

Flagstaff Rehab Campus Annexation Request Ordinance No. 2022-01

City Council | January 4, 2022

Genevieve Pearthree | Senior Planner





Annexation Request Overview

- **Request:** Annex approximately 10.05 acres (1 parcel) at 7000 North Highway 89
- **Zoning after Annexation:** Highway Commercial (HC) with a Resource Protection Overlay (RPO)
- **Current Zoning:** Coconino County CH-10,000
- **Current Use:** Vacant (contained Blue Ribbon homes – manufactured home dealership)
- **Applicant:** Flagland LLC (current property owner)
- **Concurrent Concept Zoning Map Amendment request:** Rezone 1.09 acres (of 10.05-acre parcel) from HC with a RPO to Rural Residential (RR) with a RPO (*Ordinance No. 2022-02*)

Project Location

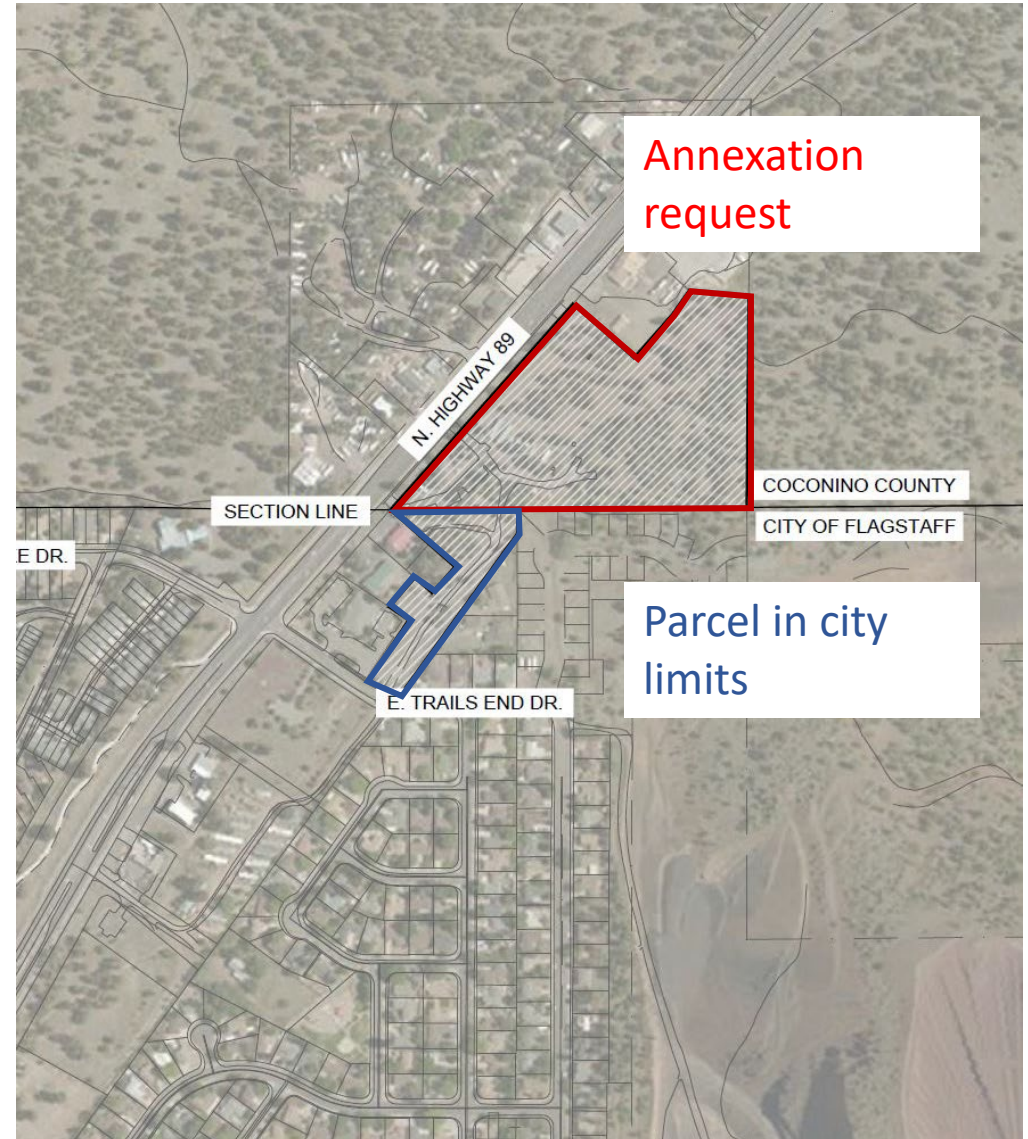
7000 N. Highway 89





Development Overview

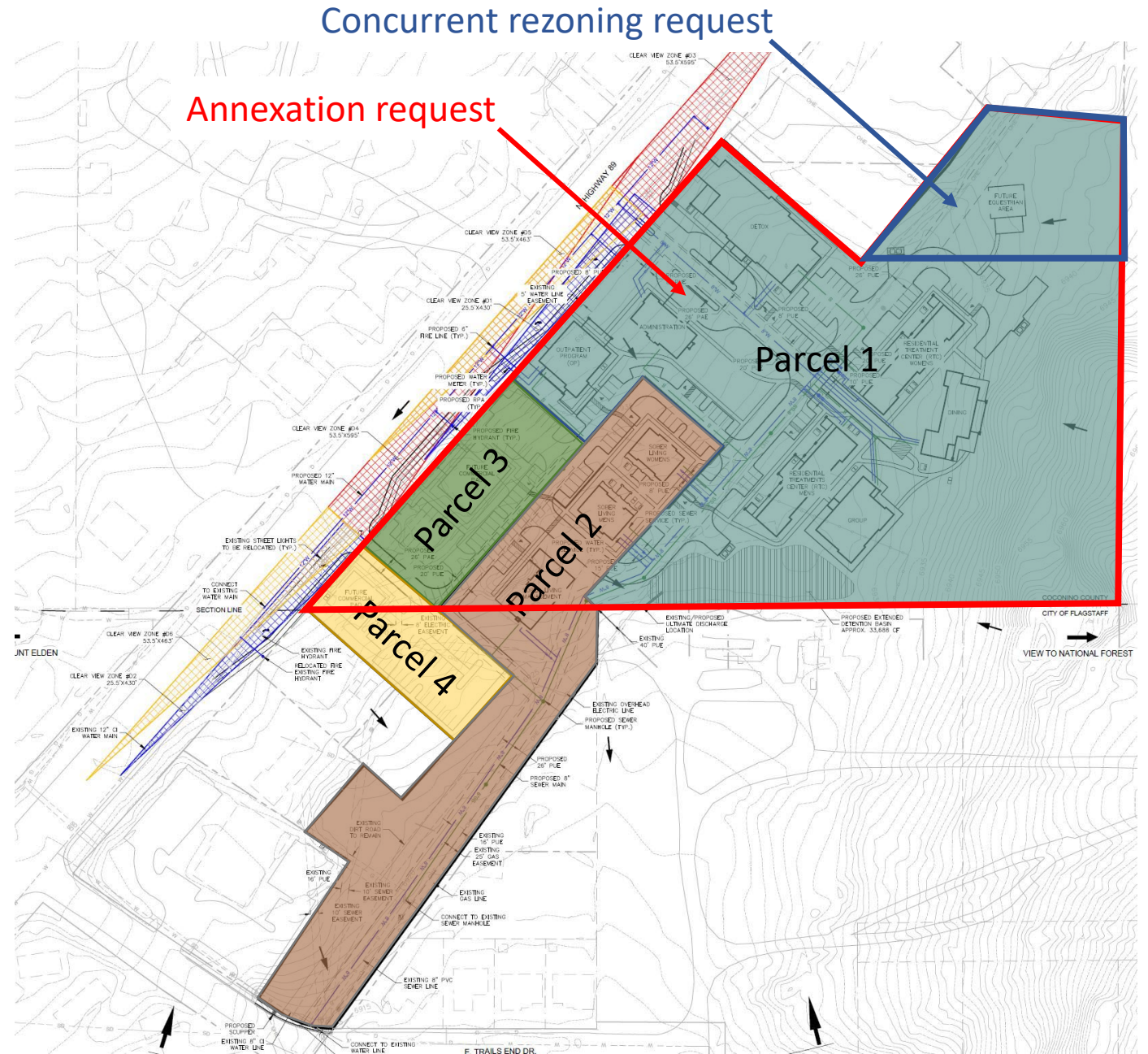
- Site is 12.20 acres total
 - Developer will combine 10.05-acre parcel with 2.15-acre vacant parcel to the south (in city limits, owned by Flagland LLC)
 - Developer will subdivide site into 4 parcels
- 174-bed mental behavioral health and substance abuse treatment campus
 - Parcel 1: Detox & Residential Treatment Center (includes equine therapy facility—focus of rezoning request)
 - Parcel 2: Sober Living Facility
- Parcels 3 & 4: 2 Commercial pads (future development)



Concept Plat

(PZ-20-00164-02)

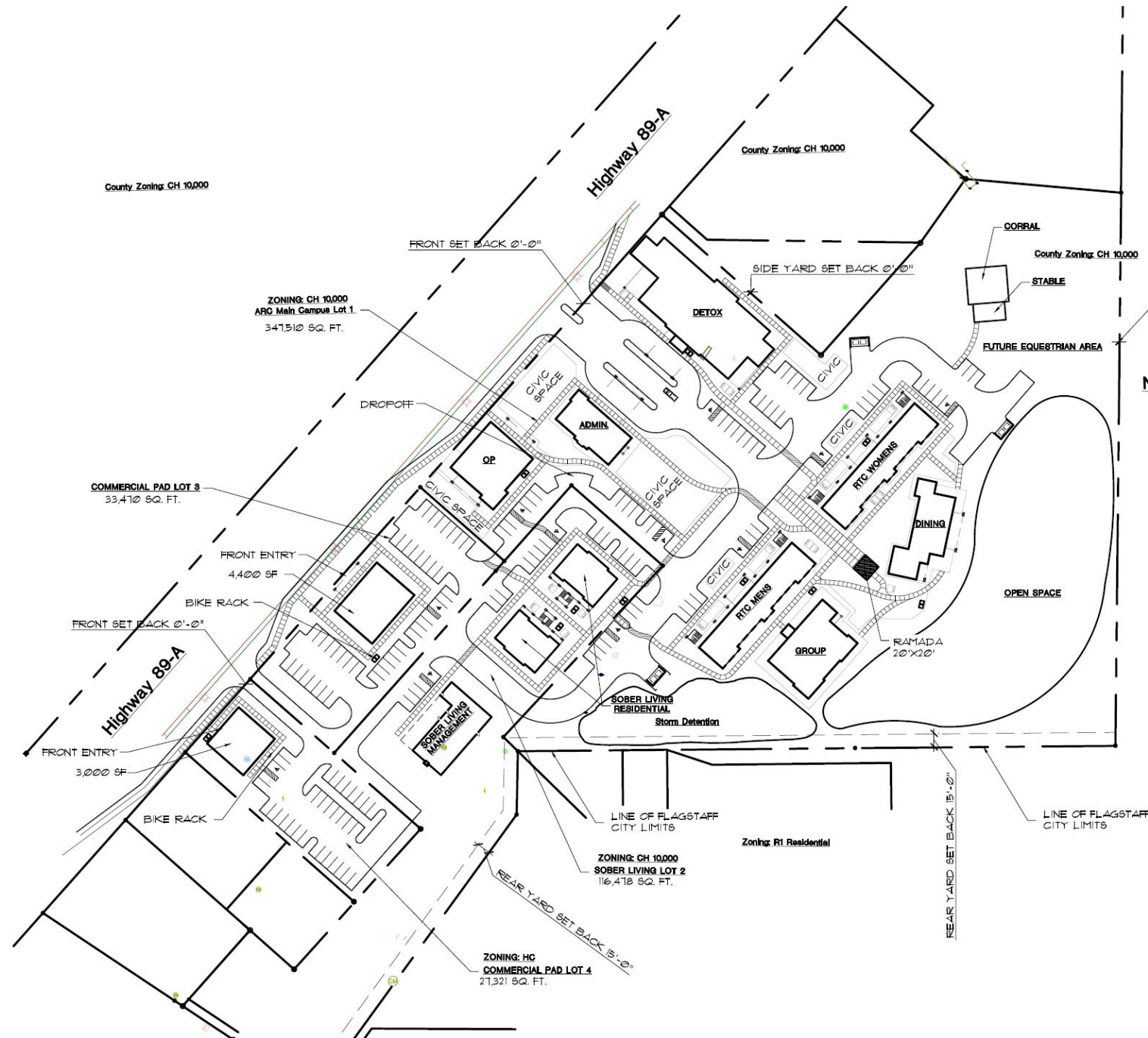
“Complete with Conditions” by IDS staff on May 19, 2021



Concept Plan

(PZ-20-00164-01)

- “Complete with Conditions” by IDS staff on March 16, 2021 (not a formal approval)
- Site Plan review (future submittal) will provide formal approval

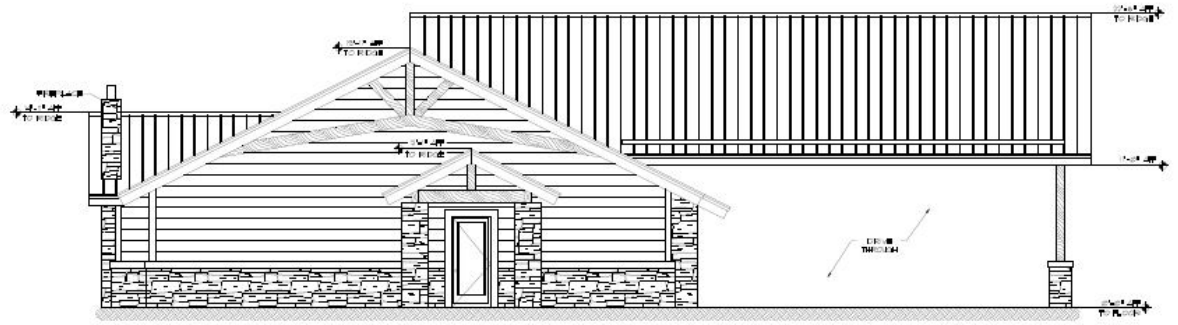




Proposed Building Elevations & Materials

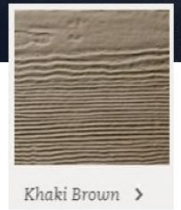


① SOUTH ELEVATION

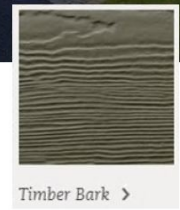


② WEST ELEVATION

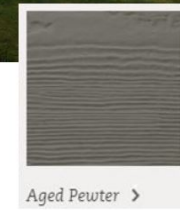
Flagstaff Location



Khaki Brown >



Timber Bark >



Aged Pewter >



Ledgestone Series
(Click to view all Ledgestone Vases styles)



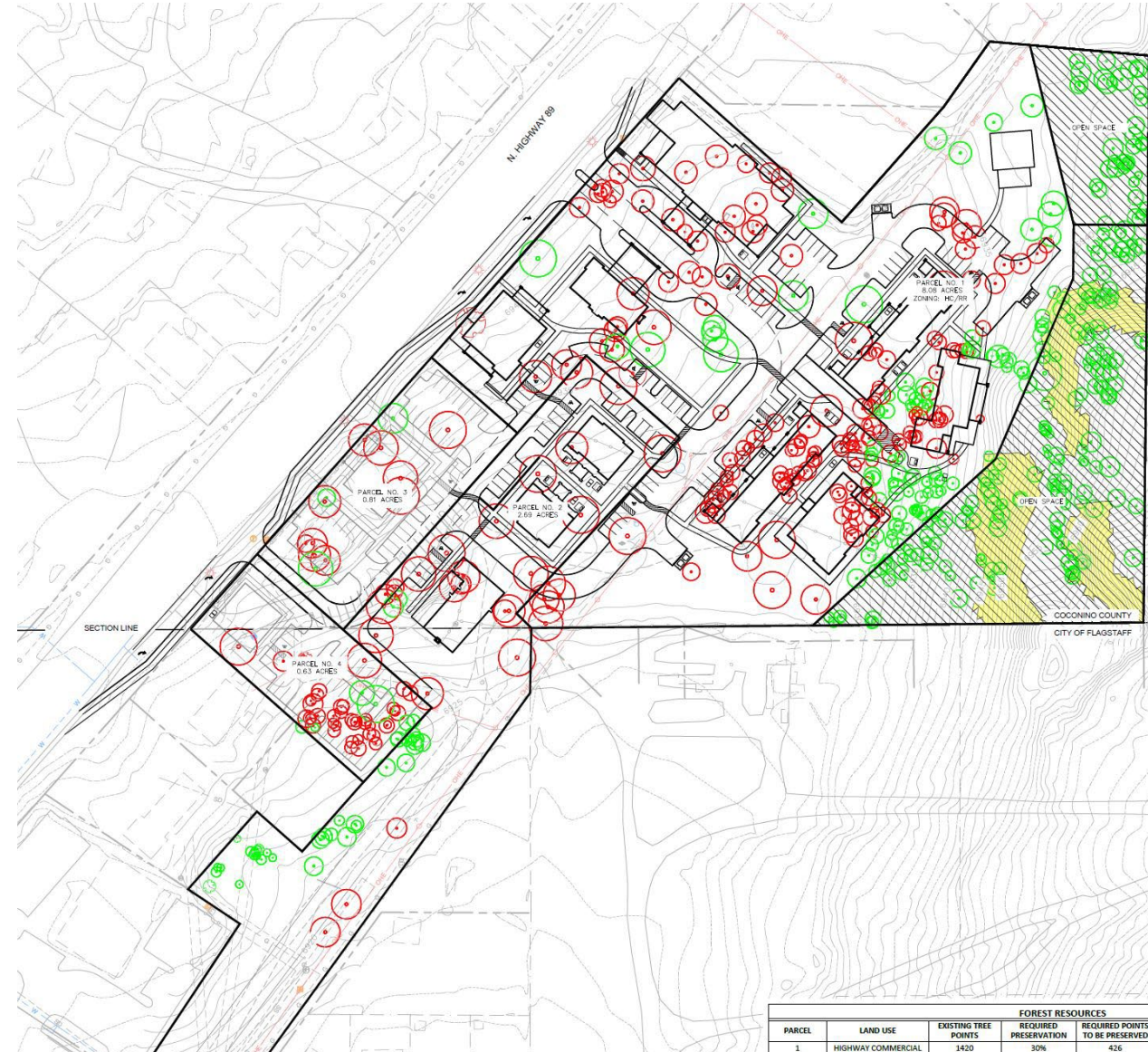
Stone Combinations
(Click to view all Stone Combination styles)

For reference only. Development layout, building elevations, etc., will be formally approved with Site Plan (future submittal)



Natural Resource Protection

- Receive Resource Protection Overlay (RPO) upon annexation
- Protect 63% of trees and 100% of steep slopes
- Minimum requirement
 - 30% trees
 - 70+% steep slopes





Citizen Participation

- Neighborhood meeting: June 30, 2021
 - Public Participation Report attached
- Planning and Zoning Commission: December 8, 2021
 - Voted 5-0 for recommendation of approval with conditions
- City Council Public Hearing: January 4, 2022
- City Council Ordinance 1st Read: January 18, 2022
- City Council Ordinance 2nd Read: February 1, 2022



Concurrent Rezoning Request

Concept Zoning Map Amendment (PZ-20-00164-04)

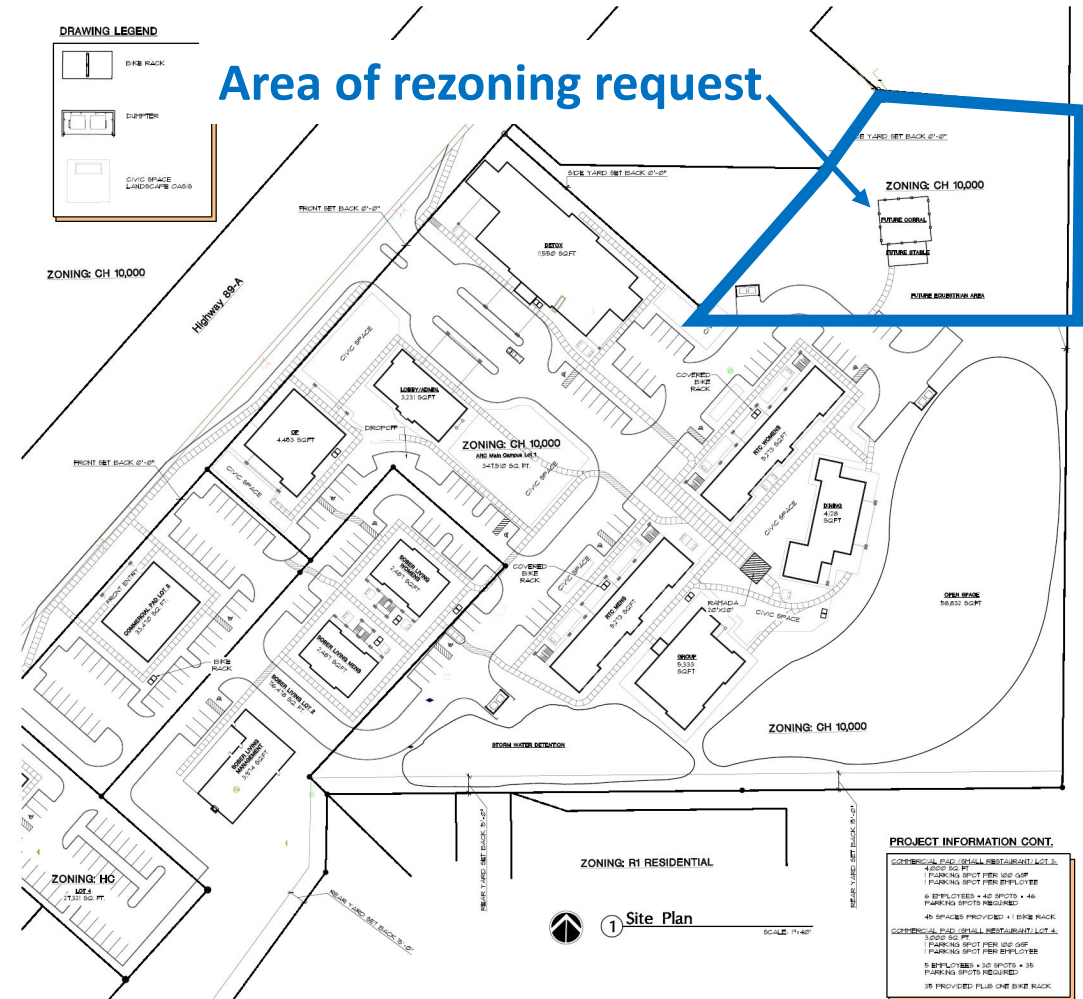
- Flagland LLC requests 1.09 acres of a larger 10.05-acre parcel at 7000 North Highway 89 be rezoned from Highway Commercial (HC) zoning with a Resource Protection Overlay (RPO) to Rural Residential (RR) zoning with a RPO
- Purpose to allow an equine (horse) therapy facility
 - RR zone allows Equestrian Recreational Facility with a Conditional Use Permit
 - Police Code (Animal Regulations) allow large livestock (including horses) in RR zone
 - Accessory use to the primary use: 174-bed mental behavioral health and substance abuse treatment campus
- **Ordinance 1st read on 1/18/22 City Council agenda**

10.05-acre parcel must first be annexed into the City of Flagstaff corporate limits and designated with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO)



Rural Residential (RR) Zone

- Proposed 1,800 sq. ft. stable, 700 sq. ft. patio, pasture/paddock area
- Request meets 3 findings for approval for Zoning Map Amendments
- **Staff will recommend approval with conditions**





Annexation Approval Criteria

Required Findings

Annexation requests must meet required findings for approval:

- 1) Comply with City Code Division 10-20.90: Annexations
- 2) Comply with Arizona Revised Statute 9-471
- 3) Meet applicable goals and policies in General Plan (Flagstaff Regional Plan 2030)



Finding 1: Public Systems Analysis

Traffic

- 2 full-access driveways and right turn lanes with bike lanes on Highway 89
- 5-foot landscaped parkway, and 6-foot sidewalk

Water and Sewer

- Extend 12-inch water line and 8-inch sewer line across property

Stormwater

- LID (low impact development) basin in southwest corner of site to capture and meter out stormwater



Finding 1: Public Systems Analysis

Schools

- Proposed development of the subject site will not affect the local school district

Fire Protection

- Served by Fire Station 3 at 4500 East Purina Avenue
- Within the desired response time from this station



Finding 2: Conformance with ARS 9-471

- Criteria for properties to annex (*contiguous* to city boundary)
 - ***Property is contiguous (eligible to annex)***
- Processes and procedures for cities to annex property
 - Annexed parcels must initially receive land use zone classifications with densities/uses no greater than permitted by Coconino County immediately before annexation

Permitted Uses and Minimum Lot Sizes/Dimensions

County CH-10,000 Zone	City Highway Commercial (HC) Zone
Assisted Living Facilities, Convalescent Homes, and Residential Collective Home; Restaurants and retail bakeries	Custodial Care; Restaurant/Cafe
10,000 square foot minimum lot size; 50-foot min. width, 100-foot min. depth	9,000 square foot minimum lot size; 60-foot min. width, 100-foot min. depth

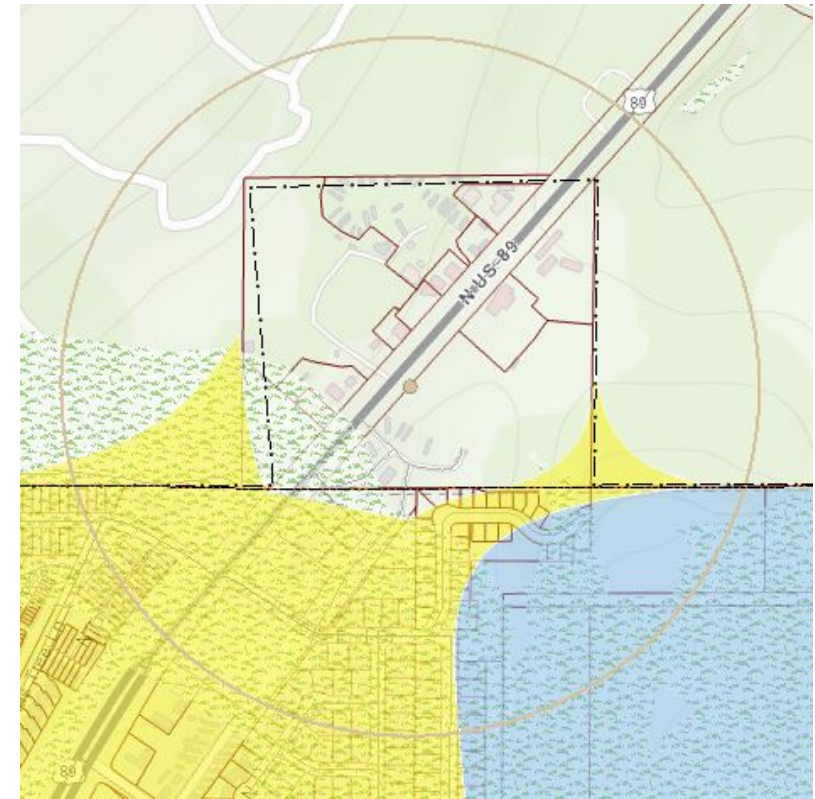


Finding 3: Flagstaff Regional Plan 2030



Meets applicable Regional Plan Goals & Policies

- Within the Urban Growth Boundary (UGB)
 - Eligible to receive city water & sewer service
- Property tax revenue to the City of Flagstaff
- Public health service to serve northern Arizona
- Significant road edge improvements, enhanced landscaping, Dark Sky compliant lighting, building architecture in compliance with COF architectural design standards





Staff Recommendation



Required Findings

The City Council shall find the Annexation application meets the required findings for approval:

- 1) Complies with City Code Division 10-20.90: Annexations
- 2) Complies with Arizona Revised Statute 9-471
- 3) Meets applicable goals and policies set forth in the City's General Plan (Flagstaff Regional Plan 2030)



Staff Recommendation

Staff recommends the City Council, in accordance with the required findings, **approve the annexation request** with the following condition:

- The subject property shall enter into the City of Flagstaff corporate limits with Highway Commercial (HC) zoning and a Resource Protection Overlay (RPO)

***Purpose of today's meeting is to discuss the annexation request only
Ordinance 1st read is on 1/18/22 (2nd read is on 2/1/22)***



HOTEL MONTE VISIT



Questions or Comments?

