



A G E N D A

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, February 14, 2018

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: Margo Wheeler, Chairman
David Zimmerman
Dr. Alex Martinez
Kyle Anticevich
Ed Dunn, Vice Chairman
Marie Jones
Edward Talkington

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 January 24, 2018.

C. COMMISSION REPRESENTATION

1) Water Commission

Meets 3rd Thursday of each month at 4:00PM in Council Chambers

2) Board of Adjustment

Meets 1st and 3rd Wednesday of the month, as needed, in Council Chambers

II. PUBLIC HEARING

A. PROPOSED TEXT AMENDMENT TO THE ZONING CODE

Address: 1650 S Milton Rd
Assessor's Parcel Number: 103-22-005A
Property Owner: Consolidated Investment Co. Inc.
Applicant: The WLB Group
Application Number: **PZ-17-00019-01**
City Staff: Brian Kulina
Action Sought: Zoning Code Text Amendment

A request for a text amendment to Section 10-50-100.100 of the Zoning Code from the WLB Group, on behalf of Northern Arizona University (NAU) and Consolidated Investment Company, Inc., to create the West University Drive Entrance District Area of Special Designation to allow NAU to locate an entrance monument sign on land not owned by the University.

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

B. MILL TOWN

Address: 1801 S Milton Road
Assessor's Parcel Number: 103-21-001, 103-21-002
Property Owner: State of Arizona/City of Flagstaff
Applicant: Vintage Partners, LLC
Application Number: **PZ-16-00239-02**
City Staff: Tiffany Antol
Action Sought: Zoning Map Amendment

Direct to Ordinance Zoning Map Amendment of approximately 18.11 acres at 1801 S Milton Road from the Rural Residential (RR) and Public Facility (PF) zones to the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO) zone. This Zoning Map Amendment request is accompanied by a Preliminary Plat and Conditional Use Permit.

Recommendation Action: Staff recommends the Planning and Zoning Commission continue the Public Hearing to February 28, 2018.

C. MILL TOWN

Address: 1801 S Milton Road
Assessor's Parcel Number: 103-21-001, 103-21-002
Property Owner: State of Arizona/City of Flagstaff
Applicant: Vintage Partners, LLC
Application Number: **PZ-16-00239-04**
City Staff: Tiffany Antol
Action Sought: Conditional Use

A Conditional Use Permit request from Vintage Partners to (1) establish a Rooming and Boarding Facility as part of a mixed-use development and (2) to exceed the Building Height Plane per Division 10-50-30.030.A.1.a and Overall Building Height per Division 10-50.30.030.B.2.a of the Zoning Code for a vertical mixed-use building consisting of 340-units and 1,221-beds known as "Mill Town". The site consists of 10.10 acres, identified as Lot 1 on the Mill Town Mixed-Use Preliminary Plat, is generally located at 1801 S Milton Road, and currently within the Public Facility (PF) and Rural Residential (RR) zoning districts. The site is proposed to be rezoned to the Highway Commercial (HC) zoning district concurrent with this request.

Recommendation Action: Staff recommends the Planning and Zoning Commission continue the Public Hearing to February 28, 2018.

III. OTHER BUSINESS

A. MILL TOWN

Address:	1801 S Milton Road
Assessor's Parcel Number:	103-21-001, 103-21-002
Property Owner:	State of Arizona/City of Flagstaff
Applicant:	Vintage Partners, LLC
Application Number:	PZ-16-00239-03
City Staff:	Tiffany Antol
Action Sought:	Preliminary Plat

A request for Preliminary Plat approval for Mill Town Mixed Use located at 1801 Milton Road within the Highway Commercial (HC) zone.

Recommendation Action: Staff recommends the Planning and Zoning Commission approve the Preliminary Plat on February 28, 2018.

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT