

## **Alexandra Pucciarelli**

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**From:** Ed <edwmyers3@msn.com>  
**Sent:** Wednesday, January 16, 2019 1:52 PM  
**To:** Alexandra Pucciarelli; Mayor and Council  
**Subject:** AURA Development, Ponderosa Trails Subdivision

To The City Of Flagstaff,

Please let it be known that as a home owner and resident at 3726 S Wild West Trail, in the subdivision of Ponderosa Trails, I am strongly opposed to the proposed apartment complex to be built!

### **CONCERNS:**

1. Safety
2. Traffic
3. Character
4. Trees

The density of residents will bring more crime to the surrounding neighborhood.

Traffic is already a big problem on High Country Trail.

Having an established stick built residential neighborhood bordering on two sides of the proposed apartment complex will be completely out of character of the residents of Ponderosa Trails.

The proposed apartment complex is not right for the the land it will consume. Why...the development will remove an inordinate amount of new and old growth Ponderosa pine trees! The amount of trees to be cut for this apartment complex far surpasses city code.

AURA's idea to hold the property across the street of High Country Trail into non developable land for perpetuity is not realistic! A few acres of land to hold in preservation of trees, to compensate the number and volume of trees that will be clear cut for the apartment complex is unacceptable. As we have all learned...nothing is forever! The Nackard family proved this by girdling the trees on a near by lot, which made the land a viable commercial property because all of the trees were killed.

In my opinion, this property should not be developed into an apartment complex. However, I would be ok if it was developed into a neighborhood with individually built homes with lot sizes comparable to that of Ponderosa Trails.

**Thanks,  
Ed Myers  
3726 S Wild West Trail**

## **Alexandra Pucciarelli**

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**From:** Joanne, <joannecherry@aol.com>  
**Sent:** Wednesday, January 23, 2019 10:12 AM  
**To:** Alexandra Pucciarelli  
**Subject:** Proposed Aura Development at Ponderosa Trails

Dear Ms. Pucciarelli

Subject: Proposed Aura Development at Ponderosa Trails

This is to notify you that as homeowners at 3734 South Wild West Trail, in Ponderosa Trails, we oppose the zoning change for the property which would allow the proposed apartment complex development. There should not be a change in density allowing for the 173 units 2-3 stories high. My home is one of those that border the land in question. The development will be too close, too big, and too high. It is not in keeping with the character of the Ponderosa Trails residential community

Currently, there is a significant amount of traffic in the area. This includes the dangerous intersection of High Country Trail and Wild West Trail. Vehicles on High Country going toward Lake Mary Road frequently cannot be seen coming up the "hill" toward the intersection with Wild West Trail. The proposed one, two and three bedroom apartments will bring numerous additional vehicles to the area.

Many native trees would be destroyed through the construction of this dense development. Additionally, we have concerns over safety and security, and obviously, the decrease in desirability and property value of our home.

Current zoning does allow development at a level appropriate to the current community. Additional density would be detrimental all around.

Spencer, Joanne, & Jonathan Cherry

Joanne Cherry  
602-955-2808  
joannecherry@aol.com

# PONDEROSA TRAILS HOA

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Sent via first class mail

March 28, 2019

City of Flagstaff – Zoning Committee  
211 W Aspen Avenue  
Flagstaff, AZ 86001

RE: Aura Flagstaff

Dear Zoning Committee:

This letter is being written on behalf of the members of the Ponderosa Trails Homeowners Association regarding common concerns of its members, with the proposed development "Aura Flagstaff". An informal poll of the members of the Association was taken. A brief summary of the types of City Zoning pertaining to the property was given and the following question was asked: "Are you in favor of the proposed zoning change to rezone the property to Medium Density Residential (MR)?"

There is a total of 639 lots within the Association, most with multiple owners; the poll was sent out to over 750 owners/representatives representing over 550 lots. 330 responses were tallied, resulting in 87% opposed to the zoning change, 9% were in favor, and 3% did not have an opinion either way.

Sincerely,



Scot Raab, President  
Board of Directors  
Ponderosa Trails HOA  
[www.ponderosatrailshoa.com](http://www.ponderosatrailshoa.com)

April 11, 2019

Flagstaff Planning and Devmt Services  
Flagstaff City Hall  
211 West Aspen  
Flagstaff, AZ 86001

RE: Application PZ-17-00218-03

Dear Sir or Madam:

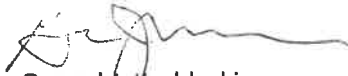
I received a letter on April 9, 2019 regarding the above application.

