

Preliminary Block Plat Northern Arizona Healthcare Health Village

City Council | June 20, 2023

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Northern Arizona Healthcare Health Village



Northern Arizona Healthcare (NAH) Corporation requests Preliminary Plat approval for the NAH Health Village Phase 1 Block Plat located at 1120 W Purple Sage Trail, a proposed mixed-use development subdivision on 172.62 acres in the Estate Residential, Rural Residential, and Single-family Residential zones.



NAH Health Village Property Context Map



North

Vacant land zoned Single Family Residential (R1) and the unincorporated community of Mountain Dell

South

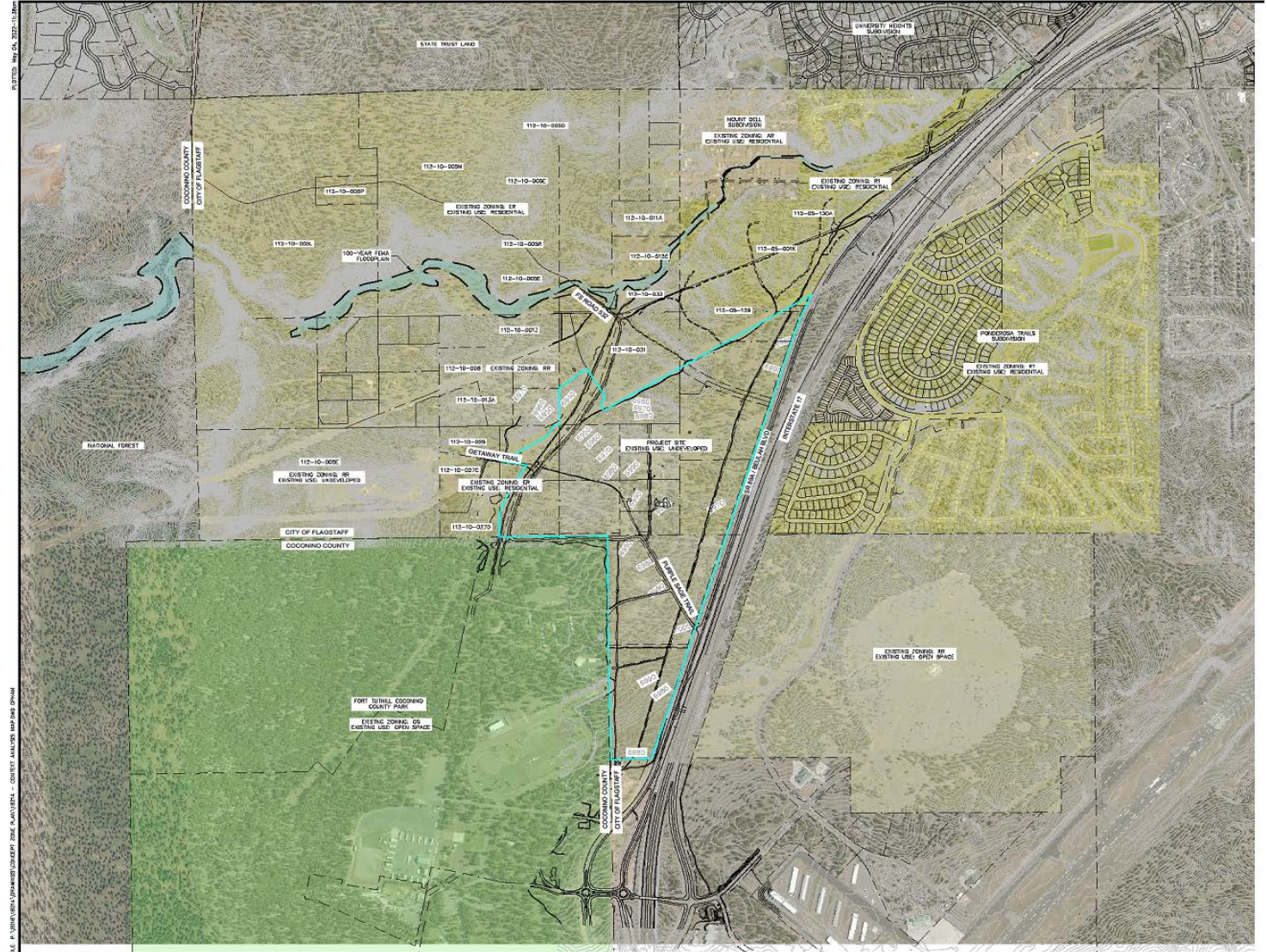
Fort Tuthill County Park and COF owned utility parcel

West

Rural residential development in the Rural Residential or Estate Residential zones.

East

Beulah Boulevard; Interstate 17

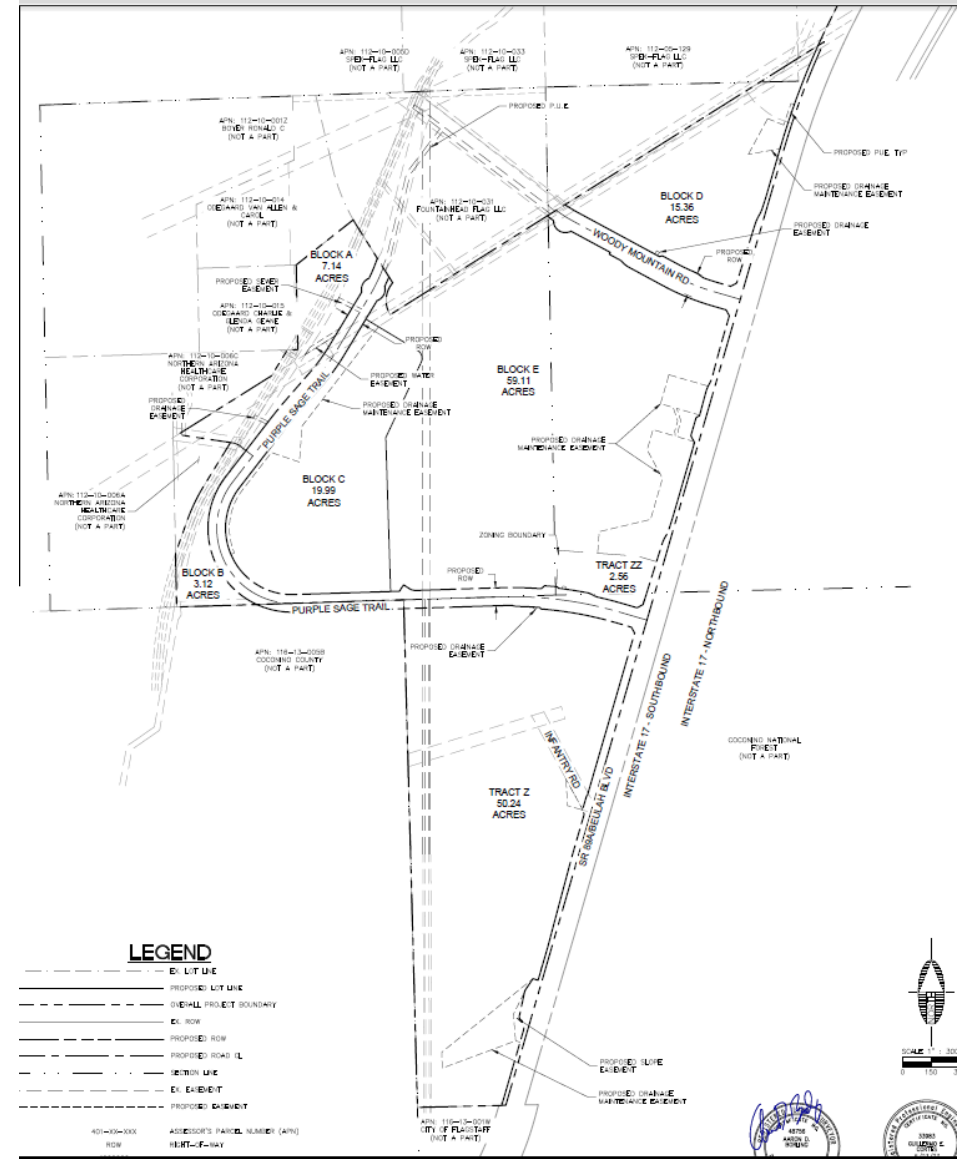




NAH Health Village Preliminary Block Plat



- The applicant, NAH Corporation, is requesting Preliminary Plat approval to allow the subdivision of approximately 172.6 acres into five blocks of land, two tracts for future development, and required right-of-way.
- All blocks and tracts within the proposed Preliminary Plat conform with both the existing zoning requirements as well and the proposed zoning requirements. The plat is intended to be developed in two phases.





Subdivision Plat Findings

Required Findings

- **The Planning & Zoning Commission shall find the Preliminary Plat meets the requirements of City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications**



Required Finding #1: Zoning Code (Title 10)



Existing Zoning

- The Property is currently zoned a mix of Estate Residential (ER), Rural Residential (RR), and Single-Family Residential (R1). Density calculations are not applied as this subdivision does not intend to create residential lots.
- The minimum parcel size within the ER and RR zones is one acre and the minimum parcel size in the R1 zone is 6,000 sq. ft. All blocks and tracts created by this subdivision comply with these standards. Because this is a block plat, individual lot envelopes have not been provided.



Required Finding #1: Zoning Code (Title 10)



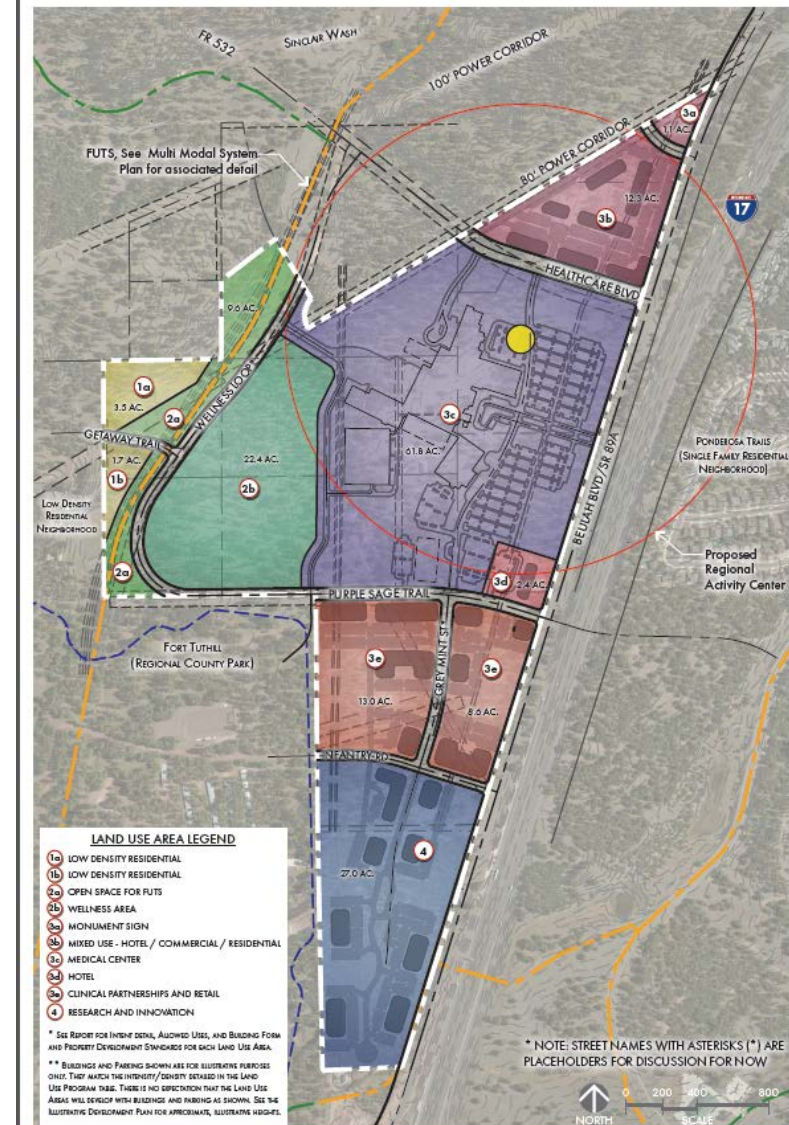
Proposed Zoning

- A portion of the Property within the proposed subdivision (Blocks A, B, C, and E) is intended to be rezoned to either Public Facilities (PF) or Highway Commercial (HC) within the first phase of development. The remaining land is intended to be rezoned in the second phase of development to either HC or Research and Development (RD).
 - The PF zone does not have standards for lot size, width, or depth.
 - The HC zone has a minimum lot size of 9,000 square feet with a minimum lot width of 60 feet and lot depth of 100 feet.
 - The RD zone has a minimum lot size of 20,000 square feet with a minimum lot width of 100 and lot depth of 150.

NAH Phase 1 Concept Plan



- 63.18 acres will be rezoned to the Highway Commercial zone (area shown in purple)
- 35.21 acres will be rezoned to the Public Facility zone (area shown in green)
- Of the 14 parcels included in this request, all but three (APN 112-10-036, 112-10-037, and 112-05-125) are currently within the Resource Protection Overlay (RPO). These remaining three parcels will be added to the RPO as part of this request
- The remaining areas will be included in the Phase 2 rezoning



Resource Protection



- The entire planning area will be in the Resource Protection Overlay.
- There are no floodplain or steep slope resources to preserve within the planning area. The only resource on site are forest resources.
- The Zoning Code requires 30 percent of the tree resources to be saved within both proposed zoning categories.
- A high-level resource protection plan indicates that the proposed development will have little problem attaining this preservation rate.

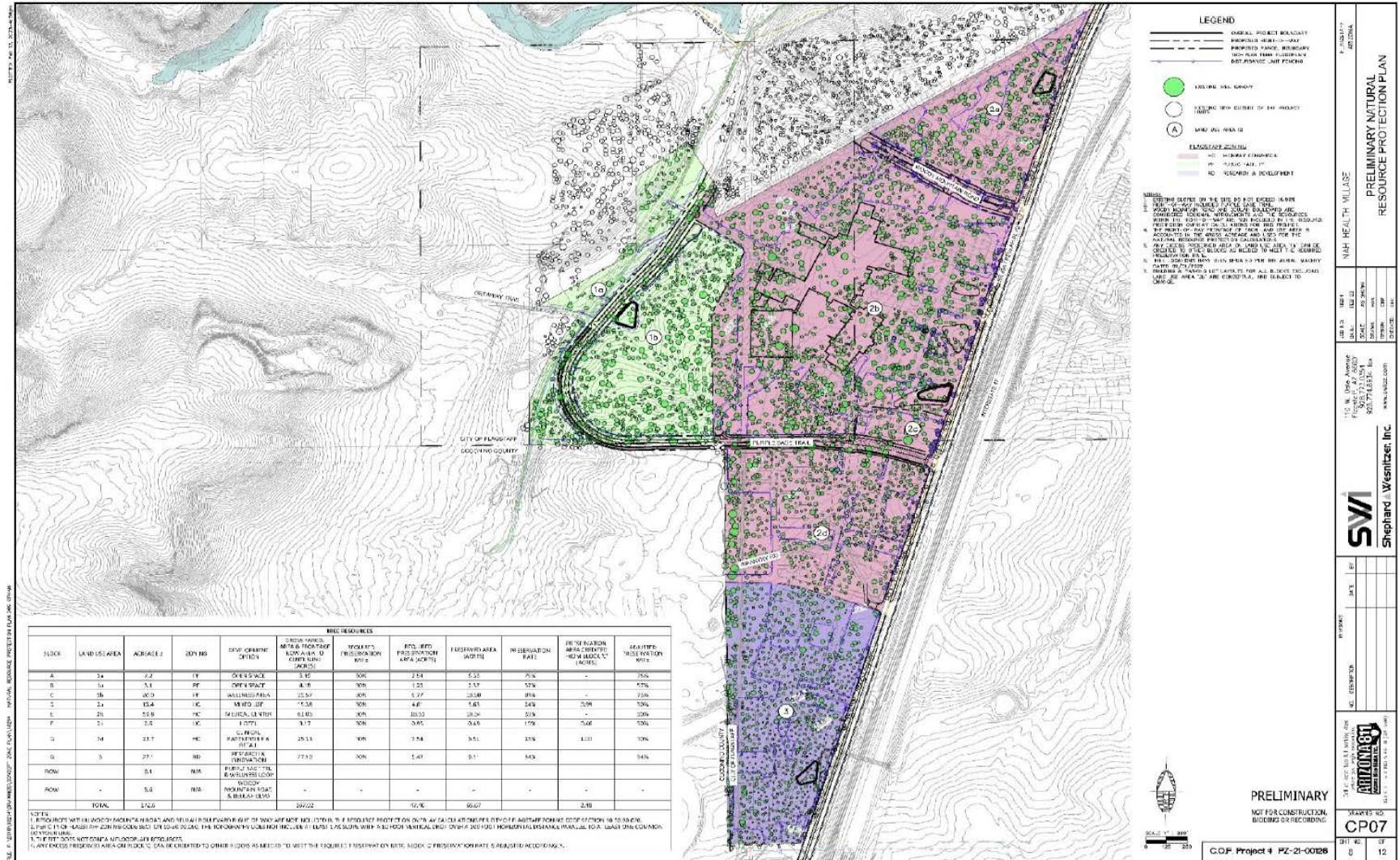


Image 21, Preliminary Natural Resource Protection Plan

Open Space & Civic Space

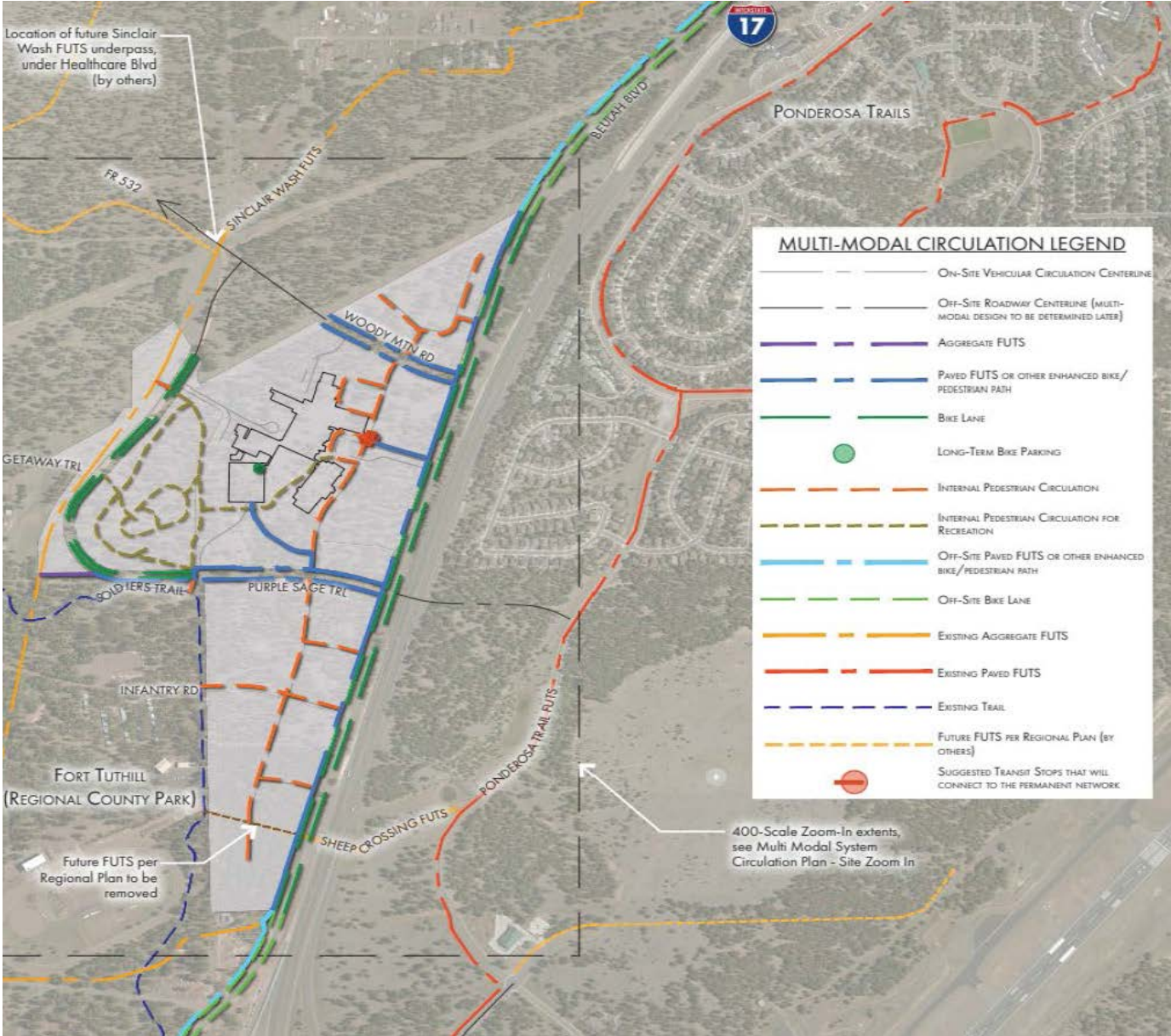
- The primary purpose of the area zoned Public Facilities is to fill the need for developed open space with the greater Health Village as well as provide a buffer between the Hospital and adjacent residential development.
- Section 10-30.60.060.B.1.b of the Zoning Code requires the development of each site over 20,000 square feet or developments with 50 or more dwelling units to provide a total of 5 percent of the gross site to be used as civic space. These civic spaces will be required at the time of site plan approval for each portion of the development.



NAH HEALTH VILLAGE | CONCEPT PLAN - WELLNESS AREA

02/13/2023

Ped & Bike Circulation System





Required Finding #2: Engineering Standards (Title 13)



Meets Engineering Standards

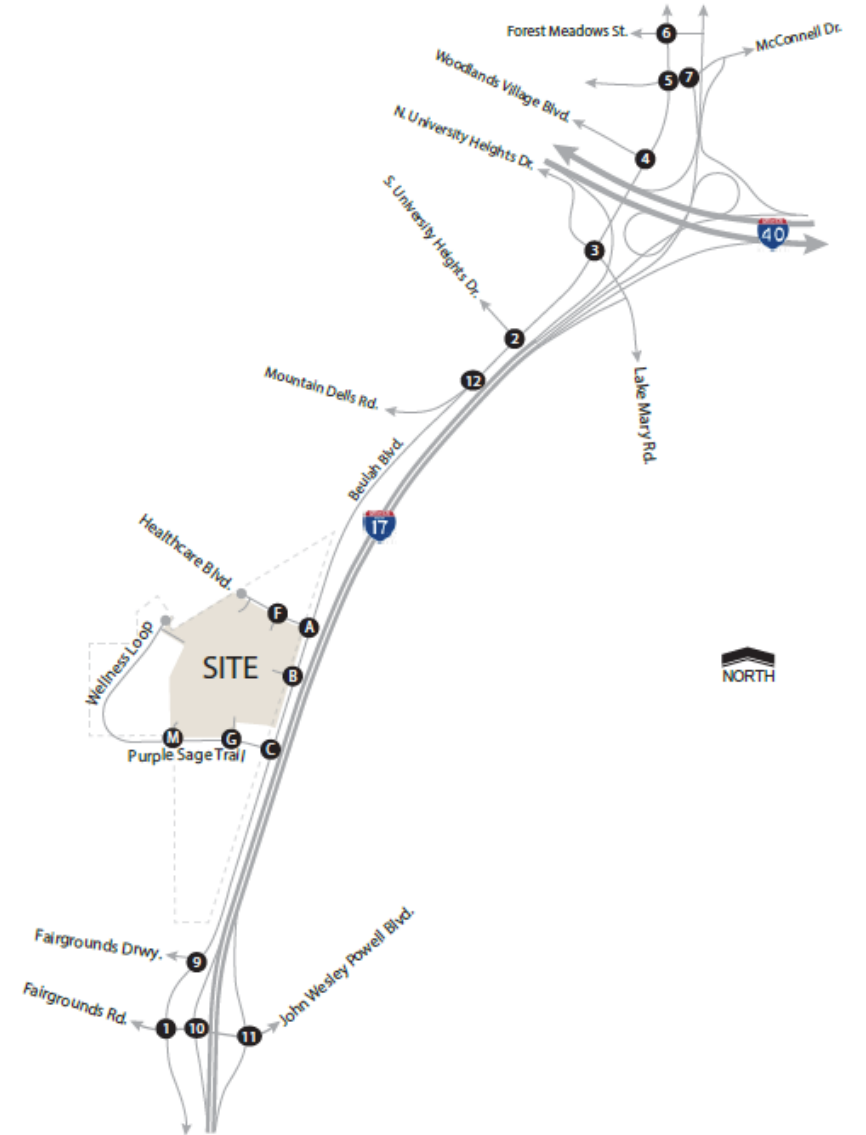
- Public systems analysis conducted to confirm preliminary compliance with Engineering Standards
 - Compliance confirmed with Civil Engineering Plans (after Preliminary Plat approval)



