

***Summary of Comments and Questions Specific to Neighborhood Community Commercial (NCC) Amendments from the July 15, 2020, Virtual Open House Meeting***

1. I am opposed to down-zoning property that is applied as a broad stroke. Although, I am refreshed to see that you're open to the idea of making the process a mapping exercise, such as the example that was shown for Sunnyside with the 4<sup>th</sup> Street corridor maintaining the existing Community Commercial (CC) zone. It is recommended to allow properties adjacent to the street corridors the option to redevelop to their maximum potential. There are some corridors on the Southside that could use the same considerations as 4<sup>th</sup> Street. Most progressive communities around the country right now are up-zoning and raising their building heights so that they can solve issues with affordable housing, including minimizing the impacts on the infrastructure, transportation, and all things that lead to global warming. It's a little odd for our community to be considering to down-zone property. I'm sensitive to the idea that there are people wrapped up in the same community commercial (CC) zone that are in historic districts; and, for several years they have requested the City find a way to protect their neighborhood. I think you could find more broad support for a Zoning Map Amendment that is based on a mapping exercise rather than a blanket rezoning specific to certain areas.
2. It seems that the reduction in building height will reduce my property value by 25 percent. The reduction in building height could affect certain properties' developability, although 60 feet may be impractical on small properties.
3. The reduction in building height will make developing affordable housing on some sites a little more challenging.
4. A more appropriate approach to changing the zoning on properties would be based on an area-by-area and corridor-by-corridor analysis. Otherwise, a series of Prop 207 claims may result in a patchwork of 45-foot tall and 60-foot tall building allowances.
5. How does the existing traffic capacity of the streets, such as Humphreys and San Francisco, assist in addressing the Zoning Map's modification?

*Staff response: A street's existing traffic capacity may be considered as part of a Zoning Map Amendment. At this time, the street network capacity is not being utilized as a determining factor.*

6. Will the Neighborhood Community Commercial (NCC) zone be an opt-in zone?

*Staff Response: The zone is being proposed to be added to the Zoning Code. Where the zone will be located, and its application, opt-in or not, will be based on the City Council's direction.*

7. If a property is rezoned to the Neighborhood Community Commercial (NCC) zone, will they still have the ability to opt-in to their floating transect zone?

*Staff response: Yes, a property owner will still have the option of opting into the floating transect zone.*

**From:** Eve Ross <[everossaz@gmail.com](mailto:everossaz@gmail.com)>  
**Sent:** Thursday, July 2, 2020 3:34 PM  
**To:** CD Front Counter <[CDFrontCounter@flagstaffaz.gov](mailto:CDFrontCounter@flagstaffaz.gov)>  
**Subject:** Proposed Text Amendment to Zoning Code CC

I write to ask that my comments be read from the dais at the P& Z meeting considering amending the City of Flagstaff Zoning Code Community Commercial to Neighborhood Community Commercial by changing the maximum building height from 60 feet to 45 feet.

My comments are as follows:

We purchased our property many years ago in reliance on the zoning of CC and the 60ft height restriction. The property is commercial property and its assessed value has been based in part on the ability, under the zoning code, to increase the intensity of use by expanding the building footprint to 60 ft of height. This zoning code text change adversely impacts our ability to use the property as allowed under the current zoning code, which diminishes property value; we would regard such a change as a taking of partial value of the property.

This is not a situation where a zoning change that adversely impacts the neighborhood is being sought. Instead, every property owner is or could have been aware of the 60 ft height limitation via due diligence before purchasing.

When I served on the Regional Planning effort some years ago, the value of downtown density (infill) was repeatedly stressed because it was economical and sustainable. Downtown infrastructure is in place, downtown density reduces the need for sprawl and infrastructure extensions. New roadways, infrastructure, traffic and pollution are avoided by using downtown spaces to their utmost.

We are opposed to the proposed change to the text of the CC Zoning Code Text.  
Please do not hesitate to contact me if you have any questions.

Eve Ross  
[everossAz@gmail.com](mailto:everossAz@gmail.com)  
928.607.1778

**Cedar West Capital, LLC  
10 E. Dale Ave  
Flagstaff, AZ 86001**

July 21, 2020

Dan Symer  
Zoning Code Manager  
City of Flagstaff  
211 W. Aspen  
Flagstaff, AZ 86001

**RE: CC Zoning, Proposed Amendment**

I am the authorized member/spokesperson for Cedar West Capital, LLC.

Cedar West Capital owns two contiguous parcels of CC zoned property in east Flagstaff. (109-05-081-A; 109-05-001-G). This property is 6.6 acres and is currently developed as a shopping center. It is northeast of the intersection of Cedar Avenue and West Street.

This shopping center has worked well for 40 years. However, no one knows what the best use of the property will be in the future. There is a significant possibility that some day this property may be a high-rise office, housing, retail or even a campus like a hospital, medical facility.

This property is one of a handful of CC zoned properties located north of Forest/Cedar/Lockett. It is, by far, the largest.

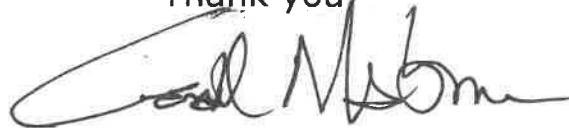
With this in mind, Cedar West objects to the proposed reduction in allowed height which would result from a change from CC to NCC zoning.

This property is large enough to handle a 60 foot high building quite easily. In that regard, it is one of the few properties in the area that could accommodate such a building. Therefore, the current 60 foot height allowance is a valuable entitlement of this property.

There are certainly CC parcels throughout the city that should be restricted to 45 feet. This property is not one of them.

If this property is re-zoned against our will we will seek a waiver of the height restriction or compensation for the loss in value.

Thank you

A handwritten signature in black ink, appearing to read "Gerald Nabours". The signature is fluid and cursive, with a large initial "G" and "N".

Gerald W. Nabours  
(928) 525-6128  
gnabours@gmail.com



July 9, 2020

*Via Regular Mail*

Dan Symer, AICP, Zoning Code Manager  
Planning and Developmental Services  
211 West Aspen Avenue  
Flagstaff, AZ 86001

RE: Zoning Code Amendment

I am the manager for D&L Property, LLC which owns property at 6 E. Dale Avenue, Flagstaff. I received a letter from the City indicating a zoning code text amendment (PZ 19-00123) and Map amendment (PZ 20-00211) for the property at the address.

First, I would like to request a copy of both of the proposed amendments.

Second, I absolutely oppose any amendment which would reduce or further restrict the development rights related to the property. This includes the proposed height restriction from 60 to 45 feet. Should any amendment pass restricting my vested development rights, I would either opt out (to the extent allowed, as the City usually allows) or bring an appropriate claim against the City for a regulatory taking by abrogating my vested development rights without compensation (i.e. prop 207 claim).

Sincerely,

A handwritten signature in blue ink, appearing to read "Tevis Reich".

Tevis Reich

**From:** David Carpenter <[dc@hopeaz.com](mailto:dc@hopeaz.com)>  
**Sent:** Tuesday, August 11, 2020 10:13 AM  
**To:** Daniel Symer <[Daniel.Symer@flagstaffaz.gov](mailto:Daniel.Symer@flagstaffaz.gov)>; Sara Dechter <[SDechter@flagstaffaz.gov](mailto:SDechter@flagstaffaz.gov)>  
**Cc:** Daniel Folke <[DFolke@flagstaffaz.gov](mailto:DFolke@flagstaffaz.gov)>; Tiffany Antol <[TAntol@flagstaffaz.gov](mailto:TAntol@flagstaffaz.gov)>; Alaxandra Pucciarelli <[APucciarelli@flagstaffaz.gov](mailto:APucciarelli@flagstaffaz.gov)>  
**Subject:** Regional Plan Amendment Required for NCC Downzoning

Dan/Sara-

I think the council should have to do a major regional plan amendment to down zone 1000 +/- CC properties in the central core of the city. The net affect could be the reduction of hundreds of housing units in the Flagstaff core. This not only flies in the face of several goals and policies of the plan but the entire guiding principal of the plan itself. The citizens overwhelmingly choose infill urban form vs. sprawl, suburbs, and exurbs.

If the council wants to reduce housing options in the center of the city, and go back on our commitment to slowing climate change under the vail of historic preservation, they should need to overtly chose that in a public forum. The process should not be as easy as one or two meetings cloaked as historic preservation. This is a wholesale reversal of the public will. I realize that historic preservation and environmental responsibility are competing progressive goals, but unfortunately they can't have it both ways.

How can we demand as the public that this happens?

Thank You,

*David Carpenter*



Hope Construction  
495 S River Run Rd.  
Suite 100  
Flagstaff, AZ 86001

P 928-527-3159  
F 928-527-0357  
C 928-380-5808

**From:** Sara Dechter <SDechter@flagstaffaz.gov>  
**Sent:** Tuesday, August 11, 2020 10:34 AM  
**To:** David Carpenter <dc@hopeaz.com>; Daniel Symer <Daniel.Symer@flagstaffaz.gov>  
**Cc:** Daniel Folke <DFolke@flagstaffaz.gov>; Tiffany Antol <TAntol@flagstaffaz.gov>;  
Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>  
**Subject:** RE: Regional Plan Amendment Required for NCC Downzoning

Hi David,

If you will remember, when the City adopted the High Occupancy Housing Specific Plan, we also amended the Regional Plan concurrently to change the activity centers in the downtown area from Regional to Historic and explicitly called out the strategy of the NCC zoning as an implementation of that policy change. So the City Council has already amended the Regional Plan to allow for the Zoning Code amendments that Dan is working on now. I am uncertain what we would be amending after that or why it would be a major amendment.

As you know from other rezoning cases, having a conflicting policy is not necessarily a reason to require a plan amendment. However, the policy you are pointing to is certainly something we will disclose to Council when we present the Regional Plan conformance analysis for these rezoning updates. I agree it is a conflicting policy.

If there is more detail about this that I am missing, please let me know.

All the best,  
Sara Dechter

Sara Dechter, AICP, CP3  
Comprehensive Planning Manager  
City of Flagstaff, AZ  
928-213-2631

[www.flagstaffaz.gov/comprehensiveplanning](http://www.flagstaffaz.gov/comprehensiveplanning)  
Learn about the 2020 Census at: [iCount2020.info](http://iCount2020.info)



**From:** David Carpenter <dc@hopeaz.com>  
**Sent:** Thursday, August 13, 2020 2:46 PM  
**To:** Sara Dechter <SDechter@flagstaffaz.gov>; Daniel Symer <Daniel.Symer@flagstaffaz.gov>  
**Cc:** Daniel Folke <DFolke@flagstaffaz.gov>; Tiffany Antol <TAntol@flagstaffaz.gov>; Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>  
**Subject:** RE: Regional Plan Amendment Required for NCC Downzoning

Sara-

Im not sure that the HOH specific plan even conforms with the regional plan. Myself an others will be doing all that we can in the future to stop the implementation of those code amendments when they come. However, since NCC and building height are the first takings on the docket it is where our energy is currently focused.

Unlike a specific case where competing goals and polices can be mitigated on a case by case basis for their impacts on adjacent parcels, you are proposing a truly massive taking on over 1,000 parcels simultaneously. This is unprecedented in scale and represents a fundamental direction change from what the citizens of Flagstaff voted for with their current regional plan.

I think the main detail that is missing is that you (the government) are proposing to take away development rights, property value, and the future of our city to be able to grow inward and adapt to climate change with a few quick Zoom meetings. This is way too big for that and the process needs to happen in public. This should require a plan amendment so that the citizens can chime back in on whether they want to reverse course on the voted and implemented plan to build our city inward and upward. It took 5 years and hundreds of meetings, and then a vote of over 5,000 people to decide for urban infill vs. sprawl. This is not a conflicting goal or policy. The entire regional plan is based on the infill development pattern. We had a choice when we wrote the plan for Urban v. Exurb v. Suburb and the citizens choose Urban. That is why a plan amendment is required. It's a complete reversal of course from the current progressive policy of building our city. This is so big it might even need to wait until the next rewrite in 2030!

I think you have all done a great job adapting to our current situation. I give accolades for switching to online and working from home to keep the city running. Thanks! But this is different than processing a development case or a permit, and 5 people in a Zoom meeting does not represent the will of the people. The city should table this until we are out of this current emergency and people can focus on this issue with a clear lens. This is too massive to do on Zoom.

I hope you give this the consideration it deserves, and when COVID ends draft a regional plan amendment that honors the magnitude of this direction change, that is honest about what it means to the redevelopment of the entire core of the city for the next 20-50 years, and debate it in person in City Hall when we are out of the current crisis!

Thank You,

*David Carpenter*

# HOPE

## CONSTRUCTION

GENERAL CONTRACTING & CONSTRUCTION MANAGEMENT

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**From:** Daniel Folke <DFolke@flagstaffaz.gov>

**Sent:** Friday, August 14, 2020 10:04 AM

**To:** David Carpenter <dc@hopeaz.com>; Sara Dechter <SDechter@flagstaffaz.gov>; Daniel Symer <Daniel.Symer@flagstaffaz.gov>

**Cc:** Tiffany Antol <TAntol@flagstaffaz.gov>; Alexandra Pucciarelli <APucciarelli@flagstaffaz.gov>

**Subject:** RE: Regional Plan Amendment Required for NCC Downzoning

Good morning David,

I appreciate your comments and questions. Internally we have also discussed the proposed zoning code amendments that are coming out of the HOH plan and the most recent Council action declaring a Climate Emergency. This will certainly be part of the discussion as these amendments proceed.

In regards to the benefit of in person hearings vs. virtual participation. I believe we would all prefer to be in the chambers holding a traditional public meeting. What has been interesting is that we have seen better participation for some meetings held virtually compared to what we have traditionally seen for in person. Some topics will fill city hall, others it seems may draw better virtually. It seems to depend on the issue.

City Council has emphasized the importance of the HOH amendments and ask about them with regularity. Because we don't know how long City Hall will be closed, it is difficult for staff to put these important matters on hold. In either case, we will certainly include your comments as part of the record on this amendment and Council can consider your request.

Hope you are well.

Dan Folke

Community Development Director

City of Flagstaff



## City Wide Public Survey

# 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

July 22, 2020, 7:11 PM

### Contents

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### 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

## Summary Of Registered Responses

<b>As of July 22, 2020, 7:11 PM, this forum had:</b>	<b>Topic Start</b>
Attendees: 144	June 23, 2020, 8:27 PM
Registered Responses: 60	
Hours of Public Comment: 4.2	

### QUESTION 1

**Do you support changing the zoning designation of properties with the Community Commercial (CC) that allows a maximum building height of sixty (60) feet to the new Neighborhood Community Commercial (NCC) zone with a maximum building height of forty-five (45) feet?**

		%	Count
Yes		81.7%	49
No		16.7%	10
Neutral		1.7%	1

### QUESTION 2

**What neighborhoods properties with the existing Community Commercial (CC) zone should be limited to forty-five (45) feet?**

		%	Count
Northend, Southside, and Sunnyside properties		81.7%	49
Sunnyside properties only		1.7%	1
No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.		16.7%	10

### 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

#### QUESTION 3

**Do you support keeping certain properties that abut and/or are adjacent to commercial corridor streets, e.g. N Fourth St, E Cedar Ave etc, zoned Community Commercial (CC) with a maximum building height of sixty (60) feet?**

**(Please note that specific streets and properties have not been determined.)**

		%	Count
Yes		23.3%	14
No		68.3%	41
Neutral		8.3%	5

#### QUESTION 4

**Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?**

Answered	43
Skipped	17

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

## Survey Questions

### QUESTION 1

**Do you support changing the zoning designation of properties with the Community Commercial (CC) that allows a maximum building height of sixty (60) feet to the new Neighborhood Community Commercial (NCC) zone with a maximum building height of forty-five (45) feet?**

- Yes
- No
- Neutral

### QUESTION 2

**What neighborhoods properties with the existing Community Commercial (CC) zone should be limited to forty-five (45) feet?**

- Northend, Southside, and Sunnyside properties
- Northend and Southside properties only
- Northend and Sunnyside properties only
- Southside and Sunnyside properties only
- Northend properties only
- Southside properties only
- Sunnyside properties only
- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

### QUESTION 3

**Do you support keeping certain properties that abut and/or are adjacent to commercial corridor streets, e.g. N Fourth St, E Cedar Ave etc, zoned Community Commercial (CC) with a maximum building height of sixty (60) feet?**

**(Please note that specific streets and properties have not been determined.)**

- Yes
- No
- Neutral

### QUESTION 4

**Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?**

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

## Individual Registered Responses

### Alan Perersen

inside City Limits

July 1, 2020, 5:06 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

Yes - large student housing projects such as the the Hub, and the Standard (I know some of the names have changed) are a visual blight in our community and should NEVER have been built as large as they are. They are a disgrace as was the process and zoning that allowed them.

### Name not shown

inside City Limits

July 1, 2020, 5:10 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

We are not Phoniex and do not need high rise properties. We have mountains and other beautiful views which have been destroyed by past codes. Let's get this right for we the people now.

### Name not available

inside City Limits

July 1, 2020, 6:01 AM

#### Question 1

- No

#### Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

#### Question 3

- Neutral

#### Question 4

We need to support infill as a community and by reducing the size of the building will drastically reduce occupancy. 45 feet is only enough for 4 stories in areas where infill should be happening to help with the cost of housing. The community needs to understand that there are trade offs and if we are serious about affordable housing then we need. To let infill happen where it needs to.

### Name not shown

inside City Limits

July 1, 2020, 6:04 AM

#### Question 1

- No

#### Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

#### Question 3

- Yes

#### Question 4

Question 2 doesn't allow a more nuanced answer. I don't want to see

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

existing housing be demolished for large projects however in each of the areas there a great properties to allow 60 foot structures. For example, I support tall and dense redevelopment along 4th Street, the Bashas shopping center and sling the tracks East of San Fran to name a few. Density is the only way we will develop truely walkable neighborhoods, lack of housing and climate action.

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### Melissa Felder

inside City Limits

July 1, 2020, 6:17 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

I think Flagstaff needs to decrease and limit all growth. There should not be high density housing at all.

If there does need to be some high density housing, it should be for low income and not to serve NAU.

What a shame to watch our sweet town grow at such a horrendous rate!

---

### Name not available

inside City Limits

July 1, 2020, 6:37 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- Yes

#### Question 4

No response

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### Name not shown

inside City Limits

July 1, 2020, 6:47 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

No response

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### Name not shown

inside City Limits

July 1, 2020, 6:49 AM

#### Question 1

- Neutral

#### Question 2

- Sunnyside properties only

#### Question 3

- Yes

#### Question 4

No response

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### Name not shown

inside City Limits

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

July 1, 2020, 6:56 AM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- No

### Question 4

The livability of our city is being diminished by the scale of buildings, lack of set backs from the sidewalk and inadequate parking requirements. Also, views of the Peaks and natural beauty are being eliminated. The development of our City should preserve beauty, not eliminate it.

## Name not shown

inside City Limits

July 1, 2020, 7:29 AM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- No

### Question 4

All this overdevelopment is stealing our views of where we live. Despicable.

There are shadows from these monster buildings that create the formation of ice nearly year-long, causing significant dangers to all travelers, all of us.

I truly hope that all, yes all, of these out of town, out of state developers go bankrupt and the units are seized and turned into low income housing.

It's way past time to stop giving developers exemptions from full taxes,

modification to parking and occupancy rules. It's time for all new projects to demonstrate that they have independent water sources, and solid plans for reducing congestion. Any one of these errors should and shall cancel all permits to build anything. Stop coddling developers. There should be an end to corporate welfare; require developers to pay the full cost of their intrusion and to act to reduce (not add to) congestion, traffic, water and sewage issues, and cancer cell ideology growth.

## Name not shown

inside City Limits

July 1, 2020, 7:57 AM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- Neutral

### Question 4

The reason I support changing the maximum building height to 45 feet is that:

1) The San Francisco Peaks, it's beautiful and it's the view that all Flagstaff residents love to see. Lowering the maximum building heights will allow us and future generations to see more mountain views instead of building views. We have something special here worth protecting. Once it's gone, it's gone.

2) Taller buildings mean higher density; more parking will be needed, more water will be needed, and there will be more traffic in these three already congested areas.

## Name not available

inside City Limits

July 1, 2020, 8:00 AM

### Question 1

- Yes

### Question 2

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- Northend, Southside, and Sunnyside properties

### Question 3

- Yes

### Question 4

We all love the views our city has of the peaks and Elden but we need to be able to house the members of our community affordably and safely. Allowing the 60ft limit to remain will jeopardize some views but the benefit of true high density housing outweighs some views being obscured. Planning for these high buildings should be strategic to minimize the visual impact caused by their construction, but it's the right thing to do to allow for more vertical infill within our city.

---

### Wade Thorson

inside City Limits

July 1, 2020, 8:06 AM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- No

### Question 4

No neighborhood should have to endure an oversized out of character building next door. It harbors resentment and ire toward developers and city planning entities. Citizens in large part should not be at the odds of the entities that serve them.

---

### Name not shown

inside City Limits

July 1, 2020, 8:20 AM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- Neutral

### Question 4

No response

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### Jackie Thomas

inside City Limits

July 1, 2020, 8:39 AM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- No

### Question 4

AS a cyclist, the taller the buildings next to thoroughfare roads, the greater the chance of ice on the roads all winter due to the shadowing. I noticed on immediate change after the Radisson hotel went up downtown. I suspect the new Courthouse will do the same to Beaver. In addition, the viewsheds are being dramatically impacted by the 3+story building going in on Butler now. And the Hub also impacted what we can see. Those skylines views are a very important part of the beauty of Flagstaff but also provide the distant view that is important for sanity. I also noticed how the Barnes and Nobel store changed what we can see.

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### Name not available

inside City Limits

July 1, 2020, 8:44 AM

### Question 1

- Yes

### 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

let's keep this city in harmony with its beautiful natural setting and not make a metropolis out of it. High-rises belong in large cities, not in bucolic Flagstaff.

#### L. Reuter

inside City Limits

July 1, 2020, 8:47 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

Please reduce height and density of development and keep FILG from becoming PHX. Too many huge developments. Soon to be known as NauTown

#### Name not shown

inside City Limits

July 1, 2020, 8:48 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- Yes

#### Question 4

No response

#### Name not shown

inside City Limits

July 1, 2020, 8:52 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

The quality of this mountain town needs to be preserved by allowing the view of the natural surroundings as much as possible. 45 feet height is a good balance between needing to allow growth and keeping the small town feel of Flagstaff. Folks don't choose to live here or visit here - to feel like they never left Urban environments.

#### Name not shown

inside City Limits

July 1, 2020, 9:35 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

### Question 4

No response

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### Matt Mitchell

inside City Limits

July 1, 2020, 9:47 AM

#### Question 1

- No

#### Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

#### Question 3

- Yes

#### Question 4

I do not understand the conflict with building height to match our existing Native Ponderosa Pine tree heights. We are surrounded by public lands. One must walk less than a mile in any direction to gain a vast view of the horizon. We are limited geographically to grow our town, plus any fans of cheaply developed urban sprawl need not travel more than 100 miles south to experience the beauty of that disaster. I like the phrase "Flagstaff its time to grow up; we don't have the option to grow out". I watched a movie on Architecture years ago when I was a student in college, which pointed out how the most important things to a community could be seen from their skyline and tallest building. Long ago it was a church steeple, then shifted to Court Houses being the tallest, and sometime during the 80 & 90s it was Banks and corporate building. Currently in Flagstaff our tallest building is the BANK south of the county court house. I would like to envision in the future Flagstaffs tallest building be an affordable house type structure that would send the message to outside visitors that people are the focus of are community, not self centered private home owners that care more about their bathroom window view, then the homeless living in their back alley. I feel building height is a waste of our planning and zoning commission and Councils time and energy. We have far more important issues to discuss. I don't see this as something that is broken.

---

### Name not shown

inside City Limits

July 1, 2020, 10:30 AM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- No

### Question 4

They should all be reduced to 45 feet.

---

### Mike Purcell

inside City Limits

July 1, 2020, 10:44 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

This should have been done years ago !!!

---

### Name not shown

inside City Limits

July 1, 2020, 10:46 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

### 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

#### Question 3

- No

#### Question 4

Anything that can be done to reduce the height / size of the buildings in Flagstaff would have my support. The scale of recent buildings in the city is frankly disgusting.

#### Ed Dunn

inside City Limits

July 1, 2020, 10:50 AM

#### Question 1

- No

#### Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

#### Question 3

- Yes

#### Question 4

It would go against the recently passed climate change resolution to decrease density. Higher density is environmentally sound way to decrease carbon footprint because mass transit and walkability work better. Social justice and citizen involvement work better when folks are able to interact more in densely populated neighborhoods. I'm not talking about NYC style but a plan with a lot of green space for people and less cars. Beauty should be the guiding principle in design, not ugliness like the Hub. If the city or a citizen group could acquire land and hold competitions for development that meet our climate goals, places of people and beautification we would see a very positive change. As for peak views, a 45' building does not do a better job than a 60' building. I can't see the peaks from any point on my property and I live in a neighborhood of single story homes.

#### Name not shown

inside City Limits

July 1, 2020, 11:05 AM

#### Question 1

- No

#### Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

#### Question 3

- Neutral

#### Question 4

No response

#### Name not available

inside City Limits

July 1, 2020, 11:16 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

Flagstaff isn't a metropolis & we don't need to turn our neighborhoods into one. Although these areas are Zoned Community Commercial they are still primarily Neighborhoods where people live, 1st and commercial 2nd. Allowing 60 foot/6 story buildings to infiltrate these areas, in my opinion, will diminish the quality of life for the residents of these neighborhoods rather than improve it. Yes, Flagstaff needs affordable housing, but #1. is that what developers would Really build with the freedom of 60'? Or would the door be swung wide open for more over-priced NAU student housing projects to infect the rest of the Southside & spread to the Northend? #2. Do we need to eliminate one of the primary reasons people choose to live in Flagstaff...the views of the mountains?

#### Name not available

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

outside City Limits  
July 1, 2020, 11:42 AM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- No

### Question 4

Taller building ruin Flagstaff.

---

## KEN PHILLIPS

inside City Limits  
July 1, 2020, 11:44 AM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- Yes

### Question 4

The proliferation of high occupancy "podium construction" multi-story buildings is now a blight on the Flagstaff community. The ground floor retail spaces go unoccupied. These have been built to support off-campus housing for NAU students, along high traffic corridors creating additional congestion. Stop this repeated mistake. Make NAU build on-campus housing and/or limit their enrollment. This is a vicious circle of development that only supports the University.

---

**Uncle Don Fanning**  
inside City Limits

July 1, 2020, 12:28 PM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- Neutral

### Question 4

The only reason I marked the last question as "neutral" is that I do not understand its wording and intention. The footprints of these three districts are still \*WAY\* too large as is even the amended 45 foot building height limitation. Just because I did not tag some questions as neutral does not mean that I support either the 45 or 60 foot height limit or the zoning footprints which put districts within the CC zone. A more community scale height limit is 35 feet and no more than three stories in height. Existing residential and small business/small profile character styled blocks must be removed from CC zoning entirely so that the character of the community does not continue to be altered in a negative fashion. My support for elected and appointed officials continues to degrade when equally untenable alternatives such as the above are repeatedly presented in a T.I.N.A. ("There is no alternative.") way.

---

## Sherman Stephens

inside City Limits  
July 1, 2020, 12:57 PM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- Yes

### Question 4

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

The more residential an area is, the more important it is to preserve a low density residential. It is important to not revert to previous height guidelines to allow an already taller building, or commercial development to encroach on the surrounding neighborhood.

---

### Name not shown

inside City Limits

July 1, 2020, 12:57 PM

#### Question 1

- No

#### Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

#### Question 3

- Yes

#### Question 4

This looks like a solution in search of a problem. Everything about it strikes me as arbitrary. Why change the height limit for buildings in this area? If we reduce the height limit, why change it to 45 feet instead of 50 feet or 55 feet? The impact of any such change will likely be to increase the cost of housing per dwelling unit, or the cost per square foot for commercial space. Does Flagstaff really need more expensive property? The purpose of these changes can't be to preserve views, because there are no meaningful views remaining in these developed areas. If there are existing viewsheds to be preserved, why not define them and focus an ordinance on them. At least that would have a meaningful effect, although it would also result in more expensive property. Instead, I would like to see the Staff and Council really buckle down to the task of proposing an ordinance that would permit development of more affordable owner-occupied housing in Flagstaff. The proposed zoning amendment will have the opposite effect,

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### Name not available

inside City Limits

July 1, 2020, 1:44 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

Stop building for NAU and not considering the impact on the lifelong resident population

---

### Name not shown

inside City Limits

July 1, 2020, 2:07 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

No response

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### Name not shown

inside City Limits

July 1, 2020, 2:18 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- No

### Question 4

No response

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### Name not available

inside City Limits

July 1, 2020, 4:02 PM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- No

### Question 4

No response

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### Name not shown

inside City Limits

July 1, 2020, 7:53 PM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- No

### Question 4

No response

### Jose Dominguez

inside City Limits

July 1, 2020, 7:59 PM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- No

### Question 4

I would like to see all areas of Flagstaff that currently allow the 60' to be changed to the 45' max

---

### Name not shown

inside City Limits

July 1, 2020, 10:46 PM

### Question 1

- Yes

### Question 2

- Northend, Southside, and Sunnyside properties

### Question 3

- No

### Question 4

Stop allowing buildings higher than 45 feet or three stories. It's absolutely disgusting that you've allowed so many tall, worthless buildings to be built. It's even worse that the reason they are built is to support the University which is not supporting Flagstaff. If we wanted to live in a big urban town we would. The only reason people want this town to grow so much is because they're greedy. We're not under some sort of moral obligation to build a bunch of crappy buildings so more people can move here.

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

### Name not available

inside City Limits

July 2, 2020, 1:45 PM

#### Question 1

- No

#### Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

#### Question 3

- No

#### Question 4

Flagstaff has become a true city with its population. The city has run out of land to support the population so the only possible with to expand is to allow skyscrapers to be built. I would say that 60 feet will work for now but Flagstaff may need to change the limits to more than 100 feet.

### Brittain Davis

inside City Limits

July 2, 2020, 2:25 PM

#### Question 1

- No

#### Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

#### Question 3

- Yes

#### Question 4

I would rather see infill with taller multifamily and commercial developments than look to expanding development outward.

### Name not available

inside City Limits

July 2, 2020, 5:21 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

No response

### Name not shown

inside City Limits

July 3, 2020, 8:24 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- Yes

#### Question 4

60' height for N Fourth Street, because it's already all commercial. 45' height for all of the other areas currently zoned CC.

### Name not available

inside City Limits

July 3, 2020, 11:30 AM

#### Question 1

### 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

No response

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**Name not shown**  
inside City Limits  
July 4, 2020, 3:55 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

No response

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**Name not available**  
inside City Limits  
July 5, 2020, 5:12 PM

#### Question 1

- No

#### Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

#### Question 3

- Yes

#### Question 4

The community made a decision during the regional planning process to grow up not out. All the affordable housing talk while bagging density/tall buildings is double talk and childish. Its time for a staff and council that can make the hard trade off decisions this commitment entails. Every action currently contemplated by council increases the cost of housing in FLG. Go learn from Bend, OR where they are increasing density. Who can see the peaks with a 45' neighbor but not a 60' neighbor? You don't get views and affordable housing. You have to choose, rather the owner of the property owner chooses. This is the USA, we have private ownership not central planners. Municipal governments are the great equalizers and they are not HOA's. When they act as such, we get sued and it's then the citizens paying the settlements, not the officials who have long since moved on to other goals.

---

**Name not shown**  
inside City Limits  
July 8, 2020, 7:17 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

Other than Milton Ave and portion W. Rt 66 corridor, keep citywide building heights at 45'. I support the reduction to 45' in DT, but why would City think it appropriate to pose 45' limits in DT and then allow for 60' in eastside corridor area (Cedar/N 4th) that abuts established neighborhoods that actually have semi-affordable single family homes and schools. Seems like this proposed zoning policy favors protecting wealthy DT neighborhood property owners from congested high density development but encourages this type of development to take place adjacent to lower socio-economic area of town. What the heck will be use of a strip of 60' buildings? Commercial? Residential? Fewer people in future will be working in an office and most people that grow roots here

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

would prefer to raise a family in a home not a crammed apartment.

---

### Name not shown

inside City Limits

July 8, 2020, 7:38 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

The value of Flagstaff is the nature and wild lands. The taller structures obstruct views from everyone.

---

### Name not shown

inside City Limits

July 9, 2020, 9:36 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

Clearly there is a balance sought between limiting sprawl and Flagstaff's image of a town nestled in the forests and mountains that residents and visitors appreciate and treasure. Views are part of that image and everyday experience if even subliminal. This code change will help a little in years to come.

### Marc Murison

inside City Limits

July 9, 2020, 10:57 AM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

60-foot building heights are destroying the fundamental character of Flagstaff. If we want Flagstaff to be the charming, beautiful, welcoming city that we love, building heights \*must\* be reduced. Five storeys is utterly absurd and cannot be made to look anything but horrible; it is a destructive blight on our city. Four storeys, if well done, can work more or less harmoniously \*in certain places\*. Three storeys is much, much more generally acceptable and consistent with longstanding Flagstaff identity and character.

---

### Name not shown

inside City Limits

July 9, 2020, 12:58 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

The north Bashes area should be kept at 60 ft.

### 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

**Name not available**  
outside City Limits  
July 9, 2020, 3:03 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

No response

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**Name not available**  
inside City Limits  
July 11, 2020, 3:08 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

First, at this time 60' buildings in Flagstaff would not be medium height. They are tall so your language is possibly leaning toward where the City wants the community character to GO, not where we are (though the buildings are quickly getting tall, which no one is happy to see rather than the Peaks). The survey questions seem to imply that there will be blanket determinations, which is not a proper approach as areas differ. The character of existing residential areas need to be taken into consideration. People live in these residential areas and residents' quality of life needs to be respected. I doubt people want their neighborhood urbanized with buildings built to the sidewalk, taller than the

neighborhood character, less green space, etc. Your area designations include parts of the area called "Townsite" as "Northend," which is not accurate and so can be misleading. There is also no mention of the Townsite Historic Overlay which limits height in the included "commercial" areas, so that is inaccurate--unless the City is changing the Overlay without property owner knowledge and permission.

---

**Charlie Silver**  
inside City Limits  
July 11, 2020, 3:11 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

This proposed reduction in building height is long overdue. Thank you for listening and figuring out a way to act. I am in full support.

---

**Name not shown**  
inside City Limits  
July 12, 2020, 1:22 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

No response

## 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

### marcus ford

inside City Limits

July 15, 2020, 5:42 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

No response

### April Smith

inside City Limits

July 15, 2020, 6:55 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

The 60' height limit should be changed to 45' where ever that limit was established by code. Lower building heights are in keeping with Flagstaff architectural standards. If I had my way no buildings over 2 stories would be permitted in perpetuity throughout the entire town of Flagstaff. Failing the control to enact my wishes NO BUILDINGS OVER 45' PERMITTED IN PERPETUITY THROUGHOUT OUR TOWN. This should be written so that no "Executive Order" emanating from ANY city government entity could override this limit. This should be written so NO entity from AZ state government could override this limit. You know the state will try to control local autonomy on this issue-their need to control dissenting

governing voices from local town governments is to be recognized and responded to on a "pre-need" basis. Remember the plastic bag ban and Phx dictates on that issue? Take heed.

### Name not shown

inside City Limits

July 20, 2020, 2:53 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

I agree with the statement above that there should be "NO BUILDINGS OVER 45' PERMITTED IN PERPETUITY THROUGHOUT OUR TOWN." We are quickly losing Flagstaff's character. We should be thinking about beauty and how buildings fit into their surroundings when we think about developments. It's unforgivable to plunk something like the Hub into a neighborhood of small, family homes. Not only is it WAY out of scale, but introducing all those students into a neighborhood is just wrong. No more catering to NAU by rezoning properties for student housing.

### Name not shown

inside City Limits

July 21, 2020, 5:04 PM

#### Question 1

- No

#### Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

#### Question 3

### 45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- Yes

5 or T-6, could simply choose transect zoning and still build to 60 feet. I think that the city should include the possibility of limiting T-5 and T-6 heights if any properties zoned that way are in potential Neighborhood Community Commercial area. More information is needed to truly understand the impacts of a new zone and lower height limit.

#### Question 4

It seems that the main arguments in support of such a change largely come down to wanting to maintain privileges for some (views, subjective notions of urban beauty) at the expense of basic affordable accommodations for our poorest residents, along with animosity toward the understandably callous NAU growth. Given current developments, the latter issue is unlikely to persist (enrollment is dropping and for the short-term, more students will be attending remotely), so this really will only perpetuate the social injustices that are the true blight to our town.

---

#### Rick Moore

inside City Limits

July 22, 2020, 12:42 PM

#### Question 1

- Yes

#### Question 2

- Northend, Southside, and Sunnyside properties

#### Question 3

- No

#### Question 4

I strongly support creating a Neighborhood Community Commercial zone with a 45' height limit. Much of the Community Commercial Zone was created when older homes were not nearly as highly valued as they are today and it makes sense to develop a new zone that helps protect their value as residences that are not surrounded by towering multi-family buildings.

I agree that infill is important from a walkability and climate change perspective. However, there are certain areas of our community with historic/traditional neighborhood character that need to be preserved and the Neighborhood Community Commercial zone would help do that.

I'd also like to suggest that the city planning staff develop maps that show how ALL zoning applies to the Community Commercial and the potential Neighborhood Commercial Community zones. For instance, some of the Community Commercial zone is also subject to Transect Zoning, including T-5 and T-6 zones, which allow building to 60 feet. A developer with a property in a Community Commercial zone that is also zoned as T-



# North End Property Owner Survey

## 45-foot Building Height Maximum on Your Property in North End

July 22, 2020, 7:29 PM

### Contents

i.	Summary of responses	2
ii.	Survey questions	4
iii.	Individual responses	5

Topic Registration Type: No registration

## 45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

## Summary Of Responses

Topic Registration Type: No registration

<b>As of July 22, 2020, 7:29 PM, this forum had:</b>	<b>Topic Start</b>
Attendees: 15	June 25, 2020, 9:41 PM
Responses: 3	
Minutes of Public Comment: 9	

### QUESTION 1

**Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?**

		<b>%</b>	<b>Count</b>
No		100.0%	3

### QUESTION 2

**Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?**

		<b>%</b>	<b>Count</b>
No		100.0%	3

### QUESTION 3

**What is the current use of your property?**

		<b>%</b>	<b>Count</b>
Commercial		100.0%	3

**45-foot Building Height Maximum on Your Property in North End**

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

QUESTION 4

**Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?**

Answered	2
Skipped	1

## 45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

## Survey Questions

### QUESTION 1

**Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?**

- Yes
- No
- Neutral

### QUESTION 2

**Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?**

- Yes
- No
- Neutral

### QUESTION 3

**What is the current use of your property?**

- Residential
- Commercial
- Mixed-use (Commercial and Residential)
- Vacant Lot (Undeveloped)
- Other

### QUESTION 4

**Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?**

## 45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

## Individual Responses

Topic Registration Type: No registration

---

### Name not available

July 1, 2020, 12:51 PM

#### Question 1

- No

#### Question 2

- No

#### Question 3

- Commercial

#### Question 4

The proposed zoning change limits what we can do with the property thus reducing its value.

---

### Name not available

July 2, 2020, 3:11 PM

#### Question 1

- No

#### Question 2

- No

#### Question 3

- Commercial

#### Question 4

I oppose this change. When I served on the REgional Planning effort a number of years ago, the value of "infill" was repeatedly stressed - to make maximum use of existing infrastructure, and to prevent sprawl and attendant costs of roads, infrastructure extensions, and wider roadways. Limiting building height reduces the density of urban property use and is inappropriate for the reasons stated above. All properties in this area were purchased with knowledge of the 60 ft height and therefore it would

be a taking to reduce the height, as well as counter to the principle of denser downtown development, to make this change. The city does not need to court expensive litigation on this matter. I oppose this change.

---

### Name not available

July 4, 2020, 10:42 AM

#### Question 1

- No

#### Question 2

- No

#### Question 3

- Commercial

#### Question 4

No response



# Sunnyside Property Owner Survey

## 45-foot Building Height Maximum on Your Property in Sunnyside

July 22, 2020, 7:36 PM

### Contents

i.	Summary of responses	2
ii.	Survey questions	4
iii.	Individual responses	5

Topic Registration Type: No registration

## 45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

## Summary Of Responses

Topic Registration Type: No registration

<b>As of July 22, 2020, 7:36 PM, this forum had:</b>	<b>Topic Start</b>
Attendees: 18	June 25, 2020, 9:43 PM
Responses: 6	
Minutes of Public Comment: 18	

### QUESTION 1

**Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?**

		%	Count
Yes		83.3%	5
No		16.7%	1

### QUESTION 2

**Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?**

		%	Count
Yes		83.3%	5
No		16.7%	1

### QUESTION 3

**What is the current use of your property?**

### 45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?



#### QUESTION 4

**Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?**

Answered	2
Skipped	4

## 45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

## Survey Questions

### QUESTION 1

**Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?**

- Yes
- No
- Neutral

### QUESTION 2

**Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?**

- Yes
- No
- Neutral

### QUESTION 3

**What is the current use of your property?**

- Residential
- Commercial
- Mixed-use (Commercial and Residential)
- Vacant Lot (Undeveloped)
- Other

### QUESTION 4

**Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?**

## 45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

## Individual Responses

Topic Registration Type: No registration

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### Name not available

June 30, 2020, 2:55 PM

#### Question 1

- Yes

#### Question 2

- Yes

#### Question 3

- Residential

#### Question 4

No response

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### Name not available

July 2, 2020, 5:14 PM

#### Question 1

- No

#### Question 2

- No

#### Question 3

- Commercial

#### Question 4

No response

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### Name not available

July 2, 2020, 7:00 PM

#### Question 1

- Yes

#### Question 2

- Yes

#### Question 3

- Residential

#### Question 4

Is building height the only change?

---

### Name not available

July 3, 2020, 8:38 AM

#### Question 1

- Yes

#### Question 2

- Yes

#### Question 3

- Residential

#### Question 4

No response

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### Name not available

July 3, 2020, 10:01 AM

#### Question 1

- Yes

#### Question 2

- Yes

### 45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

#### Question 3

- Mixed-use (Commercial and Residential)

#### Question 4

60' always seemed pretty tall for this area. I think that there should be an exemption for current owners who would want to exercise the right to build that high, but it should not be transferred to future owners. For the record, my property is built, and well under 45', so this doesn't affect me personally. After seeing some of the buildings that have gone up on the West side of town, it doesn't seem like structures of that size are a good fit for the Sunnyside area.

---

#### Name not available

July 19, 2020, 8:55 AM

#### Question 1

- Yes

#### Question 2

- Yes

#### Question 3

- Residential

#### Question 4

No response



# Southside Property Owner Survey

## 45-foot Building Height Maximum on Your Property in Southside

July 22, 2020, 7:41 PM

### Contents

i.	Summary of responses	2
ii.	Survey questions	3
iii.	Individual responses	4

Topic Registration Type: No registration

## 45-foot Building Height Maximum on Your Property in Southside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Southside neighborhood?

## Summary Of Responses

Topic Registration Type: No registration

As of July 22, 2020, 7:41 PM, this forum had:		Topic Start
Attendees:	12	June 25, 2020, 9:45 PM
Responses:	0	
Minutes of Public Comment:	0	

### QUESTION 1

**Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet in the Southside neighborhood?**

No response

### QUESTION 2

**Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?**

No response

### QUESTION 3

**What is the current use of your property?**

No response

### QUESTION 4

**Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?**

No response

## 45-foot Building Height Maximum on Your Property in Southside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Southside neighborhood?

## Survey Questions

### QUESTION 1

**Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet in the Southside neighborhood?**

- Yes
- No
- Neutral

### QUESTION 2

**Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?**

- Yes
- No
- Neutral

### QUESTION 3

**What is the current use of your property?**

- Residential
- Commercial
- Mixed-use (Residential and Commercial)
- Vacant lot (undeveloped)
- Other

### QUESTION 4

**Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?**

### **45-foot Building Height Maximum on Your Property in Southside**

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Southside neighborhood?

## **Individual Responses**

Topic Registration Type: No registration

## Daniel Symer

---

**From:** Shane Dille  
**Sent:** Wednesday, April 28, 2021 8:10 AM  
**To:** Daniel Folke; Daniel Symer; Tiffany Antol  
**Subject:** FW: Height Restrictions Zone Amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

---

**From:** Joe Galli <jgalli@flagstaffchamber.com>  
**Sent:** Tuesday, April 27, 2021 6:04 PM  
**To:** Mayor and Council <council@flagstaffaz.gov>  
**Cc:** Greg Clifton <Greg.Clifton@flagstaffaz.gov>  
**Subject:** Height Restrictions Zone Amendment

Dear Mayor and Council,

I will not be available to speak in person this evening to your agenda item on height restrictions in certain community neighborhoods as a zoning code amendment.

Therefore, just a quick note to let you know the Chamber has had prior presentations on the item from City Zoning Code Admin, Dan Symer. We have consistently opposed this idea for several reasons, not the least of which is the result will be less density in the urban core which goes against making housing more affordable in Flagstaff, and goes against sustainability goals of creating higher density with less car trips, more walkable neighborhoods, and more biking.

The Chamber also opposes this zoning change because it likely violates state law known as Prop 207, and would be considered a downzone or taking of private property rights, and then subject city taxpayers to potential financial settlements with aggrieved property owners.

We appreciate your consideration of opposition to this item.

Sincerely,

Joe G.

--

Joe Galli  
Senior Advisor, Public Policy  
Greater Flagstaff Chamber of Commerce  
(928) 774-4505

## Daniel Symer

---

**From:** David Carpenter <dc@hopeaz.com>  
**Sent:** Monday, May 10, 2021 4:50 PM  
**To:** Mayor and Council  
**Cc:** Daniel Folke; Daniel Symer; Tiffany Antol; Alexandra Pucciarelli; Leah Bloom; Sara Dechter; Sarah Darr; Nicole Antonopoulos  
**Subject:** NCC Down Zoning Discussion

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor and Council-

I wanted to send you a note on the newly proposed Neighborhood Commercial Zone (NCC) that is being proposed for the purpose of downzoning large areas of the city and reducing building height. Most of you know me but for the new Mayor and Council members I am a local infill developer, green builder, and environmentalist. This is a bad idea for a number of reasons. The community overwhelmingly voted in 2011 for a new zoning code that promoted a denser, walkable, urban core in lieu of exurbs and suburbs. This was a conscious choice made by over 6,000 voters after 5 years of input to try and embrace the ideas promoted by new urbanism. I was the chairman of the planning and zoning commission at the time and I remember dozens and dozens of meetings, design charrettes, community open halls, and thousands of comments and input that spanned years during the rewrite of the code. It has only been more recently that a very few vocal opponents of that vision were able to lobby the previous mayor and council to start dismantling that vision. It is not necessarily incumbent upon you to just arbitrarily continue along that trajectory.

We are in the midst of a housing crisis and a global warming crisis we can no longer afford to kowtow to the NIMBY's of the world. I realize this is hard as they are literally everywhere. However, they do represent the masses. I'll point out that this problem is not unique to our community. NIMBYism and overreaching zoning regulations are cited in every real estate and building publication that I read as the number one hurdles to providing more housing across the entire country. It is only in the really progressive cities where they are starting to get it and starting to increase density. Places like Seattle, Portland, Austin and Minneapolis. Click here for a thoughtful article about Minneapolis, who recently up zoned their entire city: <https://archive.curbed.com/2018/11/27/18113208/minneapolis-real-estate-rent-development-2040-zoning> Even Sedona recently up zoned by reducing the required parking for small units and incentivizing the specific types of housing that they desperately need.

The community needs the flexibility to continue to add density in the Southside and Sunnyside as solutions to our housing crisis. These areas contain a lot of housing stock that is beyond their useful lives and should be where density and urban renewal take place. Land owners on the Southside have literally been waiting 100 years to get their flood problem solved and unlock their lands full potential. Redevelopment there just seems obvious to most and we hope you give this some serious thought before you knock the wind out of their sails.

I am currently sitting on three brain trust commissions in the city with all the smartest people we have in the room. Dozens of city staffers, affordable housing experts, business owners, engineers, and builders. Zoning and overregulation continues to top the list as the things that need to move in the other direction if we want to get serious about our housing problems. Not only are these commissions calling for an end to the continued backwards trajectory of our land use laws, but you will see at the end of these processes a request to undo the past zoning regulations that limit density. And we will be forced to ask ourselves serious questions in the future about opportunities for up zonings not down zonings as we run out of land.

Please take a moment to take in the totality of this decision as it relates to the communities desire to build more walkable urban place types, climate adaptation goals, and affordable housing goals. There is more at stake here than at first glance.

Thank You,

*David Carpenter*

# HOPE

## CONSTRUCTION

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