

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a public hearing on Wednesday, January 27, 2016 at 4:00 pm at the City of Flagstaff Aquaplex Community Meeting Room and Wednesday, February 10, 2016 at 4:00 pm at City Hall Council Chambers to consider the following:

A. Explanation of Matters to be Considered:

1. A proposed amendment to the Flagstaff Regional Plan Map 21 and 22 to change the area type of 6.31 acres from Area in White to Existing Suburban on the site described in Part B below.
2. A proposed amendment to the McMillan Mesa Village Specific Plan to change the zoning districts and development options for 46.09 acres on the site described in Part B below.
3. A proposed amendment to the official City of Flagstaff zoning map to rezone property from RD, Research, and Development to MR, Medium Density Residential (13.66 acres), from SC, Suburban Commercial to MR, Medium Density Residential (7.67 acres) and from R1, Single-family Residential to POS, Public Open Space (4.84 acres) for the area described in Part B below.

The proposed Regional Plan Amendment, Specific Plan Amendment, and Zoning Map Amendment will allow for the transfer of approximately 199 dwelling units to three separate tracts, preserve an existing residentially zoned tract as open space and remove Research and Development and Commercial uses.

B. General Description of the Affected Area:

Approximately 46.09 acres located on McMillan Mesa, Coconino County Assessor's Parcel Numbers 101-46-002B, 101-46-003, 101-46-004, 101-46-006, 101-31-110 and 101-28-007F, located in the NE 1/4 Section 15 T21N, R7E, of the G&SRM, City of Flagstaff, Coconino County, Arizona, as shown on the adjacent map.

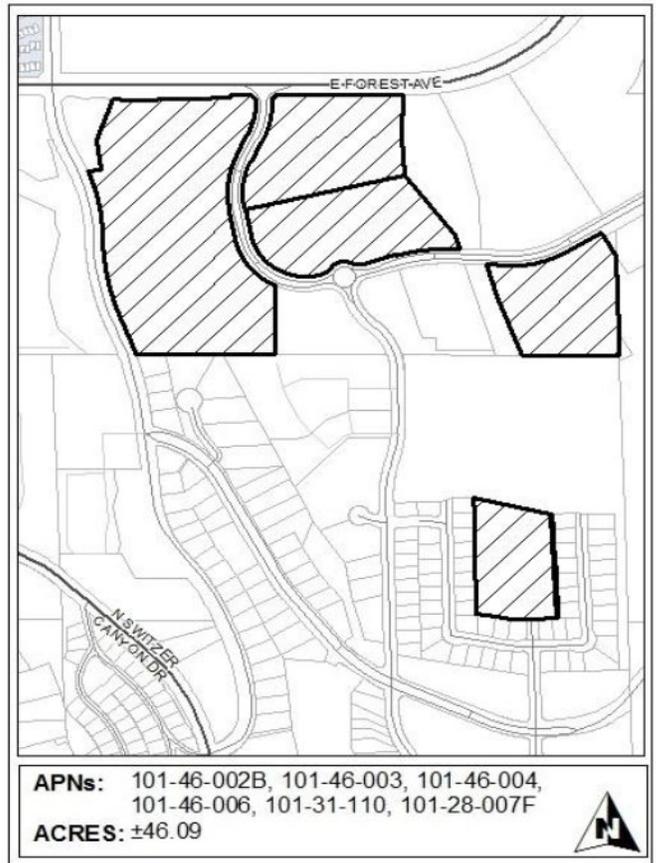
Interested parties may file comments in writing regarding the proposed Zoning Map Amendment, Specific Plan Amendment and/or Regional Plan Amendment or may appear and be heard at the hearing date set forth above. Maps and information regarding the proposed Zoning Map Amendment, Specific Plan Amendment, and/or Regional Plan Amendment are available at the City of Flagstaff, Planning and Development Services Division, 211 West Aspen Avenue.

The first Planning and Zoning Commission meeting will be held in the Community Meeting Room at the City of Flagstaff Aquaplex, 1702 N 4th Street, Flagstaff, AZ. The second meeting will be held in Council Chambers at City Hall, 211 West Aspen Avenue, Flagstaff, AZ.

PROPOSED REGIONAL PLAN AMENDMENT
Map 21 and Map 22 area type changes within the subject site from Area in White to Existing Suburban

PROPOSED SPECIFIC PLAN AMENDMENT
Amend the zoning district and development options for 49.95 acres in the McMillan Mesa Village Specific Plan

PROPOSED ZONING MAP AMENDMENT
From Research and Development (RD) Zone and Suburban Commercial (SC) to Medium Density Residential (MR) Zone and from Single-family Residential (R1) to Public Open Space (POS)



For further information, please contact:

Tiffany Antol
Planning Development Manager
Planning & Development Services Div.
211 West Aspen Avenue
Flagstaff, Arizona 86001
928-213-2608
Email: tantol@flagstaffaz.gov
Mail: January 12, 2016