Phase 1 TIA



- The required Phase 1 improvements include:
 - The widening of the Beulah corridor to a 4-lane cross section from Woodlands Village Blvd to JWP
 - Specific intersection improvements along the Beulah & JWP corridors



Water Sewer Impact Analysis (WSIA)



A Water and Sewer Impact Analysis (WSIA) was completed on February 9, 2022 and amended by letter on December 5, 2022. The proposed development is located within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built.

Water

- Required water infrastructure includes a proposed 16” water main extended through the project site. This waterline will create a loop from a well on the Fort Tuthill property to the existing 12” main located at the intersection of Litzler Drive and University Heights Drive South.
- Waterlines to be constructed within the site shall feed off the proposed 16” main that connects to the Fort Tuthill Extension at junction J-171 and to the 12” line at University Heights Drive South.
- The applicant must also construct a water storage tank and the associated waterlines to connect it to the Zone ‘B’ system. The tank shall store a minimum net volume of 685,000 gallons and must be placed at an elevation that will provide adequate pressure for the zone ‘B’ system.

Waste Water

The main sewer service for this project is the completed 18” sewer extension from Fort Tuthill to University Heights. The County paid for the cost to complete this infrastructure improvement and has elected to participate in the reimbursement agreement. The applicant will be required to reimburse the County the cost of their proportionate share as determined in the reimbursement agreement. The applicant will be required to build the minimum 8” sewer lines to connect to the new 18” main.

Stormwater Analysis



The development of the subject project is proposing on-site, pre vs post, volumetric mitigation in lieu of a Drainage Impact Analysis. The proposed stormwater management design will provide surface retention to not increase the volume of pre-development flows off-site. Basin will also provide peak flow mitigation of post development flow rates to at or below pre-development flow rates. LID requirements will be met per City standards. The Stormwater Manager has provided preliminary acceptance of the proposed on-site mitigation and LID methods.



Required Finding #3: Subdivisions Standards (Title 11)



Meets Subdivision and Land Split Regulations (Chapter 11-20)

- Preliminary Plat procedures, application requirements
- Minimum Required Subdivision Improvements
 - Identified in public systems analyses (previous slides)
 - Lot Design
 - Street Design
 - Easement Design
 - Block Design



Recommendation

Staff Recommendation

The Planning and Zoning Commission recommends, in accordance with the required findings presented in this report, that the City Council approval the preliminary plat subject to the following conditions:

1. The final plats for each phase shall be in substantial conformance with the preliminary plat. Each phase shall meet all requirements independently.
2. Internal vehicle and pedestrian connections between Blocks must be provided to the greatest extent feasible with special attention to connections from each Block to the designated open space/civic space areas.
3. Permanent public pedestrian easements on all pathways shall be provided and shown on all final plats.
4. All existing easement and right-of-way in conflict with the proposed subdivision shall be abandoned prior to final plat.
5. An avigation easement shall be provided and shown on all final plats.