



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, May 22, 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. by Chairman Wheeler

COMMISSION MEMBERS: Margo Wheeler, Chairman
David Zimmerman-Vice Chairman
Edward Talkington
Dr. Alex Martinez
Marie Jones
Eric Nolan

Absent Excused: Kyle Anticevich

CITY STAFF: Tiffany Antol, Staff Liaison
Alaxandra Pucciarelli, Planning Development Manager
Elaine Averitt, Planning Development Manager
Daniel Symer, Zoning Code 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 24, 2019.

Motion to approve the minutes from the regular meeting of April 24, 2019 as submitted.

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

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:	PZ-19-00081
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.

Ms. Averitt gave a PowerPoint presentation on the proposed Zoning Map Amendment.

Mark Lenley, McGrath Real Estate Partners, gave a PowerPoint presentation on the proposed project.

Guillermo Cortez, Applicant engineer, answered questions from Commissioners

Tray Akin, Accelerated Development, answered questions about the future of Goodwill's other locations.

Barrett Kirk, McGrath Real Estate Partners, answered questions about the pet park that will be located at Canyon Pet Hospital and the joint venture with the proposed project.

Doug Slover, City of Flagstaff Stormwater PM, answered questions about permeable pavement

Public Comment

Gaylene Soper, resident, expressed concerns about traffic, removal of trees, the lack of need for student housing or commercial space

Eisha Braun, resident, expressed concern about student housing

Motion to continue the public hearing for PZ-19-00081 to a special hearing date of May 29, 2019 **Motioned by** Commissioner Jones **Seconded by** Commissioner Martinez Motion carried unanimously

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: **PZ-17-00218-03**
City Staff: Alaxandra 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 24th.

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

Doug Slover, City of Flagstaff Stormwater PM, answered questions about the storm drain in High Country Trail

Reid Miller, City of Flagstaff Traffic PM, answered questions about traffic impacts

Jason Morris, Whitley Morris on behalf of the applicant, gave a PowerPoint presentation on the proposed project and answered questions from Commissioners

Public Comment

The following members of the public spoke against the proposed project for the following reasons: density, traffic, family neighborhood not college students, crime, doesn't meet regional plan and zoning code, too much housing, not good use of property, trees, and displacement of animals

Phil Goldblatt, resident

Mark Ford, resident

Michael Ivey, resident

Karla Ivey, resident

Eve Ford, resident

Uri Farkas, resident

Derris Lavin, resident

Phil Scandura, resident

Craig Rose, resident

Rae Jones, resident

Nick Kraft, resident

Shirley Auza, resident, spoke in support of the proposed project and believes it to be compatible to the neighborhood

Mr. Morris readdressed the commission about the proposed project

Phil Goldblatt, resident, at the request of Commissioner Nolan was asked to answer questions about the poll taken in Ponderosa Trails Neighborhood

Motion to forward to City Council for denial PZ-17-00218-03 Zoning Map Amendment in accordance with the findings presented by Staff **Motioned by** Commissioner Martinez **Seconded by** Commissioner Jones Motion carried unanimously

III. WORKSESSION

Zoning Code Updates

Request for a Work session 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.

Mr. Symer gave a PowerPoint presentation on the proposed Zoning Code Updates and answered questions from Commissioners.

Nick Wood, Nell & Wilmer representative for applicant North Pole Experience, gave a PowerPoint presentation on the use being proposed for the proposed zoning code amendment and answered questions from Commissioners

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol gave an update on future meetings

ADJOURNMENT

Adjourned at 8:08 p.m.