



A G E N D A
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, March 26, 2014

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: Stephen Dorsett, Chairman
Justin Ramsey, Vice Chairman
Paul Moore
Paul W. Turner

Tina Pfeiffer
Steve Jackson
David Carpenter

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 February 26, 2014.

II. WORKSESSION

A. Water Resources and Infrastructure.

City Staff - Brad Hill, Utilities Director

III. PUBLIC HEARING

A. MOUNTAIN TRAIL APARTMENTS

Pages 1-31

Address:	927 West Forest Meadows Street
Assessor's Parcel Number:	112-29-001E
Property Owner:	Campus Park Flagstaff Ltd.
Applicant:	Mountainside MAR, LLC
Application Number:	PCUP 2014-0001
City Staff:	BRIAN KULINA
Action Sought:	Conditional Use Permit

A Conditional Use Permit request from Mountainside MAR, LLC to establish a Planned Residential Development consisting of a 160-dwelling unit apartment complex on approximately 7.34 acres located at 927 W Forest Meadows Street, within the Highway Commercial (HC) Zone.

RECOMMENDED ACTION: Staff recommends approval of Conditional Use Permit.

IV. OTHER BUSINESS

A. CAMRYN PINES

Pages 32-42

Address:	4501 South Beulah Boulevard
Assessor's Parcel Number:	112-05-001G, 001K, 129
Property Owner:	Capstone Homes/Fountain Head Flag, LLC
Applicant:	Capstone Homes
Application Number:	PC PPPL 14-0004
City Staff:	Neil Gullickson
Action Sought:	Preliminary Plat

A request for preliminary plat approval for Camryn Pines subdivision, a one-hundred and twenty three lot, single-family, detached residential subdivision. The site is 59.1 acres in size and is located at 4501 South Beulah Boulevard. The site is zoned R1, Single-Family Residential zone.

RECOMMENDED ACTION: Staff recommends the Planning and Zoning Commission forward the preliminary plat to the City Council with a recommendation for approval.

B. WHITE PINES TOWNHOMES

Pages 43-48

Address:	3002 South Clubhouse Circle
Assessor's Parcel Number:	105-21-062
Property Owner:	True Life Communities
Applicant:	Mogollon Engineering
Application Number:	PPPL 2014-0003
City Staff:	Tiffany Antol
Action Sought:	Preliminary Plat Approval

A request for Preliminary Plat approval for White Pines Townhomes at Pine Canyon, a 36-unit residential townhouse subdivision on an 8.06-acre site located at 3002 S. Clubhouse Circle in the R1, Single-Family Residential Zone.

RECOMMENDED ACTION: Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval.

V. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT