



June 12th, 2025

Charity Lee
Entitlements Manager
Capstone Homes
3605 South Flagstaff Ranch Road
Flagstaff, Arizona 86005

Alax Pucciarelli
Current Planning Manager
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Arizona 86001

Reference : CONDITIONAL USE PERMIT

PROJECT NAME : 3426 S. BRETON DRIVE, FLAGSTAFF, AZ. 86001, WOODY MOUNTAIN ESTATES LOT 19

Dear Ms. Pucciarelli,

I am submitting this request for a Conditional Use Permit to allow construction of a detached single-family residence at 3426 S Breton Drive in Woody Mountain Estates. This is a new construction that is planned to have five bedrooms, a bonus room, five baths, and one-half bath for a total of 3,655 livable square feet. While the home meets all standards for a detached single-family residence, the inclusion of five full bathrooms and one-half bath qualifies it as High Occupancy Housing (HOH) under City of Flagstaff zoning. Because HOH is conditionally allowed use in Rural Residential zones, I respectfully submit this application for your consideration.

Below, I address the required findings for the Commission's review:

1. Consistency with Zoning Code Objectives and Purpose of the Zone

The proposed home is consistent with the objectives of the Zoning Code Section 10-20.30.080 and the purpose of the Rural Residential (RR) zone. The RR zone allows for low-density development that maintains the natural character of the area, and the proposed structure fits well within that intent.

The home is designed as a detached single-family residence; its size, scale, and architectural design are in harmony with other homes in the neighborhood. While the number of sanitation facilities triggers the HOH classification, this project is not a commercial boarding house or multi-unit facility—it is intended for use as a residence.



The project will preserve existing vegetation, adhere to site coverage limits, and follow all applicable resource protection standards, consistent with RR zoning.

2. No Detriment to Public Health, Safety, or Welfare

This residence will not pose any threat to public health, safety, or welfare, and the following points address the required factors:

- **Noise, smoke, odor, dust, vibration, or illumination:** The home will not generate excessive noise, pollutants, or lighting beyond what is typical for a residential property. Construction will comply with all codes and hours of operation.
 - **Hazards from explosion, contamination, fire, or flood:** There are no hazardous materials associated with the use, and the home will be built to current building and fire safety codes. The site is not in a floodplain.
 - **Traffic volume or character:** The home is expected to have the same traffic impact as any other large single-family residence. There will be adequate on-site parking and no unusual traffic patterns.
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3. Compatibility with Surrounding Uses

The home is compatible with the existing character of Woody Mountain Estates and nearby properties. The proposed use is in keeping with the area's residential nature.

- **Access and circulation:** The property is accessible from South Breton Drive, and the design includes sufficient space for safe vehicular movement and parking.
- **Site adequacy and resource protection:** The project maintains compliance with all applicable site design standards and will include preservation of native trees and natural landscaping.
- **Noise, light, and visual impacts:** The home will include fully shielded outdoor lighting, consistent with Flagstaff's dark sky standards, and will not create nuisance noise or visual pollution.
- **Structure design and relationship to neighborhood:** The home's scale and design reflect the architectural character of the neighborhood and will use quality materials that blend with surrounding homes.
- **Landscaping and screening:** Landscaping will conform to the surrounding neighborhood and meet the design guidelines of the community. Additional screening is not necessary as this is a single-family detached home that is in conformance with the neighboring homes.
- **Public utilities:** The site is adequately served by existing infrastructure. No undue burden on utilities is anticipated.
- **Streets and development:** No new street dedication is required; the development is compatible with existing roadways.
- **Impacts on historic/natural resources:** No significant historical or natural resources will be disturbed. The design will respect the topography and vegetation of the site.



CAPSTONE
HOMES

Conclusion

This home is a well-designed, single-family residence that aligns with the residential character of Woody Mountain Estates. The designation as High Occupancy Housing is a technical classification due to sanitation count—not reflective of a high-density or multi-unit living arrangement.

I respectfully request approval of this Conditional Use Permit. Thank you for your consideration.

Sincerely,

Charity Lee
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