

Lake Mary Housing – Neighborhood Meeting(s) Plan



Project Name: Lake Mary Housing

Project Location: Northwest Corner of South Lake Mary Road and Frontier Road

Project Description

Lake Mary Housing (the “Project”) is a proposed multi-family development that will provide additional housing to help meet the continually increasing housing demand in Flagstaff. The site is 13.96 gross acres in size (12.9 net acres) and currently undeveloped. The Project proposes to develop the site as a multi-family residential rental development with a mix of traditional apartment (or flat) style units and townhome style units. There will be with approximately 71 apartment type units and 131 townhome type units (the “Project”). The Project will request a Direct to Ordinance rezoning from Estate Residential (ER) to High Density Residential (HR).

Notification Letter

A draft of the proposed neighborhood meeting notification letter is attached as Exhibit A. The proposed neighborhood meeting sign text is attached as Exhibit B.

Neighborhood Meeting Format

The neighborhood meeting will be facilitated by the applicant. Due to the Covid-19 pandemic, a hybrid model for the neighborhood meeting is proposed. An in-person neighborhood meeting will be held at with a concurrent virtual component as well. The location for the in-person component is proposed to be at the Courtyard by Marriot (2650 S. Beulah Boulevard) (subject to change, with approval of staff). The first neighborhood meeting is targeted to be held on October 26 at 6:00 p.m. A project overview presentation will be given by the applicant’s development team to begin the meeting. Following the presentation, there will be an opportunity for questions and answers about the Project by attendees. Summary minutes will be taken to provide an overview of key discussion points, comments/concerns and other important information provided by those in attendance, as well as the applicant’s response to questions raised during the meeting. The second neighborhood meeting will be coordinated with City staff and will follow the same format as outlined above.

Notification

Written notification will be sent to all property owners within 1,100 feet of the Project. In addition, homeowner associations (HOAs) within 1,100 feet of the Property and all persons or groups whose names are on the registry of persons and groups (provided by the City of Flagstaff) described in Section 10-20.30.080(B) will be sent written notification. The property owner notification list is attached as Exhibit C. The letter will be mailed a minimum of 15 calendar days prior to the neighborhood meeting.

Consistent with Section 10-20.30.060(D)6 a minimum of one (1) sign that is at least four feet by four feet will be posted on the property and will be clearly visible from the public right-of-way and will include the purpose, time, date, and place of the neighborhood meeting, with an attached information tube containing copies of the meeting notice. This sign shall be installed a minimum of 15 days prior to the neighborhood meeting.

Record of Proceedings

In accordance with 10-20.30.060(F) a written summary of each neighborhood meeting will be submitted to the Planning Director via the assigned staff planner. Included with the summary shall be an affidavit of notification & posting and a copy of the notification letter. Note the affidavit of notification and sign posting will also be provided to the staff planner 15 days prior to the neighborhood meeting.

At the conclusion of the neighborhood outreach process a Neighborhood Meeting Certification form shall be provided to the Planning Director via the assigned staff planner.

Schedule

The conceptual schedule for implementation of this plan is as follows:

- i. Targeted first neighborhood meeting date: November 10, 2022
- ii. Submittal of first neighborhood meeting summary to staff planner: December 1, 2022 or sooner
- iii. Targeted second neighborhood meeting: TBD (As coordinated with Staff)
- iv. Submittal of second neighborhood meeting summary to staff planner: Approximately three weeks after second neighborhood meeting or sooner

Exhibit A

Snell & Wilmer

ONE ARIZONA CENTER
400 E. VAN BUREN, SUITE 1900
PHOENIX, AZ 85004-2202
602.382.6000 P
602.382.6070 F

Michael Maerowitz
(602) 382-6494
mmaerowitz@swlaw.com

October 25, 2022

Re: Neighborhood Meeting Notification for the Property Located at the Northwest Corner of Lake Mary Road and Frontier Road in Flagstaff, Arizona

Dear Property Owner or Neighborhood Organization Representative:

The purpose of this letter is to inform you that, on behalf of Atlantic Development & Investments, Inc. (“Atlantic”), we have filed a zoning map amendment application (Case No. PZ-21-002130-1) with the City of Flagstaff for an approximately 14-acre site located at the northwest corner of Lake Mary Road and Frontier Road in Flagstaff, Arizona (Parcel No. 115-03-001A) addressed as 4631 South Lake Mary Road (Exhibit A) (the “Property”). The request is to change the existing zoning designation of the Property from Estate Residential (ER) to High Density Residential (HR) to accommodate the development of the Property with a proposed multi-family residential development.

Atlantic is one of the nation’s most successful developers of affordable housing communities and the largest affordable housing developer in the state of Arizona. On December 1, 2020, the City of Flagstaff declared a housing crisis within the City. Hearing the affordable housing crisis in Flagstaff, Atlantic chose Flagstaff for their next project to help be a part of providing new homes in the City and alleviating the housing crisis.

Atlantic is proposing to develop the Property with a multifamily for rent community featuring a total of 202 residences with two different styles of residences (the “Project”). As shown on the Site Plan included with this letter, a majority of the Project’s residences will be designed as “Townhome” style residences consisting of two or three bedrooms. Along the western boundary of the Property, will be more traditional “flat” style residences consisting of one, two or three bedrooms. A portion of the Project’s residences (approximately 20%) will be affordable housing units to provide more affordable housing options in the City. Building Elevations for the Project’s residences are provided with this letter for your reference.

Amenity areas are placed throughout the development with the main amenity area located within the western portions of the Project. Amenities proposed include a clubhouse, pool, ramada, seating areas, fire pits, barbeques, and play areas.

October 25, 2022

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Our rezoning request is currently in review with the City's Planning and Development Services staff. During this initial review period, we would like to invite you to a neighborhood meeting to meet the development team and discuss the Project. We have scheduled an initial neighborhood meeting as follows:

Neighborhood Meeting

Date/Time:

Thursday, November 10, 2022 at 6:00 p.m.

Meeting will be held **in person** and **virtually**.

Location:

Courtyard by Marriot (2650 S. Beulah Boulevard)

To participate in the virtual meeting, please utilize the meeting access link at:

<https://swlaw.zoom.us/j/94945031597?pwd=U1FSM3pBNXpXdnJzd0ZHaCtmNVFjQT09>

Passcode: 954446

Or

Call-in to listen to the virtual meeting: Dial **(602) 753-0140**, Enter **Meeting ID 9494-503-1597**, then Meeting **Passcode 954446**.

You are welcome to participate in this meeting to learn about the Project and the rezoning request.

Please feel free to contact me or Noel Griemsmann, AICP, Senior Urban Planner, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com should you have any questions regarding this proposal, wish to express your thoughts, have any issues participating in the virtual neighborhood meeting and/or request reasonable assistance with respect to this notice.

The City of Flagstaff Planner assigned to this case is Patrick St. Clair. Mr. St. Clair can be reached at (928) 213-2612 or via email to pstclair@flagstaffaz.gov. Mr. St. Clair can answer your questions regarding the City review and hearing processes.

You may also make your opinions known on this case by emailing or writing to the City of Flagstaff Planning & Development Services Department, 211 West Aspen Avenue, Flagstaff, Arizona 86001, referencing the case numbers on the first page of this letter. Your email/letter will be made part of the case file. Please copy pstclair@flagstaffaz.gov and ngriemsmann@swlaw.com on any email correspondence.

October 25, 2022

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Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal. Thank you for your attention to this letter.

Very truly yours,

Snell & Wilmer

Michael Maerowitz

Michael Maerowitz

DENSITY NARRATIVE

THE PROJECT PROPOSES A BASE MAXIMUM DENSITY OF 13 UNITS PER ACRE. THE DEVELOPMENT WILL INCORPORATE WORKFORCE HOUSING AND UTILIZE THE DENSITY BONUS AVAILABLE PER THE AFFORDABLE HOUSING INCENTIVES TO ACHIEVE TARGET DENSITY OF 14.5 DU/ACRE. MORE SPECIFICALLY, ATLANTIC IS PROPOSING 20% AFFORDABLE HOUSING FOR THE DEVELOPMENT. BASED ON THE GROSS ACREAGE OF THE SITE, 13.96 ACRES, THE MAXIMUM NUMBER OF UNITS PERMITTED IS 181 UNITS (AT 13 DU/ACRE). USING THE DENSITY MULTIPLIER PER TABLE 10-30.20.020.A, THE DENSITY BONUS IS UP TO 45%. THE TOTAL NUMBER OF UNITS POTENTIALLY PERMITTED WITH THE DENSITY MULTIPLIER WOULD BE 262 UNITS (181 UNITS + 81 DENSITY BONUS UNITS). THE SITE PLAN AS CURRENTLY DESIGNED PROVIDES 202 TOTAL UNITS, WHICH IS UNDER THE MAXIMUM THAT IS PERMITTED BASED ON THE PERCENTAGE OF AFFORDABLE UNITS PROVIDED. THIS UNIT COUNT ALLOWS FOR THE DENSITY NEEDED TO PROVIDE THE APPROPRIATE INFRASTRUCTURE TO THE DEVELOPMENT, WHILE NOT MAKING OUT THE NUMBER OF UNITS PERMITTED ON THE SITE.

BUILDING AREAS

BLDG#	TYPE	AREA	BLDG#	TYPE	AREA
1	3	4,380 S.F.	15	11	16,560 S.F.
2	1	6,350 S.F.	16	1	6,350 S.F.
3	2	6,554 S.F.	17	2	6,554 S.F.
4	1	6,350 S.F.	18	1	6,350 S.F.
5	2	6,554 S.F.	19	1	6,350 S.F.
6	1	6,350 S.F.	20	2	6,554 S.F.
7	2	6,554 S.F.	21	1	6,350 S.F.
8	1	6,350 S.F.	22	6	10,395 S.F.
9	10	6,582 S.F.	23	4	5,485 S.F.
10	7	5,475 S.F.	24	5	7,679 S.F.
11	7	5,475 S.F.	25	7	5,475 S.F.
12	9	3,753 S.F.	26	12	106,240 S.F.
13	8	5,940 S.F.	27	13	1,040 S.F.
14	4	5,485 S.F.			
TOTAL			TOTAL		±277,271 S.F.

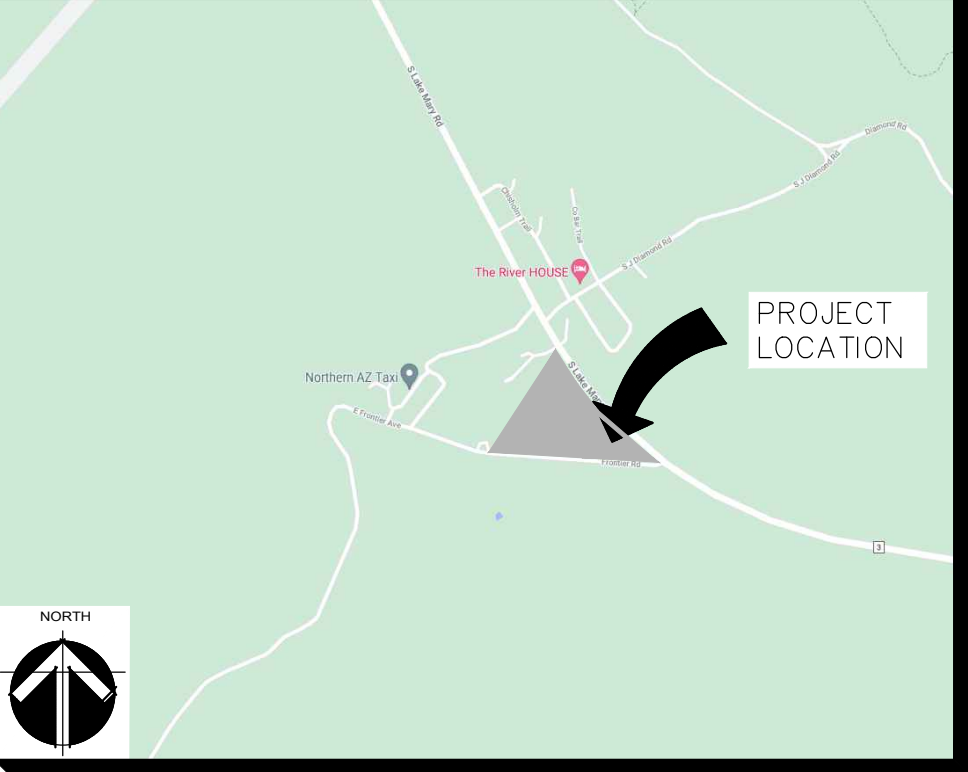
FIRE LINE WATERLINE NARRATIVE

WATER MAIN THROUGHOUT THE SITE IS 8" PVC. THE HYDRANTS ARE CONNECTED TO THE MAIN WITH 6" DIP. THE SPRINKLER LINES ARE 4" PVC. THE DOMESTIC LINES WILL BE <2" PVC.

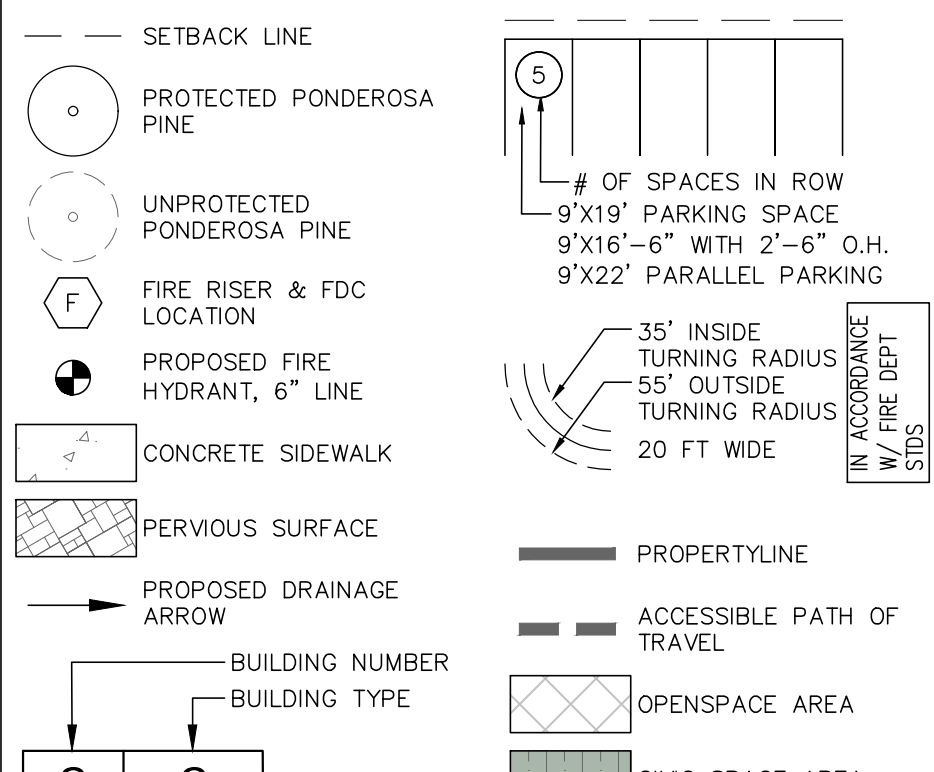
OPENSACE & CIVIC SPACE AREAS:

OPENSACE:		
REQUIRED:	15% GROSS SITE = 608,908 S.F. x 15% =	91,336 S.F.
PROVIDED:	MULTIPLE OPENSACE AREAS:	121,560 S.F.
CIVIC SPACE:		
REQUIRED:	5% GROSS SITE = 608,908 S.F. x 5% =	30,445 S.F.
PROVIDED:	MULTIPLE CIVIC SPACES AREAS:	34,079 S.F.

VICINITY MAP:



LEGEND



REFUSE AND RECYCLING NARRATIVE:

THREE WASTE AND RECYCLING ENCLOSURE LOCATED THROUGH OUT THE SITE. THE ENCLOSURE IS CONSTRUCTED WITH CMU BLOCKS, STEEL GATES, CONCRETE FLOOR AND OPEN AIR ROOF BASED ON CITY STANDARDS. TENANTS ACCESS WASTE AND RECYCLE CONTAINERS VIA STEEL GATES. ON PICK UP DAYS WASTE SERVICE PERSONNEL ACCESS THE CONTAINERS VIA METAL GATES LOCATED ON THE DRIVE AISLE.

REQUIRED:
WASTE: 3 CUBIC YARDS OF PER 20 UNITS = 202 UNITS/20 = 10.1 x 3 C.Y. = 30.3 C.Y. PER WEEK
RECYCLE: 3 CUBIC YARDS OF PER 20 UNITS = 202 UNITS/20 = 10.1 x 3 C.Y. = 30.3 C.Y. PER WEEK

PROVIDED:
WASTE: THREE 6 C.Y. CONTAINERS WITH TWICE WEEK PICKUP WILL ALLOW FOR 36 C.Y. RECYCLE A WEEK
RECYCLE: THREE 6 C.Y. CONTAINERS WITH TWICE WEEK PICKUP WILL ALLOW FOR 36 C.Y. RECYCLE A WEEK

IMPERVIOUS AREAS: (REFER TO RESOURCE PROTECTION PLAN)

EXISTING:
NOT APPLICABLE, UNDEVELOPED SITE

PROPOSED:
DRIVE AISLE/PARKING AREAS: 169,367 S.F.
CONCRETE SIDEWALKS: 4,031 S.F.
ROOFTOPS: 168,520 S.F.
TOTAL INCREASE IN IMPERVIOUS AREA: 341,918 S.F.

L.I.D. VOLUME REQUIRED = 341,918 / 12 = 28,493 CU.F.T.

PRELIMINARY ESTIMATE OF L.I.D. VOLUME SHOWN: 32,417 CU.F.T.

PROJECT DATA

OVERALL SITE DATA: 4631 S LAKE MARY RD, FLAGSTAFF, AZ 86001
SITE AREA: ±13.96 GROSS ACRES ±12.919 NET ACRES
FLOOD ZONE: ZONE 'X' PER PANEL 04005C6819G
ZONING: EXISTING: ER - ESTATE RESIDENTIAL PROPOSED: HR - HIGH DENSITY RESIDENTIAL RESOURCE PROTECTION OVERLAY
EXISTING USE: VACANT LAND PROPOSED USE: MULTI-FAMILY
MAXIMUM DENSITY ALLOWED: 22 MIN DU/NET AC PROPOSED DENSITY: 14.5 DU/NET AC
BASE DENSITY: 13 DU/NET AC
MAXIMUM BUILDING HEIGHT: 60 FEET PROPOSED BUILDING HEIGHT: TOWNHOMES 30/37 FEET (2&3 STORIES) MULTI-FAMILY 46 FEET (3 STORIES)

LOT COVERAGE: (157,710 S.F. / 562,752 S.F NET) = 28%
TOTAL UNIT MIX (MF):
ONE BEDROOM UNITS: 35 (49.3%)
TWO BEDROOM UNITS: 30 (42.3%)
THREE BEDROOM UNITS: 6 (8.4%)
TOTAL: 71 D.U.

UNIT TYPE	GROSS AREA	UNITS	GROSS AREA	
UNIT A1	1 BED/1 BA	686 S.F.	5	3,430 S.F.
UNIT A2	1 BED/1 BA	749 S.F.	8	5,992 S.F.
UNIT A3	1 BED/1 BA	811 S.F.	5	4,055 S.F.
UNIT A4	1 BED/1 BA	900 S.F.	6	5,400 S.F.
UNIT A6	1 BED/1 BA	771 S.F.	11	8,481 S.F.
UNIT B1	2 BED/2 BA	1,072 S.F.	11	11,792 S.F.
UNIT B2	2 BED/2 BA	1,174 S.F.	12	14,088 S.F.
UNIT B3	2 BED/2 BA	1,104 S.F.	7	7,728 S.F.
UNIT C1	3 BED/2 BA	1,408 S.F.	6	8,448 S.F.
TOTAL:		71 D.U.	69,414 S.F.	
AVG. S.F.			978 S.F.	

TOTAL UNIT MIX (TH):
TWO BEDROOM UNITS: 84 (64%)
THREE BEDROOM UNITS: 47 (36%)
TOTAL: 131 D.U.

UNIT TYPE	GROSS AREA	UNITS	GROSS AREA	
AA (1095)	2 BED/2 BA	1,095 S.F.	19	20,805 S.F.
AB (1097)	2 BED/2 BA	1,097 S.F.	23	25,231 S.F.
AC (1175)	2 BED/DEN/2 BA	1,175 S.F.	26	30,550 S.F.
AD (1181)	2 BED/2 BA	1,181 S.F.	16	18,896 S.F.
BA (1283)	3 BED/2 BA	1,283 S.F.	10	12,830 S.F.
BB (1485)	3 BED/2 BA	1,485 S.F.	11	16,335 S.F.
BC (1638)	3 BED/2 BA	1,638 S.F.	13	21,294 S.F.
BD (1850)	3 BED/2 BA	1,850 S.F.	13	24,050 S.F.
TOTAL:		131 D.U.	169,991 S.F.	
AVG. S.F.			1,298 S.F.	

TOTAL PARKING:
PROVIDED: GARAGE PARKING (MULTI-FAMILY - 10 FT X 20 FT CLEAR) 36 P.S. GARAGE PARKING (TOWNHOME - 10 FT X 20 FT CLEAR) 282 P.S. COVERED PARKING 0 P.S. OPEN PARKING 141 P.S. TOTAL PROVIDED: 439 P.S. 2.2 SPACE PER UNIT

REQUIRED (MULTI-FAMILY):
ONE BEDROOM: (1.5 SPACE) 35 x 1.5 = 53 P.S.
TWO BEDROOM: (2.0 SPACE) 30 x 2 = 60 P.S.
THREE BEDROOM: (2.0 SPACE) 6 x 2 = 12 P.S.
GUEST: (0.25 SPACES) 71 x 0.25 = 18 P.S.
TOTAL REQUIRED: 143 P.S.

REQUIRED (TOWNHOME):
TWO BEDROOM: (2.0 SPACE) 84 x 2 = 168 P.S.
THREE BEDROOM: (2.0 SPACE) 47 x 2 = 94 P.S.
GUEST: (0.25 SPACES) 131 x 0.25 = 33 P.S.
TOTAL REQUIRED: 295 P.S.

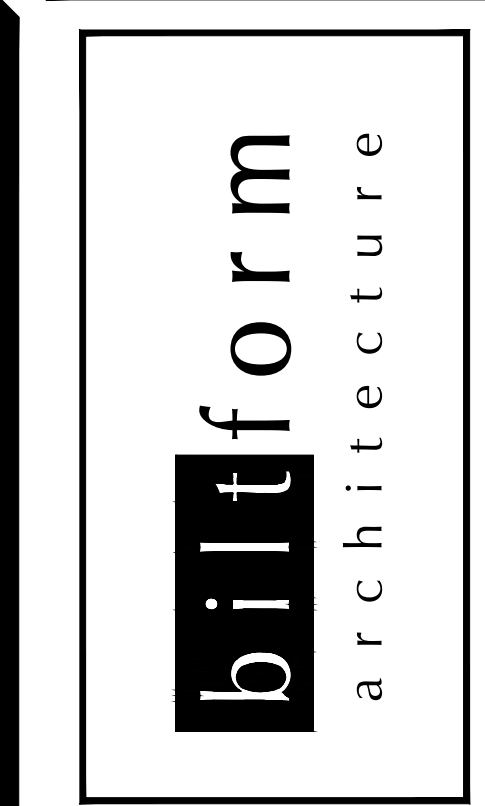
TOTAL OVERALL PARKING REQUIRED: 438 P.S.
MAX PARKING ALLOWED (5% OVER REQUIRED): 460 P.S.

ACCESSIBLE PARKING:
REQUIRED (PER TABLE 10-50.80.080.B - 401 TO 500 STALLS): 10
PROVIDED: 10

BIKE PARKING (5% OF THE REQUIRED PARKING AREA):
439 PARKING SPACES x 5% = 22 BIKE PARKING REQ'D / 24 PROVIDED.

EV-READY OUTLETS (PER IBC SECTION 429):
REQUIRED (PER TABLE 429.1 - 100+ PARKING SPACES): 3
PROVIDED: 3

CONSTRUCTION OCCUPANCY GROUP AND TYPE R2 / V-A



bilitform architecture group, inc.
11460 north cave creek road, suite 111
phoenix, arizona 85020
Phone 602.285.9200 Fax 602.285.9299

PRELIMINARY
NOT FOR
CONSTRUCTION

LAKE MARY HOUSING
Single Family & Apartment Residences
4631 S LAKE MARY RD, FLAGSTAFF, ARIZONA 86001

ATLANTIC DEVELOPMENT & INVESTMENTS LLC.
15957 N. 81ST ST., SUITE 101, SCOTTSDALE AZ. 85260
PHONE: 480-296-0066

REVISIONS:

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2		
3		
4		
5		

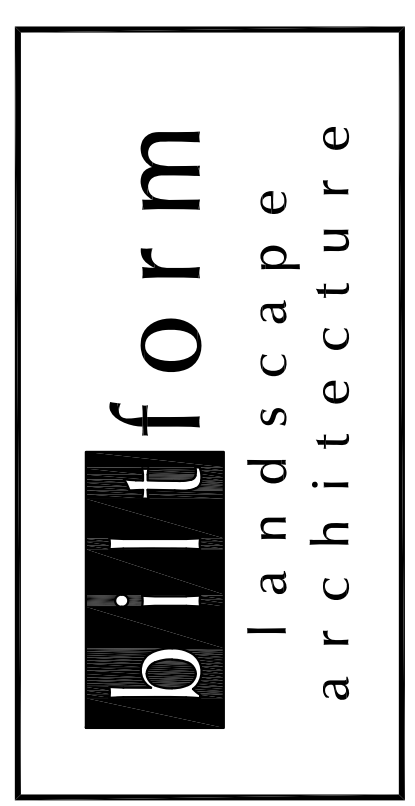
JOB NO: 21-028
SCALE: 1" = 50'
SHEET NO:

A1.0
SITE PLAN "I"
© BILITFORM ARCHITECTURE GROUP, INC.

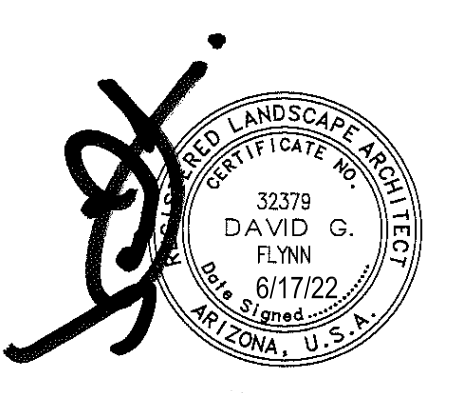


PLANT LEGEND

TREES	SPECIFICATION
<i>Pinus ponderosa</i> Ponderosa Pine	6' Height
<i>Pinus nigra</i> Austrian Pine	6' Height
<i>Populus tremuloides</i> Quaking Aspen	3" Caliper
<i>Platanus wrightii</i> Arizona Sycamore	3" Caliper
<i>Malus "Spring Snow"</i> Spring Snow Crabapple	3.0" Caliper
<i>Fraxinus pennsylvanica</i> Green Ash	3" Caliper
<i>Gledetsia triacanthos inermis</i> Thornless Honeylocust	4" Caliper
<i>Acer x freemanii</i> Freeman Maple	3" Caliper
<i>Prunus virginiana "Shubert"</i> Canada Red Chokecherry	3" Caliper
SHRUBS	SIZE
Rosy Glow Barberry	5 Gallon
<i>Potentilla fruticosa "Gold Drop"</i> Gold Drop Potentilla	5 Gallon
<i>Spirea japonica "Little Princess"</i> Little Princess Spirea	5 Gallon
<i>Juniperus sabina "Arcadia"</i> Arcadia Juniper	5 Gallon
<i>Mahonia AZ. Compacta</i> Oregon Grape	5 Gallon
<i>Prunus v. melanocarpa</i> Common Chokecherry	5 Gallon
<i>Syringa patula "Miss Kim"</i> Miss Kim Lilac	5 Gallon
<i>Stringa meyeri palibin</i> Dwarf Korean Lilac	5 Gallon
<i>Rhus glabra</i> Staghorn Sumac	5 Gallon
<i>Cornus stolonifera</i> Red Osier Dogwood	5 Gallon
<i>Prunus cistena</i> Purple Sandcherry	5 Gallon
<i>Chaenomeles japonica</i> Flowering Quince	5 Gallon
GROUNDCOVERS	SIZE
<i>Juniperus horizontalis</i> Creeping Juniper	1 Gallon
<i>Mahonia repens</i> Creeping Mahonia	1 Gallon
<i>Teucrium chamaedrys</i> Germander	1 Gallon
<i>Verbena macdougalii</i> New Mexican Vervain	1 Gallon
LANDSCAPE MATERIALS	SEED
<i>Festuca arizonica</i> Arizona Fescue	SEED
Shredded Mulch	3" Depth



biltform landscape architecture group, inc.
11460 North Cave Creek Rd., suite 6
Phoenix, Arizona 85020
Phone 602.285.9200 Fax 602.285.9229
email: dave@biltform.com

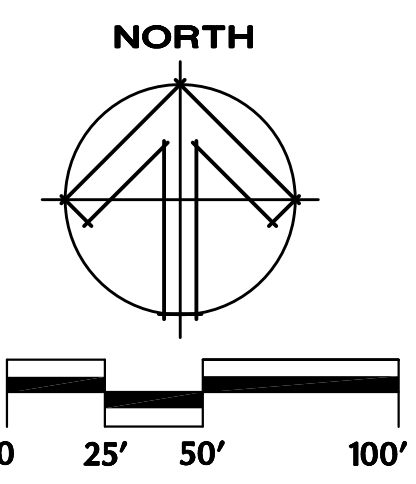


LAKE MARY HOUSING
Single Family & Apartment Residences
PROJECT OWNER:
ATLANTIC DEVELOPMENT & INVESTMENTS LLC.
15957 N. 81ST ST., SUITE 101, SCOTTSDALE AZ. 85260
PHONE: 480-256-0506

REVISIONS:

1	
2	
3	
4	
5	

JOB NO: 21-028L
DATE: June 17, 2022
SCALE: 1" = 50'-0"
SHEET NO:



LANDSCAPE PLAN

L 1.1

Lake Mary Housing – Building Elevations



Building 1



Building 2



Building 3



Building 4



Building 5



Building 6

Lake Mary Housing – Building Elevations



Building 7



Building 8



Building 9



Building 10



Building 11



Building 12

Exhibit B

Draft Sign Posting Language – Neighborhood Meeting

**City of Flagstaff
Neighborhood Meeting**

NEIGHBORHOOD MEETING: November 10, 2022 AT 6:00 P.M.

**LOCATION OF MEETING: Courtyard by Marriot (2650 S. Beulah Boulevard)
AND VIRTUAL (ZOOM)**

To participate in the virtual meeting, please utilize the meeting access link at:

<https://swlaw.zoom.us/j/94945031597?pwd=U1FSM3pBNXpXdnJzd0ZHaCtmNVFjQT09>

Passcode: 954446

or

Call-in to listen to the virtual meeting: Dial (602)753-0140, Enter Meeting ID 94945031597, then Meeting Passcode 954446.

REQUEST: Rezone from Estate Residential (ER) to High Density Residential (HR)

PROPOSAL: Multi-family housing community

GENERAL LOCATION: Northwest corner of Lake Mary Road and Frontier Road

ADDRESS: 4631 South Lake Mary Road

PARCEL NO: 115-03-001A

SIZE OF SITE: 13.96 acres (gross)

CASE # PZ-21-00213-01

APPLICANT: Atlantic Developments & Investments, Inc.

CONTACT: Noel Griemsmann, Snell & Wilmer, LLP

PHONE #: (602)382-6824 EMAIL: ngriemsmann@swlaw.com

Planning & Development Services Division Contact:

Patrick St. Clair, Planner, Current Planning Program, 211 West Aspen Ave, Flagstaff, AZ 86001

Email: pstclair@flagstaffaz.gov Phone: 928.213.2612

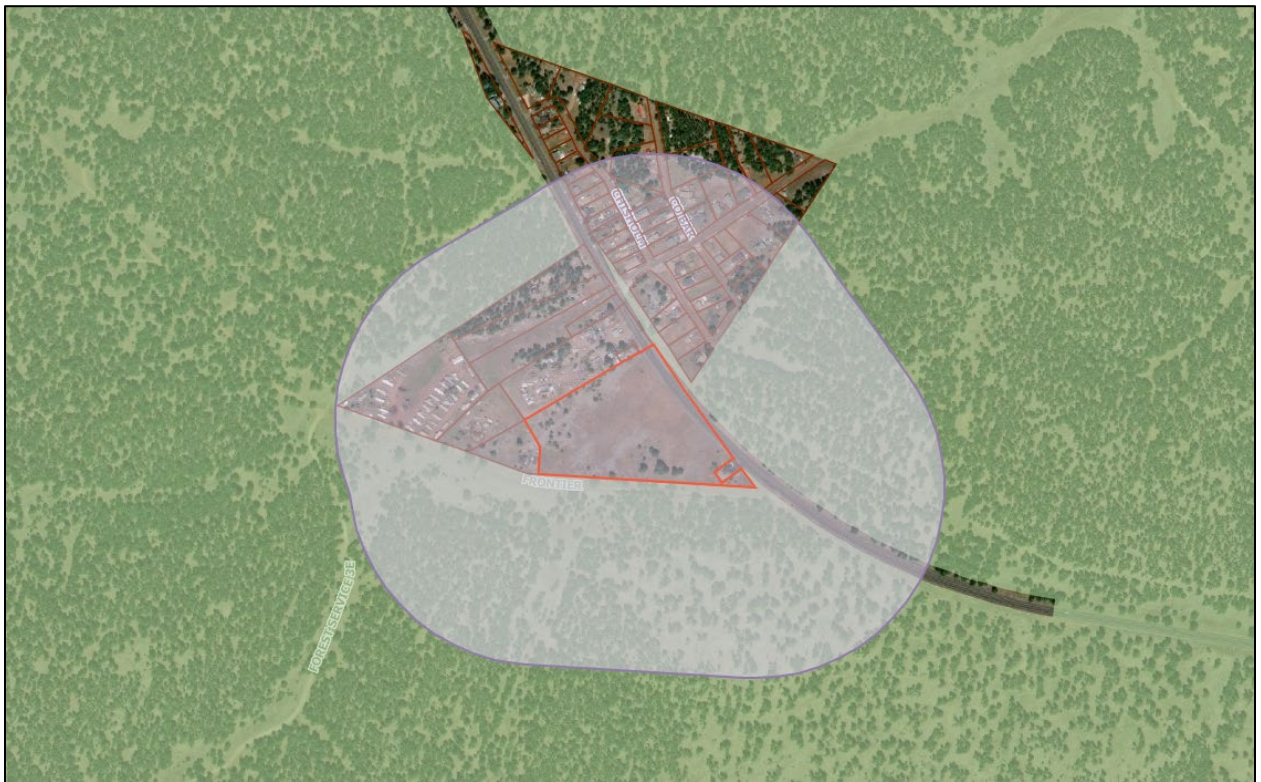
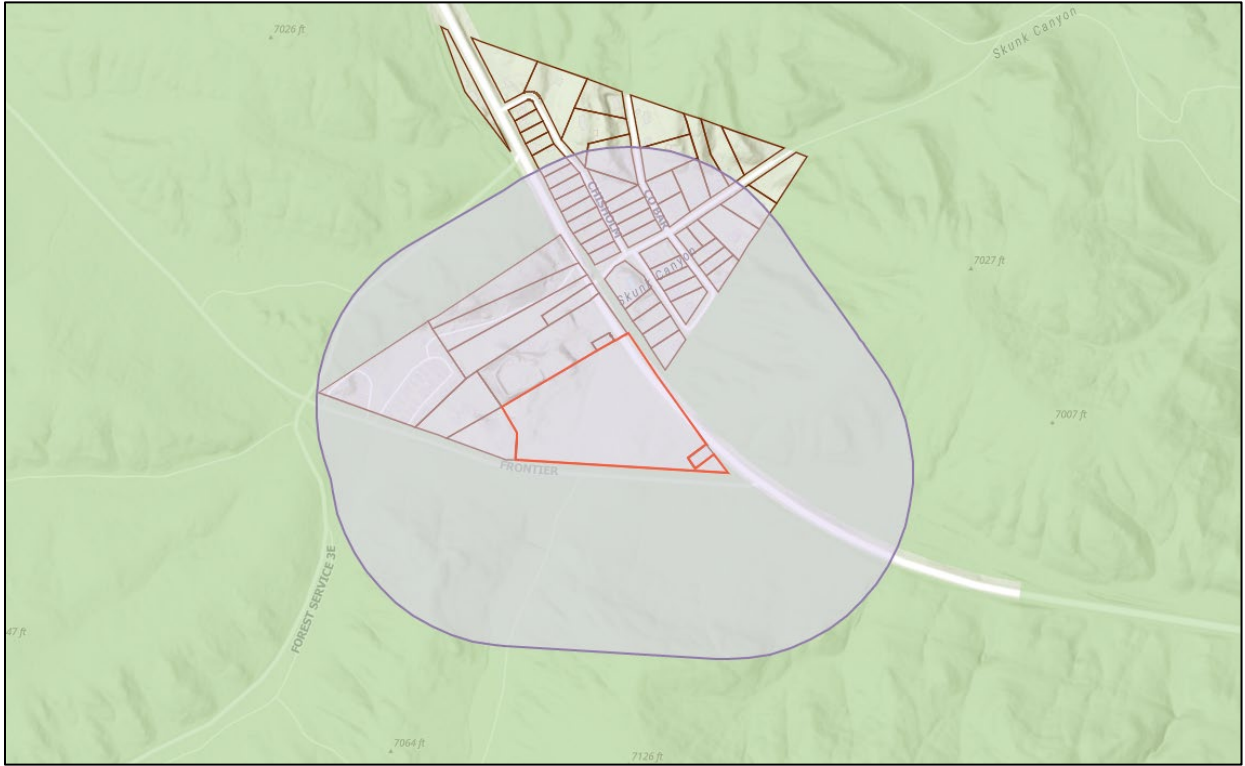
Posting Date:

