



AGENDA

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, February 10, 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
Alaxandra 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) Special meeting of February 3, 2016.

II. PUBLIC HEARING

A. McMILLAN MESA VILLAGE

Address: 1800 N Gemini Drive
Assessor's Parcel Number: 101-46-006
Property Owner: MMV Devco, LLC
Applicant: MMV Devco, LLC
Application Number: **PZ-15-00022-02**
City Staff: Tiffany Antol
Action Sought: Minor Regional Plan Amendment

A minor Flagstaff Regional Plan 2030 amendment request by MMV Devco, LLC to change the area type designation on Map 21 and 22 from Area in White to Existing Suburban for approximately 6.31 acres located at 1800 N. Gemini Drive.

Recommendation Action: Staff recommends the Planning and Zoning Commission forward the minor Flagstaff Regional Plan 2030 amendment to the City Council with a recommendation for approval.

B. McMILLAN MESA VILLAGE

Address: 1800 N Gemini Drive
Assessor's Parcel Number: 101-46-002B, 101-46-003, 101-46-004, 101-46-006, 101-31-110, 101-27-007F
Property Owner: MMC Devco, LLC
Applicant: MMC Devco, LLC
Application Numbers: **PZ-15-00022 & PZ-15-00022-03**
City Staff: Tiffany Antol
Action Sought: Specific Plan Amendment/Concept Zoning Map Amendment

An amendment of the McMillan Mesa Village Specific Plan to transfer approximately 199 dwelling units from Development Area B (APN 101-46-002B) to Development Areas C (APN 101-46-003), D1 (APN 101-46-004), and D3 (APN 101-46-006) and to amend the development options for Development Area B and to amend the zoning district and development options for Development Areas C from Suburban Commercial to Medium Density Residential, and D1 and D3 from Research and Development to Medium Density Residential.

A Concept Zoning Map Amendment request to rezone approximately 7.67 acres (APN 101-46-003) from Suburban Commercial (SC) to Medium Density Residential (MR), 13.66 acres (APNs 101-46-004 and 101-46-006) from Research and Development (RD) to Medium Density Residential (MR), and 4.84 acres (APNs 101-31-110 and 101-28-007F) from Single-family Residential (R1) to Public Open Space (POS) located on McMillan Mesa.

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

III. WORKSESSION

- A. Discussion and brief overview of the regional transportation plan, update on the ongoing process. Request input from the P&Z Commission on broad issues being addressed through the planning process.

City Staff: David Wessel, FMPO Manager

- B. Discussion on proposed amendments to Division 10-50.100 (Sign Standards) of the Flagstaff Zoning Code with related amendments in Chapter 10-20 (Administration, Procedures and Enforcement), Chapter 10-80 (Definitions) and Chapter 10-90 (Maps)

City Staff: Roger Eastman, Comprehensive Planning and Code Administrator

IV. OTHER BUSINESS

V. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT