



**City Of Bisbee
Planning and Zoning Commission Special Session
118 Arizona Street
Bisbee, Arizona 85603
June 28th, 2016, @ 6:30 pm**

Agenda

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

6:30 pm Call To Order

Roll Call - Commission Members

	Present	Absent	Excused
Keith Dennis – Chair			
Mark Apel – Vice Chair			x
Judy Anderson			
Noah Suby			
Cynthia Conroy			
Michael McPartlin			x
Paul Enright			x
Douglas Dunn – Council Liaison to the Commission			x

1. For Discussion And Possible Action –

A Review And Discussion Of Any Planning and Zoning Issues related to Border Cities Land Corporation's Application For Rezoning of Parcels 103-62-416 A7 and 103-62-416-8

City Attorney Britt Hanson presented a PowerPoint presentation clarifying the issues to be dealt with, the process involved and the consequences from the potential rezoning of this property. Mr Hanson asked the Commission what they would be requiring from the applicant prior to making their recommendation to the Mayor and City Council regarding this Application for Rezoning.

Mr Scott Ries who was representing the applicant addressed the commission to present his vision of what needs to be accomplished, primarily he spoke about the City's need to adopt an "Downtown Infill Incentive, Overlay District"

The Commissioners asked Mr Ries questions.

Ms Conroy suggested that the Commission move forward with the re-zoning and leave the parking configuration and overlay district for another time. Mr Ries stated that without offsite parking being allowed the value of the property is diminished.

Mr Dennis questioned the propriety of proceeding without a site plan.

Mr Hanson suggested to the Commission that offsite parking need not be addressed by a Overlay District, but could be a condition of rezoning or be required to be brought before the P&Z Commission and Council. Granting waivers of requirements such as parking could be part of the rezoning process, this would be open to public input and less awkward.

The discussion was opened up for public participation one member of the public stated that he would like to see any plans for offsite parking before any decision is made.

Ms Anderson summed up what information the Commission is asking for, as a condition to rezoning, prior to making their recommendation to Council.

- 1. A parking plan including evaluation of on and off site parking.**
- 2. Seeing a design that adheres to the secretary of the Interior's Design Standards and harmonizes with current development in the Bisbee Historic District.**
- 3. A list of C-4 zoning uses, that the Applicant is willing to disallow for this site.**
- 4. A traffic circulation plan with at least minimum level detail.**
- 5. A site plan.**
- 6. A future public hearing perhaps at the time of any proposed construction, to review compliance with these conditions.**

P&Z Chair Mr Dennis summed up need for plans by stating that 'The people of Bisbee, the P&Z Commission, the City Council deserve to see what it is that we are getting'

Mr Ries concluded with stating that he appreciated all the counsel he had received.

No Action taken.

Adjournment, 8:26