



**Minutes-Approved**  
**City of Flagstaff**  
**PLANNING & ZONING COMMISSION**  
**4:00 PM– Wednesday, April 24, 2019**

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**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. by Vice-Chair Zimmerman

COMMISSION MEMBERS: Margo Wheeler, Chairman (joined at 4:30)  
David Zimmerman-Vice Chairman  
Kyle Anticevich  
Dr. Alex Martinez  
Marie Jones  
Eric Nolan

Absent Excused: Edward Talkington

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 April 10, 2019.

**Motion** to approve the minutes from the regular meeting of April 10, 2019 as submitted.

**Moved by** Commissioner Nolan **Seconded by** Commissioner Martinez Motion carried unanimously.

## II. PUBLIC HEARING

### A. AURA FLAGSTAFF

Address: 3401 South Lake Mary Road  
Assessor's Parcel Number: 112-05-001W, 112-05-011, 112-05-007B,  
112-09-001E  
Property Owner: AURA FLAGSTAFF  
Applicant: Jason Morris  
Application Number: **PZ-17-00218-03**  
City Staff: Alaxandra Pucciarelli  
Action Sought: Zoning Map Amendment

Staff recommends this case be continued to May 8, 2019.

At the applicant's request staff recommended continuing the public hearing on this case to May 22, 2019

**Motion** to continue PZ-17-00218-03 to May 22, 2019

**Moved by** Commissioner Nolan **Seconded by** Commissioner Martinez Motion carried unanimously.

### B. 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**  
City Staff: Neil Gullickson  
Action Sought: Concept Zoning Map Amendment

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

Recommended Action: Staff recommends the Planning and Zoning Commission forward, in accordance with the findings, the Concept Zoning Map Amendment to the City Council with a recommendation of approval subject to conditions.

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.

Reid Miller, City of Flagstaff Traffic, was present and answered questions from Commissioners

Jennifer Mikelson, City of Flagstaff Housing, was present and answered questions from Commissioners

Sara Dechter, City of Flagstaff Comprehensive Planning, was present and answered questions from Commissioners

Brian Rhoton, applicant, gave a PowerPoint presentation

### **Public Comment**

The following spoke opposed to the project related to high density, traffic, climate action plan, loading dock locations

Valerie Bryant, resident

John Gearhart, resident

Bryan Curley, resident

Jana Kettering, resident

Duane Kettering, resident

Wilma Ennenga, resident

Bill Schmelzer, resident

Patrick James Lane, resident

Discussion was held on the proposed project

It was clarified that the Zoning Code in place at the time of the specific development applications will be used and the following questions were asked about the DA from Commissioners:

Chairman Wheeler asked if the proposal conforms to the Regional Plan

Commissioner Jones asked about Dark Skies compliance and building heights

Commissioner Anticevich asked about the need for more commercial space

Commissioner Nolan asked about school fencing near fourth street

Commissioner Anticevich asked about the timeframes for the completion of road improvement projects

Commissioner Anticevich asked how truck traffic would be accommodated into the roadway projects

Commissioner Zimmerman asked about the applicant's proportional share for the required improvements

Commissioner Nolan asked about the final design of the development

Commissioner Jones asked about the location and topography of the high-density residential portion of the project

Chairman Wheeler asked about the Drainage Impact Analysis, Traffic Impact Analysis and how long the fourth street project has been anticipated in the regional plan.

**Motion** to forward to City Council for Approval PZ-18-00113 Zoning Map Amendment in accordance with the findings and conditions presented by Staff

**Motioned by** Commissioner Wheeler **Seconded by** Commissioner Zimmerman Motion carried unanimous

### **III. OTHER BUSINESS**

#### **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:	<b>PZ-18-00113-01</b>
City Staff:	Neil Gullickson
Action Sought:	Preliminary Block Plat

A request for Preliminary Block Plat approval for Canyon del Rio located at 3200 East Butler Avenue within the Single-family Residential (R1) zone, Medium Density Residential (MR existing and proposed) zone, High Density Residential (HR-proposed) zone, and Highway Commercial (HC-proposed) zone.

Recommended Action: Staff recommends the Planning and Zoning Commission forward, in accordance with the findings, the Preliminary Block Plat to the City Council with a recommendation of approval subject to conditions.

Mr. Gullickson gave a PowerPoint presentation on the proposed Preliminary Block Plat and answered questions from Commissioners.

Guillermo Cortes, SWI Engineering, answered questions from Commissioners

#### **Public Comment**

Jana Kettering, resident, inquired about status of project

John Gearhart, resident, inquired about developer responsibility of street improvement

Patrick Lane, resident, inquired about traffic circle near Little America

Brian Rhoton, applicant representative, answered questions from Commissioners

**Motion** to forward to City Council for Approval PZ-18-00013-01 Preliminary Block Plat in accordance with the findings and conditions presented by Staff

**Motioned by** Commissioner Jones **Seconded by** Commissioner Wheeler Motion carried unanimous

### **IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

Ms. Antol gave an update on future meetings

Chairman Wheeler asked that the record reflect the specific questions about the DA be reflected in the minutes.

### **ADJOURNMENT**

Adjourned at 6:01 p.m.