

SNELL & WILMER

Zoning Group

Nick Wood, Esq
Attorney

Mike Maerowitz, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow
Urban Planner

Simran Shah
Assistant Planner

Sarah Schiele
Planner Technician

Lake Mary Housing PZ-21-002130-1 Notice of Public Hearing

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-21-002130-1

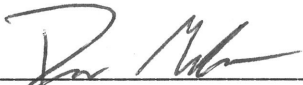
Project Name: Lake Mary Housing

Applicant Name: Atlantic Development & Investments LLC

Location: NWC Lake Mary Road & Frontier Road

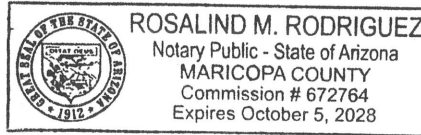
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall 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 10-20.30.060.A, 10-20.30.060.B, and 10-20.30.060.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 Planning 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: 

SUBSCRIBED AND SWORN before me this 7th day of October, 2024 by:


Notary Public



My Commission Expires:
October 5, 2028

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Lake Mary Housing

PZ-21-002130-1

Exhibit A - Written Notice

Snell & Wilmer

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

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

October 7, 2024

Re: Project Update Meeting and Public Hearing 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:

As you may know from prior correspondence you have received from us, 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.

The purpose of this letter is to inform you that meetings/hearings have now been scheduled by the City of Flagstaff to review our case. The details of these meetings are included on the following page.

In addition, prior to the public hearings, we would like to invite you to a meeting (virtual via Zoom) with the development team so that we may provide a project update and address any questions you may have. The details for this project update meeting are also included on the following page.

Development Details. 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/Landscape Plan included with this letter, a majority of the Project’s residences will be

October 7, 2024

Page 2

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. Conceptual Renderings 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.

Details for the project update meeting are as follows:

Project Update Meeting

Date/Time: Wednesday, October 16, 2024 at 6:00 p.m.

Location: Meeting will be held **virtually**.

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

https://swlaw.zoom.us/webinar/register/WN_UnQ2cEXxQMCdkxfWoNWweQ

The meetings/hearings are scheduled as follows:

Planning Commission Hearing

Date/Time: Wednesday, October 23, 2024 at 4:00pm

Location: Council Chambers, City Hall (211 W. Aspen Ave.),
And virtually. For more information, please see:
<https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>

City Council Hearing 1st Read

Date/Time: Tuesday, November 19, 2024 at 3:00pm

Location: Council Chambers, City Hall (211 W. Aspen Ave.),
And virtually. For more information, please see:
<https://www.flagstaff.az.gov/328/Meeting-Protocols-Information>

City Council Hearing 2nd Read

Date/Time: Tuesday, December 3, 2024 at 3:00pm

Location: Council Chambers, City Hall (211 W. Aspen Ave.),
And virtually. For more information, please see:
<https://www.flagstaff.az.gov/328/Meeting-Protocols-Information>

October 7, 2024

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You are welcome to attend any or all of these meetings/hearing to learn about the case and make your opinions known. Please confirm the meeting details with the City of Flagstaff Planning and Development Services Department before attending as they are subject to change.

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 project update meeting and/or request reasonable assistance with respect to this notice.

The City of Flagstaff Planner assigned to this case is Ben Mejia. Mr. Mejia can be reached at (928) 213-2616 or via email to ben.mejia@flagstaffaz.gov. Mr. Mejia 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 ben.mejia@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>Quercus agrifolia</i>	6' Height
<i>Pinus nigra</i>	3" Caliper
<i>Populus tremuloides</i>	3" Caliper
<i>Austroriparian Pine</i>	3.0" Caliper
<i>Platanus wrightii</i>	3" Caliper
<i>Arizona Sycamore</i>	3" Caliper
<i>Morus Spring Snow*</i>	4" Caliper
<i>Fraxinus pennsylvanica</i>	3" Caliper
<i>Quercus macrocarpa</i>	3" Caliper
<i>Quercus macrocarpa</i>	3" Caliper
<i>Acer x freemanii</i>	3" Caliper
<i>Fraxinus pennsylvanica</i>	3" Caliper
<i>Prunus virginiana "Shubert"</i>	3" Caliper
<i>Canada Red Chokecherry</i>	3" Caliper

