



# Minutes-Approved

City of Flagstaff

## PLANNING & ZONING COMMISSION TOUR

2:00 PM – Wednesday, October 11, 2017

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City Hall **Council Chambers** 211 W. Aspen Ave.

### Downtown Regulating Plan Area Mobile Tour – Multiple Locations

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 2:00 p.m.](#)

COMMISSION MEMBERS: David Carpenter, Chairman  
David Zimmerman  
Marie Jones  
John Stigmon, Vice Chair  
Margo Wheeler  
Ed Dunn

Absent: Dr. Alex Martinez

CITY COUNCIL MEMBERS: Mayor Evans  
Vice Mayor Whelan  
Councilmember Barotz  
Councilmember McCarthy  
Councilmember Odegaard

Absent: Councilmember Overton  
Councilmember Putzova

CITY STAFF: Tiffany Antol, Staff Liaison  
Becky Cardiff, Recording Secretary  
Brian Kulina, Zoning Code Manager

### **I. GENERAL BUSINESS**

[None](#)

## **II. OTHER BUSINESS**

### **A. Downtown Regulating Plan Area Mobile Tour**

Staff will provide general information regarding current zoning designations and development within the Downtown Regulating Plan area. The Commission may visit anywhere within the Downtown Regulating Plan but will focus on the following 5 locations: 1. S Leroux Street @ E Phoenix Avenue; 2. S San Francisco Street @ W Butler Avenue; 3. N Verde Street @ E Birch Avenue; 4. N Beaver Street @ W Fine Avenue; 5. N Park Avenue @ W Cherry Avenue. The Planning & Zoning Commission will not have any discussion during the tour. All discussion will occur during the work session at 4:00 PM. Transportation will be provided for the Commission.

Mr. Kulina gave the attached presentation to the Commission and City Council members in attendance on the mobile tour. No discussion was held while on the tour.

## **III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

### **ADJOURNMENT INTO REGULAR MEETING 4:00 PM**

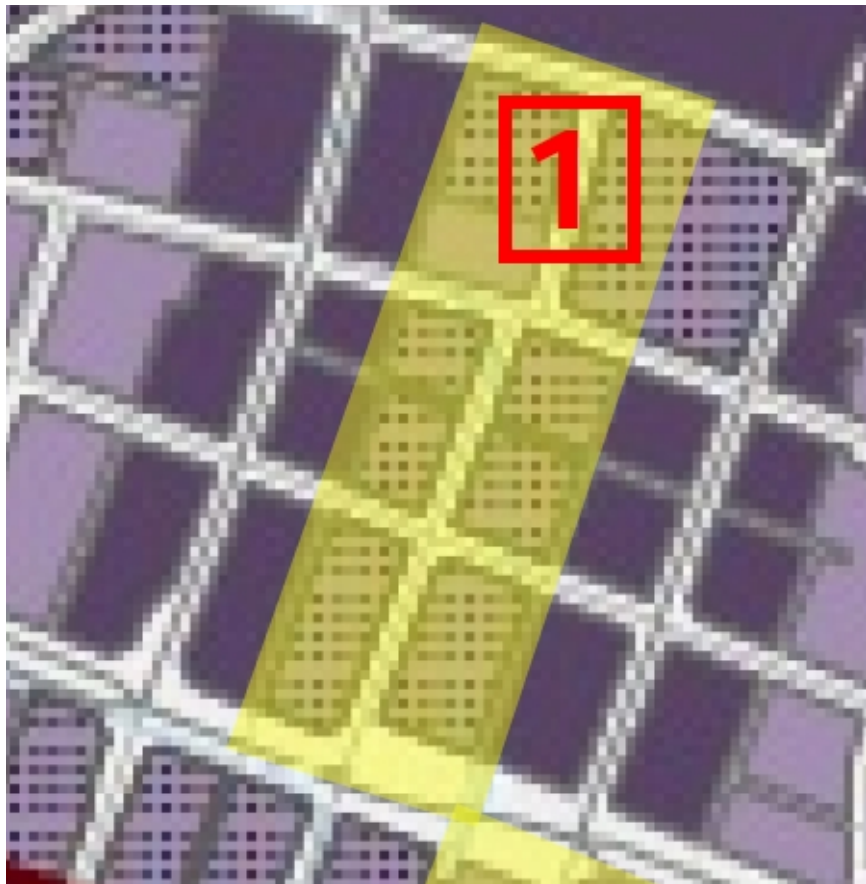
Mobile Tour adjourned at 3:48

## Downtown Regulating Plan Mobile Tour Narrative

All property within the Downtown Regulating Plan area can develop either under conventional (Euclidean) zoning or under Transect zoning. It should be noted that uses and development standards (i.e. building height, lot coverage, setbacks, etc.) are different between the two zoning designations. Copies of the appropriate sections of the Zoning Code have been provided for reference.

### Stop 1 – Leroux from Phoenix to Butler

Leroux from Phoenix to Butler is currently zoned Community Commercial (CC) and T4 Neighborhood 1 – Open (T4N.1-O). Leroux from Phoenix to Cottage has a “back-of-house” commercial character. The two properties on the west side of the street have existing residential structures but the properties have been utilized as commercial storage lots. Leroux from Cottage to Butler is residential in character with existing single-family residential houses on both sides of the street. The T4N.1-O transect zone enables development up to 3-1/2 stories with commercial uses, including bars/taverns, neighborhood markets, micro-brewery/micro-distillery, and lodging, that may not be compatible with existing commercial development.



Stop 2 – San Francisco  
from Butler to Franklin

San Francisco from Butler to Franklin has the following conventional zoning: Community Commercial (CC) from Butler to Dupont; Community Commercial (CC) and High Density Residential (HR) from Dupont to Ellery; and, High Density Residential (HR) and Highway Commercial (HC) from Ellery to Franklin. Most of the property along San Francisco has T4 Neighborhood 1 (T4N.1) transect zoning with properties at the northwest and northeast corners of San Francisco and Dupont having T4



Neighborhood 1 – Open (T4N.1-O) transect zoning. San Francisco has a commercial character with a small mix of existing residential structures. The T4N.1 transect zone does not permit the development of commercial uses, which are already in existence.

### Stop 3 – Verde from Birch to Route 66

Verde from Birch to Route 66 is currently zoned Central Business (CB). Transect zoning along Verde is T5 Main Street – Open (T5-O) and T5 Main Street (T5) from Birch to Aspen and T6 Downtown (T6) and T5 Main Street (T5) from Aspen to Route 66.

Aspen has a commercial character with most of the property being automobile oriented including vehicle storage for Babbitt Ford and automotive repair facilities. This is the area that is most likely to be redeveloped as an extension of Downtown, which would, and should, have a character

that is reflective of the historic Downtown. The T5 and T5-O zones may not adequately promote this redevelopment.



#### Stop 4 – Beaver from Fine to Cherry

Beaver from Fine to Cherry is currently zoned Community Commercial (CC). Transect zoning along Beaver is T4 Neighborhood 1 (T4N.1) from Fine to Dale and T5 Main Street – Open (T5-O) from Dale to Cherry. Half of the east side of Beaver from Dale to Cherry is zoned T4N.1. While most of the structures along Beaver have a residential character, they are primarily occupied by commercial uses. Commercial uses are not permitted within the T4N.1 zone. Commercial redevelopment, therefore, can only be accomplished under the CC zone, which permits building heights up to 60-feet and Floor Area Ratios (FARs) up to 2.5. Implementation of those standards may result in development that is not compatible with the existing pattern.





### Stop 5 – Park from Cherry to Santa Fe

The west side of Park from Cherry to Santa Fe is zoned High Density Residential (HR). The east side of Park from Cherry to the alley between Aspen and Santa Fe is zoned Community Commercial (CC). The east side of Park from the alley to Santa Fe is zone Highway Commercial (HC). All of Park is zoned T4 Neighborhood 1 (T4N.1) except for the east side of Park from the alley to Santa Fe, which is zoned T5 Main Street (T5). Park has a residential character. As such, most of the development consists of single-family residential, except for the intersection of Park and Santa Fe, which consists of an apartment complex and an automotive repair facility. This is a fair representation of the type of development that can be seen within the T4N.1 zones north and west of the library and is, perhaps, more in keeping with development west of Bonito, which is zoned T3 Neighborhood 1 (T3N.1).

