

Tiffany Antol

From: Andy flagstache <flagstache@gmail.com>
Sent: Saturday, June 5, 2021 5:48 PM
To: clee@miramontehomes.com
Cc: Tiffany Antol
Subject: Presidio In the Pines-Tract M

Hi,

I have a question about the orientation of the buildings for this project, for the upcoming virtual meeting on June 7.

From the plat, it appears that the walkways and entrances to Buildings 2 and 3 are adjacent to the parking area. Building 1 orientation appears to be a 180 degree opposite of Buildings 2 and 3.

My question: Because of the odd orientation of Building 1, will this encourage residents of Building 1 to use Presidio Dr for parking, rather than the parking area?

Thanks,
Andy Herrock
Email: flagstache@gmail.com

Sent from my BlackBerry - the most secure mobile device

Tiffany Antol

From: Erik Mrdak <erikmrdak90@gmail.com>
Sent: Thursday, June 3, 2021 6:06 PM
To: Tiffany Antol
Subject: Conditional Use Permit - Do Not Support

Good evening,

My name is Erik Mrdak. I live with my wife Ashlynn Mrdak at 2886 W. Presidio Dr. here in Presidio, we closed on our property last year in December. We heard about the Citizen Participation Neighborhood Meeting re: the horrible plan of Miramontes to build three (3) apartment complexes down the street from us.. I can only imagine how the immediate neighbors are digesting this revenue driving venture. We object profusely to a Conditional Use Permit and plan to support those in favor of denying this radical idea. There is already a lack of space, parking and overall rampant congestion throughout Presidio just to name a few of the reasons additional traffic on such a small parcel of land is a bad idea. In addition, could I please be added to the HOA email list as I did not receive this email directly from the HOA or planning developers. My email is erikmrdak90@gmail.com

Have a great weekend
Thank you

Erik Mrdak, CFBE
Executive Director of Food and Beverage
erikmrdak90@gmail.com
P (830) 872-9836

Tiffany Antol

From: Bruce J Higgins <bh021552@gmail.com>
Sent: Thursday, June 3, 2021 12:47 PM
To: Tiffany Antol
Cc: Bruce J Higgins; Bonnie Higgins
Subject: CUP application in Presidio in the Pines

Hi, Tiffany:

I am offering some concerns related to Miramonte's proposal to build 3 condo-style buildings in Presidio in the Pines. I am unable to attend their information meeting next week as I will be working at that time.

1. Miramonte's proposal does not state how many bedrooms are in these three buildings. My best estimate is that there will be 75. Yet there are only 70 parking spaces in the drawing. It is unrealistic to expect there to be less than 75 automobiles associated with this development, let alone 70. A more realistic number of vehicles is probably 100.

Since residents and renters (even in Air BnBs) are required to park off-street, granting this CUP as proposed will guarantee seriously exacerbating a problem we already have here. This problem exists even when snow removal is not ongoing. It is quite likely to lead to even more sidewalks being blocked by vehicles - a daily/nightly parking violation the City has never enforced since we have lived here.

This proposal should accommodate at least 100 parking spaces, or 125% of whatever bed capacity the development will include. And the City should commit to regular enforcement of parking violations that block sidewalks along City streets.

2. My understanding is that there are plans to put on/off ramps at I-40 and Woody Mountain. If so, does this development make that less economical? Raw land is much cheaper to purchase than a new apartment building.

3. If number 2 is not the case, then presumably all the traffic from this development will head out Woody Mountain Road or Kilde Lane to Flag Ranch Rd, with some also going out via Woody Way. The latter case will exacerbate an ongoing issue the City is currently addressing. How will increased traffic on this route affect the City's current plans?

Thanks for your time, Tiffany.
Bruce Higgins

Tiffany Antol

From: Richard Tutwiler <ttutwiler@gmail.com>
Sent: Sunday, June 6, 2021 2:20 PM
To: clee@miramontehomes.com; Tiffany Antol
Subject: Presidio Tract M Public Comment

I am writing to voice my opposition to the proposed development of 39 condominium units on Tract M of the Presidio in the Pines neighborhood.

As a current homeowner in the area, I am rather shocked and appalled that Miramonte would propose to build 3 towers in the middle of a single-family home neighborhood. As the Presidio in the Pines development approaches completion, the addition of high capacity and unsightly "towers" in the middle of our neighborhood screams of a last-second money grab.

These towers do not at all fit the theme and layout of the neighborhood, and the addition of so much additional vehicles poses a serious problem for the area's limited infrastructure (especially when considering the *other* high-cap development across Woody Mountain Road that was fast-tracked), as well as the safety of the children who play and reside in the area. These apartment buildings (or "condominiums," as both the information packet and citizen participation meeting email calls them different things for some reason) are no doubt intended to bring in college students, who will no doubt race through the neighborhood at breakneck speed, and care little about the long-term health and beautification of the neighborhood, as they'll be moving out of it in a couple years anyway.

I'm honestly shocked that the City of Flagstaff Planning Department, and the City Council they report to, would agree to hear this plan. Again, right at the end of the development cycle for Presidio, which has been marketed to potential homeowners as a single-family neighborhood for years. Build more single family homes on the land if you wish, and I will happily support it. But this last-minute cash grab before cutting and running is as unsightly as it is unethical. And it gives me great pause in supporting Miramonte endeavors in the future.

Thank you for consideration in this matter.

Best regards,

Richard Tutwiler

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, August 5, 2021 9:35 AM
To: Tiffany Antol
Subject: FW: Comment for Project # PZ-19-00204-02

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

From: claudialareina@tutanota.com <claudialareina@tutanota.com>
Sent: Wednesday, August 4, 2021 1:03 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Comment for Project # PZ-19-00204-02

Hi,

My name is Claudia Deley and I am writing to oppose this development project. The land is burning and this development is not meant to serve the community but, instead, privileged people. Miramonte continues to devastate the land in Flagstaff and Arizona in general with its main intention to make a large profit. There is limited housing in Flagstaff and I can understand the need for more. However, this is NOT LOW-COST HOUSING! This development only increases the wage gaps and class gaps we are seeing all over this country. Please, please stop. The land is not unlimited. Money is a construct and when resources are depleted more and more, money means even less. If Miramonte and potential buyers actually care about the beauty of this land, then actually invest in sustainable, low-cost housing meant to coincide with the land instead of destroying more habitats. Thank you for your time.

Your constituent,
Claudia Deley

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Sent with Tutanota, the secure & ad-free mailbox.

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, August 4, 2021 11:20 AM
To: Tiffany Antol
Subject: FW: Presidio Tract M Parcel #112-62-483

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

From: David Moorehead <dl1664@bellsouth.net>
Sent: Sunday, August 1, 2021 9:59 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Presidio Tract M Parcel #112-62-483

I am writing to state that my husband and I are **strongly against** Miramonte Homes building the three three story condos in Presidio in the Pines. The addition of these condos do not fit the current neighborhood which has been built over the years. . We would instead like to see either homes built in the area in question or as promised to many homeowners when they purchased in Presidio a Church or a something of this nature. In addition the additional car traffic would be horrific.

Thank you for your time.

Lori McCorry and David Moorehead
Presidio Homeowners

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, August 4, 2021 11:20 AM
To: Tiffany Antol
Subject: FW: Presidio in the Pines - Track M

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

From: Lee Rozell <leerzell65@gmail.com>
Sent: Saturday, July 31, 2021 5:09 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Presidio in the Pines - Track M

All,
As a resident of Presidio in the Pines I should be held accountable to be a good neighbor, be respectful to others, and cherish our community, forest, and city.

Miramonte should be held accountable to provide a quality home, be trustworthy, while doing their best to preserve the god given natural environment that surrounds us.

Elected officials should be held accountable to represent their constituents and ensure their interests are what is best for the whole community.

Residents of Presidio in the Pines were told when they purchased their homes that Track M was going to be used for a church or some sort of community facility for Presidio homeowners - we were misled and lied too. This is unacceptable and Miramonte should be held accountable for their actions. Current residents overwhelmingly are against the building of condos shown by previous letters, emails, and petition signed by residents.

If this project is approved these are some of the challenges and negative issues the current residents are up against.

1. Lack of parking for condo residents- overflowing to adjacent streets
2. Investors buying condos and renting/Airbnb causing lack of facilities and neighborhood upkeep
3. Traffic congestion and speeding
4. College atmosphere/parties

5. Possible increased crime that comes with rentals
6. Water drainage/flooding transfered down adjacent residential streets
7. Trash disposal - dumpsters overfilled
8. Decreased Presidio home value
9. Loss off trust between (Miramonte/local officials) and current residents of Presidio

Thanks for you time, respectfully,
Marvin Rozell - Presidio Resident

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, August 4, 2021 11:18 AM
To: Tiffany Antol
Subject: FW: Presidio in the Pines Tract M

Here is an email that came in for the Tract M property to add to your staff report, there are a few that we've received so I'm just going to forward them along to you.

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618
Working Hours 8-4:30 p.m.

-----Original Message-----

From: Dennis Bellamy <slammer737@gmail.com>
Sent: Wednesday, July 28, 2021 10:27 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Presidio in the Pines Tract M

Members, I have been a homeowner in Presidio in the Pines since November 2017 (under contract in Dec 2016). At that time, the Miramonte master plan stated the land, which is now called tract M, would be a church or for other "neighborhood use." There was no mention of three, 3-story, condominium buildings. I feel during the last five years, Miramonte has performed some "slight-of-hand" moves changing the plan for this tract of land without any concurrence of our HOA/owners.

I have so many concerns about repurposed land in this subdivision. We are already struggling with parking issues, particularly around our multi-family units (duplexes and cluster homes.) It is difficult to imagine the parking situation with 39 condominium units, each averaging two vehicles. Also, the traffic on Woody Mountain is significantly higher now than it was a few years ago and will continue to grow with the Timber Sky development. Additionally, Woody Mountain carries a lot of crossover traffic to the Gore facilities, Equestrian Estates, and Flagstaff Ranch, south of I-40. Finally, Miramonte has asked for a drainage easement that will add to an already strained drainage plan in our subdivision. Our monsoon storms have highlighted how poorly this area controls water runoff. The proposed drainage easement will release additional water into an area that already has owners using sandbags to keep their front yards from washing out.

Thank you for your time and consideration, Dennis Bellamy

Sent from my iPad

Tiffany Antol

From: Tony Gardiner <tonygardiner5@gmail.com>
Sent: Sunday, August 1, 2021 5:11 PM
To: genevieve.pearthree@flagstaff.gov; Tiffany Antol; CD Front Counter
Subject: Proposed development of Tract M at Presidio in the Pines

Ladies and gentlemen, I write to you as a very concerned owner of property close to the proposed site for tract M in Presidio in the Pines and ask for your review and consideration of my strong objection to this development . Listed below are a number of reasons for the objection.

1) Miramonte, the proposed developer, told all purchasers of their properties that tract M was to be used eventually to construct a church or as a fall back a facility to benefit local residents, i.e. a community center. At no time then or subsequently have any of the owners been told or canvassed regarding a change of use. This at best is misrepresentation and may well have affected the decision of many to purchase homes in this area.

2) It will likely have an adverse effect on the current market value of nearby properties, through no fault of existing homeowners.

3) whilst not a fact that can be substantiated a development of a number of small condos is not in keeping with the locale .

4) Any substantial development in this area will have a dramatic effect on the drainage in the upper portion of the development which is already totally inadequate as has been made obvious during the recent monsoons.

5) Any attempt to mitigate the drainage issue will likely cause irreparable damage to the area, particularly in the region of Josselyn Drive. Trees would have to be removed, changing the character of the area, this would likely cause increased Freeway noise to affected houses and could result in claims on the City to rectify the situation. But paramountly, any increase in water runoff will be disastrous to the area.

6) Whilst I do not profess to be an expert on State or Local law, I believe that it is in the State Statute that any "Change of Use" application must be subject of a PUBLIC MEETING where all interested parties can attend and air their views. As I understand it no such meeting has been held which surely must invalidate any permit that has been issued. Additionally if this is in fact the case then an enquiry must be initiated to determine how the permit was issued.

I would appreciate your response to my points in order that I may decide on how to proceed.

Sincerely

A.M.Gardiner

Tiffany Antol

From: Robert Davis <radavis15@mac.com>
Sent: Tuesday, July 6, 2021 3:36 PM
To: Tiffany Antol
Cc: Alaxandra Pucciarelli; Robert A. Davis
Subject: Comments - Amendment #4 to the Presidio in the Pines Development Agreement and the Miramonte Homes Request for a Conditional Use Permit on Tract M

Tiffany Antol,

The Planning and Zoning Commission **must deny** the Miramonte Homes' request for a Conditional Use Permit on Tract M of the Presidio in the Pines Development Agreement due to the fact that Amendment #4 to the Development Agreement was executed in violation of Arizona State Statutes. Title 9 Section 9-462.04 of the Arizona Statutes requires the notification of the surrounding community and that a Public Hearing be held prior to the action that was taken to amend the Development Agreement based on significant changes in use within a zone.

While the zoning classification of Tract M was not changed the intended land uses of Tract M was changed significantly necessitating a Public Hearing and the proper notification of the surrounding community according to Title 9 of the Arizona Statutes. Amendment #4 resulted in "more than a 10% increase in the number of units that may be developed" and "an increase in the permitted uses" in the zone by adding residential as a permitted use.

In addition, the original Development Agreement required Tract M to be developed as a church use. The Development Agreement specified that if Tract M was not developed as a church use it "**shall be limited to neighborhood indoor uses**". Deleting this section of the Development Agreement is a significant change to the allowable uses of the zoning for Tract M, thus requiring notification and a Public Hearing according to Title 9 of the Arizona Statutes.

The removal of the church use or other neighborhood indoor use of Tract M, removes a significant benefit from the residents of Presidio of the Pines. They were given no opportunity for community input or a public hearing. When finally having an opportunity for input at two neighborhood meetings, after the fact, there was nearly unanimous opposition to the Miramonte Project and the actions by the City Council to execute Amendment #4.

The Miramonte Project is incompatible with the surrounding community and the other areas of Presidio in the Pines. Given the location of Tract M and the 39 units to the southern entrance to Presidio in the Pines (at the round-about), there is also a public safety issue due to the increase in traffic at that corner.

The Planning and Zoning Commission should:

- **Deny** the Miramonte Homes request for a Conditional Use Permit (CUP) due to it being based on the illegal action of amending the Development Agreement in violation of Title 9 of the Arizona Statutes; and
- Incompatibility with the surrounding community.

Denial of the CUP and cancellation of Amendment #4, due to its illegality, resolves all of Presidio in the Pines resident concerns.

Sincerely,

Robert A. Davis

2912 W Paz de Avenida
Flagstaff, AZ 86001

414-807-3306

Tiffany Antol

From: Robert Davis <radavis15@mac.com>
Sent: Monday, June 7, 2021 11:58 AM
To: clee@miramontehomes.com
Cc: Alaxandra Pucciarelli; Tiffany Antol; Robert A. Davis; Michaelk.vogler@gmail.com; Kim; Whitney Biggerstaff; ellyn_fair@yahoo.com
Subject: Opposition to Miramonte Request for a CUP on Tract M -Neighborhood Signatures in Opposition
Attachments: CUP Petition Signatures.pdf

Charity,

Attached is a Petition in OPPOSITION to the Miramonte Homes request for a Conditional Use Permit (CUP) to build condominiums on Tract M. Over a 2 day period 60 signatures were collected and based on comments many more could be collected, if time permitted.

Please consider this "comments" submitted for the neighborhood Zoom meeting today dat 5:00 pm and submit them to the Planning Commission.

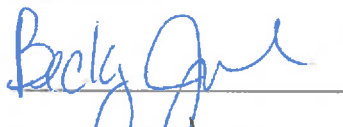

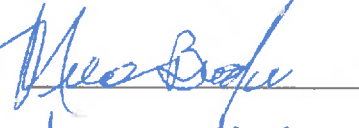



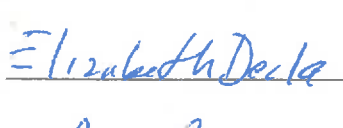

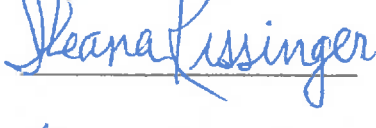

Thanks

Bob Davis
2912 W Paz de Avenida
414-807-3306

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.


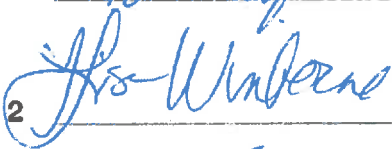
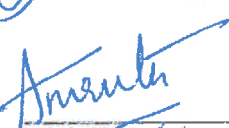

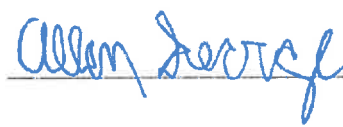

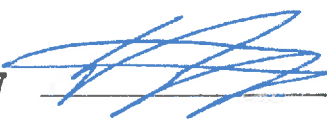

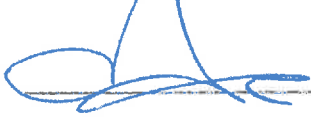

The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		<u>Becky Jahn</u>	<u>2906 S. Pepita Dr.</u>
2		<u>Crystal De Haag</u>	<u>2955 S. Pepita</u>
3		<u>Miller Pracke</u>	<u>2931 W. Presidio Dr</u>
4		<u>Kristin Wiebe</u>	<u>2924 W. Presidio Dr.</u>
5		<u>Norman Conger</u>	<u>2923 W. Presidio Dr.</u>
6		<u>Brooks Grivett</u>	<u>2915 W Presidio Dr.</u>
7		<u>Elizabeth Decker</u>	<u>2920 W. Presidio Dr</u>
8		<u>Lisa Galvan</u>	<u>2601 W Josselyn Dr.</u>
9		<u>Ileana Kissinger</u>	<u>2597 W. Josselyn Dr.</u>
10		<u>Pissille Bortof</u>	<u>2593 W. Josselyn Dr.</u>

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		Adnan Qutiban	2590 W Josselyn Dr.
2		Lisa Winberne	2594 W. Josselyn Dr.
3		Anurata Narumanchi	2598 W. Josselyn Dr.
4		Daniel Halben	2911 W. Presidio Dr.
5		Allen George	2959 S. Pepita Dr
6		Brandon Johnson	2951 S. Pepita Dr
7		Patrick Biggers	2943 S. Pepita Dr.
8		Whitney Biggers	2943 S. Pepita Dr.
9		Joseph Hammer	2935 S. Pepita Dr
10		Geoffrey Sitch + Brittany Machala	2902 S. Pepita Dr.

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

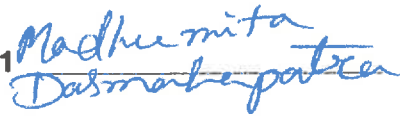

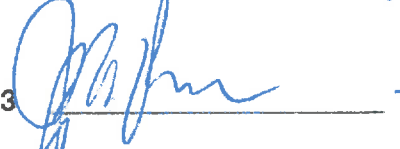




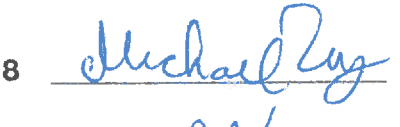

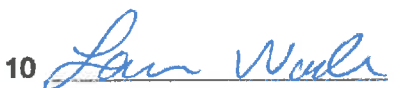
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#	Signature	Name (Printed)	Street Address
1	<u>Susan M Summers</u>	<u>Susan M Summers</u>	<u>2918 S. Pepita Dr.</u>
2	<u>Scott D. Summers</u>	<u>Scott D. Summers</u>	<u>2918 S. Pepita Dr.</u>
3	<u>Nick Vascassenno</u>	<u>Nick Vascassenno</u>	<u>2911 S. Pepita Dr.</u>
4	<u>Fred Avina</u>	<u>Fred Avina</u>	<u>2926 S. Tex Ln.</u>
5	<u>Cal Hamren</u>	<u>Cal Hamren</u>	<u>2896 W. Parz De Avenida</u>
6	<u>Adam Zarger</u>	<u>Adam Zarger</u>	<u>2954 S. Tex Ln</u>
7	<u>Trujillo Esplain</u>	<u>Trujillo Esplain</u>	<u>2946 S. Tex Ln</u>
8	<u>GERSHON ASH</u>	<u>GERSHON ASH</u>	<u>2930 S. TEX LN.</u>
9	<u>Dottie Roul</u>	<u>Dottie Roul</u>	<u>2918 S. Tex Ln</u>
10	<u>JEFF GREENE</u>	<u>JEFF GREENE</u>	<u>2892 W. PARRIO DEL PRESIDIO</u>

PETITION

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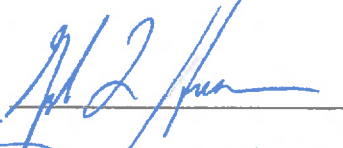
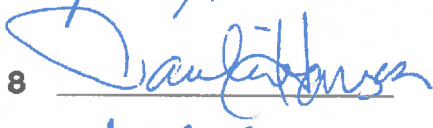
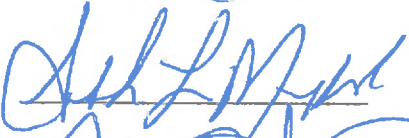
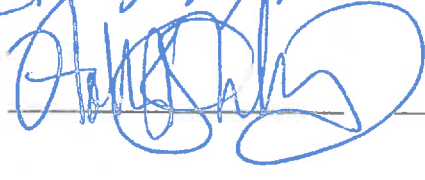
The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		MADHMITA DASMAHEPATRA	2921, South Camel Drive
2		WENQUN GE	2937 S. Camel Dr.
3		John Rives	2956 S Camel Dr.
4		Richard Allen Pogue	2924 S. Camel Dr.
5		Sara Zerger	2954 S. Tex Ln.
6		Katie Runnels	2923 S. Pardo Calle
7		Steve Brigham	2927 S. Pardo Calle
8		Michael Loy	2935 S. Pardo Calle
9		Venkata Yaramasu	2939 S. Pardo Calle
10		Laura Wade	2943 S. Pardo Calle

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

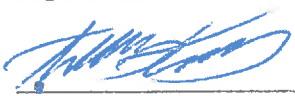
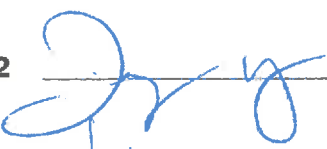

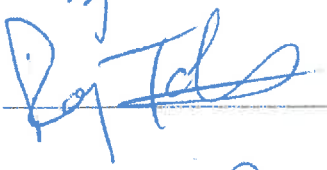
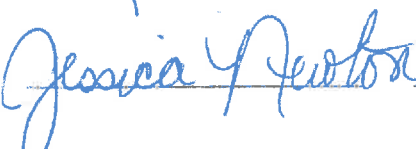
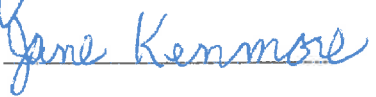
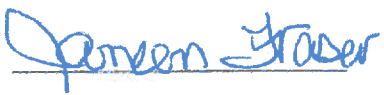


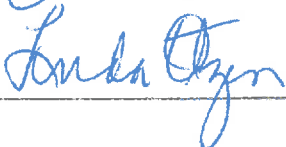
The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		PENNY LAURITSEN	2951 S PIEDRA CALLE
2		MATT SIEG	2903 W. PRESIDIO DR
3		DON ZETICH	2928 W. PRESIDIO DR
4		Shuang-Yi Nien	2900 W Paz De Avenida
5		CHE ELMS JR	2883 W PATIO DEL PRESIDIO
6		Gianna Elms	2883 W Patio del Presidio
7		Garry Hawson	2572 W. Josselyn DR.
8		Polly Hansen	2572 W Josselyn Dr.
9		Meredith Ashlyn	2886 W Presidio
10		Holly Shilling	2892 W Presidio Dr.

PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		Anthony Talbot	2531 W. Josselyn Dr
2		Jennifer Vij	2950 3000 S. Tex Lane
3		Nisaja Patel	2958 S Tex Lane
4		Ray T. Iby	2509 W. Josselyn Dr.
5		Jessica Newton	2568 W. Josselyn Dr.
6		Jane Kenmore	2562 W Josselyn Dr
7		Janeen Fraser	2530 W. Josselyn Dr.
8		Lindsay Smith	2518 W. Josselyn Dr.
9		Lusine Haragoban	2510 W Jossely Dr. Flagstaff AZ 86001
10		Linda Otzen	2910 S Pepita Dr 86001

Tiffany Antol

From: Genevieve Pearthree
Sent: Wednesday, May 26, 2021 9:03 AM
To: Brandon Johnson
Cc: Tiffany Antol
Subject: Re: Miramonte apartments in Presidio in the Pines

Good morning Brandon,

Thanks for getting in touch. I'm 'ccing Tiffany Antol, who is the point person for this development case moving forward, and who can add your comments to the record. Please forward any future comments or questions to her.

I'm sorry that you did not receive a notification of the first meeting. I'm not sure what happened, but please note that the entire Presidio in the Pines neighborhood will be notified prior to the second neighborhood meeting for this project. So, you should receive a notification soon.

Best,

[Genevieve Pearthree](#)

Planning Development Manager | Current Planning Section
City of Flagstaff | 211 W. Aspen Ave. | Flagstaff, AZ 86001
gpearthree@flagstaffaz.gov | 928-213-2603

From: Brandon Johnson <rotorwind@yahoo.com>
Sent: Tuesday, May 25, 2021 8:32 PM
To: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>
Subject: Miramonte apartments in Presidio in the Pines

5/25/2021

RE: Proposed Miramonte Apartments in Presidio in the Pines

Hello,

This email is to formally announce that I am opposed to Miramonte's plan to put a three story apartment complex in Presidio in the Pines on the corner of Woody Mountain road and West Presidio Drive.

Presidio in The Pines is a residential neighborhood with single family homes and town homes that are one or two stories. A three story building does not fit the aesthetics of the neighborhood. There are no other tall structures in this neighborhood and would stick out like a sore thumb due to the height of the proposed structure.

Another issue with this complex is it would cause more traffic and parking issues. Presidio already has a problem with parking. Already there are cars parked on the street, so much that at times it is hard to drive through our residential streets. This proposed complex does not have adequate parking planned (less than two spots per unit) and therefore the excess would overflow into Presidio's already crowded streets. In the winter when there is no street parking due to Flagstaff city ordinance this would be especially problematic. During Miramonte's "Neighborhood Meeting" on 5/10/21 Miramonte representative stated that they did not conduct a traffic study because it was not required. They also stated the parking was "more than required". What is required and what should be done is two different things. A traffic study should be done. Miramonte sold hundreds of lots in this neighborhood and sold people on the area. Now there are going to just try to maximize profits by trying to squeeze as many units as possible into the remaining land left. That is not right to everyone who invested in this neighborhood!

I am not against development of the plot of land in question. I think single family homes or more town homes would make sense (max of two stories). Originally the land was slated to be a church. I would be fine with that option as well. Sure, once a week there would be an influx of people in the area but I would take that over a three story apartment building any day!

In the last Neighborhood meeting it was stated that they only sent out notice of this meeting to houses within 300 feet. Well, I live 3 houses down from this proposed development and got no notice! The whole community needs to be notified of these meetings because it will affect the whole neighborhood not just those who live within 300 feet. I have

personally spoken to many neighbors and everyone is upset at this proposed development. The city of Flagstaff needs to hear the citizens voices and they need to be aware of future meetings.

I'm asking for the City of Flagstaff to deny the Conditional Use Permit for this Apartment complex, therefore not allowing this 3 story apartment building to be built. Miramonte should utilize the land for a church as originally planned or use it for single family or town homes that match what is already in the neighborhood.

Please pass this email along to anyone at the City Of Flagstaff that would be in charge of approving/denying the Miramonte Conditional Use Permit.

Thanks for your consideration,
Brandon Johnson
2951 S. Pepita Drive, Flagstaff AZ 86001
602-920-9409

Tiffany Antol

From: Summer Lilly <Summer.Lilly@nahealth.com>
Sent: Friday, June 4, 2021 1:48 PM
To: Tiffany Antol
Subject: Presidio in the Pines Resident Opposition to Tract M Development Conditional Use Permit request

Please see below. Thank you

From: Summer Lilly
Sent: Thursday, June 3, 2021 11:19:43 AM
To: clee@miramontehomes.com
Cc: Tanton@flagstaffaz.gov; apucciarelli@flagstaffaz.gov
Subject: Presidio in the Pines Resident Opposition to Tract M Development Conditional Use Permit request

Summer Johnson
2951 S. Pepita Drive
Flagstaff, Az 86001
928-699-4495
June 3, 2021
Charity Lee, Miramonte Homes

CC: APucciarelli@flagstaffaz.gov, TAntol@flagstaffaz.gov

Dear Ms Lee,

This letter is to serve as my voice of opposition to the proposed apartment/condo complex being considered by Miramonte Builders for the Tract M site in Presidio in the Pines.

I am a born and raised Flagstaff resident, spending all 41 of my years in this community. My husband and I purchased a home on Pepita Drive in 2016, based on the demographics and curb appeal of the neighborhood, for our family. During the purchase decision making process, we were told that Tract M, which is located 3 houses away from our home, would be the site of a church in the future, surrounded by free space. This information greatly influenced our decision to invest hundreds of thousands of dollars into a home purchase in Presidio.

When we found out, the day of a Conditional Use permit "informational" meeting about the proposed apartment/condo building project on Tract M, I felt betrayed by the builders and misled. I have decided to write this letter of opposition and provide some of my concerns about this proposition, from an objective point of view, but I have no hesitation in saying I 100% do not support this proposed build on Tract M.

A 3 story apartment building is not acceptable and will not fit the ambiance of our neighborhood, and will add heightened strain on our parking situation in Presidio, which is already problematic for single home residents. To consider building 39 additional dwellings with only 74 parking spaces for such dwellings, is ludicrous. The parking and traffic from this complex will seep into our residential streets, and cause further

congestion and safety issues for our neighborhood. The more cars parked along the streets is going to increase danger to our residents as pedestrians, as more blind spots will exist that could cause a child to be hit by an oncoming car. As a trauma nurse and an avid cyclist, we know firsthand the devastation car vs pedestrian accidents can cause, as seen in recent events in our own town that resulted in the fatality of a well-known community member on her bike. Adding more cars, and more congested parking on our smaller streets, will increase and possibly bring these same situations to our neighborhood. This risk is not worth financial gain for your company, and the frustrations of the current residents will continue to increase with parking as more cars are introduced to our neighborhood.

There are also no other 3 story building in Presidio, therefore the presence of these buildings would not be conducive to the overall environment we have here in our neighborhood. On Pepita Drive, we are proud of the feel of our street and take great pride in the homes we have all chosen to buy in this neighborhood. Adding an apartment complex right across the street to one of the nicest streets in Presidio will be an eyesore that none of us were led to believe was ever a consideration for that lot, when we purchased.

I understand that no leases less than 30 days will be allowed per your presentation on May 10th, but this in no way decreases the risk of student population leasing these properties from investors who would no doubt be purchasing many of these units. To add a college population right across from our street will increase the noise, the disturbances, and possibly the crime to our area, as well as again, adding to an already volatile parking situation. Cutting down more trees will also add to the noise from the interstate, and we bought here because we enjoy the quiet and peacefulness of the street we live on. Your proposed complex will completely eradicate the reasons we purchased the home we did, and will permanently impact Presidio in a negative manner.

The parking that will be located inside of this complex will also be extremely hazardous in the winter months, when ice is prevalent. There is no direct sun exposure in Tract M that would help with snow and ice melt, so more people will be parking along our streets, causing issues for snow plows and neighbors. How will the maintenance be paid for, to take care of this extra snow and ice in parking? The HOA will have to increase costs to the entire neighborhood, and I do not want my HOA funds going to the maintenance of an apartment complex I was never under the impression would exist.

I have lived in Flagstaff since birth. I work in Flagstaff and serve the community as a nurse. I am raising my children in Flagstaff, specifically in Presidio. I have invested my life into this community, and my hard earned money.

To build your proposed complex will be tearing apart the dream I have worked so hard to achieve. In no way is this proposal acceptable. Allow a church to build on the property, or do the entire City of Flagstaff a favor and leave it as green space that will allow the trees to remain in place, and the neighborhood to maintain some beauty. Flagstaff does not need more apartment style housing growth, and to put profits before the overall good of the community is disheartening and will reflect deeply on your reputation as a builder in this area, as your intentions will continue to show as not ones that keep the community in mind, but rather how much money you can try to squeeze out of whatever property you can purchase.

Please think of Flagstaff. Think of the residents in Presidio who feel misled and who are highly opposed to this building. Think of the safety of our children and families and our street capacity and parking. Think of more than just making money, because the residents here have put so much of our hard earned money into a lifestyle that will completely be interrupted by your proposed apartment/condo complex.

Sincerely,
Summer Johnson
Resident, Presidio in the Pines

Summer Johnson
BSN-RN,CCRN, Flight Nurse
Guardian Air Transport
Flagstaff Medical Center

Tiffany Antol

From: Genevieve Pearthree
Sent: Tuesday, July 6, 2021 3:18 PM
To: p11465@aol.com
Cc: Tiffany Antol
Subject: RE: Tract M Presidio in the Pines

Thanks, Philip, for sharing your comments. I'll make sure they get added to the comments included in the Planning and Zoning Commission packet.

Best,

Genevieve Pearthree

Planning Development Manager | Current Planning
City of Flagstaff | 211 W. Aspen Ave | Flagstaff, AZ 86001
gpearthree@flagstaffaz.gov
Office: 928-213-2603

From: p11465@aol.com <p11465@aol.com>
Sent: Monday, July 5, 2021 10:20 AM
To: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>
Subject: Tract M Presidio in the Pines

Regarding Miramonte's development plan for Tract M of Presidio in the Pines

The original plan approved by the City was to have Tract M developed as a church or something similar. Now that Presidio in the Pines is nearly complete, Miramonte has gone to the City for permission to erect three story tall, high density condos on this tiny lot. They are hoping to construct 39 units on 2.77 acres.

The community has formed a united voice in opposing the Miramonte proposal, however, it is extremely difficult to create the organization needed to oppose such a plan when the board meetings are video-conferences, and the Presidio board itself seems uninvolved.

At this point in time it appears likely that the City will approve some version of the Miramonte plan. The next line of defense are the covenants which legally bind both Miramonte and the residents. The covenants require that the Architectural Review Committee (ARC) approve installation of improvements, alterations, repairs, excavation to any lot. Guidelines for the ARC are simple: "The architectural style of the development shall not *in any way*, be altered, modified, or changed...."

The ARC has a broad authority to enforce any standards which it deems appropriate. It is logical that the ARC will limit building height of the new construction to two floors just

like the rest of the development. This is a meaningful change to the current Miramonte plan.

Another significant change is required by Paragraph 11.19.1 of the covenants. "All owners and tenants shall park any and all motorized or non-motorized vehicles in the enclosed garage on the lot..." This covenant would require that 39 one and two car garages be constructed on site.

The two changes required by the covenants are not optional changes; Miramonte must (1) limit construction to two stories, and (2) provide an enclosed garage for each tenant. Tract M cannot be unilaterally withdrawn from Presidio in the Pines HOA without an amendment to the CCRs.

It is critical that the city counsel not interfere in the contractual obligations borne by Miramonte. If the City Counsel approves the Miramonte proposal, the development amendment must respect the two modifications discussed above.

Philip Dunn
p11465@aol.com