



Shephard ▲ Wesnitzer, Inc.

110 West Dale Avenue

Flagstaff, AZ 86001

928.773.0354

928.774.8934 fax

www.swiaz.com

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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:
Flagland LLC
7144 E. Stetson, C-20
Scottsdale, AZ 85251
(602) 882-7451

Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

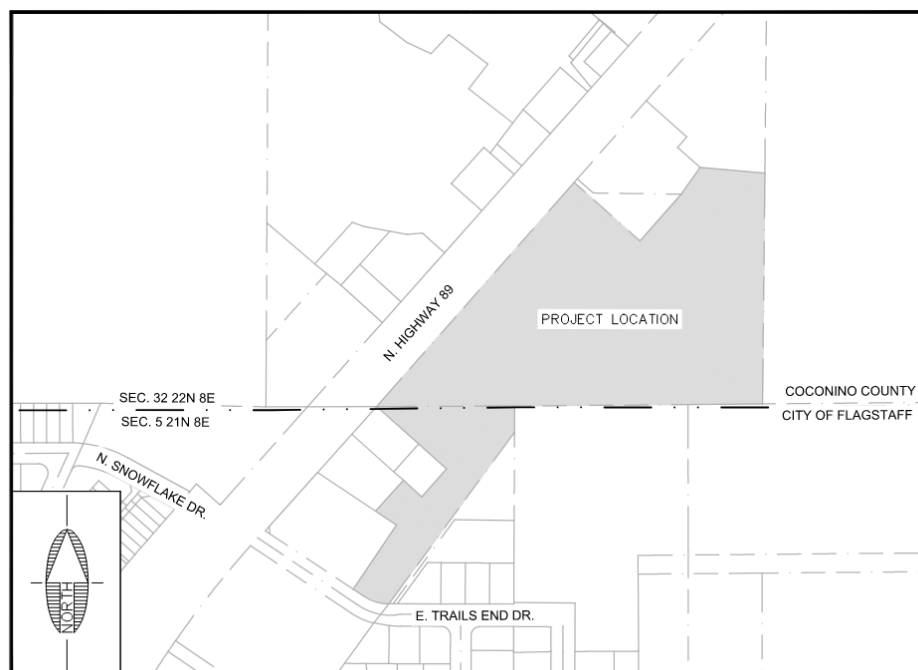
Prepared Date:
June 8, 2021

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.



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REGIONAL PLAN ANALYSIS For FLAGSTAFF REHAB CAMPUS

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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

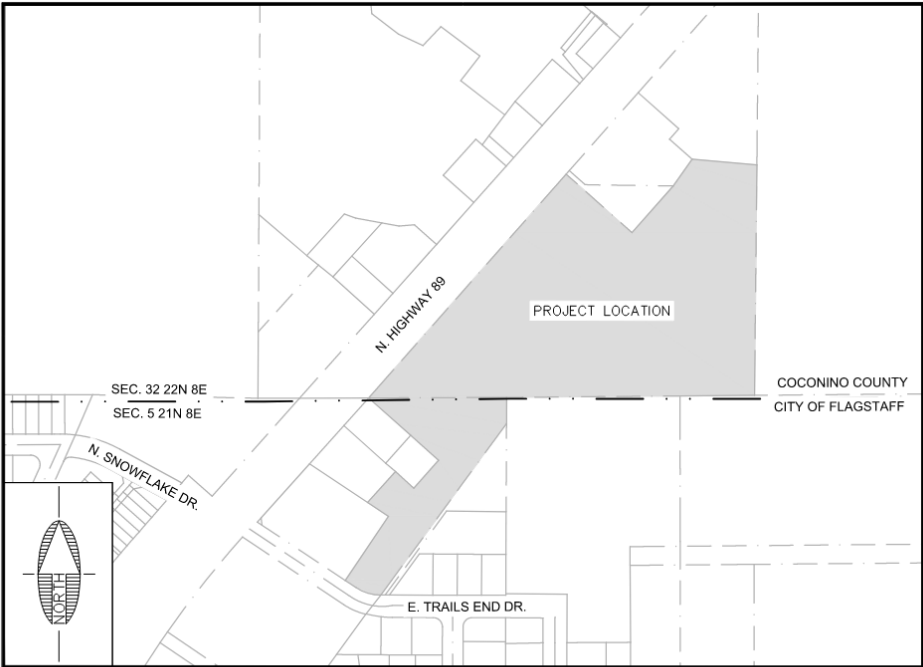
Prepared for:
City of Flagstaff
221 W. Aspen Avenue
Flagstaff, AZ 86001

Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

Originally Prepared Date: June 8, 2021
Revised Date: August 6, 2021

COMMUNITY BENEFITS

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.



VICINITY MAP
N.T.S.

After extensive evaluation of substance abuse data and existing treatment options for northern Arizona, Americas Rehab Campus has committed to building a state of art treatment center for Flagstaff and the surrounding communities. Northern Arizona was experiencing a drug and alcohol crisis prior to the advent of the COVID-19 pandemic, which as in the rest of the nation, has accelerated drug and alcohol abuse. Existing medical services are inadequate to meet this preexisting and growing pandemic. Flagstaff will meet this crisis head-on by supporting development of a campus that will serve a population from the ages ranging from 18 to 80 or older and will provide a special program for expectant mothers prior to delivering babies. One of the hardest and most costly groups to treat are post-delivery mothers and babies. The Campus will provide a unique and proven treatment program that has been successful at its Tucson campus and currently serves the entire state. Development of a similar facility in the City of Flagstaff will not only provide a treatment solution to reduce pressure on the current hospital and shelters, but will also coordinate with law enforcement and other public assistance agencies to provide a safer community.

The new Campus provides Flagstaff the opportunity to receive the benefits of a beautiful facility operated by an organization that seeks to be a community partner. The Flagstaff

Rehab Campus operated and managed by Americas Rehab Campuses will be a "win-win" for the City and surrounding areas.

Below includes a table summarizing the areas to be annexed and rezoned.

TABLE 1: ANNEXATION & REZONING SUMMARY

REQUEST	AREA (AC)	ZONING
NOT ANNEX/REZONE	2.15	HIGHWAY COMMERCIAL (HC)
ANNEX	10.06	HIGHWAY COMMERCIAL (HC) & RURAL RESIDENTIAL (RR)
ANNEX & REZONE	1.10 of the 10.06	RURAL RESIDENTIAL (RR)

POLICE CODE ANALYSIS

The northern portion of the site is located within Coconino County and is currently zoned CH-10,000. This portion of the site is requesting to be annexed into the City of Flagstaff with the equivalent City zoning of Highway Commercial (HC). The campus will include an equine therapy program that includes livestock that is not allowed in the HC zone. Therefore, the north 1.10 acres of the site is requesting to also be rezoned in order to allow the proposed use of livestock. As part of the rezone, a Police Code Analysis is required. The analysis is intended to explain how the requested rezoning to Rural Residential will facilitate compliance of the site plan with the following portion of the police code. The site is located within a rural activity center and the proposed equine program supports the Regional Plan.

KEEPING OF LIVESTOCK

6-03-001-0003 C Rules and Restrictions – Large Livestock

1. *Shelters for large livestock must be located:*
 - a. *No less than seventy-five (75) feet from any dwelling unit.*
 - b. *No less than ten (10) feet from any property line.*
2. *At least ten thousand (10,000) square feet of pasture must be made available for each large livestock animal.*

The patient therapy program offered at the Campus will include equine therapy, which incorporates equine interactions and/or the equine environment, mounted or ground-based, including horsemanship instruction adapted to the ability/disability of those receiving services aimed at contributing positively to their cognitive, physical, emotional and social well-being, aimed at achieving goals set forth by the clinical team and the client, that utilize equine movement, and experiential learning approaches that promote the development of life skills to achieve educational, professional and personal goals. The northeastern corner of the site will be an equestrian area on approximately 1.10 acres that includes a barn and arena with two to four horses that can be accessible to patients and staff. The project will follow all rules, restrictions, and regulations regarding animal keeping stated in the City Police Code.

REGIONAL PLAN ANALYSIS

As part of the rezone and annexation, a Regional Plan Analysis is required. The analysis is intended to explain how the requested amendment and annexation is supported. The following information summarizes the sections of the Regional Plan and City Police Code that were analyzed and the reasons why this project is supported.

GREENHOUSE GAS EMISSIONS AND ENERGY CONSUMPTION GOALS AND POLICIES

Goal E&C.2. Reduce greenhouse gas emissions.

Policy E&C.2.1. Encourage the reduction of all energy consumption, especially fossil-fuel generated energy, in public, commercial, industrial, and residential sectors.

If clients stay at the facility for extended periods, it is not anticipated that they travel to and from the facility. The clients can rely on company vehicles that are available to transport clients if needed. The co-location of the stable with the rest of the Campus will also support the reduction in greenhouse gas emissions by encouraging patients to walk to their therapy on-site.

ECOSYSTEM HEALTH GOALS AND POLICIES

Goal E&C.6. Protect, restore, and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.

Policy E&C.6.7. Use best practices to control the spread of exotic and invasive plants, weeds, and animals, and eradicate where possible.

The Equestrian program that will be implemented for the treatment of emotional anxiety, PTSD, and other disorders and managed by a skilled team of Equestrian staff. These staff members will maintain the daily care of the horses which entails, grooming daily, feeding the animals, cleaning the horse stalls, and managing the health care of these animals with local veterinarian services, such as annual shots.

The feed that these animals will consume consist of horse pellets, hay, and supplements that are in the form of pellets and/or paste that is fed daily. These feeds and supplements are stored inside the barn's feeding facility to protect it from the outside weather and other exposures. Best practices are to clean the stalls and turnouts daily, which are standard practices already incorporated into existing programs. In addition, the animals are fed in a specific area in order to prevent hay from spreading in the turnout and arena.

All of the animal manure and stall shavings will be used as compost, disposed in dedicated horse manure bins, or removed from the property by a third-party trash service. All of the shavings will be clean and allergenic free. The Equestrian animals will be well cared for and are anticipated to truly help change people's lives. This program will be managed with the mindset of protecting the environment and the animals.

ENVIRONMENTALLY SENSITIVE LANDS GOALS AND POLICIES

Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

Policy E&C.7.1. Design development proposals and other land management activities to minimize the alteration of natural landforms and maximize conservation of distinctive natural features.

The site is not located within the City's Resource Protection Overlay Zone; however, the City has requested that the property be rezoned to the resource protection overlay in order to preserve the tree resources on the site and protect the rural character. The site layout took into account existing tree locations to position buildings, parking, and walkway locations in an attempt to preserve existing, large, mature ponderosa pine trees where possible. Additionally, the orientation of the site layout in regards to the surrounding area was taken into account in order to ensure unity between the site layout and the surrounding natural landforms. Building elevations and floor plans were reviewed for their impact to rural character and were found to be in conformance with the Regional Plan. The intent is to construct a visually appealing project for people entering the City limits.

SOILS GOALS AND POLICIES

Goal E&C.9. Protect soils through conservation practices.

Policy E&C.9.2. Construction projects employ strategies to minimize disturbed area, soil compaction, soil erosion, and destruction of vegetation.

The project's construction will follow the erosion control plan that will be prepared by SWI and SWPPP measures to minimize disturbed area, soil compaction, soil erosion, and destruction of vegetation.

A Resource Protection Plan was prepared for this project. The code requires all commercial projects to conserve 30% of the tree resources and residential projects to conserve 50% of the tree resources. The project as a whole will achieve a 63% preservation rate. The project will dedicate areas of property on the east side that is adjacent to the National Forest as open space. The construction of the new Campus will disturb a minimal area and preserve vegetation surpassing the requirements of the City's Zoning Code.

The site is not located within any wildlife corridors and is also outside the grasslands and big tree designated areas as illustrated in Map 7: Significant Natural Resources. The mapped riparian vegetation and FMPO hillshade are located south and east of this site. Refer to Map 7 for an overall illustration of the wildlife, vegetation, hydrology, and geology.

OPEN SPACE GOALS AND POLICIES

Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to

support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.

Policy OS.1.3. Use open spaces as natural environment buffer zones to protect scenic views and cultural resources, separate disparate uses, and separate private development from public lands, scenic byways, and wildlife habitats.

Policy OS.1.5. Integrate open space qualities into the built environment.

The City Zoning Code requires commercial and residential projects to dedicate 15% of the gross site area as open space. The project will dedicate areas of property on the east side of the site adjacent to the National Forest as open space. The public improvements for this project will include sidewalk along N. Highway 89 and E. Trails End Drive to provide pedestrian connection across the project's frontage.

