



**MEETING NOTICE
CITY OF PAGE
PLANNING AND ZONING COMMISSION**

PLANNING AND ZONING COMMISSION

**CITY HALL, 697 VISTA AVE
PAGE, ARIZONA**

**AUGUST 6, 2024
5:30 P.M.**

NOTICE OF PUBLIC MEETING AND AGENDA

Pursuant to Arizona Revised Statutes § 38-431.02, notice is hereby given to the members of the City of Page Planning and Zoning Commission and the general public that the Page Planning and Zoning Commission will hold a meeting open to the public in Page City Hall located at 697 Vista Avenue, Page, Arizona.

Members of the Planning and Zoning Commission will attend either in person or by telephone conference call.

1. CALL TO ORDER

- 2. ROLL CALL**
- | | | | |
|-------------------------|----------------|-------------------|--|
| Chair, Rick Yanke | | | |
| Vice Chair, Tom Preller | Charles Straub | Shelley Johnstone | |
| Victor Castillo | Vacant | Chris Van Meenen | |
- City Council Liaison, Brian Carey

3. PRIORITY LIST

4. MINUTES

1. July 2, 2024, Meeting Minutes.

5. HEAR FROM THE CITIZENS

The public is invited to speak on any item or area of concern. Items presented during the Citizens portion which are not on the agenda, cannot be acted upon by the Planning and Zoning Commission. Individual Commission members are prohibited by the Open Meeting Law from discussing or considering the item among themselves unless the item is officially on an agenda. Citizens may also use the Information Request Forms which are available.

6. PUBLIC HEARINGS

1. Public Hearing for Cox Property Minor General Plan Amendment to the Future Land Use Map Parcel #80114001V.

7. UNFINISHED BUSINESS

8. NEW BUSINESS

1. Cox Property Minor General Plan Amendment to the Future land Use Map to change the Land Use of Parcel #80114001V from the Multifamily Residential Land Use to the Business Commerce Land Use to allow for the subject parcel zone change.

2. Cox Property Zone Change Case #ZON 24-001 to change the zoning of the subject Parcel #80114001V from Planned Development Multifamily Residential (PDRM) Zoning to Community Commercial (C-2) Zoning.

9. **ADJOURN**

FOR YOUR INFORMATION

Next Regular Meeting Tuesday, UNDETERMINED, at 5:30 p.m.

Persons with disabilities should call the City of Page at 928-645-8861 for program and services information and accessibility.

If you would like to receive City Council agendas via email, send your email address to cityclerk@pageaz.gov or call 928-645-4221 or 928-645-4220.

DISCLAIMER

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.

THIS AGENDA MAY BE SUBJECT TO CHANGE UP TO 24 HOURS PRIOR TO MEETING. PLEASE SEE LOCAL CRIER BOARDS FOR CURRENT AGENDA.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona, Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona, U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of _____, 2024, at _____ a.m./p.m.

By: _____
CITY OF PAGE

Planning & Zoning Commission

4. 1.

Meeting Date: 08/06/2024

Brief Title: Meeting Minutes

Department: Planning and Zoning

SUBJECT:

July 2, 2024, Meeting Minutes.

BACKGROUND:

N/A

ALTERNATIVES CONSIDERED:

N/A

RECOMMENDED ACTION:

Approve the July 2, 2024, Meeting Minutes as-written or as-amended.

Fiscal Impact

Budget Impact:

N/A

Attachments

Meeting Minutes

Planning & Zoning Commission

6. 1.

Meeting Date: 08/06/2024

Brief Title: Public Hearing - Cox Property Minor General Plan Amendment to the Future Land Use Map

Department: Planning and Zoning

SUBJECT:

Public Hearing for Cox Property Minor General Plan Amendment to the Future Land Use Map Parcel #80114001V.

BACKGROUND:

Parcel #80114001V from the Future Land Use Map from the Page 2040 General Plan must be amended from the Multifamily Land Use to Business Commerce Land Use before the property zoning can be changed from Planned Development Multifamily Residential (PDRM) zoning to Community Commercial (C-2) Zoning as requested by the applicant property owners.

ALTERNATIVES CONSIDERED:

This Minor General Plan Amendment to change the Land Use from the Multifamily Residential Land Use to the Business Commerce Land Use is being requested in order to place like land uses next to other like land uses and to change the zoning of the subject parcel from Planned Development Multifamily Residential (PDRM) to Community Commercial (C-2) zoning.

RECOMMENDED ACTION:

Open Public Hearing.
Close Public Hearing.

Fiscal Impact

Budget Impact:

N/A

Attachments

Staff Report

Planning & Zoning Commission

8. 1.

Meeting Date: 08/06/2024

Brief Title: Cox Property Minor General Plan Amendment to the Future Land Use Map Parcel #80114001V

Department: Planning and Zoning

SUBJECT:

Cox Property Minor General Plan Amendment to the Future land Use Map to change the Land Use of Parcel #80114001V from the Multifamily Residential Land Use to the Business Commerce Land Use to allow for the subject parcel zone change.

BACKGROUND:

The property owners have requested the zoning of their subject Parcel #80114001V to be changed from Planned Development Multifamily Residential (PDRM) zoning to Community Commercial (C-2) zoning. In order to do that, the Future Land Use Map must first be amended to change the Land Use of the subject parcel from the Multifamily Residential Land Use to the Business Commerce Land Use.

ALTERNATIVES CONSIDERED:

N/A

RECOMMENDED ACTION:

Staff recommends that the Planning and Zoning Commission recommend the City Council approve this Minor General Plan Amendment to amend the Future Land Use Map for Parcel #80114001V from the Land Use of Multifamily Residential to the Business Commerce Land Use, to allow the applicant property owner's requested zone change to also be approved.

Fiscal Impact

Budget Impact:

N/A

Planning & Zoning Commission

8. 2.

Meeting Date: 08/06/2024

Brief Title: Cox Property Zone Change Case #ZON 24-001 for Parcel #80114001V.

Department: Planning and Zoning

SUBJECT:

Cox Property Zone Change Case #ZON 24-001 to change the zoning of the subject Parcel #80114001V from Planned Development Multifamily Residential (PDRM) Zoning to Community Commercial (C-2) Zoning.

BACKGROUND:

N/A

ALTERNATIVES CONSIDERED:

The Minor General Plan Amendment to amend the Page 2040 General Plan - Future Land Use Map must first be approved before the requested Zone Change can be approved.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission recommend the City Council approve this requested Zone Change with all required Condition(s) of Approval, if any.

Fiscal Impact

Budget Impact:

N/A

Attachments

Staff Report
