

From: kpowell@npgcable.com
To: [Ben Mejia](#)
Subject: Case No. PZ-21-002130-1
Date: Tuesday, October 15, 2024 11:25:54 PM

You don't often get email from kpowell@npgcable.com. [Learn why this is important](#)

Mr. Mejia: I am writing to you in **opposition** of the rezoning of Parcel No. 115-03-001A addressed as 4631 South Lake Mary Road. Currently, it is zoned as Estate Residential. We do not want it to be High Density Residential!

We have attended prior meetings regarding this and have voiced our opinions several times. No one seems to listen to the people that this project will directly affect. The residents in that area do not want this rezoning! The proposed 202 residences that they want to build will increase the number of residents living there by at least 500 or more people. They say that approximately 20% would be "affordable" housing but that is not true. It has been our experience that the current builders will inevitably sell this to someone else and then that owner will change the specifics so that the affordability will change. Plus, at one of the meetings that we attended, someone asked what they considered "affordable" and the price given was NOT affordable! There are so many more reasons why this change in zoning is not what we want! We would attend the meeting but we cannot this time as we have had a death in our family and have part of the services Wednesday, October 16 at 6:00. Virtual meetings are also NOT people friendly and the only reason they want to have them this way is because so many people have attended the in-person meetings in the past. Again, we are VERY MUCH OPPOSED to any rezoning of the property at 4631 South Lake Mary Road! Thank you.

Mary Vasquez-Powell

Kent Powell

Flagstaff, Arizona

From: Alfred J. Jauregui

480-720-5543

29th of November, 2022

To: Patrick St. Clair

City Planner

Regarding: LAKE MARY ROAD ZONING

Dear Mr. St. Clair,

I am writing this letter to state my opposition to the request from Atlantic Development asking the City of Flagstaff to change the zoning on the corner of Lake Mary Road and Frontier Road from Estate Residential to High Density Residential.

The developer wishes to construct 202 residences with 460 parking spaces, The main and closest route between the proposed development and Flagstaff is Powell Road. On any given morning, if only 80% of the vehicles from the proposed development travel to Flagstaff property you will be adding 368 vehicles to those vehicles which currently travel on Lake Mary Road from Heckethorn and Mormon Lake communities.

Before you reach Lone Tree Road from which you can divert traffic to downtown Flagstaff and to East Flagstaff, you pass Kinsey Elementary School. Anyone who has driven by this school during times when parents are dropping off or picking up children know the bottleneck found in this area.

An additional issue is that there are several properties located between Diamond Road and Chisholm Road who have driveways directly feeding Lake Mary Road who will have to join the funeral-like procession on Lake Mary Road. These are accidents waiting to happen, especially during snow times. Since the proposed project is slated to be multifamily and since Kinsey School is the closest elementary school, busing will be needed. Busing will also be needed for high school students. This will add to the traffic congestion. Also, how long do we want students to be on buses?

I am aware that neighbors have voiced their opposition to the proposed project, stating such concerns such as the need for enhanced policing, lack of city amenities close by, water, sewer, wildlife habitat, etc.

I am also aware that affordable housing is an issue in Flagstaff, as it is everywhere else. However, you do not get a problem resolved by creating several other problems.

Please reject the change of zoning request.

Thank you for your attention to this matter.

Sincerely,



Alfred J. Jauregui

Patrick St. Clair

From: Chuck Seppanen <chuckseppanen@gmail.com>
Sent: Saturday, November 19, 2022 9:18 AM
To: Patrick St. Clair
Cc: Griemsmann, Noel
Subject: Re: Case No. PZ-21-002130-1

My apologies for the back to back emails here. But to further expand on the lack of which the community was informed it came down to neighbors having to go door to door and or calling other one another to inform them. Even up to the day before the first meeting people were completely unaware of what was happening. The signage for the site with the pamphlets also is located past J Diamond. The community directly across the street from the proposed site all turn off at either Chisholm Trail or J Diamond road to access the community which means they never see the sign posted at the site. I would hope to see another sign posted on Lake Mary road at the entrance of Chisholm Trail and J Diamond Road. Thank you.

On Nov 19, 2022, at 9:04 AM, Chuck Seppanen <chuckseppanen@gmail.com> wrote:

I did receive notice in the mail however many of my neighbors in the community did not including those off frontier road and in the trailer park. The pamphlets at the site were all gone very shortly after they went up and were never replenished. It seems that the bare minimum or less is being done by the applicant to inform the current community. That was made clear by the applicant in our first meeting where very disappointingly there was no representation from the city.

On Nov 19, 2022, at 8:20 AM, Patrick St. Clair <pstclair@flagstaffaz.gov> wrote:

Chuck,

I believe that you were informed by notification in your mail? Please let me know if I am incorrect. The next neighborhood meeting, and public hearings for P&Z and Council will be posted on the site and mailed to your address. These contacts will include information on meeting times and location. If you have any questions about meetings feel free to contact me. I've copied the applicant on this response as well.

Best,

Patrick St. Clair
Planner
Current Planning Program
211 West Aspen Ave
Flagstaff, AZ 86001
Email: pstclair@flagstaffaz.gov
Phone: 928.213.2612

From: Chuck Seppanen <chuckseppanen@gmail.com>
Sent: Friday, November 18, 2022 7:06 PM
To: Patrick St. Clair <pstclair@flagstaffaz.gov>
Subject: Re: Case No. PZ-21-002130-1

You don't often get email from chuckseppanen@gmail.com. [Learn why this is important](#)

Thank you. How can I ensure I know when and where the public hearings and any additional meetings are for the future?

On Nov 18, 2022, at 4:50 PM, Patrick St. Clair <pstclair@flagstaffaz.gov> wrote:

Chuck,

Thank you for your email and comments. Your email will be included as an attachment of public comments to the Staff Report for the Planning and Zoning Commission. This attachment will be part of the public hearings conducted for the project. Please contact me if you have further questions.

Best,

Patrick St. Clair
Planner
Current Planning Program
211 West Aspen Ave
Flagstaff, AZ 86001
Email: pstclair@flagstaffaz.gov
Phone: 928.213.2612

From: Chuck Seppanen <chuckseppanen@gmail.com>
Sent: Thursday, November 10, 2022 7:32 AM
To: Patrick St. Clair <pstclair@flagstaffaz.gov>
Cc: ngriemsmann@swlaw.com
Subject: Case No. PZ-21-002130-1

You don't often get email from chuckseppanen@gmail.com. [Learn why this is important](#)

Dear Mr. St. Clair,

I am writing because I strongly oppose the zoning map amendment application (Case No. PZ-21-002130-1) related to Parcel No. 115-03-001A. I reside at 2283 E Chisholm Trail, directly across Lake Mary Rd from this parcel. There are many reasons I oppose this rezoning. I have

included a list of concerns I have about this proposal, along with questions for the developers.

1. Atlantic Development & Investments claims that 20% of the residences will be “affordable housing”, however this claim is unsubstantiated and likely unobtainable. Rent costs are quickly rising in Flagstaff to rates that are completely unaffordable to most working class residents. Atlantic has not provided projected rental rates nor a plan for keeping these rates affordable in the long term.
2. In addition, the area for the proposed development is not an easily accessible, therefore affordable, place to reside. This area has no options for public transportation and has no grocery stores, gas stations, schools, public parks, or other amenities within walking distance. There are no sidewalks or protected bike lanes which residents could use to access any amenities. It would take major infrastructure upgrades to the area to make this an affordable place to live. “Affordable housing” is not the same as affordable *living*, and this area is not equipped for affordable living.
3. Atlantic has not discussed if it will be paying adequate impact fees to support the increase in services required by the complex for fire, police, school, trash, recycling, and other infrastructure in the area. These resources are already greatly overstretched and the taxpayers should not be required to pay for the increases that would be needed.
4. This area is not connected to the city’s sewer system and residents currently rely on septic systems. Is it possible for this complex to be on a septic system? If not, will Atlantic be paying for the extension of the sewer system to the area? If the sewer system is extended, will current residents be given the opportunity to connect to it?
5. This area, as most of Flagstaff, is already very prone to wildfires. The parcel on Lake Mary Road is currently an open field, providing a much needed natural fire break, which would protect the nearby forest and adjacent neighborhood from spreading wildfires. The proposed construction would add a significant amount of combustible material to the parcel. Would Atlantic be constructing the proposed structures in a manner that would reduce the risk of spreading wildfire? How will current residents be protected from any increased risk?
6. In addition, more people living and recreating in this area will increase the risk of wildfires being started. There is already a high concentration of irresponsible use of the National Forest in the area, with folks leaving garbage, fire pits, and casings from shooting, as well as driving and camping in unapproved locations. How will Atlantic ensure that damage to the National Forest will not increase with the proposed large increase in residents to this area?
7. This parcel is currently hunting grounds for a red tail hawk. It is also regularly grazed on by a large herd of elk, and is home to many gophers, rabbits, birds, and other wildlife. What

accommodations will Atlantic provide to not disrupt the wildlife in the area? How will they prevent the displacement of these animals into nearby neighborhoods?

8. The proposed complex would change the parcel to be almost entirely composed of impermeable surfaces. Such surfaces would greatly increase water runoff from the parcel. This runoff would drain into nearby parcels and then into the neighborhood across Lake Mary Road and into Skunk Canyon. The current drainage system through that neighborhood is small, and is unlikely to support the increased volume of runoff water and debris this complex would create. How is Atlantic planning to increase the drainage capacity through this neighborhood? Do they have a contingency plan for the possible damage to residents' homes and properties in the case of flooding resulting from this increased runoff?
9. The current residents in this area chose this area because it is a rural location, zoned as Rural Residential. They do not wish to live in or near high-density residential areas. Construction of this complex will be a major disruption to our daily lives, then will reduce our property values and destroy the rural character of the surrounding neighborhoods. It is unconscionable that the city of Flagstaff would agree to such a change at the objection of current residents.
10. The increase in residents to the area would greatly increase traffic on Lake Mary Road. How will Atlantic minimize this impact on current residents, commuters, and recreation?
11. How will Atlantic reduce the impact of the noise and light pollution to the area this complex would create?
12. How will Atlantic reduce noise, light, traffic, dust, trash, and other disruptions to current residents during construction and maintenance of this complex?
13. What considerations has Atlantic given to the property owner at the east end of the parcel? That property will be completely surrounded by this complex. How will they be compensated for this devastation of their home?
14. Are there measures in place to be sure these apartments will be occupied by long term residents and not rented to short term renters through sites like AirBnB or VRBO?

I hope that the City of Flagstaff will take all of these concerns into consideration in deciding whether to rezone this parcel. The parcel is currently zoned as Estate Residential. Continuing this designation, or rezoning to Rural Residential or another low-density designation, would allow for the construction of new homes while maintaining the rural character of the area.

Thank you. Please contact me with any questions or needed clarifications.

Chuck Seppanen
2283 E Chisholm Trail
Flagstaff, AZ 86005

Patrick St. Clair

From: Patrick St. Clair
Sent: Monday, November 28, 2022 8:20 AM
To: Don Valich
Subject: RE: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

Mr. Valich,

The parcel will be posted for further neighborhood meetings and for Planning and Zoning and City Council Public Hearings that are required as part of the rezoning process. If you were informed by mail of the first neighborhood meeting, then you will also be informed by mail of the above-mentioned meetings. Public Hearings are also noticed in the Saturday newspaper (Sun). All site postings, mailings and newspaper notifications occur a minimum of 15 days prior to the meetings.

Let me know if you have any questions.

