



City of Flagstaff

May 27, 2021

Reich Brothers, LLC
172 South Broadway
White Plains, NY 10506

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-20-00071-05

To Whom It May Concern:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of the Reich Brothers, LLC, for a Conditional Use Permit on the property at 1600 E Butler Avenue (APNs 104-07-001C and 104-07-005M) in the LI, Light Industrial Zoning District, for approximately 77,000 square feet of general retail, restaurant, and general services as provided in Section 10-40.30.050.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on May 26, 2021, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated May 5, 2021, and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify granting the Conditional Use Permit.

Based upon the aforementioned findings, the Commission approved a Conditional Use Permit by a vote of () for the use and location described above subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application and with the Site Plan as approved by the Inter-Division Staff on May 3, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. Development of the site shall be in compliance with the approved Traffic Impact Analysis.

The above conditions are deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on June 5, 2021, unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

Tiffany Antol, Planning Director
Planning & Development Services
P. 928-213-2605
tantol@flagstaffaz.gov

cc: Current Planning Manager, City Clerk, City Council, Reich Brothers, LLC