



A G E N D A

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Thursday, November 30, 2017

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:	John Stigmon, Vice Chair	David Zimmerman
	Marie Jones	Margo Wheeler
	Dr. Alex Martinez	Ed Dunn

CITY STAFF: Tiffany Antol, 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 November 8, 2017.

II. WORK SESSION

A. High Occupancy Housing (HOH) Specific Plan-Citizen's Review Session Continuation

The intent of the High Occupancy Housing (HOH) Specific Plan is to address how the City might promote viable options to increase density and provide more reasonably priced and diverse housing choices, while at the same time continue to enhance the character and economic vitality of the City that is important to all. For the purposes of this plan, HOH is generally buildings that house more than 75 bedrooms per acre or have more than 30 units per acre in dormitory or apartment-style units. This could also be called, very high-density housing or mid-rise buildings. Staff will present the feedback received from the 60-day public review, the resulting changes to the HOH Specific Plan, and issues raised for which staff requests further direction from the Planning and Zoning Commission, City Council and the public.

Staff: Sara Dechter, Comprehensive Planning Manager

Action Sought: Direction from Commission on final changes to the plan before the first public hearing

III. PUBLIC HEARING

A. AKDHC MEDICAL OFFICES

Address: 2201 N. Vickey St.
Assessor's Parcel Number: 107-15-015
Property Owner: AKDHC Flagstaff
Applicant: Richard Reigle
Application Number: **PZ-16-00207-02**
City Staff: Neal Gullickson
Action Sought: Conditional Use Permit

A request for a Conditional Use Permit to allow Medical Office use in an existing 9,233 sq. ft. building and an expansion of 5,345 sq. ft. in the Light Industrial (LI) Zone.

Recommendation Action: Staff recommends approval of the Conditional Use with conditions.

B. SIXTH AVENUE HOUSING

Address: 1700 E. 6TH Ave.
Assessor's Parcel Number: 109-11-151C
Property Owner: City of Flagstaff
Applicant: City of Flagstaff Housing Section
Application Number: **PZ-17-00195**
City Staff: Alaxandra Pucciarelli
Action Sought: Concept Zoning Map Amendment

A request for a Concept Zoning Map Amendment request to rezone approximately 0.86 acres from the Public Facility (PF) Zone to the Medium Density Residential (MR) Zone.

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

C. WEST STREET HOUSING

Address: 3150 N. West St.
Assessor's Parcel Number: 109-02-001P
Property Owner: City of Flagstaff
Applicant: City of Flagstaff Housing Section
Application Number: **PZ-17-00194**
City Staff: Alaxandra Pucciarelli
Action Sought: Concept Zoning Map Amendment

A request for a Concept Zoning Map Amendment request to rezone approximately 1.38 acres from the Public Facility (PF) Zone to the Medium Density Residential (MR) Zone.

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

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT