



A G E N D A

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, February 24, 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, Chairman
David Zimmerman
Alaxandra Pucciarelli
Paul W. Turner
Ed Dunn
Stephen Dorsett
John Stigmon

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 February 10, 2016.

II. PUBLIC HEARING

A. ZONING CODE AMENDMENTS

Discussion/possible action 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

B. GUADALUPE PARK

Address: 805 West Clay Avenue
Assessor's Parcel Number: 103-02-001A, 103-02-001E
Property Owner: City of Flagstaff
Applicant: City of Flagstaff Recreation Services
Application Number: **PZ-15-00138-01**
City Staff: Jennifer Mikelson

Action Sought: Minor Regional Plan Amendment

A minor *Flagstaff Regional Plan 2030* amendment request to change the area type designation on Map 21 and 22 from Existing Suburban and Future Urban to Parks/Open Space for approximately 1.07 acres located at 805 West Clay Avenue.

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.

C. GUADALUPE PARK

Address: 805 West Clay Avenue
Assessor's Parcel Number: 103-02-001A, 103-02-001E
Property Owner: City of Flagstaff
Applicant: City of Flagstaff Recreation Services
Application Number: **PZ-15-00138**
City Staff: Jennifer Mikelson
Action Sought: Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 1.07 acres located at 805 West Clay Avenue from Highway Commercial (HC) to Public Facilities (PF).

Recommendation Action: Staff recommends the Planning & Zoning Commission forward the Zoning Map Amendment request to the City Council with a recommendation for approval.

D. BUFFALO PARK WEST

Address: Section 10, Township 21 North, Range 7 East
Assessor's Parcel Number: 110-03-001B
Property Owner: City of Flagstaff
Applicant: City of Flagstaff Recreation Services
Application Number: **PZ-15-00139-01**
City Staff: Jennifer Mikelson
Action Sought: Minor Regional Plan Amendment

A minor *Flagstaff Regional Plan 2030* amendment request to change the area type designation on Map 21 and 22 from Area in White to Parks/Open Space for approximately 26.03 acres located north of Fir Avenue along San Francisco Street.

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

E. BUFFALO PARK WEST

Address: Section 10, Township 21 North, Range 7 East
Assessor's Parcel Number: 110-03-001B
Property Owner: City of Flagstaff
Applicant: City of Flagstaff Recreation Services
Application Number: **PZ-15-00139**
City Staff: Jennifer Mikelson
Action Sought: Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 26.03 acres located north of Fir Avenue along San Francisco Street from the Single Family Residential (R1) and Public Facility (PF) zones to Public Open Space (POS).

Recommendation Action: Staff recommends the Planning & Zoning Commission forward the Zoning Map Amendment request to the City Council with a recommendation for approval.

F. Highland Avenue

Address: Section 10, Township 21 North, Range 7 East
Assessor's Parcel Number: 112-29-021G and 112-29-021F
Property Owner: City of Flagstaff
Applicant: City of Flagstaff Recreation Services
Application Number: **PZ-15-00140-01**
City Staff: Jennifer Mikelson
Action Sought: Minor Regional Plan Amendment

A minor *Flagstaff Regional Plan 2030* amendment request to change the area type designation on Map 21 and 22 from Existing Suburban to Parks/Open Space for approximately 5.31 acres located off Highland Avenue.

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

G. HIGHLAND AVENUE

Address: Section 10, Township 21 North, Range 7 East
Assessor's Parcel Number: 112-29-021G and 112-29-021F
Property Owner: City of Flagstaff
Applicant: City of Flagstaff Recreation Services
Application Number: **PZ-15-00140**
City Staff: Jennifer Mikelson
Action Sought: Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 5.31 acres located off Highland Avenue from Highway Commercial (HC) to Public Facility (PF).

Recommendation Action: Staff recommends the Planning & Zoning Commission forward the Zoning Map Amendment request to the City Council with a recommendation for approval.

H. PICTURE CANYON

Address: Section 4, Township 21 North, Range 8 East
Assessor's Parcel Number: 113-06-004
Property Owner: City of Flagstaff
Applicant: City of Flagstaff Sustainability Program
Application Number: **PZ-15-00134-01**
City Staff: Tiffany Antol
Action Sought: Annexation

An annexation request of approximately 77.8 acres currently part of the Picture Canyon Natural Preserve and Archeological Park owned by the City of Flagstaff.

Recommendation Action: Staff recommends the Planning & Zoning Commission forward the annexation request to the City Council with a recommendation for approval.

I. PICTURE CANYON

Address:	Section 4, Township 21 North, Range 8 East
Assessor's Parcel Number:	113-06-004, 113-06-003
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Sustainability Program
Application Number:	PZ-15-00134
City Staff:	Tiffany Antol
Action Sought:	Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 477.8 acres located in Section 4, Township 21 North, Range 8 East from No Zoning and Rural Residential (RR) Zone to Public Open Space (POS) and to apply the Landmarks Overlay (LO) Zone, the Resource Protection Overlay (RPO) Zone, and the Rural Floodplain designation to 77.8 acres.

Recommendation Action: Staff recommends the Planning & Zoning Commission forward the Zoning Map Amendment request to the City Council with a recommendation for approval.

J. OBSERVATORY MESA

Address:	Section 12, Township 21 North, Range 6 East
Assessor's Parcel Number:	102-15-002
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Sustainability Program
Application Number:	PZ-15-00136-02
City Staff:	Tiffany Antol
Action Sought:	Annexation

An annexation request of approximately 640.51 acres, which is part of the Observatory Mesa open space owned by the City of Flagstaff.

Recommendation Action: Staff recommends the Planning & Zoning Commission forward the annexation request to the City Council with a recommendation for approval.

K. OBSERVATORY MESA

Address:	Section 12, Township 21 North, Range 6 East
Assessor's Parcel Number:	102-15-002
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Sustainability Program
Application Number:	PZ-15-00136-01
City Staff:	Tiffany Antol
Action Sought:	Minor Regional Plan Amendment

A minor Flagstaff Regional Plan 2030 amendment request to change the area type designation on Map 21 and 22 from Area in White and State Land to Existing Parks/Open Space for approximately 2253.20 acres located on Observatory Mesa.

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

L. OBSERVATORY MESA

Address:	Section 12, Township 21 North, Range 6 East
Assessor's Parcel Number:	102-15-002
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Sustainability Program
Application Number:	PZ-15-00136
City Staff:	Tiffany Antol
Action Sought:	Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 1610.69 acres located on Observatory Mesa from Rural Residential (RR) to Public Opens Space (POS) rezone approximately 2.00 acres from Rural Residential (RR) to Public Facility (PF) and to apply the Resource Protection Overlay (RPO) to approximately 640.51 acres.

Recommendation Action: Staff recommends the Planning & Zoning Commission forward the Zoning Map Amendment request to the City Council with a recommendation for approval.

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT