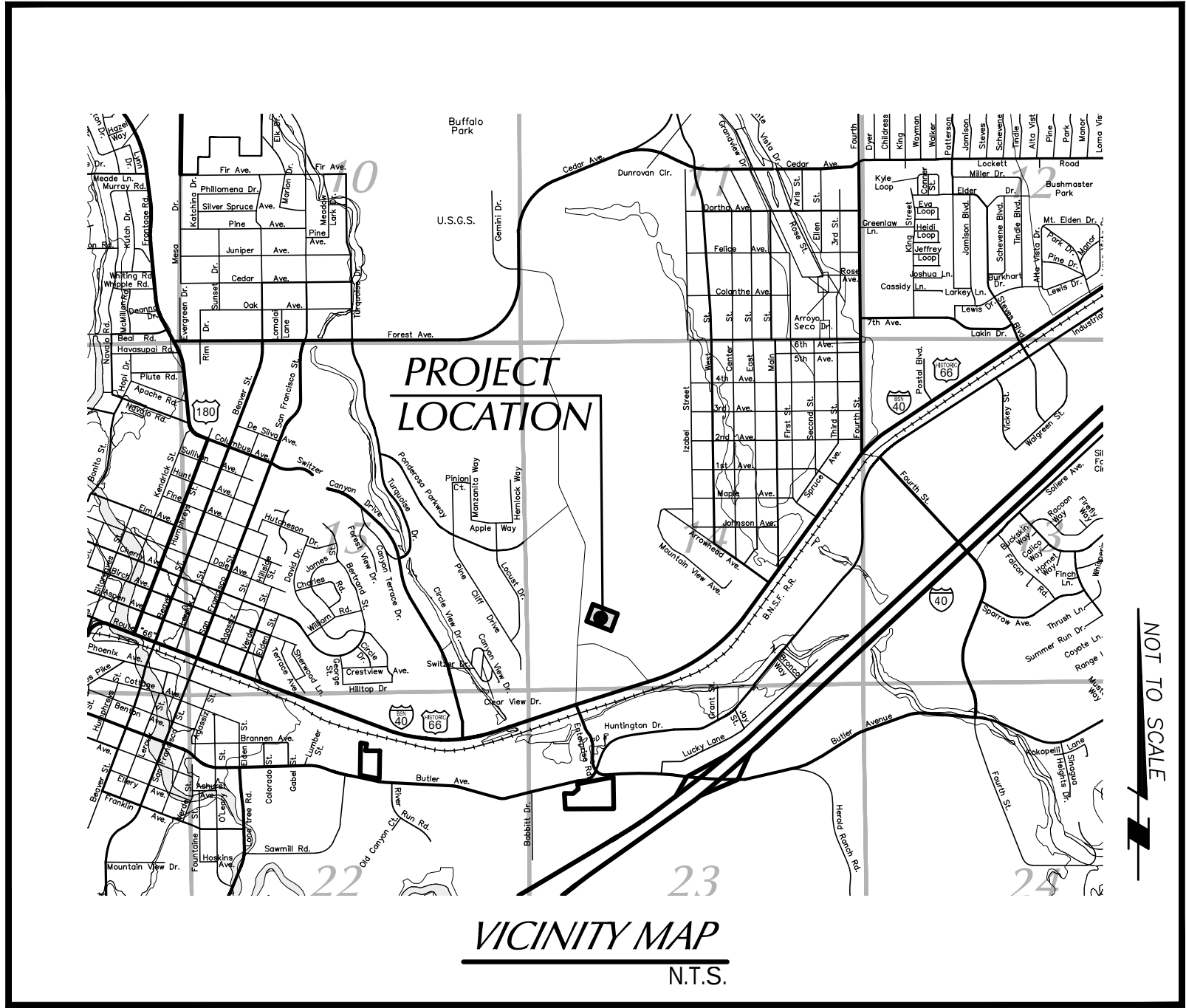
SUBD

Date Received 3/3/20		Application for Subdivision Review		File Number PZ-17-00227-08	
Property Owner(s) Ponderosa Parkway LLC			Phone 774-0028		
Mailing Address 4578 N 1st Ave #160		City, State, Zip Tucson AZ 85718		Email j.kemmerly@miramonte.com	
Applicant(s) mogollon Engineering			Phone 214-0214		
Mailing Address 411 W Santa Fe		City, State, Zip Flagstaff AZ 86001		Email mogollon99@aol.com	
Project Representative mogollon Engineering			Phone		
Mailing Address		City, State, Zip		Email	
Requested Review: ☐ Development Master Plan ☐ Conceptual Plat ☐ Preliminary Plat P&Z and Council ☐ Modified Subdivision ☒ Preliminary Plat ☐ Final Plat- Council					

Project Name: Ponderosa Parkway Condominiums		Site Address 1650 E. Ponderosa Parkway		Parcel Number 10707002E	
Proposed Use condominiums		Existing Use vacant		Subdivision, Tract & Lot Number n/a	
Zoning District HR		Regional Plan Category Suburban		Flood Zone X	
Size of Site (Sq. ft. or Acres) 11.936					
Property Information: ☐ Yes ☒ No Located in an existing Local/National Historic District? (Name: _____) ☐ Yes ☒ No Existing structures are over 50 years old at the time of application? ☐ Yes ☒ No Subject property is undeveloped land?					
Surrounding Uses (Res, Com, Ind)		North Com		South Comm	
		East Com		West Com	
Proposed Use: condominiums					
Number of Lots 169		Number of Units 169		Number of acres per use 14.13 units / acre	
Building Square Feet 76,689					
Please complete a "Subdivision Review Application" and provide an initialed "Application and Information Checklist" form along with the required number of plans and information as appropriate for a Development Master Plan, Conceptual, Preliminary or Final Plat. <u>Incomplete submittals will not be scheduled.</u>					
Property Owner Signature: (required) [Signature]		Date: 3/3/20		Applicant Signature: [Signature]	
		Date: 3/3/20			
For City Use					
Date Filed: 5/1/2020		Case Number (s) PZ-17-00227-08			
P & Z Hearing Date: 6/10/20		Publication and Posting Date: NA			
Council Hearing Date: 7/7/20		Publication and Posting Date: NA			
Fee Receipt Number: 2014831		Amount: \$29,000		Date: 4/7/20	
Action by Planning and Zoning Commission:			Action By City Council:		
☐ Approved			☐ Approved		
☐ Denied			☐ Denied		
☐ Continued			☐ Continued		
Staff Assignments Planning		Engineering		Fire	
		Public Works/Utilities		Stormwater	

PRELIMINARY PLAT
FOR
PONDEROSA PARKWAY CONDOMINIUMS

INSTRUMENT 3814115, LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



PROJECT INFORMATION

PROJECT NAME:	PONDEROSA PARKWAY CONDOMINIUMS
PROJECT LOCATION:	1650 E. PONDEROSA PARKWAY FLAGSTAFF, AZ. 86001
APN NUMBER:	107-07-002E
PARCEL ACREAGE:	11.9363±
PARCEL SQUARE FOOTAGE:	521,174
NUMBER OF UNITS:	169
NUMBER OF FLOORS:	3
UNITS PER ACRE:	14.13
LAND USE DESIGNATION:	SUBURBAN
CURRENT ZONING DISTRICT:	HR
PROPOSED USE:	CONDOMINIUMS
OWNER/DEVELOPER:	PONDEROSA PARKWAY, L.L.C. 4578 N. 16T AVE., SUITE 160 TUCSON, AZ. 85718 (520) 615-8900

INFRASTRUCTURE NOTES:

ROADWAY CONSTRUCTION PLANS FOR PONDEROSA
PARKWAY WERE APPROVED BY THE CITY ON 12/11/19.

ON-SITE CIVIL GRADING AND DRAINAGE PLANS WERE
APPROVED ON XX/XX/20.

REZONING AND SITE PLAN APPROVED BY CITY COUNCIL
9/03/19

NO INFRASTRUCTURE IMPROVEMENTS ASSOCIATED
WITH THIS PLAT.

PARKING

PROPOSED PARKING IS PER THE SITE PLAN APPROVED
BY CITY COUNCIL, 9/1-3/19.

TRASH AS SHOWN ON APPROVED SITE PLAN

UTILITIES & CLEAR VIEW ZONES AS SHOWN
ON APPROVED SITE PLAN

LANDSCAPING AS SHOWN ON APPROVED SITE
PLAN.

LIGHTING AS SHOWN ON APPROVED SITE PLAN

FEMA SITE IS IN FEMA ZONE X.

RESOURCES AS SHOWN ON APPROVED SITE PLAN

AND APPROVED CIVIL PLANS

TRAFFIC AS SHOWN ON APPROVED SITE PLAN

WISA APPROVED 11/30/18

STORM WATER / IMPERVIOUS AREA

AS SHOWN ON APPROVED SITE PLAN AND APPROVED CIVIL
PLANS

WATER & SEWER SERVICES

AS SHOWN ON APPROVED SITE PLAN AND APPROVED CIVIL
PLANS. ALL NEW SEWER SERVICES SHALL BE 4" MINIMUM AND
ALL NEW WATER SERVICES SHALL BE 2". FIRE SPRINKLER LINE
SHALL SIZE SHALL BE 4" MINIMUM.

A.R.S. 33-1212. UNIT BOUNDARIES
EXCEPT AS PROVIDED BY THE DECLARANT.

1. IF WALLS, FLOORS OR CEILINGS ARE DESIGNATED AS BOUNDARIES OF A UNIT, ALL LATH, FURRING, WALLBOARD,
PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS CONSTITUTING
ANY PART OF THE FINISHED SURFACE ARE A PART OF THE UNIT, AND ALL OTHER PORTIONS OF THE WALLS, FLOORS OR
CEILINGS ARE A PART OF THE COMMON ELEMENT.

2. IF ANY CHUTE, FLUE, DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, OR OTHER FIXTURE LIES PARTIALLY WITHIN
AND PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION SERVING ONLY THAT UNIT IS A LIMITED
COMMON ELEMENT ALLOCATED SOLELY TO THAT UNIT AND ANY PORTION SERVING MORE THAN ONE UNIT OR ANY PORTION OF
THE COMMON ELEMENTS IS A PART OF THE COMMON ELEMENTS.

3. SUBJECT TO THE PROVISIONS OF PARAGRAPH 2, ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND
IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNIT ARE A PART OF THE UNIT.

4. ANY SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTEPS, STOOPS, PORCHES, BALCONIES, ENTRYWAYS, OR PATIOS, AND ALL
EXTERIOR DOORS AND WINDOWS OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE UNIT'S
BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT.

TRACT "A":

10.387 acres, SHALL CONTAIN ALL AREA OUTSIDE OF THE UNITS AND THEIR ASSOCIATED LIMITED COMMON ELEMENTS AND IS
DEDICATED HEREON TO THE OWNER ASSOCIATION AS COMMON ELEMENT. TRACT A IS DEDICATED HEREON AS A PUBLIC
UTILITY EASEMENT FOR SERVICE TO THE CONDOMINIUMS AND PRIVATE DRAINAGE EASEMENT.

UTILITY COMPANY ACKNOWLEDGMENT

MARTIN CONBOY	DATE
UNISOURCE ENERGY	
MANUEL HERNANDEZ	DATE
CENTURYLINK	
CHAD BROOKS	DATE
ARIZONA PUBLIC SERVICE	
SANFORD YAZZIE	DATE
SUDDENLINK	

ADEQUATE WATER SUPPLY NOTE

THE CITY OF FLAGSTAFF PROVIDES WATER [UTILITY] SERVICE PURSUANT TO
STATE LAW, AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF
ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER
RESOURCES, APPLICATION NO. 41-900002.0002

INDEX TO SHEETS

1	COVER SHEET & PROJECT INFORMATION
2	OVERALL SITE DIMENSIONS
3	PRELIMINARY PLAT
4	UNITS
5	ROW and EASEMENT DEDICATION EXHIBIT

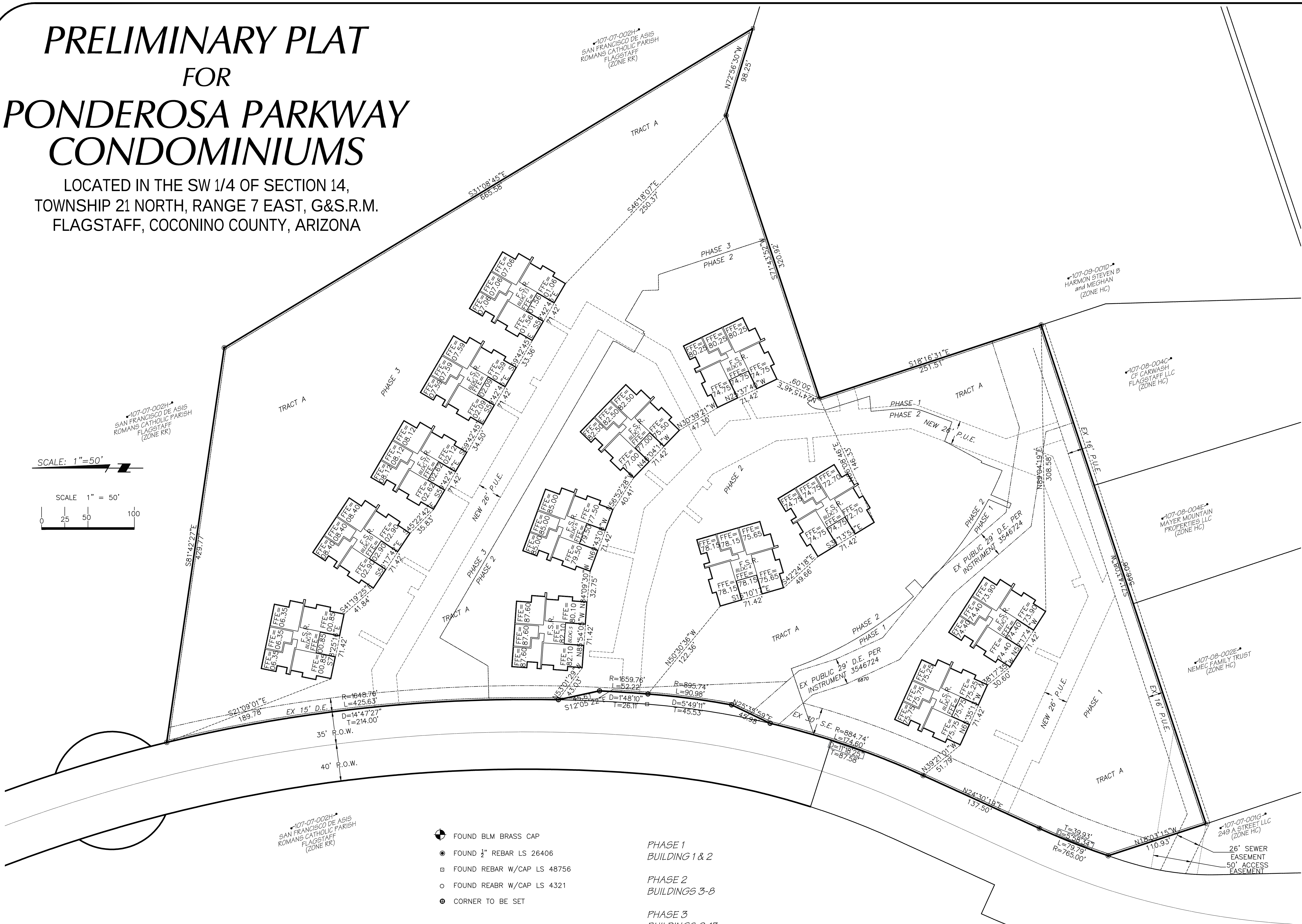
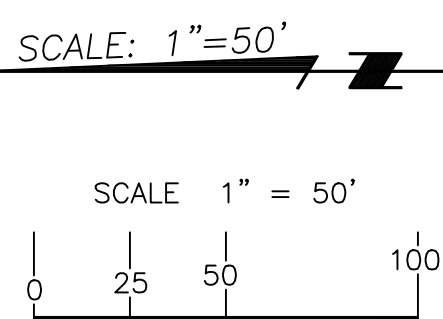
PROJECT BENCHMARK: IS A FOUND 3" USDI-BLM BRASS CAP (C.O.F. 1920110) AT THE SOUTHWEST
CORNER OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M., COCONINO COUNTY, ARIZONA,
ELEVATION = 6948.11 (NAVD88)

