



City of Flagstaff

June 24, 2021

Mr. Dave Sawyers
Lowell Observatory
1400 West Mars Hill Road
Flagstaff, AZ 86001

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-20-00233-03

Dear Mr. Sawyers:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Lowell Observatory, for a Conditional Use Permit on the property at 1400 W Mars Hill Road (APN 100-14-001C) in the RR, Rural Residential and PF, Public Facility Zoning Districts, to allow the establishment of an approximately 39,969 square foot Astronomy Discovery Center (Observatory) with 7,851 square feet of additional roof top use area as part of a Libraries, Museum use as provided in Section 10-40.30.030.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on June 23, 2021, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated June 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 June 9, 2021. Modifications to the approved site plan shall require additional review by the IDS team.
2. A recorded easement for secondary emergency apparatus access shall be provided prior to the issuance of civil construction permits.

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 July 3, 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 Development Manager
Planning & Development Services
P. 928-213-2605
tantol@flagstaffaz.gov

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

211 West Aspen Avenue, Flagstaff, Arizona 86001