



**A G E N D A**  
**City of Flagstaff**  
**PLANNING & ZONING COMMISSION**  
**4:00 PM – Wednesday, May 22, 2019**

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**City Hall Council Chambers 211 W Aspen Ave**



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: Margo Wheeler, Chairman  
David Zimmerman, Vice Chair  
Eric Nolan  
Edward Talkington

Kyle Anticevich  
Alex Martinez  
Marie Jones

CITY STAFF: Tiffany Antol, 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 April 24, 2019.

**II. PUBLIC HEARING**

**A. MCGRATH MULTI-FAMILY HOUSING & RETAIL**

Address:	825 & 829 E. Butler Avenue
Assessor's Parcel Number:	104-03-005B, 104-13-002B
Property Owner:	Wendt Business Park, LLC
Applicant:	McGrath Real Estate Partners
Application Number:	<b>PZ-19-00081</b>
City Staff:	Elaine Averitt
Action Sought:	Zoning Map Amendment

A Direct to Ordinance Zoning Map Amendment of approximately 14.51 acres located at 825 and 829 E. Butler Avenue from the Light Industrial (LI) and Heavy Industrial (HI) zones to

2.24 acres of Highway Commercial (HC) zone and 12.27 acres of High Density Residential (HR) zone. An earlier version of the project was reviewed by the Planning and Zoning Commission on January 9, 2019 and the City Council on February 19, 2019.

This item requires two Public Hearings. Staff recommends this hearing be continued to May 29, 2019.

**B. 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:	<b>PZ-17-00218-03</b>
City Staff:	Alexandra Pucciarelli
Action Sought:	Zoning Map Amendment

Direct to Ordinance Zoning Map Amendment of approximately 16.11 acres located at 3401 South Lake Mary Road from the Estate Residential (ER) and Rural Residential (RR) zones to the Medium Density Residential (MR) zone. The development site is already located within the Resource Protection Overlay (RPO).

This item was continued from the Commission meeting on April 24<sup>th</sup>.

Recommended Action: In accordance with the findings in the Staff Report, Staff recommends the Planning & Zoning Commission forward the Zoning Map Amendment to City Council with a recommendation for denial.

**III. WORKSESSION**

**Zoning Code Updates**

Request for a Worksession with the Planning and Zoning Commission to discuss:

- 1) The City's request to amend the industrial zones, and resolving conflicts, incorporating technical corrections and clarity, and add definitions to the Zoning Code.
- 2) An applicant's request to add the Amusement/Entertainment and Sales, Indoor Land Use as a Conditional Use Permit to the Light Industrial (LI) Zone and incorporating related provisions to the Specific To Uses section and definitions.

Staff: Dan Symer, Zoning Code Manager

**IV. OTHER BUSINESS**

**V. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

**ADJOURNMENT**