

MINUTES

PLANNING & ZONING COMMISSION
WEDNESDAY
FEBRUARY 11, 2026

FLAGSTAFF AQUAPLEX
1702 N 4TH STREET
4:00 P.M.

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:00 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

PRESENT:
CAROLE MANDINO, CHAIR
JOSHUA MAHER
CJ LUCKE
MEGAN WELLER

EXCUSED:
MARY NORTON, VICE CHAIR
CHRISTINE SHEEHY
IAN SHARP

3. OPEN CALL TO THE PUBLIC

- None.

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.

4. APPROVAL OF MINUTES

- Approval of the minutes from the regular meeting on January 28, 2026.

Moved by CJ Lucke, **seconded by** Megan Weller to approve the minutes from the regular meeting on January 28,2026.

Vote: 4 - 0 - Unanimously

5. PUBLIC HEARING

- A.** Direct to Ordinance Zoning Map Amendment, by Lincoln Avenue Communities, of approximately 8.51 acres located at the northeast corner of Lone Tree Road and Pine Knoll Drive. The proposed development site consists of three parcels. Two of the parcels are zoned High Density Residential (HR) with the Resource Protection Overlay (RPO), and the third is zoned Suburban Commercial (SC) with the RPO. The request is to rezone all three parcels to the HR zone with the RPO.

Staff recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation approving PZ-24-00224-04, subject to the following five conditions which will be included into the zoning map amendment ordinance:

1. The subject property must be developed in accordance with the approved site plan and the conditions of approval dated November 14, 2025, unless modified as provided for in the Lone Tree Ranch Development Agreement. Modifications, other than modifications permitted by the Development Agreement, to the approved site plan will require an amendment to this Direct to Ordinance Zoning Map Amendment request.
 2. All other requirements of the Zoning Code and other City codes, ordinances and regulations, shall be met by the proposed development.
 3. All terms, conditions, and restrictions detailed within the Lone Tree Ranch Development Agreement, as amended, must be fully satisfied.
 4. In the event the property is rezoned and the Developer fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the zoning (including conditions) established in the 1997 rezoning, in accordance with A.R.S. § 9-462.01..
 5. The approval of this ordinance will have the effect of rescinding the prior rezoning ordinance (Ord. No. 1943) as it relates only to parcels 104-14-003G, 104-14-003H, and 104-14-003J, unless the zoning is reverted as set forth in condition 4 above.
- Alaxandra Pucciarelli, Current Planning Manager, provided a PowerPoint presentation. Applicant Lindsey Schube with Gammage & Burnham also provided a PowerPoint presentation. A discussion followed, during which questions and concerns were addressed by:
 - Alaxandra Pucciarelli
 - Lindsey Schube
 - Sean Krieg -- Gammage & Burnham
 - Matthew Klein -- Lincoln Avenue Communities
 - Will Huebner -- Lincoln Avenue Communities
 - Brian Joerger-The WLB Group
 - Enrico Williams -- Kaas Wilson Architects
 - Public Comments were given by:
 - Stu Bone

Moved by CJ Lucke, **seconded by** Megan Weller to forward this request to the City Council with a recommendation approving PZ-24-00224-04, subject to the following five conditions, which would be included in the zoning map Amendments Ordinance as listed one through five.

Vote: 4 - 0 - Unanimously

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- Alaxandra Pucciarelli noted that the two items continued from the last meeting will not move forward at this time, per the applicant's decision. The applications remain valid; however, public hearings will be canceled.

7. ADJOURNMENT

- The meeting was adjourned at 5:00 p.m.

SIGNATURE LINE

CHAIRPERSON