I am opposed to the change.

The zoning was setup to maintain a neighborhood atmosphere in that area. Putting in a 173 unit structure on 16 acres raises huge concerns for parking and traffic for that area. There is little road frontage for parking which means that the property would have to allow for at least 173 parking spaces.

In the event they are planning units that will rent out by the room and considering visiting guests, the number of daily vehicles could easily double or even triple to 346 – 519 vehicles.

Sincerely,



Gerard J. Kerbleski  
gkerbleski@aol.com

## Alaxandra Pucciarelli

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**From:** Tammara Prager <tammara.prager@gmail.com>  
**Sent:** Friday, May 10, 2019 5:20 PM  
**To:** Alaxandra Pucciarelli  
**Subject:** PZ-17-00218-03 Aura Flagstaff

Good evening,

I am a resident in Ponderosa Trails and I have a second property in Ponderosa Trails. I am just curious what type of traffic control is being proposed on this project?

Will there be dedicated turning lanes into the apartment homes? A 4 way stop sign at Wild West and High Country is already desperately needed so with the added traffic from this project it would be absolutely necessary. It is pretty dangerous with so many cars coming through, the big rock hill that no one can see past, 35 mph speed limit (though most cars are going faster since the northbound lane is coming downhill) and then school bus stops are right there in the middle of it.



**Tammara Prager, Realtor®**  
Realty Executives of Flagstaff

**Address** 15 E. Cherry Avenue Flagstaff, AZ 86001

**Phone** 9286074079

**Email** Tammara.Prager@gmail.com

**Website** LiveLoveSellFlagstaff.com



I Appreciate Referrals!

## **Alexandra Pucciarelli**

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**From:** Debra Lemon <dlemon63@msn.com>  
**Sent:** Tuesday, May 14, 2019 6:04 PM  
**To:** Alexandra Pucciarelli  
**Subject:** Aura Project--could you please provide this letter to the planning and zoning commissioners for the May 22 hearing... thank you!

Dear Planning and Zoning Commissioners:

My name is Debra Lemon and my husband and I have resided in Ponderosa Trails for 20 years. I am writing to voice my concerns regarding the Aura Project. If this project goes through, we will have a two-story building five feet from my back fence. As of right now, we look into the beautiful forest.

I am concerned about removing all of the trees on this property. I understand that the company bought the property across the street and are not cutting down those trees in exchange for cutting down all the trees on the property in which they want to build. This is unacceptable! Flagstaff has so much of the city trees being removed for apartment buildings! This is sad and wrong for Flagstaff!

Also, I am concerned about the traffic. There are only two ways in and out of Ponderosa Trails. Adding this complex on High Country Trail will be devastating to the traffic flow in and out of Ponderosa Trails. There is already a HUGE backup on Lake Mary Road to Buelah. Emergency vehicles, if needed, will have a very hard time getting into and out of High Country Trail. Response time could be devastating.

Zoning this land for a high rise apartment complex is bad for our neighborhood. Please deny this rezoning request.

.Thank you for your consideration in this matter.

Debra Lemon  
162 W. Gold Rush Trail  
Flagstaff, AZ 86005  
928-699-0008

5/15/19

To Flagstaff Planning and Development Services,

The purpose of this letter is to inform you that my family and I do not support the rezoning for the Aura Flagstaff Development. Application number PZ-17-00218-03. I am a property owner in Ponderosa Trails.

The 173 unit complex will bring over 350 cars, at a minimum, to a road that is already congested and dangerous. The complex is so close to the university, there will be multiple people living in one unit. These places are proven to increase crime, traffic, and destroy the peaceful environment surrounding Ponderosa Trails.

Flagstaff is trying to put multifamily housing and high density housing in far too many small pieces of land. It has become out of control. I graduated from NAU 20 years ago, and it is very sad to see how the council has allowed so many apartment complexes on these infill pieces. I highly recommend this rezoning be denied.

Sincerely,



Brady Graham

May 20, 2019

Flagstaff Planning and Development Services,  
City Council  
Flagstaff City Hall  
211 West Aspen  
Flagstaff, Az. 86001

Ito Family Trust, Douglas Ito  
4791 S. Bright Angel Trail  
Flagstaff Az. 86001

RE: PZ-17-00218-03, High Country Trail

To whom it may concern,

I am opposed to the rezoning of the 16.1 acre property from (RR) and (ER) to (MR). I believe the change in zoning would be excessive use of the property for the location. The increase in density would unfairly burden the nearby single family residents with additional traffic and an increase in needed public services. I believe and would prefer to see an (R1) zoning which would be in line with the current surrounding area of Lake Mary Road and High Country Trails.

Thank you for your consideration

Cordially,

A handwritten signature in black ink that reads "Douglas Ito". The signature is written in a cursive style with a large, stylized "D" and "I".

Douglas Ito

To: Flagstaff Planning & Zoning Commission

From: Phil Goldblatt, Resident of Ponderosa Trails HOA

Subject: Rezoning of Auza parcel/s for Aura Flagstaff apartments  
#PZ-17-00218-03

I am writing to you to really answer one main question that I believe could very possibly be on all of your minds today. Why is this application for rezoning any different from most others that you have considered in the past? In the next few paragraphs I will attempt to answer that question.

## **I. THE REGIONAL PLAN AND ZONING CODE ARE INTENDED TO PROTECT OUR NEIGHBORHOODS FROM EXACTLY THIS SORT OF "DEAL".**

- A. As you may or may not be aware, Trinsic Development Group (hereinafter "the Developer") has NOT contracted to purchase ALL of the 16.1 acres of Auza property because Mr. Auza wishes to keep his acreage on the north side of High Country Trail. Consequently and because of illegality of building under the power lines, the developer is forced to place all 15 buildings (according to the site plan) on what amounts to about 6.1 acres of property. Mr. Auza has done this in exchange for maintaining his remaining property under a conservation easement and therefore free from development in perpetuity. The City and Developer however get to use all 16.1 acres (plus a bonus for their 10% affordable units) in the calculation for density so that they can fall within the 9 units/acre limits to comply with the MR zoning that they are applying for. While this may be legal, there are requirements in our Regional Plan and Zoning Code that then make this out of compliance with these other provisions of our "Plan" and "Code. Please see par. B and following below.
- B. The extraordinary squeezing together of this development's buildings onto about 6.1 acres of land means that all 173 units will have an **ACTUAL** density of about 28.4 units/acre. If we examine what has been constructed in our neighborhood previously, we see that **WHAT HAS GONE BEFORE DOES MATTER!** Not only Ponderosa Trails single family homes but also apartment developments such as "The Lodge", "Timber Trails",

"High Country Estates", and "Sandstone Highlands" (this one all affordable housing) all have nowhere near the density that Aura Flagstaff will have if it is allowed to proceed. Furthermore the arrangement of buildings on these parcels complies with the "look and functionality of the existing developed area" as stated in the Regional Plan under the heading "**GROWTH – Reinvestment Areas**" and all meet the required density limits stated in our Zoning Code.

I submit to you however that Aura Flagstaff will not then meet this "emulate surroundings" requirement.

Please see the site plan arrangement of buildings to confirm what I am talking about. If I may quote from our Regional Plan under the above heading:

"It is important that reinvestment, redevelopment, and infill at the neighborhood scale should **emulate the look and functionality of the existing developed area**. Examples of this include repairing what is already in place; remodeling, fixing-up and adding-on; addressing the need for neighborhood retail space, bus stops, social spaces, green spaces, sidewalks, crosswalks, and public art, **all while preserving community integrity, character, safety, and livability.**" (emphasis mine)

From this I conclude that the "look" of Aura Flagstaff is incompatible with the "suburban" look and feel of the surrounding neighborhood. Aura Flagstaff does not preserve "community character" as stated above. But there is more as well.

Please refer to Policy LU 3.4 of the Regional Plan. May I quote below:

**"Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space."** (emphasis mine)

May I please now also refer you to Policy CC 3.2 of the Regional Plan. Quoting below:

**"Maintain and enhance existing buildings and blend well-designed new buildings into existing neighborhoods."** (emphasis mine)

Aura Flagstaff does not do either of these. The change in density is not only inappropriate for our suburban neighborhood, but would be like an **"urban island in a sea of suburbia"**!! Additionally the "new buildings" would then not be "blended" into the existing neighborhood." The arrangement of buildings frankly reminds me more of a tenement like you might find in New York City or a large metro area. Furthermore, the closest suburban "Activity Center" to the proposed development is located at least a mile away in Woodlands Village Shopping Center. So clearly higher density is not called for at Ponderosa Trails and is not in keeping with the policy goals of the Regional Plan.

- C. The "Lodge" zoned for high density next door to this parcel is an example of a development that "got it right". I say this because although there are more units, the buildings are distributed over a much greater area of the 16.28 acres that they are built upon. Their use of trees surrounding this development also effectively hides their higher density of 15.5 units/acre. And the fact that they have an alternate driveway out the back of their development onto Mohawk Dr. is very helpful as is the fact that many of their buildings face "inward" toward the parking area and so is a safer design than Aura Flagstaff would have. Moreover Aura Flagstaff has very little if any room to preserve trees around it because of the high actual density and need for concrete parking spaces surrounding the apartment buildings. Another kudu for the Lodge is that they have left a "buffer zone" of between 38 feet at the narrowest point and just over 100 feet between the side of their development and the property line of single family homes opposite this side within Ponderosa Trails. But no such buffer zone of open space (other than the 15 foot required setback between their buildings and the Ponderosa Trails property line) is planned for Aura Flagstaff probably because they need every square foot of available space to build.
- D. Now **if** Aura Flagstaff *had* purchased AND utilized all 16.1 acres of the Auza property, then their buildings could have satisfied the requirement that this development emulate the suburban look and feel of the surrounding neighborhood. But alas we see that that is not the case. Furthermore the use of Auza property on the **north** side of High Country Trail would have the added benefit of the use of the driveway (actually **North** Wild West Trail) to accommodate traffic entering the development directly

from Lake Mary Rd. without having to use or tie up High Country Trail at all. Of course outgoing traffic from there would though.

- E. **The Zoning Code** itself undergirds and completely supports the above considerations from the Regional Plan. May I quote below from Title 10-20.50.040 **Procedures**, Subsection C **Application Requirements**, Paragraph 3b.

"The proposed development anticipated in compliance with the requested zoning designation while consistent with the General Plan Land Use Map **may not** be generally compatible with surrounding uses and neighborhoods based on the size, height, scale, mass and proportion of the proposed development (therefore a three-dimensional bulk and mass analysis may be required);" (emphasis mine)

Given all of the above, the question arises: "Has a three-dimensional bulk and mass analysis been accomplished, and if so what has it revealed?" I do not believe this has been completed.

- F. **Consistency with the Regional Plan and Convenience ARE factors for whether a proposed development is detrimental to the public interest or not**

Please see Subsection F **Findings for Reviewing Proposed Zoning Map Amendments and Text Amendments**, paragraphs 1a(1) and 1a(2) below

"The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans;"

"The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan; "

I will say more on the "safety", "traffic" and "convenience" factors later but one additional point I wish to make concerns the issue of property values that could be affected if this development becomes a reality.

- G. What if property values in the vicinity of the proposed development are adversely affected because of increased crime rates?

I agree this is a "what if" but are not factors that residents are unconcerned about.

The high actual (not calculated density as in the proposal) density of this development makes higher crime rates and lower property values a real possibility for the future. That means that the very act of rezoning this parcel for this particular development could be construed as a "regulatory taking" (without just compensation) by the City of a portion of the value of several homeowners property in the vicinity of this development according to AZ Prop 207 that is supposed to protect homeowners in the vicinity of a new development from just this sort of contingency. I am not saying that a few homeowners from Ponderosa Trails have a strong legal case and I am quite sure that your attorneys will tell you that it is not an issue, but what I am saying is that that is the reason that both the Regional Plan and Zoning Code make such a strong point to insure that any new development IS consistent with and preserves the community character. A development that does this then insures that property values in the vicinity do not degrade and therefore that the governing body has not participated as an accomplice in a "regulatory taking", whether intentionally or not. Sadly Aura Flagstaff, because of the nature of it's density and arrangement of buildings according to the site plan does not insure this at all and in fact causes one to be highly suspicious that it will occur in the future. The denying of this rezoning will insure that this serious aspect of this project will not become a reality at any time going forward.

- H. If you want evidence that I am NOT making this up, please refer to an article that appeared in "realtor.com" March 28, 2016 entitled "The Neighborhood Features That Drag Down Home Value-Ranked". The author compared home prices near each facility (in the same ZIP code) with all homes in the same county. One of the comparisons was for "High Renter Concentration". They found that home values were negatively affected by 13.8%. So what would "just compensation" mean for such a situation? It would mean that the city and/or developer would need to pay out 13.8% of the value of each home that sits within 150 feet of the new development. But they should NOT have to do that because such a contingency should never be allowed to occur in the first place. Please deny this rezoning!

## II. This is NOT a case of NIMBYISM but of REVERSE NIMBYISM

- A. It would appear at first blush that homeowners in the vicinity of this development are opposing this rezoning partly because of NIMBYISM. But upon further reflection we realize that what is proposed is because Mr. Auza does not want any part of this development "IN HIS BACKYARD". Thus Ponderosa Trails homeowners in the immediate vicinity of this project are then forced to endure this overly high-density development *in their backyard!*
- B. Because Mr. Auza's house is located on the north side of High Country Trail, and perhaps his sheepherding business as well, I can speculate that he wants and perhaps even needs to keep and maintain it. On it's face that is surely sensible and understandable enough. But then why enter into any sort of conservation easement? Why not just simply sell the portion of his land that he does not want/need as is and not give a developer an opportunity to irresponsibly cram as many buildings as possible on what is left of the deal to build on? That is what responsible citizenship and conformance to the spirit and letter of the "Plan" and "Code" are all about. The only reason I can think of is that the Developer would not buy the parcel because it would cost more and he could not make it profitable enough for him to build on it.
- C. But that does not mean that some other developer could not do that! Perhaps even a developer of manufactured (affordable) single-family homes that are cheaper to build and would not require such a "work around" to allow higher densities.
- D. Alternatively, if Mr. Auza is going out of the sheep business then why not sell all of his property? I realize this is a hypothetical but in many ways his property could be thought of as an historical site worthy of preserving by the State, County or City to memorialize sheepherding in Arizona. The land then in question on the south side of High Country Trail might then be conceived of as a memorial park especially for children in our area of which there are many. This would entail the sale of this property to one of the above municipalities but I wonder if Mr. Auza has considered this? Or if any of the above municipalities have considered it?

Some in my neighborhood have also pondered whether the easement in question means that NONE of the north side property will ever be developed. The truth of the matter though is that he still would continue to own another 6 acres toward the northeastern side of his land (not a part of the 16.1 acres in question) that is not under the easement and therefore could still be sold to a business or developer of some sort in the future. This possibility lends some credibility to the concern of Flagstaff becoming "overdeveloped". What is happening to our "mountain town"?

**III. THE USE OF HIGH COUNTRY TRAIL AS A "COLLECTOR" STREET FOR THIS ADDITIONAL DEVELOPMENT AND VIRTUALLY ALL OF PONDEROSA TRAILS AS WELL AS MANY OTHER DEVELOPMENTS IN THIS NEIGHBORHOOD STRAINS CREDIBILITY AND BECOMES A SAFETY ISSUE**

A. Yes, the Developer has indeed completed a traffic study. Did this study include what would occur if a serious accident happened along High Country Trail in the vicinity of this new development?? With vehicles entering and exiting this new development so close to the intersection with Lake Mary Rd. the probability that such an accident can and could occur increases significantly with the inclusion of this Development in my estimation. The reason is that almost everyone else in our PTHOA as well as other developments along High Country Trail need to pass by this section in order to access Lake Mary Rd. An additional 173 people/families adding to this already heavily used portion of this street makes it a serious possibility.

**B. IS EVERYONE AWARE THAT DURING CONSTRUCTION OF AURA FLAGSTAFF, A DRAINAGE LINE WILL NEED TO BE INSTALLED UNDERNEATH HIGH COUNTRY TRAIL THAT WILL NECESSITATE CLOSING AT LEAST ONE LANE (IF NOT MORE) OF THIS HIGHLY UTILIZED COLLECTOR RIGHT IN FRONT OF AURA FLAGSTAFF?**

So if an accident occurs there during this phase of the construction, and blocks this street altogether, what alternative entry would emergency vehicles have to enter the Ponderosa Trails neighborhood??

Presently there are no other reasonable ways (especially in an emergency where we know minutes matter) other than heading down to JW Powell and Pulliam Drive via I-17 and then back up into the developments. The JW Powell extension I have heard is not expected to be completed and connected to High Country Trail for between 5 and 10 years. So we really do need an alternate way into our development/s and have had now for a number of years. An additional 173 people/families make this eventuality a concern **in general** because of the location of this development at a point where so many need to pass by. The below proposal would provide the needed infrastructure to support the building of this development. And as I've indicated above "**convenience**" **is** a factor in rezoning a parcel.

Please see Appendix A for photos of the rush hour traffic along Lake Mary Rd. entering Beulah Blvd. without Aura Flagstaff and for a map of a proposal for a possible conversion of an existing bike/walking path (see blue line) to a street extending between So. Wild West Trail and St. Nicholas St. and then onto Mohawk Dr. to Lake Mary Rd. This short street would then provide an alternate for entering the northern side of Ponderosa Trails and propitiously would lie right next to the Fire Station located at the corner of Lake Mary Rd. and Mohawk Dr.

**IV. THE PEOPLE HAVE SPOKEN ALREADY AS TO WHAT THEY WANT GOVERNMENT TO DO IN THIS MATTER! DO WE TRULY BELIEVE IN GOVERNMENT OF, BY, AND FOR THE PEOPLE? WE ARE IN DEEP TROUBLE IF WE DO NOT**

- A. I am sure you have seen the informal e-mail poll that our HOA has completed and sent the results to the Planning and Zoning Commission. It shows that of the 639 units in our HOA, 340 responded (53.2%) and 87.1% of those were opposed to this rezoning. Please refer to Appendix B of this document for a bar chart that compares those in favor to those opposed to those who had "no opinion" one way or the other. I cordially thank our HOA for conducting this poll.
- B. What the above chart does not show however is what I

personally endeavored to show and that is the "margin of error" that is statistically calculated using internet software. Such calculations are typically used in polls of this kind in order to predict what would have occurred if the entire target population had responded to this question. The way this works is if enough of the target population does respond, then the margin of error (for this poll at the 99% confidence level) can be calculated and produces a fair estimate of how different the results could be if everyone responded. In this case the results indicate that the margin of error at 99% confidence is plus or minus 4.78%. So this means the range limits on our poll are between 82.3% (87.1 - 4.8) and 91.9% (87.1 + 4.8) who would have voted to oppose this rezoning. An overwhelming majority no matter how you slice it. Please also see Appendix B for the print out of this result.

- C. You may hear it said (and correctly so) that polls like this depend for their accuracy on the attitudes of the non-voting population being similar to those of the population who responded. And that is correct. But in this instance, what would you accurately assume would be different between the attitudes of those who responded and those who did not? Remember that one of the possible responses was "no opinion". But all to whom this poll was sent were all single family homeowners, and all, one could say, falling in at least a somewhat similar socio-economic level. And all by it's very definition living in the same geographic location here in Flagstaff as well as the same local HOA. And all of us subject to similar information regarding development and growth of Flagstaff. Those who would still question such a poll on this basis I believe are just contrarians.

## **V. ALTERNATIVES TO "AURA FLAGSTAFF"**

Some folks have speculated as to what might be built on this parcel in place of Aura Flagstaff if Trinsic's application is denied. One possibility that would help Flagstaff is affordable manufactured housing. Our Zoning Code indicates that only 4 units/acre maximum are allowed of this type of housing if the parcel were rezoned MH within the RPO. This type of housing is cheaper to build and therefore cheaper to purchase. Under normal circumstances (in which an "easement" is not a part of the deal) 6 acres would therefore only accommodate a

maximum of 24 units (I'm surmising these could be single family homes) but it could be less as well. Then the traffic impact and look and feel would and could be much more acceptable to the suburban neighborhood we reside in and therefore completely within compliance with all aspects of both the Regional Plan and Zoning Code. I sincerely hope this possibility will be considered by both the P & Z Commission as well as the City Counsel.

**CONCLUSION:** For all of the above reasons and each one separately my neighbors and I strongly recommend you deny this rezoning.

Thank you for listening and reflecting on the above.

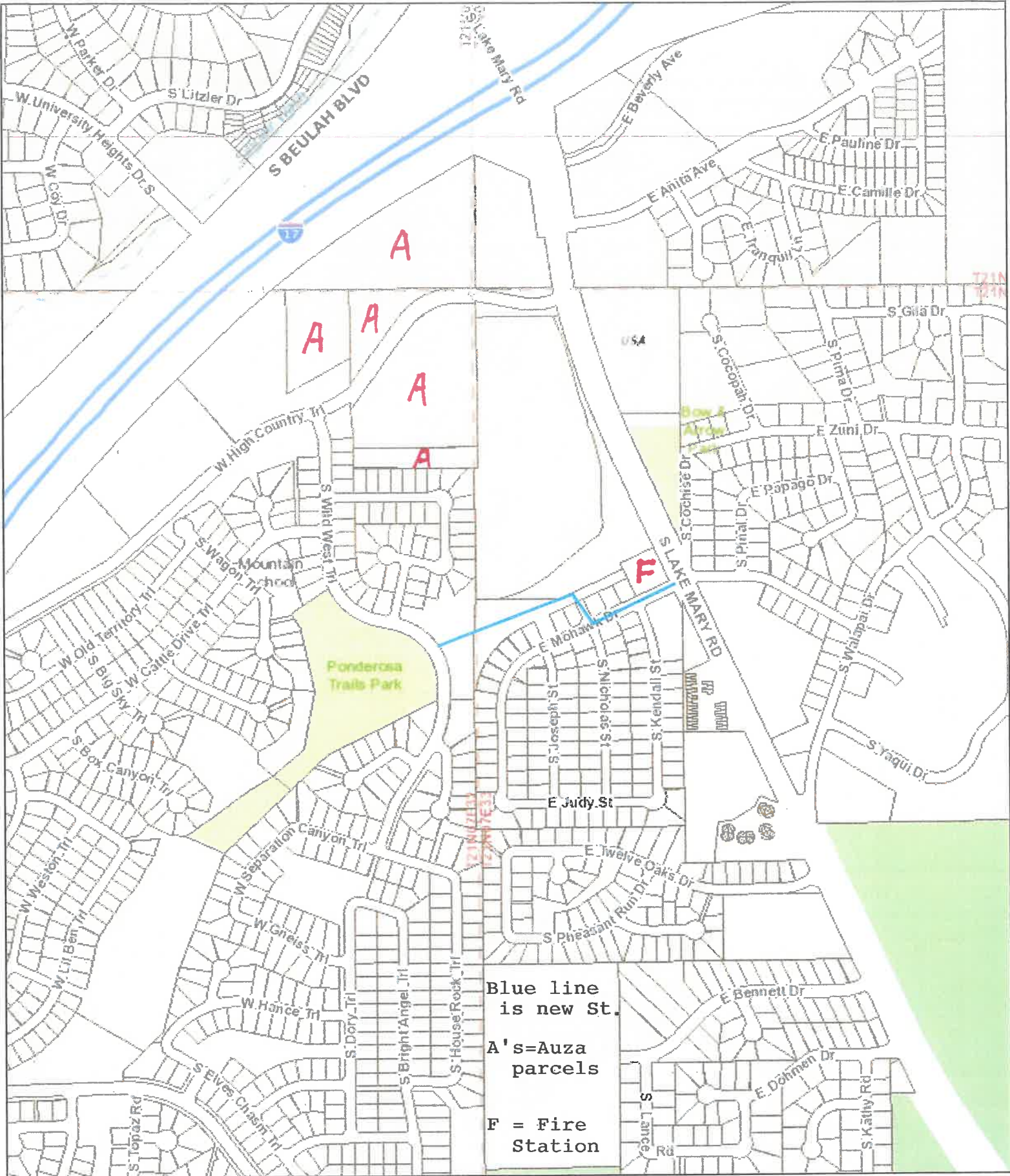
Respectfully submitted,

Phil Goldblatt  
Resident, Ponderosa Trails HOA

## **APPENDIX A**



Rush hour traffic on S. Lake Mary Rd  
headed towards Beulah Blvd w/o Aura Flagstaff.  
Imagine adding 173 units from new development.



# Coconino Parcel Map

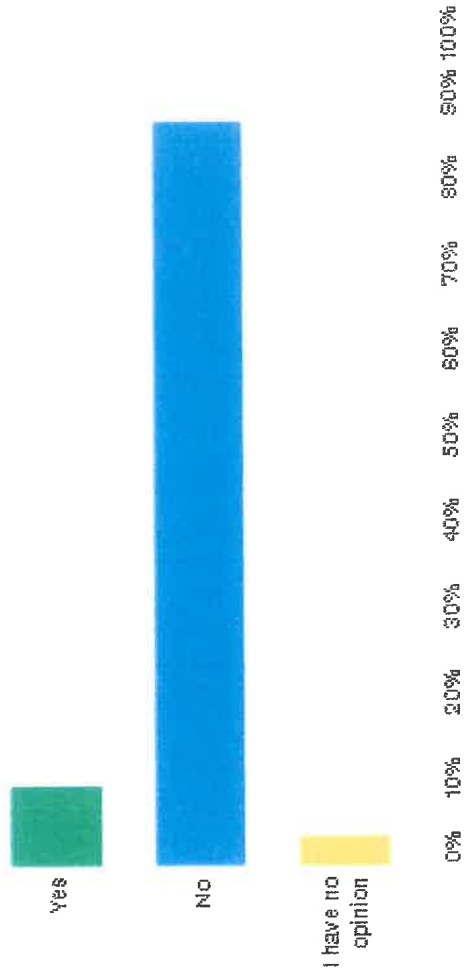
April 17, 2019

THIS MAP WAS GENERATED BY THE COCONINO COUNTY WEB MAP APPLICATION. IT IS FOR GENERAL PUPOSES ONLY. NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.



## **APPENDIX B**

Answered: 340 Skipped: 0



ANSWER CHOICES

- ▼ Yes
- ▼ No
- ▼ I have no opinion

Total Respondents: 340

RESPONSES

Yes	32
No	296
I have no opinion	12

Estimated response rate:	20% <input type="checkbox"/>	What percent of those asked to participate in the survey will do Response rates vary greatly depending on many factors including distribution method (e-mail, paper, phone...), type of communication (B2C, B2B...), quality of the invitation, use of incentives, etc.
Number to invite:	0	This is the number of individuals out of the population you need to invite to participate, in order to achieve the required sample size based on the expected response rate.

## Calculate sample size margin of error

After your survey is complete and you know the number of respondents you actually have, you can use our calculator to determine the actual margin of error.

Margin of error		
Population size:	639	How many people are in the group your sample represents? (The sample size does not change much for populations larger than 20,000)
Number of respondents:	340	The actual number of respondents that answered your survey
Confidence level:	99% <input type="checkbox"/>	This tells you how sure you can be of the error of margin. It is expressed as a percentage and represents how often the true percentage of the population who would pick an answer lies within the margin of error.
Margin of error:	<b>4.78%</b>	

Additional Submission for P & Z Public Hearing, 5-22-19,  
#PZ-17-00218-03

I am here to protest the rezoning for the Aura Flagstaff development for the following reasons.

As you all know, the higher actual density of this development allows for 15 buildings on what amounts to 6 acres of land due to a conservation easement on the north side of High Country Trail. This can be thought of as a transfer of development rights within the same type of neighborhood, a suburban one. This has never been done in Flagstaff before. And in this instance would produce an arrangement of apartment buildings and a high density that is incompatible with several goals and policies of our Regional Plan, especially within the Resource Protection Overlay (RPO) of which we are a part and where lower density limits apply.

For example, under chapter 9, p. 18 "Growth – Reinvestment Areas" it states that and I quote: "it is important that reinvestment, redevelopment, and infill at the neighborhood scale should **emulate the look and functionality of the existing developed area**". And then at the end of that paragraph it states: ".....all while preserving community integrity, character, safety, and livability." Other policies that are also violated are LU 3.4 and CC 3.2, NH 1.1, NH 1.8, and NH 6.1 of our Regional Plan. These have to do with "transitions" within neighborhoods, blending new buildings into existing neighborhoods, preserving existing neighborhoods, stabilization of a neighborhoods' identity as new development occurs, and finally promoting infill projects that are "contextual" with surrounding neighborhoods. I submit to you Commissioners that Aura is out of compliance with all of these goals and policies of our Regional Plan. And I hope you have examined the site plan to understand what I mean by this.

As if this were not enough there is more concerning the precedent that would be set in the use of the "transferring of development rights". The use of TDR's in other communities across the country teaches us that normally TDR's are used in a specific program so that two things can occur. Educating the public on the use and purpose of them and buy in from the public so that they can be used with the public's support. Furthermore in places where TDR's have been successful it was because the "sending" and "receiving" parcels were designated and agreed to in advance to insure that the public bought in to them and that each was suitable for the intended purpose; especially that the receiving parcels were appropriate for the increased densities over and above what the local zoning code would otherwise allow for AND that there were density "limits" (actual numbers) codified into law to insure that no one could legally exceed those limits. In other words,

without standards, how can anyone assess whether the increased density of a receiving parcel was too high or not? Now virtually none of this has occurred for this rezoning issue. We do not have a TDR program, we do not have any codified limits on how much additional density would be allowed within the RPO and we have not planned for designated sending and receiving parcels for TDR. Therefore I strongly urge you to recommend that City Counsel deny this rezoning. Thank you for hearing me out.

Phil Goldblatt  
Resident, Ponderosa Trails HOA