



102 S. Mikes Pike  
Flagstaff, Arizona 86001  
928-774-0028

September 14, 2021

Via Email ([TAntol@flagstaffaz.gov](mailto:TAntol@flagstaffaz.gov))

Tiffany Antol, Planning Development Manager  
City of Flagstaff Planning & Development Services  
211 W. Aspen Ave  
Flagstaff, AZ 86001

RE: **Tract M, Presidio in the Pines  
Project PZ-19-00204-02**

Dear Tiffany:

In connection with the City Council's decision to review the August 25 CUP denial by the Planning Commission, Miramonte Homes submits the following information which addresses concerns raised by some who spoke in opposition to the pending application.

Is parking sufficient?

The amount of parking required is determined by the City, not the developer. City Code § 10-50.80.040. In this case, the City has required that Miramonte provide 73 off-street parking spaces. Miramonte is providing 74 spaces, which exceeds the requirement. **In fact, Miramonte is providing a parking space for every single bedroom in the development (totaling 69), plus four additional spaces.** Development staff requests as a condition of the CUP that all spaces be assigned to individual condominium units, which is agreeable to Miramonte.

Will 39 more units in Presidio make the subdivision too dense?

Presidio's final plat was approved with 470 lots, plus Tract A and Tract B designated as "Future Condominium" and "Future Retail/Residential Condominium" development sites. The Development Master Plan for Presidio, as well as its CC&Rs, called for 232 condo units on Tract A and 23 on Tract B. These would have been three- and four-story tall buildings. Instead, Tract A was developed as 42 townhomes, and Tract B was developed as 14 townhomes. **The as-built density will be about 200 units less than originally designed, with all of this reduction in density being on the same street as Tract M.** Some neighbors may feel the subdivision is dense, but it is about 25% less dense than originally planned.

Is traffic too dense?

Tract M sits at the far southwest corner of the Presidio subdivision, with quick access to Woody Mountain Road. Because there are few public services within the subdivision, it can be anticipated that almost all traffic will be on Woody Mountain Road and not through the subdivision. Even so, as noted in the Staff Report: "No traffic impact analysis was required for this development as the density falls within the range of the original development approvals for Presidio in the Pines **which already mitigated its anticipated traffic impacts.**"

Can Tract M be used for condos, or must it be a church?

Tract M may not be developed as a church, or for that matter as anything other than the specific project now before Council for approval. In December 2020, the City Council unanimously approved the Fourth Amendment to Development Agreement. That contract was subsequently signed by Mayor Deasy and recorded with the Coconino County Recorder. Under the contract, Tract M may only be developed as follows:

Subject to any requirement for a conditional use permit and other requirements as set forth in the Flagstaff City Code or in this section. the Church Site depicted on Exhibit 4 of the Master Plan **shall be developed as for-sale, condominium, Multiple Family Development as set forth in the Presidio in the Pines Tract M Site Plan** (PZ-19-00204-01) approved by the City on September 25, 2020 (herein, the "Project").

Some neighbors have said they do not oppose housing on tract M, they just don't like the project under consideration. However, the approved site plan is the only option available to Miramonte.

Is attainable housing being properly provided?

Miramonte and the City have already entered into a contract on this point. From the Development Agreement: "The Project will designate a minimum of ten percent (10%) of the total residential condominium ownership units to be initially sold at or below 100% of the Area Median Income ("AMI") affordability level ("Attainable Units")." **Although Miramonte is not seeking any development incentives for this project, it will provide 10% of the units (four in total) under an attainable housing program to which Miramonte and the City have already agreed.** Miramonte, of course, intends to honor its agreement.

Is Tract M part of the existing Presidio HOA?

Although Tract M is part of the overall Presidio subdivision, it is not part of the Presidio Homeowner's Association, which is detailed in Miramonte's letter to the Planning Development Manager on August 17, 2021. Miramonte is aware that the Presidio HOA has expressed an opposing viewpoint. The fact is even if the HOA were correct, it would need to amend its CC&Rs to include Tract M. Such amendments are difficult. **Instead, in their contract, the City and Miramonte agreed that Miramonte will create an association to govern the 39 condos that are part of this project.** "Developer will form one or more Arizona nonprofit corporations to serve as the homeowners' association(s) ("HOA") for the Project." As well, Miramonte will work to ensure good relations between the associations to further their common interests.

How will the property provide drainage?

There are multiple options for proper drainage. That said, the property slope naturally drains into the neighboring tract, which is Tract U as shown on the plat. The plat states that Tract U is reserved for "open space, tree resource preservation, recreation areas, private utilities and designated public pathways (bicycle & pedestrian)." It is a natural drainage area and Miramonte's improvements will have the effect of benefitting all the subdivision.

Will condos be compatible with existing development?

Miramonte's condominiums are architecturally compatible with the original plans for Presidio, which called for three- and four-story residential and commercial buildings. They are also architecturally compatible with the subdivision as built, much of which was designed and built by Miramonte itself. Additionally, once built, Tract M will feature three buildings and significant tree coverage within a Tree Resource Preservation Easement, all of which in turn **buffers the southwest corner of Presidio from the I-40 offramp eventually planned for Woody Mountain Road.** The ADOT right-of-way runs along the south and west portions of Tract M. This project bookends and shields the interior of the Presidio subdivision from what otherwise will be a freeway exit.

Please do not hesitate to reach out if we can answer questions or provide additional information.

Sincerely,



Charity Lee

NAZ Land Acquisition and Development Manager

928-600-3594