

Northern Arizona Healthcare Health Village Minor Regional Plan Amendment

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NAH Minor Regional Plan Amendment



Request

A request for a Minor Amendment to the *Flagstaff Regional Plan 2030* (Regional Plan), by Northern Arizona Healthcare (NAH) Corporation,

1. to change the place type designation within a future suburban activity center (S16) from neighborhood scale to regional scale on Maps 21, 22, and 24;
2. move the center point of a future suburban activity center (S16) north and east on Maps 21, 22, and 24;
3. change the area type designation on Map 21 and 22 from Area in White to Existing Employment for approximately 28 acres;
4. and realign a future circulation road corridor on Map 25 on property located 1120 W. Purple Sage Trail.

This Minor Regional Plan Amendment request is the precursor to two other entitlement cases including a new Specific Plan and a Concept Zoning Map Amendment.



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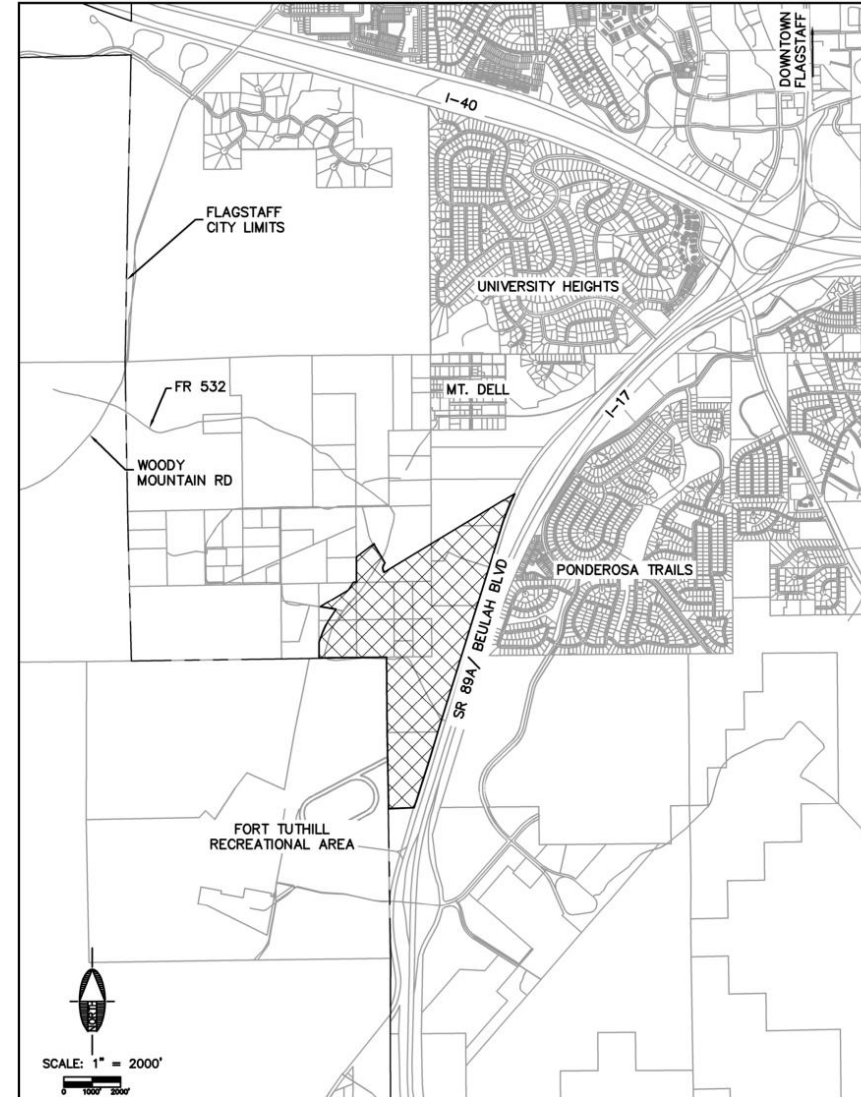
Subject Property

Existing Conditions

- The subject property is approximately 172.6 acres consisting of 17 separate parcels of land. Most of the site is vacant with a few residential structures.

Proposed Development

- 1.26 million square feet of Hospital and Medical Offices,
- 315 residential dwelling units as part of a mixed-use development,
- approximately 290,000 square feet of non-residential uses (retail and lodging),
- approximately 250,000 square feet of Research and Development uses (light manufacturing), and
- approximately 31.2 acres of designated Open Space

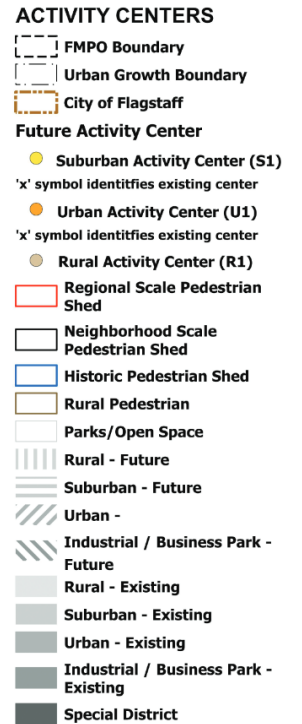




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Change the place type designation within a future suburban activity center (S16) from neighborhood scale to regional scale and relocate activity center

- “Place Types” such as activity centers, corridors, and neighborhoods provide the framework for the density, intensities, and mix of uses within the area types.
- Activity Centers are mixed-use areas where there is a concentration of commercial and other land uses typically defined by a pedestrian shed.
- Neighborhood Suburban Activity Centers are intended to be smaller, mixed-use centers at intersections of collector streets and neighborhood access roads providing connections to local goods and services, public spaces, transit, and the FUTS.
- Regional Suburban Activity Centers are larger, mixed-use centers at intersections of arterial roads and collector streets, with access to large residential developments including entertainment and cultural amenities, public spaces, and transit with an emphasis on both residents and visitors.

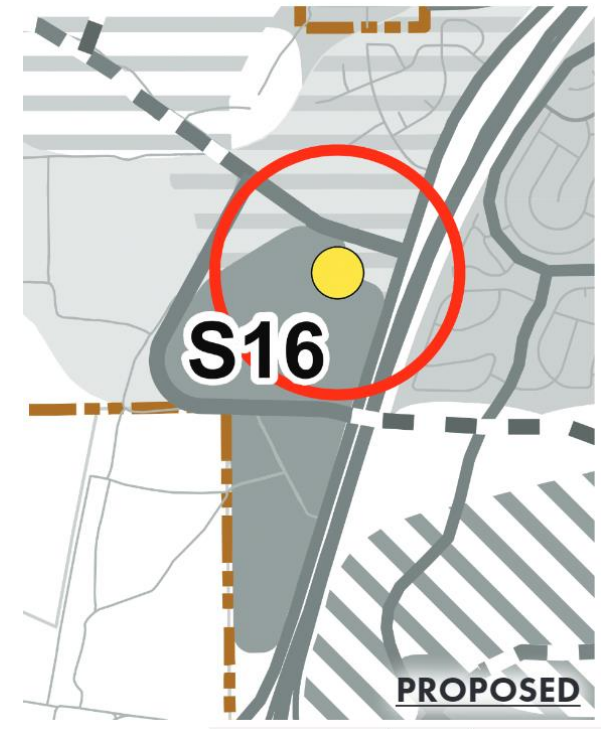
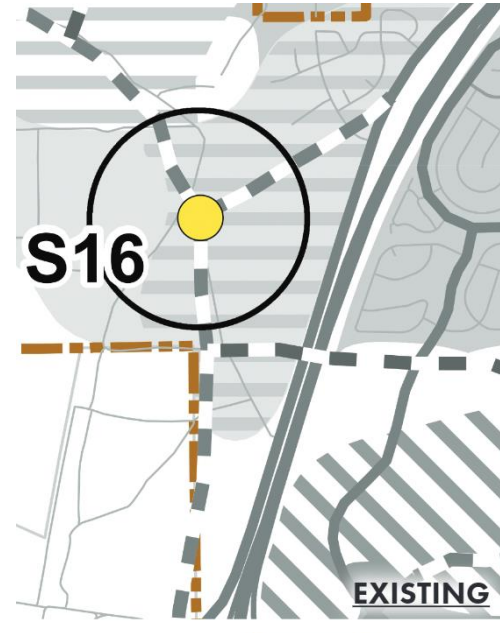




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Amend Map 21 to designate area within and south of Activity Center S16 as an employment area

1. "Areas in white retain their existing entitlements" is used to describe areas that have not been assigned an area type.
2. With this request the existing "Area in White" and some of the Existing Rural/Future Suburban will, if approved, be assigned the Existing Employment area type.

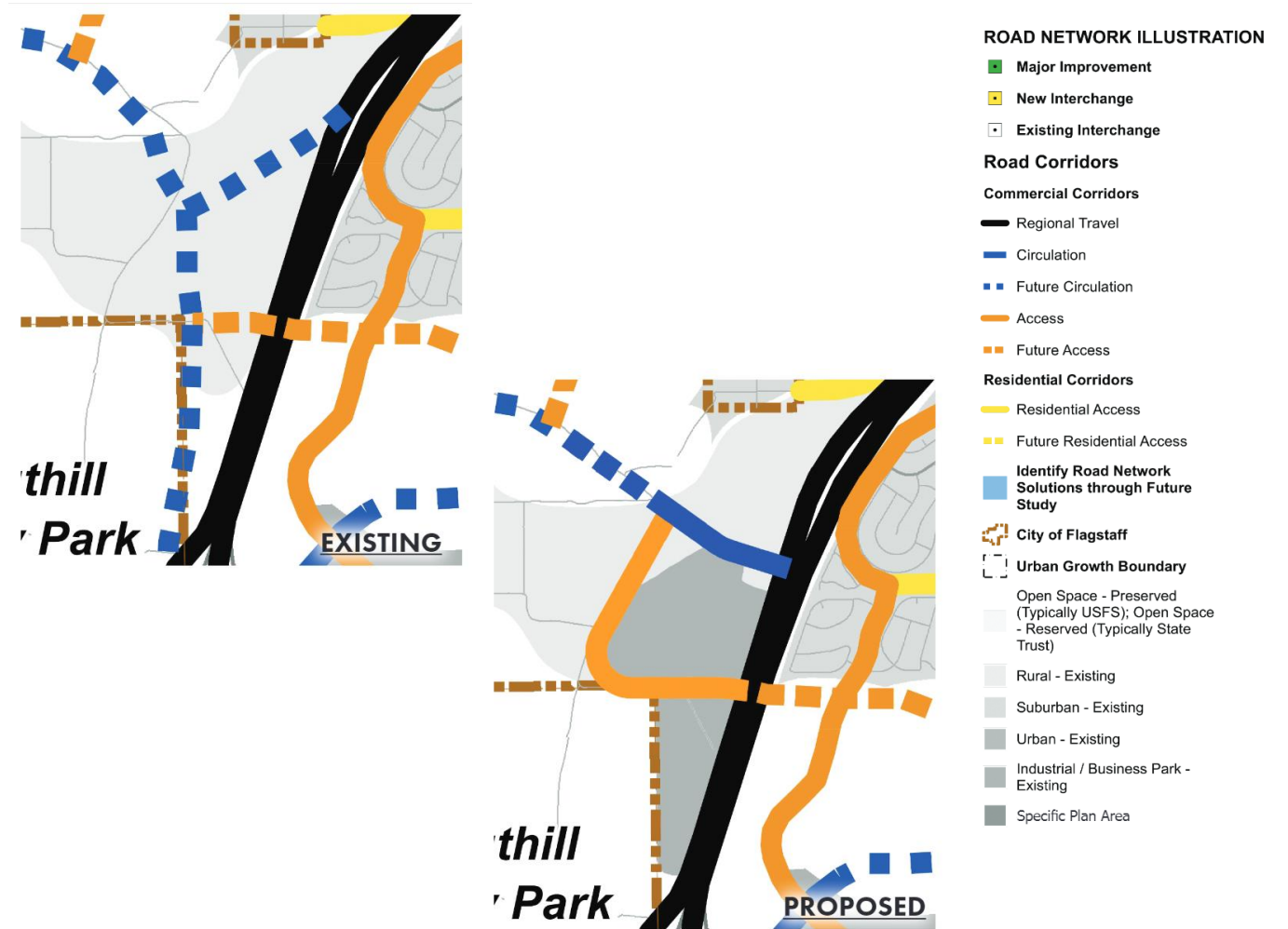




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Amend Map 25 to realign a future road corridor (Beulah Boulevard)

- The current Map 25 shows a realignment of the existing Beulah Boulevard from its current location adjacent to Interstate 17 corridor further west along the eastern boundary of Fort Tuthill.
- The primary purpose for this realignment was to allow for either an underpass or overpass across I-17 to connect with South Pulliam Drive just before it enters the Ponderosa Trails subdivision.
- The applicant is proposing to leave Beulah Boulevard in its current alignment adjacent to I-17 to maintain a larger contiguous parcel of land that can accommodate the proposed hospital and future expansions if necessary.





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Findings

The Planning and Zoning Commission shall find that the proposed Minor Regional Plan Amendment meets the requirements of the General Plan and Subdivision Code (City Code Title 11). In considering the request for an amendment to the Plan, the goals and policies should be considered to ensure that the requested change to the Future Growth Illustration is in conformance with the overall vision. “The Flagstaff Regional Plan establishes the vision for the future growth and development of Flagstaff and its surrounding area through goals and policies” (p.III-4). “General plans are not static documents; they recognize growth as a dynamic process, which may require revisions to the plan as circumstances or changes warrant” (p.III-1).



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Regional Plan Vision

- “The Greater Flagstaff community embraces the region’s extraordinary cultural and ecological setting on the Colorado Plateau through active stewardship of the natural and built environments. Residents and visitors encourage and advance intellectual, environmental, social, and economic vitality for today’s citizens and future generations.”



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Policy Analysis

- The Regional Plan goals and policies related to activity centers include support for well-designed centers with a variety of uses, development related to the appropriate context of the area type (urban, suburban, or rural) and that the center and corridor be developed in relation to the regional or neighborhood scale. The future activity center S16 meets many of the features that relate to regional scale development such as being located at the intersection of arterial roadways.



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Policy Analysis

- There have been no private development requests to modify a future activity center since the Regional Plan was adopted. The mix of land use zoning types within designated activity centers has changed little from year to year.
- Since 2014, the balance of zoning has changed in the following ways: commercial zoning has increased by 50 acres, public open space zoning by 42 acres, residential by 291 acres, and transect zones and increased by 3 acres. Industrial space has decreased by 56 acres. Much of this change has been the result of two Specific plans. The Southside and High Occupancy Housing plans both recalibrated the location of activity centers and their use-mix.
- Future changes to activity centers are still expected, with current work focusing on interpreting the specific land parcels that are/should be included in activity centers. This work may increase the total land area designated as part of an activity center.
- The relocation of this activity center has the potential to add approximately 63 acres of commercial space and 35 acres of public space if a zoning map amendment is approved in conjunction with this request.



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Policy Analysis

- Approximately 28 acres of the 172.6-acre Property are proposed to have their area type changed to Employment. These 28 acres are designated as Area in White retains existing entitlements and Existing Rural/Future Suburban. The property in this area is currently zoned for and would support large lot single family residential development. This may not be the highest and best use for a property that is located directly adjacent to a regional park, a minor arterial roadway, and a major interstate.
- Since the adoption of the Regional Plan there has been only one amendment increasing the Employment area type. There has been one amendment converting approximately 36.5 acres of Employment to the Park/Open Space area type (McMillan Mesa Natural Area). This proposed amendment would add back approximately 28 acres of Employment area type, which is one of the most protected area types identified in the Regional Plan.
- The proposed amendment is supported by several goals and policies within the Plan and the proposed location is an ideal candidate for this amendment. The goals and policies listed above support the location of the proposed uses associated with this application. These conditions support the finding of conformance with the Regional Plan.



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Policy Analysis

- The Road Network Illustration (Map 25) shows Beulah Boulevard moved west of its current location to accommodate a future underpass across I-17. This underpass is important for the future transportation network because it will help reduce trips at the airport traffic interchange as well as Lake Mary Road and Beulah Boulevard and will assist with lowering vehicle miles traveled within Flagstaff.
- The applicant is not anticipating constructing this underpass as part of their development, the applicant will need to ensure that leaving Beulah in its current location will not prohibit the future construction of the underpass. The intersection of Beulah Boulevard and Purple Sage Trail will be conditioned with any subsequent entitlement case to be designed and constructed to accommodate a future underpass across I-17.



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Citizen Participation Plan

- The applicant held three neighborhood meetings for this application in addition to a proposed Specific Plan and Concept Zoning Map Amendment.
- These meetings were held on January 6, and January 18, 2022, at 5:30 pm and October 10, 2022, at 6:00 pm via Zoom. The January 6, 2022, meeting had approximately 70 attendees and the January 18, 2022, meeting had approximately 100 attendees. The October 10, 2022, meeting had approximately 154 attendees.
- Common themes of support included economic development impacts, better access to care and new clinical services and the overall health and wellness vision. Common themes of concern included transit and bus service, access to the new campus, traffic, re-use of the existing NAH campus, helicopter/ambulance noise, and building height.



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Recommendation

- Staff believes that the proposed amendments to the Regional Plan are supportable under the goals, policies, and guidelines of the *Flagstaff Regional Plan 2030* and would recommend the Planning & Zoning Commission forward a recommendation of approval of the proposed amendment to the City Council.