BASIS OF BEARING: IS FROM THE SOUTHWEST CORNER OF PARCEL 107-07-002E, A FOUND 2" ALUMINUM
CAP "ARIZONA SURVEYING INC. LS 18297" TO THE SOUTHEAST CORNER OF OF PARCEL 107-07-002E, A
FOUND 1/2" REBAR WITH ILLEGIBLE PLASTIC CAP.
BEARING OF 571°43'08"W - 566.06'

CIVIL ENGINEER OF SUBDIVISION
THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION HAS BEEN
PERFORMED BY MOGOLLON ENGINEERING & SURVEYING, INC., 411 W. SANTA FE AVE.,
FLAGSTAFF, AZ. 86001
MR. ROBERT C. IMPELLITTIER (CERTIFICATE NO. 22196)

PRELIMINARY PLAT FOR PONDEROSA PARKWAY CONDOMINIUMS

LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



SURVEY WAS PERFORMED BY
SHEPARD-WESNITZER JOB 18221 IN OCTOBER OF
2018. INFORMATION SHOWN HEREON IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE.

- FOUND BLM BRASS CAP
- FOUND 1/2" REBAR LS 26406
- FOUND REBAR W/CAP LS 48756
- FOUND REBAR W/CAP LS 4321
- CORNER TO BE SET

PHASE 1
BUILDING 1 & 2

PHASE 2
BUILDINGS 3-8

PHASE 3
BUILDINGS 9-13

-ALL INFRASTRUCTURE INCLUDING UTILITIES,
ACCESS, PARKING, AND STORMWATER TO
BE INSTALLED PRIOR TO ROUGH AND FINAL
GRADING CERTIFICATES.

SHEET NO. 2 OF 5
COF PROJECT #

Mogollon
ENGINEERING & SURVEYING
P.O. BOX 18275
FLAGSTAFF, ARIZONA 86001
PHONE: 928-214-0214

Mogollon
ENGINEERING & SURVEYING
P.O. BOX 18275
FLAGSTAFF, ARIZONA 86001
PHONE: 928-214-0214



Mogollon
ENGINEERING & SURVEYING
P.O. BOX 18275
FLAGSTAFF, ARIZONA 86001
PHONE: 928-214-0214

DATE: 4/16/20
DESIGNED BY: RN
DRAWN BY: RN
CHECKED BY: RN
REVISIONS:
PROJECT NO: 18275
SHEET: 02
VERT SCALE: N/A
HOR SCALE: 1"=50'

PONDEROSA PARKWAY
CONDOMINIUM PRELIMINARY PLAT
OVERALL SITE DIMENSIONS

4/16/20
MES#18275



OPEN SPACE

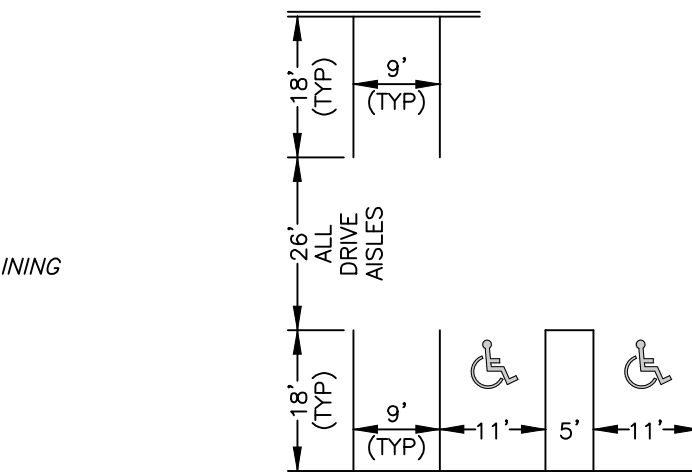
TOTAL LOT AREA: 521,174 S.F.
MINUS CIVIC SPACE: 27,990 S.F.
MINUS IMPERVIOUS SURFACES: 206,054 S.F.
EQUALS OPEN SPACE AREA: 287,130 S.F.
OPEN SPACE PERCENTAGE: 55.09 %

CIVIC SPACE

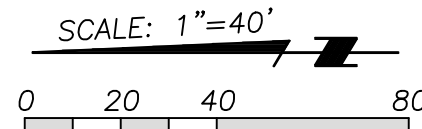
CIVIC SPACE 1: 6,655 S.F.
CIVIC SPACE 2: 4,160 S.F.
CIVIC SPACE 3: 17,175 S.F.
TOTAL CIVIC SPACE: 27,990 S.F.
CIVIC SPACE PERCENTAGE: 5.4 %

RAINWATER HARVESTING REQUIREMENTS

USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS AND UTILIZE PASSIVE RAINWATER HARVESTING.



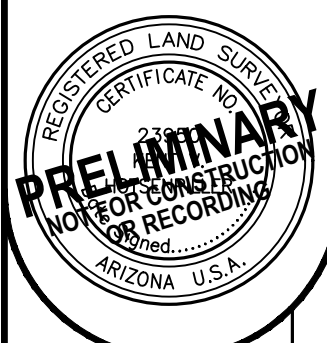
TYPICAL DRIVE AISLE & PARKING SPACES
PRIVATE IMPROVEMENT N.T.S.



EX. TWIN 48"x42" C.B.C.

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

Mogollon
ENGINEERING & SURVEYING



Mogollon
ENGINEERING & SURVEYING

Mogollon
ENGINEERING & SURVEYING

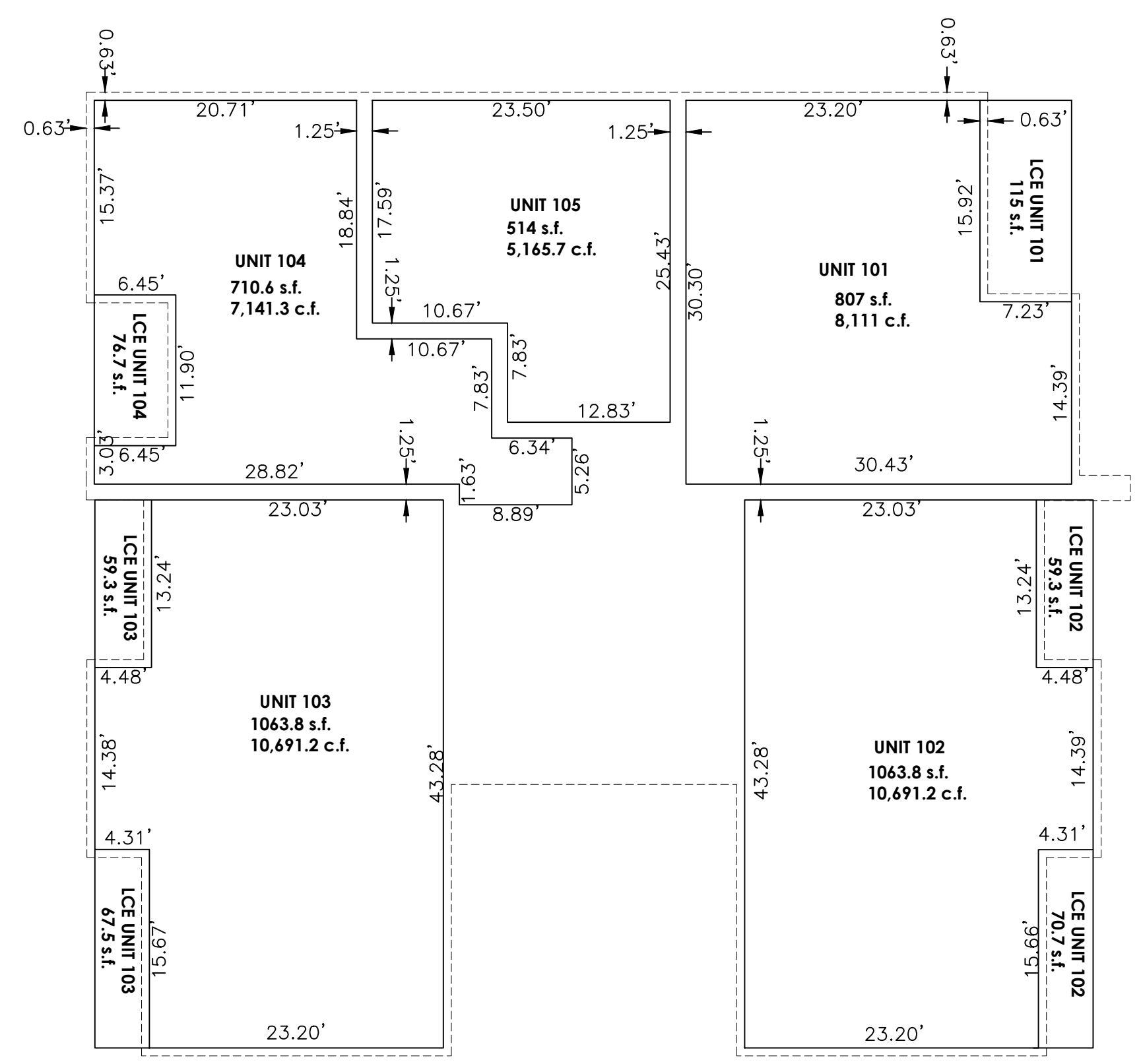
PONDEROSA PARKWAY CONDOMINIUMS
MIRAMONTE HOMES
PRELIMINARY PLAT

411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

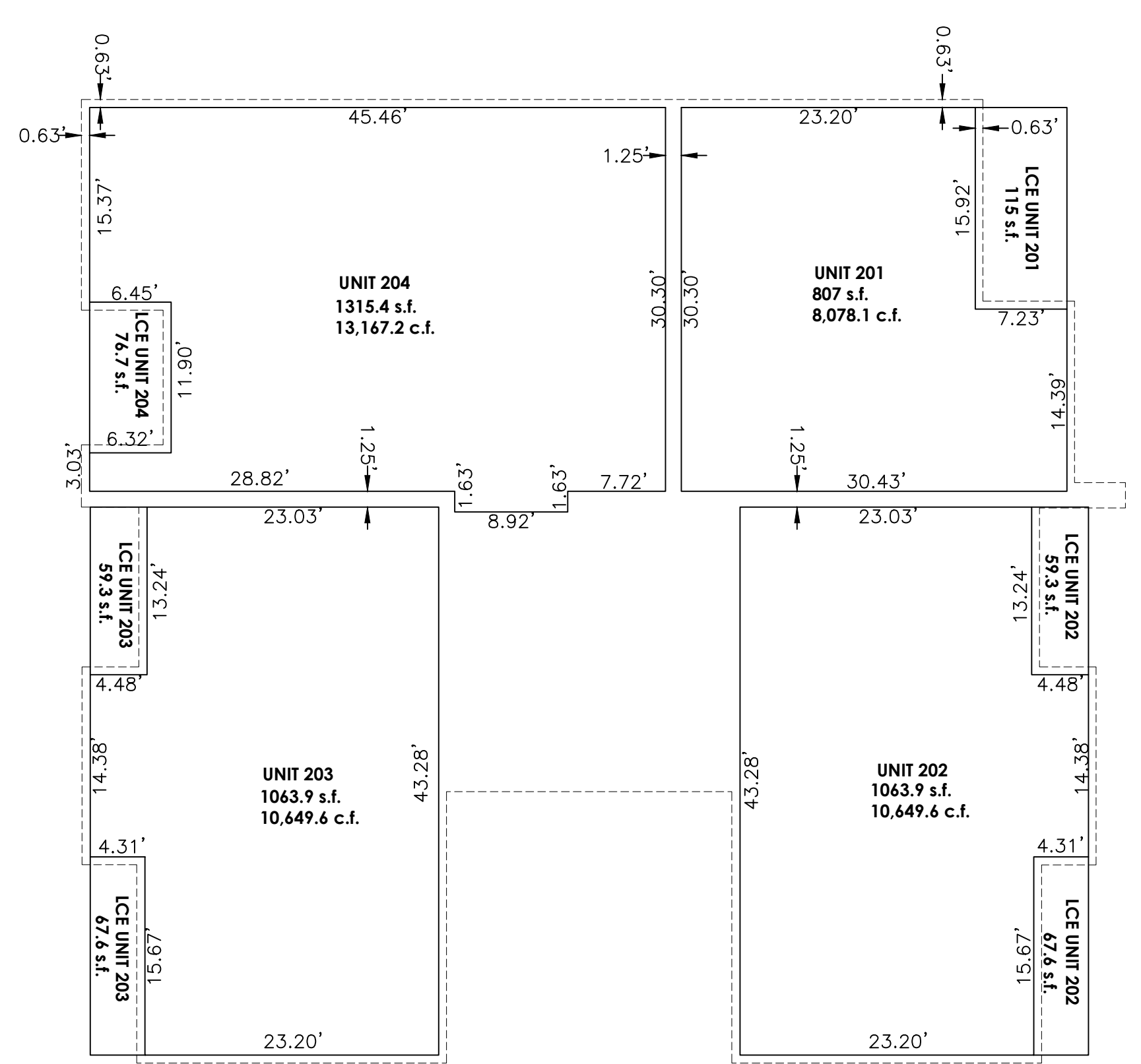
DATE	REVISIONS
4/16/20	DESIGNED BY: [Name]
	DRAWN BY: [Name]
	CHECKED BY: KWH

PRELIMINARY PLAT
FOR
PONDEROSA PARKWAY CONDOMINIUMS

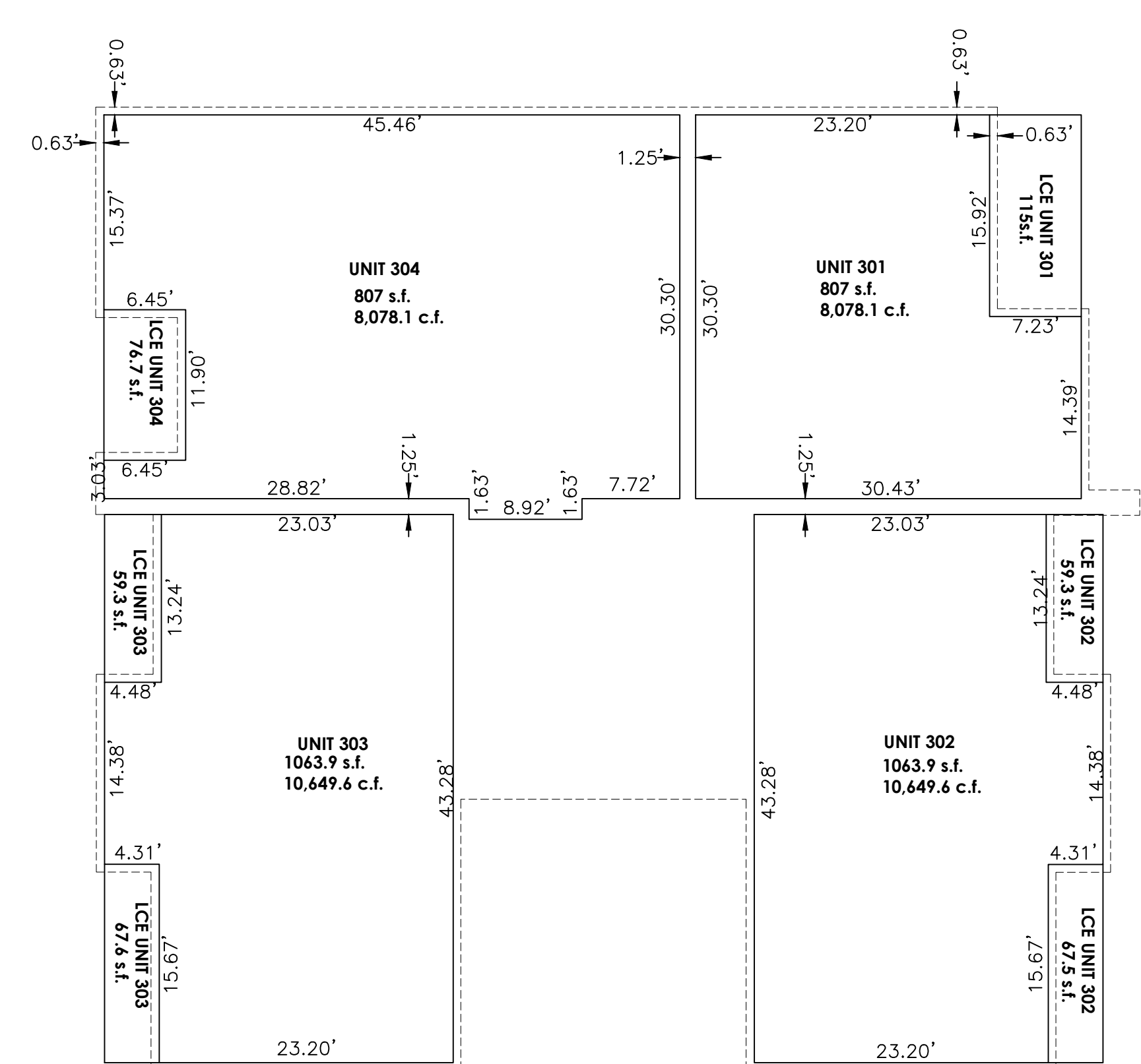
LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA



FIRST FLOOR LOTS

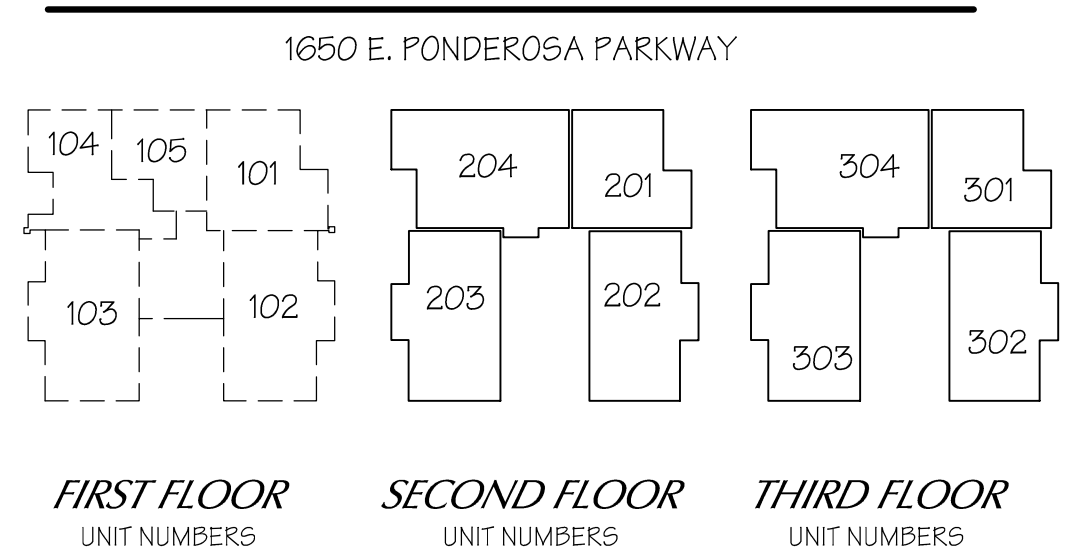


SECOND FLOOR LOTS



THIRD FLOOR LOTS

ADDRESSING

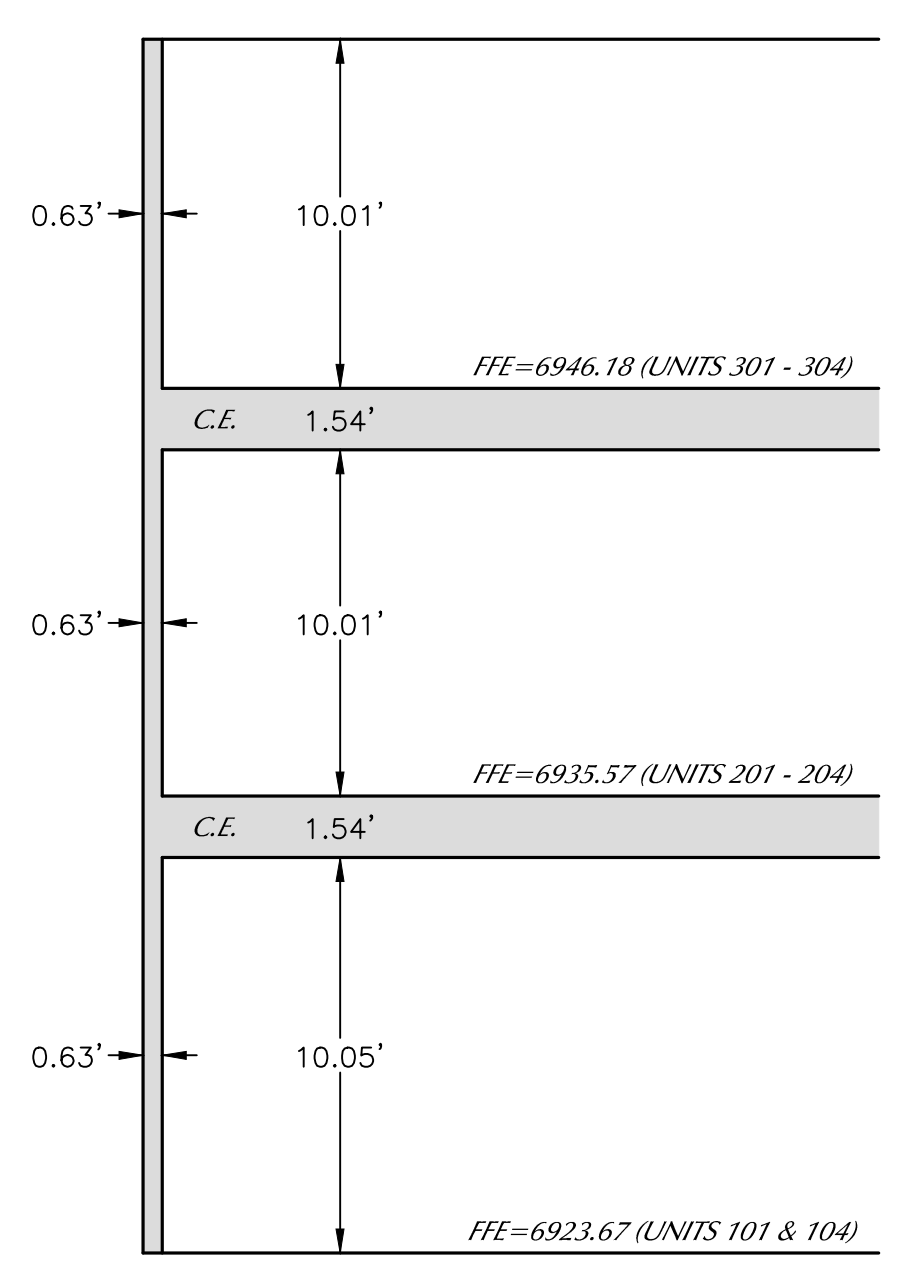


ABBREVIATIONS

FFE	FINISH FLOOR ELEVATION
S.F.	SQUARE FEET
C.F.	CUBIC FEET
HT	HEIGHT
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

FIRST FLOOR AREAS

UNITS 101 - 104 SQUARE FOOTAGE:	2,828
1ST FLOOR C.E. SQUARE FOOTAGE:	486
1ST FLOOR L.C.E. SQUARE FOOTAGE:	481
BREEZWAY C.E. SQUARE FOOTAGE:	197
COURTYARD C.E. SQUARE FOOTAGE:	1,097



BUILDING ELEVATIONS
SCALE: 1"=5'

FINISH FLOOR ELEVATION	FINISH FLOOR ELEVATION
Building 1 6875.25 Units 101, 102, 103, 104, & 105	Building 8 6874.75 Units 102 & 103 6880.25 Units 101, 104, & 105
Building 2 6874.40 Units 101, 102, 103, 104, & 105	Building 9 6900.85 Units 102 & 103 6906.35 Units 101, 104, & 105
Building 3 6874.75 Units 103, 104, & 105 6872.70 Units 101 &, 102	Building 10 6902.90 Units 102 & 103 6908.40 Units 101, 104, & 105
Building 4 6878.15 Units 103, 104, & 105 6875.65 Units 101 & 102	Building 11 6902.62 Unit 103 6902.12 Unit 102 6908.12 Units 101, 104, & 105
Building 5 6882.10 Units 102 & 103 6887.60 Units 101, 104, & 105	Building 12 6902.09 Unit 103 6901.59 Unit 102 6907.59 Units 101, 104, & 105
Building 6 6879.50 Unit 103 6885.00 Units 101, 104, & 105 6877.50 Unit 102	Building 13 6901.56 Unit 103 6901.06 Unit 102 6907.06 Units 101, 104, & 105
Building 7 6877.00 Unit 103 6875.50 Unit 102 6882.50 Units 101, 104, & 105	



411 W. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

PROJECT NO. 18275
DESIGNED BY: FN SHEET-04
DRAWN BY: VERT SCALE: N/A
CHECKED BY: HOR SCALE: 1"=10'

REVISIONS:

DATE: 4/16/20
DESIGNED BY: FN SHEET-04
DRAWN BY: VERT SCALE: N/A
CHECKED BY: HOR SCALE: 1"=10'

UNIT FLOOR PLANS AND UNIT ELEVATIONS

PONDEROSA PARKWAY
CONDOMINIUM PRELIMINARY PLAT

4/16/20
MES#18275

RAINWATER HARVESTING REQUIREMENTS

USE ALL NATIVE/DROUGHT TOLERANT PLANTS IN COMPLIANCE WITH COF LANDSCAPING STANDARDS & UTILIZE PASSIVE RAINWATER HARVESTING.

NOTES:

1. ROOF RUNOFF COLLECTED IN GUTTERS/DOWNSPOUTS

WILL PASSIVELY IRRIGATE AT-GRADE LANDSCAPING

2. ALL LANDSCAPING INSTALLED PER CITY OF FLAGSTAFF

LANDSCAPE STANDARDS SECTION 10-50.60

PROJECT INFORMATION

PROJECT NAME: MIRAMONTE AT PONDEROSA PARKWAY

PROJECT LOCATION: 1650 E. PONDEROSA PARKWAY

APNs: 107-07-002E

TOTAL SQUARE FOOTAGE: 521,413.2 SQUARE FEET

TOTAL ACREAGE: 11.97 ACRES

CURRENT ZONING DISTRICT: RURAL RESIDENTIAL (RR)

PROPOSED ZONING DISTRICT: HIGH DENSITY RESIDENTIAL (HR)

TOTAL NUMBER OF RESIDENTIAL: 169 UNITS

DENSITY: 14.11 UNITS/ACRE

HEIGHT: 3 STORIES

CURRENT USE: VACANT

DEVELOPER: MIRAMONTE HOMES

102 S. MIKES PIKE ST.

FLAGSTAFF, AZ 86001

928-774-0028

LANDSCAPE NOTES

1. ALL MAINTENANCE SHALL BE PERFORMED PER FLAGSTAFF CITY CODE SECTION #910.12.
- A. PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS
- B. REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF THE SAME SIZE AND TYPE
2. MAINTENANCE SHALL BE PERFORMED ON A MONTHLY BASIS AS FOLLOWS:
- C. REPLACEMENT OF ERODED OR WASHEDOUT D.G. WITH SAME.
- D. MAINTENANCE OF IRRIGATION SYSTEM.
3. DECOMPOSED GRANITE (D.G.) SHALL BE INSTALLED TO A 2" DEPTH OVER ALL PLANTERS AND DISTURBED AREAS INCLUDING ADJACENT RIGHTS OF WAY .
4. MATERIALS WITHIN SITE VISIBILITY TRIANGLES SHALL BE PLACED AND MAINTAINED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY 2 HORIZONTAL LINES 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

IRRIGATION NOTES

1. MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
2. ALL MAINLINE SHOWN IS CL200 PVC., ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
3. INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
4. SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQ'S.
5. IRRIGATION DESIGN PRESSURE 30 PSI FOR SYSTEM. CONTRACTOR SHALL VERIFY EXIST. WATER PRESSURE AT VALVE & NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES, BETWEEN EXISTING & DESIGN PRESSURE PRIOR TO CONTINUING WORK.
6. ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
7. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
8. EACH CONTROLLER TO BE EQUIPPED WITH RAIN SHUT OFF SENSOR AND MOISTURE SENSOR.

TABULATIONS

STREET BUFFER: 1050.23 LF/25 = 42 TREES 84 SHRUBS
84 GROUND COVERS REQUIRED

EXISTING TREES CREDITS: 4 TREES 8 SHRUBS
8 GROUND COVERS

PERIPHERAL BUFFER: 1249.42 LF/25 = 50 TREES 100 SHRUBS
100 GROUND COVERS REQUIRED

EXISTING TREES CREDITS: 8 TREES 16 SHRUBS
16 GROUND COVERS

PARKING AREAS: 273 / 8 * 2 = 68 TREES 136 GROUND COVERS

EXISTING TREES CREDITS: 40 TREES 80 SHRUBS
80 GROUND COVERS

BUILDING FOUNDATIONS (PER BLDG): 367 LF/25 = 14.68 TREES 29.36 SHRUBS
TOTAL FOR 13 BUILDINGS: 191 TREES 382 SHRUBS
382 GROUND COVERS REQUIRED

EXISTING TREES CREDITS: 24 TREES 48 SHRUBS
48 GROUND COVERS

TOTAL PLANTS REQUIRED: WITHOUT CREDITS 351 TREES 702 SHRUBS
702 GROUND COVERS REQUIRED

TOTAL PLANTS REQUIRED: WITH CREDITS 275

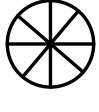
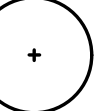
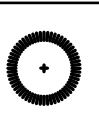
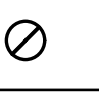
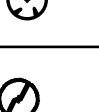
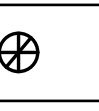
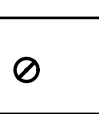
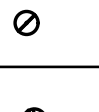
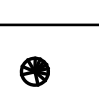
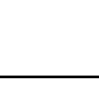
NEW TREES PROVIDED: 550 (2 PLANTED @ EACH TREE)

NEW SHRUBS PROVIDED: 550 (2 PLANTED @ EACH TREE)

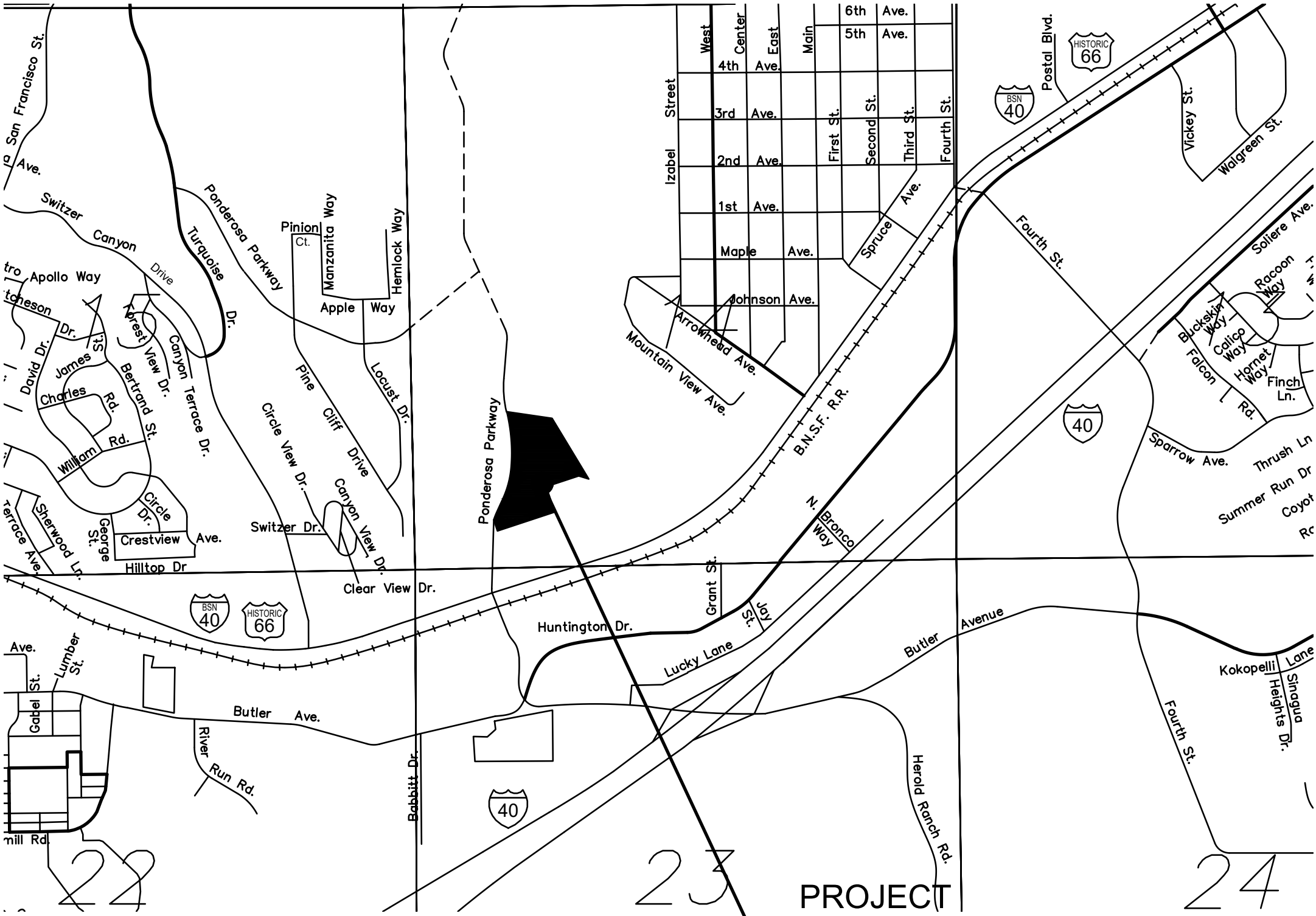
NEW GROUND COVER PROVIDED: 550 (2 PLANTED @ EACH TREE)

PONDEROSA PARKWAY
LANDSCAPE PLAN

LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M.
FLAGSTAFF, COCONINO COUNTY, ARIZONA

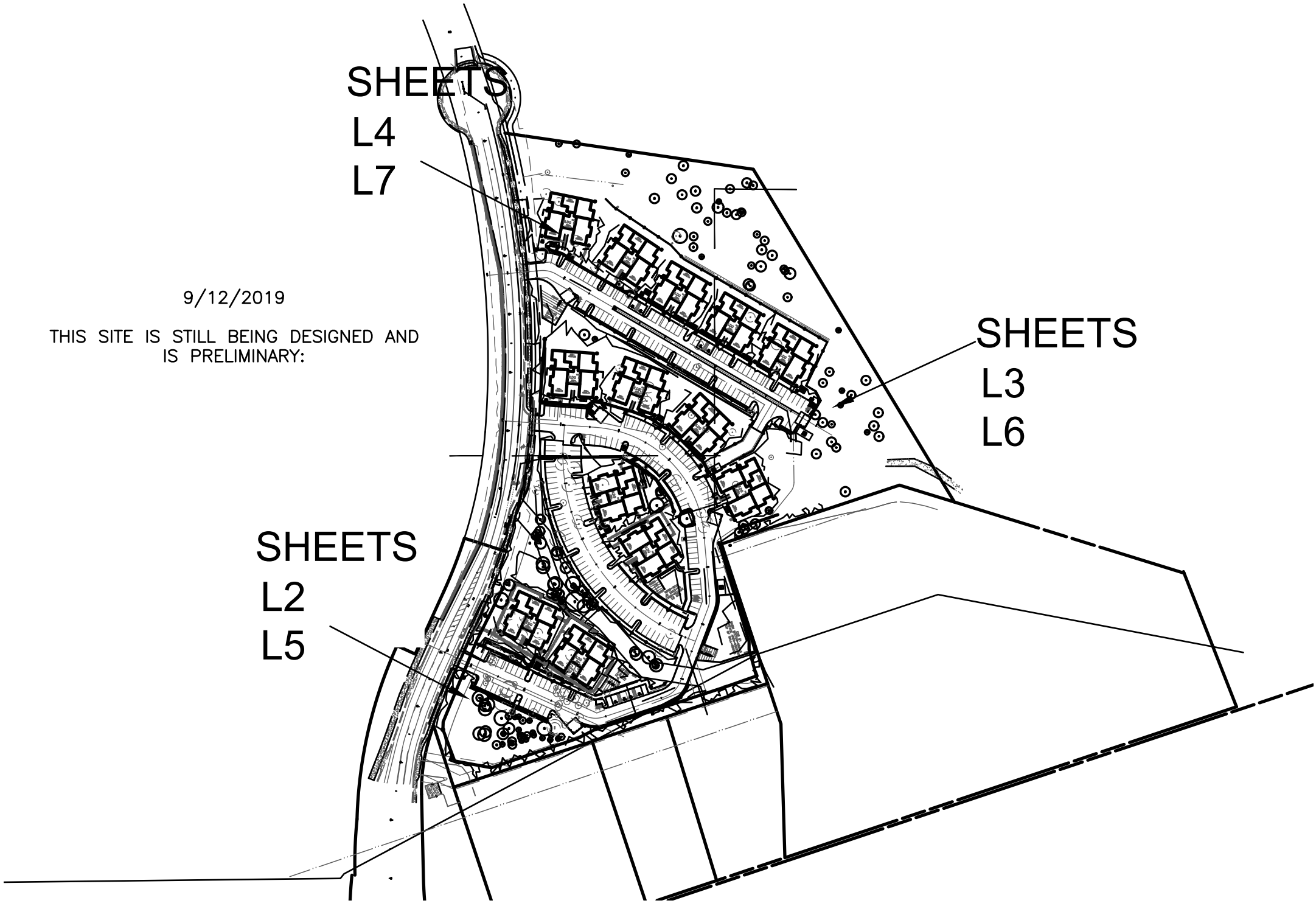
PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
TREES					
	ACER FREEMANII	AUTUMN BLAZE MAPLE		6' HT.	16
	CERCIS OCCIDENTALIS	WESTERN REDBUD		6' HT.	27
	FRAXINUS VELUTINA	ARIZONA ASH	NATIVE	15 G.C.	47
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST		6' HT	63
	MALUS SPECIES	FLOWERING CRAB APPLE		6' HT	20
	PICEA PUNGENS	COLORADO BLUE SPRUCE		6' HT	59
	PINUS EDULIS	PINYON PINE	NATIVE	15 G.C.	43
SHRUBS					
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	NATIVE	1 G.C.	151
	BERBERIS FREMONTII	FREMONT BARBERRY	NATIVE	1 G.C.	76
	FALLUGIA PARADOXA	APACHE PLUME	NATIVE	1 G.C.	99
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER		5 G.C.	109
	MAHONIA AQUIFOLIUM	OREGON GRAPE		5 G.C.	117
GROUND COVERS AND ACCENTS					
	ARABIS CAUCASICA	WALL ROCKCRESS		1 G.C.	201
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP		1 G.C.	265
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER		1 G.C.	96

IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT 4 STA.	3
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT 6 STA.	1
	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	4
	DRIP VALVE ASSEMBLY	RAINBIRD KCZ-075-PRF	17
	PRESSURE REGULATOR	RAINBIRD PSA L30X-075	3
	TREE EMITTER	RAINBIRD XB-10-6	275
	SHRUB EMITTER	RAINBIRD XB-10-6	1114



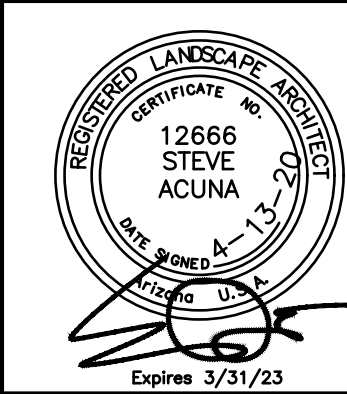
VICINITY MAP

N.T.S.



