

Community Development January - March 2023



"Mission: We build community together, we provide service with integrity and we honor the diverse heritage of Flagstaff."

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La Plaza Vieja & Southside Communities

The Neighborhood Partnership Coalition meeting regarding both La Plaza Vieja and Southside Neighborhoods was originally scheduled for February 23rd and was canceled due to inclement weather.

This meeting is now set for April 19th from 6:00pm-7:30pm at the Murdoch Community Center.

<https://www.flagstaff.az.gov/4815/Neighborhood-Partnership-Coalition>

Current Planning

Planning and Zoning Applications

Current Planning began 2023 with 21 Pre-Application meetings in the first quarter.

16 new Concept Plan applications were received during the first quarter of the year.

So far 5 Concept Plat applications have been submitted for review.

1 Conditional Use application

8 Heritage Preservation applications received.

2 Lot Split/Combos have been requested.

1 Minor modification to a Development Plan has been filed.

3 Building Envelope Amendment applications were received

4 Model Building Plan Review

1 Preliminary Plat Application

4 Site Plan Application

1 Zoning Map Amendment

7 Zoning Verification Letters have been requested.



Planning & Zoning Commission

The Planning and Zoning Commission heard on January 11th, a request for a Conditional Use Permit by Flagland LLC to establish an approximately 1,824 square-foot barn and a minimum 30,000 square-foot fenced pasture area to be used as an Equestrian Recreational Facility. [Agenda - View Meetings \(flagstaffaz.gov\)](#)

At the January 25 meeting the Commission unanimously voted to recommend the approval to City Council of a Zoning Text Amendment which will modify Table 10-40.30.050B to allow Manufacturing/Processing - Heavy use in the Light Industrial Zone with a Conditional Use Permit. The commission also voted unanimously to recommend to Council the Zoning Code Text Amendment to modify the term "duplex". [Agenda - View Meetings \(flagstaffaz.gov\)](#)

On February 8th the Commission voted unanimously to recommend the approval of a Preliminary Plat for Miramonte at Presidio in the Pines VI Condominiums, a 39-unit multi-family residential condominium subdivision. The 2.76-acre site is located at 2950 W. Presidio Drive in the Highway Commercial (HC) zone, and has a Resource Protection Overlay (RPO) zone. The site will develop as a Planned Residential Development (PRD) under the T4N.2 (Transect) Zone standards.
[Agenda - View Meetings \(flagstaffaz.gov\)](#)

The February 22nd Planning and Zoning Commission Meeting was canceled due to inclement weather.

The Commission heard a presentation for a Conditional Use Permit requested by PuttTek for a pro-shop, concessions area and an 18-hole miniature golf course. The Commission unanimously approved the Conditional Use Permit.

There were initial presentations for a Specific Plan and a Concept Zoning Map Amendment requests by Northern Arizona Healthcare (NAH). There will be a second presentation held at the Planning and Zoning Commission meeting at the Flagstaff Aquaplex on April 12th.

Watch the video here - [Mar 22, 2023 Planning and Zoning - Flagstaff, AZ \(swagit.com\)](#)





Community Development @ City Council

On January 3rd, a Final Plat approval for Ghost Tree at Pine Canyon located at 3201 South Clubhouse Circle, a 12-unit single-family home subdivision on 7.87 acres in the Single-Family Residential (R1) Zone was given. The site has a Resource Protection Overlay and is currently vacant. It is located in the northwestern corner of the larger 660-acre Pine Canyon development.

City Council heard on January 17th a request from the Newman Center to conduct a Parking Demand Study based on a proposal to increase the square footage of the Newman Center. The request was passed unanimously with the following conditions:

1. The Newman Center shall work with NAU to secure additional parking spaces on NAU property to account for increases in the size of the congregation in the larger Newman Center building and associated increases in parking demand.
2. The Newman Center shall provide a pedestrian path per City of Flagstaff Zoning Code section 10-30.60.080.A. that connects to the existing pedestrian path located on the adjacent property to the west at 910 S. Milton Rd.
3. The Newman Center shall provide a minimum of 12 bicycle parking spaces, as shown on the Concept Plan that city staff deemed Complete with Conditions on November 17, 2022.

[Agenda - View Meetings \(flagstaffaz.gov\)](http://flagstaffaz.gov)

During the February 7th meeting the City Council held public hearings for the consideration of an ordinance which would modify the term "duplex" in Title 10 of the Flagstaff Zoning Code, and a separate ordinance which would modify Table 10-40.30.050B to allow Manufacturing/Processing - Heavy in the Light Industrial Zone with a Conditional Use Permit. These items were adopted unanimously by the council at the February 21st meeting.

Community Development

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Community Development @ City Council

Approval was also given at the February 21st Council meeting for a Final Plat for Adora - Phase 2 at Timber Sky located at 2760 S Vega Street, a 39 lot single-family subdivision on 7.15 acres in the Medium-Density Residential (MR) Zone.

[Feb 21, 2023 City Council Meeting - Flagstaff, AZ \(swagit.com\)](#)

Approval of the Preliminary Plat for Miramonte at Presidio in the Pines VI Condominiums, a 39-unit multi-family residential condominium subdivision was given at the March 21st Council meeting. The 2.77-acre site is located at 2950 W. Presidio Dr. in the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO). The site will develop as a Planned Residential Development (PRD).

A resolution authorizing the City of Flagstaff to loan one-hundred thousand dollars (\$100,000) to Foundation for Senior Living, or its successor, as gap financing for a Low-Income Housing Tax Credit application under the Arizona Department of Housing's 2022-2023 Qualified Allocation Plan was presented to Council and approved unanimously.

[Mar 21, 2023 City Council Meeting - Flagstaff, AZ \(swagit.com\)](#)



Building Safety & Code Compliance

In January, new Building Plans Examiners Brian Cook and Phillip Clark, along with Permit Technician Stefani Brown and Development Services Specialist Melissa Nelson attended a two day permit technician training from Bureau Veritas.

Code Compliance has been working with the community to keep sidewalks clear during the unprecedented snowfall the city has been having throughout January and February.

The project installing an elevator, atrium, and ADA ramp at Sinagua Middle School was final inspected.

Building Safety is hoping to be filling the positions of Building Inspector, Building Plans Examiner and a Code Compliance I Officer in the coming weeks.





2045 Regional Plan

Scenario Planning

NEW

Scenario Planning Underway

The Regional Plan project team with the help of *Cascadia Partners* has begun the scenario planning process for the Regional Plan update. Check out the [scenario planning page](#) for more information about scenario planning, meeting dates, and project progress.

Face the Future Flagstaff - Public Workshops

Location: Flagstaff Aquaplex - 1702 N Fourth St, Flagstaff, AZ 86004

3/28: 8:00 AM - 9:30 AM

3/28: 10:30 AM - 12:00 PM

3/30: 6:00 PM - 7:30 PM

4/1: 10:00 AM - 11:30 AM

[Scenario Planning Page - Scenario Planning | Flagstaff Regional Plan 2045 \(arcgis.com\)](#)

Agenda coming soon!





Housing Section



City of Flagstaff 10 Year Housing Plan

City of Flagstaff Housing Department have released the 2022 progress report and the 18-Month Implementation Plan for the 10 Year Housing plan.



[10YHP-2022-Progress-Report---
FINAL \(az.gov\)](#)



[10YHP-18-Month-Implementation-
Plan---FINAL \(az.gov\)](#)

April is Fair Housing Month!

Learn about Fair Housing in Flagstaff and more in Housings monthly newsletter here -
<https://www.flagstaff.az.gov/DocumentCenter/View/75512/April-2023-Newsletter>



Real Estate

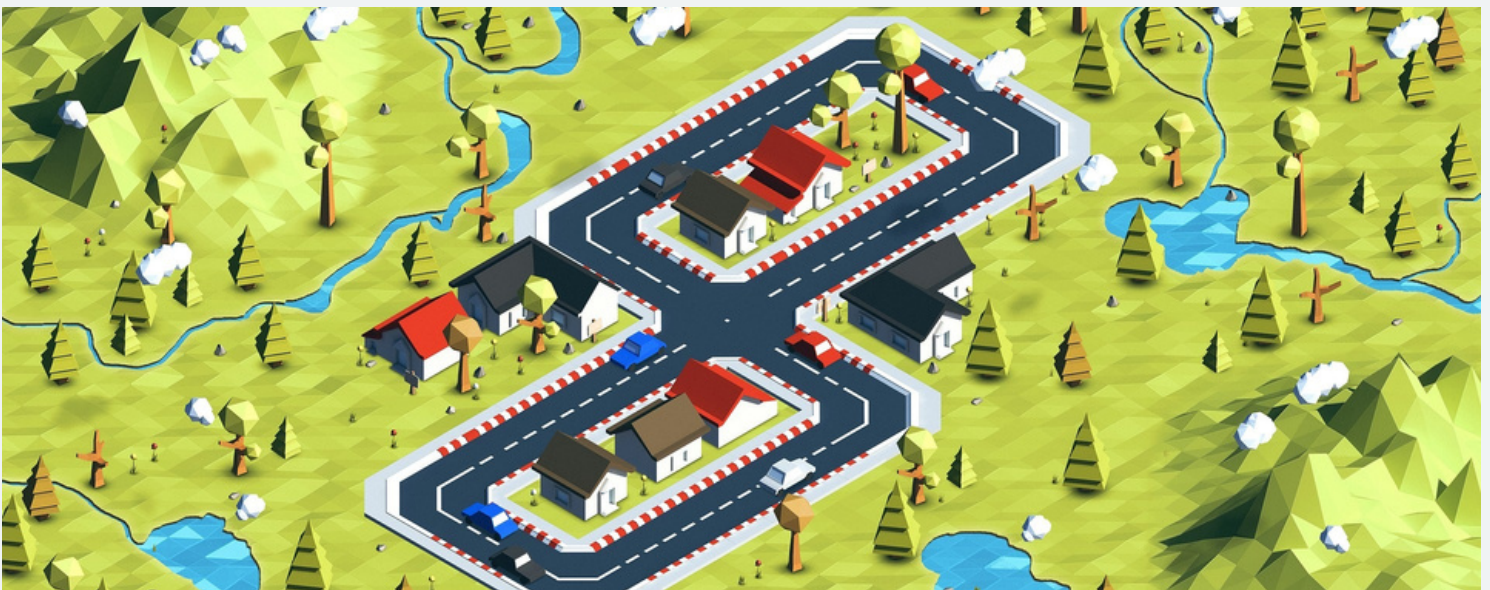
A resolution authorizing the exchange of property of substantially equal value with the Arizona Board of Regents was brought before City Council for consideration.

The exchange would be for a portion of University Drive, east of Milton Road and two drainage easements along University with an abandoned right-of-way along Hoskins Avenue.

The current Intergovernmental Agreement with the Board of Regents related to Consolidation of University Campus and Road Projects will be amended to reflect the exchange.

Council unanimously approved the resolution.

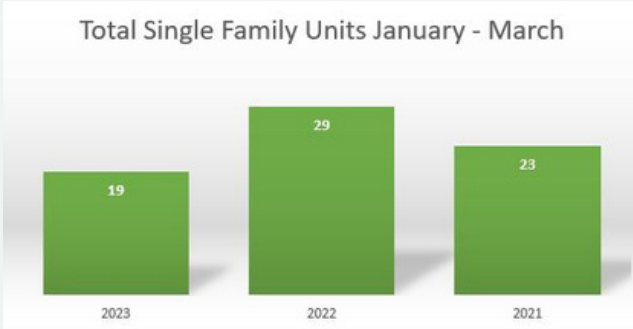
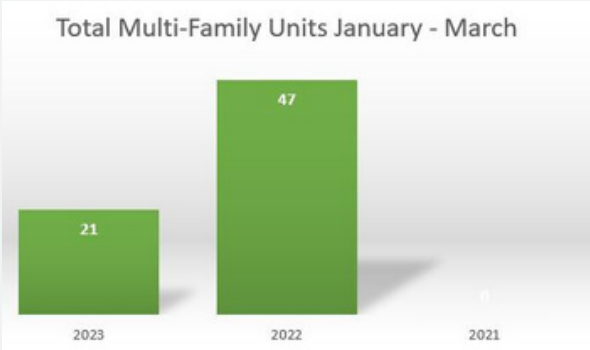
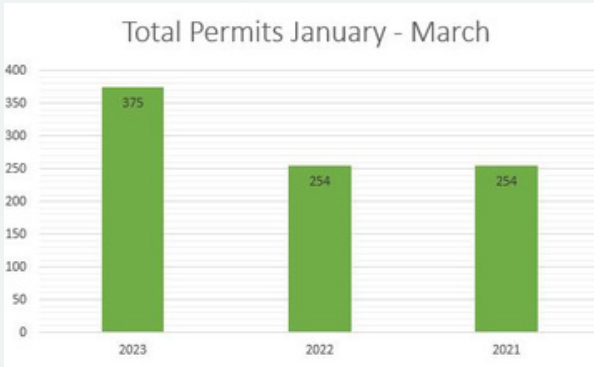
[Agenda - View Meetings \(flagstaffaz.gov\)](http://flagstaffaz.gov)



Community Development Stats



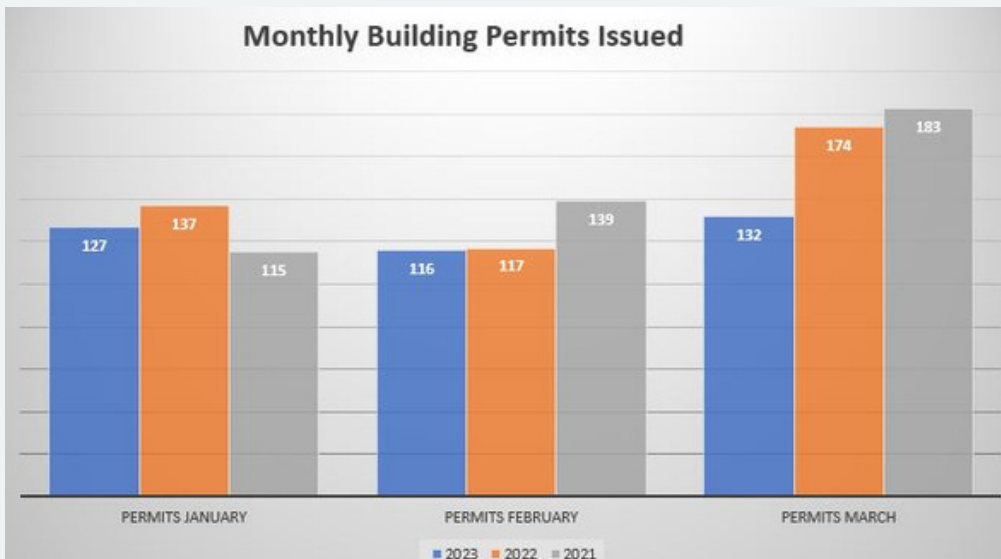
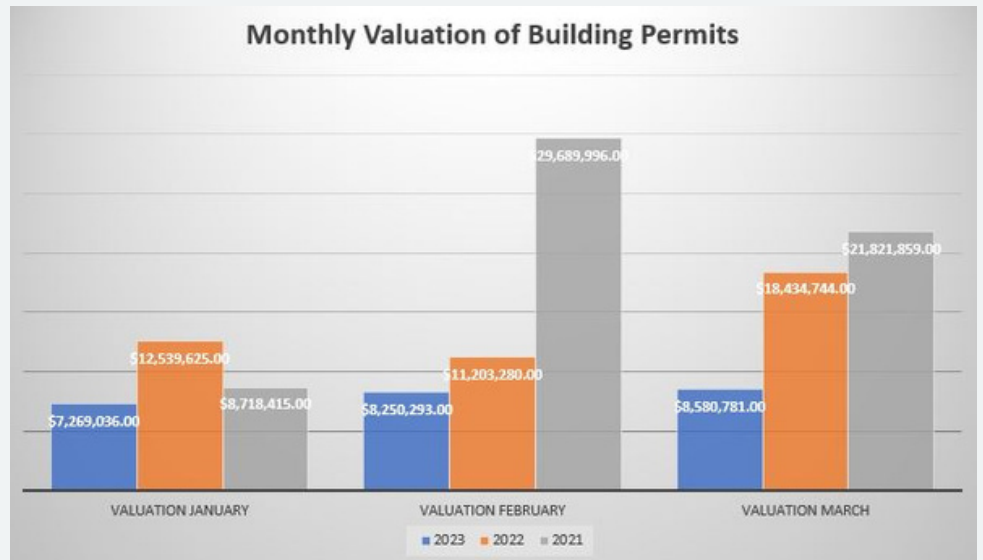
Year to Date Building Permits for 1st Quarter 2023



Community Development Stats



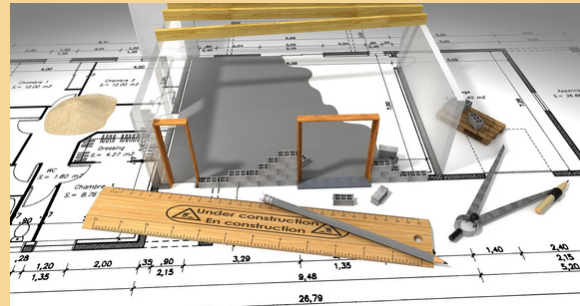
Monthly Permit Totals



Community Development Stats



Inspections / Plan Reviews



Community Development Stats



Dark Sky Compliance Violations

City of Flagstaff/Coconino County Partnership - Dark Sky Compliance Report 2023 Coconino County Specific Cases

<u>Complaint</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	
Staff Driven Complaint	1	1	2										
Citizen Driven Complaint	1	1	0										
New Cases	2	2	0										
<u>Case Status</u>													
Open Cases (of total new cases above)	2	1	2										
Closed Cases (of total new cases above)	0	1	0										
Closed Cases (from previous months)	0	1	0										
<u>Hours Spent</u>													<u>Year End Totals</u>
Total Hours spent on County Cases*	25	45	50										
Hours spent on JLUS	25	45	50										

<u>Violation</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Year End Totals</u>
Residential Violations	0	0	0										
Commercial Violations	2	2	2										
Total Violations by Month	2	2	2										

*Note: Hours spent include field time, investigations, admin and outreach

<u>March Highlights</u>
Coconino County Code Enforcement Manager and Dark Sky Compliance Specialist presented to the Flagstaff Dark Skies Coalition.

