



**A G E N D A**  
**City of Flagstaff**  
**PLANNING & ZONING COMMISSION**  
**4:00 PM– Wednesday, September 24, 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 August 27, 2014.

**II. OTHER BUSINESS**

**A. PINNACLE PINES**

**Pages 1 - 61**

Address:	800 E Sterling Lane
Assessor's Parcel Number:	105-20-117
Property Owner:	Pinnacle 146 LLC
Applicant:	Mogollon Engineering
Application Number:	<b>PPPL 2014-0005</b>
City Staff:	Brian Kulina
Action Sought:	Preliminary Plat Request

A Preliminary Plat request from Mogollon Engineering & Surveying, Inc., on behalf of Pinnacle 146 LLC, for a development of approximately 18.59 acres into 106 single-family subdivision lots located at 800 E. Sterling Lane, within the Medium Density Residential (MR) zone.

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

### **III. PUBLIC HEARING**

#### **A. ASPEN HEIGHTS**

**Pages 62 - 74**

Address: 2701 S Woody Mountain Road  
Assessor's Parcel Number: 112-01-019  
Property Owner: Landmarc Capital & Investment Co.  
Applicant: Aspen Heights  
Application Number: **PANX 14-0001**  
City Staff: Tiffany Antol  
Action Sought: Annexation Request

An annexation request of approximately 3.14 acres located at 2701 S. Woody Mountain Road. The property is identified as a portion of Coconino County Assessor's Parcel Number 112-01-019. This annexation request is the first part of a two-part request. The second part of the request is a Zoning Map Amendment.

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

#### **B. ASPEN HEIGHTS**

**Pages 75 - 118**

Address: 2701 S Woody Mountain Road  
Assessor's Parcel Number: 112-01-019  
Property Owner: Landmarc Capital & Investment Co.  
Applicant: Aspen Heights  
Application Number: **PREZ 14-0004**  
City Staff: Tiffany Antol  
Action Sought: Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 33.33 acres from Rural Residential (RR) to Medium Density Residential (MR) and approximately 3.60 acres from Rural Residential (RR) to Highway Commercial (HC).

RECOMMENDED ACTION: Staff recommends the Planning and Zoning Commission forward Zoning Map Amendment to the City Council with a recommendation for approval subject to conditions.

### **IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

#### **ADJOURNMENT**