



A G E N D A
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, October 28, 2015

City Hall Council Chambers 211 W. Aspen Ave.



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: Steve Jackson, Chairman
David Carpenter, Vice Chairman
Alexandra Pucciarelli
Paul W. Turner

Tina Pfeiffer
Stephen Dorsett
John Stigmon

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 14, 2015.

II. PUBLIC HEARING

A. MCALLISTER RANCH PUBLIC WORKS YARD

Address:	3200 W Route 66
Assessor's Parcel Number:	112-01-001D
Property Owner:	City of Flagstaff
Applicant:	Patrick Bourque
Application Number:	PZ -15-00077
City Staff:	Elaine Averitt
Action Sought:	Annexation

An annexation request by the City of Flagstaff to annex approximately 44.01 acres located at 3200 W. Route 66. The property is identified as Coconino County Assessor's Parcel Number 112-01-001D. This annexation request is the first part of a three-part request. The second part of the request is a proposed minor amendment to the Flagstaff Regional Plan, and the third part of the request is a request for 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. MCALLISTER RANCH PUBLIC WORKS YARD

Address:	3200 W Route 66
Assessor's Parcel Number:	112-01-001D
Property Owner:	City of Flagstaff
Applicant:	Patrick Bourque
Application Number:	PZ-15-00077-02
City Staff:	Elaine Averitt
Action Sought:	Minor Plan Amendment

A minor *Flagstaff Regional Plan 2030* amendment request by the City of Flagstaff to change the area type designation on Map 21 and 22 from Future Urban, Future Suburban, and Area in White to Existing Suburban for approximately 28.7 acres located at 3200 West Route 66.

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

C. MCALLISTER RANCH PUBLIC WORKS YARD

Address:	3200 W Route 66
Assessor's Parcel Number:	112-01-001D and 112-01-002
Property Owner:	City of Flagstaff
Applicant:	Patrick Bourque
Application Number:	PZ-15-00077-01
City Staff:	Elaine Averitt
Action Sought:	Zoning Map Amendment

A Zoning Map Amendment (Direct Ordinance with a Site Plan) request to rezone approximately 48.81 acres from Rural Residential (RR) to Public Facility (PF) located at 3200 West Route 66 on parcel numbers 112-01-001D and 112-01-002.

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 conditions.

III. OTHER BUSINESS

A. COCONINO RIDGE AT PINE CANYON

Address:	2705 E Telluride Drive
Assessor's Parcel Number:	105-22-044
Property Owner:	TLC PC Land
Applicant:	Mogollon Engineering
Application Number:	PSPR-15-0010
City Staff:	Tiffany Antol
Action Sought:	Preliminary Plat

A request for Preliminary Plat approval for Coconino Ridge at Pine Canyon located at 2705 E. Telluride Drive located 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 conditional approval.

B. *Map 25: Road Network Illustration Major Plan Amendment*

Discussion and public testimony regarding a recommendation to the City Council to adopt a major plan amendment to the Flagstaff Regional Plan 2030. The amendment proposed would update Map 25 and incorporate associated text amendments. Per Flagstaff City Code Title 11, the hearing is being continued from the September 23 Planning and Zoning Commission meeting.

City Staff: Sara Dechter, Comprehensive Planning Manager, Community Development

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT