

# Flagstaff Rehab Campus Annexation Request Ordinance No. 2022-01

City Council | January 18, 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

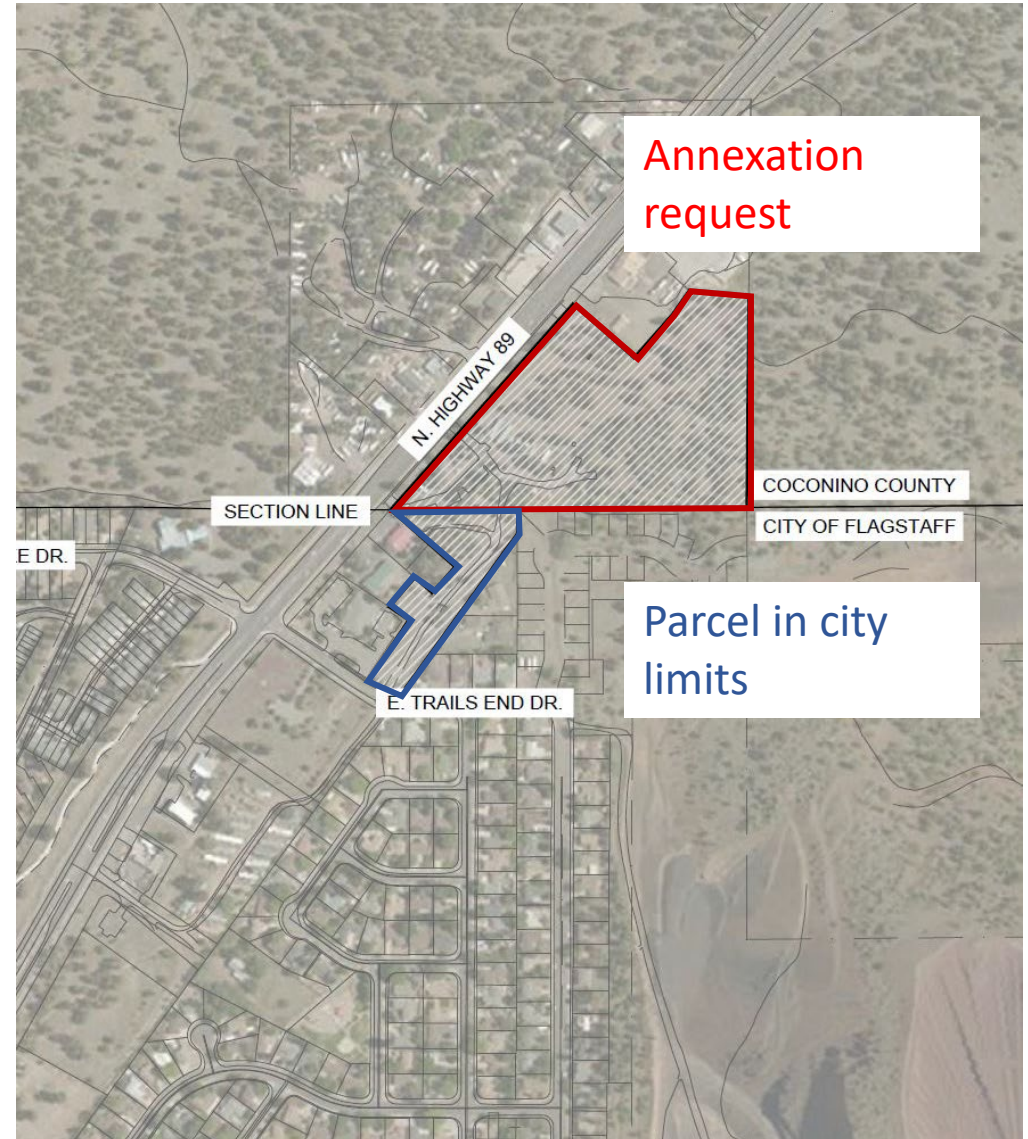
7000 N. Highway 89





# 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)

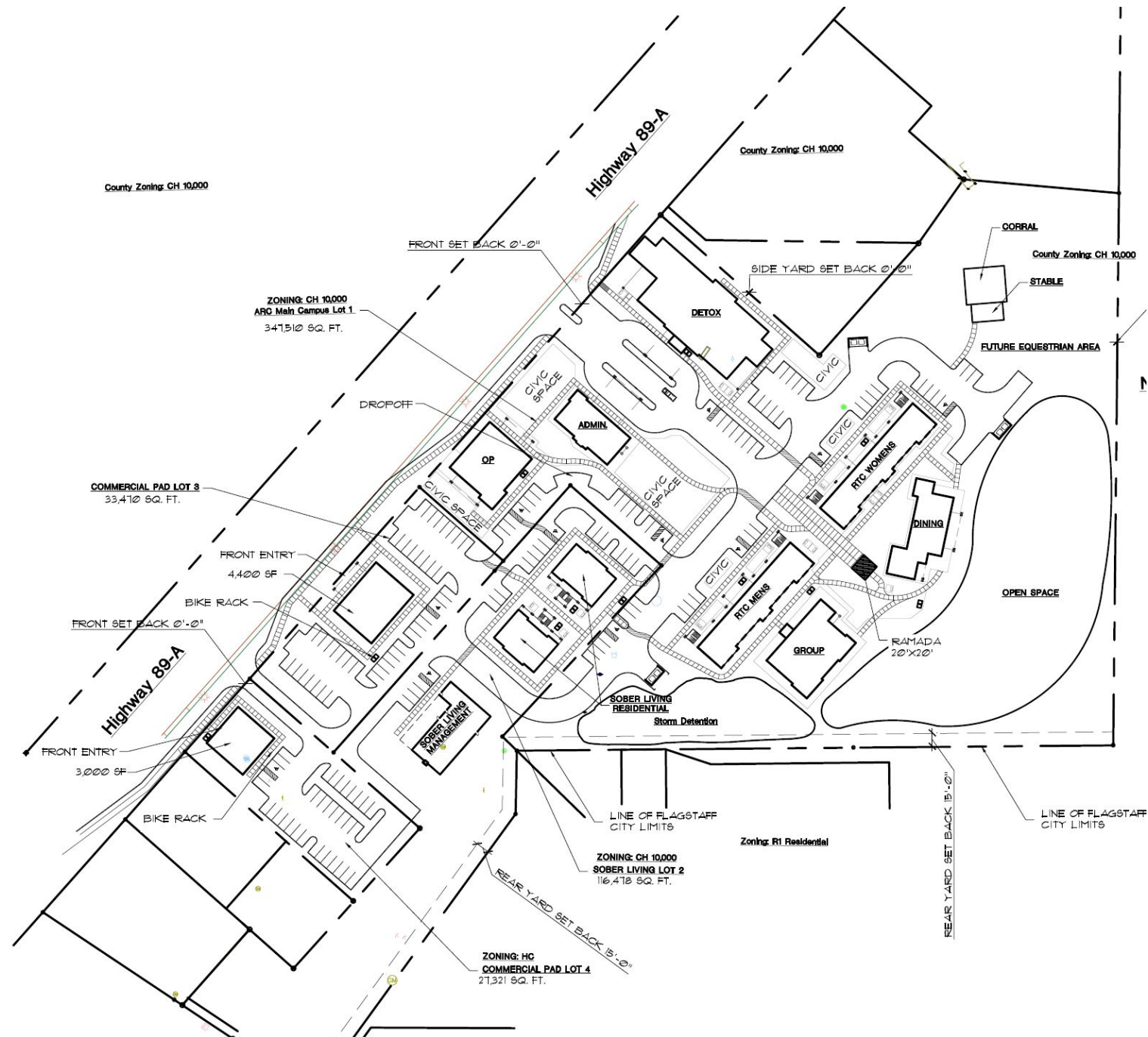




# Concept Plan

(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

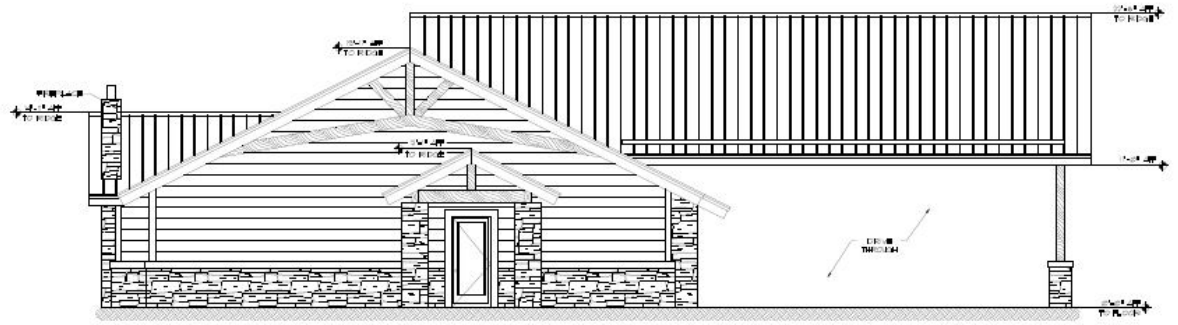




# Proposed Building Elevations & Materials

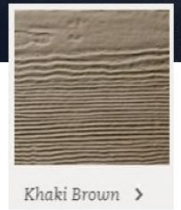


1 SOUTH ELEVATION

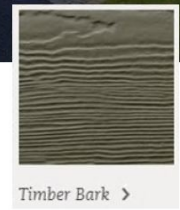


2 WEST ELEVATION

