



**Minutes-Approved**  
**City of Flagstaff**  
**PLANNING & ZONING COMMISSION**  
**4:00 PM– Wednesday, May 29, 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 Chairman Wheeler

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

Absent Excused: Edward Talkington  
Kyle Anticevich

CITY STAFF: Tiffany Antol, Staff Liaison  
Elaine Averitt, Planning Development Manager  
Genevieve Pearthree, Associate Planner  
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 May 22, 2019.

**Motion** to approve the minutes from the regular meeting of May 22, 2019 as submitted.

**Moved by** Commissioner Nolan **Seconded by** Commissioner Martinez 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:	<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.

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

Mark Lenley, McGrath Partners, made brief comments about the proposed comments and answered questions from Commissioners

#### Public Comment

Gaylene Soper, resident, expressed concerns about safety of ramp on parking garage, lack of solar panels, trash chutes, height of the building, wildlife

Eisha Braun, resident, expressed concern about student housing, wildlife

Mr. Lenley re-addressed the commission

Guillermo Cortez, SWI applicant's engineer, answered questions about green space from Commissioners

Ms. Averitt answered questions from Commissioners

Ms. Antol answered questions from Commissioners

**Motion** to recommend to City Council for approval PZ-19-00081 Zoning Map Amendment in accordance with the findings and with conditions as submitted by Staff **Motioned by**

Commissioner Jones **Seconded by** Commissioner Zimmerman Motion carried unanimously

### **III. OTHER BUSINESS**

#### **A. Timber Sky**

Address:	3425 W Route 66
Assessor's Parcel Number:	112-01-020, 112-01-021
Property Owner:	VP66 & Woody Mountain, LLC
Applicant:	Vintage Partners
Application Number:	<b>CC-19-00549</b>
City Staff:	Genevieve Pearthree
Action Sought:	Comprehensive Sign Plan

Vintage Partners (the applicant) requests review and approval of a Comprehensive Sign Plan for the Timber Sky Master Planned Community located at 3425 West Route 66.

Recommended Action: The Planning and Zoning Commission has the discretion to approve signage that exceeds the Sign Regulations with the review and approval of a Comprehensive Sign Program. Should the Planning & Zoning Commission approve the Comprehensive Sign Plan for the Timber Sky Master Planned Community, staff recommends the subdivision landscape walls be no taller than 7.17-ft above grade.

Ms. Pearthree gave a PowerPoint presentation about the proposed Comprehensive Sign Plan and answered questions from Commissioners

Walter Crutchfield, Vintage Partners, gave a presentation on the proposed request and answered questions.

**Motion** to approve CC-19-00549 Comprehensive Sign Plan with conditions and with the design plan as submitted by Staff **Motioned by** Commissioner Zimmerman **Seconded by** Commissioner Martinez Motion carried unanimously

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

Ms. Antol gave an update on future meetings

### **ADJOURNMENT**

Adjourned at 5:14 p.m.