Proposed Sign Location



Exhibit C

1,100 Property Owner Notification Map & List

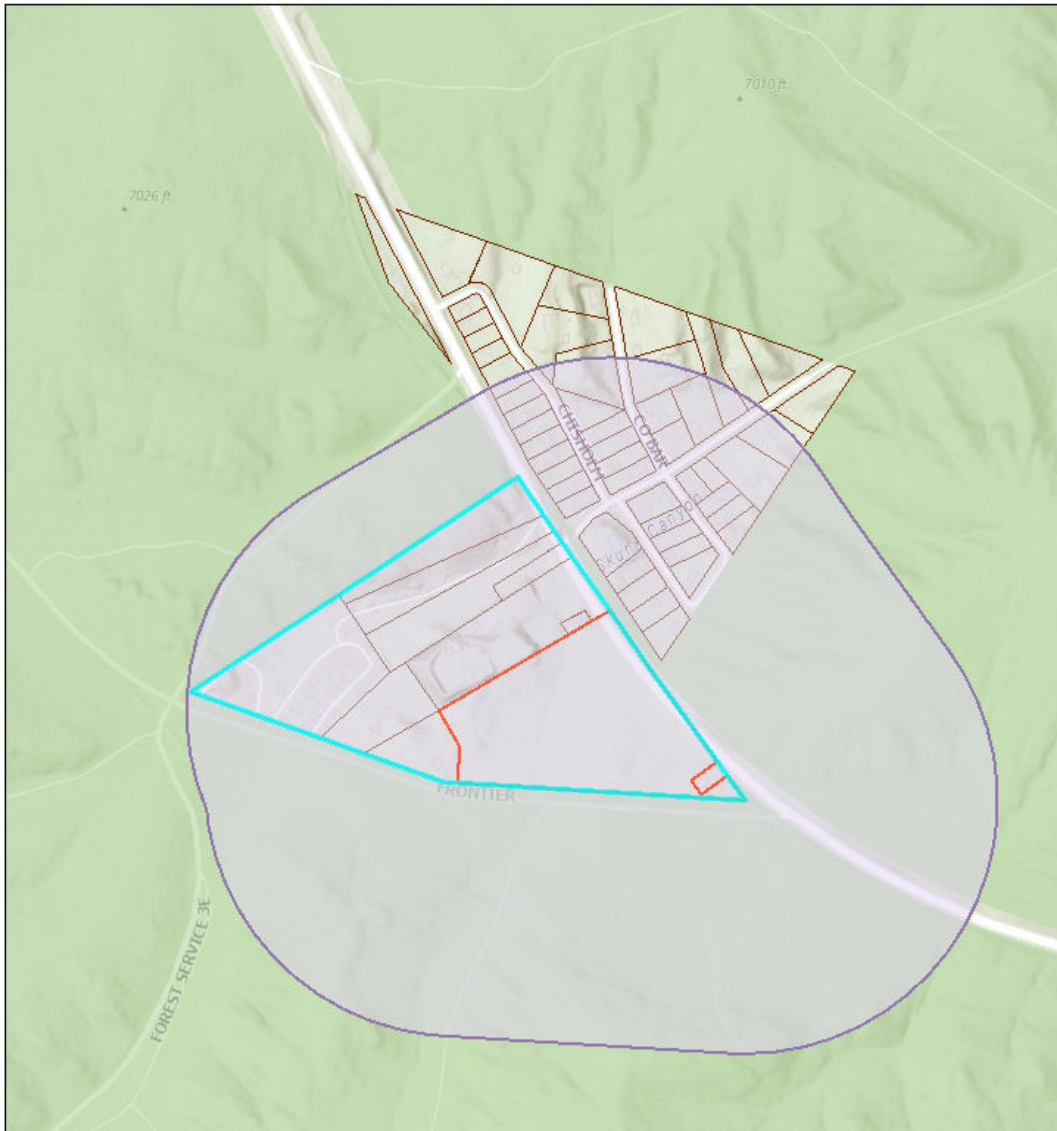




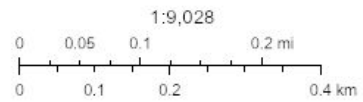
Parcel Report - 1,100 Ft. Buffer

Area of Interest (AOI) Information

Area : 8,225,468.65 ft²



- | | |
|-------------------------|-----------------|
| County Boundary | National Forest |
| Municipal Boundaries | Private |
| Coconino County Parcels | |



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, City of Flagstaff GIS, Coconino County, County of Yavapai, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METV, NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau.

#	APN	Account #	911 Address	Owner Name	Owner Address
1	11504030B	R0059953	2238 E C O BAR TRL	SMITH PATRICIA B	402 ROOSEVELT AVE REDWOOD CITY, CA 94061
2	11503001B	R0018497	N/A	COOPER JILL R	2140 E FRONTIER AVE FLAGSTAFF, AZ 86005
3	11504031D	R0059955	5315 S J DIAMOND RD	BOJORQUEZ FAMILY TRUST DTD 12-10-13	1166 RORDEN AVE SELMA, CA 93662
4	11505008E	R0227667	2020 E CHISHOLM TRL	TAYLOR MICHAEL E & LAURA R	2020 E CHISHOLM TRL FLAGSTAFF, AZ 86005
5	11503007	R0000946	N/A	N/A	N/A
6	11504001	R0000949	4576 S LAKE MARY RD	JOSEPH FRANCES E	4576 S LAKE MARY RD FLAGSTAFF, AZ 86005
7	11503009	R0000948	4635 S LAKE MARY RD	HAMRAH TRUST DTD 03-01-04	4635 S LAKE MARY RD FLAGSTAFF, AZ 86005
8	11504034A	R0059958	N/A	BOJORQUEZ FAMILY TRUST DTD 12-10-13	1166 RORDEN AVE SELMA, CA 93662
9	11504033A	R0059957	5420 S J DIAMOND RD	SANCHEZ FAMILY TRUST DTD 02-12-07	305 NW CR 0008 CORSIANA, TX 75110
10	11504009	R0004670	2155 E CHISHOLM TRL	CONTRERAS PETE LIVING TRUST DTD 06- 09-99	2155 E CHISHOLM TRL FLAGSTAFF, AZ 86005
11	11504008	R0004669	2143 E CHISHOLM TRL	LLOYD JOHN H III	2143 E CHISHOLM TRL FLAGSTAFF, AZ 86005
12	11504035	R0059959	2268 E C O BAR TRL	WOLFE CATHY	2206 E CHISHOLM TRL FLAGSTAFF, AZ 86005
13	11504007	R0004668	4596 S LAKE MARY RD	PICKETT RICHARD ORLIE	4596 S LAKE MARY RD FLAGSTAFF, AZ 86005
14	11504002	R0000950	4582 S LAKE MARY RD	JAUREGUI ALFRED JOE	309 S QUARTZ ST GILBERT, AZ 85296
15	11504036	R0059960	2272 E C O BAR TRL	BOYES KRISTIN R	2272 CO BAR TRL FLAGSTAFF, AZ 86005
16	11504006	R0004667	4596 S LAKE MARY RD	PICKETT RICHARD ORLIE	4596 S LAKE MARY RD FLAGSTAFF, AZ 86005
17	11504016	R0030890	2206 E CHISHOLM TRL	BLACK BRADY RAY	2206 E CHISHOLM TRL FLAGSTAFF, AZ 86005
18	11504004	R0000952	4588 S LAKE MARY RD	CUTBIRTH WILSON J	4588 S LAKE MARY RD FLAGSTAFF, AZ 86005
19	11504005	R0004666	2117 E CHISHOLM TRL	CHAVEZ MICHAEL L	2117 E CHISHOLM TRL FLAGSTAFF, AZ 86005
20	11504003	R0000951	4584 S LAKE MARY RD	JAUREGUI ALFRED JOE	309 S QUARTZ ST GILBERT, AZ 85296
21	11504017	R0030891	N/A	FRONTIER HOMESITES LLC	2206 E CHISHOLM TRL FLAGSTAFF, AZ 86005
22	11504018	R0030892	2248 E CHISHOLM TRL	MARTINEZ LIVING TRUST DTD 02-05-21	2248 E CHISHOLM TRL FLAGSTAFF, AZ 86005
23	11504037	R0059961	2380 E C O BAR TRL	POWER JAMES W	2380 E C O BAR TRL FLAGSTAFF, AZ 86005
24	11504020D	R0167832	5447 S J DIAMOND RD	BLACK BRADY RAY	2206 E CHISHOLM TRL FLAGSTAFF, AZ 86005
25	11504020C	R0176642	2140 E CHISHOLM TRL	PURDY DAISY D	2140 E CHISHOLM TRL FLAGSTAFF, AZ 86005
26	11504020B	R0167831	2255 E C O BAR TRL	DARRIS MARC A & VICTORIA L	2255 E C O BAR TRL FLAGSTAFF, AZ 86005

27	11504023	R0030989	2116 E CHISHOLM TRL	DENNEHY BRYAN M	2116 E CHISHOLM TRL FLAGSTAFF, AZ 86005
28	11504031C	R0059954	5345 S J DIAMOND RD	BOJORQUEZ FAMILY TRUST DTD 12-10-13	1166 RORDEN AVE SELMA, CA 93662
29	11504011	R0004672	2241 E CHISHOLM TRL	PESUTI SAMUEL A	2241 E CHISHOLM TRL FLAGSTAFF, AZ 86005
30	11504013	R0010691	2275 E CHISHOLM TRL	PALMER DARRIS & AMANDALYNN	PO BOX 2086 FLAGSTAFF, AZ 86002
31	11504012	R0004673	2255 E CHISHOLM TRL	PALMER DARRIS & AMANDA LYNN	PO BOX 2098 FLAGSTAFF, AZ 86004
32	11504019	R0030987	2260 E CHISHOLM TRL	CAGIGAS MARK & MARY	2260 E CHISHOLM TRL FLAGSTAFF, AZ 86005
33	11504014	R0010692	2283 E CHISHOLM TRL	RUMPF MARY ELISE	2283 E CHISHOLM TRL FLAGSTAFF, AZ 86005
34	11504027B	R0059950	5421 S J DIAMOND RD	MORRISSEY RAY	5421 S J DIAMOND RD FLAGSTAFF, AZ 86005
35	11504015A	R0010693	5440 S J DIAMOND RD	HILBURN ELISA & MICHAEL D	5440 SJ DIAMOND RD FLAGSTAFF, AZ 86005
36	11504027A	R0059949	2256 E C O BAR TRL	ROGERS ROLAND SCOTT & MCLEOD MARY ANNE	2256 E C O BAR TRL FLAGSTAFF, AZ 86005
37	11504026	R0059948	2050 E CHISHOLM TRL	KYPTA JACKIE MARIE	2050 E CHISHOLM TRL FLAGSTAFF, AZ 86005
38	11503006	R0000945	4613 S LAKE MARY RD	STEVENSON ROBERT JR & MARILYN IVORY LIRA	4613 LAKE MARY RD FLAGSTAFF, AZ 86001
39	11504040A	R1376112	5332 S J DIAMOND RD	LIGGETT DEVON	5332 S J DIAMOND RD FLAGSTAFF, AZ 86005
40	11504029B	R0059952	2250 E C O BAR TRL	GONZALES ROBERT & SANDRA	2250 E CO BAR TRL FLAGSTAFF, AZ 86001
41	11504028	R0059951	5385 S J DIAMOND RD	SANCHEZ FAMILY TRUST DTD 02-12-07	305 NW CR 0008 CORNICANA, TX 75110
42	11504010A	R0349093	4610 S LAKE MARY RD	RONEY BOBBIJO	5229 BALBOA BLVD UN 14 ENCINO, CA 91316
43	11504025A	R0255169	2245 E C O BAR TRL	KINSOLVING CHILDRENS TRUST DTD 10-01-17	1507 N BEAVER ST FLAGSTAFF, AZ 86001
44	11504038A	R0059962	5380 S J DIAMOND RD	SANCHEZ FAMILY TRUST DTD 02-12-07	305 NW CR 0008 CORNICANA, TX 75110
45	11503008	R0000947	2140 E FRONTIER AVE	COOPER JILL R	2140 E FRONTIER AVE FLAGSTAFF, AZ 86005
46	11503004	R0000943	2100 E FRONTIER AVE	HOLEMAN JAMES R	218 S SAN FRANCISCO ST FLAGSTAFF, AZ 86001
47	11503003B	R0017117	4605 S LAKE MARY RD	SKUNK HOLLOW LLC	4619 S LAKE MARY RD NO 5 FLAGSTAFF, AZ 86005
48	11503003C	R0017118	4601 S LAKE MARY RD	COX JAMES & DEENA	4601 S LAKE MARY RD FLAGSTAFF, AZ 86005
49	11503003A	R0017116	4609 S LAKE MARY RD	SKUNK HOLLOW LLC	4619 S LAKE MARY RD NO 5 FLAGSTAFF, AZ 86005
50	11503002	R0017115	N/A	N/A	N/A
51	11503005	R0000944	2000 E FRONTIER AVE	AXXO HOLDINGS LLC	6086 E BARNEY DR FLAGSTAFF, AZ 86004

52	11503001A	R0018496	4631 S LAKE MARY RD	FLEMING PROPERTIES LLC	5620 N 69TH PL PARADISE VALLEY, AZ 85253
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"Registry of Persons and Groups" As Required in Zoning Code Section 10-20.30.080.B

Last updated: January 27, 2022

Friends of Flagstaff's Future

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Flagstaff, AZ 86002
info@friendsofflagstaff.org
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Michele A. James

Executive Director
Friends of Flagstaff's Future
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**"Registry of Persons and Groups"
As Required in Zoning Code Section 10-20.30.080.B**

Last updated: January 27, 2022

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**Requested Notification of
Zoning Code Text Amendments Only**

David Hayward

Neighborhood Homes, LLC
510-331-3380
david@neighborhoodhomes.com

Barry Levitan

19 S San Francisco St
Flagstaff, AZ 86001
bllips@aol.com

1st Neighborhood Meeting Summary

Lake Mary Housing



Case Number: PZ-21-002130-1
Project Name: Lake Mary Housing
Location: NWC of Lake Mary Road and Frontier Road
Date Submitted: December 19, 2022

1. Project Description

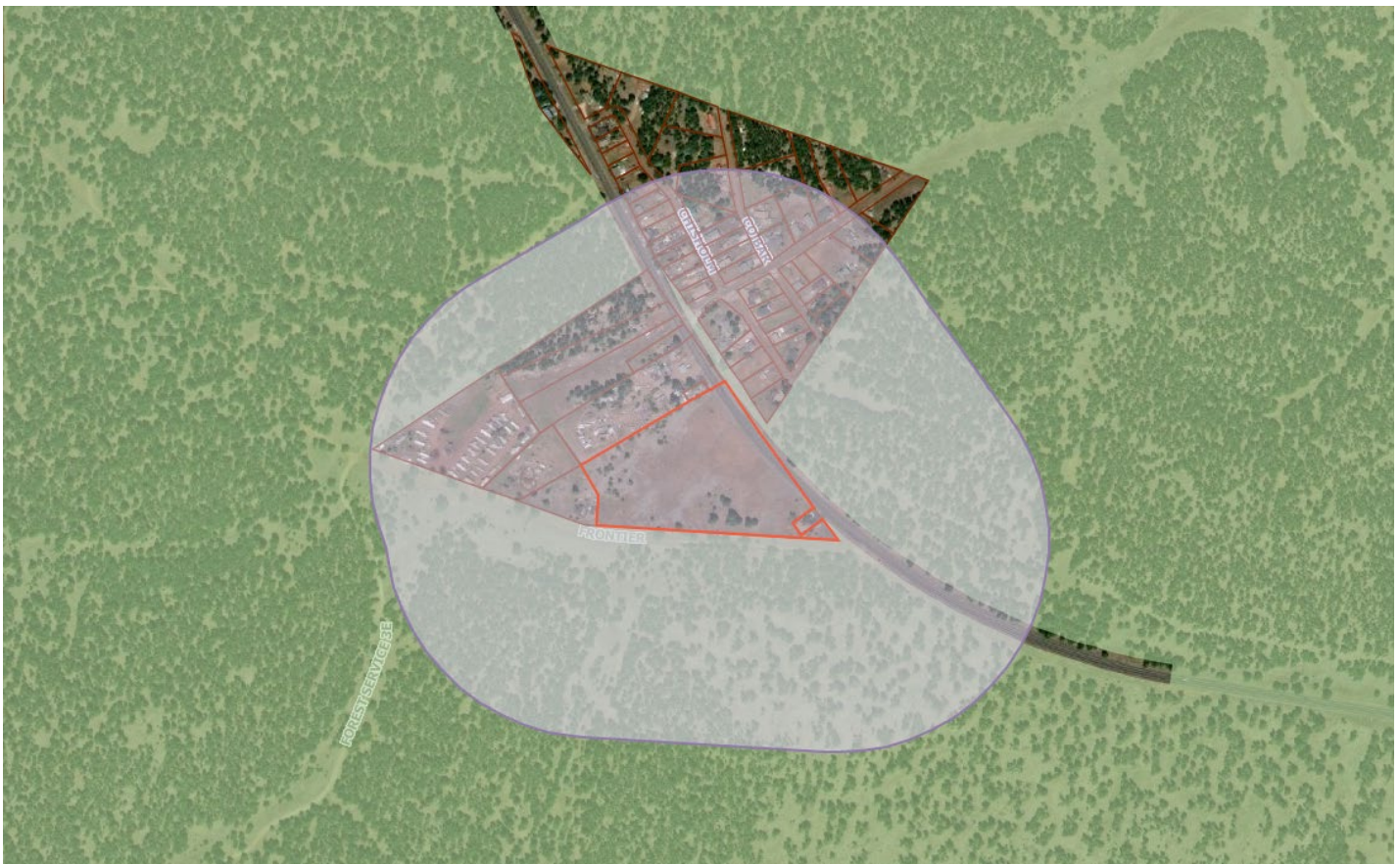
Case Number PZ-21-002130-1 is a request for a Zoning Map Amendment for the property generally located at the northwest corner of Lake Mary Road and Frontier Road, otherwise known as Coconino County Assessor's Parcel Number 115-03-001A (the "Property").

The request is to change the existing zoning designation of the Property from Estate Residential (ER) to High Density Residential (HR) to accommodate the development of the Property with a proposed multi-family residential development (the "Project").

2. Notification

Site Posting: On **October 24, 2022**, a public notice sign was installed at the Property by the Applicant.

Mailed Notice: On **October 24, 2022**, notices were mailed first class to all property owners within 1,100-feet of the property and all registered neighborhood organizations (as provided by the City of Flagstaff). One (1) email was sent to a neighborhood organization with the same contents that were mailed out.



3. Neighborhood Meeting

- A. **November 10, 2022**: The Applicant and Applicant’s representatives hosted a hybrid (in-person and virtual) meeting at the Courtyard by Marriott Flagstaff (2650 S Beulah Blvd, Flagstaff, AZ 86001), which included a virtual attendance option via Zoom. There were approximately twenty-nine (29) interested persons who attended (23 in-person and 6 virtual). At this neighborhood meeting, the development team reviewed and discussed the Project site with the aid of a PowerPoint slide show. The development team reviewed the status of the application, tentative timelines for each stage of the Project, and the overall community and regional need for the Project. After the presentation there was a question-and-answer period. The development team set up stations around the room to allow for an intimate review and discussion of the Project site with the aid of poster boards. The Applicant’s representatives took notes to record questions, concerns, and comments raised at the meeting. The neighborhood meeting lasted approximately one (1) hour. Comment cards were provided, and the responses returned to the Applicant’s representatives. Attendees were also encouraged to contact the Applicant’s representatives with any additional questions or comments that they may have after the conclusion of the meeting.

4. Statements, Concerns, Issues, and Problems Raised by Stakeholders

Questions, comments and concerns raised by those in attendance and via zoom pertained to: (1) the total number of units proposed for the Project; (2) whether there will be sidewalks on both sides of Lake Mary Road; (3) the impact to wildlife as a result of the development of the Project; (4) the anticipated monthly rent for each unit type; (5) improvements that will be made to Lake Mary Road as part of the Project; (6) the unavailability of cell service in the area; (7) plans for the payment of additional City services that would be needed upon the development of the Project; (8) traffic on Lake Mary Road and on Frontier Road; (9) the benefit(s) to Flagstaff residents; (10) utility improvements needed to serve the Project; (11) the Property’s existing zoning entitlements; (12) the minimum lease term for the Project’s units; (13) plans for access to/from the Property; and (14) timing and next steps for the Zoning Map Amendment application.

The applicant and development team responded to the questions, comments and concerns raised by those in attendance and via Zoom. In summary responses to comments, concerns, or questions included:

- Sidewalks will be added along the west side of Lake Mary Road along the property frontage, providing a safer means for pedestrians walking along Lake Mary Road adjacent to the property
- Developer is proposing a for rent product at this time with 12-month leases. 20% of the units will be at “Affordable Housing” rates.
- No perimeter fence is proposed at this time that would restrict movement of any wildlife
- Project rents: Townhomes are anticipated to be \$1,750-\$2,000 and the Flats \$1,500-\$1,800.

- Developer will be installing right turn lanes and left turn pockets in Lake Mary Road for ingress and egress to the development. The project proposes two driveways.
- Developer is responsible for the cost of any new services needed. The developer will be fully paying for utilities for the development and extension of the sewer line.
- Flagstaff is in a housing crisis, this will be bring 202 new dwelling units online for those who want to live in the City.
- There is no proposed vehicular access along Frontier Road (Forest Service Road) to the proposed development.
- The developer will not be paying to hook sewer up to nearby homes.
- The existing zoning is Estate Residential, which allows for large lot single family housing. The request is to change the zoning to High Density Residential.
- There will be two entrances/exits from Lake Mary Road. There are no proposed access points along Frontier Road.
- The Regional Plan designates this parcel as “Suburban Area” which permits a density up to 13 dwelling units per acre. The Regional Plan states that properties designated for 'suburban neighborhood' land uses are intended to include single-family and multi-family developments in the periphery areas of the City (outside the City center)
- Notices were sent to all property owners within 1,100 feet. If you signed in a notice will be sent to you for all future communications.
- There will be 439 parking spaces associated with this development through a combination of garage and surface parking. A traffic impact study was prepared and is part of our application.
- A sewer line will be extended to the development. New connections will not be made to nearby neighborhood but will be available for future developments.
- The Project will follow Flagstaff's Dark Sky Light Ordinance which will ensure the existing character is maintained.
- The City does not currently have any plans to expand bus service along Lake Mary Road.
- The project will not be changing any speed limits along Lake Mary Road.

2nd Neighborhood Meeting Report

Lake Mary Housing



Case Number: PZ-21-00213-01
Project Name: Lake Mary Housing
Location: NWC of Lake Mary Road and Frontier Avenue
Date Submitted: April 19, 2023

1. Project Description

Case Number PZ-21-00213-01 is a request for a Zoning Map Amendment for the property generally located at the northwest corner of Lake Mary Road and Frontier Avenue, otherwise known as Coconino County Assessor's Parcel Number 115-03-001A (the "Property").

The request is to change the existing zoning designation of the Property from Estate Residential (ER) to High Density Residential (HR) to accommodate the development of the Property with a proposed multi-family residential development ("Lake Mary Housing").

2. Notification

Site Posting: **On February 28, 2023**, a public notice sign was installed at the Property by the Applicant. The Sign Posting Affidavit is attached as Exhibit A.

Mailed Notice: **On February 28, 2023**, notices were mailed first class to all property owners and tenants within 1,100-feet of the property, registered neighborhood organizations (as provided by the City of Flagstaff), and individuals who provided contact information at the first neighborhood meeting held on November 10, 2022. Three (3) emails were also sent to neighborhood organization contacts with the same contents included in the mailing notice. A copy of the Mailing Notice Affidavit which includes the notice letter, the email sent, and a list of those who received notices are attached as Exhibit B.



3. Neighborhood Meeting

A. March 15, 2023: The Applicant and Applicant's representatives hosted a hybrid (in-person and virtual) meeting at the Flagstaff Aquaplex (1702 N Fourth St, Flagstaff, AZ 86004), which included a virtual attendance option via Zoom. There were approximately twenty-four (24) interested persons who attended the meeting (17 in-person and 7 virtual). The development team set up stations around the room consisting of poster boards with information about the Lake Mary Housing development proposal and rezoning application to allow for an intimate review and discussion. The development team reviewed the status of the application, tentative timelines for each stage of the Lake Mary Housing development proposal, and the overall community and regional need for the development. One of the Applicant's representatives facilitated the virtual component of the meeting by sharing presentation slides on Zoom that mirrored the in-person poster boards, by providing an opportunity for virtual attendees to ask questions and provide comments, and by responding to comments and questions from virtual attendees. The Applicant's representatives responded to questions and comments from those who attended the meeting. The neighborhood meeting lasted approximately one (1) hour. Comment cards were provided to attendees, and the responses were returned to the Applicant's representatives. These comment cards are attached as Exhibit C. Attendees were also encouraged to contact the Applicant's representatives with any additional questions or comments that they may have after the conclusion of the meeting.

4. Statements, Concerns, Issues, and Problems Raised by Stakeholders

Questions, comments and concerns raised by those in attendance and via Zoom pertained to: (1) improvements that will be made to Lake Mary Road; (2) traffic on Lake Mary Road and on Frontier Avenue as a result of the proposed development; (3) the Property's existing zoning entitlements; (4) sewer infrastructure improvements to be constructed to serve the proposed development, and (5) the potential for nearby property owners to connect to the sewer improvements to be installed by the developer.

The applicant and development team responded to the questions, comments, and concerns raised by those in attendance and via Zoom. In summary, responses to comments, concerns, or questions included the following:

- Developer is responsible for the costs of installing any new water and sewer infrastructure improvements needed to serve the development. The developer will be paying for and constructing water and sewer infrastructure improvements needed to serve the development, including a pressurized sewer line that will be privately owned and operated by the developer.
- The developer intends to permit other property owners to connect to the privately owned and operated sewer infrastructure improvements to be installed by the developer, provided a fee is paid for the connection.

- The developer will construct two entrances/exits to the development from Lake Mary Road, each with dedicated turn/deceleration lanes. There will be no access points along Frontier Road and no improvements are planned to be made to Frontier Road.
- As part of the development, the developer will make improvements to Lake Mary Road to include curb, gutter, sidewalk, and a bike lane.
- Developer is proposing a for rent product at this time with 12-month leases. 20% of the units will be at affordable housing rates in accordance with the City's requirements for affordable housing.
- The existing zoning is Estate Residential, which allows for large lot single family housing. The rezoning request is to change the zoning to High Density Residential.
- The Regional Plan designates this parcel as "Suburban Area" which permits a density up to 13 dwelling units per acre. The Regional Plan states that properties designated for 'suburban neighborhood' land uses are intended to include single-family and multi-family developments in the periphery areas of the City (outside the City center)
- As determined by the traffic study included with the rezone application, Lake Mary Road has the capacity to handle the additional traffic anticipated to be generated by the proposed development.

5. Neighborhood Meeting Report Mailing

The Neighborhood Meeting Report, which summarized the neighborhood meeting held on March 15, 2023, was mailed out or emailed on April 13, 2023 to all persons who legibly provided address information on the sign-in sheet provided at the neighborhood meeting or attended virtually and provided their information. This mailing included a brief cover letter explaining the purpose of the neighborhood meeting summary report and included contact information for the applicant's representatives. A copy of the mailed cover letter and Neighborhood Meeting Report is attached as Exhibit D. An Affidavit of this notice is attached as Exhibit E.

Exhibit A: Public Notice Sign

Affidavit of Sign Posting

Case Number: PZ-21-002130-1

Project Name: Lake Mary Housing

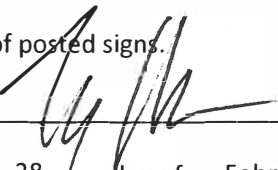
Applicant Name: Mike Maerowitz

Location: NWC of Lake Mark Road and Frontier Road

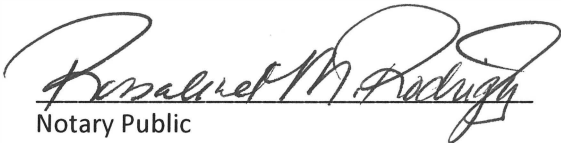
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 28 day of February, 2023 by:


Notary Public



My Commission Expires:

October 5, 2024

This form serves as an affidavit for the 2nd Neighborhood Meeting Notification.

Feb 28, 2023 at 12:36:07 PM
4623 S Lake Mary Rd
Flagstaff AZ 86005
United States
Coconino National Forest

**City of Flagstaff
Neighborhood Meeting**

NEIGHBORHOOD MEETING: March 15, 2023 FROM 6:00 P.M. - 7:00 P.M.
LOCATION OF MEETING: Flagstaff Aquaplex (1701 N. 1st Street)
AND VIRTUAL (ZOOM)

To participate in the virtual meeting, please utilize the meeting access link at:
<https://uslaw.zoom.us/j/92220314611?pwd=ajBRcWRBckVhDzRSRkdrQjZkZjRrd0p>
Passcode: 167051

Or
Call-in to listen to the virtual meeting, please use the meeting access link at:
<https://uslaw.zoom.us/j/92220314611?pwd=ajBRcWRBckVhDzRSRkdrQjZkZjRrd0p>
Meeting Passcode 167051.

REQUEST: Rezone from Estate Residential (ER) to High Density Residential (HR)
PROPOSAL: Multi-family housing community
GENERAL LOCATION: Northwest corner of Lake Mary Road and Frontier Road
ADDRESS: 4631 South Lake Mary Road
PARCEL NO: 115-05-003A
SIZE OF SITE: 13.96 acres (gross)
CASE #: PD-23-00233-01

APPLICANT: Adaptive Developments & Investments, Inc.
CONTACT: Neil Orlowiczanski, Snell & Wilmer, LLP
PHONE #: (901) 981-6214 **EMAIL:** neil@snellwilmer.com

Planning & Development Services Division Contact:
City Planner, Current Planning Program, 211 West Aspen Ave, Flagstaff, AZ 86001
PHONE #: (928) 213-1613 **EMAIL:** planning@cityofflagstaff.gov
Posting Date: 2.28.23

Feb 28, 2023 at 12:35:36 PM
4623 S Lake Mary Rd
Flagstaff AZ 86005
United States
Coconino National Forest

City of Flagstaff
Neighborhood Meeting

NEIGHBORHOOD MEETING: March 15, 2023 FROM 6:00 P.M. – 7:00 P.M.

LOCATION OF MEETING: Flagstaff Aquaplex (1702 N 4th Street)
AND VIRTUAL (ZOOM)

To participate in the virtual meeting, please utilize the meeting access link at:
<https://us02.zoom.us/j/92220314611?pwd=alRlcWpBdkVkdzU0dkZkZjZlZjErdk09>

Passcode: 167051

Or
Call-in to listen to the virtual meeting: Dial (602)753-0140, Enter Meeting ID 92220314611, then
Meeting Passcode 167051.

REQUEST: Rezone from Estate Residential (ER) to High Density Residential (HR)

PROPOSAL: Multi-family housing community

GENERAL LOCATION: Northwest corner of Lake Mary Road and Frontier Road

ADDRESS: 4631 South Lake Mary Road

PARCEL NO: 115-03-001A

SIZE OF SITE: 11.96 acres (gross)

CASE # P2-21-00213-01

APPLICANT: Atlantic Developments & Investments, Inc.

CONTACT: Noel Griewermann, Seal & Wilmer, LLP

PHONE #: (602)782-8024 EMAIL: ngriewer@sealw.com

Planning & Development Services Division Contact:
Patricia M. Clark, Planner, Curlew Planning Program, 211 West Aspen Ave, Flagstaff, AZ 86001
PHONE #: (908)211-3613 EMAIL: gsclick@flagstaffaz.gov

Posting Date: 2-28-23

INF-BOX

Exhibit B: Notice Letter, Emails, and List of Recipients



Zoning Group

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Attorney

Chris Colyer, Esq
Attorney

Michael Maerowitz, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow
Urban Planner

Ty Utton
Assistant Planner

Lake Mary Housing
Notification Letter

Snell & Wilmer

ONE EAST WASHINGTON STREET
SUITE 2700
PHOENIX, AZ 85004-2202
602.382.6000 P
602.382.6070 F

Michael Maerowitz
(602) 382-6494
mmaerowitz@swlaw.com

February 28, 2023

Re: Second Neighborhood Meeting Notification for the Property Located at the Northwest Corner of Lake Mary Road and Frontier Road in Flagstaff, Arizona

Dear Property Owner or Neighborhood Organization Representative:

The purpose of this letter is to inform you that, on behalf of Atlantic Development & Investments, Inc. (“Atlantic”), we have filed a zoning map amendment application (Case No. PZ-21-002130-1) with the City of Flagstaff for an approximately 14-acre site located at the northwest corner of Lake Mary Road and Frontier Road in Flagstaff, Arizona (Parcel No. 115-03-001A) addressed as 4631 South Lake Mary Road (Exhibit A) (the “Property”). The request is to change the existing zoning designation of the Property from Estate Residential (ER) to High Density Residential (HR) to accommodate the development of a multi-family residential community on the Property, called “Lake Mary Housing”.

Atlantic is one of the nation’s most successful developers of affordable housing communities and the largest affordable housing developer in the state of Arizona. On December 1, 2020, the City of Flagstaff declared a housing crisis within the City. Hearing the affordable housing crisis in Flagstaff, Atlantic, with its extensive background in developing affordable housing, chose Flagstaff for their next development to help solve the housing crisis by expanding housing options for the residents of Flagstaff as well as incorporating affordable housing units.

Lake Mary Housing will be a multifamily for rent community featuring two (2) different styles of rental homes with a variety of bedroom counts. A majority of the housing units will be designed as “Townhome” units with two and three bedrooms. The townhome units will be for rent but will be designed to have a similar character as a single-family home, rather than a traditional “apartment”. In the western portion of the development, there will be more traditional “flat” style multifamily dwellings for rent.

A total of 202 residences are proposed for Lake Mary Housing, which will include a mix of one, two, and three-bedroom units. Amenity areas are placed throughout the development with the main amenity area along the western side of the proposed development. Amenities proposed include a clubhouse, pool, ramada, seating areas, fire pits, barbeques, and play areas.

February 28, 2023

Page 3

be made part of the case file. Please copy pstclair@flagstaffaz.gov and ngriemsmann@swlaw.com on any email correspondence.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal. Thank you for your attention to this letter.

Very truly yours,

Snell & Wilmer

Michael Maerowitz

Michael Maerowitz



PLANT LEGEND

TREES	SPECIFICATION
<i>Pinus ponderosa</i>	6' Height
<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Pinus nigra</i>	6' Height
<i>Pinus nigra</i>	Austrian Pine
<i>Populus tremuloides</i>	3" Caliper
<i>Populus tremuloides</i>	Quaking Aspen
<i>Platanus wrightii</i>	3" Caliper
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Malus "Spring Snow"</i>	3.0" Caliper
<i>Malus "Spring Snow"</i>	Spring Snow Crabapple
<i>Fraxinus pennsylvanica</i>	3" Caliper
<i>Fraxinus pennsylvanica</i>	Green Ash
<i>Gleditsia triacanthos inermis</i>	4" Caliper
<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust
<i>Acer x freemanii</i>	3" Caliper
<i>Acer x freemanii</i>	Freeman Maple
<i>Prunus virginiana "Shubert"</i>	3" Caliper
<i>Prunus virginiana "Shubert"</i>	Canada Red Chokecherry
SHRUBS	SIZE
<i>Rosa Glow Bathery</i>	5 Gallon
<i>Potentilla fruticosa "Gold Drop"</i>	5 Gallon
<i>Potentilla fruticosa "Gold Drop"</i>	Gold Drop Potentilla
<i>Spirea japonica "Little Princess"</i>	5 Gallon
<i>Spirea japonica "Little Princess"</i>	Little Princess Spirea
<i>Juniperus sabina "Arcadia"</i>	5 Gallon
<i>Juniperus sabina "Arcadia"</i>	Arcadia Juniper
<i>Mahonia AZ, Compacta</i>	5 Gallon
<i>Mahonia AZ, Compacta</i>	Oregon Grape
<i>Prunus v. melanocarpa</i>	5 Gallon
<i>Prunus v. melanocarpa</i>	Common Chokecherry
<i>Syringa patula "Miss Kim"</i>	5 Gallon
<i>Syringa patula "Miss Kim"</i>	Miss Kim Lilac
<i>Stinga meyeri patibii</i>	5 Gallon
<i>Stinga meyeri patibii</i>	Dwarf Korean Lilac
<i>Rhus glabra</i>	5 Gallon
<i>Rhus glabra</i>	Staghorn Sumac
<i>Cornus stolonifera</i>	5 Gallon
<i>Cornus stolonifera</i>	Red Osier Dogwood
<i>Prunus cistena</i>	5 Gallon
<i>Prunus cistena</i>	Purple Sandcherry
<i>Chaenomeles japonica</i>	5 Gallon
<i>Chaenomeles japonica</i>	Flowering Quince
GROUNDCOVERS	SIZE
<i>Juniperus horizontalis</i>	1 Gallon
<i>Juniperus horizontalis</i>	Creeping Juniper
<i>Mahonia repens</i>	1 Gallon
<i>Mahonia repens</i>	Creeping Mahonia
<i>Teucrium chamaedrys</i>	1 Gallon
<i>Teucrium chamaedrys</i>	Germander
<i>Verbena macdougalii</i>	1 Gallon
<i>Verbena macdougalii</i>	New Mexican Verbena
SEED	SEED
<i>Festuca arizonica</i>	
<i>Festuca arizonica</i>	Arizona Fescue
LANDSCAPE MATERIALS	LANDSCAPE MATERIALS
(Contractor to submit sample for approval)	
Stredded Mulch	3" Depth

biltform
landscape
architecture

biltform landscape
architecture group,
inc.

11460 North Gate Creek Rd., site 6
Denver, Colorado 80231
Phone: 602.285.9000 Fax: 602.285.9229
email: dave@biltform.com



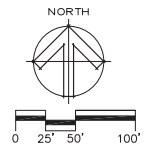
LAKE MARY HOUSING
Single Family & Apartment Residences

ATLANTIC DEVELOPMENT & INVESTMENTS LLC.
15967 N. 81ST ST., SUITE 101, SCOTTSDALE AZ. 85260
PHONE: 480.258.2506

REVISIONS:

△	REvised 2-23-20
△	
△	
△	
△	

JOB NO: 214-20L
DATE: June 17, 2022
SCALE: 1" = 30'-0"
SHEET NO:



LANDSCAPE PLAN

L 1.1



LAKE MARY HOUSING

ATLANTIC DEVELOPMENT & INVESTMENTS LLC.

01-04-2023

© BILTFORM ARCHITECTURE GROUP, INC.



LAKE MARY HOUSING

ATLANTIC DEVELOPMENT & INVESTMENTS LLC.

01-04-2023

© BILTFORM ARCHITECTURE GROUP, INC.



LAKE MARY HOUSING

ATLANTIC DEVELOPMENT & INVESTMENTS LLC.

01-04-2023

© BILTFORM ARCHITECTURE GROUP, INC.



Zoning Group

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Attorney

Chris Colyer, Esq
Attorney

Michael Maerowitz, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow
Urban Planner

Ty Utton
Assistant Planner

Lake Mary Housing
1,100-ft Property Owner Mailing List

AXXO HOLDINGS LLC
6086 E BARNEY DR,
FLAGSTAFF, AZ 86004

BLACK BRADY RAY
2206 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

BOJORQUEZ FAMILY TRUST DTD
12-10-13
1166 RORDEN AVE,
SELMA, CA 93662

BOYES KRISTIN R
2272 CO BAR TRL,
FLAGSTAFF, AZ 86005

CAGIGAS MARK & MARY
2260 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

CHAVEZ MICHAEL L
2117 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

CONTRERAS PETE LIVING TRUST
DTD 06-09-99
2155 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

COOPER JILL R
2140 E FRONTIER AVE
FLAGSTAFF, AZ 86005

COX JAMES & DEENA
4601 S LAKE MARY RD
FLAGSTAFF, AZ 86005

CUTBIRTH WILSON J
4588 S LAKE MARY RD
FLAGSTAFF, AZ 86005

DARRIS MARC A & VICTORIA L
2255 E C O BAR TRL FLAGSTAFF,
AZ 86005

DENNEHY BRYAN M
2116 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

FLAGSTAFF OZ VENTURES LLC
15957 N 81ST ST NO 101
SCOTTSDALE, AZ 85260

FRONTIER HOMESITES LLC
2206 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

GONZALES ROBERT & SANDRA
2250 E CO BAR TRL,,
FLAGSTAFF, AZ 86001

HAMRAH TRUST DTD 03-01-04
4635 S LAKE MARY RD
FLAGSTAFF, AZ 86005

HILBURN ELISA & MICHAEL D
5440 SJ DIAMOND RD,
FLAGSTAFF, AZ 86005

HOLEMAN JAMES R
218 S SAN FRANCISCO ST
FLAGSTAFF, AZ 86001

JAUREGUI ALFRED JOE
309 S QUARTZ ST,
GILBERT, AZ 85296

JOSEPH FRANCES E
4576 S LAKE MARY RD
FLAGSTAFF, AZ 86005

KINSOLVING CHILDRENS TRUST
DTD 10-01-17
1507 N BEAVER ST,
FLAGSTAFF, AZ 86001

KYPTA JACKIE MARIE
2050 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

LIGGETT DEVON
5332 S J DIAMOND RD
FLAGSTAFF, AZ 86005

LLOYD JOHN H III
2143 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

MARTINEZ LIVING TRUST DTD 02-
05-21
2248 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

MORRISSEY RAY
5421 S J DIAMOND RD
FLAGSTAFF, AZ 86005

PALMER DARRIS & AMANDA
LYNN
PO BOX 2098,
FLAGSTAFF, AZ 86004

PALMER DARRIS &
AMANDALYNN
PO BOX 2086,
FLAGSTAFF, AZ 86002

PESUTI SAMUEL A
2241 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

PICKETT RICHARD ORLIE
4596 S LAKE MARY RD
FLAGSTAFF, AZ 86005

POWER JAMES W
2380 E C O BAR TRL,
FLAGSTAFF, AZ 86005

PURDY DAISY D
2140 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

ROGERS ROLAND SCOTT &
MCLEOD MARY ANNE
2256 E C O BAR TRL,
FLAGSTAFF, AZ 86005

RONEY BOBBIJO
5229 BALBOA BLVD UN 14
ENCINO, CA 91316

RUMPF MARY ELISE
2283 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

SANCHEZ FAMILY TRUST DTD 02-
12-07
305 NW CR 0008,
CORSICANA, TX 75110

SKUNK HOLLOW LLC
4810 N CHISOLM TRL,
BISBEE, AZ 85603

SMITH PATRICIA B
402 ROOSEVELT AVE,
REDWOOD CITY, CA 94061

STEVENSON ROBERT JR &
MARILYN IVORY LIRA
4613 S LAKE MARY RD
FLAGSTAFF, AZ 86001

TAYLOR MICHAEL E & LAURA R
2020 E CHISHOLM TRL
FLAGSTAFF, AZ 86005

WOLFE CATHY
2206 E CHISHOLM TRL
FLAGSTAFF, AZ 86005



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Attorney

Michael Maerowitz, Esq
Attorney

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Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow
Urban Planner

Ty Utton
Assistant Planner

Lake Mary Housing
1,100-ft Resident/Renter Mailing List

RESIDENT
4619 S LAKE MARY, UNIT 1
FLAGSTAFF,AZ 86005

RESIDENT
4619 S LAKE MARY, UNIT 2
FLAGSTAFF,AZ 86005

RESIDENT
4619 S LAKE MARY, UNIT 3
FLAGSTAFF,AZ 86005

RESIDENT
4619 S LAKE MARY, UNIT 4
FLAGSTAFF,AZ 86005

RESIDENT
4619 S LAKE MARY, UNIT 5
FLAGSTAFF,AZ 86005

RESIDENT
4619 S LAKE MARY,
FLAGSTAFF,AZ 86005

DON VALICH
2000 E FRONTIER AVE, LOT 1
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 2
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 3
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 4
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 5
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 6
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 7
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 8
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 9
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 10
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 11
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 12
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 13
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 14
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 15
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 16
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 17
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 18
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 20
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 22
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 24
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 26
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 30
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 32
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 34
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 36
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 38
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 39
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 40
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 41
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 42
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 43
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 44
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 45
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 46
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 47
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 48
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 49
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 50
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE, UNIT 51
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE,
FLAGSTAFF,AZ 86005

RESIDENT
5358 S J DIAMOND RD., UNIT 1
FLAGSTAFF,AZ 86005

RESIDENT
5358 S J DIAMOND RD., UNIT 2
FLAGSTAFF,AZ 86005

RESIDENT
5358 S J DIAMOND RD., UNIT 3
FLAGSTAFF,AZ 86005

RESIDENT
5358 S J DIAMOND RD., UNIT 4
FLAGSTAFF,AZ 86005

RESIDENT
5358 S J DIAMOND RD., UNIT 5
FLAGSTAFF,AZ 86005

RESIDENT
5358 S J DIAMOND RD.,
FLAGSTAFF,AZ 86005

RESIDENT
4601 S LAKE MARY RD, UNIT 1
FLAGSTAFF,AZ 86005

RESIDENT
4601 S LAKE MARY RD, UNIT 2
FLAGSTAFF,AZ 86005

RESIDENT
4601 S LAKE MARY RD,
FLAGSTAFF,AZ 86005

RESIDENT
2000 E FRONTIER AVE,
FLAGSTAFF, AZ 86005

RESIDENT
5447 S J DIAMOND RD,
FLAGSTAFF, AZ 86005

RESIDENT
5315 S J DIAMOND RD,
FLAGSTAFF, AZ 86005

RESIDENT
5345 S J DIAMOND RD,
FLAGSTAFF, AZ 86005

RESIDENT
4631 S LAKE MARY RD,
FLAGSTAFF, AZ 86005

RESIDENT
2100 E FRONTIER AVE,
FLAGSTAFF, AZ 86005

RESIDENT
4582 S LAKE MARY RD,
FLAGSTAFF, AZ 86005

RESIDENT
4584 S LAKE MARY RD,
FLAGSTAFF, AZ 86005

RESIDENT
2245 E C O BAR TRL,
FLAGSTAFF, AZ 86005

RESIDENT
2255 E CHISHOLM TRL,
FLAGSTAFF, AZ 86005

RESIDENT
2275 E CHISHOLM TRL,
FLAGSTAFF, AZ 86005

RESIDENT
4610 S LAKE MARY RD,
FLAGSTAFF, AZ 86005

RESIDENT
5420 S J DIAMOND RD,
FLAGSTAFF, AZ 86005

RESIDENT
5385 S J DIAMOND RD,
FLAGSTAFF, AZ 86005

RESIDENT
5380 S J DIAMOND RD,
FLAGSTAFF, AZ 86005

RESIDENT
4605 S LAKE MARY RD,
FLAGSTAFF, AZ 86005

RESIDENT
4609 S LAKE MARY RD,
FLAGSTAFF, AZ 86005

RESIDENT
2238 E C O BAR TRL,
FLAGSTAFF, AZ 86005

RESIDENT
2268 E C O BAR TRL,
FLAGSTAFF, AZ 86005



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Attorney

Michael Maerowitz, Esq
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Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow
Urban Planner

Ty Utton
Assistant Planner

Lake Mary Housing
Past Neighborhood Meeting Attendees

TIM HAMRAH
4635 LAKE MARY RD,
FLAGSTAFF, AZ 86005

FRAN JOSEPH
4576 LAKE MARY RD,
FLAGSTAFF, AZ 86005

MARY VASQUEZ-POWELL
2102 N NAVAJO DR,
FLAGSTAFF, AZ 86001

KENT POWELL
2102 N NAVAJO DR,
FLAGSTAFF, AZ 86001

M ELISE RUMPF
2283 E CHISHOLM TRAIL,
FLAGSTAFF, AZ 86005

CHUCK SEPPAUEN
2283 E CHISHOLM TRAIL,
FLAGSTAFF, AZ 86005

RANDY
2000 E FRONTIER AVE,
FLAGSTAFF, AZ 86005

MICHAEL OELLY
441 LAKE MARY RD,
FLAGSTAFF, AZ 86005

MARILYN J REUVERS
2143 CHISHOLM TR,
FLAGSTAFF, AZ 86005

DON VALICH
2000 E FRONTIER AVE LOT 1,
FLAGSTAFF, AZ 86005

JOHN WOYD
2143 E CHISHOLM TR,
FLAGSTAFF, AZ 86005

AL JAUREGUI
4584 LAKE MARY ROAD,
FLAGSTAFF, AZ 86005

LAURA TAYLOR
2020 E CHISHOLM TRL,
FLAGSTAFF, AZ 86005

BRYAN DENNEHY
2116 E CHISHOLM TRL,
FLAGSTAFF, AZ 86005

MARILYN STEVENSEN
4613 S LAKE MARY RD,
FLAGSTAFF, AZ 86005

STEVE WOODER
2000 E FRONTIER AVE #13,
FLAGSTAFF, AZ 86005

BRI NAVARRE
4570 LAKE MARY RD APT 2,
FLAGSTAFF, AZ 86005

ZOE B
ZOEINGRAHAMBROWN@GMAIL.CO
M

ANNE DOYLE
2100 E FRONTIER AVE,
FLAGSTAFF, AZ 86005

JAMES HELENAN
2100 E FRONTIER AVE,
FLAGSTAFF, AZ 86005

DARRIS PALMER
2275 CHISHOLM TR,
FLAGSTAFF, AZ 86005

GEORGE JAUREGUI
55GEORGEJAU@GMAIL.COM

MIKE TAYLOR
2020 E CHISHOLM TRL,
FLAGSTAFF, AZ 86005

ANONYMOUS ATTENDEE
1 928-853-6388



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Michael Maerowitz, Esq
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Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow
Urban Planner

Ty Utton
Assistant Planner

Lake Mary Housing
Registered Notification Groups

*Provided by the City of Flagstaff

MICHELLE JAMES
FRIENDS OF FLAGSTAFF'S FUTURE
P.O. BOX 23462
FLAGSTAFF, AZ 86002

TISH BOGAN-OZMUN
5271 MT. PLEASANT DRIVE
FLAGSTAFF, AZ 86004

BETSY MCKELLAR
330 S ASH LANE
FLAGSTAFF, AZ 86004

NORTHERN ARIZONA BUILDING
ASSOC.
1500 EAST CEDAR AVENUE, SUITE 86
FLAGSTAFF, AZ 86004

MARILYN WEISSMAN
1055 EAST APPLE WAY
FLAGSTAFF, AZ 86001

DAVID CARPENTER
1715 E TRADE WINDS COURT
FLAGSTAFF, AZ 86005

NORTHERN AZ ASSOCIATION OF
REALTORS ROBB SHEDD
1515 EAST CEDAR AVENUE, SUITE C-4
FLAGSTAFF, AZ 86004

MAURY HERMAN
COAST AND MOUNTAIN PROPERTIES
3 NORTH LEROUX STREET
FLAGSTAFF, AZ 86001

COCONINO CO. COMMUNITY DEV.
JAY CHRISTELMAN
2500 N FT VALLEY RD BLDG 1
FLAGSTAFF, AZ 86001

NAT WHITE
1120 NORTH ROCKRIDGE ROAD
FLAGSTAFF, AZ 86001

CHARLIE SILVER
720 WEST ASPEN AVENUE
FLAGSTAFF, AZ 86001

NORM WALLEN
3716 N GRANDVIEW
FLAGSTAFF, AZ 86001

CELIA BOROTZ
3354 N CREST ST.
FLAGSTAFF, AZ 86001

MARY BETH DREUSIKE
US NAVY, INTERGOVERNMENTAL
BRANCH
BUILDING 1- 5TH FLOOR, STE. 513
850 PACIFIC HIGHWAY
SAN DIEGO CA 92101

TYLER DENHAM
800 W FOREST MEADOWS #119
FLAGSTAFF, AZ 86001

DORENDA COLEMAN
AZAA-FMO
5636 E MCDOWELL RD
PHOENIX, AZ 85008

JESS MCNEELY
COCONINO CO COMM DEV
2500 N FT VALLEY RD BLDG 1
FLAGSTAFF, AZ 86001

STEVE FINCH
FLAGSTAFF LODGING RESTAURANT
& TOURISM
PO BOX 30622
FLAGSTAFF, AZ 86003

ADRIAN SKABELUND
819 W GRAND CANYON AVE
FLAGSTAFF, AZ 86001

RACHEL BASS
3083 W EASTERDAY LANE
FLAGSTAFF, AZ 86001

BARRY LEVITAN
19 S SAN FRANCISCO ST
FLAGSTAFF, AZ 86001

PATRICK ST. CLAIR
CURRENT PLANNING PROGRAM
211 WEST ASPEN AVE
FLAGSTAFF, AZ 86001



Zoning Group

Nick Wood, Esq
Attorney

Chris Colyer, Esq
Attorney

Michael Maerowitz, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow
Urban Planner

Ty Utton
Assistant Planner

Lake Mary Housing
Email Notifications

Schiele, Sarah

From: Schiele, Sarah
Sent: Tuesday, February 28, 2023 9:56 AM
To: 'sheila.c.murray@gmail.com'
Subject: Notification for Lake Mary Housing - Lake Mary Road & Frontier Road (Case No: PZ-21-002130-1)
Attachments: Lake Mary Housing - 2nd Neighborhood Notice Letter.pdf

Hello,

The purpose of this e-mail is to notify you of a 2nd neighborhood meeting being held in person and virtually to discuss the zoning map amendment application for the approximately 14 acres of property located at 4631 South Lake Mary Road in Flagstaff, Arizona (Case No. PZ-21-002130-1).

Attached please find a copy of the neighborhood meeting notification that was mailed to applicable parties, which includes the project and meeting details. Please note that we did not have a contact mailing address on file for you, which is the reason that you are receiving this notification via e-mail.

Please advise if you have any questions, need additional information, or would like to set up a meeting to discuss the details of the application further.

Thank you,

Sarah Schiele
Planning Intern

office: 602.382.6057
email: sschiele@swlaw.com

Snell & Wilmer
One East Washington Street | Suite 2700 | Phoenix, AZ 85004-2556



Albuquerque | Boise | Dallas | Denver | Las Vegas | Los Angeles | Los Cabos | Orange County | Phoenix | Portland | Reno | Salt Lake City | San Diego | Seattle | Tucson | Washington, D.C.

[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

Schiele, Sarah

From: Schiele, Sarah
Sent: Tuesday, February 28, 2023 9:53 AM
To: '55georgejau@gmail.com'
Subject: Notification for Lake Mary Housing - Lake Mary Road & Frontier Road (Case No: PZ-21-002130-1)
Attachments: Lake Mary Housing - 2nd Neighborhood Notice Letter.pdf

Hello,

The purpose of this e-mail is to notify you of a 2nd neighborhood meeting being held in person and virtually to discuss the zoning map amendment application for the approximately 14 acres of property located at 4631 South Lake Mary Road in Flagstaff, Arizona (Case No. PZ-21-002130-1).

Attached please find a copy of the neighborhood meeting notification that was mailed to applicable parties, which includes the project and meeting details. Please note that we did not have a contact mailing address on file for you, which is the reason that you are receiving this notification via e-mail.

Please advise if you have any questions, need additional information, or would like to set up a meeting to discuss the details of the application further.

Thank you,

Sarah Schiele
Planning Intern

office: 602.382.6057
email: sschiele@swlaw.com

Snell & Wilmer
One East Washington Street | Suite 2700 | Phoenix, AZ 85004-2556



Albuquerque | Boise | Dallas | Denver | Las Vegas | Los Angeles | Los Cabos | Orange County | Phoenix | Portland | Reno | Salt Lake City | San Diego | Seattle | Tucson | Washington, D.C.

[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

Schiele, Sarah

From: Schiele, Sarah
Sent: Tuesday, February 28, 2023 9:52 AM
To: 'zoeingrahambrown@gmail.com'
Subject: Notification for Lake Mary Housing - Lake Mary Road & Frontier Ave (Case No: PZ-21-002130-1)
Attachments: Lake Mary Housing - 2nd Neighborhood Notice Letter.pdf

Hello,

The purpose of this e-mail is to notify you of a 2nd neighborhood meeting being held in person and virtually to discuss the zoning map amendment application for the approximately 14 acres of property located at 4631 South Lake Mary Road in Flagstaff, Arizona (Case No. PZ-21-002130-1).

Attached please find a copy of the neighborhood meeting notification that was mailed to applicable parties, which includes the project and meeting details. Please note that we did not have a contact mailing address on file for you, which is the reason that you are receiving this notification via e-mail.

Please advise if you have any questions, need additional information, or would like to set up a meeting to discuss the details of the application further.

Thank you,

Sarah Schiele
Planning Intern

office: 602.382.6057
email: sschiele@swlaw.com

Snell & Wilmer
One East Washington Street | Suite 2700 | Phoenix, AZ 85004-2556



Albuquerque | Boise | Dallas | Denver | Las Vegas | Los Angeles | Los Cabos | Orange County | Phoenix | Portland | Reno | Salt Lake City | San Diego | Seattle | Tucson | Washington, D.C.

[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

Exhibit C: Comment Cards

Neighborhood Meeting

Guest Comment Card

Please provide your comments about the proposed project below.

Thank you for attending our meeting.

Primary concern is traffic flow
lack of public transportation
no existing sewer services
↑ water consumption/usage
significantly increased density 2° to
many HD complexes entering the
area

Name:

Address:

Phone/Email:

Exhibit D: Neighborhood Meeting Report

Snell & Wilmer

ONE EAST WASHINGTON
SUITE 2700
PHOENIX, AZ 85004-2556
602.382.6000 P
602.382.6070 F

Michael Maerowitz
(602) 382-6494
mmaerowitz@swlaw.com

April 13, 2023

Re: Neighborhood Meeting Summary for the Property Located at the Northwest Corner of Lake Mary Road and Frontier Road in Flagstaff, Arizona

Dear Property Owner or Neighborhood Organization Representative:

Thank you again for your participation in the neighborhood meeting held on March 15, 2023 regarding Case No. PZ-21-00213-01. Pursuant to City of Flagstaff requirements as outlined in Section 10-20.30.050.F of the Zoning Ordinance, please find attached the neighborhood meeting summary. Please note public hearings for this case have not yet been scheduled. You will receive subsequent communication regarding public hearings once they are scheduled by the City of Flagstaff.

Please feel free to contact me or Noel Griemsmann, AICP, Senior Urban Planner, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com should you have any questions regarding this proposal, wish to express your thoughts, and/or request reasonable assistance with respect to this letter.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal. Thank you for your attention to this letter.

Very truly yours,

Snell & Wilmer

Michael Maerowitz

Michael Maerowitz

2nd Neighborhood Meeting Summary

Lake Mary Housing



Case Number: PZ-21-00213-01
Project Name: Lake Mary Housing
Location: NWC of Lake Mary Road and Frontier Avenue

1. Project Description

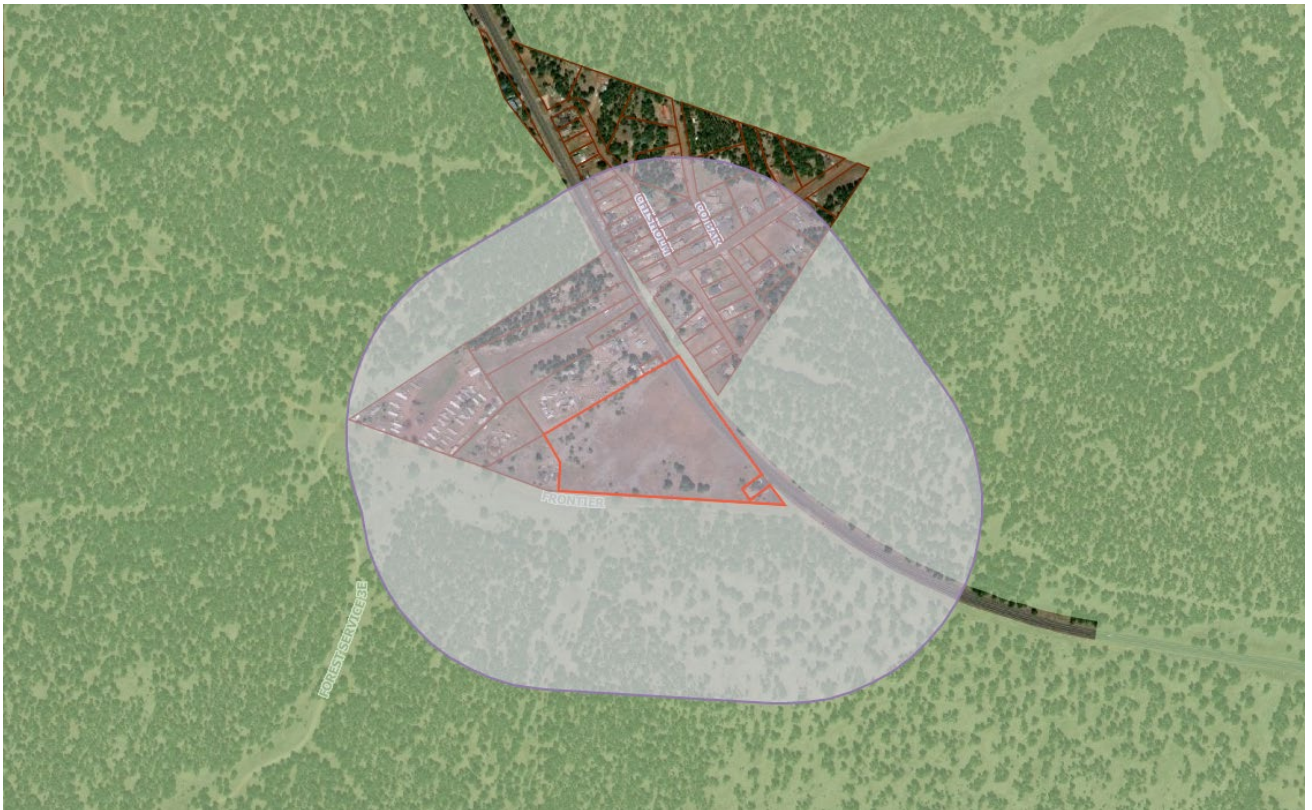
Case Number PZ-21-00213-011 is a request for a Zoning Map Amendment for the property generally located at the northwest corner of Lake Mary Road and Frontier Avenue, otherwise known as Coconino County Assessor's Parcel Number 115-03-001A (the "Property").

The request is to change the existing zoning designation of the Property from Estate Residential (ER) to High Density Residential (HR) to accommodate the development of the Property with a proposed multi-family residential development ("Lake Mary Housing").

2. Notification

Site Posting: **On February 28, 2023**, a public notice sign was installed at the Property by the Applicant.

Mailed Notice: **On February 28, 2023**, notices were mailed first class to all property owners and tenants within 1,100-feet of the property, registered neighborhood organizations (as provided by the City of Flagstaff), and individuals who provided contact information at the first neighborhood meeting held on November 10, 2022. Three (3) emails were also sent to neighborhood organization contacts with the same contents included in the mailing notice.



3. Neighborhood Meeting

- A. **March 15, 2023**: The Applicant and Applicant's representatives hosted a hybrid (in-person and virtual) meeting at the Flagstaff Aquaplex (1702 N Fourth St, Flagstaff, AZ 86004), which included a virtual attendance option via Zoom. There were approximately twenty-four (24) interested persons who attended the meeting (17 in-person and 7 virtual). The development team set up stations around the room consisting of poster boards with information about the Lake Mary Housing development proposal and rezoning application to allow for an intimate review and discussion. The development team reviewed the status of the application, tentative timelines for each stage of the Lake Mary Housing development proposal, and the overall community and regional need for the development. One of the Applicant's representatives facilitated the virtual component of the meeting by sharing presentation slides on Zoom that mirrored the in-person poster boards, by providing an opportunity for virtual attendees to ask questions and provide comments, and by responding to comments and questions from virtual attendees. The Applicant's representatives responded to questions and comments from those who attended the meeting. The neighborhood meeting lasted approximately one (1) hour. Comment cards were provided to attendees, and the responses were returned to the Applicant's representatives. Attendees were also encouraged to contact the Applicant's representatives with any additional questions or comments that they may have after the conclusion of the meeting.

4. Statements, Concerns, Issues, and Problems Raised by Stakeholders

Questions, comments and concerns raised by those in attendance and via Zoom pertained to: (1) improvements that will be made to Lake Mary Road; (2) traffic on Lake Mary Road and on Frontier Avenue as a result of the proposed development; (3) the Property's existing zoning entitlements; (4) sewer infrastructure improvements to be constructed to serve the proposed development, and (5) the potential for nearby property owners to connect to the sewer improvements to be installed by the developer.

The applicant and development team responded to the questions, comments, and concerns raised by those in attendance and via Zoom. In summary, responses to comments, concerns, or questions included the following:

- Developer is responsible for the costs of installing any new water and sewer infrastructure improvements needed to serve the development. The developer will be paying for and constructing water and sewer infrastructure improvements needed to serve the development, including a pressurized sewer line that will be privately owned and operated by the developer.
- The developer intends to permit other property owners to connect to the privately owned and operated sewer infrastructure improvements to be installed by the developer, provided a fee is paid for the connection.

- The developer will construct two entrances/exits to the development from Lake Mary Road, each with dedicated turn/deceleration lanes. There will be no access points along Frontier Road and no improvements are planned to be made to Frontier Road.
- As part of the development, the developer will make improvements to Lake Mary Road to include curb, gutter, sidewalk, and a bike lane.
- Developer is proposing a for rent product at this time with 12-month leases. 20% of the units will be at affordable housing rates in accordance with the City's requirements for affordable housing.
- The existing zoning is Estate Residential, which allows for large lot single family housing. The rezoning request is to change the zoning to High Density Residential.
- The Regional Plan designates this parcel as "Suburban Area" which permits a density up to 13 dwelling units per acre. The Regional Plan states that properties designated for 'suburban neighborhood' land uses are intended to include single-family and multi-family developments in the periphery areas of the City (outside the City center)
- As determined by the traffic study included with the rezone application, Lake Mary Road has the capacity to handle the additional traffic anticipated to be generated by the proposed development.

Exhibit E: Affidavit

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-21-00213-01

Project Name: Lake Mary Housing

Applicant Name: Michael Maerowitz

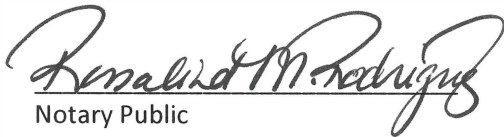
Location: Northwest Corner of Lake Mary Road and Frontier Road

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature:  For: Michael Maerowitz

SUBSCRIBED AND SWORN before me this 13 day of April, 2023 by:


Notary Public



My Commission Expires:
October 5, 2024

This form serves as an affidavit for the 2nd Neighborhood Meeting Report Notification.