



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, February 14, 2018

City of Flagstaff 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 – Commissioner Wheeler called the meeting to order at 4:02 p.m.

COMMISSION MEMBERS: **Present:**

| | |
|------------------------|-------------------|
| Chairman Margo Wheeler | Dr. Alex Martinez |
| Marie Jones | Kyle Anticevich |
| Edward Talkington | |
| David Zimmerman | |

Absent: Vice Chair-Ed Dunn-excused

CITY STAFF: Tiffany Antol, Staff Liaison
Brian Kulina, Zoning Code Manager
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.)

None

B. APPROVAL OF MINUTES

1) Regular meeting of January 24, 2018.

Motion to approve the minutes from the regular meeting of January 24, 2018 with the addition that Dr. Alex Martinez was present **Moved by** Commissioner Martinez **Seconded by** Commissioner Jones
Motion carried unanimously

C. COMMISSION REPRESENTATION

1) **Water Commission**

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

[Commissioner Jones will serve on Water Commission](#)

2) **Board of Adjustment**

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

[Commissioner Martinez will serve on the Board of Adjustment](#)

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.

[Public Comment:](#)

[None](#)

[Motion](#) to send a recommendation of approval to the City Council Zoning Code Text Amendment PZ-17-00019-01 with staff conditions **Moved by** Commissioner Martinez **Seconded by** Commissioner Jones Motion carried unanimously with Chairman Wheeler recussing herself

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.

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.

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.

Ms. Antol gave a PowerPoint presentation on the proposed Zoning Map Amendment, Conditional Use Permit and Preliminary Plat for Mill Town and answered questions on the following topics:

RFP review on student housing and public involvement
Fresquez property historic significance, cost of property
Pedestrian connection
Entrance by drive-through retail being right in/right out
Landscaping using potable water
Reclaim water resources
Crime Free multi-housing effectiveness
Fire Department access

Dan Folke, Planning Director, answered and clarified questions for Commissioners.

Jeff Bauman, City Traffic Engineer, answered questions about the traffic patterns that the proposed project will create.

Erica Mazza, Naipta, discussed bus transit patterns

Carolyn Oberholtzer, applicant representative, gave a PowerPoint presentation on the proposed project
Walter Krutchfield, Vintage Partners, discussed the RFP, pedestrian underpass and transit

Motion to continue the public hearing to February 28, 2018 for Zoning Map Amendment PZ-16-00239-02, Conditional Use PZ-16-00239-04 and Preliminary Plat PZ-16-00239-03 **Moved by** Commissioner Zimmerman **Seconded by** Commissioner Martinez Motion carried unanimously

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT

Adjourned at 6:17 p.m.