



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Thursday, January 13, 2016

City Hall, **Council Chambers**, 211 W Aspen

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 Acting Chairman Carpenter called the meeting to order at 4:09 p.m.

COMMISSION MEMBERS:

Present:
David Carpenter- Acting Chairman
David Zimmerman
Alexandra Pucciarelli
John Stigmon
Paul Turner
Stephen Dorsett
Ed Dunn

CITY STAFF:

Mark Sawyers, Planning Manager
Brian Kulina, Planning Development Manager
Kevin Fincel, Senior Assistant City Attorney
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.)

Emily Davalos, resident, thanked the commission for hearing public comment on the La Plaza Vieja Neighborhood Plan and The Standard.

B. APPROVAL OF MINUTES

- 1) Regular meeting of November 12, 2015.

Motion to approve minutes of the regular meeting of November 12, 2015 **Moved by** Commissioner Dorsett **Seconded by** Commissioner Stigmon. Motion carried unanimously.

II. PUBLIC HEARING

A. THE HUB

Address: 17 S. Mikes Pike
Assessor's Parcel Number: 100-39-001C, 100-39-010, 100-39-009, 100-39-008,
100-36-002A, 100-39-001G
Property Owner: Core Campus Flagstaff, LLC
Applicant: Core Campus LLC
Application Number: **PZ-15-00164**
City Staff: Brian Kulina
Action Sought: Zoning Map Amendment

A direct ordinance Zoning Map Amendment request from Core Campus LLC amending the Downtown Regulating Plan from the existing T4 Neighborhood 1 (T4N.1) transect to the proposed T5 Main Street (T5) transect located along Mikes Pike and containing approximately 1.35 acres, and from the existing T4 Neighborhood 1 (T4N.1) and the T5 Main Street (T5) transects to the proposed T4 Neighborhood 2 (T4N.2) transect located along Phoenix Avenue and containing approximately 0.29 acres.

Mr. Kulina gave a PowerPoint presentation on the proposed project

Lindsay Schube, applicant representative, introduced the development team and gave a PowerPoint presentation on the proposed project.

John Myefski, Myefski Architects, continued the PowerPoint presentation on architecture of the proposed project

Scott Stager, Core Campus Management, gave a PowerPoint presentation on the management of the proposed project

Acting Chair Carpenter opened the meeting for public comment

Public Comment

Eli Nelson, resident, expressed concern about parking and encouraged the applicant to seek a new location or an old hotel, concerned about higher property taxes, this is not what is best for the community

Miles Maurer, resident, concerned about traffic and parking in the area, will ruin the vibe of the Southside that's just been revived and would be disappointing to see this project follow through

Jeff Maurer, resident, property and owner in the Southside, expressed concerned about historic resources being replaced by congestion, traffic, accidents, doesn't fit the code to enhance the community

Marie Jones, resident, expressed concerns about number of students, will set precedent for more developments like the proposed project, view shed of Mars Hill, height of building, would like to have a Southside plan adopted

Don Perry, resident, expressed concern that project won't improve quality of life, NAU should step up to the plate, parking, snow/winter parking ordinance, water & sewer impacts

Caleb Schiff, resident and Southside business owner, expressed concern about height of the building, parking, and character of the neighborhood being negatively impacted, consider the short and long term impacts this will have on the community

Rose Houk, resident, expressed concerns about mass, scale and incompatibility, height, supply and demand, traffic, loss of quality of life

Leslie Connell, resident, expressed concern about the project being inappropriate and misguided, mass of the building, parking, traffic, impact on established neighborhood

Maury Herman, resident, federal fair housing 2 per bedroom with 1 in living room believes traffic study was not the full impact that could take place, traffic study be revised to show 1000 residents, developer contribute to ongoing parking enforcement in the Southside, right turn only from Milton, delay a decision tonight to consider his 3 requests

Tory Syracuse, represents Friends of Flagstaff Future, requests denial of proposed project due to the project being targeted to Students and not multi-family, expressed concerned about traffic, parking, precedent being set for the heart of the City, the City needs a plan for high occupancy student housing

Albert Lopez, resident, concerned about this kind of development will push out his family that has been here for many years and doesn't want to see high rises and doesn't want to be squeezed out

John McCullough, resident and business owner, is in favor of the project due to the proximity of the project to the college, indicated this is the type of development that is in the approved plan, the more student housing that can be supported will make all other housing more affordable, believes this project will be a positive addition to the community.

Emily Davalos, resident, expressed concern about renting by the room and not the unit, traffic, parking, feels the focus is on the students and not the vibrant and diverse community

Melanie Street, resident, expressed concerns about management of traffic, safety of residents, parking, traveling on Mike's Pike, adding volume to Mike's Pike, architecture is unsightly and doesn't fit in

Stuart McDaniel, Chamber of Commerce, expressed support for the project due to the lack of student housing, jobs, affordable housing, NAU is going to grow so we should grow responsibly

Lily Maurer, resident, has seen the Hub in Tucson and she doesn't like it, it would take away her view of the mountain, people would get sick from pollution, expressed concern about homeless and kids getting hit

Herman Ramirez, resident, expressed concern about density, traffic, parking, would like to see some little nice restaurants

Sky Black, resident, expressed concern about size, traffic, cultural impact

Duffie Westheimer, resident, concerned about historic value, adding more people doesn't make it more walkable, snow and rain causes problems, evacuation plan, raise property values, 5 stories is inappropriate

Charlie Silver, resident, concerned about 2 other public meetings were held at the same time, doesn't fit the character of Flagstaff, more appropriate locations, traffic, parking, view shed, would like to see public input earlier in the process

Jim McCarthy, resident, not opposed to high density but doesn't believe this project is compatible in this neighborhood and suggest the developer downsizes the project

Julia Olguin, resident, expressed concern that this project has gotten this far, parking, kids are reckless and not respectful, Southside of Phoenix is covered in ice and snow, roads are too narrow for the bus route, NAU needs to provide parking

Jill Sans, resident, expressed concerned about vandalism, garbage, feels like the project is too much pressure on the area and is not the right place for the project

Roabie Johnson, resident, doesn't see it as quality infill and believes it should be on campus, expressed concern about parking

Ben Koch, resident, expressed concerned about the scale, increase the population of the area by 500%, density, parking, traffic

Rick Moore, resident, believes the development is in the wrong place, would like Staff reports to be available on the website, worries about the precedent being set, doesn't believe this project meets the intent of the Regional Plan

Frank Branhan, business owner, believes this project will put his business out of business because of parking problems

Manuel Montoya, resident, expressed concerned about parking and crime, believes NAU should provide solutions to student housing if they want to grow

Karen Kinne-Herman, resident, believes in infill development and appreciates Core Development being available to talk with them but believes this project is too high of density for the neighborhood

Tim Trazaska, resident, doesn't believe that more is always better, believes the cost of the development will exceed the revenue and eventually they downtown will be all corporate owned business instead of family own businesses

Judith Costello, resident, expressed concerns about water, water treatment, landfill, crime, light pollution, property taxes, would like to know what local business have been asked to rent space in the proposed project

Kari Maurer, resident, expressed concern about the maturity of the infrastructure

Acting Chair Carpenter closed the meeting for public comment

Five (5) written comment cards were received in favor of the proposed project

Fifty nine (59) written comment cards were received in opposition of the proposed project

Discussion was held on the proposed project. Mr. Kulina, Ms. Schube, Mr. Myefski answered questions from commissioners.

Mark Sawyers, Planning Manager, answered questions from Commissioners

Tom Harrington, Core Campus, LLC, was present and answered questions from Commissioners

Commissioners requested information to be presented at the next meeting

Motion to continue meeting to February 3rd at 4:00 p.m. **Moved by** Commissioner Carpenter **Seconded by** Commissioner Dunn. Motioned carried unanimously

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

None

ADJOURNMENT

Adjourned at 8.45 p.m.