Best,

Patrick St. Clair
Planner
Current Planning Program
211 West Aspen Ave
Flagstaff, AZ 86001
Email: pstclair@flagstaffaz.gov
Phone: 928.213.2612

From: Don Valich <dvsparky@hotmail.com>
Sent: Saturday, November 26, 2022 6:59 PM
To: Patrick St. Clair <pstclair@flagstaffaz.gov>
Subject: Re: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

You don't often get email from dvsparky@hotmail.com. [Learn why this is important](#)

Mr. Patrick St. Clair,

You must please inform me if and when any zoning change proposal is to be heard and/or voted on by City Council so that we have enough time to assemble the resistance to be present and to be heard.

Thank you.

Don Valich and team - members of the neighborhood resistance

From: Patrick St. Clair <pstclair@flagstaffaz.gov>
Sent: Friday, November 18, 2022 3:50 PM
To: Don Valich <dvsparky@hotmail.com>
Subject: RE: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

Don,

Thank you for your email and I have also received the letter you mailed. Your letter will be included as an attachment of public comments to the Staff Report for Planning and Zoning Commission. This attachment will be part of the public hearings conducted for the project. Please see my contact below if you have further questions.

Best,

Patrick St. Clair
Planner
Current Planning Program
211 West Aspen Ave
Flagstaff, AZ 86001
Email: pstclair@flagstaffaz.gov
Phone: 928.213.2612

From: Don Valich <dvsparky@hotmail.com>
Sent: Thursday, November 10, 2022 7:57 PM
To: Patrick St. Clair <pstclair@flagstaffaz.gov>
Subject: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

You don't often get email from dvsparky@hotmail.com. [Learn why this is important](#)

Mr. Patrick St. Clair, City of Flagstaff Planner
City of Flagstaff Planning & Development Services Department
211 West Aspen Avenue
Flagstaff, Arizona 86001

Re: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

Dear Patrick St. Clair:

These parcels (4605, 4609, 4631) were advertised by realtors as being "ideal for a campground or RV park," and when 4631 was sold, that is what we were told it would be. Turning this into a 1,000+ people townhouse/apartment complex is completely unacceptable.

RE/MAX ad: "Overview

THE FIRST THING YOU'LL HEAR IS THE SOUND OF EAGLES AND REDTAIL HAWKS. THIS PRIME LOCATION IS A GENTLY SLOPED MEADOW ON LAKE MARY ROAD WHICH HAS 954 FT OF FRONTAGE. WHICH IS UNIQUELY SITUATED IN THE SOUTH EAST RURAL EDGE WITHIN THE TOWN LIMITS OF FLAGSTAFF AND A DESIGNATED OPPORTUNITY ZONE. ALSO, WITHIN 10 MINUTES FROM LAKE MARY WHERE YOU CAN GO FISHING FOR WALLEYE, & PIKE. THIS 13.96 ACRE LOT IS ZONED ESTATE RESIDENTIAL WITH THE POTENTIAL FOR A SPECIAL USE PERMIT FOR AN RV PARK. CITY SEWER IS APPROX. A MILE SLIGHTLY UPHILL. CITY WATER IS ALONG LAKE MARY ROAD AND THE UNDERGROUND WATER TABLE IS APPROX. 1,700-2,200 IN DEPTH. THIS SITE COULD POTENTIALLY HAVE 40 RV PARKING SITES. DEMAND FOR RV RECREATION IS YEAR-ROUND FOR THE FLAGSTAFF AREA."

4631 S LAKE MARY Rd Unit 1A

Listed by Bryce Perez • RE/MAX Fine Properties

Existing Land Use: Residential Acreage

Potential Use: Commercial, Hotel/Motel, Mobile/Mgf Hme/RV's, Office, P.A.D., Recreational, Retail, Single Family

Zoned: Single Family

We are at the edge of the town surrounded by national forest on ALL sides. We are not just where "urban turns into rural," this is where rural turns into wilderness. This is where thousands of elk, antelope, deer, javelina, skunks, foxes, porcupines, bobcats and packs of wild coyotes freely roam. If it were not for the mobile home park located here then it would be more appropriately zoned Agricultural Residential (AR) or Rural Residential (RR). Where they get the idea of trying to turn this into a High Density Residential (HR) District is absurd!

As it is, Estate Residential (ER) "is intended to provide for estate-type housing on large lots. The district is intended to encourage landscaping and buffers that make this district look as rural in appearance as possible. The cluster options in this district are further intended to promote natural resource protection for use in the more rural part of the City of Flagstaff. This district is primarily designed for the utilization and enjoyment of the City's unique mountain [and forest] environment."

Estate Residential (ER) Zoning is applied to areas of a city where development is limited to low density concentrations of single-family dwellings. The zone is applied to parcels of land near the edge of the city where urban development approaches the rural areas of the region. This zone promotes a gradual transition between urban areas and the rural country by introducing a more rural lifestyle with larger lots. The ER zone also allows for specific nonresidential development that is in keeping with both the residential and rural nature of the zone, such as public safety facilities, parks, trails, and open space, and religious/institutional facilities. Generally, development within an ER zone is characterized by larger lots, two-lane roads, and formal curb and gutter at the roadway edge. Street lighting, in addition to safety lighting at intersections and sidewalks, are optional and not required. Public water and sewer service is encouraged, but should only be required when it is immediately available to the individual lot or in proximity to a new estate.

This proposal by Atlantic Development & Investment, Inc. intends to use a 30-degree angle sliver of land wedged between Lake Mary Road and Frontier Ave to squeeze in over a 1,000 people into a 14-acre site with a high-speed 60+ mph road on one side and 50 mph unmaintained "forest service road" on the other with no access to public transportation and no access to the surrounding Coconino National Forest. There would be over 1,000 people crammed together into small "dog-friendly" townhouses and apartments with no access to sidewalks, intersections and forest. Where do you expect them to walk their dogs and let their children play? Not in the national forest. That area of the forest is already overburdened with cars parking on the streets from urban Flagstaff residents utilizing all available places and spaces to park at nearby areas, including a small one-car space directly opposite this intended project, which we try to keep open because we need it to use as a turn-around location.

According to the proposals seen on their diagram map, apparently since Mr. Hamrah at 4635 Lake Mary Rd. will not sell his house – and they keep putting pressure on him to do so - they intend to just disregard his existence and designate the sliver of land at the very end of the "wedge" as a "dog park" – until they can get Mr. Hamrah out. It is my experience that people only use dog parks in crowded cities such as Phoenix and Los Angeles where they have no other place to go, but not much in Flagstaff where we are surrounded by national

forests. So where are these people going to walk their dogs and young children and let their children play? Without an underground tunnel Atlantic's proposal would force them to make dangerous "dash runs" across busy high-speed Lake-Mary Road or erratic Frontier Ave, that is filled with driver blind spots and cars and trucks traveling at high-speed, especially at that location. The entrance to Frontier Ave. is the only turnaround for miles and is used as a school bus stop and a necessary turnaround location and waiting area for the city's plow trucks. It is not a parking area! Where are these children going to want to go in the winter to have fun in the snow - to throw snowballs and go sledding? They will make deadly runs across Lake Mary Road or Frontier Ave. In other words, this development proposal is a "DEATH TRAP." And if it is passed, I guarantee you that you will see innocent residents die because of it!

Furthermore, as I mentioned above, Frontier Ave. is NOT a city street. It is a dead-end forest road within the Coconino National Forest. Yet, with this proposal you are going to have 1,000+ people that will naturally want to drive down this dead-end forest road to see where they live, at the very least. This forest road is closed and gated off in the winter, preventing further access. So where are all these people and vehicles going to turn around at the end? With deep drainage ditches on both sides and a narrow road they will all want to circle around inside Pine Valley Trailer Park, and this is private property marked with "no trespassing" signs, and our neighborhood will not allow it. This then force them to attempt to turn around either on the narrow street, or one of the few driveways (also lined with culverts and drainage ditches) causing them to slide off the road and get stuck. This is what happens every winter, only now you would be adding over a 1,000 more people to the problem. When this happens it blocks the entire road preventing any entrance and exists for all of our residents - preventing them from going to work, coming home at night, and preventing access for any emergency services that try to get through. Again, this is completely unacceptable and will not be tolerated.

Furthermore, what will happen is that more-and-more people will attempt to park along the road (not on the side of the road, because there is no side of the road - only deep drainage ditches), thus blocking the road. In the winter this makes it impassible, and also impossible for snow plowing service to get through. And who plows the snow in winter and gets these vehicles unstuck on both Frontier Ave., and also on Lake Mary Rd? I do! Since we are at the very edge of town we are last on the list to get plowed and sometimes have to wait days until Frontier ever gets plowed, therefore I am the one who does it, or else residents cannot get to work. And as I said, once the gate is closed at the end, scores of these townhouse/apartment people are going to want to drive to the end of Frontier so they can play, hike and walk their dogs, leaving more garbage, trash, dog and human excretions, starting fires for barbeques where there are no fire pits (burning down the forest), blocking the street (because there is nowhere to park), and even parking in other resident's driveways (which of course is not tolerated). Then they come to us for help.

When these people get stuck on Frontier Ave in the winter - or Lake Mary Road - when they slide off the narrow road into the side drainage ditches, WE MUST get them out immediately so that other residents can get in and out. We have no time to wait for them to call in a tow truck that can sometimes take all day to come out. We need to get them out ASAP now. So who do you think pulls them out? I do! All vehicles stop and we quickly group together as a team to decide the best course of action to get them out. They come to my door asking for help. But our infrastructure here, nor I, are able to support over a 1000 more people who think this will be their home and that they can then use the forest off of Frontier Ave for their recreational needs. This is not going to happen. So unless they plan on putting a barbed wire fence around this "Atlantic Project" and somehow pay for and install a password gate on Frontier Ave so that only it's residents are allowed through (impossible to do on a forest road), then this project and rezoning proposal are completely unacceptable because it will be disastrous.

Thank you for your thoughtfulness and consideration into this crucial matter that involves many people's lives, and the potential and probable loss of them.

Regards,

Don Valich
2000 E Frontier Ave., Lot 1
Flagstaff, Arizona 86005

Mr. Patrick St. Clair, City of Flagstaff Planner
City of Flagstaff Planning & Development Services Department
211 West Aspen Avenue
Flagstaff, Arizona 86001

Re: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

Dear Patrick St. Clair:

These parcels (4605, 4609, 4631) were advertised by realtors as being "ideal for a campground or RV park," and when 4631 was sold, that is what we were told it would be. Turning this into a 1,000+ people townhouse/apartment complex is completely unacceptable.

RE/MAX ad: "Overview

THE FIRST THING YOU'LL HEAR IS THE SOUND OF EAGLES AND REDTAIL HAWKS. THIS PRIME LOCATION IS A GENTLY SLOPED MEADOW ON LAKE MARY ROAD WHICH HAS 954 FT OF FRONTAGE. WHICH IS UNIQUELY SITUATED IN THE SOUTH EAST RURAL EDGE WITHIN THE TOWN LIMITS OF FLAGSTAFF AND A DESIGNATED OPPORTUNITY ZONE. ALSO, WITHIN 10 MINUTES FROM LAKE MARY WHERE YOU CAN GO FISHING FOR WALLEYE, & PIKE. THIS 13.96 ACRE LOT IS ZONED ESTATE RESIDENTIAL WITH THE POTENTIAL FOR A SPECIAL USE PERMIT FOR AN RV PARK. CITY SEWER IS APPROX. A MILE SLIGHTLY UPHILL. CITY WATER IS ALONG LAKE MARY ROAD AND THE UNDERGROUND WATER TABLE IS APPROX. 1,700-2,200 IN DEPTH. THIS SITE COULD POTENTIALLY HAVE 40 RV PARKING SITES. DEMAND FOR RV RECREATION IS YEAR-ROUND FOR THE FLAGSTAFF AREA."

4631 S LAKE MARY Rd Unit 1A

Listed by Bryce Perez • RE/MAX Fine Properties

Existing Land Use: Residential Acreage

Potential Use: Commercial, Hotel/Motel, Mobile/Mgf Hme/RV's, Office, P.A.D., Recreational, Retail, Single Family

Zoned: Single Family

We are at the edge of the town surrounded by national forest on ALL sides. We are not just where "urban turns into rural," this is where rural turns into wilderness. This is where thousands of elk, antelope, deer, javelina, skunks, foxes, porcupines, bobcats and packs of wild coyotes freely roam. If it were not for the mobile home park located here then it would be more appropriately zoned Agricultural Residential (AR) or Rural Residential (RR). Where they get the idea of trying to turn this into a High Density Residential (HR) District is absurd!

As it is, Estate Residential (ER) "is intended to provide for estate-type housing on large lots. The district is intended to encourage landscaping and buffers that make this district look as rural in appearance as possible. The cluster options in this district are further intended to promote natural resource protection for use in the more rural part of the City of Flagstaff. This district is primarily designed for the utilization and enjoyment of the City's unique mountain [and forest] environment."

Estate Residential (ER) Zoning is applied to areas of a city where development is limited to low density concentrations of single-family dwellings. The zone is applied to parcels of land near the edge of the city where urban development approaches the rural areas of the region. This zone promotes a gradual transition between urban areas and the rural country by introducing a more rural lifestyle with larger lots. The ER zone also allows for specific nonresidential development that is in keeping with both the residential and rural nature of the zone, such as public safety facilities, parks, trails, and open space, and religious/institutional facilities. Generally, development within an ER zone is characterized by larger lots, two-lane roads, and formal curb and gutter at the roadway edge. Street lighting, in addition to safety lighting at intersections and sidewalks, are optional and not required. Public water and sewer service is encouraged, but should only be required when it is immediately available to the individual lot or in proximity to a new estate.

This proposal by Atlantic Development & Investment, Inc. intends to use a 30-degree angle sliver of land wedged between Lake Mary Road and Frontier Ave to squeeze in over a 1,000 people into a 14-acre site with a high-speed 60+ mph road on one side and 50 mph unmaintained "forest service road" on the other with no access to public transportation and no access to the surrounding Coconino National Forest. There would be over 1,000 people crammed together into small "dog-friendly" townhouses and apartments with no access to sidewalks, intersections and forest. Where do you expect them to walk their dogs and let their children play? Not in the national forest. That area of the forest is already overburdened with cars parking on the streets from urban Flagstaff residents utilizing all available places and spaces to park at nearby areas, including a small one-car space directly opposite this intended project, which we try to keep open because we need it to use as a turn-around location.

According to the proposals seen on their diagram map, apparently since Mr. Hamrah at 4635 Lake Mary Rd. will not sell his house – and they keep putting pressure on him to do so - they intend to just disregard his existence and designate the sliver of land at the very end of the "wedge" as a "dog park" – until they can get Mr. Hamrah out. It is my experience that people only use dog parks in crowded cities such as Phoenix and Los Angeles where they have no other place to go, but not much in Flagstaff where we are surrounded by national forests. So where are these people going to walk their dogs and young children and let their children play? Without an underground tunnel Atlantic's proposal would force them to make dangerous "dash runs" across busy high-speed Lake-Mary Road or erratic Frontier Ave, that is filled with driver blind spots and cars and trucks traveling at high-speed, especially at that location. The entrance to Frontier Ave. is the only turnaround for miles and is used as a school bus stop and a necessary turnaround location and waiting area for the city's plow trucks. It is not a parking area! Where are these children going to want to go in the winter to have fun in the snow - to

throw snowballs and go sledding? They will make deadly runs across Lake Mary Road or Frontier Ave. In other words, this development proposal is a "DEATH TRAP." And if it is passed, I guarantee you that you will see innocent residents die because of it!

Furthermore, as I mentioned above, Frontier Ave. is NOT a city street. It is a dead-end forest road within the Coconino National Forest. Yet, with this proposal you are going to have 1,000+ people that will naturally want to drive down this dead-end forest road to see where they live, at the very least. This forest road is closed and gated off in the winter, preventing further access. So where are all these people and vehicles going to turn around at the end? With deep drainage ditches on both sides and a narrow road they will all want to circle around inside Pine Valley Trailer Park, and this is private property marked with "no trespassing" signs, and our neighborhood will not allow it. This then force them to attempt to turn around either on the narrow street, or one of the few driveways (also lined with culverts and drainage ditches) causing them to slide off the road and get stuck. This is what happens every winter, only now you would be adding over a 1,000 more people to the problem. When this happens it blocks the entire road preventing any entrance and exists for all of our residents - preventing them from going to work, coming home at night, and preventing access for any emergency services that try to get through. Again, this is completely unacceptable and will not be tolerated.

Furthermore, what will happen is that more-and-more people will attempt to park along the road (not on the side of the road, because there is no side of the road - only deep drainage ditches), thus blocking the road. In the winter this makes it impassible, and also impossible for snow plowing service to get through. And who plows the snow in winter and gets these vehicles unstuck on both Frontier Ave., and also on Lake Mary Rd? I do! Since we are at the very edge of town we are last on the list to get plowed and sometimes have to wait days until Frontier ever gets plowed, therefore I am the one who does it, or else residents cannot get to work. And as I said, once the gate is closed at the end, scores of these townhouse/apartment people are going to want to drive to the end of Frontier so they can play, hike and walk their dogs, leaving more garbage, trash, dog and human excretions, starting fires for barbeques where there are no fire pits (burning down the forest), blocking the street (because there is nowhere to park), and even parking in other resident's driveways (which of course is not tolerated). Then they come to us for help.

When these people get stuck on Frontier Ave in the winter - or Lake Mary Road - when they slide off the narrow road into the side drainage ditches, WE MUST get them out immediately so that other residents can get in and out. We have no time to wait for them to call in a tow truck that can sometimes take all day to come out. We need to get them out ASAP now. So who do you think pulls them out? I do! All vehicles stop and we

quickly group together as a team to decide the best course of action to get them out. They come to my door asking for help. But our infrastructure here, nor I, are able to support over a 1000 more people who think this will be their home and that they can then use the forest off of Frontier Ave for their recreational needs. This is not going to happen. So unless they plan on putting a barbed wire fence around this "Atlantic Project" and somehow pay for and install a password gate on Frontier Ave so that only it's residents are allowed through (impossible to do on a forest road), then this project and rezoning proposal are completely unacceptable because it will be disastrous.

Thank you for your thoughtfulness and consideration into this crucial matter that involves many people's lives, and the potential and probable loss of them

Regards,


Don Valich

2000 E Frontier Ave., Lot 1
Flagstaff, Arizona 86005

Patrick St. Clair

From: Don Valich <dvsparky@hotmail.com>
Sent: Thursday, January 5, 2023 4:27 AM
To: Patrick St. Clair
Subject: Re: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

Dear Patrick St. Clair,

Again, please inform me when the request for zoning change will appear before city council. No, I was not informed by mail of the first neighborhood meeting, and from talking with everyone at the first neighborhood meeting, neither was anyone else informed by mail, which is another issue that needs to be addressed. We are extremely busy out here with duties and issues of human survival and needs and really do not have time for any of this, but we are willing to do whatever it takes to prevent this catastrophe from proceeding so that we can continue or existence.

I do not get the newspaper nor do I regularly log into to city council website pages to check their agenda nor do I have time to do so. In fact, I barely have time to get my mail out of the mailbox once a week - sometimes once every two weeks. Nor do I/we (or a lot of us) get cell reception out here. However, I do try to check my email every day. I don't think that you, city council, or this development company realize how much this would affect people's lives here and how different we are and how different we live from people in Flagstaff proper. This is a rural area on the fringe of the city, more in the Coconino National Forest National than in Flagstaff. Out here we live in a forest, my front yard is part of the national forest, and Frontier is a forest road (not a city road) - and we all pitch in to help maintain it. The wildlife - the elk, the deer, the antelope, the packs of coyotes, skunks, porcupines - these are all our friends and our neighbors often much more than people are. And we will stand up to fight to protect our "neighborhood."

Again, please make sure I (we) am informed well in advance of when this is supposed to appear before city council so that we have time to inform the others who also are not being informed. I question whether anyone here is being informed by mail and this concern was brought up at the neighborhood meeting, to which we received no response. This is why there was such a low turn out at the neighborhood meeting - because no one was informed of it!

Thank you.

Regards,
Don Valich
Frontier Ave Lot 1
Flagstaff, AZ 86005

From: Patrick St. Clair <pstclair@flagstaffaz.gov>
Sent: Monday, November 28, 2022 8:19 AM
To: Don Valich <dvsparky@hotmail.com>
Subject: RE: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

Mr. Valich,

The parcel will be posted for further neighborhood meetings and for Planning and Zoning and City Council Public Hearings that are required as part of the rezoning process. If you were informed by mail of the first neighborhood meeting, then you will also be informed by mail of the above-mentioned meetings. Public Hearings are also noticed in the Saturday newspaper (Sun). All site postings, mailings and newspaper notifications occur a minimum of 15 days prior to the meetings.

Let me know if you have any questions.

Best,

Patrick St. Clair
Planner
Current Planning Program
211 West Aspen Ave
Flagstaff, AZ 86001
Email: pstclair@flagstaffaz.gov
Phone: 928.213.2612

From: Don Valich <dvsparky@hotmail.com>
Sent: Saturday, November 26, 2022 6:59 PM
To: Patrick St. Clair <pstclair@flagstaffaz.gov>
Subject: Re: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

You don't often get email from dvsparky@hotmail.com. [Learn why this is important](#)

Mr. Patrick St. Clair,

You must please inform me if and when any zoning change proposal is to be heard and/or voted on by City Council so that we have enough time to assemble the resistance to be present and to be heard.

Thank you.

Don Valich and team - members of the neighborhood resistance

From: Patrick St. Clair <pstclair@flagstaffaz.gov>
Sent: Friday, November 18, 2022 3:50 PM
To: Don Valich <dvsparky@hotmail.com>
Subject: RE: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

Don,

Thank you for your email and I have also received the letter you mailed. Your letter will be included as an attachment of public comments to the Staff Report for Planning and Zoning Commission. This attachment will be part of the public hearings conducted for the project. Please see my contact below if you have further questions.

Best,

Patrick St. Clair
Planner
Current Planning Program
211 West Aspen Ave
Flagstaff, AZ 86001
Email: pstclair@flagstaffaz.gov
Phone: 928.213.2612

From: Don Valich <dvsparky@hotmail.com>
Sent: Thursday, November 10, 2022 7:57 PM
To: Patrick St. Clair <pstclair@flagstaffaz.gov>
Subject: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

You don't often get email from dvsparky@hotmail.com. [Learn why this is important](#)

Mr. Patrick St. Clair, City of Flagstaff Planner
City of Flagstaff Planning & Development Services Department
211 West Aspen Avenue
Flagstaff, Arizona 86001

Re: 4631 S Lake Mary Rd. - Request to Change Zoning (Case No. PZ-21-002130-1)

Dear Patrick St. Clair:

These parcels (4605, 4609, 4631) were advertised by realtors as being "ideal for a campground or RV park," and when 4631 was sold, that is what we were told it would be. Turning this into a 1,000+ people townhouse/apartment complex is completely unacceptable.