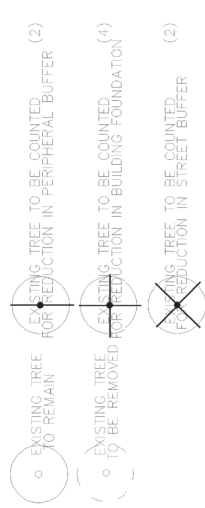
SHRUBS	SIZE
Rosy Glow Barberry	5 Gallon
<i>Potentilla fruticosa "Gold Drop"</i>	5 Gallon
Gold Drop Potentilla	5 Gallon
<i>Spiraea japonica "Little Princess"</i>	5 Gallon
Little Princess Spirea	5 Gallon
Arctic Juniper	5 Gallon
Oregon Grape	5 Gallon
Common Chokecherry	5 Gallon
<i>Syringa patula "Miss Kim"</i>	5 Gallon
Miss Kim Lilac	5 Gallon
<i>Syringa meyeri</i>	5 Gallon
Dwarf Korean Lilac	5 Gallon
Staghorn Sumac	5 Gallon
<i>Cornus stolonifera</i>	5 Gallon
Red Osier Dogwood	5 Gallon
<i>Prunus cistena</i>	5 Gallon
Flowering Quince	5 Gallon

GROUNDCOVERS	SIZE
<i>Juniperus horizontalis</i>	1 Gallon
<i>Mahonia repens</i>	1 Gallon
<i>Tenaxum chamaedrys</i>	1 Gallon
<i>Veronica macdougalii</i>	1 Gallon
<i>Festuca arizonica</i>	SEED

LANDSCAPE MATERIALS
 (Contractor to submit sample for approval)
 Shredded Mulch



SYMBOL LEGEND:



SUMMARY:

TOTAL TREES =	383
TOTAL SHRUBS =	766
TOTAL GROUNDCOVERS =	766
TREE SPACING USED =	25' - 30'
SHRUB SPACING USED =	5' - 6'
GROUNDCOVER SPACING USED =	5' - 6'
PER SECTION 10-50.60.050	
RETAINED TREES TO REMAIN =	25
PERIPHERAL BUFFER TREES TO BE WAIVED =	2
BUILDING FOUNDATION TREES TO BE WAIVED =	4
STREET BUFFER TREES TO BE WAIVED =	2
TOTAL NEW TREES =	375
TOTAL SHRUBS =	748
TOTAL GROUNDCOVERS =	748

LANDSCAPE CALCULATIONS

STREET BUFFER:	
(PER TABLE 10-50.60.050.B)	
LENGTH =	1,090'
(1) TREE PER 25' =	44 TREES
(2) SHRUBS PER TREE =	88 SHRUBS
GROUNDCOVERS PER TREE =	88 GROUNDCOVERS
PERIPHERAL BUFFER:	
LENGTH =	2,310'
(1) TREE PER 25' =	93 TREES
(2) SHRUBS PER TREE =	186 SHRUBS
GROUNDCOVERS PER TREE =	186 GROUNDCOVERS
PARKING AREA:	
(PER TABLE 10-50.60.040.C)	
SPACES =	141
30 S.F. / SPACE =	4,230 S.F. (REQUIRED)
SPACES =	141
(2) TREES PER 8 SPACES =	36 TREES
(2) SHRUBS PER TREE =	72 SHRUBS
(2) GROUNDCOVERS PER TREE =	72 GROUNDCOVERS



McCann, Ryan

From: McCann, Ryan
Sent: Monday, October 7, 2024 2:28 PM
To: 'kberrier92@gmail.com'
Cc: Maerowitz, Michael; Griemsmann, Noel; Rodriguez, Rosalind M.
Subject: Notification for Lake Mary Housing - Lake Mary Road & Frontier Road (Case No: PZ-21-002130-1)
Attachments: Lake Mary Housing - Public Hearing Letter_10.7.24.pdf

Good afternoon,

The purpose of this e-mail is to inform you that meetings/hearings have now been scheduled by the City of Flagstaff to review our case 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 notification letter that was mailed to applicable parties, which includes the project and meeting details. Please note that we did not have a mailing address contact 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,

Ryan McCann, AICP

Urban Planner

O: 602.382.6825

rmccann@swlaw.com

**SNELL
& WILMER**

swlaw.com | LinkedIn

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.

