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**PROJECT NARRATIVE
For
FLAGSTAFF REHAB CAMPUS
CONDITIONAL USE PERMIT SUBMITTAL**

SWI Project # 20136

Northwest Quarter of Section 5 and South Half of Section 32,
T 21N and 22 N, R 08 E, G&SRM
Coconino County, Flagstaff, Arizona

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INTRODUCTION

The purpose of this narrative is to summarize and address the City of Flagstaff submission requirements for the Conditional Use Permit (CUP) application.

PROPOSED DEVELOPMENT PLANS

The Proposed Development Plans for this project is included in Appendix A.

PROJECT SUMMARY

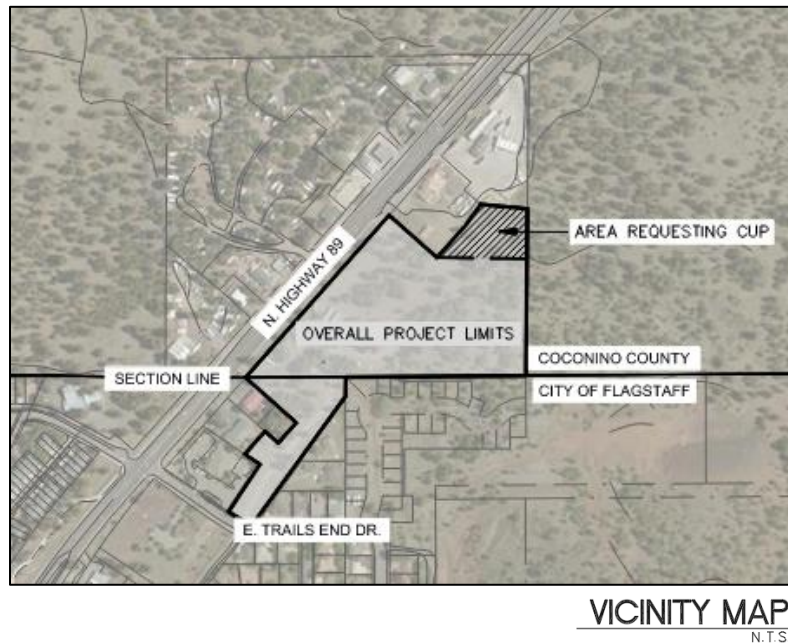
Flagland LLC, operated by Americas Rehab Campuses (ARC), plans to develop campus for Northern Arizona that will be located in Flagstaff. ARC is an established full continuum of care mental behavioral health and substance abuse treatment campus. The project name is “Flagstaff Rehab Campus” and will consist of an administration building (square footage of 3,231), level 1 sub-acute medical detox building (approximately 30 beds and square footage of 11,550), residential treatment centers (RTC) (approximately 80 beds total) that is separated into a men’s building (square footage of 10,546) and women’s building (square footage of 10,546), partial hospitalization program (PHP), Outpatient Program (OP) (square footage on 4,453), two sober living buildings (64 beds total, men’s building square footage of 4,974 and women’s building square footage of 4,974), sober living administration building (square footage of 3,974), a group building (square footage of 5,333), and a dining building (square footage 4,128).

The CUP application is for the northeastern 1.10 acres of the site, which will be used as an equestrian area with a stable and four horses that is accessible to patients and staff. Equine Services 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.

PROJECT LOCATION

The project is positioned in Northwest Quarter of Section 5 and South Half of Section 32, Township 21 North and 22 North, Range 08 East, of the Gila and Salt River Base Meridian, City of Flagstaff, Coconino County, Arizona. The overall project is within two parcels with existing APNs 113-17-011A (approximately 2.15 gross/net acres) and 301-30-005G (approximately 10.05 gross/net acres).

The project is located on the south side of N. Highway 89 and the north side of E. Trails End Drive, see Vicinity Map shown below. Access to the site will be provided by two proposed driveways on N. Highway 89. The project site will ultimately be split into four parcels. One parcel will consist of the campus and another parcel will include the sober living facilities. Two parcels along N. Highway 89 will include two commercial pads to be developed in the future. The equestrian are is located in the northeastern 1.10 acres of the parcel that consists of the campus. The annexation and rezone of County parcel APN 301-30-005G was approved on September 1, 2021.



KEEPING OF LIVESTOCK – CITY OF FLAGSTAFF CODE

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 northeastern corner of the site will be an equestrian area on approximately 1.10 acres that includes a barn and arena with four horses that can be accessible to patients and staff. There will be approximately 40,000 square feet of fenced pasture area provided to accommodate the four horses. The City's Resource Protection Standards (Table 10-50.90.100.A: Activities Allowed in Natural Resource Areas) prohibit fields, pastures, and livestock enclosures from natural resource areas. Therefore, the trees within the pasture area are not counted as resource protection trees. The project will follow all rules, restrictions, and regulations regarding animal keeping stated in the City Police Code.

FINDINGS FOR GRANTING A CUP

FINDING 1

The site where the equestrian area will be located has been rezoned to Rural Residential (RR). Per City Code, large livestock including equine is permitted in this zone. The site and the stable are proposed to enhance and preserve the area's rural character. Therefore, the CUP is consistent with the objectives of the Zoning Code.

FINDING 2

The granting of the CUP will not be detrimental to the public health, safety, or welfare. 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, arena, and offsite properties.

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 staff members will conduct activity with a designated safety protocol. This program will be managed with the mindset of protecting the environment and the animals.

The equestrian area is located in the northeastern corner of the site, away from Highway 89 and adjacent to the Coconino National Forest. The location relative to the rest of the campus and adjacent properties was kept in mind when placing the stable.

FINDING 3

TRAFFIC/PEDESTRIAN CONSIDERATIONS

Frontage improvement along N. Highway 89 and Trails End Drive are included with the proposed project. A proposed sidewalk and parkway will be constructed along the Highway and a proposed sidewalk will be constructed along Trails End Drive to connect to the existing sidewalks. Additional sidewalks and paths will be included throughout the site and will provide connectivity to public right-of-way.

There are two proposed vehicular access points along N. Highway 89. Both access points will be a full access driveways with right turn lanes. The proposed right turn lanes are per the full-buildout road section for N. Highway 89, which consists of a bicycle lane. There are no existing or proposed traffic signals for the site location.

CIVIC/OPEN SPACE CONSIDERATIONS

The equestrian area is zoned Rural Residential and more than 50% of the tree resources on the site will be preserved with the proposed site layout as per Flagstaff Zoning Codes. A minimum of 5% Civic Space and 15% Open space areas have also been provided including the eastern area behind the proposed site to remain undeveloped. Calculations

for civic space and open areas can be found in the proposed development plans in Appendix A.

NOISE/LIGHTING/VISUAL POLLUTION CONSIDERATIONS

No lighting, noise or visual pollution impacts are anticipated for this site. The property is located in a Lighting Zone 3 which allows 5,500 lumens per acre. The site lighting will meet City lighting requirements for this light zone.

BUILDING STYLE/SITING CONSIDERATIONS

The equestrian stable is a proposed single story 1,710 square foot building, located in the northeastern 1.10 acres of the site.

The site has panoramic view of Mt. Elden and San Francisco Peaks to the north and northwest. Building orientation and setback on site defines the rural aspect of the equestrian area. The architectural style of the proposed building would be considered a traditional rustic wooden barn / horse stable architectural style. This is a vernacular appropriate to the surroundings of the community and the general area. The architecture style uses a metal rust color roof, 24" roof overhangs, vertical wood siding, and a gable roof with a traditional barn cupola. The rustic wooden style was also selected to compliment the character of the nearby residential areas and is in harmony with its surroundings. The Building Plans and Elevations can be found in Appendix A.

The property directly east is the Coconino National Forest and is zoned for AR-2 ½. The properties north and northwest of the proposed site include Mary's Café and Conoco Travel Center and are zoned CH-10,000. No negative impacts to adjacent properties are anticipated.

Refer to the proposed development plans found in Appendix A for building exterior elevations.

LANDSCAPING CONSIDERATIONS

The entire property shall be landscaped using mostly native and drought-tolerant vegetation selected directly from the current City of Flagstaff Plant List. This will help minimize water usage, reduce maintenance costs, and maintain habitat for native flora and fauna. The Landscaping Plans can be found in Appendix A. The proposed scheme intends to match the local character of Flagstaff's native ponderosa forest habitat, with additional perennial plantings for color and to impart aesthetic vibrancy to a space whose purpose is to heal and aid in addiction recovery.

The plantings specifically located in the equestrian area consist entirely of native plants which are also non-poisonous/amenable to horses—buckwheat, banana yucca, sage, and hawthorn. Decomposed granite is proposed for a 1,430 SF area in the back of the stables as a transition to the naturalized area beyond. The rest of the disturbed grounds around the equestrian center will be hydroseeded with City-specified native seed mix.

The landscaping plan for the equestrian area takes advantage of existing, mature ponderosa trees and the open spaces between trees for horse riding. The plantings fulfill code requirements for an enclosed building while also exhibiting restraint such that the area transitions seamlessly into the surrounding, existing woodland to be preserved.

PUBLIC UTILITY/STORMWATER CONSIDERATIONS

There is an existing 12" water line in N. Highway 89 that dead ends at the 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 8" sewer line will continue across the project to the northern property line for future connection to properties to the north per the WSIA requirements. The equestrian stable will have utility services for the provided bathroom in the building. Site plans have been reviewed and approved by the City of Flagstaff Utilities Department.

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 four drainage basins that consist of two on-site and two offsite basins. The conceptual layout of the two commercial lots along N. Highway 89 were included in the drainage analysis.

The western basin (Basin B2) includes the sober living buildings, the eastern basin (Basin B1) includes the rest of the campus and the future restaurant pad, and the offsite basins (Basin B3 and B4). Mitigation is not required for Basin B2 due to the reduction in post-development impervious area. Mitigation is required for Basin B1, B3, and B4 and is provided by the retention basin. In post-development conditions, there is approximately 171,064 square feet of impervious cover added in Basin B1, B3, and B4. LID is required for this site and is provided by the reduction in post-development impervious area for Basin B2 and the retention basin for Basin B1, B3, and B4.

SIGNAGE/LIGHTING CONSIDERATIONS

The property is located in a Lighting Zone 3 which allows 5,500 lumens per acre. This site qualifies as an institutional use under the sign code and is permitted one freestanding sign with a maximum height of 4 feet and a maximum square footage of 32 square feet. The signage and lighting plans will be submitted during the civil and building permit processes.

ADJACENT STREETS DEVELOPMENT CONSIDERATIONS

Frontage improvements and right turn lanes at the two access points on N. Highway 89 are required for this project. Refer to the TRAFFIC/PEDESTRIAN CONSIDERATIONS section of this narrative for more information.

HISTORICAL, PREHISTORIC OR NATURAL CONSIDERATIONS

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.

The project site falls within the resource protection overlay zone and does require a Natural Resource Protection Plan (NRPP). The project will meet the forest preservation rate and steep slope preservation requirements for the entire project for commercial and residential zones.

ALTA / ASSESSOR MAPS

Refer to Appendix B for the ALTA and assessor maps with a mailing list of adjacent property owners within 600 feet.