

From: [Garrett Schniewind](#)
To: [Sara Dechter](#)
Cc: [Cameron Staveley](#); [Laurielee Staveley](#)
Subject: Re: La Plaza Vieja Neighborhood Specific Plan
Date: Tuesday, October 06, 2015 11:28:36 AM

Sara,

Thank you for taking the time to speak with me yesterday. I appreciate your input and explanations of the conditions surrounding the Plaza Vieja neighborhood specific plan. I understand your explanation regarding why we are not located inside the commercial zone. We are not visible from either South Milton or Route 66. I understand that our zoning does not change because of this plan. I understand that the acquisition of our existing property for potential new roads is only a possibility and would be accomplished through the normal channels, if at all. I understand the construction of a metal building is already a nonconforming use in this neighborhood and that a new one could not be built at this point in time. I understand if a new neighborhood plan were not up for approval we would still be subject to planning and zoning approval if a new owner wanted to rezone the property. However, the existence of the new plan indicates that this is a transition zone. I.e. something other than what exists would be preferable. This concerns us. It would be very regrettable if after many years of being good members of this community Canyon Explorations/Expeditions was to be disadvantaged economically as a result of this new plan. I heard your comment saying that it was not your intention that this be the case. That you tried not to create this condition. I hope the future does not lead us to a different conclusion. It would be regrettable if we were to choose to sell our property and the city of Flagstaff did not cooperate with new occupants being able to take advantage of the existing structure. Surely it is unlikely that a new owner would want to incur the expense of tearing down a sound existing building only to put up something new that is in sync with the neighborhood plan. Obviously this is not going to be economically viable.

Thank you again for speaking with me and for the opportunity to submit this comments to the city Council for consideration.

Sincerely,

Garrett B Schniewind

On behalf of Canyon Explorations/Expeditions

On Oct 5, 2015, at 1:39 PM, Sara Dechter <SDechter@flagstaffaz.gov> wrote:

Hi Garrett,

Thank you for taking the time to call me back today. The message below is what I forwarded to the Mayor and City Council this week. We met with Carrie, Clare and the neighborhood association last week to come up with the highlighted changes in the

proposed replacement pages. I hope you have a great river trip and I look forward to receiving your comments.

Sincerely,
Sara Dechter

Sara Dechter, AICP
Comprehensive Planning Manager
Community Development
City of Flagstaff, Arizona
<image001.gif>
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sdechter@flagstaffaz.gov

From: Sara Dechter
Sent: Thursday, October 01, 2015 10:16 AM
To: Mayor and Council
Cc: Meg Roederer; Josh Copley; Jerene Watson; Barbara Goodrich; Mark Landsiedel; Daniel Folke; Rick Barrett; flagplazavieja@aol.com; jid49@hotmail.com; Jennifer Mikelson; David Wessel; David Carpenter; John Stigmon; Paul Turner; Stephen Dorsett; Steven Jackson; Tina Pfeiffer
Subject: La Plaza Vieja Neighborhood Specific Plan

Good morning Mayor and Councilmembers,

I am pleased to inform you that the La Plaza Vieja Neighborhood Specific Plan has been recommended for approval by the Planning and Zoning Commission and will be on the City Council agenda's for the October 13th work session and on October 20th for a public hearing. In addition to the Planning and Zoning Commission, the Plan has also been recommended for approval by the Historic Preservation Commission, the Transportation Commission and the Bicycle and Pedestrian Advisory Committees. The Parks and Recreation Commission reviewed and supported the plan but did not make a formal motion. We are making the document available for you now to allow extra time for your review. It can be downloaded from the City website here:<http://www.flagstaff.az.gov/DocumentCenter/View/47738> .

The Planning and Zoning Commission placed one condition on the approval of the Specific Plan, based on feedback from a commercial property owner about the division of the planning area into Neighborhood Policy Areas. These policy areas are based on the Regional Plan framework of Commercial Core-Pedestrian shed-Neighborhood place types (p. 26-27). The Commission recommended modification of the boundary line between the Transition Area and Commercial Edge policy areas, and any modifications to policies necessary to support a new boundary. Planning and Development Services

staff met with the property owner and the La Plaza Vieja Neighborhood Association yesterday, and agreed on changes shown in the attached replacement pages with changes highlighted.

I would be happy to answer any questions you have over the next few weeks. Please, let me know if there is any particular topic you would like me to cover in my presentation or staff summary.

Sincerely,
Sara Dechter

Sara Dechter, AICP

Comprehensive Planning Manager

City of Flagstaff

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sdechter@flagstaffaz.gov

<Replacement pages for 917LPV.pdf>