RE/MAX ad: "Overview

THE FIRST THING YOU'LL HEAR IS THE SOUND OF EAGLES AND REDTAIL HAWKS. THIS PRIME LOCATION IS A GENTLY SLOPED MEADOW ON LAKE MARY ROAD WHICH HAS 954 FT OF FRONTAGE. WHICH IS UNIQUELY SITUATED IN THE SOUTH EAST RURAL EDGE WITHIN THE TOWN LIMITS OF FLAGSTAFF AND A DESIGNATED OPPORTUNITY ZONE. ALSO, WITHIN 10 MINUTES FROM LAKE MARY WHERE YOU CAN GO FISHING FOR WALLEYE, & PIKE. THIS 13.96 ACRE LOT IS ZONED ESTATE RESIDENTIAL WITH THE POTENTIAL FOR A SPECIAL USE PERMIT FOR AN RV PARK. CITY SEWER IS APPROX. A MILE SLIGHTLY UPHILL. CITY WATER IS ALONG LAKE MARY ROAD AND THE UNDERGROUND WATER TABLE IS APPROX. 1,700-2,200 IN DEPTH. THIS SITE COULD POTENTIALLY HAVE 40 RV PARKING SITES. DEMAND FOR RV RECREATION IS YEAR-ROUND FOR THE FLAGSTAFF AREA."

4631 S LAKE MARY Rd Unit 1A

Listed by Bryce Perez • RE/MAX Fine Properties
Existing Land Use: Residential Acreage
Potential Use: Commercial, Hotel/Motel, Mobile/Mgf Hme/RV's, Office, P.A.D., Recreational, Retail, Single Family
Zoned: Single Family

We are at the edge of the town surrounded by national forest on ALL sides. We are not just where "urban turns into rural," this is where rural turns into wilderness. This is where thousands of elk, antelope, deer,

javelina, skunks, foxes, porcupines, bobcats and packs of wild coyotes freely roam. If it were not for the mobile home park located here then it would be more appropriately zoned Agricultural Residential (AR) or Rural Residential (RR). Where they get the idea of trying to turn this into a High Density Residential (HR) District is absurd!

As it is, Estate Residential (ER) "is intended to provide for estate-type housing on large lots. The district is intended to encourage landscaping and buffers that make this district look as rural in appearance as possible. The cluster options in this district are further intended to promote natural resource protection for use in the more rural part of the City of Flagstaff. This district is primarily designed for the utilization and enjoyment of the City's unique mountain [and forest] environment."

Estate Residential (ER) Zoning is applied to areas of a city where development is limited to low density concentrations of single-family dwellings. The zone is applied to parcels of land near the edge of the city where urban development approaches the rural areas of the region. This zone promotes a gradual transition between urban areas and the rural country by introducing a more rural lifestyle with larger lots. The ER zone also allows for specific nonresidential development that is in keeping with both the residential and rural nature of the zone, such as public safety facilities, parks, trails, and open space, and religious/institutional facilities. Generally, development within an ER zone is characterized by larger lots, two-lane roads, and formal curb and gutter at the roadway edge. Street lighting, in addition to safety lighting at intersections and sidewalks, are optional and not required. Public water and sewer service is encouraged, but should only be required when it is immediately available to the individual lot or in proximity to a new estate.

This proposal by Atlantic Development & Investment, Inc. intends to use a 30-degree angle sliver of land wedged between Lake Mary Road and Frontier Ave to squeeze in over a 1,000 people into a 14-acre site with a high-speed 60+ mph road on one side and 50 mph unmaintained "forest service road" on the other with no access to public transportation and no access to the surrounding Coconino National Forest. There would be over 1,000 people crammed together into small "dog-friendly" townhouses and apartments with no access to sidewalks, intersections and forest. Where do you expect them to walk their dogs and let their children play? Not in the national forest. That area of the forest is already overburdened with cars parking on the streets from urban Flagstaff residents utilizing all available places and spaces to park at nearby areas, including a small one-car space directly opposite this intended project, which we try to keep open because we need it to use as a turn-around location.

According to the proposals seen on their diagram map, apparently since Mr. Hamrah at 4635 Lake Mary Rd. will not sell his house – and they keep putting pressure on him to do so - they intend to just disregard his existence and designate the sliver of land at the very end of the "wedge" as a "dog park" – until they can get Mr. Hamrah out. It is my experience that people only use dog parks in crowded cities such as Phoenix and Los Angeles where they have no other place to go, but not much in Flagstaff where we are surrounded by national forests. So where are these people going to walk their dogs and young children and let their children play? Without an underground tunnel Atlantic's proposal would force them to make dangerous "dash runs" across busy high-speed Lake-Mary Road or erratic Frontier Ave, that is filled with driver blind spots and cars and trucks traveling at high-speed, especially at that location. The entrance to Frontier Ave. is the only turnaround for miles and is used as a school bus stop and a necessary turnaround location and waiting area for the city's plow trucks. It is not a parking area! Where are these children going to want to go in the winter to have fun in the snow - to throw snowballs and go sledding? They will make deadly runs across Lake Mary Road or Frontier Ave. In other words, this development proposal is a "DEATH TRAP." And if it is passed, I guarantee you that you will see innocent residents die because of it!

Furthermore, as I mentioned above, Frontier Ave. is NOT a city street. It is a dead-end forest road within the Coconino National Forest. Yet, with this proposal you are going to have 1,000+ people that will naturally want to drive down this dead-end forest road to see where they live, at the very least. This forest road is closed and gated off in the winter, preventing further access. So where are all these people and vehicles going to turn around at the end? With deep drainage ditches on both sides and a narrow road they will all want to circle around inside Pine Valley Trailer Park, and this is private property marked with "no trespassing" signs, and our neighborhood will not allow it. This then force them to attempt to turn around either on the narrow street, or one of the few driveways (also lined with culverts and drainage ditches) causing them to slide off the road and get stuck. This is what happens every winter, only now you would be adding over a 1,000 more people to the problem. When this happens it blocks the entire road preventing any entrance and exists for all of our residents - preventing them from going to work, coming home at night, and preventing access for any emergency services that try to get through. Again, this is completely unacceptable and will not be tolerated.

Furthermore, what will happen is that more-and-more people will attempt to park along the road (not on the side of the road, because there is no side of the road - only deep drainage ditches), thus blocking the road. In the winter this makes it impassible, and also impossible for snow plowing service to get through. And who plows the snow in winter and gets these vehicles unstuck on both Frontier Ave., and also on Lake Mary Rd? I do! Since we are at the very edge of town we are last on the list to get plowed and sometimes have to wait days until Frontier ever gets plowed, therefore I am the one who does it, or else residents cannot get to work. And as I said, once the gate is closed at the end, scores of these townhouse/apartment people are going to want to drive to the end of Frontier so they can play, hike and walk their dogs, leaving more garbage, trash, dog and human excretions, starting fires for barbeques where there are no fire pits (burning down the forest), blocking the street (because there is nowhere to park), and even parking in other resident's driveways (which of course is not tolerated). Then they come to us for help.

When these people get stuck on Frontier Ave in the winter - or Lake Mary Road - when they slide off the narrow road into the side drainage ditches, WE MUST get them out immediately so that other residents can get in and out. We have no time to wait for them to call in a tow truck that can sometimes take all day to come out. We need to get them out ASAP now. So who do you think pulls them out? I do! All vehicles stop and we quickly group together as a team to decide the best course of action to get them out. They come to my door asking for help. But our infrastructure here, nor I, are able to support over a 1000 more people who think this will be their home and that they can then use the forest off of Frontier Ave for their recreational needs. This is not going to happen. So unless they plan on putting a barbed wire fence around this "Atlantic Project" and somehow pay for and install a password gate on Frontier Ave so that only it's residents are allowed through (impossible to do on a forest road), then this project and rezoning proposal are completely unacceptable because it will be disastrous.

Thank you for your thoughtfulness and consideration into this crucial matter that involves many people's lives, and the potential and probable loss of them.

Regards,

Don Valich
2000 E Frontier Ave., Lot 1

Flagstaff, Arizona 86005

Patrick St. Clair

From: Elise Rumpf <m.elise.rumpf@gmail.com>
Sent: Wednesday, November 9, 2022 8:23 PM
To: Patrick St. Clair
Cc: ngriemsmann@slaw.com
Subject: Case No. PZ-21-002130-1

You don't often get email from m.elise.rumpf@gmail.com. [Learn why this is important](#)

Dear Mr. St. Clair,

I am writing because I strongly oppose the zoning map amendment application (Case No. PZ-21-002130-1) related to Parcel No. 115-03-001A. I reside at 2283 E Chisholm Trail, directly across Lake Mary Rd from this parcel. There are many reasons I oppose this rezoning. I have included a list of concerns I have about this proposal, along with questions for the developers.

1. Atlantic Development & Investments claims that 20% of the residences will be "affordable housing", however this claim is unsubstantiated and likely unobtainable. Rent costs are quickly rising in Flagstaff to rates that are completely unaffordable to most working class residents. Atlantic has not provided projected rental rates nor a plan for keeping these rates affordable in the long term.
2. In addition, the area for the proposed development is not an easily accessible, therefore affordable, place to reside. This area has no options for public transportation and has no grocery stores, gas stations, schools, public parks, or other amenities within walking distance. There are no sidewalks or protected bike lanes which residents could use to access any amenities. It would take major infrastructure upgrades to the area to make this an affordable place to live. "Affordable housing" is not the same as affordable "living", and this area is not equipped for affordable living.
3. Atlantic has not discussed if it will be paying adequate impact fees to support the increase in services required by the complex for fire, police, school, trash, recycling, and other infrastructure in the area. These resources are already greatly overstretched and the taxpayers should not be required to pay for the increases that would be needed.
4. This area is not connected to the city's sewer system and residents currently rely on septic systems. Is it possible for this complex to be on a septic system? If not, will Atlantic be paying for the extension of the sewer system to the area? If the sewer system is extended, will current residents be given the opportunity to connect to it?
5. This area, as most of Flagstaff, is already very prone to wildfires. The parcel on Lake Mary Road is currently an open field, providing a much needed natural fire break, which would protect the nearby forest and adjacent neighborhood from spreading wildfires. The proposed construction would add a significant amount of combustible material to the parcel. Would Atlantic be constructing the proposed structures in a manner that would reduce the risk of spreading wildfire? How will current residents be protected from any increased risk?
6. In addition, more people living and recreating in this area will increase the risk of wildfires being started. There is already a high concentration of irresponsible use of the National Forest in the area, with folks leaving garbage, fire pits, and casings from shooting, as well as driving and camping in unapproved locations. How will Atlantic ensure that damage to the National Forest will not increase with the proposed large increase in residents to this area?
7. This parcel is currently hunting grounds for a red tail hawk. It is also regularly grazed on by a large herd of elk, and is home to many gophers, rabbits, birds, and other wildlife. What accommodations will Atlantic provide to not disrupt the wildlife in the area? How will they prevent the displacement of these animals into nearby neighborhoods?
8. The proposed complex would change the parcel to be almost entirely composed of impermeable surfaces. Such surfaces would greatly increase water runoff from the parcel. This runoff would drain into nearby parcels and then into the neighborhood across Lake Mary Road and into Skunk Canyon. The current drainage system through that neighborhood is small, and is unlikely to support the increased volume of runoff water and debris this complex would create. How is Atlantic planning to increase the drainage capacity through this neighborhood? Do they have a contingency plan for the possible damage to residents' homes and properties in the case of flooding resulting from this increased runoff?
9. The current residents in this area chose this area because it is a rural location, zoned as Rural Residential. They do not wish to live in or near high-density residential areas. Construction of this complex will be a major disruption to our daily lives, then will reduce our property values and destroy the rural character of the surrounding neighborhoods. It is unconscionable that the city of Flagstaff would agree to such a change at the objection of current residents.
10. The increase in residents to the area would greatly increase traffic on Lake Mary Road. How will Atlantic minimize this impact on current residents, commuters, and recreation?
11. How will Atlantic reduce the impact of the noise and light pollution to the area this complex would create?
12. How will Atlantic reduce noise, light, traffic, dust, trash, and other disruptions to current residents during construction and maintenance of this complex?
13. What considerations has Atlantic given to the property owner at the east end of the parcel? That property will be completely surrounded by this complex. How will they be compensated for this devastation of their home?
14. Are there measures in place to be sure these apartments will be occupied by long term residents and not rented to short term renters through sites like AirBnB or VRBO?

I hope that the City of Flagstaff will take all of these concerns into consideration in deciding whether to rezone this parcel. The parcel is currently zoned as Estate Residential. Continuing this designation, or rezoning to Rural Residential or another low-density designation, would allow for the construction of new homes while maintaining the rural character of the area.

Thank you. Please contact me with any questions or needed clarifications.

Elise Rumpf
2283 E Chisholm Trail
Flagstaff, AZ 86005

--

~~~~~

M. Elise Rumpf, PhD  
808-366-8970  
[m.elise.rumpf@gmail.com](mailto:m.elise.rumpf@gmail.com)

November 18, 2022

Dear Flagstaff Planning and Development Services,

Attn: Michelle McNulty, Planning Director  
Bob Caravona, Current Planning Manager  
Tiffany Antol, Zoning Code Manager  
Wesley Welch, Associate Planner  
Patrick St. Clair, Flagstaff City Planner

I am contacting you in regard to the requested zoning change for the proposed project by Atlantic Development and Investments located at 4631 Lake Mary Road (Case No. PZ -21-002130-1). The law firm, Snell and Wilmer, is representing Atlantic Development.

**Please do not approve the zoning change from ER (Estate Residential) to HD (High Density) that Atlantic Development and Snell and Wilmer are requesting (Case No. PZ -21-002130-1).**

**There are other sites within Flagstaff which are already zoned for HD (high density) housing, that have municipal services and amenities where the Atlantic development project can be appropriately built.**

I have lived at 4576 Lake Mary Road since 1976 – for 46 years. This neighborhood is zoned RR (Rural Residential). The reasons for my opposition to this rezoning for a high density housing project are:

1. The rural nature of my neighborhood would be impacted very negatively by this proposed development with 202 units – some 3 stories high - and strongly diminish our rural setting. On large lots most homes (39) are single story, ranch style residences, and 8 are two story households – all are for one family. There are two apartment complexes each with 4 units: one on J Diamond (single story) and one (two story) on CO Bar.
2. The volume of renters in the proposed project of 202 units would enormously increase Lake Mary traffic, as well as on John Wesley Powell Boulevard, Lone Tree, and Milton Roads.
  - a. This would jeopardize the safety of the many bicyclists and runners on Lake Mary Road.
  - b. In the winter with snow and icy conditions on Lake Mary Road, it is often very hazardous for all drivers.
  - c. In the summer with the large numbers of boating and camping vehicles - in addition to the many renters from the proposed development using the road way – traffic on Lake Mary Road would be very slow and often experience delays.
3. Our neighborhood is surrounded by Forest Service land and is a transition area to the open space of the forest. The proposed development would dramatically reduce this.
  - a. We enjoy much wildlife (elk, deer, coyotes, Javelina, skunks, raccoons) which would be displaced by the proposed development. It is common for elk herds to cross Lake Mary Road by the Water Treatment Plant and by our neighborhood.
  - b. Several of my neighbors have chickens, horses and goats.
  - c. Many of us have vegetable gardens.
  - d. A neighbor and I both have greenhouses.

4. Below are the zoning goals/objectives as stated by the City of Flagstaff but not observed in the Atlantic's proposed, high density development on 14 acres currently zoned ER:

ER: 10-40.30.030 Residential Zones:

A. Intent.

1. **RR.** The Rural Residential (RR) zone applies to areas of the City appropriate for both housing and limited agricultural uses that preserve the area's rural character. This zone is predominantly large lot single-family development. However, it does allow for cluster and planned residential developments, which provide opportunities for higher densities. The RR zone applies to those non-urban areas of the City that cannot be economically and efficiently provided with City services associated with urban living. As such, it is designed for the utilization and enjoyment of the City's unique mountain environment with a minimum amount of municipal services and improvements. This zone is also intended to be used to protect against premature development in areas on the fringe of the urban service area.

2. **ER.** The Estate Residential (ER) zone applies to areas of the City appropriate for estate type housing on large lots and limited agricultural uses. This zone is primarily designed for the utilization and enjoyment of the City's unique mountain environment. The ER zone is intended to encourage landscaping and buffers that preserve and enhance the rural appearance. Cluster and planned residential developments allowed in this zone are intended to promote natural resource protection in the more rural parts of the City. Where substantial areas of open space are provided, this zone allows for a variety of single-family housing types in affordable and planned development options.

5. There is no bus service to this area.

6. My neighbors and I are all on septic tanks.

7. Our neighborhood roads are only dirt.

8. As I mentioned earlier, the homes in our neighborhood are predominating one story, ranch style residences. The Atlantic development has many three story units that will be taller than the surrounding pine trees in the forest.

Plus current existing residences are much less than 3,000 square feet on large lots making the Atlantic Development overwhelming to our rural neighborhood.

9. Since all of the proposed 202 units of the Atlantic development will be rented, there isn't the commitment from those renting to protect our neighborhood's rural values and the surrounding areas.

**Please do not approve the zoning variance (Case No. PZ -21-002130-1) for high density development as it will very negatively affect our "unique mountain environment."**

Thank you,

Frances Joseph  
4576 S Lake Mary Road; Flagstaff, AZ 86005  
928-774-4288 [franjoseph@npgcable.com](mailto:franjoseph@npgcable.com)

Please forward this letter to the Planning and Zoning Commission: Marie Jones – Vice Chair; Bob Harris, Carole Mandino, Dr. Alex Matiner, Mary Norton, P. Lloyd Paul and Dr. Ricardo Guthrie

## Patrick St. Clair

---

**From:** Patrick St. Clair  
**Sent:** Tuesday, December 6, 2022 1:55 PM  
**To:** chispablue@yahoo.com  
**Subject:** RE: Snell & Wilmer zoning amendment request for MEGA housing site on Lake Mary Road and Frontier Road

Jackie,

I am in receipt of your comments on this proposal. Thank you for your comments. I will forward them to the applicant, and they will be included as part of the attachments to the staff report for the public hearings when they occur.

Best,

Patrick St. Clair  
Planner  
Current Planning Program  
211 West Aspen Ave  
Flagstaff, AZ 86001  
Email: pstclair@flagstaffaz.gov  
Phone: 928.213.2612

---

**From:** Tiffany Antol <TAntol@flagstaffaz.gov>  
**Sent:** Tuesday, November 29, 2022 1:51 PM  
**To:** Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>; Patrick St. Clair <pstclair@flagstaffaz.gov>  
**Subject:** FW: Snell & Wilmer zoning amendment request for MEGA housing site on Lake Mary Road and Frontier Road

### Tiffany Antol, AICP

Zoning Code Manager  
City of Flagstaff | Community Development  
211 West Aspen Avenue | Flagstaff, AZ | 86001  
P: (928) 213-2605

---

**From:** Adam Shimoni <[Adam.Shimoni@flagstaffaz.gov](mailto:Adam.Shimoni@flagstaffaz.gov)>  
**Sent:** Tuesday, November 29, 2022 1:27 PM  
**To:** chispablue <[chispablue@yahoo.com](mailto:chispablue@yahoo.com)>  
**Cc:** Tiffany Antol <[TAntol@flagstaffaz.gov](mailto:TAntol@flagstaffaz.gov)>; Daniel Folke <[DFolke@flagstaffaz.gov](mailto:DFolke@flagstaffaz.gov)>  
**Subject:** Re: Snell & Wilmer zoning amendment request for MEGA housing site on Lake Mary Road and Frontier Road

Hello Jackie,

Leadership receives and reviews the emails sent to Mayor & Council but I am CCing key staff members to my response just in case they didn't receive your original email. I think you raise some valid concerns but from my

perspective we are in dire need of infill housing. Through the lens of sustainability, vertical infill is much better than single family protecting open space while providing housing to many. Single Family is more of a sprawl approach that ultimately serves less people while developing open space. I don't know how Council will vote and you as a member of the public are welcome to meet with each of us and share your concerns. Council members aren't able to chat with each other much due to open meeting laws but we can chat directly with you.

Hope this helps and let me know if you have any followup questions. Council also meets every Tuesday at 3pm and public comment is always available to members of the public. Public comment on topics not on the posted agenda is taken right at 3pm and you are given 3 minutes to share your thoughts. You can give comments either in person at City Hall or virtually.

Cheers,  
- Adam Shimoni  
Councilmember

**Additional information:**  
[COVID19, Housing, and Eviction Resource Website](#)  
[Community Resource Guide](#)  
[Flagstaff Local, My Actions Matter Community Movement](#)  
[Stream Council Meetings live](#)  
[Check out Council Agenda's](#)

---

**From:** chispablue <[chispablue@yahoo.com](mailto:chispablue@yahoo.com)>  
**Sent:** Wednesday, November 16, 2022 3:20 PM  
**To:** Adam Shimoni <[Adam.Shimoni@flagstaffaz.gov](mailto:Adam.Shimoni@flagstaffaz.gov)>  
**Subject:** Re: Snell & Wilmer zoning amendment request for MEGA housing site on Lake Mary Road and Frontier Road

You don't often get email from [chispablue@yahoo.com](mailto:chispablue@yahoo.com). [Learn why this is important](#)

Adam,  
Thanks for acknowledging that you received my email.  
Please forward it to planning and zoning.

What do you think?

Do we have any chance at saving our neighborhood or does money trump all in Flagstaff?

Jackie

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Adam Shimoni <[Adam.Shimoni@flagstaffaz.gov](mailto:Adam.Shimoni@flagstaffaz.gov)>  
Date: 11/15/22 11:25 AM (GMT-07:00)

To: jackie kypta <[chispablue@yahoo.com](mailto:chispablue@yahoo.com)>

Subject: Re: Snell & Wilmer zoning amendment request for MEGA housing site on Lake Mary Road and Frontier Road

Thank you for your email Jackie,

- Adam Shimoni  
Councilmember

**Additional information:**

[COVID19, Housing, and Eviction Resource Website](#)

[Community Resource Guide](#)

[Flagstaff Local, My Actions Matter Community Movement](#)

[Stream Council Meetings live](#)

[Check out Council Agenda's](#)

---

**From:** jackie kypta <[chispablue@yahoo.com](mailto:chispablue@yahoo.com)>

**Sent:** Friday, November 11, 2022 7:37 AM

**To:** Paul Deasy <[Paul.Deasy@flagstaffaz.gov](mailto:Paul.Deasy@flagstaffaz.gov)>; Miranda Sweet <[Miranda.Sweet@flagstaffaz.gov](mailto:Miranda.Sweet@flagstaffaz.gov)>; Austin Aslan <[Austin.Aslan@flagstaffaz.gov](mailto:Austin.Aslan@flagstaffaz.gov)>; Khara House <[Khara.House@flagstaffaz.gov](mailto:Khara.House@flagstaffaz.gov)>; Jim McCarthy <[JMcCarthy@flagstaffaz.gov](mailto:JMcCarthy@flagstaffaz.gov)>; Regina Salas <[Regina.Salas@flagstaffaz.gov](mailto:Regina.Salas@flagstaffaz.gov)>; Adam Shimoni <[Adam.Shimoni@flagstaffaz.gov](mailto:Adam.Shimoni@flagstaffaz.gov)>

**Subject:** Fw: Snell & Wilmer zoning amendment request for MEGA housing site on Lake Mary Road and Frontier Road

You don't often get email from [chispablue@yahoo.com](mailto:chispablue@yahoo.com). [Learn why this is important](#)

Dear City of Flagstaff Councilmembers,

Regarding the letter from Snell & Wilmer MEGA housing site of Phoenix.

I will simply ask that you NOT allow this amendment(Case No. PZ-21-002130-1)to the current zoning. Primarily because there are other sites in Flagstaff which are already zoned for high density housing, but also for some additional reasons listed below.

1. The sheer volume of people and traffic that this building project represents will profoundly and negatively impact the people who currently live in this area.
2. This oversized housing development would negatively affect house re-sale values in the adjacent area. Including Pine Canyon!
3. The current zoning of ER allows for single family homes on large lots and limited agriculture uses. The Flagstaff City Zoning states, "This is an important part of the mountain environment".
4. HD (high density) zones requires amenities that will effectively destroy the rural setting that our current zoning was put in place to protect!
5. Don't forget that we are in a WATER CRISIS!... an expansion of this size will make this profoundly more difficult to deal with in the near future.
6. As a longtime resident of this neighborhood I hope that you see the value of protecting what we have in Flagstaff. The current families/ residents should be valued and weight should be given to our input.
7. Most of the neighborhoods in this area are still on dirt roads. This is good for the environment and the rural ambience of this area.
8. Most of the neighborhoods in this area are still on septic. Adding city sewer is an expense that can be avoided.
9. The city bus doesn't come out Lake Mary Road past the Bow and Arrow neighborhood.

Please \*"protect the substantial areas of Open Space (that) are provided" and "protect the more rural parts of the city"

\*Flagstaff City Zones, Planning information (City of Flagstaff web site No Date: viewed {10/27/2022})

Thank You,

Jackie Kypka FNP-C  
2050 E. Chisholm Trail  
Flagstaff, AZ 86005  
(928) 814-6474

## Patrick St. Clair

---

**From:** Kim B <kberrier92@gmail.com>  
**Sent:** Monday, November 7, 2022 2:22 PM  
**To:** Tammy Bishop; Michelle J. McNulty  
**Cc:** Patrick St. Clair; Griemsmann, Noel  
**Subject:** Against the Lake Mary HR Zoning Proposal

Some people who received this message don't often get email from kberrier92@gmail.com. [Learn why this is important](#)

To whom it may concern,

I am very disheartened to learn of the proposal to rezone and develop the 14-acre section of Lake Mary Rd and Frontier Rd (Case PZ-21-002130-1). I am a resident of Chisholm Tr, less than 0.5 miles from this site, and I'm very concerned about the impact this will have on the area, including increased traffic, environmental damage, and general detriment to the aesthetic and quality of life along this corridor.

Expanding city sprawl is not what Flagstaff is about, and especially not what this area on the outside of town is about, where the rural forest dwelling is the ideal. It has come to my attention that there are several lots already assigned High Density Residential property status within the city of Flagstaff, and developing these properties would fill in gaps rather than expand the sprawl further toward the city's outer limits. I urge the city and developers to consider one of these properties instead.

I will be attending the neighborhood meeting to voice my concerns as well, but I wanted to take the time to reach out personally and express how sad I am to hear of this plan.

Thank you for your time,  
Kim Berrier

## Patrick St. Clair

---

**From:** laura18lr flag <laura18lr@hotmail.com>  
**Sent:** Monday, November 21, 2022 12:38 PM  
**To:** Patrick St. Clair  
**Subject:** Re: Zoning Change Request for 4631 Lake Mary Road (Case No. PZ -21-002130-1)

You don't often get email from laura18lr@hotmail.com. [Learn why this is important](#)

Thank you for your email and for confirming. Much appreciated!  
Laura

---

**From:** Patrick St. Clair <pstclair@flagstaffaz.gov>  
**Sent:** Monday, November 21, 2022 10:58 AM  
**To:** laura18lr flag <laura18lr@hotmail.com>  
**Cc:** Mike Taylor <flagmt@live.com>  
**Subject:** RE: Zoning Change Request for 4631 Lake Mary Road (Case No. PZ -21-002130-1)

Laura,

Thank you for your comments. I am forwarding a copy of the comments to the applicant and a copy of your comments will become part of the attachments to the staff report for Planning and Zoning Commission public hearing.

Best,

Patrick St. Clair  
Planner  
Current Planning Program  
211 West Aspen Ave  
Flagstaff, AZ 86001  
Email: pstclair@flagstaffaz.gov  
Phone: 928.213.2612

---

**From:** laura18lr flag <laura18lr@hotmail.com>  
**Sent:** Monday, November 21, 2022 10:18 AM  
**To:** Patrick St. Clair <pstclair@flagstaffaz.gov>  
**Cc:** Mike Taylor <flagmt@live.com>  
**Subject:** Zoning Change Request for 4631 Lake Mary Road (Case No. PZ -21-002130-1)

You don't often get email from [laura18lr@hotmail.com](mailto:laura18lr@hotmail.com). [Learn why this is important](#)

Hello Mr. St. Clair,  
Would you please confirm receipt of our message below?  
Thank you,  
Laura Taylor

---

11/21/22

To: Patrick St. Clair, Flagstaff City Planner  
From: Laura and Mike Taylor, 2020 E. Chisholm Trail  
Re: Zoning Change Request for 4631 Lake Mary Road (Case No. PZ -21-002130-1)

Dear Mr. St. Clair,

We write to share our concerns about the proposed zoning change for 4631 Lake Mary Road. We oppose the rezoning of the property from Estate Residential to High Density at this time.

At the Nov. 10 neighborhood meeting about the project, personnel from Atlantic Development and Snell & Wilmer shared their plans for the property. Based on their plan and comments, we have reviewed relevant documentation including the:

- [Housing Emergency Resolution](#)
- [Flagstaff's 10-Year Housing Plan](#)
- [Flagstaff Regional Plan](#)
- [Flagstaff Incentive Policy for Affordable Housing](#)
- And others

While we understand that the availability of developable land in Flagstaff is significantly constrained (negatively impacting all types of housing – not just affordable housing), the rezoning of this specific parcel would conflict with key elements we see in Flagstaff planning strategies.

- The Housing Resolution notes that “housing opportunities close to employment, activity centers and permanent transit reduces greenhouse gas emissions, furthering goals identified in the City’s Climate Action and Adaptation Plan and Flagstaff’s Regional Plan.” This parcel does not meet these criteria.
- Unlike other developments such as Trailside Apartments and Elevation Apartments, the location is not close enough to an activity center to reasonably (not to mention safely) allow residents to access shopping via foot, bicycle or public transportation.
- The location is more than ½ mile from a bus stop (see the requirements of 3.1.2 of the Incentive Policy for Affordable Housing).
- Flagstaff’s 10-Year Housing Plan notes the need for “missing middle” housing that is of a “perceived density – similar in form to single family homes – is also more compatible with established neighborhoods where the scale of development is important to local residents.” For those of us in the Rural Residential neighborhood directly opposite the proposed project, the high density of the

proposed project is a significant departure from the scale of our area.

- The “missing middle” section of the 10-Year Housing Plan also notes that “transitioning from car-dependent development to more walkable, pedestrian-oriented development is also integral to achieving the City of Flagstaff’s carbon neutrality goals.” The proposed location project does not align with this effort at this time.
- The 10-Year Plan also states that ensuring that affordable housing “is well-integrated into the neighborhood, within walking distance to public transportation, schools, medical facilities, and grocery stores, is key to building a healthier more livable Flagstaff.” The proposed project does not meet these standards.
- As noted in the 10-Year Plan, transportation contributes significantly to the cost of living in Flagstaff. The location of the proposed project would almost certainly require car ownership, which is a burden for low-income families: “Transportation costs tend to be lower for those living in neighborhoods where it is safe and accessible to walk, bike, or take transit.” The proposed location does not meet these criteria.
- Major utility infrastructure does not currently reach the proposed location. While the developer is willing to extend the utilities for this specific purpose, the proposed development would be the end of the line for these utilities given the forest service boundary that surrounds it. In other words, the utilities would benefit the proposed development but not lay the groundwork for utilities that could be further leveraged for subsequent development.
- Related to the Regional Plan, the proposed location offers almost no benefits in relation to travel corridors. The amount of traffic on Lake Mary Road, especially heading into Flagstaff at peak times, would significantly increase, adding to delays that already exist at the intersection of Beulah Blvd. and Lake Mary Road, and on Lone Tree (accessed via JW Powell Blvd.). The proposed location may be more viable in the future once additional transit circulation has been improved.
- Policy T.2.5 of the Regional Plan notes need to “continue to seek means to improve emergency service access, relieve and manage peak hour congestion, and expand multi-modal options in the US 180 Corridor.” Lake Mary Road continues to see an increasing number of travelers (many pulling travel trailers, boats, etc.), especially on holiday weekends. Given the lack of circulation beyond Lake Mary Road’s two lanes, the proposed project would further add to the congestion and negatively impact emergency services access. **The proposed project could create or exacerbate a problem like the Highway 180 one instead of preventing it.**
- Policy LU.5.2. of the Regional Plan states a desire to “Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.” The location of the proposed project is the definition of peripheral expansion, not infill development. Other locations in Flagstaff make much more sense for infill development than an isolated property at the far boundary of developable land.

The 10-Year Housing Plan included a housing gap analysis that demonstrated a significant need for additional housing. The impact of the proposed project in relation to these needs would be minimal as indicated below:

- The number of housing units (202) would only reduce the undersupply of housing units (7,976) by 2.5%.
- The number of households with affordable housing needs (12,072) would only be reduced by a maximum of 40 (Atlantic states that approximately 20% of the 202 units will be affordable housing units), thus by .33% (***one-third of one percent***).

We acknowledge and applaud the City of Flagstaff's work to expand affordable housing and the successful partnerships created and implemented to date. We also acknowledge Atlantic Investments' desire and willingness to provide affordable housing units in the Flagstaff community.

However, the proposed project's potential impact is not great enough to support a rezoning that at this juncture is not aligned with the infrastructure, amenities, transportation and services that Flagstaff's planning documents indicate its residents need and deserve. Therefore, we urge you to deny the request for rezoning.

We look forward to learning more about next steps and future opportunities for us to participate in further review and conversation about the proposed project.

Sincerely,

Laura Taylor ([laura18lr@hotmail.com](mailto:laura18lr@hotmail.com)) and Mike Taylor ([flagmt@live.com](mailto:flagmt@live.com))

## Patrick St. Clair

---

**From:** Marilyn Lira <marilyn.i.lira@gmail.com>  
**Sent:** Sunday, February 5, 2023 11:54 AM  
**To:** Patrick St. Clair  
**Subject:** PZ- 21-002130-1

You don't often get email from marilyn.i.lira@gmail.com. [Learn why this is important](#)

I am a homeowner in this area. I wanted to reach out regarding this proposed development. I am against this plan for several reasons. I hope that the people responsible for making this decision with the city will take the following concerns into consideration when evaluating whether to allow this zone change. The concerns are as follow:

The community in which this development is proposed is predominantly against it. Each neighborhood around the proposed development has specific concerns as well as shared concerns with the entire community of how we will all be negatively impacted by this new development. Personally, I do not have much spare time to spend with this. I am taking time now to advise you on my position.

The high density of rental unit projects already being added to Lake Mary Road must be considered. Natural resources like water, clean air, dark skies, quiet rural peace, local food supply will all be affected by this additional development. Our community also will suffer from increased traffic (as well as the pollution and danger that comes with that), increased fire hazards, the increased encroachment on the wildlife in this area, increased pollution of the lakes in this area, noise and light pollution in our otherwise quiet community, crime associated with low income housing, no pride of ownership, demand on our local grocery stores, demand on our local gas stations, demand for our road repairs, increased and consecutive population on already snow burdened roads during winter months and demand on emergency services.

It is also worth considering the fact that the revenue generated by this development is not something that benefits Flagstaff by way of increasing property values long term. In fact, it takes up precious real estate that could otherwise be used to construct real property that could be purchased by individuals who are willing to be invested as long term homeowners. Flagstaff needs more actual homes for sale, not more rentals.

Flagstaff already has an issue with "out of town" property management and maintenance when it comes to many of the already existing rental properties in this town. I am sure that the department that issues permits for repairs and construction for our city's "fixer uppers" can attest to that.

Is it within the city's power to ask that this development be designed for residential sale? Can we stop short sighted greed from destroying another beautiful area of our ever expanding town despite the long term effects on the already established residents? We continue as residents here with tax and voting responsibilities despite the ever rising cost to live here. Surely, there must be some responsibility in how many people we allow in an area. We certainly have a responsibility to protect the value and experience of being able to live here.

I purchased a home in this area of Flagstaff because I did not want to start my family in a highly populated urban area. Lake Mary has high density apartments near the highway off Buelah. If this development is allowed, this will be the furthest of its kind this far down Lake Mary. It would set a precedent that more growth of this kind could happen on this road right next to my home. Access to my home will be affected potentially during the construction of this complex, as well as forever because of the residents needing access to their parking lots. This developer is not looking to create a long term housing solution for flagstaff but to capitalize on short sighted monetary gains made possible by "growth plans" that were proposed over 20 years ago. I believe the value of my property will be affected negatively by having this development allowed to be put next to my home.

Who is in charge of representing us and our concerns with the city? This ongoing degradation of our city will only stop when our city representatives (like yourself Mr. St. Pierre) will step in and help us.

I'm very interested in hearing your thoughts on this matter. I appreciate your time, your attention and hopefully your care about this matter that is close to our hearts and homes.

Respectfully,  
Marilyn Stevenson  
928-304-0809  
Lake Mary Resident

## Patrick St. Clair

---

**From:** Mary Anne McLeod <mamcleod@npgcable.com>  
**Sent:** Wednesday, December 7, 2022 11:07 AM  
**To:** Patrick St. Clair  
**Cc:** Griemsmann, Noel  
**Subject:** Re: Public comments on Lk Mary Housing project

Thank you for the opportunity to comment on the proposed Lake Mary Housing project.

As an 18-year resident of Frontier Homesites, I was dismayed to see the Lake Mary Housing proposal for the construction of 202 units at 4631 Lake Mary Road. I am well aware of the housing difficulties currently affecting Flagstaff and the shortage of affordable rental housing; however, this semi-rural area is not the place for an apartment complex. I—and many of my neighbors, several of whom have lived here longer than I—chose this neighborhood because we prize the semi-rural character of the area. For the privilege of living here, we accept certain inconveniences: there is little cell service, dust clouds billow down the unpaved streets in every strong wind, there are no sewer connections, the nearest bus stop is over a mile away, and we are among the last to be plowed out after a storm. Some of these characteristics, such as the lack of cell service and public transportation, make this area a poor choice for an apartment complex, and I urge the City of Flagstaff not to approve the rezoning request.

The installation of the proposed housing project would approximately triple the number of people who live in the neighborhood and would irreparably diminish the character that I and other residents value. I learned in the public meeting that the developer will pay for the extension of a sewer line to the proposed project, yet the City of Flagstaff has no intention of making sewer connections available to the current residents. If we are forced to give up the rural character we currently enjoy, I hope the City would at least consider giving us some of the benefits that residents of more urban and suburban areas are afforded, such as sewer service.

Sincerely,  
Mary Anne McLeod  
2256 CO Bar Trail

On Dec 5, 2022, at 2:28 PM, Patrick St. Clair <pstclair@flagstaffaz.gov> wrote:

Sorry about that. Noel is copied here.

Best,

Patrick St. Clair  
Planner  
Current Planning Program  
211 West Aspen Ave  
Flagstaff, AZ 86001  
Email: pstclair@flagstaffaz.gov  
Phone: 928.213.2612

-----Original Message-----

From: Mary Anne McLeod <mamcleod@npgcable.com>  
Sent: Monday, December 5, 2022 2:00 PM  
To: Patrick St. Clair <pstclair@flagstaffaz.gov>  
Subject: Re: Public comments on Lk Mary Housing project

[You don't often get email from mamcleod@npgcable.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Patrick,  
Thanks for your reply. I don't see the applicant cc'ed?

Sent from MA's iPhone

On Dec 5, 2022, at 11:14 AM, Patrick St. Clair <pstclair@flagstaffaz.gov> wrote:

Mary,

Please direct your comments on the proposal to myself and to the applicant (included on this response). The best way to make your comments is in email format. Your emailed comments will be received by the applicant and included as an attachment to city staff's report to the Planning and Zoning Commission and to City Council public hearings.

Please let me know if you have any other questions.

Best,

Patrick St. Clair  
Planner  
Current Planning Program  
211 West Aspen Ave  
Flagstaff, AZ 86001  
Email: pstclair@flagstaffaz.gov  
Phone: 928.213.2612

-----Original Message-----

From: Mary Anne McLeod <mamcleod@npgcable.com>  
Sent: Monday, December 5, 2022 10:22 AM  
To: Patrick St. Clair <pstclair@flagstaffaz.gov>  
Subject: Public comments on Lk Mary Housing project

[You don't often get email from mamcleod@npgcable.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Can I still submit comments on the Lk Mary Housing project (4631 S Lake Mary Rd)? If so, to whom should I send them? I know that information is in the letter that was mailed out, but I can't locate that at the moment.

Thanks,

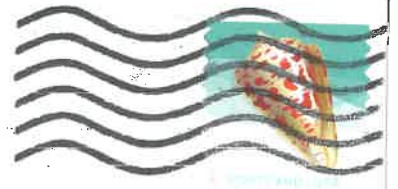
Mary Anne McLeod

\*  
World War II patriotic-themed playing cards,  
featuring Hitler and Mussolini as jokers in the pack.

PHOENIX AZ 852

18 MAR 2023 PM 9 L

Case #PZ-21-002130-1  
Parcel # 115-03-001A



*This development  
should cut  
down to  
half the size!*

City of Flagstaff Planning &  
Development Services  
Department

211 West Aspen Ave.  
Flagstaff, AZ 86001

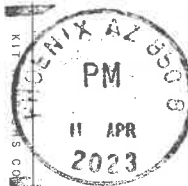
86001-536911

*Yin A*

KIT HERRING'S COLLECTION PHOTO BY TERRY HEFFERNAN

\*  
"Dollar Flag," artwork by Ray Beldner,  
made in 1997 from 157 dollar bills stitched together.

Case #PZ-21-002130-1  
Parcel # 115-03-001A



*Ladies & Gentlemen:  
I would like you to  
know that I am against  
this proposed zoning change!  
People live in a country location  
to get away from cluttered-  
home living! Young families  
w/kids DO NOT want the added  
chaos & traffic that it would cause!*

City of Flagstaff Planning &  
*Zoning*

211 West Aspen Ave.  
Flagstaff, AZ 86001

*These are only a few  
considerations. Please deny  
the zoning change! Thank you.*

*Mary Vasquez-Powell  
Flagstaff*

KIT HERRING'S COLLECTION PHOTO BY TERRY HEFFERNAN

\*  
Scrimshaw of American bald eagle  
and shield carved on whale tooth, circa 1800

PHOENIX AZ 852

15 APR 2023 PM 9 L

Case #PZ-21-002130-1  
Parcel # 115-03-001A



To Committee Members.

I am asking you to please  
not allow the proposed  
zoning change on this item.

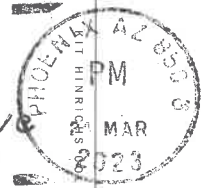
That property houses many  
young families with small  
children. The added chaos, traffic  
and clutter could hurt them.  
People want to raise their

City of Flagstaff Planning &  
Zoning

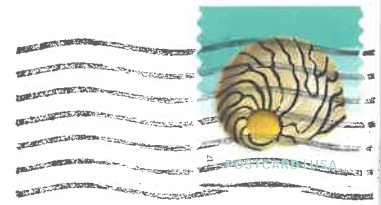
211 West Aspen Ave.  
Flagstaff, AZ 86001

families in a non-cluttered  
living environment! Wildlife  
matters too! Herds of elk  
live here too! Kent Powell  
FLAGSTAFF

Case #PZ-21-002130-1  
Parcel # 115-03-001A



PLEASE do NOT approve  
zoning change request  
referenced above - the  
development would  
significantly + negatively  
impact traffic on Lake  
Mary Road which is  
dangerous for my family  
in winter conditions and  
high volume summer months.  
~ Brian Schmitz



City of Flagstaff Planning &  
Development Services-  
Department Zoning

211 West Aspen Ave.  
Flagstaff, AZ 86001

March 9, 2023

**Transmitted via Email and Certified Mail**

Mr. Patrick St. Clair  
City of Flagstaff Planner  
211 West Aspen Avenue  
Flagstaff, AZ 86001

RE: RE: Case No. PZ-21-002130-1)

**The Second Neighborhood Meeting Notification for Property Located at Northwest Corner of Lake Mary Road and Frontier Road in Flagstaff, Arizona, being developed by Atlantic Development & Investments, Inc. ("Atlantic").  
Proposed Zoning Change to accommodate 202 Residential Rentals.**

Dear Mr. St. Clair:

We own the following properties across the road from the above proposed development:

5380 SJ Diamond Road A/KA Assessors # 115-04-038A  
5385 SJ Diamond Road A/KA Assessors # 115-04-028  
5420 SJ Diamond Road A/KA Assessors # 115-04- 33A

Our Parents purchased and developed properties on S.J. Diamond Rd. in the 1950's. My brother and his wife also own some parcels of land on S. J Diamond Rd, as well. We have managed to keep and maintain all these properties in our family. One of the beauties of our location, which our parents desired when purchasing these properties, as well as our own preferences, has been the low density and rural setting that we have been able to enjoy in this neighborhood off Lake Mary Road.

We are opposed to this high-density multi-family development being built across the road from us. For nearly 70 years our family has enjoyed the rural setting that this part of town has afforded us. We see no advantage regarding this development as proposed, and therefore want to go on the record for opposing it as has been presented to us. The zoning from ER to HR is antithetical to those who have chosen to invest in rural property. Additionally, our reasons for opposing this High Density development include: traffic, congestion, crime, pollution, and a drain on natural resources. For some years, water has been a big issue for the City of Flagstaff.

If you were proposing that as result of the development, we would be offered City Services such as sewer, paving S.J Diamond Road down to the end of the road, as well as improving our Cell Phone Converge all at no extra charge to us, we might have to reconsider. However, as this development has been presented, we are opposed to it.

We can be contacted at (903) 879-2012, should you have any questions.

Respectfully Submitted,–



Dr. and Mrs. Richard Sanchez

Cc: Michael Maerowitz [mmaerowitz@swlaw.com](mailto:mmaerowitz@swlaw.com)  
Alaxandra Pucciarelli [apucciarelli@flagstaffaz.gov](mailto:apucciarelli@flagstaffaz.gov)

Dr. + Mrs. Richard Amberg  
305 NW CR 0008  
CORSICANA, Texas,  
75110

CERTIFIED MAIL®



7019 0140 0000 1507 8913



PRIORITY MAIL



United States Postal Service  
Postage and International Use  
Label 107R, May 2014

Mr. Patrick St. Clair  
City of Flagstaff  
211 W. Aspen Avenue  
Flagstaff, Arizona,  
86001

U.S. POSTAGE PAID  
PM  
CORSICANA, TX  
75110  
MAR 10, 23  
AMOUNT

\$18.15

R2305H127932-21



86001



RDC 04

## Patrick St. Clair

---

**From:** Patrick St. Clair  
**Sent:** Tuesday, December 6, 2022 10:29 AM  
**To:** Sheila Murray  
**Cc:** Griemsmann, Noel; McCann, Ryan  
**Subject:** RE: rezoning of property on Lake Mary Road, Snell & Wilmer development

Sheila,

Please let me know your physical address and I will have the applicant include you on the list of those required to be sent mailed notifications for the neighborhood meetings and public hearings.

I am also including the applicant on this response so they receive your information for notification purposes.

Best,

Patrick St. Clair  
Planner  
Current Planning Program  
211 West Aspen Ave  
Flagstaff, AZ 86001  
Email: pstclair@flagstaffaz.gov  
Phone: 928.213.2612

---

**From:** Sheila Murray <sheila.c.murray@gmail.com>  
**Sent:** Friday, December 2, 2022 12:23 PM  
**To:** Patrick St. Clair <pstclair@flagstaffaz.gov>  
**Subject:** rezoning of property on Lake Mary Road, Snell & Wilmer development

You don't often get email from [sheila.c.murray@gmail.com](mailto:sheila.c.murray@gmail.com). [Learn why this is important](#)

Hello Mr. St. Clair,

I would like to be put on a notification list regarding the City's potential re-zoning of the property on Lake Mary Road. I am sure you are aware many residents neighboring the parcel were very upset at the Neighborhood Meeting that took place on November 10th. Mostly it seems the main complaint/question is why the developer did not invest in a suitably zoned parcel for high-density, rather they purchased a rural parcel hoping the City would change the zoning to high-density. Is there a schedule of events as this potential re-zoning takes place, and will the developer hold another neighborhood meeting?

Thanks very much for your time,  
Sheila Murray

11/19/2022

To: Flagstaff Planning and Zoning

Attn: Patrick St. Claire, Flagstaff City Planner

I am contacting your office in regard to the requested zoning change for the proposed project the Atlantic Development and Investment located at 4632 Lake Mary Rd. ( Case No. PZ-21-002130-1)

I am against the zoning change from ER (Estate Residential) to HD (High Density) located at 4631 Lake Mary Rd.

I Attended the Neighborhood Meeting Courtyard Marriot on Thursday, November 10, 2022.

There are many red flags contained in their proposal, but let's start at the beginning.

I received the site plan for the zoning change in the mail. The print of the details were impossible to read. Please send the site plan to the city council and see if they can read it and make sense of it. Surely, I cannot. I would love to hear their response.

The meeting at the Courtyard Marriot on Nov. 10 was a mismanaged mess and many people were standing. They limited this meeting to one hour. There were no city officials present. Is that standard procedure? People were talking over one another and it became very emotional. I raised my hand several times, but was not recognized until they took the last question. I will get that question at the end of this letter.

Another red flag is the concern over the tremendous traffic congestion. The presenters had their traffic specialist on a zoom call which we could not hear. There is a lack of transparency here.

So let us get to the meat and bone of these proposed zoning changes. It will radically impact all of the surrounding neighborhoods.

One of the biggest concern is traffic congestion. The zoning change call for 200 plus housing units one to three stories high which means over 600 people living and commuting to Lake



Mary Rd. daily. I/we need to see and hear a more detailed about the traffic. How can the existing roadway handle this increase? We have runners, walkers, and bicycles going up and down the road. Are they going to be safe? When the tourist season comes the road will be used RVs, motorcycles, camper vans, boat trailers, and local lake users. The presenters from Atlantic from Atlantic did not address this issue. The bigger issue at hand is the other two high density housing projects near Bow and Arrow Estates and Ponderosa Trails along with the new hospital that is coming. Beulah Blvd. and Lake Mary Rd. intersection will be a disaster. Of course, Atlantic failed to address the big picture. This is another example of their lack of transparency. The people who live out here came for the rural setting. I also have a problem with high density house as it will destroy the value of my property. I have lived here for thirty years plus. A zoning change to high density will take my financial security away. It is my biggest investment to secure my future. This is rural area where people have one story houses, chickens, horses and animals. People have gardens and greenhouses. Putting up three story housing units will disrupt our lives.

Does the city or developer have a plan to study Native American cultural artifacts on 14 acres located at 4631 Lake Mary Rd. (Case No. PZ-21-002130-1) ?

According to the City of Flagstaff, we have a housing crisis. The only crisis we have is one of imagination. We have county land, we National Forest land, and we have State Land that can be traded. This proposed zoning change goes along the lines of people STACKING. You will see an increase in road rage, accidents and many angry people if this zoning goes through.

In regard to my 4635 Lake Mary Rd. property, I am an island surrounded by Atlantic Development and Investments property. I cannot read the specifics of their plan. What are the setbacks from my property line(s)? The plan as far as I can see has two story townhouses and parking lot on one side of my property ( I say again what are the setbacks?) What about the pollution that will be around my property from vehicles starting up at all hours of the day and Night?

So let's get back to the meeting Nov. 10 at the Courtyard. I was the last person to ask a question in the short one hour meeting. Actually, I had to stand to get some attention after an hour raising my hand ( I guess being polite doesn't work with Atlantic) . According to Atlantic Development and Investment plan, they propose a DOG PARK in alongside and front of my home. Not only does this devalue my home and future, but has health concerns like animal waste. Across Frontier Ave.(next to my home) there is hundreds if not thousands of acres to walk a dog. Why put it next to my house. That's easy. In the world of psychology, we call this Passive/Aggressive Behavior. My question to the presenter, "Do you want a DOG PARK in front your house?" They had a glazed look in their eyes and did not respond.

Again, I do not want a zoning change at 4631 Lake Mary Rd. (Case No. PZ-21-002130-1).

Tim Hamrah, 4635 Lake Mary Rd. Flagstaff, Arizona 86005  
tim.hamrah@gmail.com



# 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

Page 2

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=U1F5M3pBNXpXdnJzd0ZHaCtmNVFjOT09>**

**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](mailto: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](mailto: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](mailto:pstclair@flagstaffaz.gov) and [ngriemsmann@swlaw.com](mailto:ngriemsmann@swlaw.com) on any email correspondence.

# Snell & Wilmer

October 25, 2022

Page 3

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

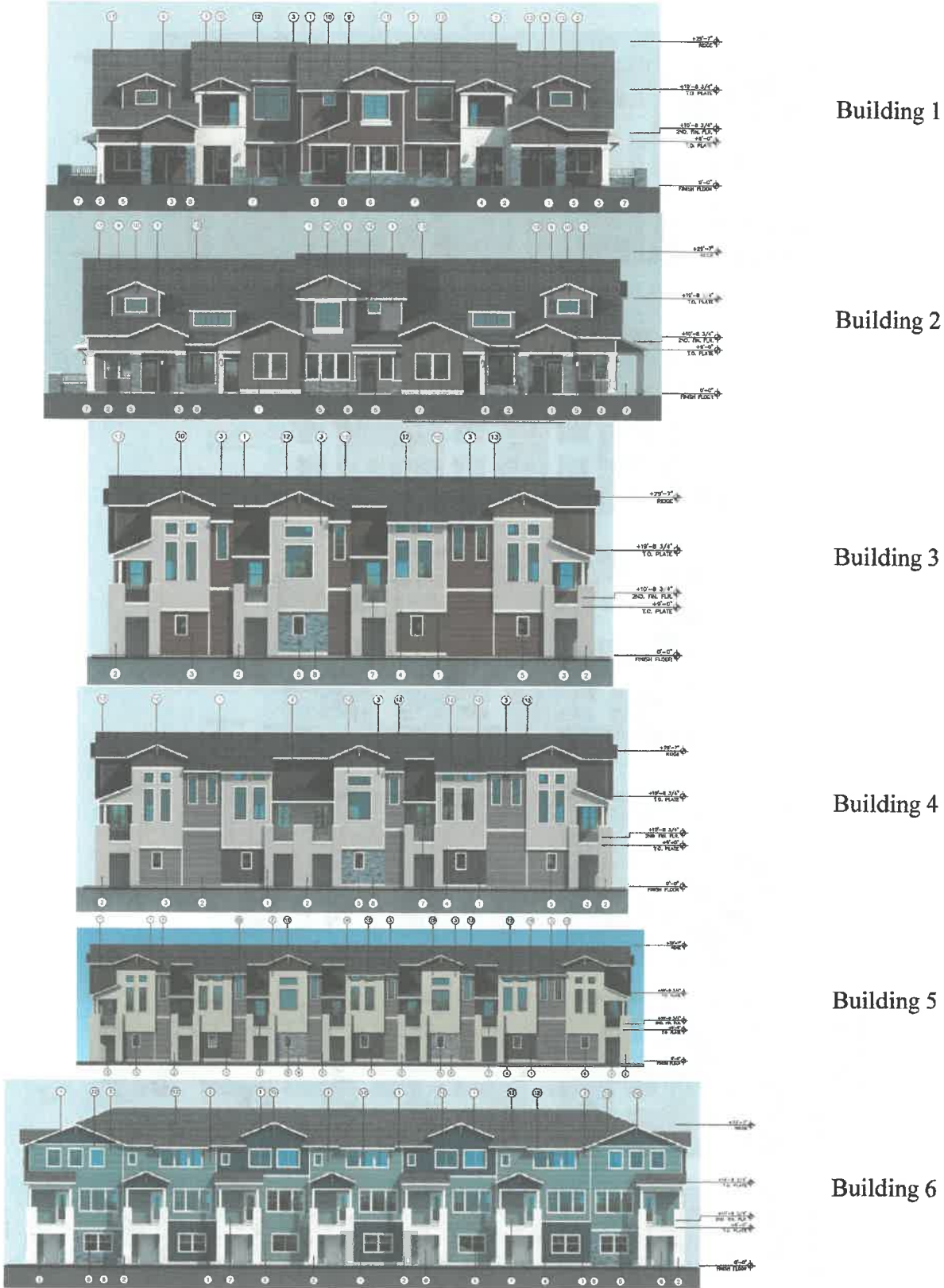
**Exhibit A – Site Aerial**







# Lake Mary Housing – Building Elevations



# Lake Mary Housing – Building Elevations



Building 7



Building 8



Building 9



Building 10



Building 11



Building 12