



Minutes- APPROVED
City of Flagstaff
PLANNING & ZONING COMMISSION
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 Chairman Carpenter called the meeting to order at 4:06 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
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.)

None

B. APPROVAL OF MINUTES

1) Regular meeting of January 27, 2016.

Motion to approve minutes of the regular meeting of January 27, 2016

Moved by Commissioner Turner **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 brief PowerPoint presentation on the proposed project

Lindsay Schube, applicant representative, expresses appreciation to the commission for convening a special meeting

John Myefski, Myefski Architects, gave a PowerPoint presentation on the proposed project

Ms. Schube would like the commission to view Core Campus as a property owner in Flagstaff and believes that the "by right" project is not the right project for this property.

Public Comment

Constance Tanner, resident, expressed opposition due to height, use and parking

Ken Berkhoff, resident, spoke in support of the proposed project and believes the "by right" project is not as good as the proposed project for Flagstaff

James Q. Martin, resident, expressed concern about bulk, mass and parking

Richard Fernandez, resident, expressed concerned about scale and character

Walter Crutchfield, developer with Vintage Partners, spoke in support of the proposed project referencing that Core Campus complies with the dark skies, did several neighborhood meetings and is a quality developer

Nancy Branham, resident, expressed concern about T4N1 standards not being met and parking

Lynn Corbin, resident, expressed concern about the upcoming big scale projects and believes that student housing isn't part of the community

Katy Harding, resident, doesn't think about college housing when she thinks about Southside, believes the project will obstruct the views, and it will destroy the history

Bill Ring, represents Southside properties, expressed concern about traffic, parking and community character

Thirteen written comments were received in opposition to the proposed project

Four written comments were received in support of the proposed project

Motion to go into Executive Session **Moved by** Chairman Carpenter **Seconded by** Commissioner Stigmon. Motion carried unanimously

Motion to reconvene the meeting **Moved by** Chairman Carpenter **Seconded by** Commissioner Turner. Motion carried unanimously

Discussion was held on the proposed project.

Mr. Kulina and Mr. Sawyers answered questions from Commissioners

Mr. Myefski and Ms. Schube answered questions from Commissioners

Discussion was held on the proposed project

Motion to recommend to the City Council to approve the Zoning Map Amendment PZ-15-00164 **Seconded by** Commissioner Stigmon

Motion to amend the original motion with the following condition for the developer to add 100 parking spaces to their building or offsite building that they own and control or a City lot to be determined in the future or a fee in lieu; the motion was further amended to state that the parking structure had to be within 600 ft of the project **Seconded by** Commissioner Stigmon. Motion carried 6 to 1 with Commissioner Dunn dissenting

Motion to add an amendment to add all the Staff conditions listed in the Staff report **Moved by** Chairman Carpenter **Seconded by** Commissioner Stigmon. Motion carried 6 to 1 with Commissioner Dunn dissenting

Motion to add an amendment to exclude the elevator tower from the 40ft setback on Mikes Pike **Moved by** Chairman Carpenter **Seconded by** Commissioner Stigmon Motion carried 6 to 1 with Commissioner Dunn dissenting

Motion to add an amendment to restrict the developer to a maximum of 664 bedrooms **Moved by** Chairman Carpenter **Seconded by** Commissioner Stigmon. Motioned carried 5 to 2 with Commissioner Dorsett and Commissioner Dunn dissenting

Motion to approve Zoning Map Amendment PZ-15-00164 with all conditions that have received a yes vote **Moved by** Chairman Carpenter **Seconded by** Commissioner Stigmon. Motioned carried 6 to 1 with Commissioner Dunn dissenting

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 permit 93% lot coverage within the T5 Main Street (T5) transect zones on approximately 2.39 acres located at 17 S Mikes Pike.

Mr. Kulina gave a brief PowerPoint presentation on the proposed project

Ms. Schube addressed the commission

Motion to approve PZ-15-00164-01 **Moved by** Chairman Carpenter **Seconded by** Commissioner Dorsett

Motion to amend the motion to add the condition that the CUP only be authorized if the Zoning Map Amendment and all conditions voted on by Planning and Zoning Commission be accepted by the applicant **Moved by** Chairman Carpenter **Seconded by** Commissioner Dorsett

Motion and the amendment carried 6 to 1 with Commissioner Dunn dissenting

Motion to approve PZ-15-00164-01 with approved condition **Moved by** Chairman Carpenter **Seconded by** Commissioner Dorsett. Motion carried 5 to 2 with Commissioner Dunn and Zimmerman dissenting

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 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.

Motion for approval Conditional Use Permit PZ-15-00164-01 **Moved by** Chairman Carpenter **Seconded by** Commissioner Dorsett

Motion to amend the original motion to add the condition that the developer must participate in the City's Multi-Family housing crime prevention program **Moved by** Chairman Carpenter **Seconded by** Chairman Stigmon

Motion that the CUP only be authorized if the Zoning Map Amendment and all conditions voted on by Planning and Zoning Commission be accepted by the applicant **Moved by** Chairman Carpenter **Seconded by** Commissioner Stigmon

Motion and all moved conditions passed 6 to 1 with Commissioner Zimmerman dissenting

Motion to approve PZ-15-00164-02 which was originally stated incorrectly as PZ-15-00164-01 with all moved conditions already stated. **Moved by** Chairman Carpenter **Seconded by** Commissioner Stigmon Motion carried 6 to 1 with Commissioner Zimmerman dissenting.

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

None

ADJOURNMENT

Adjourned at 7:55 p.m.