

# Presidio in the Pines

## Resolution for a Development Agreement Amendment

City Council | December 1, 2020

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# Development Agreement History

- Recorded in 2004 to facilitate development of Presidio in the Pines
  - 91-acre, master planned community with mix of uses: single and multifamily residential, commercial, open space, church
- Previously amended three times
  - Update 1: 2007 - outlined annexation and infrastructure coordination for site adjacent to Presidio
  - Update 2: 2008 - allowed adjacent site to continue to develop because original DA parties had filed for bankruptcy
  - Update 3: 2012 - allowed Miramonte Arizona, LLC to take over Presidio development



# Development Agreement Amendment

## Purpose

- Update the Development Agreement (DA) to allow multiple family development on Tract M of the Presidio in the Pines subdivision plat
- Focus on *Section 6.6 Church Site Development* of the DA
  - Currently allows a church site, neighborhood community or recreational centers, day care centers, gymnasiums, branch libraries, indoor recreational centers, public or private schools, indoor swimming pools, tennis, racquetball, handball courts, and similar indoor institutional uses
  - Does not currently allow multiple family development







# Proposed Updates

## Update 1: Permit Multiple Family Development on Tract M

- Site shall be developed according to the Presidio in the Pines Tract M Site Plan (PZ-19-00204-01)
  - Proposes for-sale, condominium, Multiple Family Development
  - Approved on September 25, 2020
  - 39 units total in three buildings
  - Permitted use in HC (Highway Commercial) zone with a Conditional Use Permit

# Presidio in the Pines Tract M Site Plan

For reference only





# Building Elevations (for reference only)



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



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

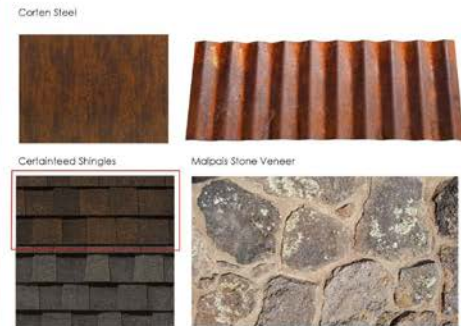


**A1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**A6 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
Rookwood Brown	Weathered Shingle	Weathered Shingle	Rookwood Medium Brown	Sycamore Tan	Dawning Earth
Renwick Olive	Raycroft Brass	Rookwood Brown	Dawning Earth	Raycroft Pewter	Raycroft Bronze Green
Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown	Rookwood Dark Brown
Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown	Aurora Brown







# Proposed Updates



## Update 2: Homeowner's Association

- HOA will manage and maintain common elements
- Condo Declarations will require minimum 30-day lease



# Proposed Updates

## Update 3: Attainable Housing

- 10% min. of units to be sold at or below 100% AMI affordability level
- Unit mix dictated by buyers' preference and construction timing
- Initial sales price at least 25% lower than market rate units
- Deed restriction may terminate



# Council Options:

1. **Approve** the Presidio in the Pines Development Agreement Amendment as presented
2. **Approve** the Presidio in the Pines Development Agreement Amendment **with additional, modified, or deleted terms**
3. **Remand** the Presidio in the Pines Development Agreement Amendment **back to staff for additional negotiations** with Miramonte Presidio, LLC
4. **Deny** the Presidio in the Pines Development Agreement Amendment

# Questions?

