

ORDINANCE NO. 2023-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ADOPTING A SPECIFIC PLAN, BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED “*THE NAH HEALTH VILLAGE PHASE 1 SPECIFIC PLAN*” TO GUIDE THE DEVELOPMENT OF 172.62 ACRES OF REAL PROPERTY AND TO PROVIDE SPECIFIC DEVELOPMENT REQUIREMENTS FOR 98.39 ACRES GENERALLY LOCATED AT 1120 W PURPLE SAGE TRAIL PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, Northern Arizona Healthcare Corporation, (“NAH”), has applied for a Specific Plan to guide the development of approximately 172.62 acres (entire Health Village) and regulate the development of approximately 98.39 acres (Phase 1) of real property located within the City of Flagstaff, a legal description of which is provided in “Exhibit A” attached hereto and incorporated by this reference (“the Property”), for the purpose of being developed with a regional hospital, ambulatory care center, and associated open space and civic space; and

WHEREAS, NAH conducted neighborhood meetings on January 6, 2022, January 18, 2022, and October 10, 2022 to discuss the proposed Specific Plan with the surrounding community, as required by Section 10-20.50.40 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the proposed Specific Plan application, following proper notice and a hearing on March 22, 2023, and April 12, 2023, and has recommended denial of the requested Specific Plan application; and

WHEREAS, the Council finds that NAH has complied with all application requirements set forth in Chapter 11-10 General Plans of the Flagstaff City Code; and

WHEREAS, the Council has considered the recommendation of the Planning and Zoning Commission; and

WHEREAS, the Council has read and considered the staff reports prepared by the Planning & Development Services staff and all attachments to those reports, NAH’s application, the narrative provided by NAH, and all statements made by NAH and its representatives or agents during the presentation to Council, and the Council finds that the proposed Specific Plan application, subject to the conditions set forth below, meets the requirements of Section 11-10.30.030 Specific Plan Adoption/Amendment of the Flagstaff City Code.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. That certain document known as “*NAH Health Village Phase 1 Specific Plan*,” one (1) paper copy and (1) electronic copy are on file in the office of the City Clerk of the City of Flagstaff, Arizona, which document is declared a public record by Resolution No. 2023-20 of the City of Flagstaff, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

SECTION 3. The specific plan requested in the application is consistent with and conforms to the goals of the General Plan.

SECTION 4. The specific plan requested in the application will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will add to the public good as described in the General Plan.

SECTION 5. The affected site is physically suitable in terms of location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities to ensure that the amendment requested in the application will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 6. That the Specific Plan be further conditioned upon NAH’s satisfaction of the following conditions:

CONDITIONS:

1. The subject property shall be developed in substantial conformance with the Specific Plan and project narrative including but not limited to the density and intensity and general layouts provided except as modified herein.
2. The existing aggregate FUTS trail north of Lake Mary Road will be paved to facilitate year-round travel. This section of trail (approximately 370-feet), that is adjacent to Beulah Boulevard, needs to be brought up to the roadway grade so there is adequate sight distance of cyclists for vehicles traveling southbound in the right turn lane. The profile is currently too low for vehicles to adequately see cyclists.
3. A final Specific Plan shall be provided to the City of Flagstaff in both paper and digital format with all conditions of approval incorporated. This document shall denote that it includes all required revisions if any as well as include copies of both relevant ordinances and resolutions.
4. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
5. All terms, conditions, and restrictions detailed within the “NAH Health Village Development Agreement” must be fully satisfied.

SECTION 7. That City staff is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions, and intents of this Ordinance.

SECTION 8. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 9. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 16th day of May 2023.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibits:
Legal Description