



**A G E N D A**  
**City of Flagstaff**  
**A Special Meeting of the**  
**PLANNING & ZONING COMMISSION**  
**4:00 PM– Thursday, November 12, 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  
Alaxandra 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 28, 2015.

**II. PUBLIC HEARING**

**A. WELBROOK SKILLED NURSING FACILITY**

Address: 1600 N. Gemini Drive  
Assessor's Parcel Number: 101-46-002  
Property Owner: MMVC Devco LLC.  
Applicant: Embree Asset Group, Inc.

Application Number:	<b>PZ-15-00037-03</b>
City Staff:	T. Antol
Action Sought:	Conditional Use Permit

A Conditional Use Permit request from Embree Asset Group, Inc. to establish a new 50-bed nursing home facility on approximately 3.06-acres on McMillan Mesa. The single-story, 36,677 square foot building will serve as a transitional rehabilitation skilled nursing facility. The subject property is located at 1600 N Gemini Drive, within the High Density Residential (HR) zoning district.

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

#### **ADJOURNMENT**