

# Flagstaff Rehab Campus Concept Zoning Map Amendment Request Ordinance No. 2022-02

City Council | January 18, 2022

Genevieve Pearthree | Senior Planner





# Rezoning Request Overview

- **Request:** Rezone approximately 1.09 acres of larger 10.05-acre parcel at 7000 North Highway 89
- **Requested Zoning:** Rural Residential (RR) with a Resource Protection Overlay (RPO)
- **Previous Zoning:** Highway Commercial (HC) with a RPO
  - 10.05-acre parcel must first be annexed into the City of Flagstaff corporate limits and be designated with Highway Commercial (HC) zoning and a RPO (Ordinance 2022-01)
- **Purpose:** Allow an equine (horse) therapy facility
  - RR zone allows Equestrian Recreational Facility with a Conditional Use Permit (future submittal)
  - 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

# Project Location

7000 N. Highway 89





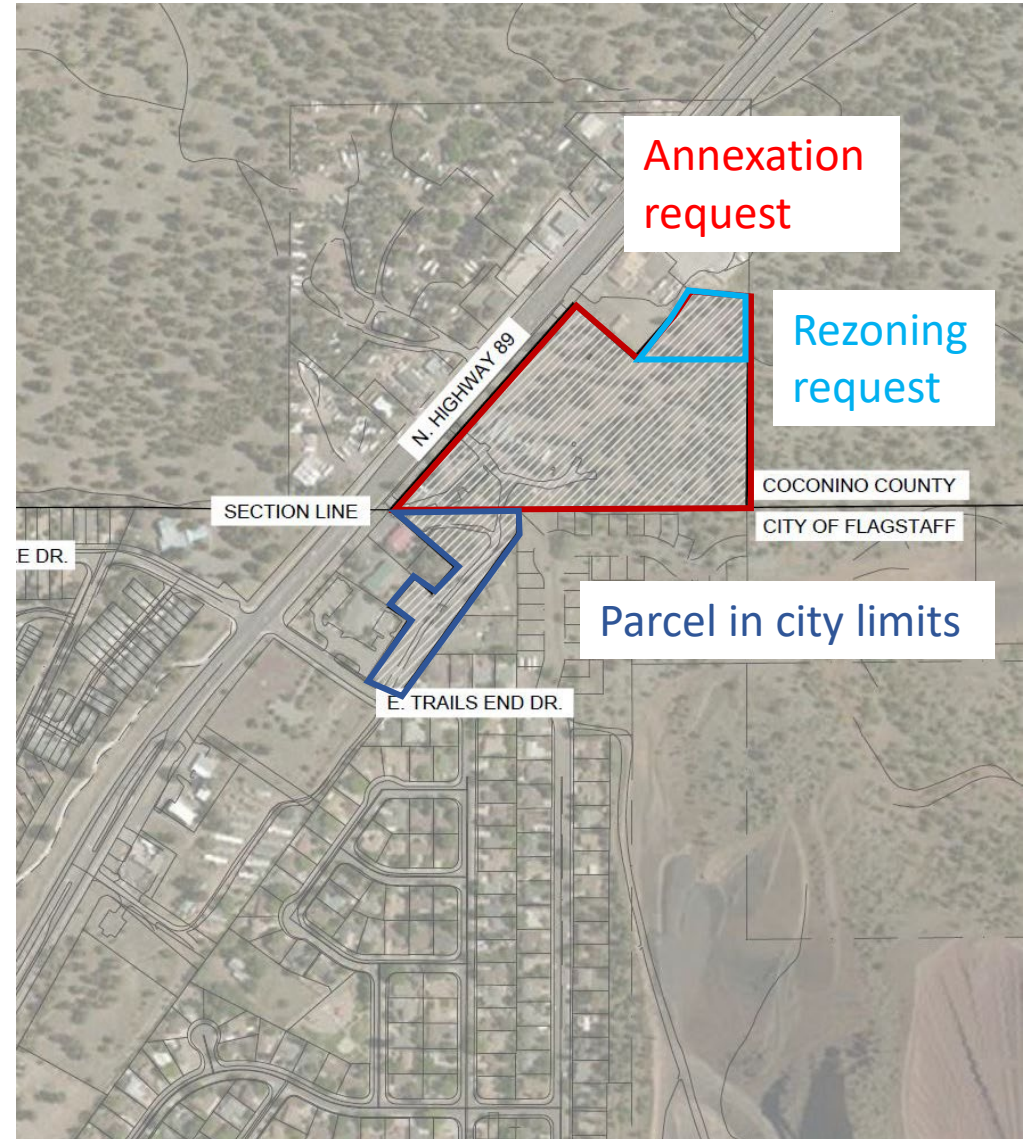
# Types of Zoning Map Amendments

- Direct to Ordinance with a Site Plan
  - Requires applicant to submit fully developed site plans with all supporting information required for a Site Plan review
  - Once a Zoning Map Amendment is approved by Council, the project can proceed directly to construction plan review
- Concept Zoning Map Amendment
  - Process allows a Concept Plan (applicant pursues Site Plan approval after rezoning)
  - Staff has not reviewed building heights, landscape plans, outdoor lighting plans, signage or architectural design standards



# 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)
  - 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)





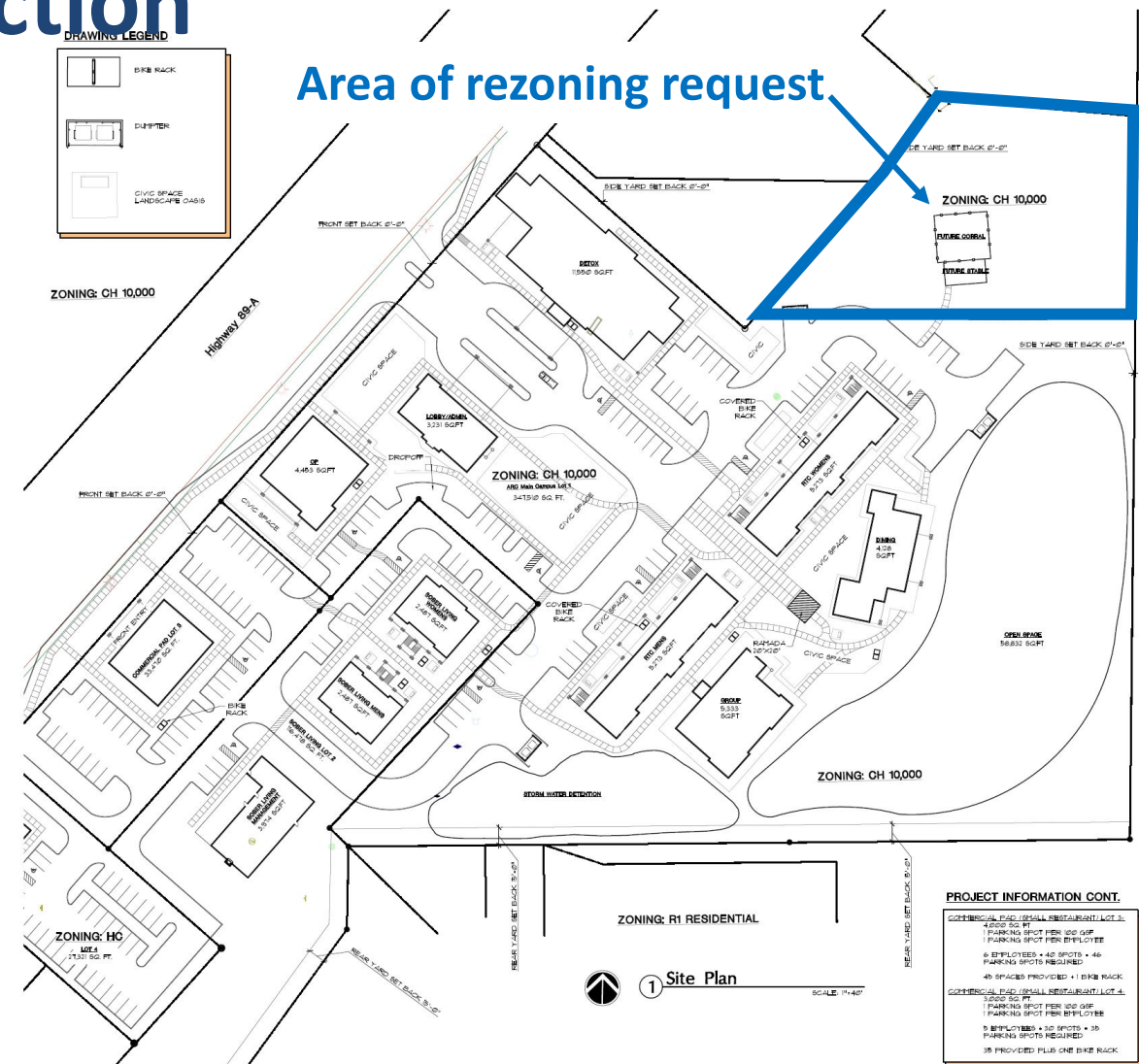


# Concept Plan



## Rural Residential (RR) Zone Section

- Allows Equestrian Recreational Facility with Conditional Use Permit (future submittal) granted by P&Z
- Proposed 1,800 sq. ft. stable, 700 sq. ft. patio, pasture/paddock area
- *“Complete with Conditions” by IDS staff on March 16, 2021 (informal approval)*
- *Site Plan review (future submittal) will provide formal approval*

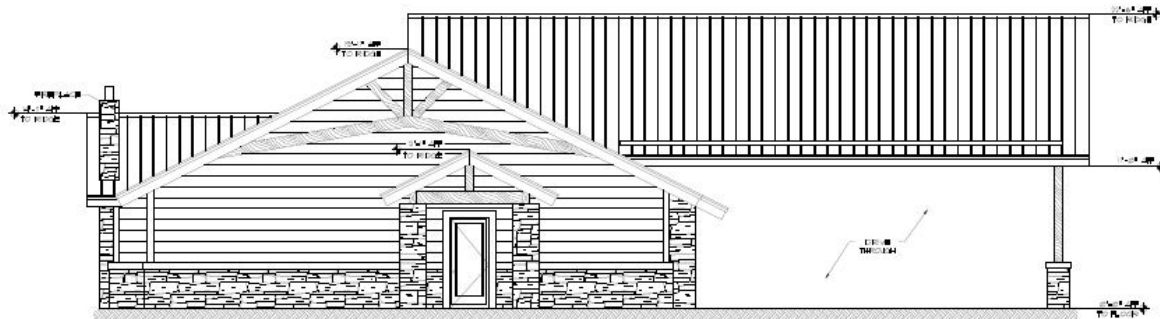




# Proposed Building Elevations & Materials

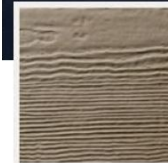


1 SOUTH ELEVATION

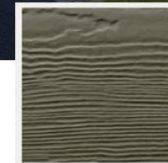


2 WEST ELEVATION

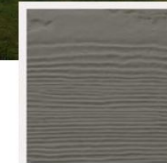
Flagstaff Location



Khaki Brown >



Timber Bark >



Aged Pewter >



Ledgestone Series  
(Click to view all Ledgestone Vases styles)



Stone Combinations  
(Click to view all Stone Combination styles)

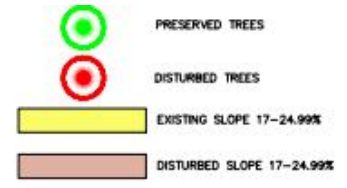
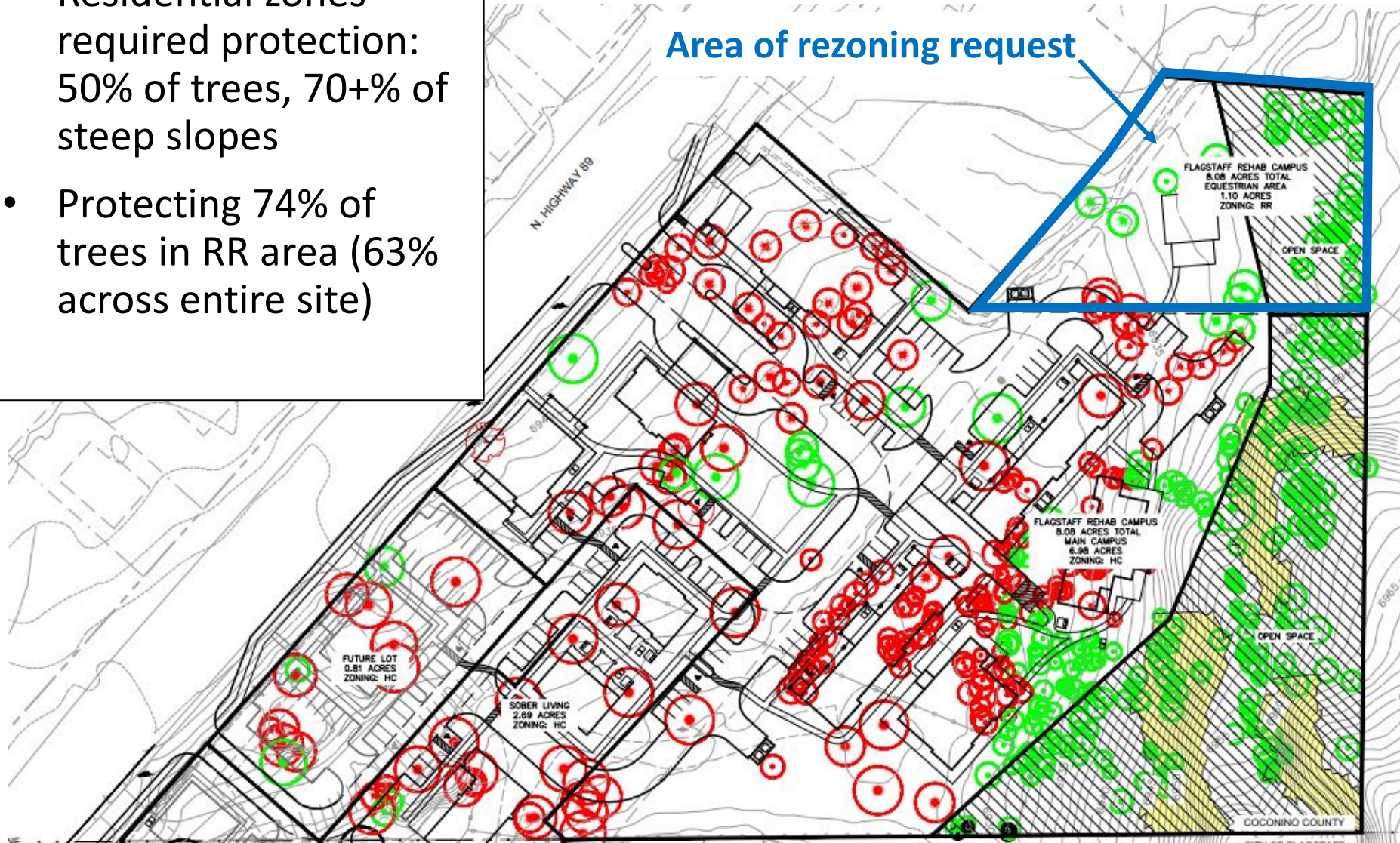
***For reference only. Development layout, building elevations, etc., will be formally approved with Site Plan (future submittal)***



# Concept Natural Resource Protection Plan



- Residential zones required protection: 50% of trees, 70+% of steep slopes
- Protecting 74% of trees in RR area (63% across entire site)



- NOTES:**
- PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
  - EXISTING SLOPES ON THE SITE DO NOT EXCEED 24.99%.
  - EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
  - PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10-50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

STEEP SLOPE RESOURCES	
	COMMERCIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
<b>TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS</b>	<b>152</b>

OPEN SPACE ANALYSIS	
<b>HIGHWAY COMMERCIAL DEVELOPMENT</b>	
TOTAL GROSS SITE AREA (SF)	303,841
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	45,576
REQUIRED OPEN SPACE (SF)	45,576
PROVIDED OPEN SPACE (SF)	74,832
<b>RURAL RESIDENTIAL DEVELOPMENT</b>	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,630
1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110.	
2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.	



# Public Systems Analysis

## Same as analysis for concurrent Annexation request

- Traffic improvements:
  - 2 new driveways and right turn lanes off Highway 89
  - New sidewalk, parkway, curb, gutter along Highway 89
- Water/Sewer improvements:
  - Required to build all on-site infrastructure
  - Extend existing 12-inch water main along Highway 89
  - Extend 8-inch sewer line across entire property
- Stormwater improvements:
  - Build new LID basin to capture and meter out stormwater



# 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



# Zoning Map Amendment Findings



## **Finding #1**

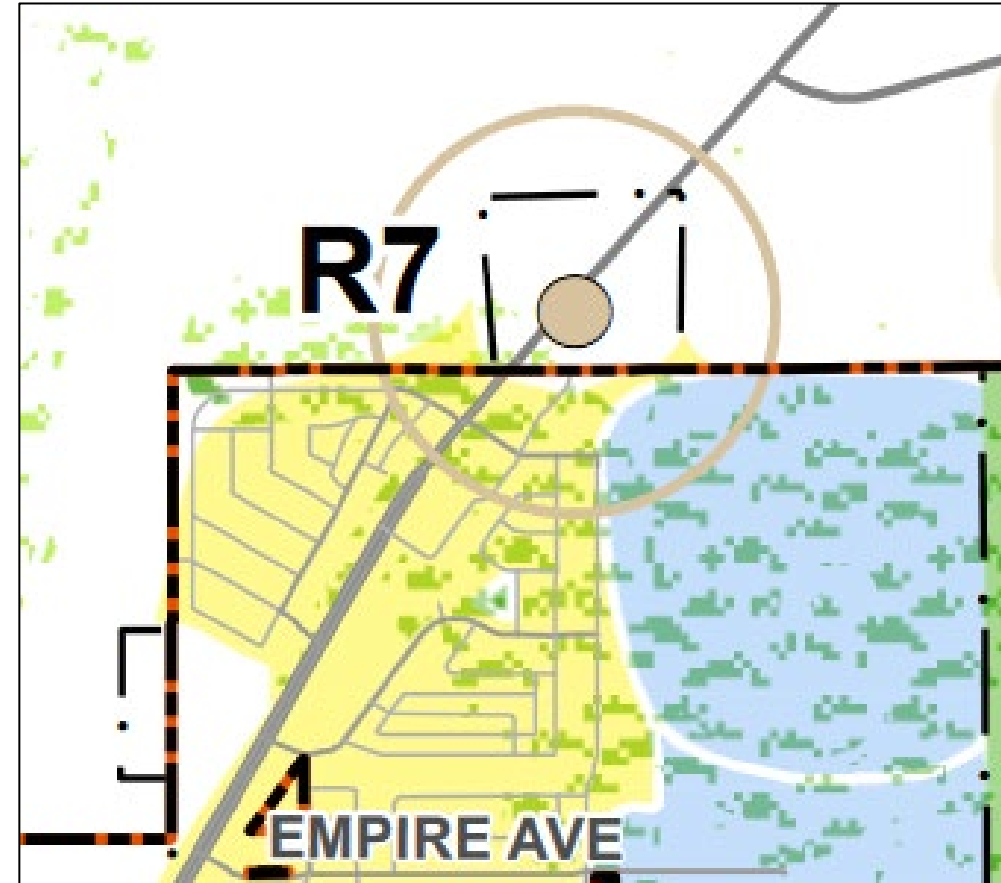
The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans



# Finding for Approval #1

## Flagstaff Regional Plan 2030

- The overall building type and land use proposal meet the intent of the Future Growth Illustration for this area (Area in White; Future Rural Activity Center)
- In Urban Growth Boundary
- Applicant narrative outlines conformance with Regional Plan (staff did not identify any conflicting goals/policies)





# Zoning Map Amendment Findings

## Finding #2

The proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff, and will add to the public good as described in the General Plan

- Development will provide a substance abuse treatment campus for Flagstaff and surrounding communities,
- Intent to construct a visually appealing project for people entering the City limits
- Equine therapy program aims to positively contribute to patients' cognitive, physical, emotional, and social well-being, achieve goals set forth by the clinical team, and promote the development of life skills to achieve patients' educational, professional, and personal goals



# Zoning Map Amendment Findings



## Finding #3

The site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located



# Zoning Map Amendment Findings

## **Finding #3: Adequacy of Site**

- The Inter-Division Staff reviewed the application and concluded that the site was suitable for the proposed development
- The IDS team based its conclusion on the review of all applicable codes and requirements as well as impact analyses for the site



# Staff Recommendation

*Staff believes the proposed Concept Zoning Map Amendment is in substantial conformance with the required findings*

Staff and the Planning & Zoning Commission **recommend the City Council approve an amendment to the Zoning Map** for 1.09 acres from the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO) to the Rural Residential (RR) zone with a Resource Protection Overlay (RPO), **subject to the following conditions:**

1. The subject property shall be developed in substantial conformance with the Concept Plan, Natural Resource Protection Plan, and project narrative including but not limited to the proposed density, intensity, and general layout of the site, given a “Complete with Conditions” by the Inter-Division Staff (IDS) on March 16, 2021
2. The proposed Equestrian Recreational Facility will be an accessory use to the primary Custodial Care Use, shown in the Concept Plan as a 174-bed mental behavioral health and substance abuse treatment campus



# Staff Recommendation

3. The proposed development shall obtain a Conditional Use Permit for the Equestrian Recreational Facility, as required by the Zoning Code, as a condition of Site Plan approval
4. The proposed development shall meet all requirements in City Code section 6-03: Animal Keeping for the keeping of horses
5. The proposed development shall meet all other requirements of the Zoning Code and other City codes, ordinances, and regulations
6. In the event the property is rezoned, and the developer fails to obtain final Civil Plan approval within two 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 former classification of Highway Commercial (HC) with a Resource Protection Overlay (RPO) in accordance with A.R.S. § 9-462.01



HOTEL MONTE VISIT



# Questions or Comments?

