

# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Flagstaff Planning and Zoning Commission will hold a public hearing on Wednesday, March 22, 2023, at 4:00 pm at City Hall Council Chambers (211 W Aspen Ave) and Wednesday, April 12, 2023, at 4:00 pm at the City of Flagstaff Aquaplex Community Meeting Room (1702 N 4<sup>th</sup> Street). Virtual options will be provided for both meetings. The public hearings are to consider the following:

## A. Explanation of Matters to be Considered:

1. Adoption of a Specific Plan to provide unique development standards and provide a greater level of detail for the development of 172.62 acres.
2. A proposed amendment to the official City of Flagstaff zoning map to rezone 63.18 acres from Rural Residential (RR) and Estate Residential (ER) to Highway Commercial (HC) and 35.21 acres from RR and ER to Public Facilities (PF).

The proposed Specific Plan and Concept Zoning Map Amendment will allow for the development of a new regional hospital and ambulatory care facility and support a larger Health Village for a full range of medical, health and wellness services, together with a broad mix of commercial, retail, research, and housing opportunities in a future rezoning.

## B. General Description of the Affected Area:

Approximately 172.62 acres in total located west of Beulah Boulevard and north of Fort Tuthill County Park, Coconino County Assessor's Parcel Numbers 112-05-125, 112-05-126, 112-05-127, 112-05-128, 112-05-001H, 112-10-001L, 112-10-001V, 112-10-002A, 112-10-004, 112-10-037, 112-10-005T, 112-10-006A, 112-10-006B, 112-10-006C, 112-10-032A, 112-10-036, and 116-13-004B.

Interested parties may file comments in writing regarding the applications or may appear and be heard at the hearing dates set forth above. Maps and information regarding the applications are available at the City of Flagstaff, Planning and Development Services Division, 211 West Aspen Avenue.

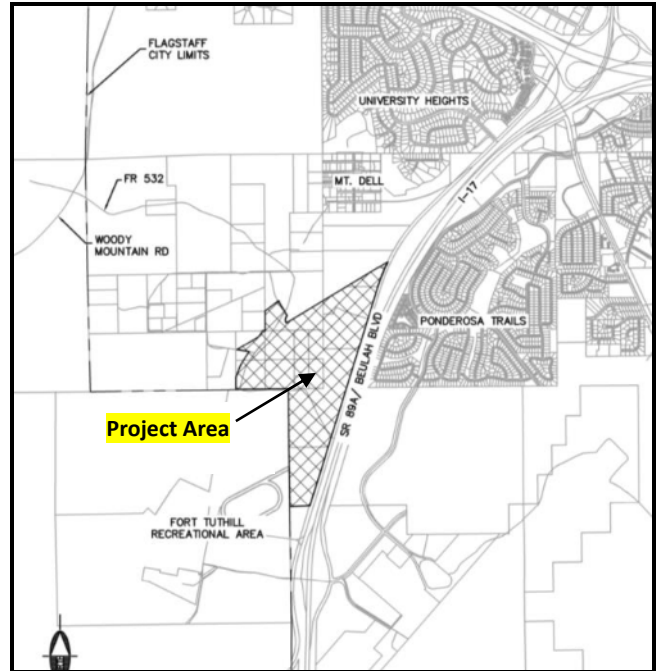
A virtual public comment platform will be available for all meetings. All meetings will be live streamed on the city's website. Please see the corresponding agenda for additional information on how to participate virtually. Agendas can be found locate at this link:

<https://www.flagstaff.az.gov/328/Meetings>

## PROPOSED SPECIFIC PLAN

A new Specific Plan for 172.62 acres to allow development of a new hospital and future health village

**PROPOSED CONCEPT ZONING MAP AMENDMENT**  
From Rural Residential (RR) and Estate Residential (ER) to Highway Commercial (HC) and Public Facility (PF)



**ADDRESS:** 1120 W Purple Sage Trail  
**ACRES:** Approximately 172.62 Acres  
City of Flagstaff  
Coconino County

## For further information, please contact:

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