

Tiffany Antol

From: Mark Sawyers
Sent: Friday, January 15, 2016 10:48 AM
To: Tiffany Antol
Subject: FW: Pinecliff Dr and the McMillan Mesa Village

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

From: David Wessel
Sent: Friday, January 15, 2016 8:38 AM
To: 'jasoncarolyn2008@gmail.com'
Cc: Jeffrey Bauman
Subject: RE: Pinecliff Dr and the McMillan Mesa Village

Dear Ms. Carpenter,

I forwarded your comments to the City Traffic Engineer who is responsible for traffic impact analysis. He will be in touch with you shortly.

I am working on an update to the Regional Transportation Plan where we are discussing long term transportation solutions. Two projects being discussed but that don't have funding are the completion of Ponderosa Parkway past the Catholic Church and a new road on the east side of the Mesa, parallel to Pine Cliff that connects Ponderosa Parkway to Gemini. The latter project is controversial in that it will impact open space. Both projects should take pressure off of Pine Cliff.

You may send comments about these projects and other thoughts you may have on transportation to me and we will add them to the record for the plan and consider them in its drafting.

Sincerely,
David Wessel

David Wessel, Manager
Flagstaff Metropolitan Planning Organization
211 W. Aspen Avenue
Flagstaff, AZ 86001
dwessel@flagstaffaz.gov (email)
928-213-2650 (office)
928-699-3053 (cell)
928-779-7696 (fax)

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

From: jasoncarolyn2008@gmail.com [mailto:jasoncarolyn2008@gmail.com]
Sent: Thursday, January 14, 2016 10:46 AM
To: David Wessel
Cc: jasoncarolyn2008@gmail.com
Subject: Pinecliff Dr and the McMillan Mesa Village

Good Morning,

I am sure this is not the first time you have been contacted regarding traffic on North Pinecliff Dr. There has been constant neighborhood concern regarding the speed limit on North Pinecliff Dr, it is zoned as 30 MPH. I am uncertain why we are zoned 30 MPH vs 25 MPH of all other residential streets. This is a neighborhood street with 10 homes where 11 children under the age of 10 years old live. There are also family pets and school children walking to school on this stretch of North Pinecliff Dr. I have owned our home 1080 North Pinecliff Dr for over 5 year and have 2 young children. During this time there have been a handful of times where I have been I contact with a traffic police officer stationed on Pinecliff, it was never during busy traffic times. Typically there are cars speeding on this stretch of road most often during the morning during the BASIS student drop off and mid afternoon during student pick up. What will it take to reduce the speed limit on the residential section of North Pinecliff Drive to 25 MPH?

This brings me to my next point, the stand still congestion of traffic on the stretch of Pinecliff Dr during peak drop off and pick up times of students. I am excited to see the city bus has added to stop in front of BASIS. I still experience stand still traffic on a regular basis in front of this school at approx 4pm Monday -Friday. Not only is this a neighborhood nuisance but caused concern getting emergency vehicles to this area.

As a resident of Pinecliff Drive I attended a meeting last night regarding the rezoning of the McMillan Mesa Village. In this meeting Vicky, the meeting facilitator, provided the "Traffic Impact Entitlements" created in 1992 and proposed Traffic Impact Entitlement with the rezoning. (I will send copies of these documents as attachments). I have many concerns with this.

To keep it short, I will address the current traffic concerns / BASIS congestion in regards to the research we were presented. For the 1992 Traffic Impact, "Parcel J is a school with 600 students, total ADT 823." The Traffic Impact Post zoning states "parcel D2, BASIS school 500 students with 450 ADT." This is concerning to me and this point has brought up time and time again in every McMillan Mesa Village rezoning meeting that I have attended. Vicky assured us that the appropriate traffic studies were conducted in 1992 and the roads (Pinecliff and Gemini) were constructed under city specifications to allow for the flow of these vehicles. Yet, twice a day Monday- Friday there is stand still traffic on Pinecliff Dr. I can not see that adding 490 residential units, the proposed rezoning by the McMillan Mesa Village will create a better traffic flow and reduce the amount of traffic thru BASIS.

The facilitatory Vicky stated "In their traffic study they are not required to address the traffic that is created by the existing Montisorri Charter School already existing on the Mesa and the future Charter school opening at the Catholic Church."

I am requesting a city sponsored traffic study done when school is in session of Gemini, Pinecliff Drive and Ponderosa Parkway. A majority of vehicles use Pinecliff Drive as a through fair vs Gemini which is what was proposed by McMillan Mesa Village representatives.

To be clear, the rezoning of McMillan Mesa Village is not my primary concern here, instead I am worried about the existing traffic and speed limit on North Pinecliff Dr and that the traffic studies that have been done do not accurately reflect the current issues.

Sincerely,
Carolyn Carpenter
1080 North Pinecliff Dr.
Flagstaff Az 86001
928.890.8557

P.S. If you feel this letter needs to be forwarded to anyone else please feel free to do so. If this letter is forwarded please update me so all future communications can be sent to the appropriate party.

Sent from my iPad

Tiffany Antol

From: Mark Sawyers
Sent: Friday, January 08, 2016 1:55 PM
To: Tiffany Antol
Subject: FW: Cavan McMillian Mesa Zoning Case

From: kenberkhoff@gmail.com [<mailto:kenberkhoff@gmail.com>] **On Behalf Of** Ken Berkhoff
Sent: Friday, January 08, 2016 1:17 PM
To: Mark Sawyers
Subject: Cavan McMillian Mesa Zoning Case

Mark,

I am writing in support of the re-zoning cases on McMillian Mesa by Dave Cavan.

These re-zoning cases are justified due to the usefulness of the current zoning.

Mr. Cavan has completed many projects here in Flagstaff that are now community assets, I'm sure these will be the same.

Thank You.

--

Ken Berkhoff, "Land Man", Owner/Broker
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Tiffany Antol

From: getboet@localnet.com
Sent: Sunday, January 17, 2016 7:12 PM
To: Tiffany Antol
Subject: McMillian Mesa Village amendments

Dear Tiffany,

This email is concerning the proposed changes to zoning and amendments to the regional plan on McMillian Mesa. My name is Lori Boettcher. I have been an active member of the Flagstaff community trying to give input on the development plans of our precious Mesa since the 90's.

At our recent meeting with the Developers, Cavan, was selling their proposed changes of the current zoning plans by showing us their large binder of required paperwork they completed so that they could have their current zoning designations changed. At the meeting we were not shown any concept plans of these proposed changes of land use, in order for residents to comment on the proposed developments' alignment of design with the values Flagstaff residents continue to share with Council about proposed growth in Flagstaff..ex. view shed, lighting, recreational access, and wildlife sensitivity.

Developers have said this proposal is a "downsizing" so there is no need for future analysis of the traffic impact or drainage and/or water studies. Does this mean taxpayers will have to pay for upgrades to roads and water issues after Developers have accrued profits from their sales?

I feel the residents of Flagstaff should see the concepts plans for proposed changes so important input can be made before Developers are granted any rezoning changes.

Thank you for sharing this with interested parties.

Sincerely,

Lori Boettcher

Tiffany Antol

From: Missymoet@aol.com
Sent: Friday, January 08, 2016 2:56 PM
To: Josh Copley
Cc: Tiffany Antol; Mark Sawyers; mlandseide@flagstaffaz.gov; Daniel Folke; David Wessel; Jeffrey Bauman; Rick Barrett; Barbara Goodrich; Eva Putzova; Celia Barotz; Jerene Watson
Subject: Traffic Impact Study for McMillan Mesa Village

Dear Mr. Copley,

This week there will be the required public meeting by the developer regarding the rezoning from Research/Development/Commercial to Residential at McMillan Mesa Village. It is our understanding the City is not requiring the developer to conduct a new Traffic Impact Study for this zone change but instead relying on the study that was done for the McMillan Mesa Specific Plan in 1992. Given all of the traffic issues facing Flagstaff, we are stunned that the city is relying on a TIA from 24 years ago. How is this defensible?

We understand that the developers already have the right to build 491 residences and will not be adding more. But since 1992 much has changed on McMillan Mesa. We have Basis Charter School and a new Catholic School under construction. Basis School has created some real traffic problems, which will only be exacerbated when the new Catholic School opens and more of the planned development on the private land is built. While we understand that the Basis School, working with the city, has made attempts to relieve some of this traffic, that doesn't eliminate the need and responsibility of the developer to insure that the changes they are making won't have an impact over and above what was planned for in 1992.

If after the McMillan Mesa Village rezoning is approved and construction is completed, we find our traffic problems on the Mesa have worsened, what will the city do then? Will they ask the taxpayers to foot the bill to rectify a problem that the city should have anticipated as it evaluated the rezoning application? Now is the time to ask the developers to provide a new TIA to see if there is adequate road infrastructure on the Mesa to accommodate this growth. By not requiring the developers to provide the TIA, you are misleading the citizens, who ultimately will be asked to pay for the solutions to these traffic problems that we will undoubtedly be faced with.

Marilyn Weissman
Steve Hirst
McMillan Mesa residents

Tiffany Antol

From: Missymoet@aol.com
Sent: Thursday, January 21, 2016 9:54 AM
To: Tiffany Antol
Subject: Mesa rezone Conditions
Attachments: Conditions letter 012016.doc

Tiffany,

Here is my list of conditions I would like to see applied to the Mesa rezone. Please include in you packet. Since the P&Z hearing will be the first opportunity we have to see Cavan's presentation on this development, will we be able before the City Council meeting to send in further comments to include in your staff report or is this our only opportunity?

Marilyn

Tiffany Antol

From: Peter Crowell <crowell.p@gmail.com>
Sent: Thursday, January 21, 2016 2:09 PM
To: Tiffany Antol
Cc: Marilyn Weissman
Subject: Comment on Cavan re-zoning application

Dear Ms. Antol:

We attended the public meeting held by Cavan Real Estate presenting their re-zoning application. We are residents of MacMillan Mesa and are, with our neighbors, concerned that future development preserve the beauty of the mesa's open space and viewscapes. We support the changes in the application that shift 200 residential units from Parcel B to parcels C, D1 and D3 re-zoned as Medium Density Residential.

We have some comments we would like you to present to the Planning and Zoning Commission and the City Council regarding this application.

Traffic

The Cavan presentation focused on reduced traffic impact due to the shift from commercial and business park uses to medium density residential. Since all of the traffic studies are based on assumptions in industry software programs, there is no reason to accept that these figures are truly accurate. We can only hope that reality may come close to the projections. The issue with BASIS school traffic, for which the Traffic Study figures are rather suspect, is one that Cavan and the City must address if it is to be mitigated. We would like to see this issue addressed in the conditions for re-zoning.

Invasive weeds

As you know, there is a real issue with invasive weeds in the areas disturbed by the Cavan development. We feel that Cavan should remove these weeds and re-seed the area with native species as a condition of the re-zoning.

Design concept

Cavan did not share its design concept with us at the meeting. We understand that the concept provides for one-story rental cottages and two-story single-family residences. We would like the City to require that Cavan be limited to one- and two-story building heights throughout the re-zoned medium density residential area in parcels C, D1 and D3. We also request a condition that residences face the street wherever possible and that fencing be consistent throughout the areas so as to preserve views from the residences, the streets and the FUTS trails.

We appreciate your willingness to meet with those of us here on the Mesa to show us the application and hear our views. Thank you for your service to the City and to us who live here.

Peter Crowell
Pat Allin

Peter Crowell
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