



# Minutes- **APPROVED**

## 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** Chairman Carpenter called the meeting to order at 4:08 p.m.

### COMMISSION MEMBERS:

Present:  
David Carpenter- Acting Chairman  
David Zimmerman  
Alaxandra Pucciarelli  
Paul Turner  
Stephen Dorsett  
Ed Dunn

Excused                      John Stigmon

CITY STAFF:                      Mark Sawyers, Planning Manager  
    Tiffany Antol, 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) Special meeting of February 3, 2016.

**Motion** to approve minutes of the Special meeting of February 3, 2016 with the amendment to change Call to Order to read "Chairman Carpenter" as opposed to "Acting Chairman Carpenter"

**Moved by** Commissioner Turner **Seconded by** Commissioner Zimmerman . Motion carried unanimously.

## 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.

### 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.

[Ms. Antol gave a PowerPoint presentation on the proposed Minor Regional Plan Amendment, Specific Plan Amendment, and Concept Zoning Map Amendment](#)

[Commissioner Carpenter requested to take public comment](#)

#### **Public Comment**

[Steve Jackson, resident, expressed support for the proposed project](#)

[James Connell, resident, expressed concern about traffic](#)

[Reid Miller, City of Flagstaff Traffic Engineer, was present and answered questions from Commissioners](#)

[Discussion was held on the proposed project](#)

[David Cavan, developer, answered a question from Commissioner Dorsett relating to home prices](#)

**Motion** to approve Minor Regional Plan Amendment PZ-15-00022-02 **Moved by** Chairman Turner **Seconded by** Chairman Dorsett. Motion carried unanimously

**Motion** to approve Specific Plan and Concept Zoning Map Amendments PZ-15-00022 and PZ-15-1500022-03 with Staff conditions as presented with the additional condition that Parcel D3 maintain an access connection to the FUTS **Moved by** Chairman Turner **Seconded by** Chairman Carpenter. Motion carried unanimously

### 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

Mr. Wessel gave a PowerPoint presentation on the Regional Transportation plan

Discussion was held

- 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

Mr. Eastman gave a PowerPoint presentation on the proposed sign amendments

Discussion was held

### VI. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers discussed future meetings

### **Adjournment**

6:02 p.m.