

Findings for Reviewing Proposed Zoning Map Amendments and Text Amendments:

Section 10-20.50.040F of the Zoning Code defines the findings for Zoning Map Amendment that the Planning and Zoning Commission may formulate their recommendation to the City Council. Staff provides the following summary of the findings for the Commission's reference.

Finding

- 1) Consistency and conformance with the General Plan:
 - a. The designations of commercial corridor for 4th Street and Butler (Regional Plan Map 25) and Regional Suburban Activity Center (S18 on Maps 21 and 22) are met by the designation of Highway Commercial along these corridors.
 - b. The Activity Center's multifamily housing (HR and MR zones) provides horizontal mixed use at 14 DU/AC, which is the minimum density for plan conformance in a Regional Suburban Activity Center.
 - c. According to the High Occupancy Housing Plan (adopted in 2018), this activity center had some of the highest readiness and potential for high density housing based on utilities and transportation infrastructure.
 - d. The High Occupancy Housing Plan also identified this Activity Center as one with the least impact on historically low-income neighborhoods such as Southside and Sunnyside, compared to other opportunities for infill and redevelopment.
 - e. This development supports the completion of a key arterial connection for the Flagstaff Region when JW Powell Boulevard is complete and connected to I-17. It also supports the completion of FUTS trails and complete sidewalk connections throughout the area and surrounding neighborhoods.
 - f. The designation of 58 acres of public open space addresses Regional Plan Goals for Environmental Planning & Conservation and Open Space and Water Resources, because of the extensive floodway and wildlife corridors that will be protected.
 - g. The contributions of land and incentives for developers of blocks within the development to provide affordable housing along with the infill and equity benefits of the proposal conform to the Neighborhoods, Housing, and Urban Conservation goals of the Regional Plan.
- 2) Community Benefits
 - a. Canon del Rio Investors are donating parcel Q3 to the City for the future development of affordable housing. They are also providing, through the settlement agreement, the opportunity for housing developers to receive an incentive for providing affordable housing in any block within the development. Affordable housing is one of the most pressing issues locally and nationally. Flagstaff is continually working to bring new affordable housing to market and this contribution to addressing the issue will be a significant community benefit.

- b. Creating a higher density and mixed-use environment for Activity Center S18, which is along the Mountain Line Permanent Transit Network and creates infill housing between Downtown and the east side of Flagstaff, will have a”

Higher density development, which create more places for people to live, shop, eat, and work within a smaller place, results in more destinations in a smaller place. This leads to fewer vehicle miles traveled between destinations, and lower greenhouse gas emissions resulting from daily travel around Flagstaff (Final Documentation Summary of Support Activities for the Flagstaff Regional Plan Update, 2013). As transportation is Flagstaff’s largest source of greenhouse gas emissions, reducing the miles Flagstaff residents travel and associated emissions is critical to meeting the goals of the Flagstaff Climate Action and Adaptation Plan (Transportation and Land Use Goal 1: Reduce greenhouse gas emissions from vehicle use and Transportation and Land Use Strategy 1: Advance land use planning that minimizes the distance people have to travel by car and that increases community resiliency).

The vision statement of the Transportation and Land Use section of the Climate Action and Adaptation Plan is to create ‘an environment where residents and visitors can easily choose to use active transportation, buses and shared rides, reducing vehicle miles traveled and greenhouse gas emissions from transportation.’ Achieving this vision of multiple easy and healthy transportation choices for Flagstaff residents is only possible by supporting the pattern of development promoted in the Flagstaff Regional Plan, which shifts land uses away from low density suburban development in strategic locations. Higher-density and mixed-use environments also promote resiliency: vulnerable populations, like older adults and those without access to a personal vehicle, can more easily thrive in dense, mixed use environments that support walkability and services within close proximity. Higher-density environments are inherently more walkable environments, exemplified by Flagstaff’s historic downtown. Higher-density environments have been shown to increase social connections and public health among residents.

- c. Implementing the development patterns envisioned in the regional plan is also estimated to reduce total water demand by 1.2 million gallons and regionwide fuel consumption by 11,000 gallons per year (city wide) as compared to a low-density development Flagstaff (Final Documentation Summary of Support Activities for the Flagstaff Regional Plan Update, 2013). Incremental decisions like Canon del Rio are opportunities to reduce the environmental impact of the entire community, when they increase the density and intensity of uses in accordance with Flagstaff’s Regional Plan and Climate Action and Adaptation Plan.

Canon del Rio will contribute its fair and roughly proportional share of infrastructure costs for transportation, water delivery and water storage. The total contribution will be \$4.4 million.

Canon del Rio will protect 58.7 acres of public open space which overlaps with several significant natural resources identified in the Regional Plan, including rural floodplain and floodway, wildlife corridors, sensitive plant species habitat, prairie dog colonies and larger diameter trees. The area to be preserved has one of the highest concentrations of natural resources on undeveloped private land in the Flagstaff Region.

- 3) The Site is Physically Suitable in terms of:
 - a) Public and emergency service: Adequate transportation infrastructure is ensured through the subdivision platting process and includes frontage improvements to Butler Avenue and Fourth Street and of-site improvements to the Butler Avenue Corridor and the I-40 interchange. On-site improvements include public streets, utility improvements and open space dedications.
 - b) Utilities: Potable water, sewer and franchise utilities have been evaluated and specific requirements for systems upgrades have been identified. A second source water line, Zone B water storage and new well sites have been addressed. On Site sewer connections will be provided; provisions for these improvements and private utility improvements have been addressed by the developer.
 - c) Schools: Flagstaff Unified School District has responded and does not ask for any additional improvements at Canyon del Rio.
 - d) Solid Waste: The City's Public Works Department has the capability to provide solid waste removal services and capacity to accept that waste at the Flagstaff Landfill.

The proposed zoning districts are in compliance with the Regional Plan designations and the proposed land uses are in conformance with the proposed zoning designations. It is not anticipated that this proposal will result in land uses that will jeopardize or constitute a hazard(s) to this site, the neighborhood or the community.