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**PROJECT NARRATIVE
For
FLAGSTAFF REHAB CAMPUS
ANNEXATION & REZONING SUBMITTAL**

SWI Project #20136
C.O.F. #PZ-20-00164

Located in NW Quarter of Section 05 and South Half of Section 32,
T 21 N, R 08 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
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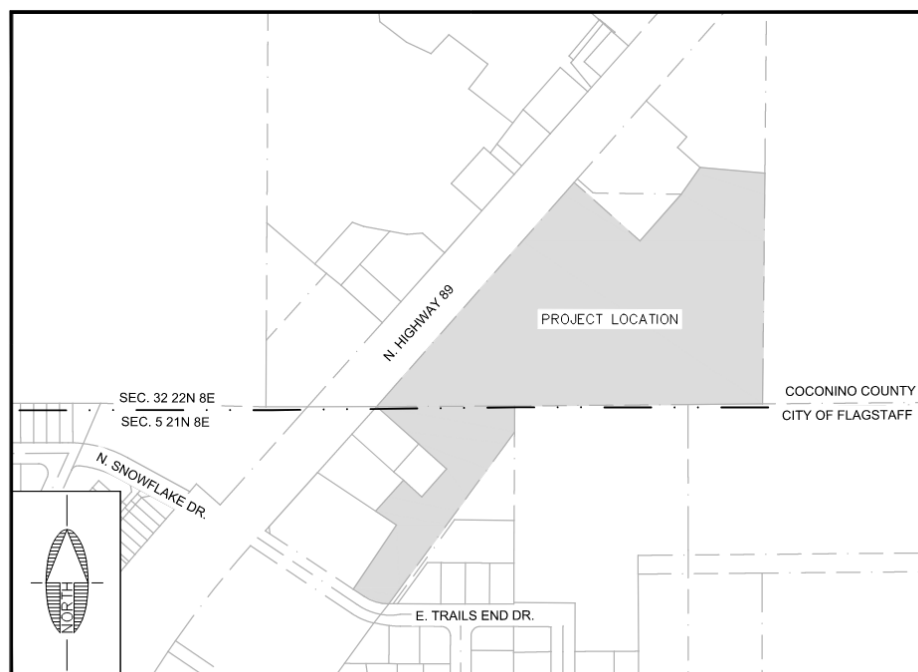
Prepared Date:
June 8, 2021

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G.

The annexation application is specifically for APN 301-50-005G (± 10.06 acres). Flagland has the intention of building their facility on the subject property, which is currently located within Coconino County Commercial Heavy (CH-10,000) zone. Flagland LLC would like to annex this County parcel into the City limits in order to construct the campus as part of an overall development that is already within City limits. The parcel will have split zoning that consists of the proposed City zoning districts Highway Commercial (HC) and Rural Residential (RR).

The rezoning application is only for the northeast corner of APN 301-50-005G (± 1.10 acres). Flagland LLC has the intention of building an equestrian barn and arena in this corner of the site that will be utilized as part of the patient therapy program. The proposed city zoning district is Rural Residential (RR).



VICINITY MAP
N.T.S.

LEGAL ANALYSIS

The parcel requested to be annexed adheres to ARS 9-471 subsection R. The subject parcel is owned by one person, the City and the owner of the submit parcel agree to the annexation, and the subject parcel adjoins the exterior boundary of the annexing city for at least 300 feet. Therefore, the parcel requested to be annexed complies with ARS 9-471. Refer to the Annexation Map in Appendix A for the parcel dimensions.

LEGAL DESCRIPTION

The legal descriptions for the parcel requested to be annexed and area requested to be rezoned are included in Appendix A.

ECONOMIC IMPACT ANALYSIS

The proposed development will have positive economic impacts to the City with the creation of new job positions and contribute to the economic growth and stability in the community. The Campus will employ in excess of 100 employees in good paying jobs: doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. In addition, newly sober community members will become available and willing to fill jobs needed in Flagstaff. The Campus will treat patients covered by Arizona Health Care Cost Containment System (state administered Medicaid), commercial insurance, (e.g. Blue Cross Blue Shield), Tricare (Veterans) and many more. All patients will receive equal quality care. The Campus will also enhance the community's hospitality section as families travel from all over the USA and Canada to admit and visit loved ones. The two proposed lots along Highway 89 provide opportunity for future commercial development.

REGIONAL PLAN ANALYSIS

Refer to Appendix B for the Regional Plan Analysis.

WATER/SEWER IMPACT ANALYSIS

There is an existing 12" water line in N. Highway 89 that dead ends at the southern property limits. This line will be extended along the frontage of the property. Water to the site will be provided with an 8" loop that connects to the existing 12" water line in N. Highway 89 and the existing 8" water line in E. Trails End Drive. Sewer will be provided by a connection to an existing 8" sewer line in the southwest corner of the site. The City provided a WSIA Waiver dated January 22, 2021, which states that the existing facilities have adequate capacity and no additional analysis will be required for this project.

DRAINAGE/STORMWATER IMPACT ANALYSIS

The parcel is within Zone X of FEMA Firm Map #04005C6827G, effective September 3, 2010. Zone X is described as areas determined to be outside the 0.2% annual chance floodplain.

The City requires detention/LID for any commercial development greater than ¼ acre in size. The majority of the existing site is undeveloped. For the drainage analysis, the site was divided into three drainage basins that consist of two on-site and one offsite basin. The south drainage basin (Basin B2) includes the sober living buildings, the north

drainage basin (Basin B1) includes the rest of the campus and the future restaurant pad, and the offsite drainage basin (Basin B3). LID is required for this site and is provided by the reduction in post-development impervious area for Basin B2 and the extended detention basin for Basin B1. Detention is not required for Basin B2 due to the reduction in post-development impervious area. Detention is required for Basin B1 and B3, which will be provided by the extended detention basin. In post-development conditions, there is approximately 139,083 square feet of impervious cover added in Basin B1 and Basin B3. An extended detention basin is proposed to be located in the south portion of the site to provide the required detention/LID storage volume.

The site will be designed to provide positive drainage away from the proposed buildings while not negatively impacting drainage characteristics of the adjacent offsite properties. The majority of the runoff from the site will surface flow towards the southern end of the site before entering E. Trails End Drive. The proposed extended detention basin will discharge into the existing drainage swale located within the Trails End Subdivision before entering E. Trails End Drive. Runoff ultimately enters Penstock Wash. Refer to the Preliminary Drainage Report and Drainage Impact Analysis (DIA) for more information.

TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) will be performed to satisfy the annexation requirements. The TIA scoping meeting with City staff will determine which intersections will be analyzed with the proposed development.

NATURAL RESOURCE PROTECTION PLAN

The project site does not fall within the resource protection overlay zone; however, the annexation and rezone will require a Natural Resource Protection Plan (NRPP) for APN 301-50-005G. The project will meet the forest preservation rate and steep slope preservation requirements for the entire project for commercial and residential zones.