



# City of Flagstaff

December 9, 2021

Mountain Line  
3773 N Kaspar Drive  
Flagstaff, AZ 86004

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-21-00094-02

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 Mountain Line for a Conditional Use Permit on the property at 216 W Phoenix Avenue (APNs 100-43-003B, 100-43-001D, and 100-44-005A) in the CS, Commercial Service Zoning District, for a Passenger Transportation Facility known as the Downtown Connection Center.

The Planning Commission held a public hearing on December 8, 2021, regarding this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated November 17, 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 the concept plan as approved by the Inter-Division Staff on October 26, 2021.
2. Development of the site shall not occur until an Intergovernmental Agreement (IGA) has been executed by both the City of Flagstaff and Mountain Line that details the terms for the use of the property owned by the City of Flagstaff. Any modifications to the development plan because of the executed IGA shall be reviewed by the Inter-Division Staff for compliance with all codes and requirements.
3. The City Council shall approve the associated Parking Demand Study prior to the submission of building permits. The City Council shall agree to provide the required parking spaces for the new DCC building within the existing and future parking areas on-site.

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 December 19, 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, AICP, Senior Planner  
Planning & Development Services  
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cc: Current Planning Manager, City Clerk, City Council, Reich Brothers, LLC