KEY PLAN

SCALE 1" = 200'



PONDEROSA PARKWAY		HORIZ.
LANDSCAPE PLAN COVER SHEET		VERT.
		F.B.
		DESIGN SA
		DRAWN SA
		CHKD. SA
		JOB NO.
Acuña Coffeen Landscape Architects 3532 N. Avenida Albor Tucson, Arizona 85745 (520) 441-2754		L1 OF 7

BLDG FOUNDATION EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	3 @ 1:1	3
10"-18"	8 @ 2:1	16
>18"	1 @ 3:1	3
	TOTAL	22

STREET BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	0 @ 1:1	0
10"-18"	2 @ 2:1	4
>18"	0 @ 3:1	0
	TOTAL	4

PARKING AREA EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	9 @ 1:1	9
10"-18"	14 @ 2:1	28
>18"	1 @ 3:1	3
	TOTAL	40

PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
TREES		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
SHRUBS		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
	BERBERIS FREMONTII	FREMONT BARBERRY
	FALLUGIA PARADOXA	APACHE PLUME
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER

LANDSCAPE PLAN

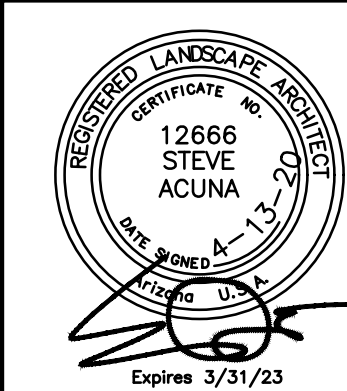
EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER
	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER

1 SHRUB PLANTING DETAIL

NTS

2 TREE PLANTING DETAIL

NTS



PONDEROSA PARKWAY

LANDSCAPE PLAN

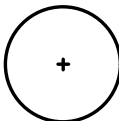
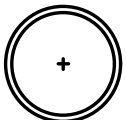
Acuña Coffeen
Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
(520) 441-2754

L2 of 7

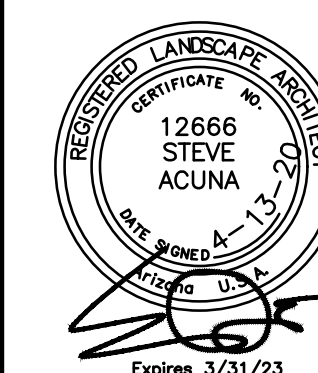
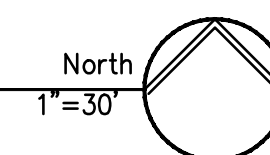
HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	



	PRERIFERAL BUFFER EXISTING TREE CREDITS	
CALIPER	CALCULATIONS	CREDITS
6"-10"	4 @ 1:1	4
10"-18"	0 @ 2:1	0
>18"	0 @ 3:1	0
	TOTAL	4

PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
TREES		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
SHRUBS		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
	BERBERIS FREMONTII	FREMONT BARBERRY
	FALLUGIA PARADOXA	APACHE PLUME
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER

EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER
	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER

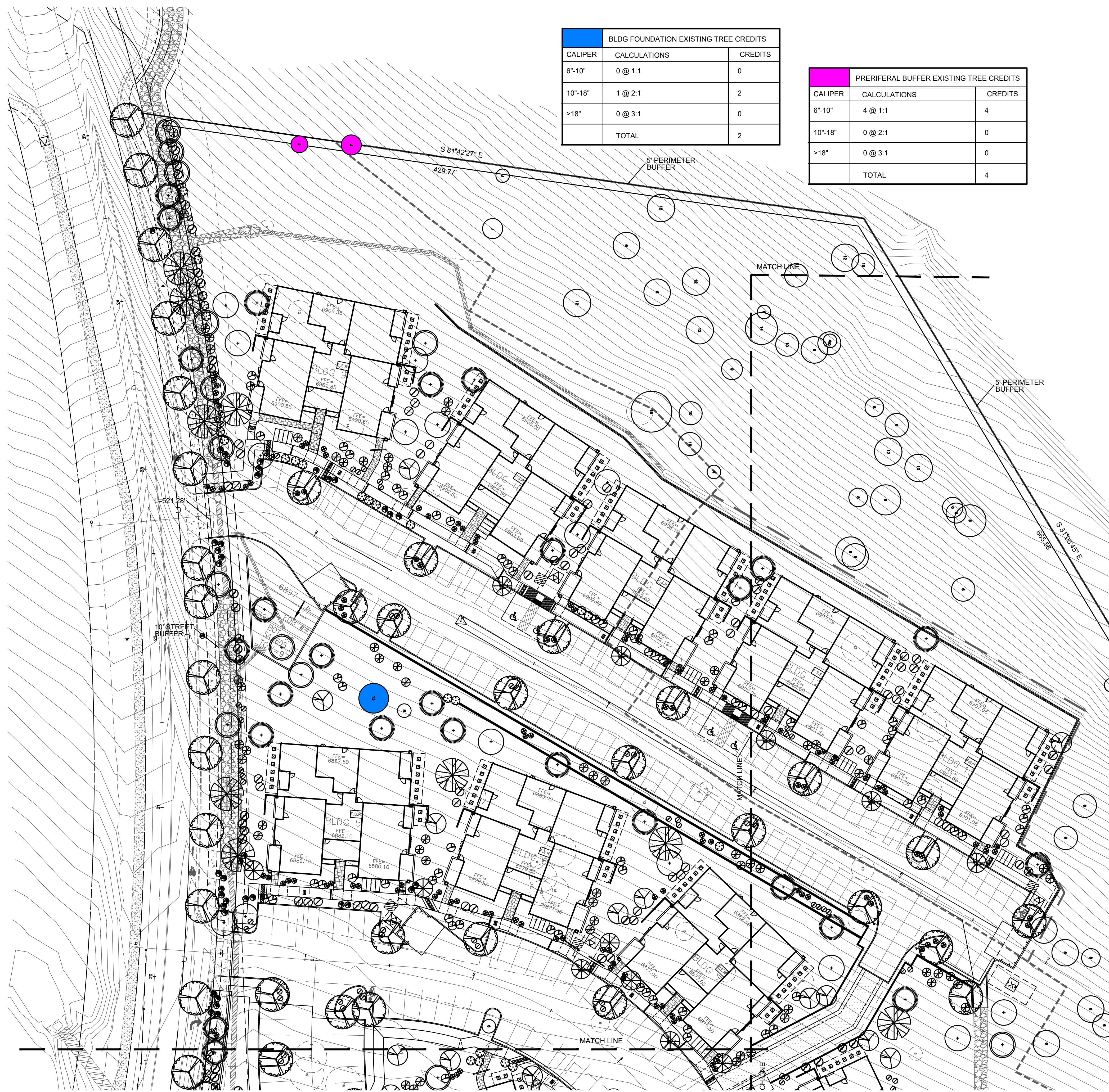


PONDEROSA PARKWAY

LANDSCAPE PLAN

**Acuña Coffeen
Landscape Architects**
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(520) 441-2754

	HORIZ.	
	VERT.	
	F.B.	
	DESIGN	SA
	DRAWN	SA
13 05 7	CHKD.	SA
	JOB NO.	



BLDG FOUNDATION EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	0 @ 1:1	0
10"-18"	1 @ 2:1	2
>18"	0 @ 3:1	0
TOTAL		2

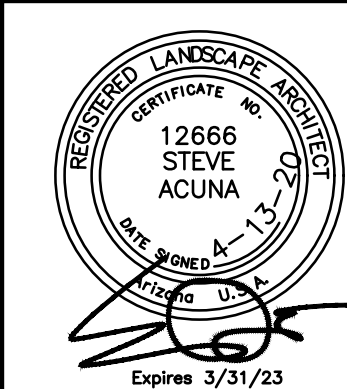
PRERIFERAL BUFFER EXISTING TREE CREDITS		
CALIPER	CALCULATIONS	CREDITS
6"-10"	4 @ 1:1	4
10"-18"	0 @ 2:1	0
>18"	0 @ 3:1	0
TOTAL		4

PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
TREES		
	ACER FREEMANII	AUTUMN BLAZE MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	FRAXINUS VELUTINA	ARIZONA ASH
	GLEDITSIA TRIACANTHUS 'INERMIS'	HONEY LOCUST
	MALUS SPECIES	FLOWERING CRAB APPLE
	PICEA PUNGENS	COLORADO BLUE SPRUCE
	PINUS EDULIS	PINYON PINE
SHRUBS		
	ARCTOSTAPHYLOS PUNGENS	MANZANITA
	BERBERIS FREMONTII	FREMONT BARBERRY
	FALLUGIA PARADOXA	APACHE PLUME
	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER
	MAHONIA AQUIFOLIUM	OREGON GRAPE
GROUND COVERS AND ACCENTS		
	ARABIS CAUCASICA	WALL ROCKCRESS
	CALYLOPHUS HARTWEGII	SIERRA SUNDROP
	JUNIPERUS HORIZONTALIS	PROSTRATE JUNIPER

EXISTING TREE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED NUMBER WITHIN DENOTES CALIPER
	EXISTING TREE TO BE PRESERVED IN PLACE NUMBER WITHIN DENOTES CALIPER

LANDSCAPE PLAN

North
1"=30'



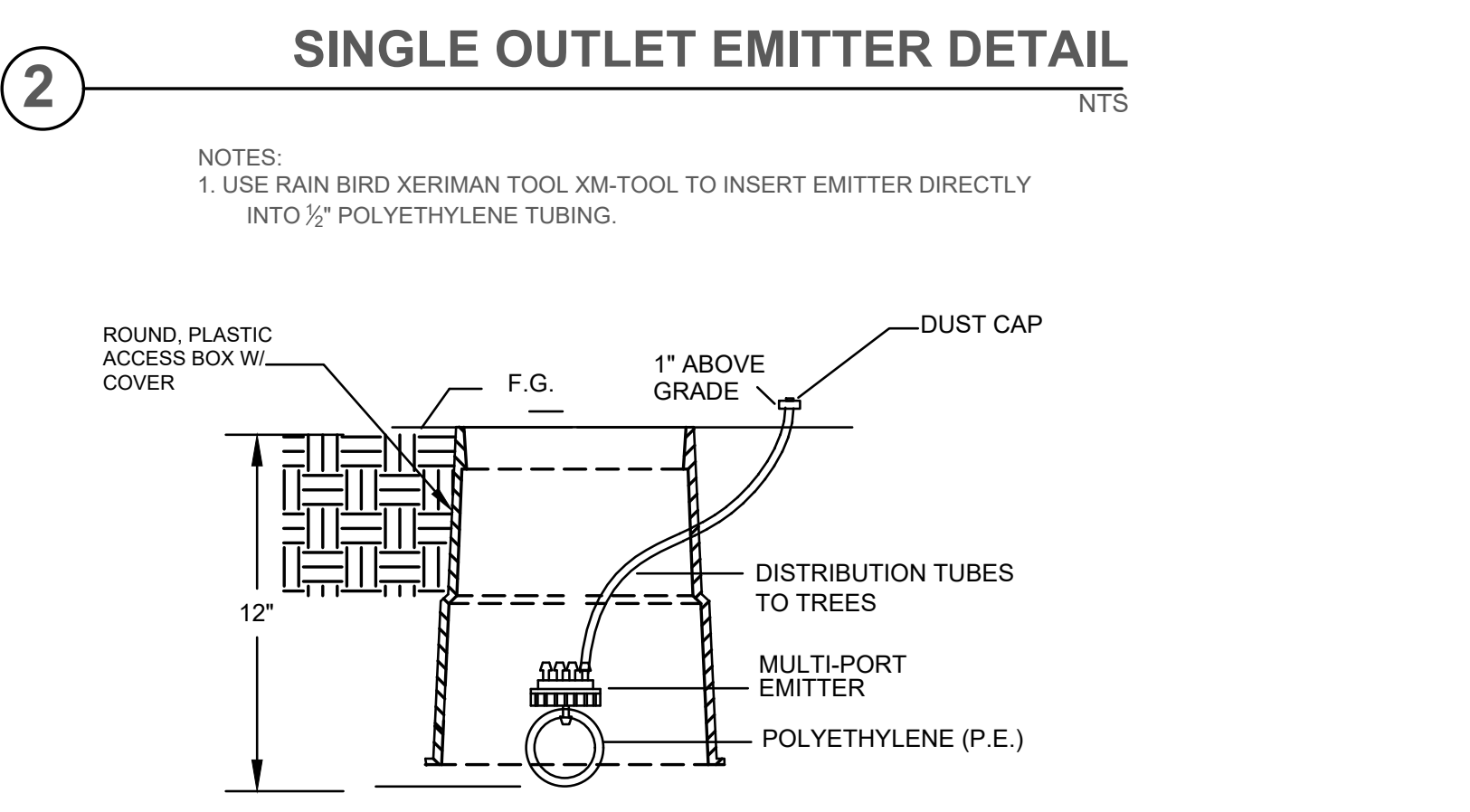
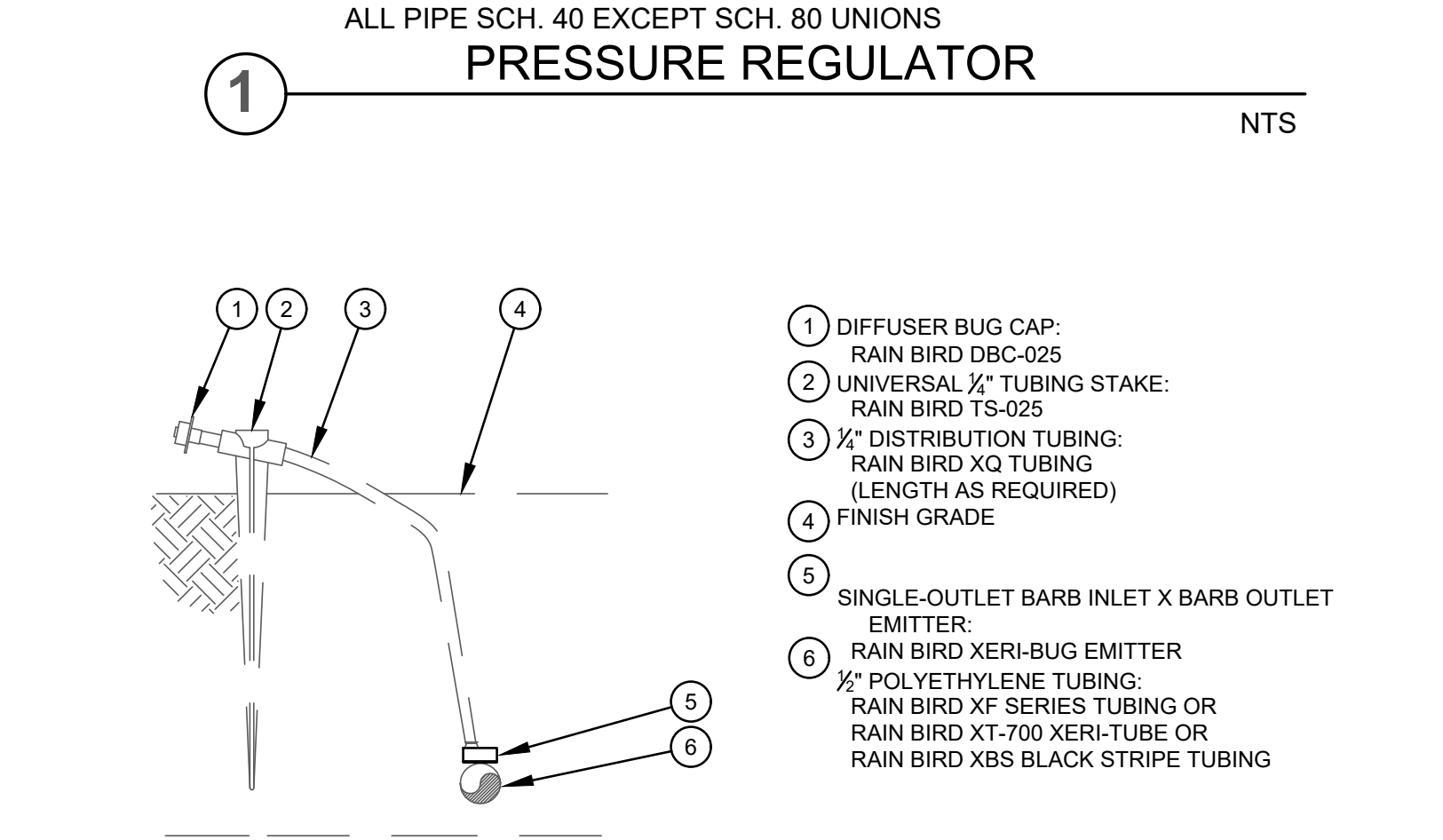
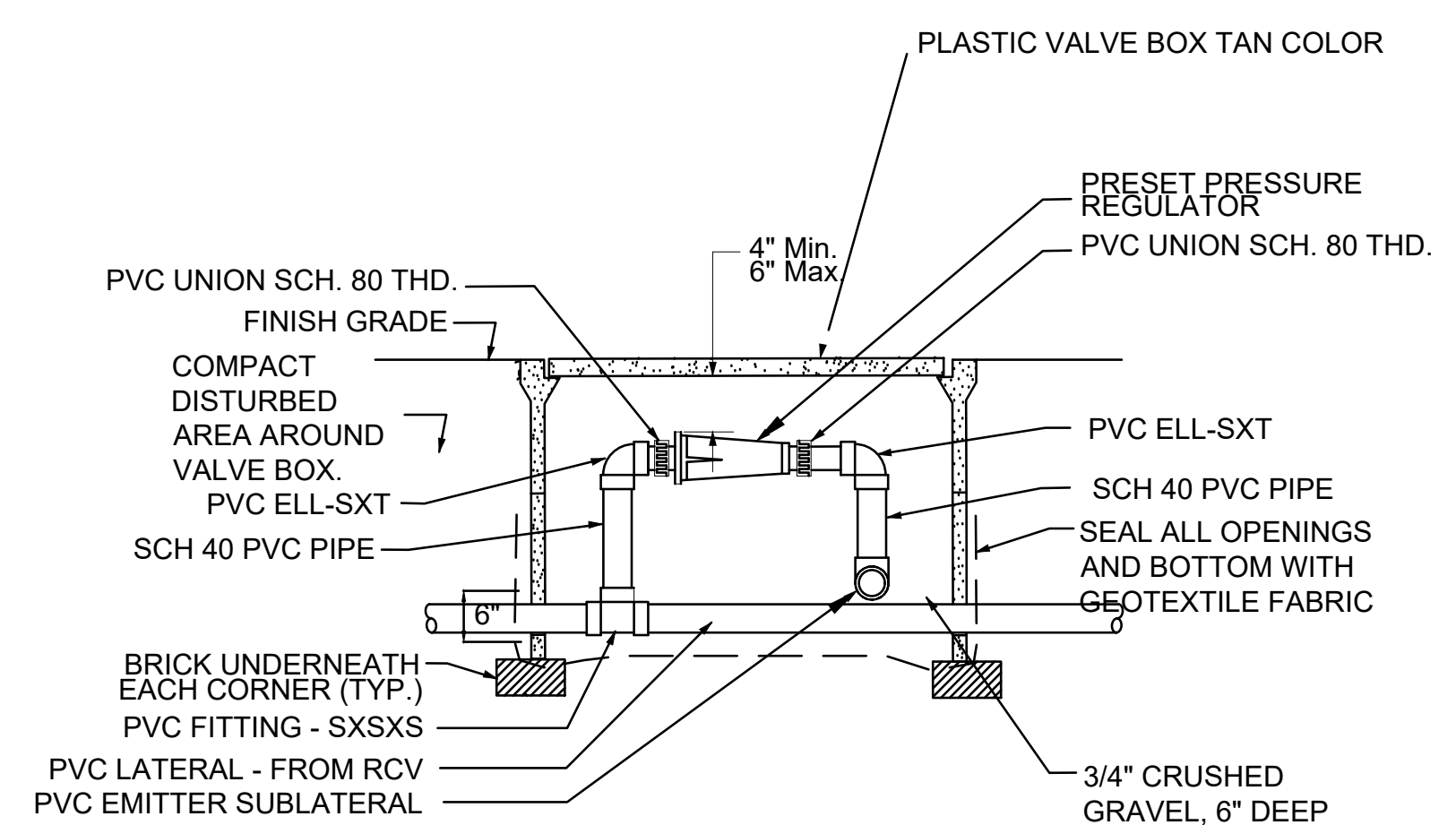
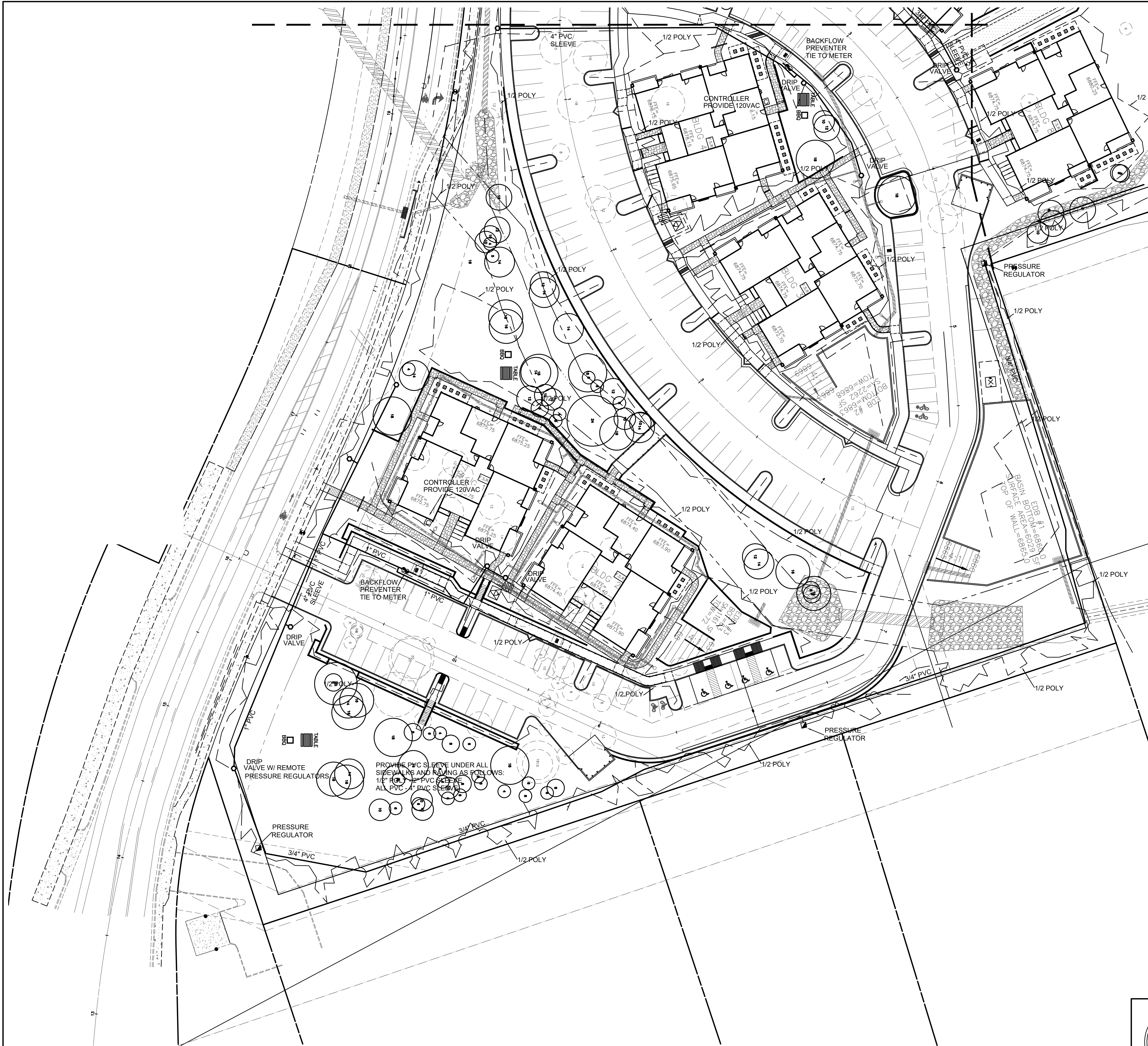
PONDEROSA PARKWAY

LANDSCAPE PLAN

Acuña Coffeen
Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
(520) 441-2754

L4 OF 7

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

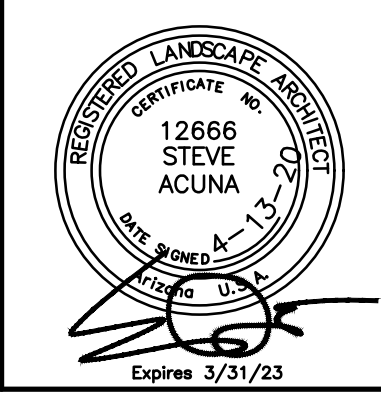
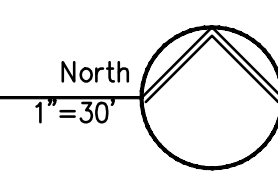


2A **MULTI OUTLET EMITTER DETAIL**
NTS

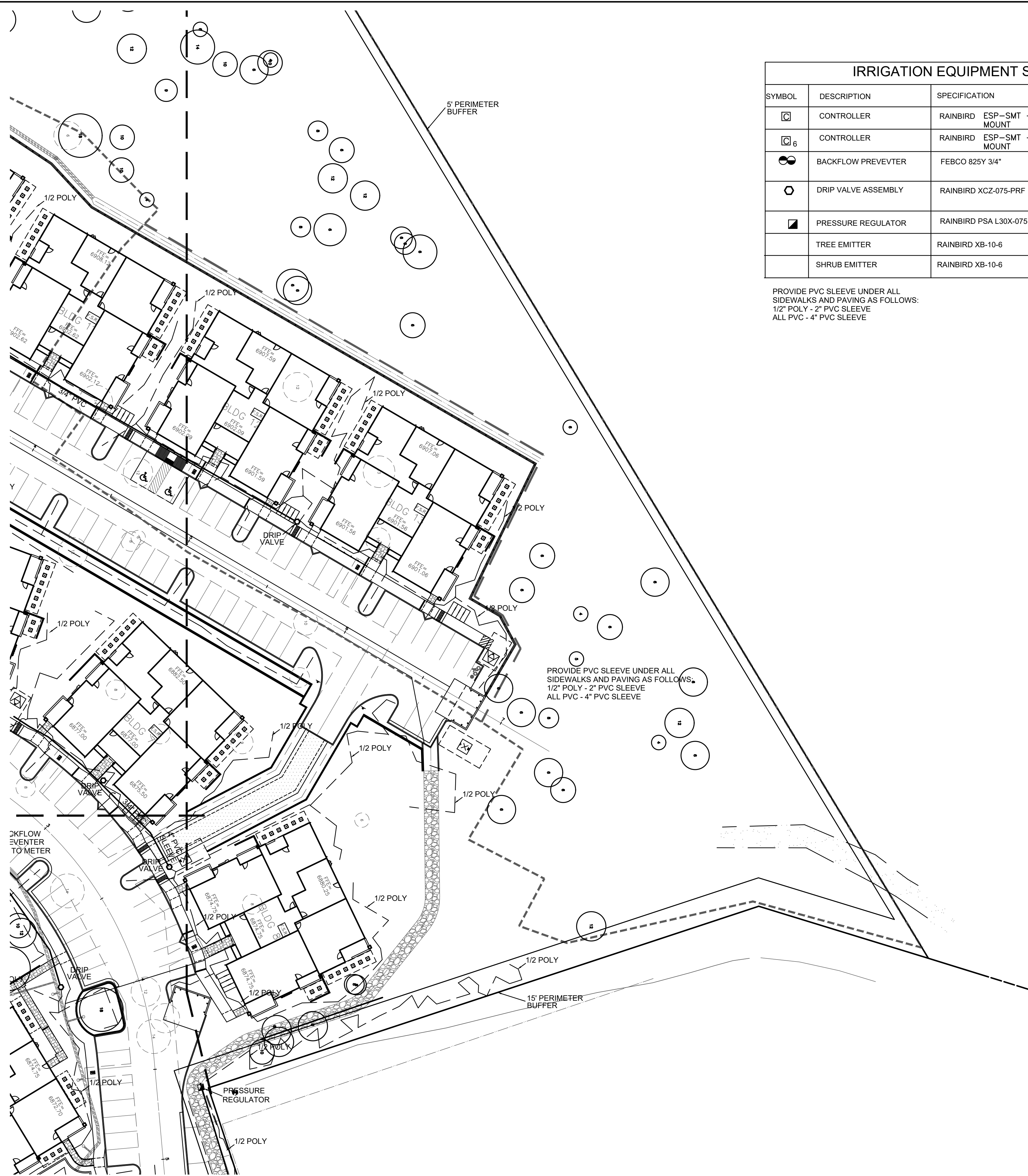
IRRIGATION EQUIPMENT SCHEDULE			
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	4 STA. 3
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	6 STA. 1
	BACKFLOW PREVENTER	FEBCO 825Y 3/4"	4
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF	17
	PRESSURE REGULATOR	RAINBIRD PSA L30X-075	3
	TREE EMITTER	RAINBIRD XB-10-6	275
	SHRUB EMITTER	RAINBIRD XB-10-6	1114

PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:
1/2" POLY - 2" PVC SLEEVE
ALL PVC - 4" PVC SLEEVE

IRRIGATION PLAN



PONDEROSA PARKWAY		HORIZ.
IRRIGATION PLAN		VERT.
Acuña Coffeen Landscape Architects		F.B.
3532 N. Avenida Albor Tucson, Arizona 85745 (520) 441-2754		DESIGN SA
L2 OF 7		DRAWN SA
		CHKD. SA
		JOB NO.

