



CITY OF FLAGSTAFF
CURRENT PLANNING DIVISION
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Memorandum

To: Planning & Zoning Commission
From: Brian Kulina, Planning Development Manager
CC: Dan Folke, Planning Director
Mark Sawyers, Current Planning Manager
Date: January 28, 2016
Re: PZ-15-00164, The Hub Zoning Map Amendment

At the January 13, 2016 meeting of the Planning Commission, the Commission continued deliberation and action on the requested Zoning Map Amendment to a February 3, 2016 meeting. As a part of that continuation, the following additional information was requested to be presented:

1. A view shed study of the proposed development as seen from the following intersections:
 - a. Milton Road/Butler Avenue looking north;
 - b. Beaver Street/Phoenix Avenue looking west; and,
 - c. Beaver Street/Cottage Avenue look west.
2. A shadow study of the proposed development.
3. A bulk and mass study of the existing zoning.
4. An analysis of Regional Plan Policy CC.2.7.

The view shed study, shadow study, and bulk and mass study were prepared by the Developer and are attached to this memorandum for reference. The view shed, and bulk and mass studies reflect development under existing zoning and development as proposed.

Regional Plan Policy CC.2.7 states "Protect existing historic districts from encroachment by land uses that compromise the historic characteristics of the district." This policy was identified on the larger list of goals and policies that could potentially be used to support or not support the requested application but was not included in the more detailed analysis of the staff report. The reasoning was goals and policies related to heritage preservation are implemented through the Cultural Resource Study (CRS) requirements of the Zoning Code. A CRS was prepared by the Developer and approved by the Heritage Preservation

Commission. Any impacts associated with the proposed development on heritage resources would be mitigated through the CRS review process.

In addition, an e-mail was received from a Commissioner that requested the following information:

1. The total number of beds provided on Northern Arizona University (NAU).
2. The total number of parking spaces reserved for residential parking on NAU.
3. Parking standards, if any, for residential development on NAU, Arizona State University (ASU), and University of Arizona (UA).

On campus, there are 7,694 beds controlled by NAU and approximately 1,500 additional beds controlled by American Campus Communities, a private company. The total number of spaces reserved specifically for on campus residential use is unknown. However, there are approximately 9,200 total parking spaces on campus with approximately 4,800 residential parking permits issued. Neither university (NAU, ASU, or UA) appears to have an established parking standard that is applied to the construction of new residential rooms/beds. This becomes evident when considering that many surface parking lots, statewide, are being converted to new classroom and/or residential developments without associated parking being provided.

As of this writing, staff has received a total of 17 comments from the public regarding the proposed Zoning Map Amendment. A table summarizing those comments, as well as copies of the comments themselves, is attached to this memorandum for review.

Should the Commission have any additional questions in advance of the next meeting, please do not hesitate to contact me at (928) 213-2613 or via e-mail at bkulina@flagstaffaz.gov.

Attachments

- View Shed Study and Bulk/Mass Study of Existing Zoning and Proposed Development
- Shadow Study
- Public Comments Summary