



A G E N D A

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, October 23, 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	Paul Moore
Stephen Dorsett, Vice Chairman	Tina Pfeiffer
Steve Jackson	Justin Ramsey
Jim McCarthy	

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) Regular meeting of October 9, 2013.

II. PUBLIC HEARING

1) Trailside Apartments

Pages 1-43

Address:	600 W. University Heights Drive North
Assessor's Parcel Number:	112-20-013A, 014B, 015B
Property Owner:	Chason Development
Applicant:	Mogollon Engineering
Application Number:	PGMG 2013-0001
City Staff:	Brian Kulina
Action Sought:	Regional Land Use and Transportation Plan Amendment

A Regional Land Use and Transportation Plan amendment request from Mogollon Engineering and Surveying, Inc., on behalf of Chason Development, to change the land use designation for approximately 4.02 acres located at 600 W University Heights Drive North from Parks and Recreation to High Density Residential.

RECOMMENDED ACTION: Staff recommends the Planning and Zoning Commission forward the Regional Land Use and Transportation Plan amendment to the City Council with a recommendation for approval.

2) Trailside Apartments

Pages 44-75

Address: 600 W. University Heights Drive North
Assessor's Parcel Number: 112-20-013A, 014B, 015B
Property Owner: Chason Development
Applicant: Mogollon Engineering
Application Number: **PREZ 2013-0002**
City Staff: Brian Kulina
Action Sought: Zoning Map Amendment

A Zoning Map amendment request from Mogollon Engineering and Surveying, Inc., on behalf of Chason Development, to rezone approximately 4.02 acres located at 600 W University Heights Drive North from the Suburban Commercial (SC) zone to the High Density Residential (HR) zone.

RECOMMENDED ACTION: Staff recommends the Planning and Zoning Commission forward the Zoning Map amendment to the City Council with a recommendation for approval subject to the conditions as noted in the Recommendation section of this report.

3) Little America Hotels & Resorts

Pages 1-14

Address: 2515 E Butler Avenue
Assessor's Parcel Number: 106-09-001, 106-09-002, 106-04-005B, 106-04-009F, 106-10-002, 106-10-001D, 106-10-001C, 106-10-001B, 104-12-004
Property Owner: Holding Family
Applicant: Little America Hotels & Resorts, Inc.
Application Number: **PSPR 2013-0013**
City Staff: Kimberly Sharp
Action Sought: Major Regional Plan Amendment

A Major Regional Plan Amendment request from Design Workshop, Inc. on behalf of the Holding Family, to amend land use designations of approximately 505 acres located at 2515 E Butler Avenue from Planning Reserve Area (PRA) to Regional Commercial, High-Density, Medium Density, and Low Density Residential, and Urban Open Space.

RECOMMENDED ACTION: Staff recommends the Planning and Zoning Commission forward the Major Plan Amendment to the City Council with a recommendation for approval subject to the conditions as noted in the staff report.

III. OTHER BUSINESS

**1) *Flagstaff Regional Plan 2030: Place Matters* – PUBLIC HEARING DRAFT
Planning and Zoning Commission adoption and recommendations to City Council**

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

2) Recommendation for possible future use of specific City owned parcels

City Staff: David McIntyre, Assistant to the City Manager, Real Estate

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT