



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, April 10, 2019

City Hall Council Chambers, 211 W Aspen



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-The meeting was called to order at 4:00 p.m.

COMMISSION MEMBERS: Margo Wheeler, Chairman
Edward Talkington
Marie Jones
Eric Nolan

Absent Excused: Kyle Anticevich
Dr. Alex Martinez
David Zimmerman-Vice Chairman

CITY STAFF: Tiffany Antol, Staff Liaison
Neil Gullickson, Planning Development Manager
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.)

None

B. APPROVAL OF MINUTES

1) Regular meeting of March 27, 2019.

Motion to approve the minutes from the regular meeting of March 27, 2019 as submitted.

Moved by Commissioner Nolan **Seconded by** Chairman Jones Motion carried unanimously.

II. PUBLIC HEARING

A. CANYON DEL RIO

Address:	3200 East Butler Avenue
Assessor's Parcel Number:	106-08-005M
Property Owner:	CDR Land Investors, LLC
Applicant:	CDR Land Investors, LLC
Application Number:	PZ-18-00113-01
City Staff:	Neil Gullickson
Action Sought:	Concept Zoning Map Amendment

A request by CDR Land Investors, LLC for a Concept Zoning Map Amendment of approximately 83.88 acres located at 3200 E Butler Ave from Research and Development (RD) zone to Medium Density Residential (MR), High Density Residential (HR), and Highway Commercial (HC) zones.

Mr. Gullickson gave a PowerPoint presentation on the proposed Zoning Map Amendment and answered questions from Commissioners.

Ms. Antol was present and answered questions from Commissioners.

Sara Dechter, Comprehensive Planning Manager, was present and answered questions from Commissioners.

Brian Rhoton, applicant, gave a PowerPoint presentation

Public Comment

Anne Vonesh, resident, expressed concerns about height, density, commercial and school zones

Dr. Carol J Gamble, resident, density and commercial

Jeff Bauman, City of Flagstaff Traffic Engineer, answered questions from Commissioners

Motion to continue the public hearing to the next regular scheduled meeting **Motioned by** Commissioner Jones **Seconded by** Commissioner Talkington Motion carried unanimous

III. OTHER BUSINESS

A. FLAGSTAFF LOFTS

Address:	602 W Coconino Ave
Assessor's Parcel Number:	100-30-003C
Property Owner:	Capital Equity Investments, LLC
Applicant:	Capital Equity Investments, LLC
Application Number:	PZ-17-00055-04
City Staff:	Elaine Averitt
Action Sought:	Preliminary Plat

A request by Capital Equity Investments, LLC for Preliminary Plat approval for a condominium subdivision located in the High Density Residential (HR) zone.

Ms. Averitt gave a PowerPoint presentation on the proposed Preliminary Plat and answered questions from Commissioners.

Britt Demuth, applicant engineer, answered questions from Commissioners

Public Comment

None

Motion to forward to City Council for approval PZ-17-00055-04 in accordance with the findings as presented by staff **Motioned by** Commissioner Jones **Seconded by** Commissioner Nolan Motion carried unanimous

B. Consideration and Adoption of Resolution No. 2019-15: Adoption of Coconino Joint Land Use Study.

Dan Folke, Interim Community Development Director gave a PowerPoint presentation on the joint land use study and answered questions from Commissioners.

Motion to recommend to City Council for approval the joint land use study presented by staff **Motioned by** Commissioner Talkington **Seconded by** Commissioner Nolan Motion carried unanimous

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol gave an update on future meetings

ADJOURNMENT

Adjourned at 6:21 p.m.