WATER CONSERVATION GOALS AND POLICIES

Goal WR.4. Logically enhance and extend the City's public water, wastewater, and reclaimed water services including their treatment, distribution, and collection systems in both urbanized and newly developed areas of the City to provide an efficient delivery of services.

Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary.

Native and drought tolerant landscaping will be used throughout the site. Some stormwater runoff will be routed into landscape areas before it leaves the site. This will provide landscape areas with water as well as help reduce sediment and other debris prior to entering Penstock Wash. In addition, the project will include an extended detention basin located on the southern end of the Campus that will act as a water quality component to capture potential harmful contaminants from the site, and prevent the contaminants from flowing downstream.

According to Map 21: Future Growth Illustrations of the Flagstaff Regional Plan the project is within the Urban Growth Boundary. Public utility services will be provided to the project. The existing 12" water line in N. Highway 89 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.

WATER QUALITY GOALS AND POLICIES

Goal WR.5. Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.

Policy WR.5.3. Identify downstream impacts as the result of development, and provide for mitigation measures to address impacts. When possible, mitigations should be non-structural in nature.

Policy WR.5.5. Give preference to regional detention facilities that are designed in conjunction with smaller low-impact development features, rather than numerous smaller dispersed basins. Encourage regional detention basins to

incorporate natural watershed characteristics as well as offering recreational components.

Policy WR.5.7. Support healthy watershed characteristics through implementation of practices, consistent with the City of Flagstaff Low Impact Design Manual, that improve flood control and flood attenuation, stormwater quality, and water sustainability; increase groundwater recharge; enhance open space quality; increase biodiversity; and reduce land disturbance and soil compaction.

Goal WR.6. Protect, preserve, and improve the quality of surface water, groundwater, and reclaimed water in the region.

Policy WR.6.2. Recognizing the concern about water quality, seek methods to divert contaminants from the waste stream.

Policy WR.6.3. Implement best management practices to protect, restore, and maintain surface waters and their contributing watersheds.

Policy WR.6.4. Encourage low-impact development practices.

A drainage impact analysis was performed for this site. An extended detention basin will be constructed on the southern end of the site that will accommodate the increase in runoff volume for the project. In addition, the basin will act as a water quality component to capture potential harmful contaminants from the site, and prevent the contaminants from flowing downstream. The basin will also satisfy the City's low-impact development (LID) requirements.

The property currently drains towards the south and eventually enters Penstock Wash. The site will be graded away from the buildings and into landscape areas or the retention basin. This will allow runoff to be routed through landscape areas and the extended detention basin prior to exiting the site. This will increase the time of concentration, which will in turn lower the runoff rate.

EFFICIENT USE OF ENERGY GOALS AND POLICIES

Goal E.1. Increase energy efficiency.

Goal E.2. Expand production and use of renewable energy

The project will prioritize efficient use of energy resources by utilizing Energy Star appliances, gardening and composting centers, as well as a recycling center along with elements of the design that encourage recycling throughout the entirety of the project. Additionally, possible use of solar panels may be included in the project in order to expand the production of renewable energy. The developer intends to coordinate with a solar provider as the project moves further along in the design to determine if the site is viable for solar.

SCENIC RESOURCES AND NATURAL SETTING GOALS AND POLICIES

Goal CC.1. Reflect and respect the region's natural setting and dramatic views in the built environment.

Policy CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock

outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.

Policy CC.1.3. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.

Policy CC.1.4. Identify, protect, and enhance gateways, gateway corridors, and gateway communities.

Goal CC.2. Preserve, restore, and rehabilitate heritage resources to better appreciate our culture.

Policy CC.2.1. Actively locate, identify, interpret, and preserve historical, archaeological, and cultural resources, in cooperation with other agencies and non-governmental organizations, as aspects of our society for future generations to retain, understand, and enjoy their cultural identity.

The site is located within a rural activity center per Map 12 of the Flagstaff Regional Plan and is located along Highway 89. There is an existing gateway monument sign that is located on the Highway past Snowflake Drive for traffic entering the City from the east. The vehicular and pedestrian entrance at N. Highway 89 will be enhanced using contextual landscaping such as boulders, native plants with seasonal color, and split-rail fencing. The equestrian area and stable are proposed to be located in the northeast corner of the Campus, tucked in the back of the site, and will not be visible to people entering Flagstaff on N. Highway 89.

The project is located within a cultural resource sensitive area per Map 13: Cultural Resource Sensitivity of the Flagstaff Regional Plan and is required to prepare a Cultural Resource Study. The letter documenting findings and recommendations was prepared by Cornerstone Environmental and dated June 7, 2021. No archaeological site or historical buildings were observed in the project area and Cornerstone recommends that the proposed project be allowed to proceed with no further archaeological work. Due to some potential for subsurface or unobserved artifacts, Cornerstone recommends a 30-meter diameter area around isolated occurrences be avoided by any ground-disturbing activity. In the event that previously unreported cultural resources and/or human remains are encountered during ground disturbing activities, the agency and contractor responsibilities regarding surveys with negative findings are stated in Section 21 Discovery Clause of the letter. The letter and recommendations were approved with conditions by the Heritage Preservation Commission on July 21, 2021.

Additionally, the site and individual building orientations have been designed to best take advantage of the unique views of Mount Elden and the surrounding landscape. They also take advantage of solar orientation for passive solar heat gain and for prevailing summer breezes.

Building materials that have been utilized for the project borrow from the local vernacular. Including hardboard wood siding, stone accents and large timber wood trusses. If the budget allows, we intend to utilize metal roofs which have a longer material lifespan and can be recycled at the end of their life cycle.

COMMUNITY DESIGN GOALS AND POLICIES

Goal CC.3. Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.

Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.

Policy CC.4.5. Encourage local landscaping using Xeriscape, low-impact principles, and native vegetation wherever possible.

The neighboring properties north of the site have a prominence of barns and stables. The project will reflect these existing developments through the materials used which will also reflect the regional surroundings and preserve and enhance the design traditions in the area.

REINVESTMENT GOALS AND POLICIES

Goal LU.1. Invest in existing neighborhoods and activity centers for the purpose of developing complete, and connected places.

Policy LU.1.4. Attract private investment by reinvesting in transportation infrastructure improvements as well as public utilities infrastructure for desired development size.

Policy LU.1.11. Ensure that there is collaboration between a developer, residents, and property owners in existing neighborhoods where redevelopment and reinvestment is proposed so that they are included, engaged, and informed.

The existing site was previously occupied with a manufactured home retail business and will be replaced with a public health service that is much needed in the community. As part of the annexation and rezoning applications, the project held one virtual neighborhood meeting in order to inform the neighbors of the project development and annexation and rezoning requests. The meeting gave neighbors the opportunity to provide feedback and comments towards the project. Conversations with neighbors were had outside of the meeting where the project team answered all questions and concerns. Additional supporting material was sent to the neighbors in order to provide more information regarding staffing. City staff approved our request to waive the second neighborhood meeting due to the overall positive feedback and the additional information that was provided to the neighbors. The ARC staff has provided contact information to the neighbors and intend to continue having open communication with the community.

GREENFIELD DEVELOPMENT GOALS AND POLICIES

Goal LU.2. Develop Flagstaff's Greenfields in accordance with the Regional Plan and within the growth boundary

Policy LU.2.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.

Policy LU.2.4. Utilize Low Impact Development (LID) strategies and stormwater best practices as part of the overall design for new development.

The project will satisfy the City's resource protection and LID requirements. Refer to the Soils Goals and Policies and Water Quality Goals and Policies sections for more discussion.

APPLICABLE TO ALL LAND USES GOALS AND POLICIES

Goal LU.3. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.

Policy LU.3.1. Within the urban, suburban, and rural context, use neighborhoods, activity centers, corridors, public spaces, and connectivity as the structural framework for development.

Policy LU.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.

Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.

Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.

Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.

Goal LU.6. Provide for a mix of land uses.

Policy LU.6.4. Provide appropriate recreational and cultural amenities to meet the needs of residents.

Goal LU.7. Provide for public services and infrastructure.

Policy LU.7.2. Require unincorporated properties to be annexed prior to the provision of City services, or that a pre-annexation agreement is executed when deemed appropriate.

Policy LU.7.3. Require development proposals to address availability of adequate public services.

The project is located off of Highway 89 where the surrounding land uses consist of commercial developments located along the frontage on either side of the site and national forest on the backside of the site. The proposed development will fit into the existing commercial land uses and the proposed large open space in the backyard of the campus allows for the natural transition from the national forest to the commercial area. The project will provide pedestrian connectivity along the highway between the existing Mary's Café to the north and other existing developments to the south.

The project is located within the urban growth boundary and rural activity center per Map 12 of the Flagstaff Regional Plan and will include two lots adjacent to the frontage for future development. The project utilizes landscape buffers to protect cultural and environmental resources. Additionally, the project exceeds both civic and open space requirements which were integral in the project development.

The architectural style for this development reflects the desired pattern as illustrated in the regional planning code. The exterior material palette includes native stone, wood

siding, timber trusses, and posted beam support structures, all of which reflect the rural vernacular characteristics for the surrounding area

The equestrian recreational area will provide a patient amenity that is part of the therapy program provided at the Campus. Refer to the City Police Code – Animal Keeping section for more discussion.

The annexation application is specifically for APN 301-50-005G (±10.06 acres). The property is being annexed into City of Flagstaff City limits prior to utility services being provided. The site is also being designed according to the City’s engineering and zoning standards.

RURAL AREA GOALS AND POLICIES

Goal LU.14. Maintain the character of existing rural communities.

Policy LU.14.4. Connect rural neighborhoods using roads, trails (equestrian, foot, and bicycle), and public access to the National Forest.

Policy LU.14.7. Establish opportunities for rural activity centers in specifically designated County areas with a range of uses, sizes, and designs appropriate to the communities they serve.

Policy LU.14.9. Preserve the rural character, open spaces, wildlife corridors, and neighborhoods at the periphery or just outside of the planning area as defined by the FMPO boundary.

The project will include public frontage improvements that provides pedestrian connections. Refer to the Open Space Goals and Policies Section for more discussion.

The project is located within the rural activity center per Map 12 of the Flagstaff Regional Plan and will include four parcels. One parcel will be used for the Rehabilitation Substance Treatment Campus, one parcel will be used for the sober living units, and the two remaining parcels will be for future development.

EMPLOYMENT AREA GOALS AND POLICIES

Goal LU.15. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.

This goal is relevant to the project because the property is an employment use in an activity center. The Campus will employ technical to non-technical staff that will include doctors, nurses, behavioral health technicians, licensed therapists, case managers and support staff. FRC is willing to provide bus passes to employees that would like them in response to a request made by NAIPTA.

MOBILITY AND ACCESS GOALS AND POLICIES

Goal T.1. Improve mobility and access throughout the region.

Policy T.1.6. Provide and promote strategies that increase alternative modes of travel and demand for vehicular travel to reduce peak period traffic.

Policy T.3.8. Promote transportation options such as increased public transit and more bike lanes to reduce congestion, fuel consumption, and overall carbon emissions and promote walkable community design.

Policy T.5.4. Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.

Policy T.6.5. Provide short- and long-term bicycle parking where bicyclists want to travel.

The offsite improvements for the project include extending the bike lane, parkway, and sidewalk along the frontage of the site to provide more pedestrian connectivity. If clients stay at the facility for extended periods, it is not anticipated that they travel to and from the facility. The project provides transportation via sprinter vans to employees and patients as needed. FRC is willing to provide bus passes to employees that would like them in response to a request made by NAIPTA. This coordination is ongoing. The closest bus stop is located on Christmas Tree Lane/Snowflake Drive with Bus Route 66.

BUSINESS RETENTION, EXPANSION, AND ENTREPRENEURSHIP GOALS AND POLICIES

Goal ED.3. Regional economic development partners support the start-up, retention, and expansion of existing business enterprises.

Policy ED.3.5. Advocate the economic sustainability and growth of businesses with opportunities for transitional commercial space, leased space, and property ownership.

The project will include two proposed lots along the Highway 89 frontage for future commercial development. These two lots will be available for any use allowed within a Highway Commercial City zone and are sized for restaurant, retail, or any other entrepreneurial business.

BUSINESS ATTRACTION GOALS AND POLICIES

Goal ED.4. Support efforts to recruit diverse new businesses and industries compatible with the region.

Policy ED.4.2. Promote variety and flexibility in land use and development options within the urban growth boundary

Per Map 12 of the Flagstaff Regional Plan, the site is located within the urban grown boundary and will include four parcels. 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.