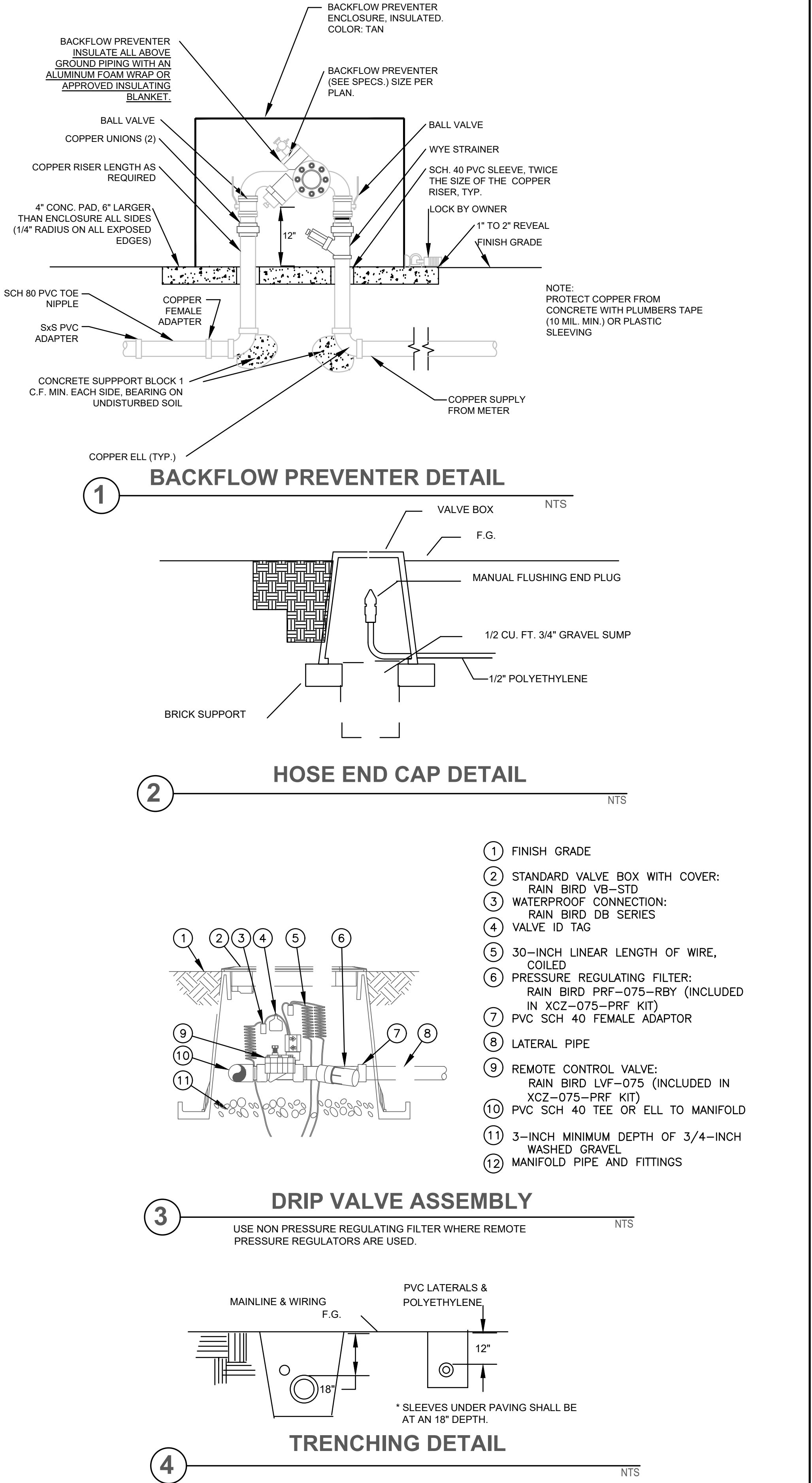
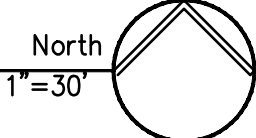


IRRIGATION EQUIPMENT SCHEDULE				
SYMBOL	DESCRIPTION	SPECIFICATION	QUANTITY	
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	4 STA.	3
	CONTROLLER	RAINBIRD ESP-SMT - WALL MOUNT	6 STA.	1
	BACKFLOW PREVENTER	FEBCO 825Y 3/4"		4
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF		17
	PRESSURE REGULATOR	RAINBIRD PSA L30X-075		3
	TREE EMITTER	RAINBIRD XB-10-6		275
	SHRUB EMITTER	RAINBIRD XB-10-6		1114

PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:
1/2" POLY - 2" PVC SLEEVE
ALL PVC - 4" PVC SLEEVE

PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:
1/2" POLY - 2" PVC SLEEVE
ALL PVC - 4" PVC SLEEVE

IRRIGATION PLAN



PONDEROSA PARKWAY

IRRIGATION PLAN

Acuña Coffeen
Landscape Architects
3532 N. Avenida Albor Tucson, Arizona 85745
(520) 441-2754

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

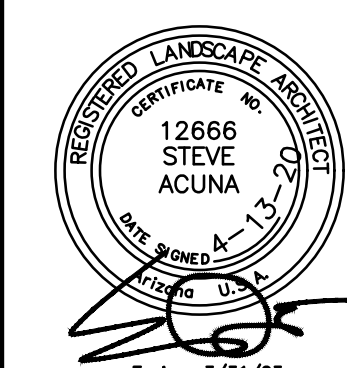
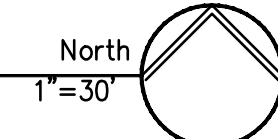
L3 OF 7



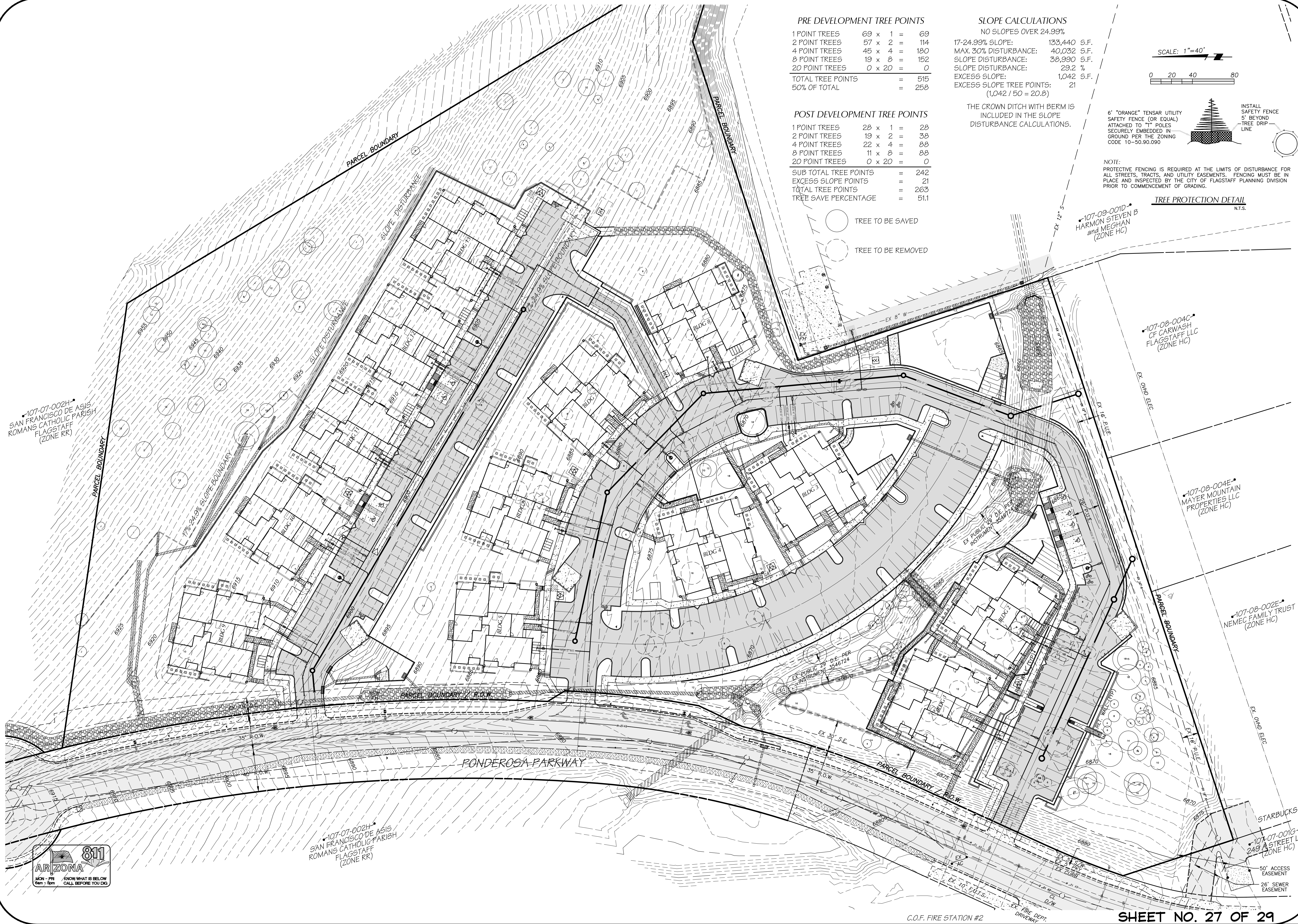
IRRIGATION EQUIPMENT SCHEDULE				
SYMBOL	DESCRIPTION	SPECIFICATION		QUANTITY
	CONTROLLER	RAINBIRD	ESP-SMT - WALL MOUNT 4 STA.	3
	CONTROLLER	RAINBIRD	ESP-SMT - WALL MOUNT 6 STA.	1
	BACKFLOW PREVEVTER	FEBCO 825Y 3/4"		4
	DRIP VALVE ASSEMBLY	RAINBIRD XCZ-075-PRF		17
	PRESSURE REGULATOR	RAINBIRD PSA L30X-075		3
	TREE EMITTER	RAINBIRD XB-10-6		275
	SHRUB EMITTER	RAINBIRD XB-10-6		1114

PROVIDE PVC SLEEVE UNDER ALL SIDEWALKS AND PAVING AS FOLLOWS:
1/2" POLY - 2" PVC SLEEVE
ALL PVC - 4" PVC SLEEVE

IRRIGATION PLAN



PONDEROSA PARKWAY		HORIZ.
IRRIGATION PLAN		VERT.
Acuña Coffeen Landscape Architects		F.B.
3532 N. Avenida Albor Tucson, Arizona 85745 (520) 441-2754		DESIGN SA
L4 OF 7		DRAWN SA
		CHKD. SA
		JOB NO.



PRE DEVELOPMENT TREE POINTS

1 POINT TREES	69 x 1 =	69
2 POINT TREES	57 x 2 =	114
4 POINT TREES	45 x 4 =	180
8 POINT TREES	19 x 8 =	152
20 POINT TREES	0 x 20 =	0
TOTAL TREE POINTS		515
50% OF TOTAL		258

POST DEVELOPMENT TREE POINTS

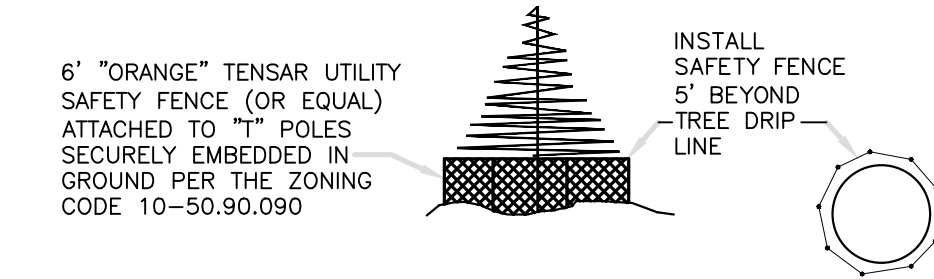
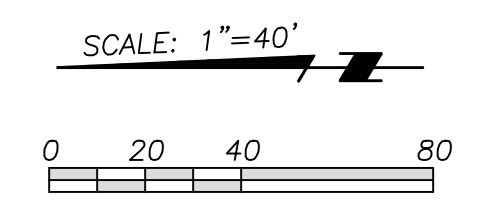
1 POINT TREES	28 x 1 =	28
2 POINT TREES	19 x 2 =	38
4 POINT TREES	22 x 4 =	88
8 POINT TREES	11 x 8 =	88
20 POINT TREES	0 x 20 =	0
SUB TOTAL TREE POINTS		242
EXCESS SLOPE POINTS		21
TOTAL TREE POINTS		263
TREE SAVE PERCENTAGE		51.1

- TREE TO BE SAVED
- TREE TO BE REMOVED

SLOPE CALCULATIONS

NO SLOPES OVER 24.99%
17-24.99% SLOPE: 133,440 S.F.
MAX. 30% DISTURBANCE: 40,032 S.F.
SLOPE DISTURBANCE: 38,990 S.F.
SLOPE DISTURBANCE: 29.2 %
EXCESS SLOPE: 1,042 S.F.
EXCESS SLOPE TREE POINTS: 21
(1,042 / 50 = 20.8)

THE CROWN DITCH WITH BERM IS INCLUDED IN THE SLOPE DISTURBANCE CALCULATIONS.



NOTE: PROTECTIVE FENCING IS REQUIRED AT THE LIMITS OF DISTURBANCE FOR ALL STREETS, TRACTS, AND UTILITY EASEMENTS. FENCING MUST BE IN PLACE AND INSPECTED BY THE CITY OF FLAGSTAFF PLANNING DIVISION PRIOR TO COMMENCEMENT OF GRADING.

TREE PROTECTION DETAIL N.T.S.

