



MINUTES - **Approved**

City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, May 14, 2014
City of Flagstaff, Staff Conference Room

CALL TO ORDER

Chairman Dorsett called the meeting to order at 4:03 p.m.

COMMISSION MEMBERS:

PRESENT: Stephen Dorsett, Chairman; Steve Jackson (arrived just after roll call); Paul Moore; Tina Pfeiffer; David Carpenter; Paul Turner; Justin Ramsey, Vice Chairman

Absent:

CITY STAFF:

Mark Sawyers, Staff Liaison
Elaine Averitt, Planning Development Manager
Becky Cardiff, Recording Secretary

I. GENERAL BUSINESS

A. PUBLIC COMMENT

None

B. APPROVAL OF MINUTES

1) Regular meeting of April 23, 2014.

Motion: Move to approve the minutes of the Regular Meeting of April 23, 2014 with an addition of "and the classical Greek architecture not fitting into Flagstaff architecture" under the Miscellaneous/To/From All recommended by Chairman Dorsett **Action:** Approved with recommended addition **Moved by:** Commissioner Carpenter **Seconded by:** Commissioner Moore. Motion carried unanimously

II. PUBLIC HEARING

A. THE TRAX

Address: Fourth Street & Route 66/Huntington Drive
Assessor's Parcel Number: 107-13-009, 010, 011
Property Owner: City of Flagstaff
Applicant: Evergreen Devco, Inc.
Application Number: **PGMP 2014-0001**
City Staff: ELAINE AVERITT
Action Sought: Regional Land Use Plan Amendment

A minor Regional Land Use and Transportation Plan amendment request from Evergreen Development to change the land use designation from Office/Business Park/Light Industrial and Light/Medium Industrial to Community/Regional Commercial for approximately 33.6 acres located at the southwest and southeast corners of Route 66 and Fourth Street and at the northwest corner of Huntington Drive and Fourth Street.

B. THE TRAX

Address: Fourth Street & Route 66/Huntington Drive
Assessor's Parcel Number: 107-13-009, 010, 011
Property Owner: City of Flagstaff
Applicant: Evergreen Devco, Inc.
Application Number: **PREZ 2014-0002**
City Staff: ELAINE AVERITT
Action Sought: Zoning Map Amendment

A proposed Zoning Map Amendment to the official Zoning Map for approximately 33.6 acres to rezone property from Light Industrial (LI) and Light Industrial-Open (LI-O) to Highway Commercial (HC), located at the southwest and southeast corners of Route 66 and 4th Street, and the northwest corner of Huntington Drive and 4th Street.

Ms. Averitt gave two separate PowerPoint presentations on the proposed Regional Land Use Plan Amendment and Zoning Map Amendment and answered questions from Commissioners.

Mr. Sawyers was present and answered questions from Commissioners.

Laura Ortiz, Evergreen Development, gave a brief background of Evergreen Development and an overview of the proposed project and answered questions from Commissioners

Motion: Move to open the public hearing **Moved by:** Commissioner Turner **Seconded by:** Commissioner Ramsey. Motion carried unanimously.

Public Comment: None

Motion: Move to close the public hearing **Moved by:** Commissioner Moore **Seconded by:** Commissioner Turner. Motion carried unanimously.

Discussion was held on the proposed project. Neil Gullickson, Planning Development Manager, answered Commissioners questions on the density of a previous plan that had been submitted at an earlier date. The vote on the proposed project will occur at the next public hearing.

III. OTHER BUSINESS

A. DISCUSSION OF CONDITIONAL USE PERMIT 12-002 FOR COLLEGE AMERICA.

Mr. Gullickson handed out additional information to Commissioners. Mr. Gullickson indicated that the light reflective value plays a bigger role than staff anticipated and that the color that was approved matched the color that was used on the project. Mr. Dorsett indicated his concern was more with the architecture not fitting into Flagstaff architecture rather than the color, other Commissioners expressed the same concern. Further discussion was held on the conditions of the Conditional Use Permit that was approved. Mr. Sawyers gave the Commission the option to contact the owner or to have a hearing. Chairman Dorsett indicated that if Staff believes that the conditions were met according to Staff understanding that he will accept that and will make sure that in the future specifics of conditions will be very clear and will make sure that Staff understands exactly what the Commission wants.

Patrick Hurley, representative for College America, indicated the owner wanted columns in the front of his building. Mr. Hurley stated there were several items on the building that were done by the builder without owner knowledge and some changes to those (i.e. retaining wall) will be made soon. Mr. Hurley indicated the owner was never told that the Commission didn't want the columns in the front of the building but suggested that there is a possibility to change the color of the columns to something that was less reflective.

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers gave an update on some projects that will be coming soon to the Commission on the agendas in future months June and discussed potential traffic issues for projects in general.

ADJOURNMENT

The meeting was adjourned at 6:05 p.m.