



City of Flagstaff

August 26, 2021

Mr. Chris Kemmerly
Miramonte Presidio LLC
102 S Mikes Pike
Flagstaff, AZ 86001

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-19-00204-03

Dear Mr. Kemmerly:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Miramonte Presidio LLC for a Conditional Use Permit on the property at 2940 S Woody Mountain Road (APN 112-62-483) in the HC, Highway Commercial Zoning District, to allow the establishment of 39 multi-family residential units square through the Planned Residential Development use as provided in Section 10-40.30.040.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on August 25, 2021, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated August 5, 2021, and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify *granting/denying* the Conditional Use Permit.

Based upon the aforementioned findings, the Commission *approved/denied* a Conditional Use Permit by a vote of () for the use and location described above subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application and with the Site Plan as approved by the Inter-Division Staff on September 25, 2020. Modifications to the approved site plan shall require additional review by the IDS team.
2. Additional landscaping along the eastern boundary of the property shall be installed as was presented in the required neighborhood meeting.
3. All parking shall be assigned to the individual condominium units. All parking on adjacent private streets shall be subject to the Homeowners Association parking requirements and violations.

The above conditions are deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on September 4, 2021, unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

Tiffany Antol, Planning Development Manager
Planning & Development Services
P. 928-213-2605
tantol@flagstaffaz.gov

cc: Current Planning Manager, City Clerk, City Council