



**A G E N D A**  
**City of Flagstaff**  
**PLANNING & ZONING COMMISSION**  
**4:00 PM – Wednesday, June 12, 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) Special meeting of May 29, 2019.

**II. PUBLIC HEARING**

**A. WOODSHIRE ON BUTLER**

Address: 2989 E. Butler Avenue  
Assessor's Parcel Number: 106-04-006C  
Property Owner: Brookfield Communities, Inc  
Applicant: Guillermo Cortes  
Application Number: **PZ-18-00105-06**  
City Staff: Elaine Averitt  
Action Sought: Conditional Use Permit

A Conditional Use Permit request by Brookfield Communities, Inc. to allow the construction of ten (10) Condominium units located on a .75-acre parcel located at 2989 E. Butler Avenue

within the Highway Commercial (HC) zone and with a Resource Protection Overlay (RPO) zone.

Recommended Action: Staff recommends the Planning & Zoning Commission grant the requested conditional use in accordance with the findings.

### **III. OTHER BUSINESS**

#### **A. WOODSHIRE ON BUTLER**

|                           |                             |
|---------------------------|-----------------------------|
| Address:                  | 2989 E. Butler Avenue       |
| Assessor's Parcel Number: | 106-04-006C, 106-04-006B    |
| Property Owner:           | Brookfield Communities, Inc |
| Applicant:                | Guillermo Cortes            |
| Application Number:       | <b>PZ-18-00105-03</b>       |
| City Staff:               | Elaine Averitt              |
| Action Sought:            | Preliminary Plat            |

A request by Brookfield Communities, Inc. for Preliminary Plat approval for the Woodshire on Butler Condominiums, a 50-unit residential condominium subdivision. The 4.06-acre site is located at 2989 E. Butler Avenue in the Highway Commercial (HC) zone, and 3001 E. Butler Avenue is in the High Density Residential (HR) zone; both are in a Resource Protection Overlay (RPO) zone.

Recommended Action: In accordance with the findings, Staff recommends the Planning & Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval.

### **IV. PUBLIC HEARING**

#### **Zoning Code Updates**

Request for a Zoning Code Text Amendment: 1) (Case No.: PZ-19-00093) by the City of Flagstaff, to amend the Flagstaff Zoning Code (Ordinance No. 2011-20) for the purpose of correcting the adoption of the industrial zones, resolving conflicts, incorporating technical corrections and clarity, and adding to the definitions; and, 2) (Case No.: PZ-19-00087) by the property owner, Pacific Prime Properties, to amend the Flagstaff Zoning Code (Ordinance No. 2011-20) for the purpose of adding 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

### **V. WORKSESSION**

Request for a work session with the Planning and Zoning Commission to discuss the City's request to amend the zoning code to resolving conflicts, incorporating technical corrections and clarity, add and modify definitions, and to add, delete and modify requirements of to the Zoning Code. The proposed amendments affect, but are not

limited to, the provisions of the code's: administration and procedures; non-transect zones; resource protection standards; specific to uses; accessory buildings, structures and uses; and definitions.

Staff: Dan Symer, Zoning Code Manager

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

Selection of Commission members to serve as liaisons to the Water Commission and the Open Space Commission.

**ADJOURNMENT**