This email and any attachments may be confidential and protected by legal privilege. If you have received this message in error, please do not disclose the contents to anyone. Please notify the sender by return email and delete this email as well as any attachments from your system.

McCann, Ryan

From: McCann, Ryan
Sent: Monday, October 7, 2024 2:27 PM
To: '55georgejau@gmail.com'
Cc: Griemsmann, Noel; Maerowitz, Michael; Rodriguez, Rosalind M.
Subject: Notification for Lake Mary Housing - Lake Mary Road & Frontier Road (Case No: PZ-21-002130-1)
Attachments: Lake Mary Housing - Public Hearing Letter_10.7.24.pdf

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Thank you,

Ryan McCann, AICP

Urban Planner

O: 602.382.6825

rmccann@swlaw.com

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& WILMER**

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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.

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Simran Shah
Assistant Planner

Sarah Schiele
Planner Technician

Lake Mary Housing PZ-21-002130-1 Exhibit B – Notification List

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Sarah Schiele
Planner Technician

Lake Mary Housing

PZ-21-002130-1

Property Owners

4619 S LAKE MARY LLC
2912 E SHERRAN LN
PHOENIX, AZ 85016

ASCENT LOFTS LLC
2750 N UNIVERSITY AVE NO 100
PROVO, UT 84604

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

BROWN ZOE E INGRAHAM
4588 S LAKE MARY RD
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
PO BOX 4464
CAMP VERDE, AZ 86322

COOPER JILL R
2140 E FRONTIER AVE
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

DOYLE ANNE C
2100 E FRONTIER AVE
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

HOPKINS FRANK A
4623 S LAKE MARY RD
FLAGSTAFF, AZ 86005

JAUREGUI ALFRED JOE
309 S QUARTZ ST
GILBERT, AZ 85296

JAUREGUI ROSEMARIE HEREDIA
309 S QUARTZ ST
GILBERT, AZ 85296

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

KINSOLVING JOSHUA D
2245 E C O BAR TRL
FLAGSTAFF, AZ 86005

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

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Simran Shah
Assistant Planner