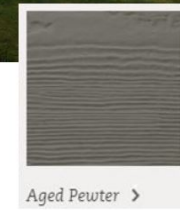
Flagstaff Location



Khaki Brown >



Timber Bark >



Aged Pewter >



Ledgestone Series  
(Click to view all Ledgestone Vases styles)



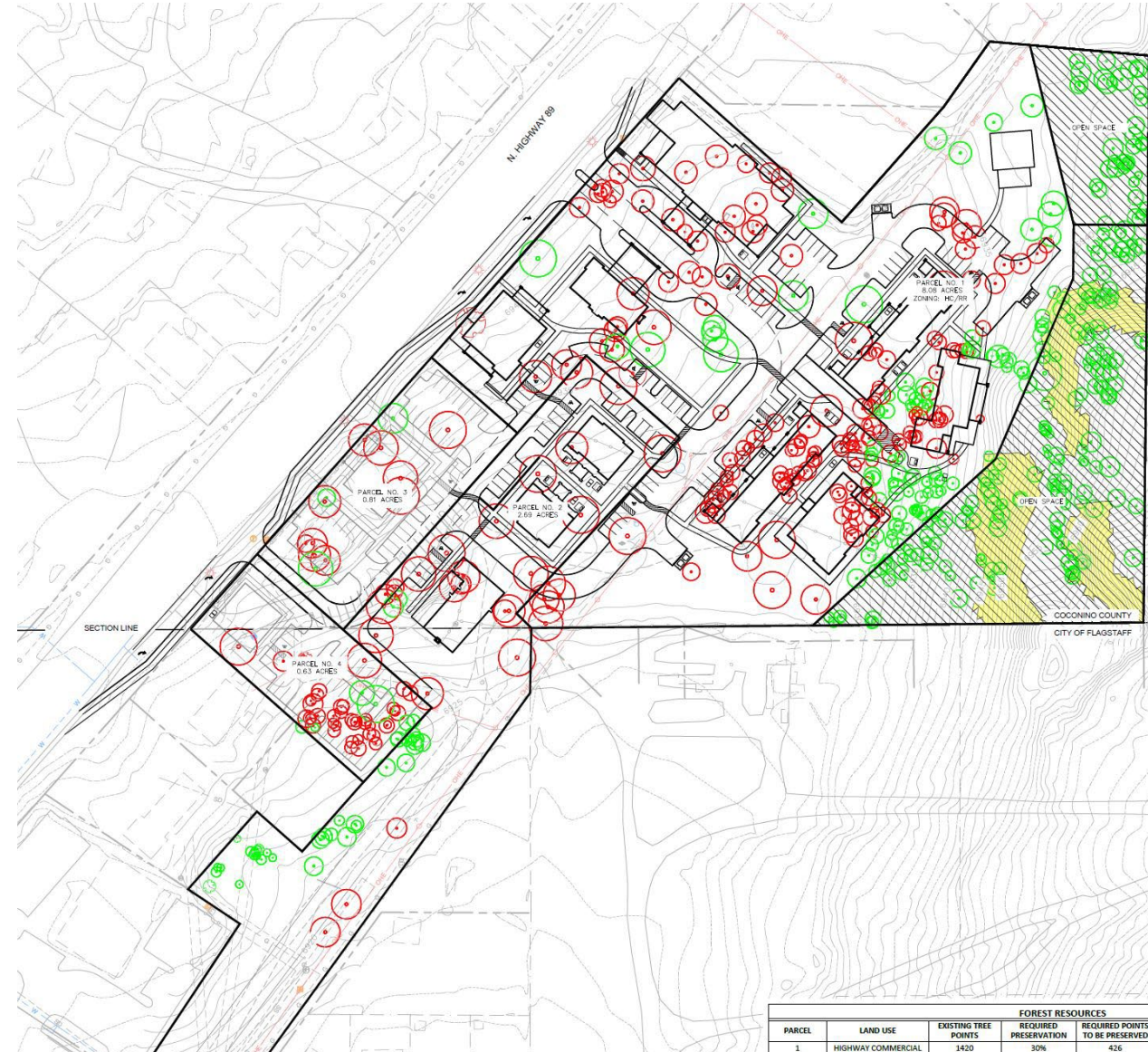
Stone Combinations  
(Click to view all Stone Combination styles)

*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 1<sup>st</sup> Read: January 18, 2022
- City Council Ordinance 2<sup>nd</sup> Read: February 1, 2022



# 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

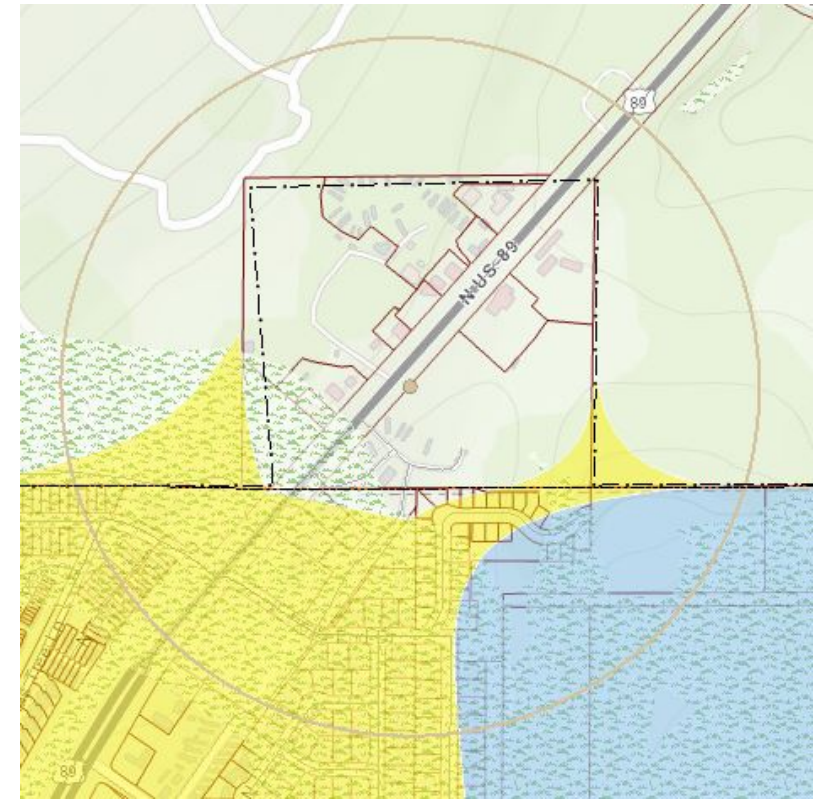


# Finding 3: Flagstaff Regional Plan 2030



## 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 and the Planning and Zoning Commission recommend 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)



HOTEL MONTE VISIT



# Questions or Comments?

