



A G E N D A
City of Flagstaff
PLANNING & ZONING COMMISSION
SPECIAL MEETING
4:00 PM– Wednesday, February 3, 2016

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: David Carpenter, Acting Chairman Ed Dunn
 David Zimmerman Stephen Dorsett
 Alexandra Pucciarelli John Stigmon
 Paul W. Turner

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 January 27, 2016.

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.

Recommendation Action: Staff recommends the Planning and Zoning Commission forward this Zoning Map Amendment request to the City Council with a recommendation for approval subject to the conditions as noted in the Recommendation section of this report.

B. 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-15-00164-01**
City Staff: Brian Kulina
Action Sought: Conditional Use Permit

A Conditional Use Permit request from Core Campus LLC to (1) establish the Rooming and Boarding use and (2) permit 93% lot coverage within the T5 Main Street (T5) transect zones on approximately 2.39 acres located at 17 S Mikes Pike.

Recommendation Action: Staff recommends approval of Conditional Use Permit PZ-15-00164-01 subject to three conditions.

C. 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-15-00164-02**
City Staff: Brian Kulina
Action Sought: Conditional Use Permit

A Conditional Use Permit request from Core Campus LLC to (1) establish the Rooming and Boarding use and (2) permit 93% lot coverage within the T5 Main Street (T5) transect zones on approximately 2.39 acres located at 17 S Mikes Pike.

Recommendation Action: Staff recommends approval of Conditional Use Permit PZ-15-00164-02 subject to three conditions.

III. OTHER BUSINESS

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT