



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, June 12, 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
Edward Talkington
Marie Jones
Eric Nolan

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

CITY STAFF: Tiffany Antol, Staff Liaison
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) Special meeting of May 29, 2019.

Motion to approve the minutes from the special meeting of May 29, 2019 as submitted.

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

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.

Ms. Averitt gave a PowerPoint presentation on the proposed Conditional Use permit and answered questions from Commissioners.

Ms. Antol was present and answered questions from Commissioners

Phil Peterson, Brookfield Communities, gave a brief description of the project and answered questions from Commissioners.

Public Comment

Gary Zeeman, resident, expressed concern about the lack of play area for kids and no sidewalks for kids to walk to school

Patricia Hall, resident, expressed concern about traffic in the event of evacuation

Reid Miller, City of Flagstaff traffic, addressed traffic concerns and answered questions from Commissioners

Guillermo Cortez, engineer for applicant, answered questions from Commissioners

Motion to approve conditional use permit PZ-18-00105-06 in accordance with the findings and conditions presented by Staff **Motioned by** Commissioner Jones **Seconded by** Commissioner Talkington Motion carried unanimously

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:	PZ-18-00105-03
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.

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

Ms. Antol answered questions from Commissioners

Motion to recommend to City Council for approval PZ-18-00105-03 in accordance with the findings presented by Staff **Motioned by** Commissioner Jones **Seconded by** Commissioner Talkington Motion carried unanimously.

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.

Mr. Symer gave a PowerPoint presentation on the proposed zoning code amendment and answered questions from Commissioners.

Nick Wood, applicant representative, briefly discussed the proposed zoning code amendment

Motion to recommend to City Council for approval Zoning Code Text Amendment PZ-19-00087 and PZ-19-00093 in accordance with the findings presented by Staff **Motioned by** Commissioner Jones **Seconded by** Commissioner Nolan Motion carried unanimously

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.

Mr. Symer gave a PowerPoint presentation on proposed upcoming zoning code amendment and answered questions from Commissioners.

VI. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol gave an update on future meetings

Assignment to the other commissions will be continued to another meeting when the full Commission is in attendance

ADJOURNMENT

Adjourned at 5:43 p.m.