



Minutes-Approved

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 – Vice Chair Stigmon called the meeting to order at 4:01 p.m.

COMMISSION MEMBERS: **Present:**

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

CITY STAFF:

Tiffany Antol, Staff Liaison (Acting Current Planning Manager)
Becky Cardiff, Recording Secretary
Sara Dechter, Comprehensive Planning Manager
Neil Gullickson, Planning Development Manager
Alax Pucciarelli, Planning Development Manager

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

Regular meeting of November 8, 2017

Motion to approve the minutes from the regular meeting of November 8, 2017 **Moved by** Commissioner Wheeler **Seconded by** Commissioner Martinez

II. WORK SESSION

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

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.

Ms. Dechter gave a brief PowerPoint presentation on the changes recommended by the Commission to the proposed High Occupancy Housing Specific plan.

Public Comment

A written comment in support of High Occupancy housing was submitted to the Commission by Margay Witzdam

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.

Mr. Gullickson gave a PowerPoint presentation on the proposed project and answered questions from Commissioners.

Rick Reigle, architect, answered questions from Commissioner Zimmerman about the front canopy

Public Comment

None

Motion to approve Conditional Use Permit **PZ-16-00207-02** with Staff conditions as submitted **Moved by** Commissioner Wheeler **Seconded by** Commissioner Jones Motion carried unanimous

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.

Ms. Pucciarelli gave a PowerPoint presentation on the proposed zoning map amendment and answered questions from Commissioners.

Sarah Darr, Housing Director, gave an overview of why the concept zoning process was selected
Richard Shortino, Brinshore Development, gave a PowerPoint presentation about the development team

Whitney Weller, architect, continued the PowerPoint presentation about the proposed architecture on the proposed project

Public Comment

Bryan Burton, speaking on behalf of a group of 24 people, expressed concerns about parking

Motion to forward the Zoning Map Amendment **PZ-17-00195** to City Council for approval with Staff conditions as submitted **Moved by** Commissioner Wheeler **Seconded by** Commissioner Martinez
Motion carried unanimous

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.

Ms. Pucciarelli gave a PowerPoint presentation on the proposed zoning map amendment and answered questions from Commissioners.

Rob Burkhart, architect for proposed development, answered questions from Commissioners
Whitney Weller, gave a PowerPoint presentation on the proposed development

Sara Dechter, Comprehensive Planning Manager, answered Commissioner Wheelers question about density relating to the Regional Plan.

Public Comment

Dr. Carl Shrader, resident, spoke against the proposal

Nina Swidler, resident, spoke against the proposal

Devonna McLaughlin, resident, spoke in favor of the proposed project

Norm Wallen, resident, spoke against the proposal

Tad Moore, resident, spoke in favor of the proposed project

Carlos Gabilon, resident, spoke against the proposal

Topics discussed during public comment:

Wanting this property to stay as open space

Property values

Adversely affect quality life

Traffic

Increase crime and noise

The need for affordable housing

Conditions need to be requirements

Parking

Ms. Darr answered questions from Commissioners

Charity Lee, Real Estate Manager, answered questions relating to historic preservation

Richard Shortino also spoke to historic requirements

Discussion was held on the proposed project

Motion to forward the Zoning Map Amendment **PZ-17-00194** to City Council for approval with Staff conditions as submitted with the additional condition that all historical and archeological assessments up to and including a section 106 report will be required to comply with all local, state and federal laws

Moved by Commissioner Wheeler **Seconded by** Commissioner Martinez Motion carried unanimous

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol updated on future meetings including the next meeting at the Aquaplex

ADJOURNMENT

Adjourned at 6:39 p.m.