Sarah Schiele
Planner Technician

Lake Mary Housing

PZ-21-002130-1

Tenants

RESIDENT
2143 E CHISHOLM TRL
FLAGSTAFF, AZ, 86005

RESIDENT
2155 E CHISHOLM TRL
FLAGSTAFF, AZ, 86005

RESIDENT
2238 E CO BAR TRL
FLAGSTAFF, AZ, 86005

RESIDENT
2245 E CO BAR TRL
FLAGSTAFF, AZ, 86005

RESIDENT
2255 E CHISHOLM TRL
FLAGSTAFF, AZ, 86005

RESIDENT
2255 E CO BAR TRL
FLAGSTAFF, AZ, 86005

RESIDENT
2256 E CO BAR TRL
FLAGSTAFF, AZ, 86005

RESIDENT
2268 E CO BAR TRL
FLAGSTAFF, AZ, 86005

RESIDENT
2272 E CO BAR TRL
FLAGSTAFF, AZ, 86005

RESIDENT
2275 E CHISHOLM TRL
FLAGSTAFF, AZ, 86005

RESIDENT
2380 E CO BAR TRL
FLAGSTAFF, AZ, 86005

RESIDENT
4582 S LAKE MARY RD
FLAGSTAFF, AZ, 86005

RESIDENT
4584 S LAKE MARY RD
FLAGSTAFF, AZ, 86005

RESIDENT
4601 S LAKE MARY RD
FLAGSTAFF, AZ, 86005

RESIDENT
4605 S LAKE MARY RD
FLAGSTAFF, AZ, 86005

RESIDENT
4609 S LAKE MARY RD
FLAGSTAFF, AZ, 86005

RESIDENT
4610 S LAKE MARY RD
FLAGSTAFF, AZ, 86001

RESIDENT
4619 S LAKE MARY RD
FLAGSTAFF, AZ, 86005

RESIDENT
4631 S LAKE MARY RD
FLAGSTAFF, AZ, 86005

RESIDENT
5315 S J DIAMOND RD
FLAGSTAFF, AZ, 86005

RESIDENT
5345 S J DIAMOND RD
FLAGSTAFF, AZ, 86005

RESIDENT
5380 S J DIAMOND RD
FLAGSTAFF, AZ, 86005

RESIDENT
5385 S J DIAMOND RD
FLAGSTAFF, AZ, 86005

RESIDENT
5420 S J DIAMOND RD
FLAGSTAFF, AZ, 86005

RESIDENT
5440 S J DIAMOND RD
FLAGSTAFF, AZ, 86005

RESIDENT
5447 S J DIAMOND RD
FLAGSTAFF, AZ, 86005

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Lake Mary Housing

PZ-21-002130-1

Past Neighborhood Meeting Attendees

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

KENT POWELL
2102 N NAVAJO DR
FLAGSTAFF, AZ 86001

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

AL JAUREGUI
4584 LAKE MARY ROAD
FLAGSTAFF, AZ 86005

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

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

DICK BUTTKISS
LAKE MARY RD
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
FLAGSTAFF, AZ 86005

BRIAN SCHMITZ
4550 LAKE MARY ROAD
FLAGSTAFF, AZ 86005

COLTEN KERSTEN
10300 E WAPITI TR
FLAGSTAFF, AZ 86005

JOHN CICHON
PO BOX 5031
CAREFREE, AZ 85377

SARA SCHMITZ
4550 LAKE MARY RD
FLAGSTAFF, AZ 86005

MICHELLE BECKHAM
5421 S J. DIAMOND RD
FLAGSTAFF, AZ 86005

TRAVIS KERTSEN
123 N SAN FRANCISCO ST
FLAGSTAFF, AZ 86001

BRANDON IGNAU
8470 GREEN PRAIRIE LN
FLAGSTAFF, AZ 86004

DANIEL RAPER
7020 OAKWOOD PINES DR
FLAGSTAFF, AZ 86004

KIM BERRIER
KBERRIER92@GMAIL.COM

DARRIS PALMER
2275 CHISHOLM TR
FLAGSTAFF, AZ 86005

SHEILA MURRAY
4900 S WILDLIFE DR
FLAGSTAFF, AZ 86005

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Lake Mary Housing

PZ-21-002130-1

Pine Valley Trailer Park Residents

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

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Simran Shah
Assistant Planner

Sarah Schiele
Planner Technician

Lake Mary Housing
PZ-21-002130-1
Registered Neighborhood
Organizations

FRIENDS OF FLAGSTAFF'S FUTURE
PO BOX 23462
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CHARLIE SILVER
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BETSY MCKELLAR
330 S ASH LANE
FLAGSTAFF, AZ 86004

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

DAVID CARPENTER
1109 W BEAL ROAD
FLAGSTAFF, AZ 86001

DORENDA COLEMAN - ARIZONA
ARMY NATIONAL GUARD, AZAA-FMO
5636 E MCDOWELL RD
FLAGSTAFF, AZ 85008

JEFFREY HERD - NORTHERN
ARIZONA ASSOCIATION OF
REALTORS
1515 EAST CENDAR AVENUE, SUITE
C-4
FLAGSTAFF, AZ 86004

MARY BETH DREUSIKE - US NAVY,
INTERGOVERNMENTAL BRANCH
850 PACIFIC HIGHWAY BUILDING 1 --
5TH FLOOR SUIT 513
SAN DIEGO, CA 92132

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

CELIA BAROTZ
3354 N CREST STREET
FLAGSTAFF, AZ 86001

MARILYN WEISSMAN
1055 EAST APPLE WAY
FLAGSTAFF, AZ 86001

NORM WALLEN
3716 N GRANDVIEW
FLAGSTAFF, AZ 86004

NAT WHITE
1120 NORTH ROCKRIDGE ROAD
FLAGSTAFF, AZ 86001

JAY CHRISTELMAN - COCONINO
COUNTY COMMUNITY
DEVELOPMENT
2500 N FORT VALLEY RD, BLDG 1
FLAGSTAFF, AZ 86001

TYLER DENHAM
800 W FOREEST MEADOWS ST APT 119
FLAGSTAFF, AZ 86001

JESS MCNEELY - COCONINO COUNTY
COMMUNITY DEVELOPMENT
2500 N FORT VALLEY RD, BLDG 1
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Urban Planner

Maggie Dellow
Urban Planner

Simran Shah
Assistant Planner

Sarah Schiele
Planner Technician

Lake Mary Housing

PZ-21-002130-1

Exhibit C – Sign Posting


Affidavit of Sign Posting

Case Number: PZ-21-002130-1
Project Name: Lake Mary Housing
Applicant Name: Atlantic Development & Investments LLC
Location: NWC Lake Mary Road & Frontier Road

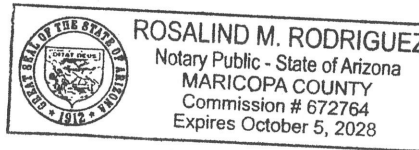
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility 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 that 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 7th day of October, 2024 by:


Notary Public
October 5, 2028
My Commission Expires:



**CITY OF FLAGSTAFF
PUBLIC HEARING**

Planning and Zoning Commission: October 23, 2024 at 4pm

LOCATION OF MEETING: Council Chambers, City Hall, 211 W. Aspen Avenue

And virtual

<https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>

City Council (1st Read): November 19, 2024 at 3pm

City Council (2nd Read): December 3, 2024 at 3pm

LOCATION OF MEETING: Council Chambers, City Hall, 211 W. Aspen Avenue

And virtual

<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>

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: Ben Mejia,

Senior Planner, Current Planning Program,

211 West Aspen Ave, Flagstaff, AZ 86001

PHONE #: (928)213-2616 EMAIL: ben.mejia@flagstaffaz.gov

Posting Date: 10.7.24

10-7-2024

11:30AM

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, October 23, 2024, at 4:00 p.m. and the Flagstaff City Council will hold a Public Hearing on Tuesday, November 19, 2024, at 3:00 p.m. in City Hall Council Chambers (211 W Aspen Ave). A virtual option will be provided for these meetings. The public hearing is to consider the following:

Explanation of Matters to be considered:

A proposed amendment to the official City of Flagstaff zoning map to rezone 13.96 acres from Estate Residential (ER) zoning with the Resource Protection Overlay (RPO) to High Density Residential (HR) zoning with the Resource Protection Overlay (RPO) for the purpose of allowing a multi-family residential development with 202 units.

NOTICE IS HEREBY GIVEN that the Flagstaff City Council will consider a Development Agreement on Tuesday, December 3, 2024, at 3:00 p.m. in City Hall Council Chambers (211 W Aspen Ave). A virtual option will be provided for this meeting.

General Description of the Affected Area:

Approximately 13.96 acres located at 4631 S Lake Mary Road, City of Flagstaff, Coconino County Assessor's Parcel Number 115-03-001A.

The Council hearing for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Interested parties may file comments in writing regarding the proposed amendment or may appear and be heard at the hearing dates set forth above. Maps and information regarding the proposed amendment are available at the City of Flagstaff, Planning and Development Services Section, 211 West Aspen Avenue.

Unless otherwise posted, all Planning and Zoning Commission and City Council meetings are held in the Council Chambers of City Hall, 211 West Aspen Avenue, Flagstaff, Arizona.

PROPOSED ZONING MAP AMENDMENT

From Estate Residential (ER) to High Density Residential (HR) for the purpose of allowing a multi-family development with 202 proposed units.



ADDRESS: 4631 S Lake Mary Rd
APN: 115-03-001A
ACRES: Approximately 13.96 Acres

City of Flagstaff, Coconino County

FOR FURTHER INFORMATION CONTACT

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