



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, February 28, 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 4:04 p.m.

COMMISSION MEMBERS: **Present:**

Chairman Margo Wheeler
Marie Jones
Edward Talkington
David Zimmerman

Dr. Alex Martinez
Kyle Anticevich
Vice Chair-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.)

None

B. APPROVAL OF MINUTES

- 1) Regular meeting of February 14, 2018.

Motion to approve the minutes from the regular meeting of February 14, 2018 as submitted **Moved** by Commissioner Zimmerman **Seconded** by Commissioner Martinez Motion carried unanimously

II. PUBLIC HEARING

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 from Commissioners on the following topics:

Eco Pass for tenants

Jeff Bauman, City of Flagstaff Traffic Engineer, discussed the road realignment

Carolyn Oberholtzer, applicant representative, gave a PowerPoint presentation on the proposed project and answered questions from Commissioners

Daniel Gamey, applicant architect, discussed the height of the proposed project and answered questions from Commissioners

Public Comment:

The following individuals spoke against the proposed project:

Marilyn Weissman

Robert Caskey

Charlie Silver

Shannon Henesey

Adam Shimoni

Michael Ameson

Topics of opposition included:

Height

Building Mass

Location not appropriate for student housing

Loss of quality of life

Compatibility

Parking

Affordability-rent by the room

Views from Milton as you enter Flagstaff

Rooftop open space capacity

Traffic

The following individuals spoke in favor of the proposed project:

Ken Berkhoff

Daniel Williamson

Jeff Mielbeck

Topics discussed included:

Traffic being removed from Milton

Affordability

Encourage students out of neighborhoods and close to university

Improved road network for transit (with the exception of bus pull-outs as opposed to dedicated bus lanes)

One written comment was received in opposition of the CUP requests

Discussion was held on the proposed project

Gail Lewis, ADOT, discussed the details of the procurement process and RFP and answered questions from Commissioners

Dan Folke, Planning Director, discussed the public participation timeline

Discussion was held on the proposed project

Walter Crutchfield, Vintage Partners, discussed the proposed project

Discussion was held on the proposed project

Sarah Dechter, Comprehensive Planning Manager, discussed regional plan compliance

Rick Barrett, City Engineer, discussed concerns about the proposed underpass

Motion to forward to the City Council for approval Zoning Map Amendment PZ-16-00239-02 with 6 staff conditions as submitted **Moved by** Commissioner Dunn **Seconded by** Commissioner Martinez Motion carried unanimously

Motion to forward to the City Council for approval Conditional Use PZ-16-00239-04 with 6 staff conditions as submitted **Moved by** Commissioner Anticevich **Seconded by** Commissioner Martinez Motion carried unanimously

Motion to forward to the City Council for approval Preliminary Plat PZ-16-00239-03 with 1 staff condition as submitted **Moved by** Commissioner Jones **Seconded by** Commissioner Martinez Motion carried unanimously

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT

Adjourned at 6:45 p.m.