

MAR 18 2019



**MEMORANDUM**

To: City of Flagstaff  
FROM: Jason B. Morris  
DATE: March 13, 2019  
RE: Neighborhood Meeting Summary (PZ-17-00218-02)

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The following is a summary of the neighborhood meeting held on March 4, 2019 regarding the rezoning of the property located west of the southwest corner of Lake Mary Road and High Country Trail (PZ-17-00218-02). There were five development team members present to explain the proposed development and answer questions. It was held at the Northern Arizona University, Ashurst Hall, located at 624 Knowles Drive, Flagstaff, AZ and approximately 16 neighbors attended. Sign-in sheets, the neighbor notification letter and mailing labels are attached to this memorandum. The main points of discussion were as follows:

- An introduction of the project team and background on the property and ownership was presented.
- A brief background on the developer and its funding source and long-term commitment to ownership of the multi-family development was provided.
- An explanation of the purpose of the neighborhood meeting and status of the applications with the City.
- A description of the proposed project was provided, including its location and relationship to surrounding properties and adjacent zoning.
- The anticipated timeline for the public hearing process was shared.
- The next steps in the project including review and approval of site plan was shared.
- The purpose of the rezoning request and an overview the proposed development was presented by the development team.
- A description was provided of what is allowed under the current zoning and what will be allowed if the rezoning request is granted, including project density.
- There was a discussion about the number of buildings, finishes of and number of units, anticipated rents, and the inclusion of 18 affordable units.
- There was a discussion about the fact this development will not include student housing and site selection based on proximity to bus routes and compatibility with adjacent medium and high-density multi-family residential developments with access only to High Country Trail.
- There was a discussion about the traffic circulation for the site, access from High Country Trail and surface and garage parking. It was noted that the project has no direct access to a street with single family residential homes. Neighbors brought up concerns about current traffic in the area, with the intersection of Lake Mary Road and High Country Trail being the biggest issue. Information from the Traffic Statement was presented including the level of service at this intersection and the total number of trips to be generated daily and at AM and PM peak hours by the proposed project.
- The development team noted that the land adjacent to the Lake Mary Road and High Country Trail intersection is owned by the Ponderosa Trails Homeowner's Association ("HOA"). The HOA would have the ability to consider allowing a portion of this land to be used to widen the intersection to allow another turn lane to be installed to

move vehicles through the intersection more quickly. The development team offered to work with the neighbors and city to find a creative solution to improve the level of service at the intersection upon redevelopment.

- Discussion about the trees preserved north and south of High Country Trail, and the natural resource plan submitted to the city, which outlines tree points for the site. It was also noted that the proposed application will include a protection easement on the property to the north.
- Discussion about the slope of the site and how water retention will work on site to meet the city's code requirements.
- Discussions about the landscaping adjacent to the southern property line, the grade change and fencing between the properties, setbacks, and building heights. An immediately adjacent neighbor expressed particular interest in building heights and building setbacks. The team presented site sections which provided greater detail about the building heights and relationship to adjacent properties and views. The design of the 2-story carriage units along the south property line were discussed, which includes no south facing windows on the first floor and only clerestory windows on the second floor.
- The development team noted that the project will participate in the Flagstaff multifamily crime prevention program. Additionally, cameras will be installed on all buildings for safety.
- Discussion about the project meeting Fire Department requirements and providing access to the site for emergency vehicles.
- Discussion about site lighting and the fact that the city requires the project comply with the dark sky ordinance.

The feedback and questions generated during the meeting will be addressed as noted above. The team will continue to reach out to neighbors and answer questions, as well as provide additional information regarding the process and timeline as outlined in the Citizen Participation Plan. All meeting attendees will be added to the notification mailing list moving forward, if not already on the list due to the boundary of the notification area as defined by the City.