

May 5th, 2024

Dustin Stiffler
City of Flagstaff
311 W. Aspen Ave
Flagstaff, AZ 86001

RE: Public participation report for Case #PZ-24-00011

Dear Bethan,

The following outlines the history of communication regarding the request for a conditional use permit to add a 5th bathroom to the already approved residence at 3682 S. Woodland Hills Drive.

- On March 20th, 2024, Two Hawks Design and Development mailed out letters notifying neighbors within a 300 ft. area of the request for conditional use permit. Enclosed is a copy of the letter and diagram, along with a list of recipients.
- As of May 7th, 2024 I have received no enquiries regarding the CUP.
- On April 30th, 2024, Two Hawks Design & Development mailed out letters notifying neighbors of the public hearing before the Planning and Zoning Commission on May 22nd, 2024. Enclosed is a copy of the letter, along with a list of the recipients.
- On May 3rd, 2024, a sign was posted at 3682 S. Woodland Hills Dr. to show notice of the public hearing that will be taking place on May 22nd, 2024. A photo of the sign is attached.

Please let me know if you have any questions, or require any additional information at this time.

Sincerely,

Hugh McMahon

APN, Address, Account, OW



Parcel	Owner	Owner Address
10510501	FEHLER SIERRA LLC	10344 E VENADO TRL SCOTTSDALE, AZ 85262
10510502	PC361 DEVELOPMENTS LLC	3050 N 44TH ST NO 200 PHOENIX, AZ 85018
<u>10510503</u>	JWM IRREVOCABLE TRUST DTD 05-13-20	7030 N WILDER RD PHOENIX, AZ 85021
10510504	DOWNING MICHAEL & PAULA TRUST DTD 05-27-97	6700 E CABALLO DR PARADISE VALLEY, AZ 85253
10510505	PINE RUN AT PINE CANYON LLC	8601 N SCOTTSDALE RD STE 335 SCOTTSDALE, AZ 85253
10510506	SMITH CHAD M & CHRISTINA D	19494 N 98TH PL SCOTTSDALE, AZ 85255
10510507	JWM IRREVOCABLE TRUST DTD 05-13-20	7030 N WILDER RD PHOENIX, AZ 85021
<u>10510518</u>	BIEK HOLDINGS TRUST DTD 04-01-21	4710 E RANCHO DR PHOENIX, AZ 85018
10510519	RUSSO MATTHEW & CAITLIN	10046 E SOUTH BEND DR SCOTTSDALE, AZ 85255
10510520	PC7 HOLDINGS LLC	3050 N 44TH ST NO 200 PHOENIX, AZ 85018
10510521	WOODLANDS HILLS DR LLC	1450 SEVILLE DR MORGAN HILL, CA 95037
10510523	MONTAMARA INVESTMENT LLC	11500 E CARIBBEAN LN SCOTTSDALE, AZ 85255
10510524	RINEHIMER REVOCABLE TRUST DTD 11-29-17	10500 E LOST CANYON DR NO 2 SCOTTSDALE, AZ 85255
10510525	STAMP SCOTT & SILVIA	42047 N MOUNTAIN COVE DR PHOENIX, AZ 85086
10510526	PC7 HOLDINGS LLC	3050 N 44TH ST NO 200 PHOENIX, AZ 85018
10519054	HIPP PROPERTIES ARIZONA LLC	9787 E DESERT JEWELL DR SCOTTSDALE, AZ 85255
10519059	TEESIX LLC	10416 SUMMIT CANYON DR LAS VEGAS, NV 89144
10519061	Z XTP TRUST	1600 W END AVE NO 1400 NASHVILLE, TN 37203
10519056A	DAVIS BENTON & STEPHANIE TRUST DTD 02-28-02	9825 N 53RD PL PARADISE VALLEY, AZ 85253

Pine Canyon Lot 381
3682 S. Woodland Hills Drive
Flagstaff, AZ 86005

March 20th, 2024

Subject: Notification in lieu of neighborhood meeting to inform property owners within the vicinity of an application for - Conditional Use Permit to allow a Single-Family High Occupancy Housing Dwelling located at 3682 S. Woodland Hills Drive.

Dear Neighbor,

The Flagstaff Zoning Code requires single-family homes with 7 or more bedrooms, or 5 or more bathrooms, to obtain a Conditional Use Permit, which requires a public hearing and approval from the Planning and Zoning Commission. Applicants for a Conditional Use Permit are typically required to hold a neighborhood meeting but, in this case, the Planning Director has allowed a direct mailing in lieu of the neighborhood meeting. The purpose of this mailing is to inform property owners of the permit application and establish communication between the applicant and the affected nearby property owners.

This project is a new single-family residence that will include 5 ensuite bathrooms, which meets the High Occupancy Housing threshold. To comply with local zoning code, we are pursuing the approval of a Conditional Use Permit so that this number of bathrooms can be allowed in the residence. The proposed residence has already been approved by Pine Canyon Homeowners association and is being built as a single-family primary or secondary residence. Please see attached floor plans.

Please feel free to contact me by phone at 928-853-6648, email at Hugh@twohawksdesigns.com or regular mail at 3050 N. 44th St #200; Phoenix, AZ 85018 with any concerns or comments. Please provide comments by April 3rd, 2024 in order for them to be included in the Planning and Zoning staff report.

You will be contacted once again when the project is scheduled to go before the Planning and Zoning Commission.

Sincerely,

Hugh McMahon, Director of Construction, Northern.AZ.

P 928-853-6648

E hugh@twohawksdesigns.com



twohawksdesigns.com

Pine Canyon Lot 381
3682 S. Woodland Hills Drive
Flagstaff, AZ 86005

April 30th, 2024

Subject: Notification of Public Hearing before the Planning and Zoning Commission requesting a Conditional Use Permit for a Single Family High Occupancy Housing Development

Dear Neighbor,

The Flagstaff Zoning Code requires single-family homes with five or more full bathrooms and/or seven or more bedrooms to obtain an approved Conditional Use Permit from the Planning and Zoning Commission.

The applicant is requesting a conditional use permit for a single-family home with 5 En suite bedrooms. The proposed residence has already been approved by Pine Canyon Homeowners association and is being built as a single-family primary or secondary residence.

Case # PZ-24-00011 will be reviewed at the Planning & Zoning Commission public hearing on, May 22nd, 2024 at 4:00 PM. The public is invited to participate in the meeting, or to submit comments via email to dustin.stiffler@flagstaffaz.gov prior not the meeting. The meeting will be in person or virtually, and can be joined at Council Chambers at Flagstaff City Hall at 211 W. Aspen Ave. Flagstaff, AZ or through a link on the following website:

<https://www.flagstaff.az.gov/2845/planning-zoning-commission>

For more information regarding the hearing, please contact the Planner assigned to this case, at dustin.stiffler@flagstaffaz.gov or (928) 213-2613.

On behalf of the owner PC7 Holdings LLC.

Sincerely,

Hugh McMahon – Owners Representative

CITY OF FLAGSTAFF
PUBLIC HEARING
PLANNING AND ZONING COMMISSION :
DATE: May 22nd, 2024 at 4:00PM
LOCATION OF HEARING: Flagstaff City Hall, 211 W Aspen Ave
VIRTUAL LINK: BELOW - Any interested person or authorized agent may appear and be heard at the meeting. Written comments can be provided to Dustin before the meeting date.
REQUEST: CONDITIONAL USE PERMIT
PROPOSAL: High Occupancy Housing Development Single Family. The complete application and development fee may be viewed by the public at Flagstaff City Hall - 211 W Aspen Ave. Counter open hours are 8 am - 4:30 pm, M-F.
GENERAL LOCATION: 3682 S. Woodland Hills Dr.
ZONING: R-1 single family resident
SIZE OF SITE: .58 ACRES
CASE #: PZ-24-00011
APPLICANT / CONTACT: Hugh McMahon
PHONE #: (928) 853-6648
CITY CONTACT: Dustin Stiffler: dustin.stiffler@flagstaffaz.gov
PHONE: (928) 213-2613
PLANNING & DEVELOPMENT SERVICES DEPARTMENT:
(928) 213-2600
POSTING DATE:
<https://www.flagstaff.az.gov/2845/planning-zoning-commission>