



A G E N D A

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, September 11, 2013

City Hall, **Council Chambers**, 211 W. Aspen Avenue



In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop at (928) 213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

CALL TO ORDER

COMMISSION MEMBERS: David Carpenter, Chairman
Stephen Dorsett, Vice Chairman
Steve Jackson
Jim McCarthy

Paul Moore
Tina Pfeiffer
Justin Ramsey

CITY STAFF: Mark Sawyers, Staff Liaison
Becky Cardiff, Recording Secretary

I. GENERAL BUSINESS

A. PUBLIC COMMENT

(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)

B. APPROVAL OF MINUTES

- 1) Special meeting of September 4, 2013.

II. PUBLIC HEARING

1) ZONING MAP AMENDMENT FOR ASPEN PLACE AT SAWMILL Pages 1-69

Address:	601 East Piccadilly Drive
Assessor's Parcel Number:	104-19-125, -126, -127, -128, -129, -130, -131, and Tract EE
Property Owner:	Flagstaff Aspen Place, LLC
Applicant:	Land Development Strategies, LLC
Application Number:	PC REZ 13-0001
City Staff:	Elaine Averitt
Action Sought:	Zoning Map Amendment (Conditional)

A proposed zoning map amendment to the official Zoning Map for approximately 3.15 acres of Highway Commercial (HC) (conditional) zone located at 601 East Piccadilly Drive on parcel land to a mixed use development consisting of one five-story building, with 33,000 square feet of retail at the first floor level, a five-story parking garage, and 222 luxury apartments.

RECOMMENDED ACTION: Approve with conditions.

2)

Pages 70-102

Public hearing/discussion/possible action regarding proposed amendments to the Flagstaff Zoning Code, Division 10-20.50 (Amendments to the Zoning Code Text and the Zoning Map) and Chapter 10-80 (Definitions).

Pages 103-165

Public hearing/discussion/possible action regarding proposed amendments to the Flagstaff Zoning Code, Division 10-50.100, Sign Standards with specific reference to a new Section 10-50.100.080.E (Flagstaff Mall and Marketplace District).

City Staff: Roger E. Eastman AICP, Comprehensive Planning and Code Administrator

III. Agenda Item – Starting at 6:00 PM

Pages 166-236

***Flagstaff Regional Plan 2030: Place Matters* – PUBLIC HEARING DRAFT – Discussion and potential recommendation by the Planning and Zoning Commission**

City Staff: Kim Sharp, Comprehensive Planning Manager, Community Development

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT

Certification of Posting

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on **September 10, 2013**. This agenda has been posted on the City's web site and can be downloaded at www.flagstaff.az.gov.

Tammy Bishop, Administrative Specialist