



A G E N D A

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, May 28, 2014

City Hall, **Council Chambers**, 211 W. Aspen Avenue



In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop at (928) 213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

CALL TO ORDER

COMMISSION MEMBERS: Stephen Dorsett, Chairman
Justin Ramsey, Vice Chairman
Paul Moore
Paul W. Turner

Tina Pfeiffer
Steve Jackson
David Carpenter

CITY STAFF: Mark Sawyers, Staff Liaison
Becky Cardiff, Recording Secretary

I. GENERAL BUSINESS

A. PUBLIC COMMENT

(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)

B. APPROVAL OF MINUTES

- 1) Regular meeting of May 14, 2014.

II. PUBLIC HEARING

A. THE TRAX

Pages 1-18

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.

RECOMMENDED ACTION: On May 14, 2014, open the Public Hearing, receive input and close the Public Hearing. On May 28, 2014, staff recommends the Planning and Zoning Commission forward the Regional Land Use and Transportation Plan amendment to the City Council with recommendation for approval.

B. THE TRAX

Pages 19-64

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.

RECOMMENDED ACTION: Staff recommends approval of PREZ 2014-0002 with conditions.

III. OTHER BUSINESS

Westglen Condominiums

Pages 65-135

Address: 1450 W. Kaibab Lane
Assessor's Parcel Number: 112-35-001, 002, 003, 004
Property Owner: Westglen MHP, LLC
Applicant: Westglen MHP, LLC/Chris Welsh
Application Number: **PPPL 2013-0001**
City Staff: BRIAN KULINA
Action Sought: Preliminary Plat

A Preliminary Plat request from Westglen MHP, LLC for a Preliminary Plat of 201 condominium units on 27.9 acres located at 1450 W Kaibab Lane, within the Manufactured Housing (MH) zone.

RECOMMENDED ACTION: Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with recommendation for approval.

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

ADJOURNMENT