

Flagstaff Rehab Campus Annexation Development Agreement Resolution No. 2022-02

City Council | May 17, 2022

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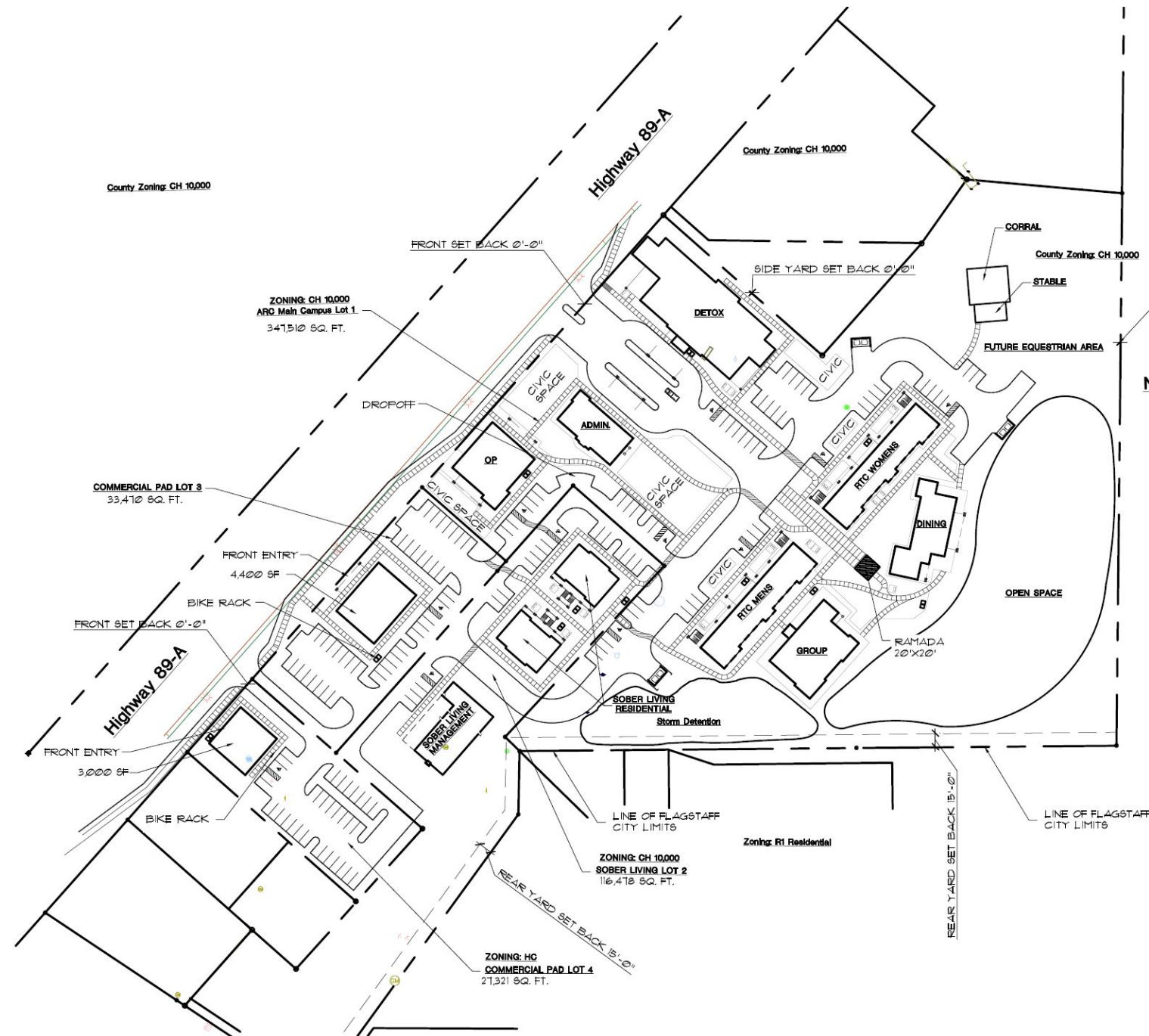
Purpose of the Agreement

- Property develops according to the Concept Plan (PZ-20-00164-01)
 - 174-bed mental and behavioral health and substance abuse treatment campus
 - 2 areas for future commercial development
- Entire 12.19-acre site shown in Concept Plan (10.05-acre annexation parcel and 2.14-acre parcel already in city limits)
- Required infrastructure improvements (traffic, water, sewer, street frontage, stormwater, etc.)
- Maintenance of adjacent right of way landscaping and irrigation
- Easements

Concept Plan

(PZ-20-00164-01)

- “Complete with Conditions” by IDS staff on March 16, 2021 (not a formal approval)
- Site Plan review will provide formal approval





Annexation & Rezoning Ordinances - Updates



- Annexation Ordinance (No. 2022-01):
 - Property to come into City limits as Lighting Zone 2 (not included in original staff recommendation to P&Z but needed to assign a Lighting Zone to the parcel annexation)
- Rezoning Ordinance (No. 2022-02)
 - Property to initially be developed per the Concept Plan (language consistent with the Development Agreement)



Council Options



Required Findings

1. Approve the Flagstaff Rehab Campus Development Agreement as presented
2. Approve the Flagstaff Rehab Campus Development Agreement with additional, modified, or deleted terms
3. Remand the Flagstaff Rehab Campus Development Agreement back to staff for additional negotiations with applicant
4. Deny the Flagstaff Rehab Campus Development Agreement



Staff Recommended Action

1. Read Resolution No. 2022-22 by title only
2. City Clerk reads Resolution No. 2022-22 by title only (if approved above)
3. Adopt Resolution No. 2022-22