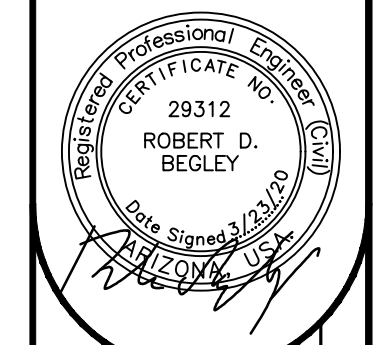


C.O.F. FIRE STATION #2

SHEET NO. 27 OF 29

C.O.F. PROJECT # PZ-17-00227-01

Mogollon
ENGINEERING & SURVEYING
411 N. Santa Fe Avenue
Flagstaff, Arizona 86001
Phone: 928-214-0214

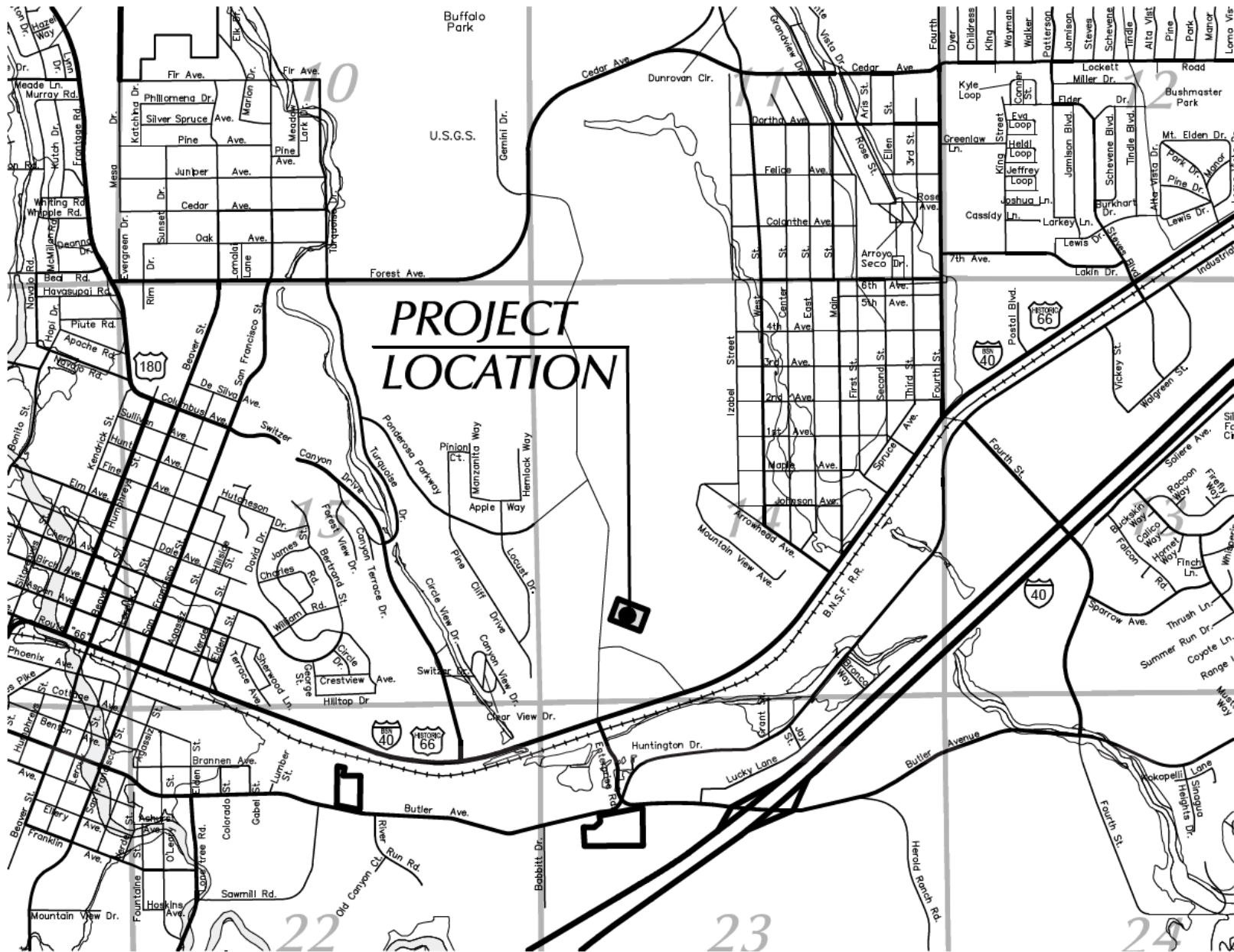


Mogollon
ENGINEERING & SURVEYING

Mogollon
ENGINEERING & SURVEYING

PROJECT NO. 18275
DESIGNED BY: MKE
DRAWN BY: MKE
CHECKED BY: KYH
REVISIONS PER C.O.F. COMMENTS DATED 11/20/19
FN SHEET-27.DWG
VERT SCALE: N/A
FOR SCALE: 1"=40'

Mogollon
ENGINEERING & SURVEYING
PONDEROSA PARKWAY
PUBLIC & PRIVATE IMPROVEMENT PLANS
RESOURCE PROTECTION PLAN
3/23/20
MES#18275



PROJECT
LOCATION

VICINITY MAP

N.T.S.

NOT TO SCALE

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

PRELIMINARY PLAT

PZ-17-00227-08

DATE: May 28, 2020
MEETING DATE: June 10, 2020
REPORT BY: Genevieve Pearthree

REQUEST:

Ponderosa Parkway LLC requests preliminary plat approval for Ponderosa Parkway Condominiums—a 169-unit residential condominium subdivision at 1650 E. Ponderosa Parkway. The condominium plat is on 11.97 acres in the HR (High Density Residential) Zone. The development site is located within the Resource Protection Overlay (RPO).

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the preliminary plat to the City Council with a recommendation for approval.

PRESENT LAND USE:

The site is currently vacant.

PROPOSED LAND USE:

Ponderosa Parkway Condominiums is a residential condominium subdivision development that consists of 169 dwelling units located on 11.96-acres. The condominium units will be built in 13 three-story buildings consisting of 13 units each. The development will include 10% “attainable” for-sale units. The site contains the required civic space, common open space, protected tree and slope resources, and on-site surface parking.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map.

North: San Francisco de Asis Church zoned Rural Residential (RR) and Medium Density Residential (MR)
East: Village Shopping Center zoned Highway Commercial (HC)
South: Commercial uses (including Starbucks, Culvers, and Clean Freak Car Wash) zoned Highway Commercial (HC)
West: City of Flagstaff Fire Station zoned Rural Residential (RR)

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

I. Project Information

A. Background

On February May 28, 2019 the Inter-Division Staff approved a site plan for 169 new residential units distributed across 13 three-story buildings (PZ-17-00277-02). Approval was based on conformance with all relevant City Development Standards, as discussed in Section C, below.

The 13 three-story buildings contain 13 units each, and include studio to three-bedroom units. The units are approximately 500 to 1,300 square feet. The unit mix includes the following:

<u>UNIT DESCRIPTION</u>	<u>NO. OF UNITS PER BLDG.</u>	<u>NO. OF UNITS TOTAL</u>
Studio	1	13
1 Bed/1 Bath	4	52
2 Bed/2 Bath	6	78
3 Bed/2 Bath	2	26
	13	169

The applicant has elected to construct the buildings according to the Apartment Building Type (10-50.110.170) and the Forecourt Private Frontage (10-50.120.080) standards, in addition to the Residential Sustainability Building Standards in Section 10-30.70.040. Some of the buildings are split-level to accommodate site topography, but the airspace inside each unit type is consistent between the even and split-level buildings.

The applicant has also committed to providing 16 “Attainable Housing Units.” These units will be disbursed throughout the development to the greatest extent feasible (with no exterior difference between the attainable and market rate units). The units will be sold at or below 100% of the Area Median Income (“AMI”) affordability level.

City Council approved a Large-Scale Zoning Map Amendment on September 3, 2019 (Ordinance No. 2019-27) to change the zoning designation from RR (Rural Residential) to HR. City Council also approved Ordinance No. 2019-29 on September 3, 2019 to formally accept all easements on the site received in 2010, and to include maintenance, access, exclusivity, and overall purpose of the easements. Civil engineering plans for the project are currently under review (PZ-17-00277-07).

B. Type of Plat

This application is for a condominium plat, which takes a multi-unit complex, such as the subject property, and creates the potential for individually owned units. The preliminary plat delineates all the elements affiliated with the individual units. In this case, the units are defined as the airspace within each unit. The vertical boundaries start at the finish floor elevation (FFE) of each unit and extend to the ceiling of that unit. The horizontal boundaries start at the inside of the walls enclosing each unit. Each unit also has one or two limited common elements associated with it, which include decks and porches.

Shared areas inside each building and the spaces between the floor plates and walls are considered “common elements.” Tract “A” contains all areas outside of the buildings and the limited common elements. It is dedicated to the owner association as a common element and it is dedicated as a public utility easement for service to the condominiums. It includes tree and slope resources, amenities, private access easements, and drainage and detention basins.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the site plan and preliminary plat for this project based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code

i. High Density Residential (HR) Zone and Regional Plan Development Standards

The property is zoned HR (High Density Residential), which has the following minimum setbacks: Front (10’, and 15’ above the 2nd floor), Side (5’), and Rear (15’). All buildings will be built outside of the minimum required setbacks.

The minimum density requirement in the HR zone is 10 units per acre and the maximum density allowed is 22 units per acre (within the Resource Protection Overlay). However, the site is located within a Suburban Activity Center identified in the Flagstaff Regional Plan 2030 which supports a maximum density of 13 units per acre. Based on the

entire project area (11.97 acres) the Regional Plan supports a total 156 units. However, the applicant has committed to meeting the City's Residential Sustainable Building Standards, which allows a maximum 25% density bonus. This bonus results in an additional 39 units allowed for a total of 195 units, although the proposal is for only 169 units.

The HR zone permits a maximum building height of 60 feet, or 65 feet for buildings with roofs with a pitch greater than 6:12. However the Regional Plan limits building height in a suburban area to three-stories. The highest roofline of the proposed three-story buildings will be just under 48 feet from finished grade.

II. Pedestrian and Bicycle Circulation Systems

The applicant will be installing a 5-foot-wide parkway and 5-foot wide sidewalk along the east side of Ponderosa Parkway. On site, the applicant has proposed sidewalks connecting the buildings, parking areas, the public sidewalks, and the recreational areas. Each building provides bike racks, and the existing FUTS on the west side of Ponderosa Parkway continues into an extensive trail system on McMillian Mesa and ties into Buffalo Park.

III. Parking and Automobile Access

Minimum parking requirements for market rate units on this site are: 302 resident spaces and 26 guest spaces, for a total of 328 required parking spaces. The development is eligible for a 20% reduction in required parking: 10% for being within ¼ mile of transit, 5% for providing bike racks, and 5% for protecting trees in the parking area. These reductions result in the requirement for 262 parking spaces. The proposed development includes 273 surface parking spaces, including 8 ADA accessible parking stalls. There are also 7 motorcycle parking spaces.

Vehicle access to the site is through three driveways off Ponderosa Parkway. The site has two interior drive aisles that provide parking and pedestrian connectivity (the southern drive aisle is a loop and the northern one is a dead end). Parking access for the residential units is rows of surface parking spaces along each side of the drive aisles.

iv. Landscaping

A conceptual landscape plan was approved at site plan, showing substantial conformance with the requirements of parking lot landscaping, street buffer landscaping, building foundation, and peripheral buffer landscaping found within Section 10-50.60 of the Zoning Code. The final landscape plan will be approved through civil engineering plan review. Landscaping requirements for 351 trees (and associated shrubs and groundcover) will be met through existing and new vegetation.

v. Natural Resources

The subject property is in a Resource Protection Overlay Zone. The Zoning Code requires 50% of the tree resources and 70% of the steep slope area be saved. A Natural Resources Protection Plan was included in the 2019 approved site plan. The developer proposes to save 52.4% of the tree resources and 70.8% of the steep slope areas. Tract A of this plat is reserved for natural resource protection.

vi. Open Space & Civic Space

The HR zone requires 15% of the gross lot area to be Common Open Space (Table 10-40-30.030.A). A minimum of 78,176 square feet of open space is required for the proposed residential project. The applicant is proposing 287,130 square feet of common open space, which is 55% of the site area. Most of the open space is positioned at the northern portion of the site, where the protected steep slope is located.

Section 10-30.60.060.B.1.b of the Zoning Code requires developments with 50 or more dwelling units to provide a minimum of 5% of the site as Civic Space. A total of 26,059 square feet of civic space is required. The site plan identifies 27,990 square feet of civic space within the residential development, which is 5.4% of the site area.

vii. Historic/Cultural Resources

A Cultural Resource Letter Report was completed for the subject property on February 12, 2019. The report states that no archaeological or historic resources of any kind were observed on the property.

viii. Residential Sustainable Building Standards

To obtain up to a possible 25% density bonus, this project is meeting the standards listed in Section 10-30.70.040. There are four sections which must be met: 1) Water Resource Protection, 2) Transportation/Air Quality, 3) Waste Reduction During Construction, and 4) Energy Efficiency.

To meet the Water Resource Protection requirement, the landscape design for the development shall not include an oasis zone (Hydrozone 1) as otherwise permitted in Section 10-50.60.050(C), Oasis Allowance, and Section 10-50.60.060, Hydrozones. The Transportation/Air Quality requirements are achieved because the development site is located within at least one-quarter mile of a bus stop. In addition, the development is located within at least one-quarter mile of a FUTS trail. The applicant is also considering providing for electric vehicle charging. To achieve the Waste Reduction During Construction requirements, the new development shall have a written solid waste program that includes a plan for the recycling or reuse of all paper, cardboard, plastics, and metals; a plan for the recycling or reuse of all lumber scraps so that they are diverted from the landfill; and a plan for the diversion of all masonry and cementitious materials so that they are diverted from the landfill. The Energy Efficiency component is achieved by applying the HERS rating system. The applicant shall obtain independent third-party verification that the minimum HERS rating has been achieved.

B. Title 13: City of Flagstaff Engineering Standards

Staff conducted a public systems analysis as part of site plan approval to verify conformance with City Engineering Standards.

i. Traffic/Right-of-Way Impact

The size of the proposed development did not trigger a full Traffic Impact Analysis. Instead, an analysis was required to determine if the new driveways warranted a right turn deceleration lane. The analysis showed that the middle driveway, which serves the greatest number of units, required a right turn lane, as shown on the site plan. The new right turn deceleration lane shall be constructed according to City of Flagstaff Standards.

ii. Water and Wastewater Impact

A Water and Sewer Impact Analysis (WSIA) was completed by the City on November 30, 2018. The proposed development is located within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. No off-site water or sewer improvements will be required. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

iii. Water

The existing 12" water main stops just north of the project's first driveway. The applicant plans to extend the 12" water main across the entire frontage. Extending the waterline in the right-of-way shall be done according to City of Flagstaff Standards.

iv. Wastewater

There is an existing 12" sewer line running within a public utility easement along the southern boundary that will serve this project. The developer also plans to extend the existing 12" sewer line along the Ponderosa Parkway frontage. Tapping the sewer line in the easement and constructing the sewer in the right-of-way shall be done according to City of Flagstaff Standards.

v. Stormwater Analysis

A Drainage Impact Analysis (DIA) was required as part of the rezoning request. The intent was to determine any potential adverse downstream drainage impacts and to identify mitigation options. The project's overarching drainage concept is to in response to the requirements identified in the DIA: to provide peak flow stormwater

discharge mitigation (detention), partial stormwater runoff volume mitigation (LID ROCV) and improvement to the water quality of site discharges (LID) and onsite stormwater conveyance improvements.

C. Title 11: General Plans and Subdivisions, Chapter 11-20: Subdivision and Land Split Regulations

i. Preliminary Plat

IDS approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements. Not all of the standards are applicable to this plat, however, because it is a condominium plat.

ii. Minimum Required Subdivision Improvements

Staff review of the preliminary plat along with the impact analyses discussed above identified the required improvements to adjacent streets and pedestrian ways, in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will commence once Civil Engineering Plans are approved.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the preliminary plat to the City Council with a recommendation for approval.

Attachments:

- Application
- Preliminary Plat (5 sheets, 24 x 36")
- Landscape Plan (7 sheets, 24 x 36")
- Natural Resource Protection Plan (1 sheet, 24 x 36")
- Vicinity Map