



Minutes- Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, July 22, 2015

City Hall, **Staff Conference Room**, 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 Chairman Jackson called the meeting to order at 4:01 p.m.

COMMISSION MEMBERS:

Present:
Steve Jackson- Chairman
David Carpenter –Vice Chairman
Stephen Dorsett
Paul W. Turner
John Stigmon
Tina Pfeiffer
Alaxandra Pucciarelli

CITY STAFF:

Mark Sawyers, Planning Manager
Brian Kulina, Planning Development Manager
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.)

None

B. APPROVAL OF MINUTES

1) 1) Regular meeting of June 10, 2015.

Motion to approve minutes of the regular meeting of June 10, 2015 **Moved by** Commissioner Carpenter **Seconded by** Commissioner Stigmon. Motion carried unanimously.

2) Regular meeting of June 24, 2015.

Motion to approve minutes of the regular meeting of June 24, 2015 **Moved by** Commissioner Carpenter **Seconded by** Commissioner Turner. Motion carried unanimously.

II. OTHER BUSINESS

THE LOFTS OF FLAGSTAFF

Address: 555 W. Forest Meadows Street
Assessor's Parcel Number: 103-32-006
Property Owner: F.W. & Dorothy J. Thompson
Applicant: Capstone Collegiate Communities, LLC
Application Number: **PCUP 2015-0003**
City Staff: Tiffany Antol
Action Sought: Conditional Use Permit

A Conditional Use Permit request from Capstone Collegiate Communities, LLC to establish Rooming and Boarding as part of a mixed-use development within the City of Flagstaff. The site is located at 555 W. Forest Meadows Street, within the Highway Commercial (HC) zone. The development is proposing 232 dwelling units consisting of 814 beds and 13,961 square feet of commercial retail space.

Chairman Jackson recused himself due to a conflict of interest.

Mr. Kulina gave a PowerPoint presentation on the proposed project. Mr. Nick Wood, applicant representative, gave a PowerPoint presentation on the proposed project. Discussion was held on the proposed project. Lewis Necket, architect, answered questions from Commissioners.

Motion to open the public hearing **Moved by** Commissioner Dorsett **Seconded by** Commissioner Turner. Motion carried unanimously

No public comment

Motion to close the public hearing **Moved by** Commissioner Turner **Seconded by** Commissioner Stigmon. Motion carried unanimously

Discussion was held on the proposed project.

Motion to modify condition #7 submitted from Staff to read "A final safety plan that addresses events, pool parties, general safety requirements, staffing, and operations shall be approved by the Planning Director prior to final Certificate of Occupancy for the residential portion of the development. The safety plan shall be, at a minimum, in the form as provided in this application." **Moved by** Commissioner Carpenter **Seconded by** Commissioner Pfeiffer. Motion carried unanimously

Motion to modify condition #5 submitted from Staff to read "6ft tall wrought iron style curved fencing shall be provided along the east and west side of the property" **Moved by** Commissioner Pfeiffer **Seconded by** Commissioner Dorsett. Motion carried unanimously

Motion to approve **PCUP2015-0003** as modified with previous motions **Moved by** Commissioner Stigmon; **Seconded by** Commissioner Turner. Motion carried unanimously.

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers discussed future projects that will be coming before the Commission

ADJOURNMENT

Meeting adjourned at 5:19 p.m.