

NOTICE AND AGENDA

ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS
HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

To participate in the meeting virtually click the following link:
[Click here to join the meeting](#)

Planning & Zoning Commission meetings will be live streamed on the city's website (<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

The public can submit comments that will be read at the dais by a staff member to CDPandZCommission@flagstaffaz.gov.

**PLANNING & ZONING COMMISSION
WEDNESDAY
JANUARY 11, 2023**

**STAFF CONFERENCE ROOM
211 WEST ASPEN AVENUE
4:00 P.M.**

1. Call to Order

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this regular meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

MARIE JONES, CHAIR
CAROLE MANDINO, VICE CHAIR
DR. RICARDO GUTHRIE

MARY NORTON
DR. ALEX MARTINEZ
BOB HARRIS, III

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on Wednesday, December 14, 2022.

5. PUBLIC HEARING

A. PZ-20-00164-08: Flagstaff Rehab Campus

A Conditional Use Permit request from Flagland LLC to establish an approximately 1,824 square-foot barn and a minimum 30,000 square-foot fenced pasture area to be used as an Equestrian Recreational Facility. The subject properties are located at 7000 North Highway 89 (APNs 301-50-005G and 113-17-011A). The APN 113-17-011A parcel has Highway Commercial (HC) zoning, while the APN 301-50-005G parcel has split HC/Rural Residential (RR) zoning. The Equestrian Recreational Facility is proposed on the 1.09-acre portion with RR zoning. Both parcels have a Resource Protection Overlay (RPO). Equestrian Recreational Facility is a permitted use in the RR zone with a Conditional Use Permit.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, staff recommends approval of PZ-20-00164-08 with the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application, and with the Site Plan as approved by the Inter-Division Staff on September 13, 2022. Substantive modifications to the approved Site Plan (PZ-20-00164-06) shall require additional review by the IDS team. Anything greater than a minor modification as determined by staff will require a modification to the CUP and approval by the Planning and Zoning Commission.
2. The Equestrian Recreational Facility may house no more than one horse per 10,000 square feet of fenced pasture area in compliance with City Code, up to four horses maximum on the 1.09 acre site.

6. GENERAL BUSINESS

- A. **Case No. PZ-22-00220:** Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code to allow the use of Manufacturing/Processing - Heavy in the Light Industrial Zone with a Conditional Use Permit.

STAFF RECOMMENDED ACTION:

This will be presented as a work session. No action required from the Commission.

- B. Case No. PZ-22-00180: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code to modify the term duplex (Section 10-80.20.040).

STAFF RECOMMENDED ACTION:

This will be presented as a work session. No action from Commission will be taken on this item.

7. OTHER BUSINESS

8. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

9. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on January 9, at 3:30 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 9th day of January, 2023.

Tammy Bishop, Administrative Specialist



Planning & Zoning Commission

5. A.

Meeting Date: 01/11/2023

From: Genevieve Pearthree, Senior Planner

Information

TITLE:

PZ-20-00164-08: Flagstaff Rehab Campus

A Conditional Use Permit request from Flagland LLC to establish an approximately 1,824 square-foot barn and a minimum 30,000 square-foot fenced pasture area to be used as an Equestrian Recreational Facility. The subject properties are located at 7000 North Highway 89 (APNs 301-50-005G and 113-17-011A). The APN 113-17-011A parcel has Highway Commercial (HC) zoning, while the APN 301-50-005G parcel has split HC/Rural Residential (RR) zoning. The Equestrian Recreational Facility is proposed on the 1.09-acre acre portion with RR zoning. Both parcels have a Resource Protection Overlay (RPO). Equestrian Recreational Facility is a permitted use in the RR zone with a Conditional Use Permit.

STAFF RECOMMENDED ACTION:

In accordance with the findings presented in this report, staff recommends approval of PZ-20-00164-08 with the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application, and with the Site Plan as approved by the Inter-Division Staff on September 13, 2022. Substantive modifications to the approved Site Plan (PZ-20-00164-06) shall require additional review by the IDS team. Anything greater than a minor modification as determined by staff will require a modification to the CUP and approval by the Planning and Zoning Commission.
 2. The Equestrian Recreational Facility may house no more than one horse per 10,000 square feet of fenced pasture area in compliance with City Code, up to four horses maximum on the 1.09 acre site.
-

Attachments

P&Z Staff Report
Draft Conditional Use Permit
Draft Notice of Decision
Proposition 207 Waiver
Site Plan Approval Letter
Site Plan Conditions of Approval

Approved Site Plan

CUP Application

CUP Narrative

CUP Vicinity Map

Civil Site Plan

Arch Site Plans

Landscape Plan

Resource Protection

Building floor plans and elevations

Public Participation Plan

PLANNING AND DEVELOPMENT SERVICES REPORT
CONDITIONAL USE PERMIT

PUBLIC HEARING
PZ-20-00164-08

DATE: December 29, 2022
MEETING DATE: January 11, 2023
REPORT BY: Genevieve Pearthree, AICP

REQUEST:

A Conditional Use Permit (CUP) request from Flagland LLC to establish an approximately 1,824 square-foot barn and a minimum 30,000 square-foot fenced pasture area to be used as an Equestrian Recreational Facility. The subject properties are located at 7000 North Highway 89 (APNs 301-50-005G and 113-17-011A). The APN 113-17-011A parcel has Highway Commercial (HC) zoning, while the APN 301-50-005G parcel has split HC/Rural Residential (RR) zoning. The Equestrian Recreational Facility is proposed on the 1.09-acre acre portion with RR zoning. Both parcels have a Resource Protection Overlay (RPO). Equestrian Recreational Facility is a permitted use in the RR zone with a Conditional Use Permit.

STAFF RECOMMENDATION:

In accordance with the findings presented in this report, staff recommends approval of PZ-20-00164-08 with the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application, and with the Site Plan as approved by the Inter-Division Staff on September 13, 2022. Substantive modifications to the approved Site Plan (PZ-20-00164-06) shall require additional review by the IDS team. Anything greater than a minor modification as determined by staff will require a modification to the CUP approved by the Planning and Zoning Commission.
2. The Equestrian Recreational Facility may house no more than one horse per 10,000 square feet of fenced pasture area in compliance with City Code, up to four horses maximum on the 1.09 acre site.

PRESENT LAND USE:

This site is currently vacant. It is heavily treed and has steep slopes toward the eastern property boundary.

PROPOSED LAND USE:

The applicant proposes to construct a 174-bed mental, behavioral health, and substance abuse treatment campus on a larger 12.20-acre development site consisting of two properties (APNs 301-50-005G and 113-17-011A). The Equestrian Recreational Facility is proposed on a 1.09-acre portion of the site zoned RR and located on the northeastern corner of the development site. It will consist of an approximately 1,824 square-foot barn with four stalls, and at least 30,000 square feet of fenced pasture area. The entire development site is intended to be subdivided into four separate parcels. Parcels 1 and 2 will consist of the treatment campus, while parcels 3 and 4 will be set aside for future commercial development.

NEIGHBORHOOD DEVELOPMENT:

See the attached vicinity map.

- North: Commercial development (Mary's Café and Conoco Gas Station), Coconino County Commercial Heavy 10,000 (CH-10,000) Zone
- South: Trails End Retreat single-family residential subdivision, City of Flagstaff Single-Family Residential (R1) zone
- East: National Forest, Coconino County Agricultural Residential 2 ½ Acres (AR-2 ½) Zone
- West: Highway 89; several commercial developments across the street, Coconino County CH-10,000 Zone

1. Project Introduction

A. Background/Introduction

The Flagstaff City Council approved an annexation, rezoning, and development agreement for the parcel at 7000 North Highway 89 (APN 301-50-005G) on May 17, 2022. The annexation expanded the City of Flagstaff corporate boundary to include APN 301-50-005G. Upon annexation, the property was assigned Highway Commercial (HC) zoning with a Resource Protection Overlay (RPO). City Council then approved a rezoning of the northeastern 1.09 acres of the parcel from HC to RR to allow for the development of an equestrian recreational facility. Equestrian recreational facility is an allowed use in the RR zone. Further, City Code Title 6 (Police Regulations), specifically section 6-03-001-0003: *Keeping of Livestock*, allows large livestock only in the RR and Estate Residential (ER) zones. The City Council then approved a Development Agreement to require development of the parcel to substantially conform to the 174-bed treatment campus as depicted in a Concept Plan application that city staff reviewed and deemed to be complete on March 16, 2021.

The City of Flagstaff Inter-Division Staff (IDS) reviewed and approved a Site Plan application for the treatment campus on September 13, 2022. A copy of the Site Plan Approval Letter and Conditions of Approval are attached to this report. Approval conditions will be addressed in future reviews (civil plans and building permits). The treatment campus will consist of 11 1- to 2-story buildings containing living facilities for 174 patients, dining, group activities, administration, and the outpatient program, in addition to the equestrian area. The site is intended to be subdivided into four parcels (parcels 1 and 2 will contain the treatment campus, and parcels 3 and 4 will contain future commercial development). Development on parcels 3 and 4 will be reviewed under future Concept and Site Plan submittals.

Section 10-40.30.030.B of the Flagstaff Zoning Code, *Residential Zones – Allowed Uses*, identifies “Equestrian Recreational Facility” as an allowed land use in the RR zone subject to the approval of a Conditional Use Permit (CUP) by the Planning Commission. City Code Title 6 (Police Regulations), specifically section 6-03-001-0003: *Keeping of Livestock*, has standards for keeping large livestock, including horses. These standards include general rules and restrictions to protect the safety and welfare of the public and of the animals, in addition to specific design standards for keeping 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.
3. A site that is 40,000 – 79,999 square feet in the RR or Estate Residential (ER) zone can have no more than four large livestock animals.

The Equestrian Recreational Facility is proposed to include an approximately 1,824 square-foot barn with four stalls, a tack room, storage room, feed room, and a bathroom. Each stall will have an individual, fenced turnout, which is part of a larger 30,000 square-foot minimum pasture area, thereby providing at least 10,000 square feet of pasture area per animal. The barn is located at least 70 ft. from the nearest property line, and at least 170 feet from the closest residential building on the treatment campus. The facility can house no more than three horses, unless the third condition of approval on page 1 of this staff report is met.

Required Findings

Per Zoning Code section 10-20.40.050: *Conditional Use Permits*, the Planning Commission may approve the Conditional Use Permit only after making the findings listed below.

A. Finding #1:

The conditional use is consistent with the objectives of the Zoning Code and the purpose of the Zone in which the site is located. The Zoning Code states the intent of the RR zone as follows:

- “The Rural Residential (RR) zone applies to areas of the City appropriate for both housing and limited agricultural uses that preserve the area’s rural character. This zone is predominantly large lot single-family development. However, it does allow for cluster and planned residential developments, which provide opportunities for higher densities. The RR zone applies to those non-urban areas of the City that cannot be economically and efficiently provided with City services associated with urban living. As such, it is designed for the utilization and enjoyment of the City’s unique mountain environment with a minimum amount of municipal services and improvements. This zone is also intended to be used to protect against premature development in areas on the fringe of the urban service area.”

The RR Zone allows Equestrian Recreational Facilities with the granting of a Conditional Use Permit. The barn, pasture, and landscape buffers serve as a transition between the larger treatment campus and the Forest Service land to the east, and adjacent development to the north.

The purpose of the Conditional Use Permit is to: “provide a process for reviewing uses and activities that are permitted in an applicable zone, but that require more discretionary review and the possible imposition of conditions to mitigate the effects of the proposed use.”

B. Finding #2

That granting the conditional use will not be detrimental to the public health, safety or welfare. The factors to be considered in making this finding shall include, but not be limited to:

- Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;
- Hazard to persons or property from possible explosion, contamination, fire or flood; and
- Impact on surrounding areas arising from unusual volume or character of traffic.

As long as the proposed project is developed in accordance with City codes, standards and requirements, the project should not be detrimental to the public health, safety, or welfare.

C. Finding #3

The characteristics of the conditional use as proposed, and as it may be conditioned, are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Planning Commission finds that the Applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:

1. Access, traffic, and pedestrian, bicycle, and vehicular circulation;
2. Adequacy of site and open space provisions, including resource protection standards, where applicable;
3. Noise, light, visual, and other pollutants;
4. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;
5. Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements;
6. Impact on public utilities;
7. Signage and outdoor lighting;
8. Dedication and development of streets adjoining the property; and
9. Impacts on historical, prehistoric, or natural resources.

1. Access and Traffic; Pedestrian, Bicycle, and Vehicular Circulation

City staff approved a Traffic Statement for the larger treatment campus on September 2, 2021. The Traffic Statement identified the need for two new full-access driveways from North Highway 89. Pedestrian and bicycle access to the subject property is provided by existing sidewalks and bike lanes on North Highway 89, in addition

to a new sidewalk/parkway to be installed by the project adjacent to the site. The approved Site Plan shows pedestrian/bicycle connections from the public sidewalks to a network of paths throughout the development that connect the buildings on the site to one another.

The larger treatment campus is a Custodial Care use (a subset of Institutional Residential), which requires one parking space per six beds plus one space per employee. A total of 79 parking spaces are required for the campus. At least five of these spaces must be ADA-accessible. A total of 83 parking spaces for the campus will be provided; eight of the spaces will be ADA-accessible. The development is also required to provide at least 5% of the required vehicle parking spaces as bicycle parking. Four bicycle spaces are required; the site is providing nine bicycle racks, three of which are covered.

The equestrian facility will be served by the required parking discussed above. The Equestrian Recreational Facility is part of the larger treatment campus, so no additional parking spaces are required.

2. Adequacy of Site/Open Space/Resource Provisions

The site is heavily treed and has steep slopes along the eastern property boundary. There is no open space requirement in the RR zone. However, the HC zone requires the larger treatment campus to set aside at least 15% of the site area as open space. The treatment campus will set aside 99,660 square feet of open space (approximately 19% of the entire 12.20-acre development site), which includes 19,442 square feet of open space on the RR portion of the site.

3. Noise, Light, Visual, and Other Pollutants

It is not anticipated that the proposed use will create any noise, visual, or other pollutants into the area. All exterior lighting will be required to comply with the City of Flagstaff's strict outdoor lighting requirements, which support and maintain the City's designation as an International Dark Sky City.

4. Style and Siting of Structure(s) and Relationship to Surrounding Neighborhood

The development is buffered from the surrounding development by proposed landscaped areas and large open space areas which include existing trees and steep slopes. Most of the distances between the buildings and the nearest property lines far exceed the minimum required 15-foot landscape buffer. The campus is proposed to be a low-intensity development. Seven buildings will be one-story, and four buildings will be two stories. The two-story buildings are proposed to be in the center of the site, away from the two-story single family residential buildings to the south (in the R1 zone), the Forest Service land to the east (PF zone), and Mary's Café (Coconino County CH-10,000 zone) to the north. All four barn stalls will be located on the eastern side of the barn, away from Mary's Café and other development located northwest of the site. The barn is at least 70 feet away from the nearest property line.

5. Landscaping and Screening

The site is proposed to be landscaped in accordance with the requirements of the Zoning Code; see the attached landscaping plan. Additionally, screening is not required for this use or site.

6. Impact on Public Utilities

The City of Flagstaff Water Services Division completed a Water and Sewer System Analysis for the proposed project on October 26, 2021. The proposed development is located within the City of Flagstaff Urban Growth Boundary per the Regional Plan 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. No off-site water or sewer improvements will be required. It is the developer's responsibility to design and construct all on-site and connecting water infrastructure per the City of Flagstaff Engineering Standards.

7. Signage and Outdoor Lighting

Outdoor lighting information will be reviewed as part of the building permit application (outdoor lighting is reviewed through a separate but concurrent Outdoor Lighting Permit). Signage will be reviewed as part of a Permanent Sign Permit. Any new signage or lighting will have to comply with the relevant Zoning Code requirements.

8. Dedication and Development of Streets

Both driveways will be served by new right turn lanes. North Highway 89 already includes a continuous left turn lane. The development will dedicate additional right of way to accommodate the right turn lanes as well as edge improvements (5-foot landscaped parkway, 6-foot sidewalk, curb, and gutter). Highway 89 is ADOT (Arizona Department of Transportation) right of way, which means ADOT must provide final review and approval of the construction plans as part of the future Civil Plan review process.

9. Impacts on Historic, Natural, or Pre-Historic Resources

This property has a Resource Protection Overlay (RPO). The Zoning Code requires 50% of the tree resources be saved in the RR zone and 30% of the tree resources be saved in the HC zone. The applicant submitted a draft Natural Resource Protection Plan (NRPP) as part of Site Plan review. The NRPP will be finalized with civil plan review. The Zoning Code does not allow trees in pasture areas to count as being preserved. The applicant proposes to save the trees located in the fenced pasture area, but not count them as being preserved for resource protection calculations. The NRPP proposes to save 46% of the tree points (787 points) across the entire treatment campus, which exceeds the minimum required tree preservation points (649 points, or 32% of all existing tree points on the site).

The Zoning Code also requires preservation of steep slopes. The RR area does not have any slopes steeper than a 17% grade; the rest of the treatment campus has several steep slope areas with a 17-24.99% grade. The Zoning Code requires commercial zones to preserve at least 60% of steep slopes; the NRPP proposes to save 100% of these slopes. There are no slopes greater than 24.99% on the development site.

A Cultural Resource Letter Report was completed for the entire 12.20-acre development site. No archaeological sites or historical buildings were observed, but the report did identify two areas of interest. The report recommends one of these areas be given a 30-meter buffer around the site during construction to avoid disturbing potential subsurface cultural resources.

II. Citizen Participation

The applicant held a virtual neighborhood meeting via the online platform Zoom on November 16, 2022. The applicant posted a sign on the subject property and notified by mail all property owners within 600 feet of the subject property, HOAs within 1,000 feet, and members of the Registry of Interested Persons and Groups, about the neighborhood meeting. There were three attendees in addition to the development team. The applicant updated the design of the barn in response to comments received during the neighborhood meeting. The original layout showed two stalls on the northwest and southeast sides of the building; the updated layout shows all four stalls on the southeast side of the building so that they are farther away from existing development to the northwest of the site. The applicant requested and received approval to waive the second neighborhood meeting.

The applicant notified all required parties of the Planning and Zoning Commission public hearing, including property owners within 600 feet of the site, and posted a sign on-site advertising the public hearing. Staff placed an ad in the Arizona Daily Sun advertising this public hearing as well. To date, staff has not had any contact from the public regarding this case. See attached public participation plan for more information.

III. Attachments:

The draft documents have been prepared in accordance with the staff recommendation and do not indicate the

Commission's final decision. These documents will be updated after the public hearing on this case to reflect the Commission's decision.

1. Draft Conditional Use Permit No. PZ-20-00164-08
2. Draft Notice of Decision
3. Proposition 207 waiver
4. Site Plan Approval Letter
5. Site Plan Conditions of Approval
6. Conditional Use Permit Application
7. CUP Narrative
8. CUP Civil Site Plan
9. CUP Architectural Site Plan
10. Landscape Plans
11. Building Floor Plans and Elevations
12. Public Participation Plan

Permit No. PZ-20-00164-08

January 21, 2023

Page 1 of 3

**COCONINO COUNTY, ARIZONA RECORDER
CONDITIONAL USE PERMIT
FROM GRANTOR: CITY OF FLAGSTAFF
COCONINO COUNTY, ARIZONA OFFICE
OF PLANNING AND ZONING TO
GRANTEE: FLAGLAND, LLC**

Permit No. PZ-20-00164-08

January 21, 2023

Permission is hereby granted to Flagland, LLC to allow the establishment of an Equestrian Recreational Facility consisting of an approximately 1,824 square-foot barn and a minimum 30,000 square-foot fenced pasture area, pursuant to Section 10-40.30.030.B. of the Flagstaff Zoning Code, in the Rural Residential (RR) Zone with a Resource Protection Overlay (RPO), which is part of a larger 12.20-acre development site with split Highway Commercial/RR zoning at 7000 North Highway 89, and legally described as Coconino County Assessor parcel numbers 301-50-005G and 113-17-011A in the city of Flagstaff, Arizona.

After a public hearing held on January 11, 2023, the Planning and Zoning Commission voted to grant this Conditional Use Permit subject to the following conditions.

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application, and with the Site Plan as approved by the Inter-Division Staff on September 13, 2022. Substantive modifications to the approved Site Plan (PZ-20-00164-06) shall require additional review by the IDS team. Anything greater than a minor modification as determined by staff will require a modification to the CUP approved by the Planning and Zoning Commission.
2. The Equestrian Recreational Facility may house no more than one horse per 10,000 square feet of fenced pasture area in compliance with City Code, up to four horses maximum on the 1.09 acre site.

Furthermore, this permit is issued on the express condition that the use permitted herein shall conform in all relevant respects to the ordinances of the City of Flagstaff and the laws of the State of Arizona.

Any and all conditions endorsed on this permit are subject to periodic review by the City of Flagstaff's Planning Director. Following review, the Planning and Zoning Commission shall be notified when the conditions of operation imposed in the approval and issuance of this permit have not been or are not being complied with.

The Planning and Zoning Commission shall consider the matter of revocation and set the permit for public hearing. If the Planning and Zoning Commission finds, following the public hearing, that the conditions imposed in the issuance of this permit are not being complied with, this permit may be revoked and further operation of the use for which this permit was approved shall constitute a violation of the Zoning Code.

Permit No. PZ-20-00164-08

January 21, 2023

Page 3 of 3

By: _____

Property Owner

STATE OF ARIZONA)

) ss

County of _____)

Before me, the undersigned Notary Public, personally appeared _____ who executed the foregoing document for the purposes contained therein.

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2022.

Notary Public

My Commission expires: _____



City of Flagstaff

January 12, 2012

Mr. Mike Zipprich
Flagland, LLC
7114 E. Stetson Rd., Suite 350
Scottsdale, AZ 86251

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-20-00164-08

Dear Mr. Zipprich:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of Flagland, LLC for a Conditional Use Permit on the properties at 7000 N. Highway 89 (APNs 301-50-005G and 113-17-011A) in the Rural Residential (RR) and Highway Commercial (HC) Zoning Districts for an Equestrian Recreational Facility consisting of an approximately 1,824 square-foot barn and a 30,000 square-foot minimum fenced pasture area to be used as an Equestrian Recreational Facility as provided in Section 10-40.30.030.B of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on January 11, 2023 in regards to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated December 29, 2022, and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify granting the Conditional Use Permit.

Based upon the aforementioned findings, the Commission approved a Conditional Use Permit by a vote of **(VOTE)** for the use and location described above subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the Conditional Use Permit application, and with the Site Plan as approved by the Inter-Division Staff on September 13, 2022. Substantive modifications to the approved Site Plan (PZ-20-00164-06) shall require additional review by the IDS team. Anything greater than a minor modification as determined by staff will require a modification to the CUP approved by the Planning and Zoning Commission.
2. The Equestrian Recreational Facility may house no more than one horse per 10,000 square feet of fenced pasture area in compliance with City Code, up to four horses maximum on the 1.09 acre site.

The above condition(s) is deemed by the Commission to be required to assure that the requested use will be compatible with neighboring uses and the growth and development of the area.

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on January 21, 2023 unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

City of Flagstaff

Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;

Genevieve Pearthree, Senior Planner
City of Flagstaff, Current Planning Section
P. 928-213-2603
gpearthree@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council

When recorded, mail to:
City Clerk
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Arizona 86001

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of certain real property legally described as Coconino County Assessor parcel numbers 301-50-005G and 113-17-011A in the City of Flagstaff, Arizona that is the subject of Conditional Use Permit Application No. PZ-20-00164-08. By signing this document, the undersigned agrees and consents to all of the conditions imposed by the City of Flagstaff in conjunction with the approval of Conditional Use Permit No. PZ-20-00164-08 and waives and fully releases any and all claims and causes of action that the owner may have, now or in the future, for any "diminution in value" and for any "just compensation" under the Private Property Rights Protection Act, Arizona Revised Statutes § 12-1131, et seq., that may now or in the future exist as a result of the approval of Conditional Use Permit No. PZ-20-00164-08. Within ten (10) days after the execution of this Consent to Conditions/Waiver for Diminution of Value by the undersigned, the City Clerk shall cause this document to be recorded in the official records of Coconino County, Arizona.

Dated this ____ day of _____, 2023

PROPERTY OWNER:

Print Name

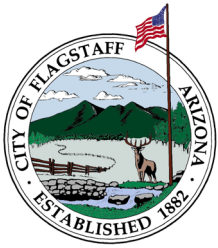
Sign Name

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2023, by:

Notary Public

My commission expires: _____



City of Flagstaff

Community Development

September 13, 2022

Mike Zipprich
Flagland, LLC
7114 E. Stetson Rd., Suite 350
Scottsdale, AZ 86251

RE: ARC Flagstaff Site Plan Approval (PZ-20-00164-06)

Dear Mr. Zipprich:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-20-00164-06 for the proposed development of a 63,709 square foot rehab campus (Custodial Care Use) with a 1,710 square foot equine therapy area (Equestrian Recreation Facility use) located at 7000 N. Highway 89. The Coconino County Assessor Parcel Numbers for the subject property are APN 301-50-005G and APN 113-17-001A. The approval is subject to the attached Conditions of Approval and the applicant obtaining a Conditional Use Permit for the Equestrian Recreation Facility.

Unless modified to comply with the Conditions of Approval, development shall substantially conform to the Site Plan Review Submittal and the approved drawings as follows:

- Architectural Site Plan prepared by Paul Bustamante Architects, dated August 30, 2022 and revised September 13, 2022,
- Civil Site Plan prepared by Shephard Wesnitzer, Inc., dated March 15, 2022 and revised September 1, 2022,
- Landscape & Irrigation Plan prepared by Morning Dew Landscaping, Inc., dated March 15, 2022 and revised August 31, 2022, and
- Floor Plans and Building Elevations prepared by Paul Bustamante Architects, dated March 1, 2022 and revised August 12, 2022.

This approval shall be valid for a period of one year following the above date, and shall expire on September 13, 2023. If, at the expiration of this period, a building or civil permit has not been issued for the improvements related to the site plan; the issued permit(s) has/have expired for site plan related improvement; or the lot or parcel has not been used for purpose for which the site plan was approved, the site plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

Any future alterations to the approved development will require approval from the Current Planning staff. This may include a Minor Modification to Development Approval, a Minor Improvement Permit, or a new Concept Plan Review; as well as any additional permits required.

The next step in the development process is a Conditional Use Permit ("CUP"), followed by Civil Improvement Plan ("Civil") review. Conditional Use Permits are granted by the Planning and Zoning

Commission. Please contact me if you have any question about the CUP application or process. I will be your main point of contact for the CUP.

Prior to Civil submittal, please contact the Development Engineering Project Manager assigned to the project, Dana Cole, to schedule a meeting to discuss the application submittal requirements, the review process, and timing of reviews. Dana can be reached at (928) 213-2703 or via e-mail at dcole@flagstaffaz.gov.

We look forward to working with you and your development team through the Conditional Use Permit, civil review process, building permit review process, and construction/completion of the approved project. Should you have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely;



Genevieve Pearthree
Senior Planner | Current Planning
City of Flagstaff | 211 W. Aspen Ave | Flagstaff, AZ 86001
gpearthree@flagstaffaz.gov | Office: 928-213-2603

Attachment: Conditions of Approval



City of Flagstaff
Community Development
Site Plan Review Comments

Project Name: ARC Flagstaff
Project No.: PZ-20-00164-06
Project Address: 7000 N. Highway 89

Date: September 13, 2022

Application Type: Site Plan
Review Type: Substantive
Review Number: 2

Project Manager: Genevieve Pearthree
E-mail: gpearthree@flagstaffaz.gov
Phone: 928-213-2603

Status of Review: Approved with Conditions

The Inter-Division Staff (IDS) Review has approved the Site Plan application subject to the conditions and comments listed below. This correspondence is transmitted to the applicant on day 20 of the 52-day Substantive Review Period in accordance with ARS 9-835(J). The next step in the development review process is to apply for a Conditional Use Permit. Please submit all application materials electronically to Becky Cardiff at bcardiff@flagstaffaz.gov. The CUP submittal should include a copy of this Site Plan Review Comments Letter along with your responses to each comment, in addition to all required application materials and plans.

Project Summary:

American Rehab Campuses LLC proposes to develop a mental behavioral health and substance abuse treatment campus at 7000 N. Highway 89. The site consists of two parcels, the larger of which was located outside of the Flagstaff City limits and was subject to a concurrent Annexation request (PZ-20-00164-03), which City Council approved on May 17, 2022 (Ordinance No. 2022-01). The zoning on both parcels is Highway Commercial (HC) with a Resource Protection Overlay (RPO), which the exception of 1.09-acre portion on the northeast corner of the site that has Rural Residential (RR) zoning (on May 17, 2022 City Council also approved a concurrent rezoning request—PZ-20-00164-04—to allow for the development of an equine therapy area [Ordinance No. 2022-02]). The applicant proposes to divide the site into four (4) separate parcels. Parcels 1 and 2 will consist of the rehab campus, which is the focus of this Site Plan application. The proposed use, Custodial Care (a sub-category of Institutional Residential), is permitted in the HC Zone. Parcels 3 and 4 are proposed to be future commercial (currently shown as restaurant pads, which are permitted in the HC Zone). The entire site is subject to a Development Agreement (Approved on May 17, 2022; Resolution 2022-22).

CONDITIONS/COMMENTS:

Current Planning:

Second Review, **Approved with Conditions**, 9/13/22
Genevieve Pearthree, Senior Planner

Conditions of Approval



City of Flagstaff Community Development Site Plan Review Comments

Please address the following comments as part of your Conditional Use Permit application.

1. Site Planning Design Standards ([10-30.60](#))
 - a. [10-30.60.090](#): Open Spaces, Civic Spaces and Outdoor Public Spaces
 - i. Add features in each civic space area to make these areas count as civic space. Civic Space may include the following: a landscape oasis area as defined in Section 10-50.60.050.C., Oasis Allowance, structures providing protection from the weather, benches, tables, or other pedestrian friendly features.
2. Landscaping Standards ([10-50.60](#))
 - a. Required landscaping quantities
 - i. Peripheral buffer
 1. The 15' landscape buffer along the north property line (next to APNs 301-50-005B/H) requires 1 tree, 2 shrubs, and 2 groundcovers minimum for every 25 linear ft. Each length of property line needs to meet landscaping standards. The following landscaping is required along each property line that requires a 15' landscape buffer.
 - a. 235.22-ft section: 9 trees, 18 shrubs, 18 groundcovers.
 - b. 166.15-ft. section: 7 trees, 14 shrubs, 14 groundcovers. Since a PUE is adjacent to part of this property line, some trees may be substituted for 2 shrubs per tree in the area where trees can't be planted.
 - c. 173.32-ft. section: 7 trees, 14 shrubs, 14 groundcovers. However, there are 4 existing trees with a DBH of 10-18 inches, which provide 8 tree credits. So, no new landscaping is required along this property line.
 - ii. Parking lot islands require 2 trees, 2 shrubs, and 2 groundcovers each. Provide this in the parking lot islands in front of the front of the RTC Womens and Mens buildings.
 - iii. Building Foundation Landscaping
 1. The RTC Womens and Mens buildings are shown to have slightly different linear feet, but the building elevations and floor plans indicate they are they same building. Please clarify and update landscaping calculations if needed.
 - b. Other comments
 - i. Please correct the native vs. naturalized classification for the following species.
 1. Butterfly Bush should be naturalized, not native.
 2. Hawthorn should be naturalized, not native. Update the size at planting to be at least 6' tall or 2" caliper.
 - ii. Make the plant symbols the same size in the landscaping plan and the plant list.
 - iii. Make the landscape plan larger so that all the symbols, particularly the shrub and groundcover symbols, are larger so that the number of each species can be verified.
 3. Stable/equestrian area
 - a. Provide the material and LRV of the stable roof.
 - b. State and show how you will be meeting the requirements in City Code section [6-03-001-0003](#) KEEPING OF LIVESTOCK (focus on subsection C: Rules and Restrictions – Large Livestock).
 - i. City Code requires at least 10,000 sq. ft. of pasture for each large livestock animal (this area must be fenced). If you do not have 40,000 sq. ft. minimum of pasture area, then you will need to reduce the number of stalls in the barn to no more than the allowed number of horses.
 - ii. Add a fence around the pasture area. Show, dimension, and provide the square footage of this area.



City of Flagstaff Community Development Site Plan Review Comments

- c. 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. This means there cannot be any resource protection trees in the pasture area.
 - i. Update the Natural Resource Protection Plan if you intend to remove trees in pasture areas from resource protection calculations to accommodate a pasture area.
- d. Pasture and Open Space areas can overlap.

General Comments

1. Fences and Screening ([10-50.50](#))
 - a. Any roof- or ground-mounted mechanical and electrical equipment must be screened from public view to the height of the tallest equipment or be enclosed in a building. The screening materials must be materials architecturally compatible with the finishes and character of the principal structures as shown in Figure 10-50.50.040B, Rooftop Equipment Screening.
 - b. Refuse and recycling containers shall be screened by solid fences or walls constructed to a minimum height of six feet and designed to match the building materials of the primary building on the site and the Engineering Standards.
 - c. Any new fences and walls less than 6 ft. high and that are not associated with the Building Permit for the warehouse shall require an approved Minor Improvement Permit prior to installation. Any fences or walls taller than 6 ft. tall shall require an approved Building Permit prior to installation.
2. Outdoor Lighting Standards ([10-50.70](#))
 - a. The proposed development is subject to the City of Flagstaff Outdoor Lighting Standards.
 - b. This project is in Lighting Zone 2, which permits a maximum of 50,000 lumens per acre (or 34,965 lumens per acre if using all LED or NSALED [Narrow-Spectrum Amber LED] luminaires).
 - c. No more than 10% of the total allowed lumens may be from non NSALED (Narrow Spectrum Amber LED) or non-LPS (Low Pressure Sodium) luminaires.
 - d. No more than 11% of the total allowed lumens may be partially-shielded. No unshielded lumens are allowed.
 - e. The applicant shall apply for an Outdoor Lighting Permit with Building Permit submittal, and shall have an approved Permit prior to installing new, or modifying existing, outdoor lighting.
3. Sign Standards ([10-50.100](#))
 - a. All signage shall comply with the requirements of this section.
 - b. The applicant shall obtain a Permanent Sign Permit prior to installing any permanent signage.
 - c. If any electrical work needs to be done to the freestanding sign, you will also need to acquire an Over-The-Counter Electrical Permit.

Future Submittal Requirements/Process

1. Conditional Use Permit for the equestrian area
2. Civil Plans
 - a. Provide details for bike racks and any civic space amenities. Bike rack standards are available here: [Appendix 1.4: Bicycle Parking Space Design Requirements](#).
3. Final Plat
 - a. Staff recommends recording CC&Rs and/or a shared parking and access agreement with the plat to address shared maintenance, parking, access, trash, and other issues.
4. Building Permit



City of Flagstaff Community Development Site Plan Review Comments

- a. Provide details showing windows will be recessed per the Architectural Design Standards.
- b. Submit Outdoor Lighting Permit (OLP) concurrently or prior to BP submittal (OLP must approved before BPs can be issued, and electrical plans in BP plans must match the approved OLP).
5. Permanent Sign Permit (if applicable)
6. Minor Improvement Permit (if applicable, for any walls/fences or accessory structures not covered under a Building Permit)

Building & Safety:

First Review, **Approved with Conditions**, 6/9/22

Victoria St. Clair, Building Plans Examiner

Conditions of Approval

1. The annexation of parcel(s) from Coconino County to City of Flagstaff and/or lot modifications (combinations or splits) must be completed prior to application of building permits.
2. A separate Commercial Building Permit is required for each building proposed. The services of an Arizona Registered Design Professional is required. Standard building permit submittal requirements can be obtained from the Community Development front counter at Flagstaff City Hall or on the City of Flagstaff website. <https://www.flagstaff.az.gov/494/Building-Safety>.
3. A Commercial Building Permit, separate from the proposed buildings) is required for any retaining walls exceeding four feet in height measured from bottom of footing to top of wall. More information will be provided during Engineering/Civil plan Review.

General Comments

1. City of Flagstaff Building Safety reserves the right to make additional comments during actual plan submittal and review of building permit applications.

Future Submittal Requirements

1. None

Engineering:

Second Review, **Approved with Conditions**, 9/12/22

David Millis, Development Engineering Project Manager

Conditions of Approval

1. Relocation of overhead lines will require undergrounding or approval of an undergrounding waiver by the City Engineer.
2. All-weather access to be provided (meeting Engineering Standard requirements FUTS standard) to all sewer manhole and water main appurtenance locations.
3. All 89 frontage improvements are subject to ADOT approval. Documentation of ADOT encroachment permit will be required prior to issuance of any City of Flagstaff permit.
4. ALTA indicates gas and power easements along east property boundary. Applicant will be responsible to ensure that these pre-existing easements will not preclude the required water/sewer easements at Civil Plan Review.

General Comments



City of Flagstaff
Community Development
Site Plan Review Comments

1. None

Future Submittal Requirements

1. None

Fire Prevention:

First Review, **Approved with Conditions**, 6/9/22

Chris Jack, Fire Inspector

Conditions of Approval

1. Future submittals indicate riser rooms (riser room shall have exterior door for access and visible from fire apparatus access road.
2. Future submittal - provide fire line and FDC pipe, size material and length. An on-building FDC may be permitted on some of the buildings rather than remote. FDC's shall face fire apparatus roads and be within 100' of a hydrant.

General Comments

1. None

Future Submittal Requirements

1. None

Public Works:

First Review, **Approved**, 6/8/22

Samuel Beckett, Streets Section Director

Stormwater:

First Review, **Approved with Conditions**, 6/13/22

Douglas Slover, Project Manager

Conditions of Approval

1. Page 3 of the DIA states an extended detention basin will be utilized. The basin will essentially be a retention basin as there is likely no detention portion above the retention portion.
2. Page 5 of the project narrative also discusses extended detention basin. Replace the word detention with mitigation in the second and third sentences of the third paragraph of the Drainage/Stormwater section. Mitigation is not required for Basin B2. Mitigation is required for the other basins and is likely to be provided by a retention basin.
3. Page 1 of the PDR states the FRC development will retain the increase in volume and the retention facilities will be designed per COF LID manual. However, page 2, paragraph 3 states that detention volumes were determined. How are pre vs post volumes calculated?
4. Page 4 of the PDR has a section titled Detention/LID and again discusses detention volumes and extended detention basin. With option 2 from the DIA, there should be retention justification and a minor section regarding the peak flow mitigation outcome as a result of providing a pre vs post retention system.
5. Conclusion Section of the PDR, again discusses detention volumes for a pre vs post retention scenario.



City of Flagstaff Community Development Site Plan Review Comments

6. No discussion of emergency overflow was found in the PDR. Provide a blurb regarding all basins being able to convey an unmitigated, post development, 100-year peak flow through then as an emergency overflow when design is exceeded or components clog.
7. Impervious area summary on page 1 of the Site Plan set states Detention is required. LID is required. Peak flow mitigation is required. Pre vs post retention is required as selected in the DIA. Retention, draining in more than 24-hours but less than 36-hours should be less than the 10 year outfall but this should be checked/verified.
8. Mitigation basin outlet, SP01 or SP02, should show some erosion protection at pipe outlet. This can be designed in Civil design.
9. Mitigation basin, SP01 or SP02, should show emergency overflow. This can be designed in Civil design.
10. GD01 provides the retention volume of 44,868 cubic feet. To discharge this volume in more than 24 hours, the peak discharge would be near 1/2 cubic feet per second. As such, the basin is likely to be a retention basin with a bleed off. Consider this as a retention basin rather than an extended detention basin. The LID water quality volume will still be required to pass through the water quality component and as such we will raise the retention bleed off above the LID retention volume.

General Comments

1. Basin is shown as an extended detention basin. This may end up being a retention basin. See prior comments.

Future Submittal Requirements

1. If other Staff have return for correction comments and any of the above items are addressed with that resubmittal, please note on Comment Response Letter.
2. Provide operation manual with Civil Submittal
3. Provide Erosion Control Plan with Civil Submittal.

Water Services:

First Review, **Approved with Conditions**, 6/9/22

Jackson Salazar, Water Services Plan Reviewer

Conditions of Approval

1. Sewer services shall be at least 5' from outside of manhole, please show this separation on construction plans.
2. Please remove all valves along the water main next to tees for fire hydrants and fire lines unless needed for 500' spacing requirement on construction plans.

General Comments

1. None

Future Submittal Requirements

1. None

Traffic:

First Review, **Approved**, 5/27/22

Reid Miller, Traffic Engineering Project Manager

Conditions of Approval

1. None



City of Flagstaff Community Development Site Plan Review Comments

General Comments

1. The TIA is still in review with A.D.O.T.

Future Submittal Requirements

1. None

Housing:

First Review, **Approved**, 6/1/22

Jennifer Mikelson, Housing Analyst

Parks:

First Review, **Approved**, 6/13/22

Amy Hagin, Parks Manager

Sustainability

First Review, **Approved**, 6/10/22

Jenny Neimann, Climate and Energy Specialist

Conditions of Approval

1. None

General Comments

1. The applicant is encouraged to construct energy-efficient, electric-only buildings, and to begin planning for ONLY electricity utility infrastructure on this site. This would allow the site to avoid adding or extending natural gas infrastructure - a potential source of significant cost savings for the developer. The developer may also save money by having only one energy utility (electric), and highly efficient appliances.

Energy-efficient, electric-only buildings are the buildings and homes of the future. In recent years, electric furnaces, heat pumps and water heating technologies have improved dramatically, making electric-only buildings feasible and often even preferred.

Electric-only buildings allow the development to eventually become a zero-emissions development, as the electric grid becomes a zero-emissions grid. APS has committed to an electric grid that produces net zero emissions by 2050 - meaning that new buildings that are all electric will gradually become lower-emissions buildings as the APS power supply becomes cleaner, eventually resulting in homes relying on 100% clean power in 2050. Installing natural gas infrastructure locks this development into consuming fossil fuels until a costly retrofit is made.

Forgoing natural gas also has health benefits, resulting in healthier indoor air for residents and employees. Gas appliances and heating devices generate a variety of air pollutants that have been linked to health risks.

If the applicant would like to discuss building electrification, feel free to contact us: Jenny Niemann, Climate Manager, at JNiemann@flagstaffaz.gov.

Industry studies have found that all-electric buildings save costs over mixed-fuel buildings. The following reports may be of interest:



City of Flagstaff Community Development Site Plan Review Comments

a. ALL-ELECTRIC NEW HOMES & BUILDINGS IN COLORADO

A 2020-2021 BUILDER SURVEY OF COSTS, TECHNOLOGIES, AND TRENDS

<https://swenergy.org/pubs/colorado-buildings-20-21>

*Note Colorado is used because of its similar climate zone to Flagstaff - the state is in climate zone 5 or higher (colder climates)

Findings:

- Benefits of all-electric homes include “lower asthma rates, no risk of carbon monoxide poisoning or explosions from gas leaks, and a much smaller carbon footprint compared to homes that use gas or propane for heating, hot water, and cooking. In addition, the all-electric home’s costs, comfort, and cooking performance can be the same or slightly better.
- Developers in Colorado are “planning and constructing larger, master-planned, all-electric communities in several parts of the state.”

b. The New Economics of Electrifying Buildings

<https://rmi.org/insight/the-new-economics-of-electrifying-buildings/>

Findings:

- “In Denver, the all-electric home saves \$2,900 in net present costs and 12 tons of CO2 emissions over a 15-year period.”

2. The applicant is encouraged to consider the installation of solar panels (also known as photovoltaic, or PV panels), on available roof space. Larger roofs such as those on multi-building sites are some of Flagstaff’s best opportunities for the installation of solar infrastructure within city limits. The unobstructed southern viewsheds mean the buildings will have significant solar potential.

Solar can benefit developments in several ways, including resilience benefits, marketing benefits, and utility cost savings. Solar is now the cheapest electricity source in history, and the developer is encouraged to consider an investment in on-site energy production.

Tax incentives may be available. APS currently has programming that may be available to the applicant to support solar installation, and provide financial benefits. COF sustainability staff is happy to support the applicant in this process if desired -- feel free to contact us.

3. The applicant is encouraged to consider food waste collection and compost service in the design of the kitchen and waste management plan. Diverting food waste from the landfill can significantly reduce the greenhouse gas emissions of the establishment. Design of the building is the ideal time to consider three waste streams in the kitchen and/or food prep areas, which includes trash, recycling and food waste collection. Multiple compost collection businesses currently serve Flagstaff, with projected expansion in options in the coming years.

Future Submittal Requirements

1. None

Heritage Preservation/Community Design:

First Review, **Approved**, 6/13/22



City of Flagstaff
Community Development
Site Plan Review Comments

Mark Reavis, Neighborhood Planner – Heritage Preservation Officer

Conditions of Approval

1. Direct the excavation crew to avoid noted resource locations while providing crew training for any unanticipated archeological finds.

General Comments

1. None

Future Submittal Requirements

1. None

Multimodal

Second Review, **Approved with Conditions**, 9/12/22

Martin Ince, Multimodal Transportation Project Manager

Conditions of Approval

1. Verify that any new/revised locations for bike racks are reflected on the engineering drawings (they are currently shown on some, but not all drawings).

General Comments

1. None

Future Submittal Requirements

1. With civil plans, provide details for bike parking, including the type of rack to be used. Bike parking and bike racks must meet the standards in Zoning Code [Appendix 1.4](#): Bicycle Parking Space Design Requirements.

SITE PLAN FOR FLAGSTAFF REHAB CAMPUS FLAGSTAFF, ARIZONA

LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH
HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22
NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN,
COCONINO COUNTY, FLAGSTAFF, ARIZONA

PROJECT OWNER/DEVELOPER:

FLAGLAND LLC
MIKE ZIPPRICH
7114 E. STETSON, SUITE 350
SCOTTSDALE, AZ 85251
(602) 882-7451

PROJECT ENGINEER:

SHEPHARD-WESNITZER, INC.
STEPHEN IRWIN
110 W. DALE AVE
FLAGSTAFF, AZ 86001
(928) 773-0354

PROPERTY DATA:

FLAGSTAFF REHAB CAMPUS
7000 N. HIGHWAY 89
FLAGSTAFF, AZ 86004

PROJECT ARCHITECT:

PAUL D. BUSTAMANTE
16 E. ROUTE 66, SUITE 202
FLAGSTAFF, AZ 86001
(928) 774-3444

ASSESSOR'S PARCEL NO.
113-17-011A (±2.15 AC) &
301-50-005G (±10.05 AC)

ZONING
APN 113-17-011A: HIGHWAY COMMERCIAL (HC)
APN 301-50-005G: HIGHWAY COMMERCIAL (HC) &
RURAL RESIDENTIAL (RR)

PROJECT DATA:

PROPOSED BUILDING SQUARE FOOTAGE
MAIN CAMPUS:
DETOX (BUILDING & PATIO): (11,550 SF + 1,191 SF) = 12,741 SF TOTAL
LOBBY/ADMINISTRATION: 3,231 SF
OUTPATIENT PROGRAM (BUILDING & PATIO): (4,453 SF + 1,627 SF) = 6,080 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) MENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
RESIDENTIAL TREATMENT CENTER (RTC) WOMENS (1ST + 2ND FLOOR): 10,546 SF TOTAL
GROUP (BUILDING & PATIO): (5,333 SF + 3,116 SF) = 8,449 SF TOTAL
DINING/KITCHEN (BUILDING & PATIO): (4,128 SF + 1,670 SF) = 5,798 SF TOTAL

SOBER LIVING:
MANAGEMENT: 3,974 SF
MENS (1ST & 2ND FLOOR): 4,974 SF TOTAL
WOMENS (1ST & 2ND FLOOR): 4,974 SF TOTAL

FLOOR AREA RATIO (FAR) FOR HC: 3.0 MAX
PROPOSED MAIN CAMPUS FAR: 39,241 SF/303,838 SF = 0.13
PROPOSED SOBER LIVING FAR: 8,948 SF/116,842 SF = 0.08

BUILDING HEIGHT

BUILDING HEIGHT FOR HC: 60' MAX
PROPOSED BUILDING HEIGHT FOR DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN: 2 STORIES
ALL OTHER BUILDING HEIGHT: SINGLE STORY

PARKING

MAIN CAMPUS:
INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE
RTC MENS: (40/6 BEDS * 1) + (3 STAFF * 1) = 10 SPACES
RTC WOMENS: (40/6 BEDS * 1) + (3 EMPLOYEES * 1) = 10 SPACES
DINING/KITCHEN: (5 EMPLOYEES * 1) = 5 SPACES
GROUP: (6 EMPLOYEES * 1) = 6 SPACES
OUTPATIENT PROGRAM: (5 EMPLOYEES * 1) = 5 SPACES
LOBBY/ADMINISTRATION: (6 EMPLOYEES * 1) = 6 SPACES
DETOX: (30/6 BEDS * 1) + (7 STAFF * 1) = 12 SPACES
HOUSE KEEPING/MAINTENANCE: (8 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 62 SPACES
ADA PARKING REQUIRED: 4 SPACES

SOBER LIVING:
MANAGEMENT: (3 EMPLOYEES * 1) = 3 SPACES
MENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
WOMENS: (32/6 BEDS * 1) + (2 EMPLOYEES * 1) = 8 SPACES
TOTAL PARKING REQUIRED: 19 SPACES
ADA PARKING REQUIRED: 1 SPACES

TOTAL MAIN CAMPUS & SOBER LIVING PARKING REQUIRED: 86 SPACES (INCLUDING 5 ADA SPACES)
TOTAL BIKE PARKING REQUIRED: 86 SPACES * 5% = 5 SPACES
TOTAL BIKE PARKING PROVIDED: 9 BIKE RACKS (INCLUDING 3 COVERED)
PARKING REDUCTION: 86 SPACES * 5% = 4.3 SPACES REDUCED
TOTAL MAIN CAMPUS & SOBER LIVING PARKING PROVIDED: 82 SPACES (INCLUDING 8 ADA SPACES)

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT IMPERVIOUS AREA (ONSITE & OFFSITE) = 84,763 SF
POST-DEVELOPMENT IMPERVIOUS AREA (ONSITE & OFFSITE) = 251,192 SF

LID IS REQUIRED FOR THIS SITE AND IS PROVIDED BY THE RETENTION BASIN.

PRE VS. POST RETENTION IS REQUIRED AS SELECTED IN THE DIA AND IS PROVIDED IN THE RETENTION BASIN.

RESOURCE PRESERVATION

APN 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.

FEMA DESIGNATION:

THIS PROJECT IS LOCATED 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.

CITY CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS AND OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

CITY ENGINEER

BY: _____ DATE: _____

CITY PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____

WATER SERVICES DIRECTOR

BY: _____ DATE: _____

AUTHORIZATION TO CONSTRUCT:

THE SIGNATURES ABOVE ARE REQUIRED BEFORE THE CONTRACTOR CAN COMMENCE. UNSIGNED, THESE PLANS HAVE NOT BEEN COMPLETED WITH RESPECT TO AGENCY REVIEW AND APPROVAL.

UTILITY COMPANY APPROVAL

ARIZONA PUBLIC SERVICE

BY: _____ DATE: _____

UNISOURCE ENERGY SERVICES

BY: _____ DATE: _____

CENTURYLINK

BY: _____ DATE: _____

ALTICE USA

BY: _____ DATE: _____

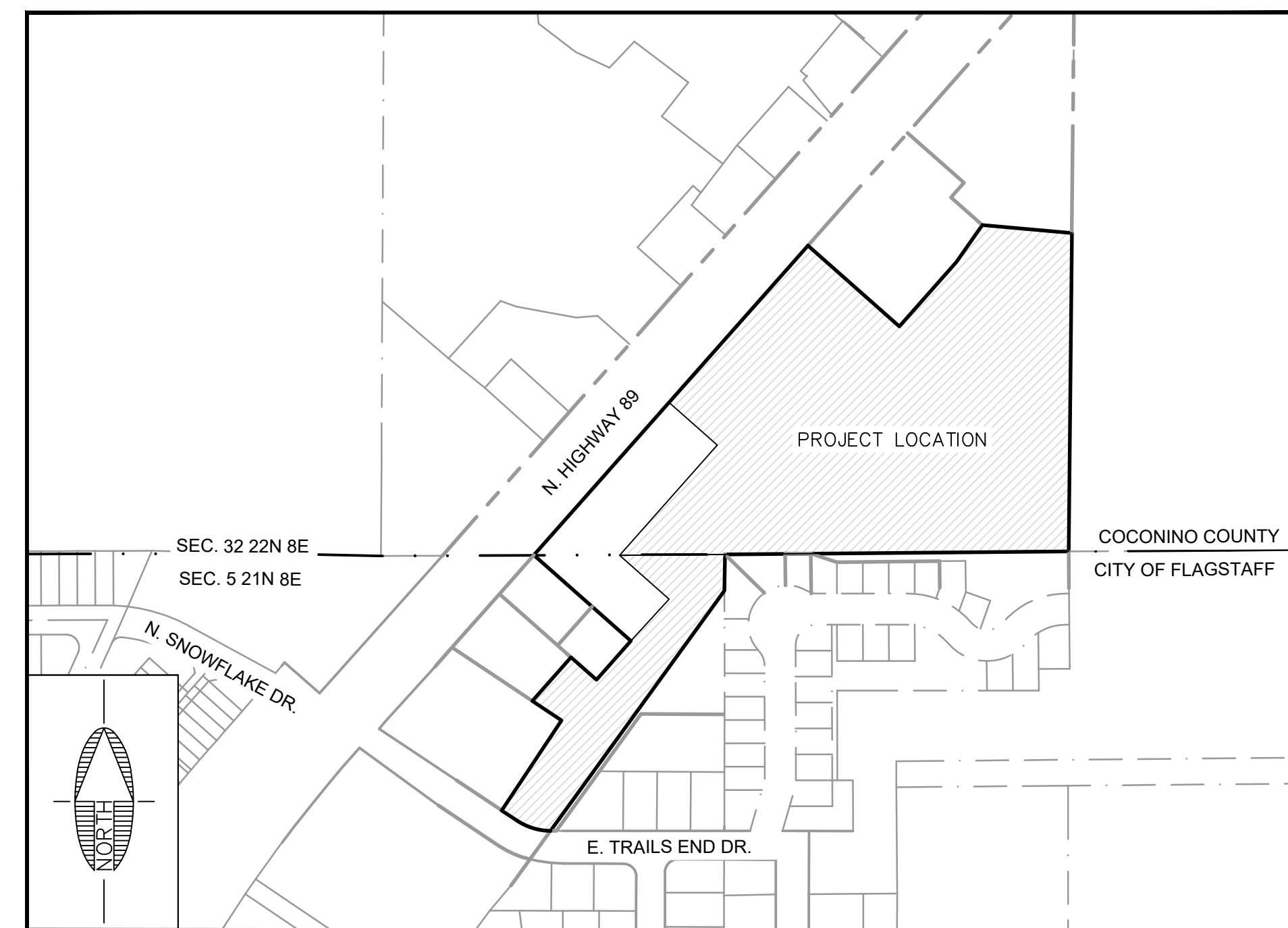
UTILITY COMPANY CONTACTS

APS
CONTACT: RYAN WIESNER
2200 E. HUNTINGTON
FLAGSTAFF, AZ 86004
RYAN.WIESNER@APS.COM
PHONE: (928) 773-6447

CENTURYLINK/LUMEN
CONTACT: MANUEL HERNANDEZ
112 NORTH BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@LUMEN.COM
PHONE: (928) 779-4935

UNISOURCE ENERGY SERVICES
CONTACT: MARTIN CONBOY
2901 W SHAMRELL BLVD #110
FLAGSTAFF, AZ 86001
MCONBOY@UESAZ.COM
PHONE: (928) 226-2269

ALTICE USA
CONTACT: SANFORD YAZZIE
1601 SOUTH PLAZA WAY
FLAGSTAFF, AZ 86001
SANFORD.YAZZIE@ALTICEUSA.COM
PHONE: (928) 266-0672



VICINITY MAP
N.T.S.

LEGEND

---	LOT LINE	---	EX. LOT LINE
---	ROW	---	EX. EASEMENT
---	EASEMENT	---	EX. INDEX CONTOUR
8"SS	GRAVITY SEWER LINE	8"W	EX. WATER LINE
8"W	PUBLIC WATER LINE	---	EX. SEWER LINE
---	STORM DRAIN PIPE	G	EX. GAS
---	LOT BOUNDARY	S	EX. STORM DRAIN
W	FIRE HYDRANT	UGE	EX. UNDERGROUND UTIL.
W	WATER METER	OHE	EX. OVERHEAD UTIL.
S	SEWER MANHOLE	---	SECTION LINE
X	GATE VALVE	---	EX. ROAD STRIPING
---	DRAINAGE ARROW	WV	EX. WATER VALVE
---	PROPOSED SEWER SERVICE	---	EX. SIGNAGE
---	PROPOSED WATER SERVICE	---	EX. LIGHT POLE
---		EB	EX. ELECTRIC BOX
---		---	EX. DRAINAGE ARROW

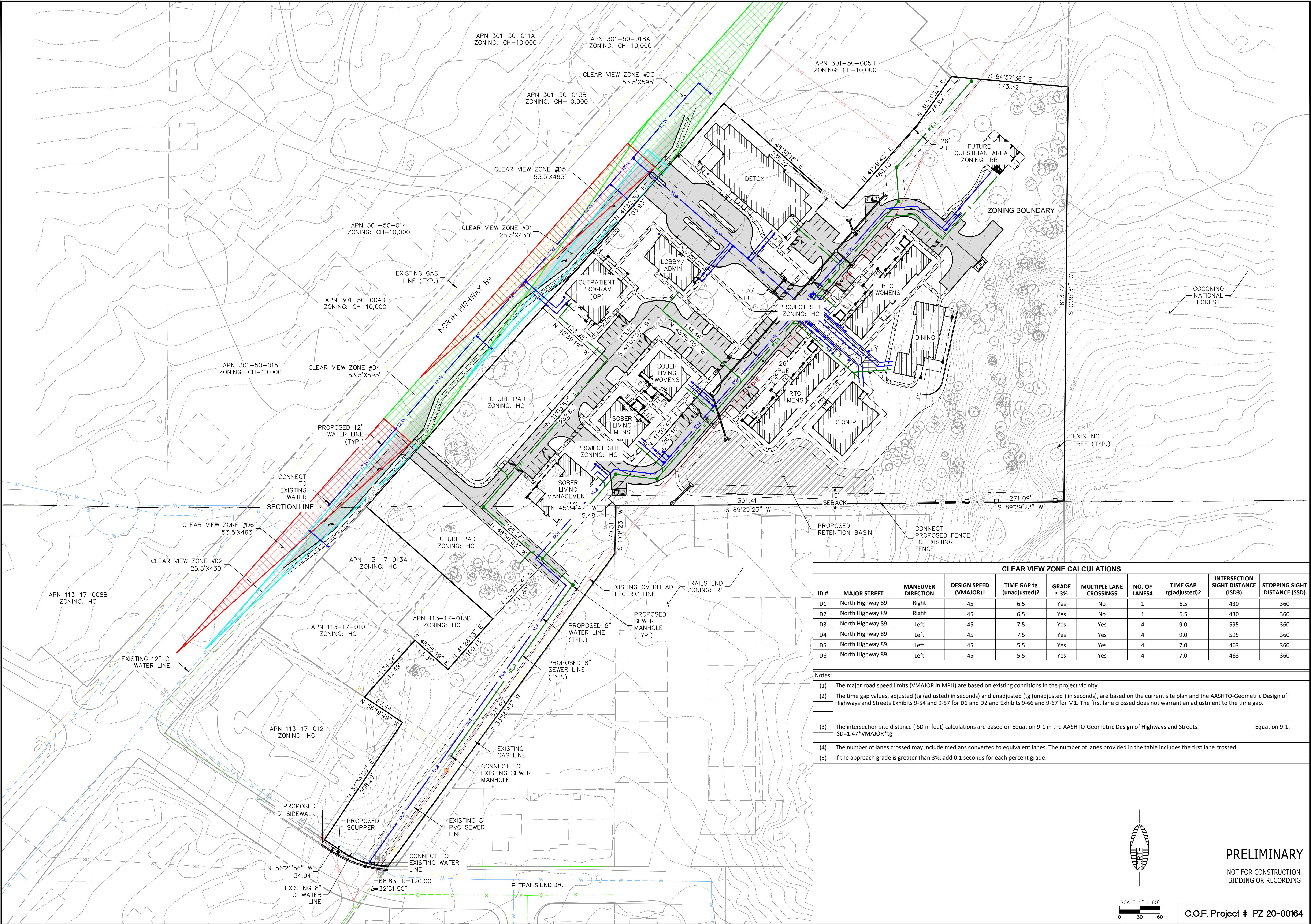
SHEET INDEX		
SHT NO.	DWG NO.	DESCRIPTION
1	CVR	COVER SHEET
2	SP01	OVERALL SITE PLAN
3	SP02	SITE PLAN
4	GD01	GRADING & DRAINAGE PLAN
5	NRPP	NATURAL RESOURCE PROTECTION PLAN
6	AR01	ADA ACCESSIBLE ROUTES

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

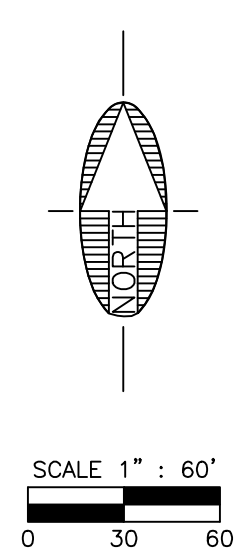
C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA
FLAGSTAFF REHAB CENTER
COVER SHEET
JOB NO: 20136
DATE: SEP 22
SCALE: N/A
DRAWN: CNP
DESIGN: CNP
CHECKED: SCI
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swi.coz.com
Shephard Wesnitzer, Inc.



CLEAR VIEW ZONE CALCULATIONS										
ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (VMAJOR)1	TIME GAP tg (unadjusted)2	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES4	TIME GAP tg(adjusted)2	INTERSECTION SIGHT DISTANCE (ISD3)	STOPPING SIGHT DISTANCE (SSD)
D1	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D2	North Highway 89	Right	45	6.5	Yes	No	1	6.5	430	360
D3	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D4	North Highway 89	Left	45	7.5	Yes	Yes	4	9.0	595	360
D5	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360
D6	North Highway 89	Left	45	5.5	Yes	Yes	4	7.0	463	360

- Notes:
- (1) The major road speed limits (VMAJOR in MPH) are based on existing conditions in the project vicinity.
 - (2) The time gap values, adjusted (tg (adjusted) in seconds) and unadjusted (tg (unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment to the time gap.
 - (3) The intersection sight distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets. Equation 9-1: $ISD = 1.47 * VMAJOR * tg$
 - (4) The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
 - (5) If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

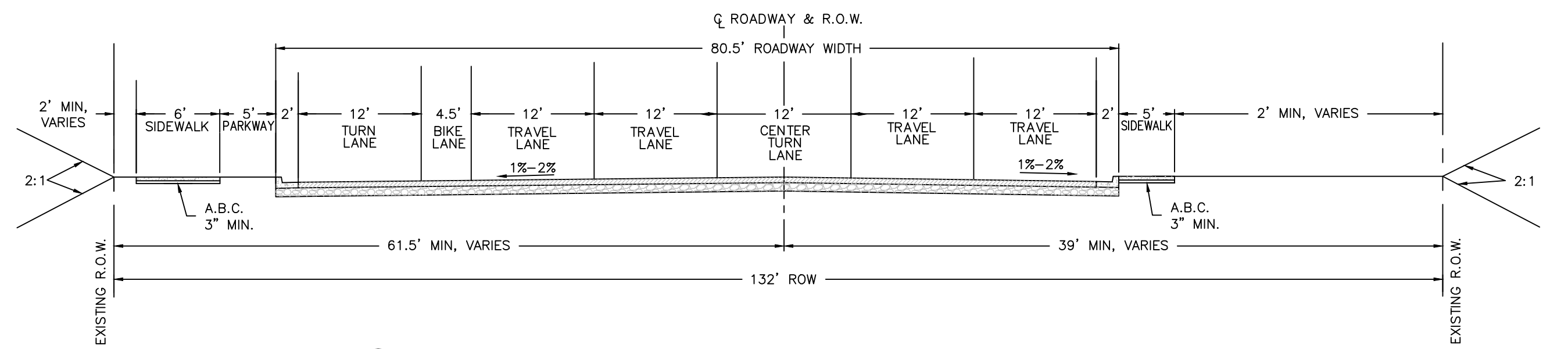
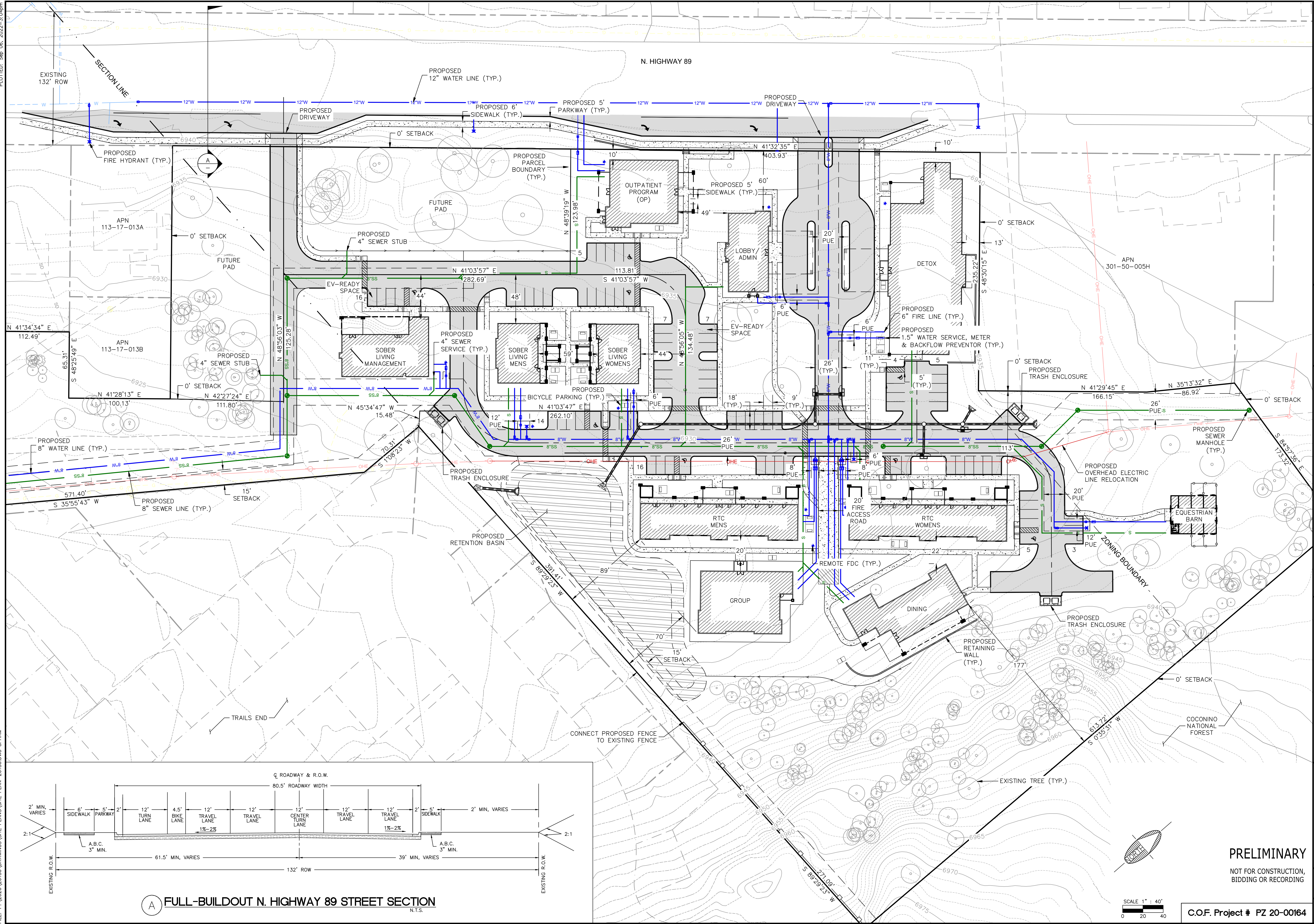


PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

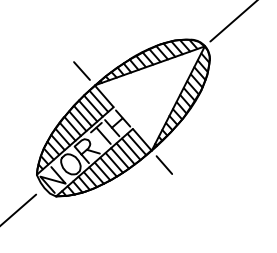
C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA	
FLAGSTAFF REHAB CENTER	
JOB NO: 20136	DATE: SEP 22
SCALE: AS SHOWN	DESIGN: CNP
DRAWN: CNP	CHECKED: SCI
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.com	
 Shephard Wesnitzer, Inc.	
BY:	DATE:
REVISIONS	DESCRIPTION
NO.	
Call at least two full working days before you begin excavation.  ARIZONA 811 Arizona Blue Stakes, Inc. 808-841-1111 or 1-800-514-1111 (Toll-Free)	
DRAWING NO.	OF
SP01	6
SHT NO.	OF
2	6

PLOTTED: Sep 06, 2022 - 3:04pm
 FILE: P:\2020\20136 DRAWINGS\SITE PLANS\SITE PLAN-20136.DWG CPHAM



A FULL-BUILDOUT N. HIGHWAY 89 STREET SECTION
 N.T.S.



SCALE 1" = 40'
 0 20 40

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

JOB NO. 20136		DATE: SEP 22		SCALE: AS SHOWN		DRAWN: CNP		DESIGN: CNP		CHECKED: SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.com											
SWI Shephard Westnizer, Inc.											
NO.	DESCRIPTION	DATE	BY								
<p>Call at least two full working days before you begin excavation.</p> <p>ARIZONA811 Arizona Blue Stakes, Inc. (928-5348) 088 84-1 or 1-800-534-1111 (928-5348)</p>											
DRAWING NO. SP02											
SHT NO.	OF										
3	6										

FLAGSTAFF
 ARIZONA

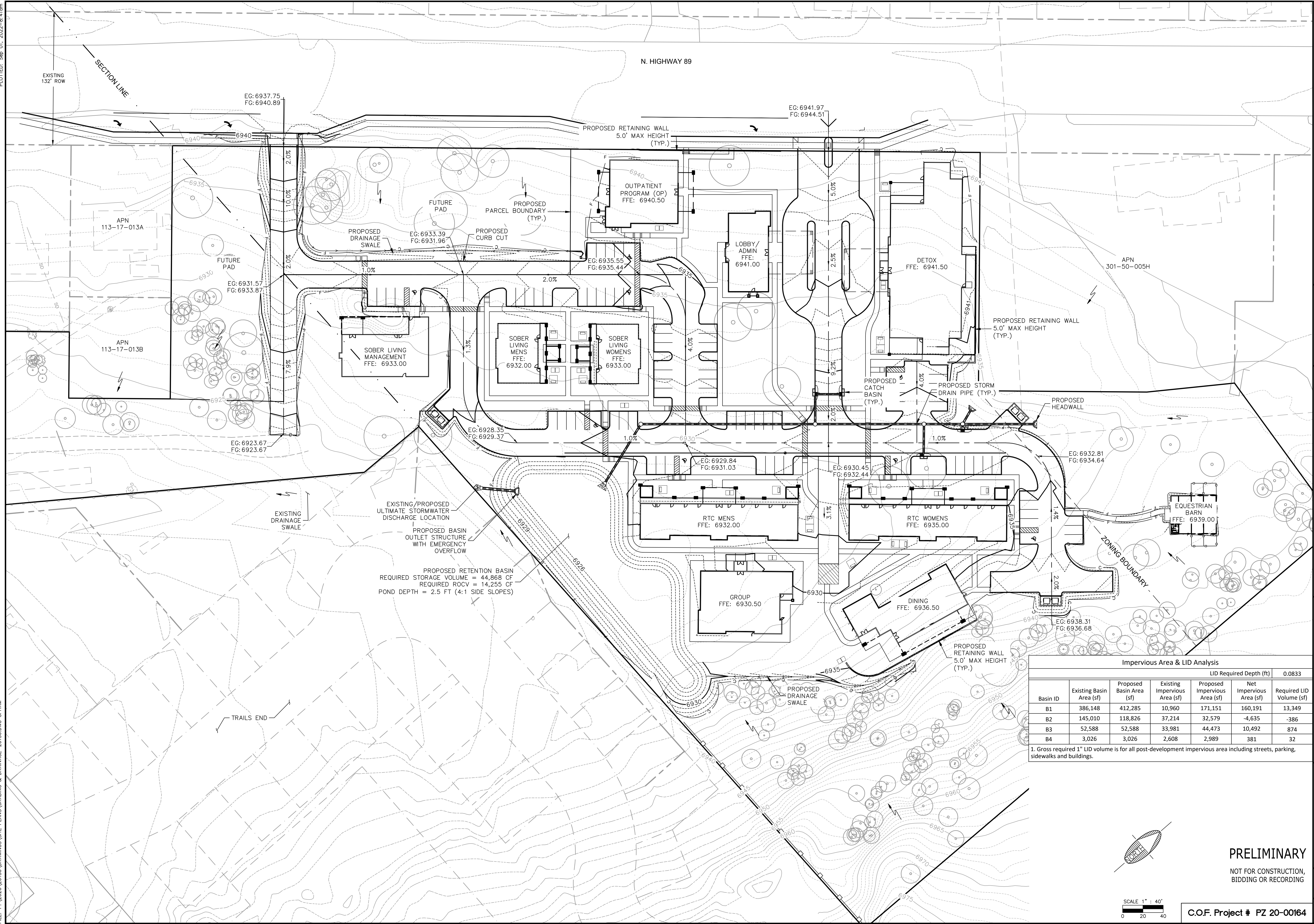
FLAGSTAFF REHAB CENTER

SITE PLAN

APN 113-17-013A
 APN 113-17-013B
 APN 301-50-005H

PLOTTED: Sep 01, 2022 - 8:41am

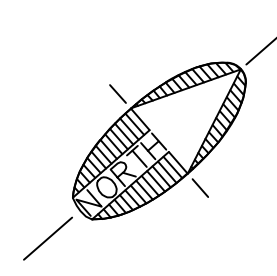
FILE: P:\2020\20136 DRAWINGS\SITE PLANS\GRADING & DRAINAGE-20136.DWG CPHAM



PROPOSED RETENTION BASIN
 REQUIRED STORAGE VOLUME = 44,868 CF
 REQUIRED ROCV = 14,255 CF
 POND DEPTH = 2.5 FT (4:1 SIDE SLOPES)

Impervious Area & LID Analysis						
Basin ID	Existing Basin Area (sf)	Proposed Basin Area (sf)	Existing Impervious Area (sf)	Proposed Impervious Area (sf)	Net Impervious Area (sf)	LID Required Depth (ft)
						0.0833
Required LID Volume (sf)						
B1	386,148	412,285	10,960	171,151	160,191	13,349
B2	145,010	118,826	37,214	32,579	-4,635	-386
B3	52,588	52,588	33,981	44,473	10,492	874
B4	3,026	3,026	2,608	2,989	381	32

1. Gross required 1" LID volume is for all post-development impervious area including streets, parking, sidewalks and buildings.



SCALE 1" = 40'

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA

GRADING & DRAINAGE PLAN

JOB NO. FLAGSTAFF REHA CENTER
 DATE: SEP 22
 SCALE: AS SHOWN
 DRAWN: BH
 DESIGN: BH/QNP
 CHECKED: SCI

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.773.0354
 928.774.8934 fax
 www.swi.coz.com

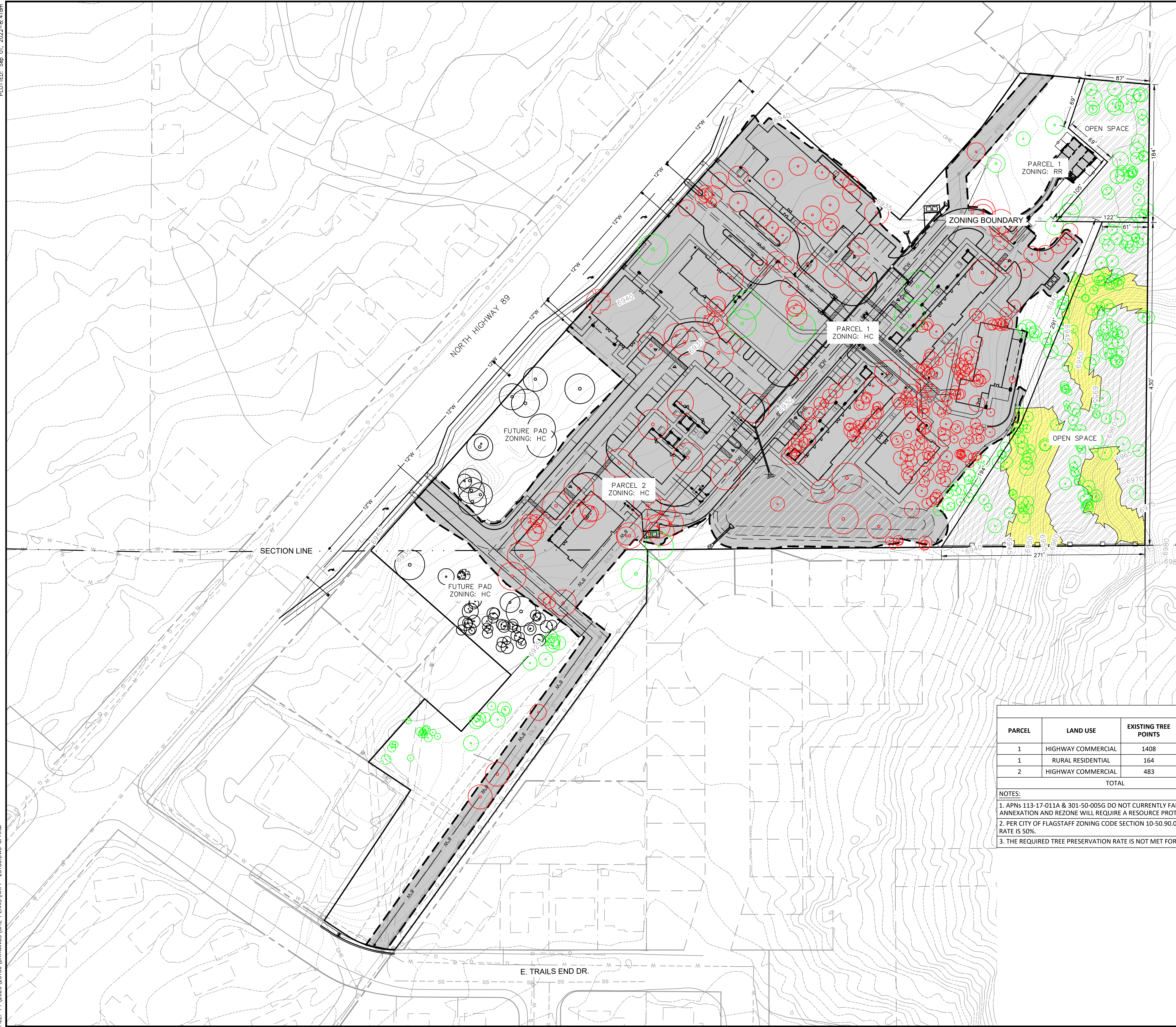
SWI
 Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc.
 808 84-11 or 1-800-514-1111 (722-5348)

DRAWING NO. **GD01**

SHT NO. 4 OF 6



LEGEND

- PRESERVED TREES
- DISTURBED TREES
- TREES WITHIN FUTURE PARCELS
- EXISTING SLOPE 17-24.99%
- DISTURBED SLOPE 17-24.99%
- DISTURBED AREA
- OPEN SPACE

- NOTES:**
- PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
 - EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
 - PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10-50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

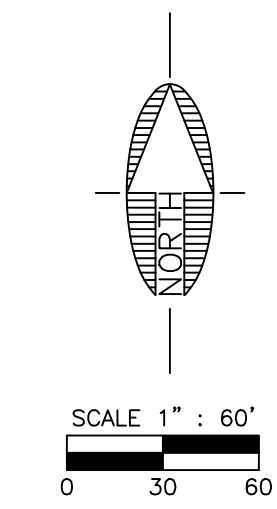
STEEP SLOPE RESOURCES	
REQUIRED PRESERVATION RATE FOR 17-24.99%	COMMERCIAL 60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	152

OPEN SPACE ANALYSIS	
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	469,141
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	70,371
REQUIRED OPEN SPACE (SF)	70,371
PROVIDED OPEN SPACE (SF)	80,218
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,442

1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110.
 2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.

FOREST RESOURCES							
PARCEL	LAND USE	EXISTING TREE POINTS	REQUIRED PRESERVATION	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	EXCESS SLOPE POINTS	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1408	30%	422	666	152	47%
1	RURAL RESIDENTIAL	164	50%	82	134	0	82%
2	HIGHWAY COMMERCIAL	483	30%	145	109	0	23%
TOTAL				759	1060	152	63%

- NOTES:**
- APNs 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.
 - PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30% AND RESIDENTIAL ZONES PRESERVATION RATE IS 50%.
 - THE REQUIRED TREE PRESERVATION RATE IS NOT MET FOR EACH INDIVIDUAL PARCELS, BUT IS MET FOR THE ENTIRE PROJECT.



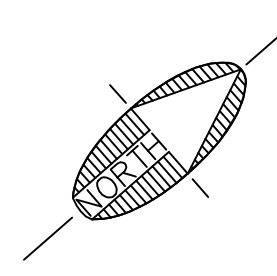
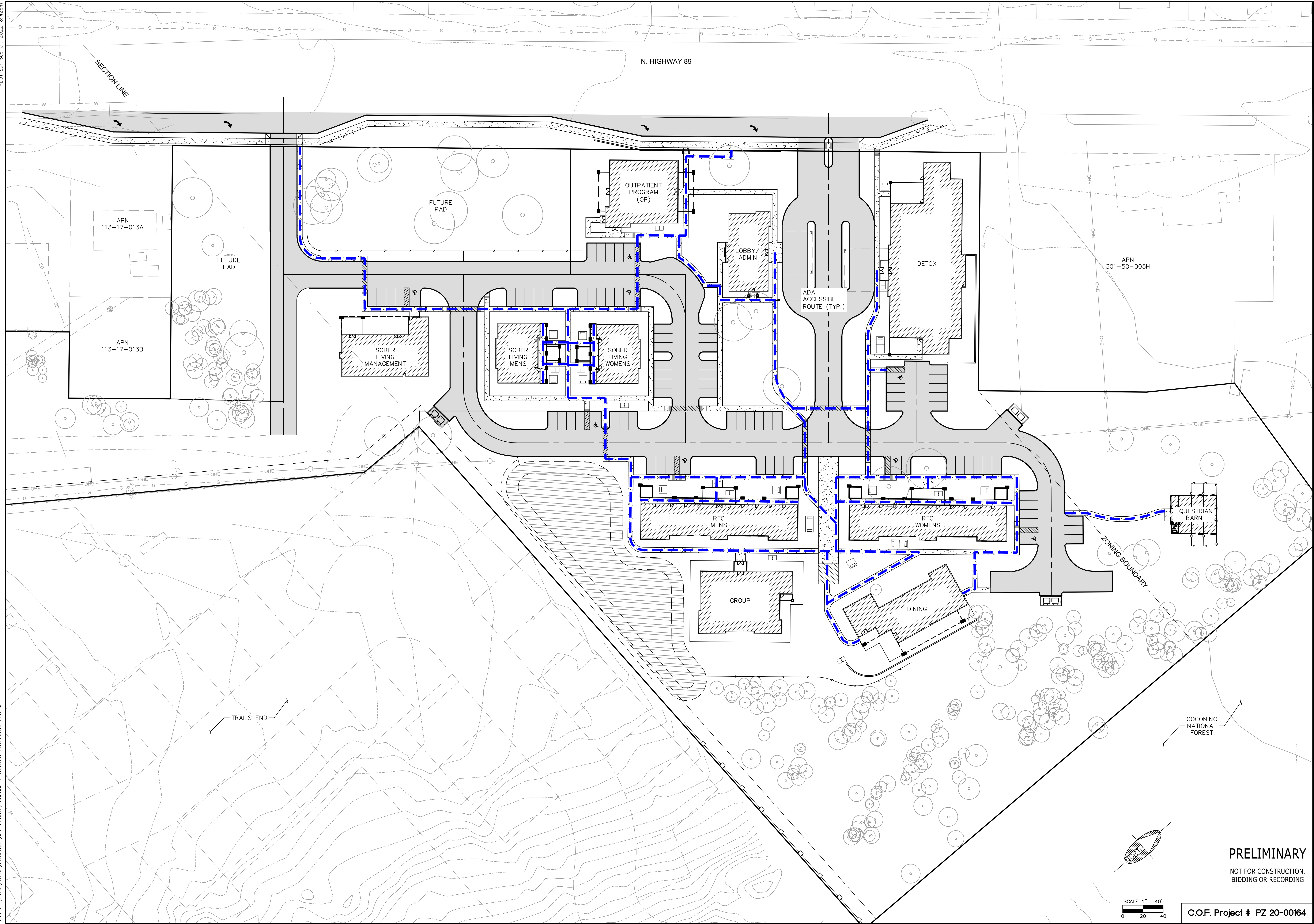
PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA									
FLAGSTAFF REHAB CENTER									
JOB NO: 20136	DATE: SEP 22								
SCALE: AS SHOWN	DESIGN: CNP								
DRAWN: CNP	CHECKED: SCI								
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8354 928.774.8334 fax www.swi@z.com									
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY					DRAWING NO. NRPP SHT NO. OF 5 6
NO.	DESCRIPTION	DATE	BY						

PLOTTED: Sep 01, 2022 - 8:42am



FILE: P:\2020\20136 DRAWINGS\SITE PLANS ACCESSIBLE ROUTES-20136.DWG CPHAM



SCALE 1" = 40'
0 20 40

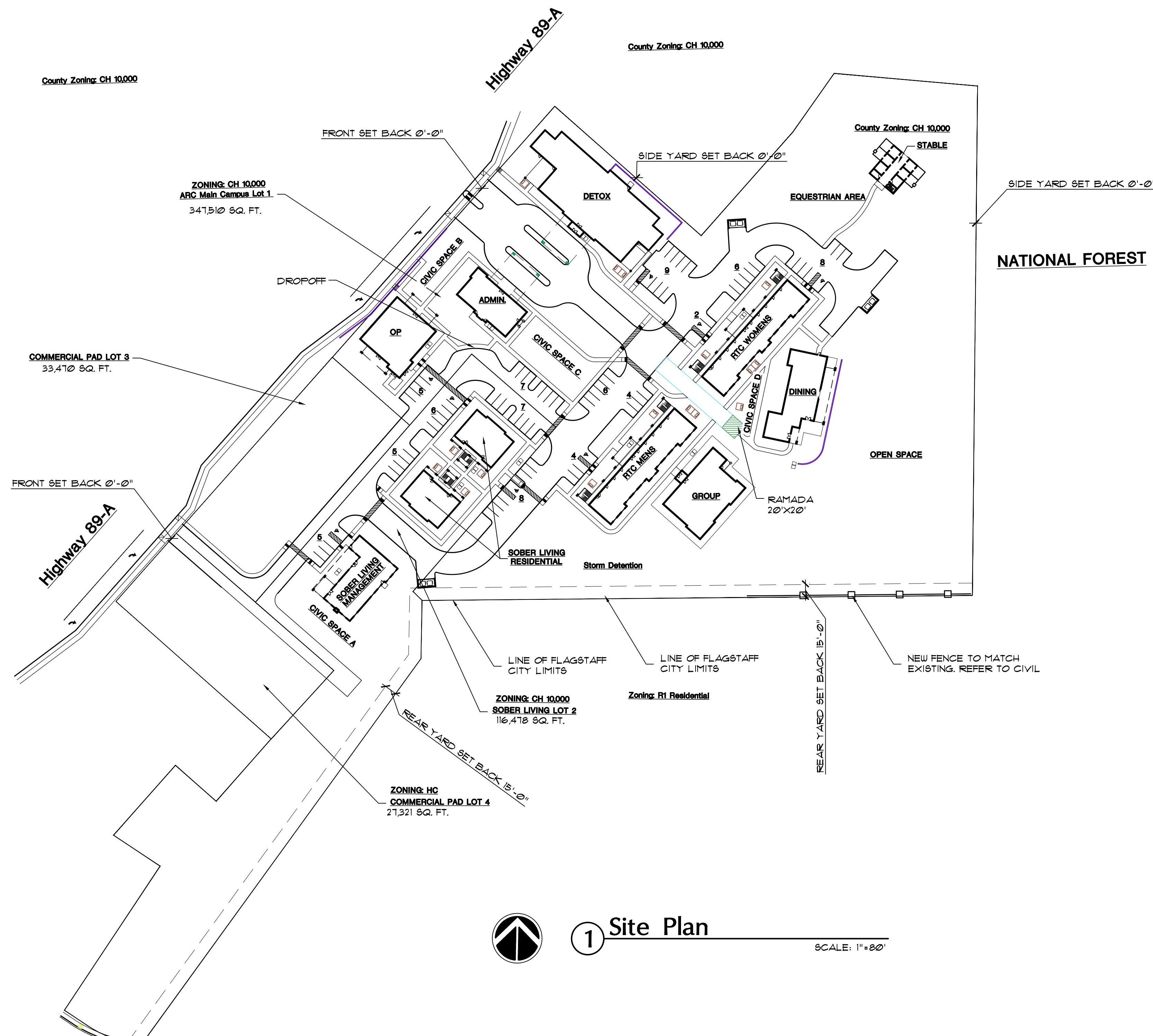
PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

JOB NO: 20136		DATE: SEP 22		SCALE: AS SHOWN		DRAWN: CNP		DESIGN: CNP		CHECKED: SCI																	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.8934 928.774.8934 fax www.swi.com																											
 Shephard Wesnitzer, Inc.																											
<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>												NO.	DESCRIPTION	DATE	BY												
NO.	DESCRIPTION	DATE	BY																								
<p>Call at least two full working days before you begin excavation.</p>  <p>ARIZONA 811 Arizona Blue Stakes, Inc. 808 84-11 or 1-800-514-1111 (722-5348)</p>																											
DRAWING NO. AR01																											
SHT NO. OF																											
6 OF 6																											

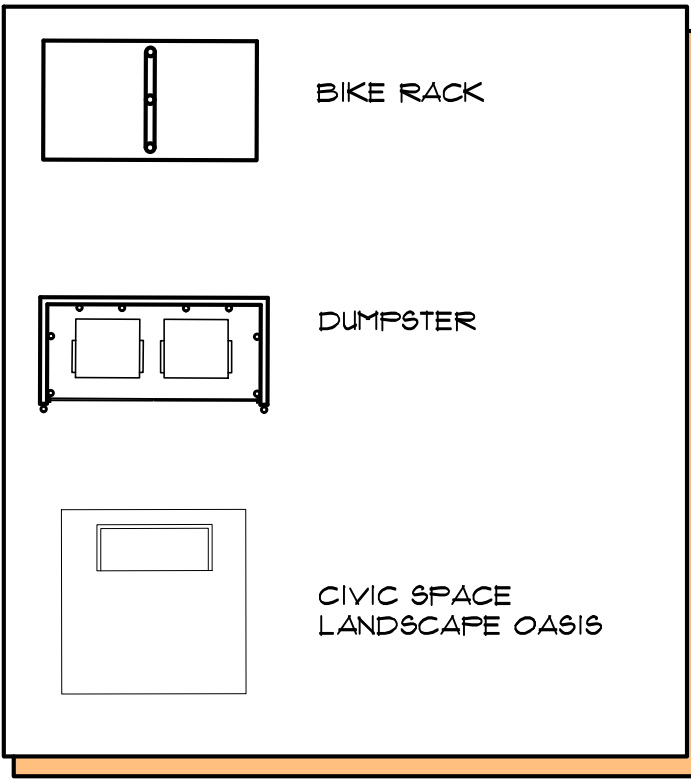
FLAGSTAFF REHAB CENTER
FLAGSTAFF ARIZONA

ADA ACCESSIBLE ROUTES



1 Site Plan SCALE: 1"=80'

DRAWING LEGEND



PROJECT INFORMATION:

PROJECT SUMMARY:
 SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
LOCATION: HIGHWAY 89-A
APN: 301-50-000, 113-11-011A
SIZE AREA: 10.05 ± 2.15 ACRES
 LIGHTING ZONE 3

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
 DETOX:
 BUILDING - 11,550
 PATIO - 1,191 (OPEN SPACE)
 TOTAL = 12,741
 ADMINISTRATION: 3,231
 OP: (OUT PATIENT)
 BUILDING - 4,453
 PATIO - 1,621 (OPEN SPACE)
 TOTAL = 6,074
 RTC MEN: (1ST & 2ND FLOOR) = 10,546
 RTC WOMEN: (1ST & 2ND FLOOR) = 10,546
 GROUP:
 BUILDING - 5,333
 PATIO - 3,116 (OPEN SPACE)
 TOTAL = 8,449
 DINING/KITCHEN:
 BUILDING - 4,128
 PATIO - 1,610 (OPEN SPACE)
 TOTAL = 5,738
 SOBER LIVING MANAGEMENT: 3,914
 SOBER LIVING WOMEN: (1ST & 2ND FLOOR) = 4,914
 SOBER LIVING MEN: (1ST & 2ND FLOOR) = 4,914
 STABLE: 1,110

ZONING: H-C
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION: V-B (1 HOUR SPRINKLED)
PARKING:
 INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE
 MEN RTC:
 40 BEDS = 1 SPACES REQUIRED
 3 STAFF = 3 SPACES
 WOMEN RTC:
 40 BEDS = 1 SPACES REQUIRED
 3 STAFF = 3 SPACES
 DINING:
 5 STAFF = 5 SPACES
 GROUP:
 6 STAFF = 6 SPACES
 OUT PATIENT (OP):
 5 STAFF = 5 SPACES
 LOBBY/ADMIN:
 6 STAFF = 6 SPACES
 DETOX:
 30 BEDS = 5 SPACES REQUIRED
 1 STAFF = 1 SPACES
 HOUSE KEEPING/MAINTENANCE:
 8 STAFF = 8 SPACES REQUIRED

SOBER LIVING MANAGEMENT:
 3 STAFF = 3 SPACES
SOBER LIVING WOMEN:
 32 BEDS = 6 SPACES REQUIRED
 2 STAFF = 2 SPACES
SOBER LIVING MEN:
 32 BEDS = 6 SPACES REQUIRED
 2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
 TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 11 SPACES
 TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
 OVERALL TOTAL PARKING PROVIDED: 83 SPACES

83 X 05 = 4 BIKE RACKS REQUIRED
 9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:
 MAIN CAMPUS LOT 1 = 303,838 SQ. FT. / 43,560 = 6.91 ACRES
 SOBER LIVING LOT 2 = 116,842 SQ. FT. / 43,560 = 2.68 ACRES

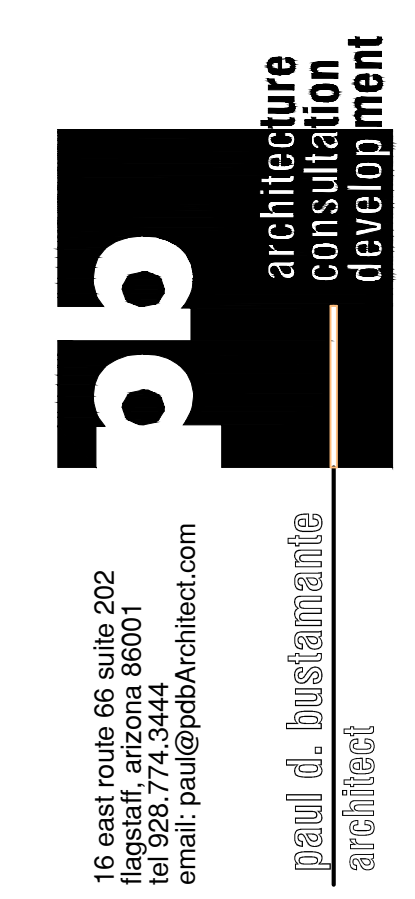
2. FAR FOR HC MAX 3.0
 CAMPUS TOTAL BUILDING SF. = 48,189
 FAR = 48,189 / 431,309 = 0.11

3. HC SETBACKS:
 FRONT SET BACK - 0'-0" MIN
 SIDE SET BACK - 0'-0" MIN
 REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

4. OPEN SPACE
 CAMPUS OVERALL SQ. FOOTAGE = 353,256
 15% REQUIRED OPEN SPACE = 53,003 SQ. FT.
 PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE = 74,885

BUILDING FORM:
 HEIGHT 2 STORIES
 OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
 ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):
 MAIN CAMPUS SITE = 10.05 ACRES = 431,118 SQ. FT.
 431,118 X 05 = 2,155,590 REQUIRED, 21,911 SQ. FT. PROVIDED
 SOBER LIVING CAMPUS SITE = 2.15 ACRES = 93,654
 93,654 X 05 = 4,683 REQUIRED, 4,120 SQ. FT. PROVIDED



16 east route 616 suite 202
 Flagstaff, Arizona 86001
 tel 928.774.3444
 email paul@pobarchitect.com

Paul D. Bustamante
 architect

**Flagstaff Rehab Campus
 Highway 89-A
 Flagstaff, AZ**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

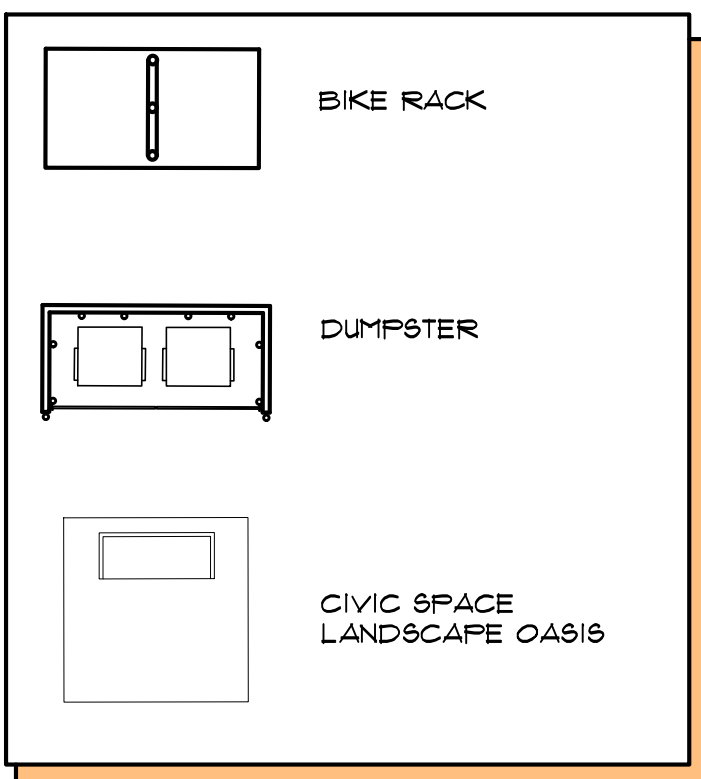
Revisions	By

Drawn: LJ, JM, AH
 Date: September 13, 2022
 Job No:

**SHEET
 A-SITE**

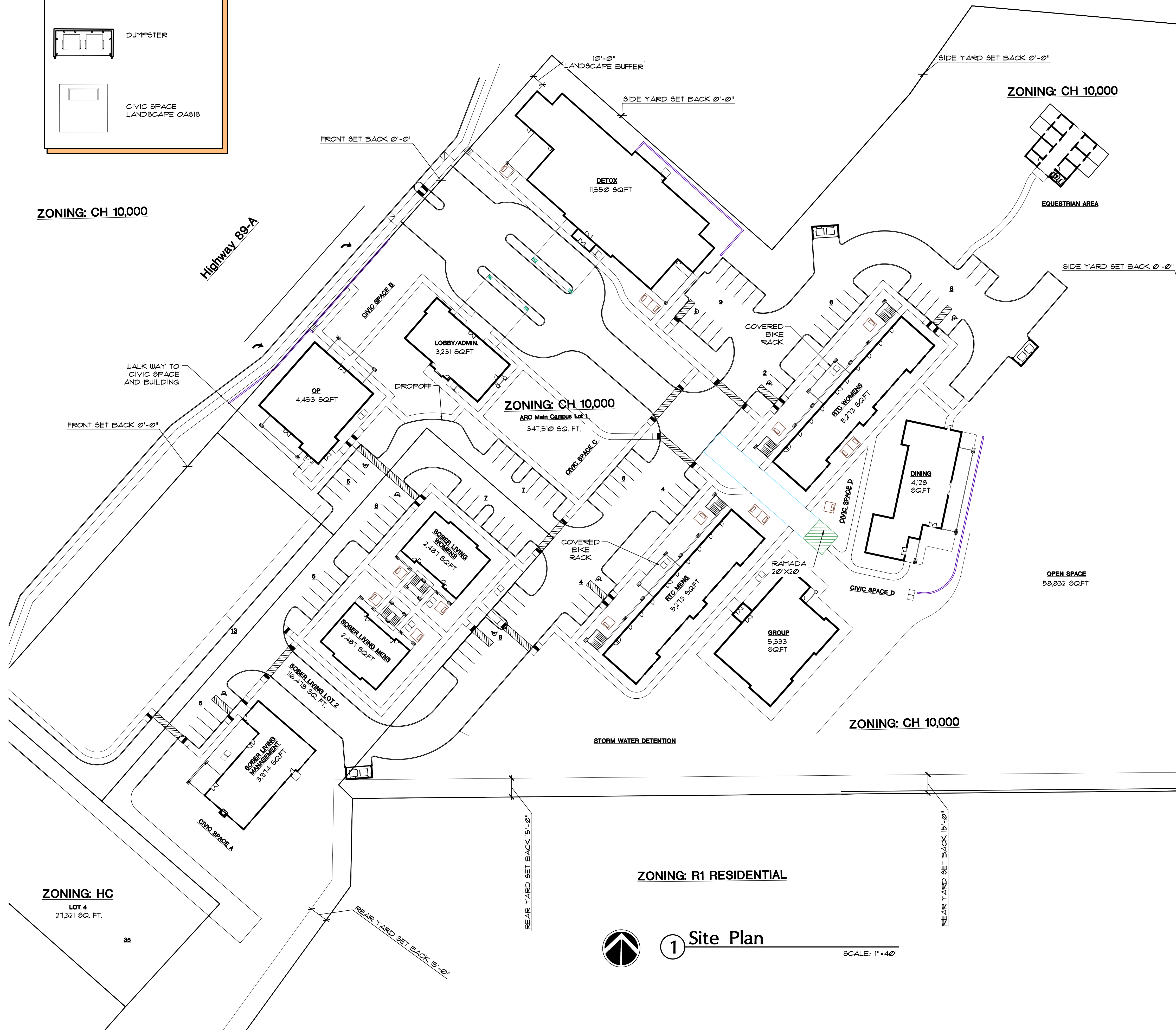
SITE PLAN
 SCALE: 1"=80'

DRAWING LEGEND



ZONING: CH 10,000

ZONING: CH 10,000



ZONING: R1 RESIDENTIAL



1 Site Plan

SCALE: 1"=40'

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-00G, 113-17-011A

SIZE AREA: 10.05 & 2.15 ACRES

LIGHTING ZONE 3

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:

DETOX:
BUILDING - 11,550
PATIO - 1,181 (OPEN SPACE)
TOTAL = 12,741

ADMINISTRATION: 3,231

OP: (OUT PATIENT)
BUILDING - 4,453
PATIO - 1,621 (OPEN SPACE)
TOTAL = 6,074

RTC MENS: (1ST & 2ND FLOOR) = 10,546

RTC WOMENS: (1ST & 2ND FLOOR) = 10,546

GROUP:
BUILDING - 5,333
PATIO - 3,116 (OPEN SPACE)
TOTAL = 8,449

DINING/KITCHEN:
BUILDING - 4,128
PATIO - 1,610 (OPEN SPACE)
TOTAL = 5,738

SOBER LIVING MANAGEMENT: 3,974

SOBER LIVING WOMENS: (1ST & 2ND FLOOR) = 4,914

SOBER LIVING MENS: (1ST & 2ND FLOOR) = 4,914

STABLE: 1,710

ZONING: H-C

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

PARKING:

INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE

MEN RTC:
40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

WOMENS RTC:
40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

DINING:
5 STAFF = 5 SPACES

GROUP:
6 STAFF = 6 SPACES

OUT PATIENT (OP):
5 STAFF = 5 SPACES

LOBBY/ADMIN:
6 STAFF = 6 SPACES

DETOX:
30 BEDS = 5 SPACES REQUIRED
1 STAFF = 1 SPACES

HOUSE KEEPING/MAINTENANCE:
8 STAFF = 8 SPACES REQUIRED

SOBER LIVING MANAGEMENT:
3 STAFF = 3 SPACES

SOBER LIVING WOMENS:
32 BEDS = 6 SPACES REQUIRED
2 STAFF = 2 SPACES

SOBER LIVING MENS:
32 BEDS = 6 SPACES REQUIRED
2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 11 SPACES
TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
OVERALL TOTAL PARKING PROVIDED: 83 SPACES

83 x 05 = 4 BIKE RACKS REQUIRED
9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:

MAIN CAMPUS LOT 1 = 303,838 SQ. FT. / 43,560 = 6.91 ACRES
SOBER LIVING LOT 2 = 116,842 SQ. FT. / 43,560 = 2.68 ACRES

2. FAR FOR HC MAX 3.0

CAMPUS TOTAL BUILDING SF. = 48,189
FAR = 48,189 / 43,560 = 1.1

3. HC SETBACKS:

FRONT SET BACK - 0'-0" MIN
SIDE SET BACK - 0'-0" MIN
REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

4. OPEN SPACE

CAMPUS OVERALL SQ. FOOTAGE = 353,356
15% REQUIRED OPEN SPACE = 53,003 SQ. FT.
PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE = 74,885

BUILDING FORM:

HEIGHT 2 STORIES
OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):

MAIN CAMPUS SITE = 10.05 ACRES = 431,118 SQ. FT.
431,118 X 05 = 21,883 REQUIRED, 21,911 SQ. FT. PROVIDED

SOBER LIVING CAMPUS SITE = 2.15 SQ. FT. = 93,654
93,654 X 05 = 4,683 REQUIRED, 4,720 SQ. FT. PROVIDED

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Revisions	By

Drawn: LJ, JM, AH
Date: September 13, 2022
Job No:

**SHEET
A-SITE**

SITE PLAN
SCALE: 1"=40'

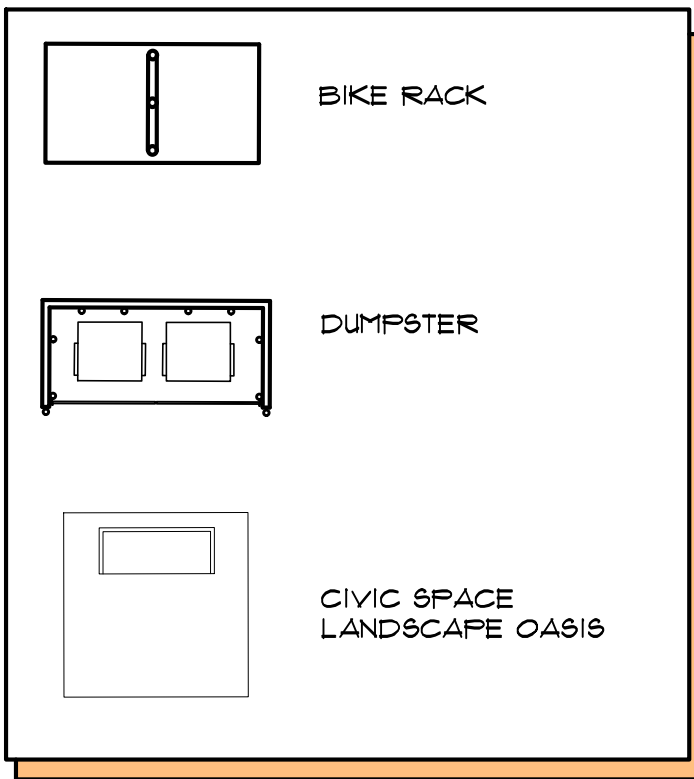
16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email: paul@pabarchitect.com

pab architecture
consultation
development

paul d. bustamante
architect

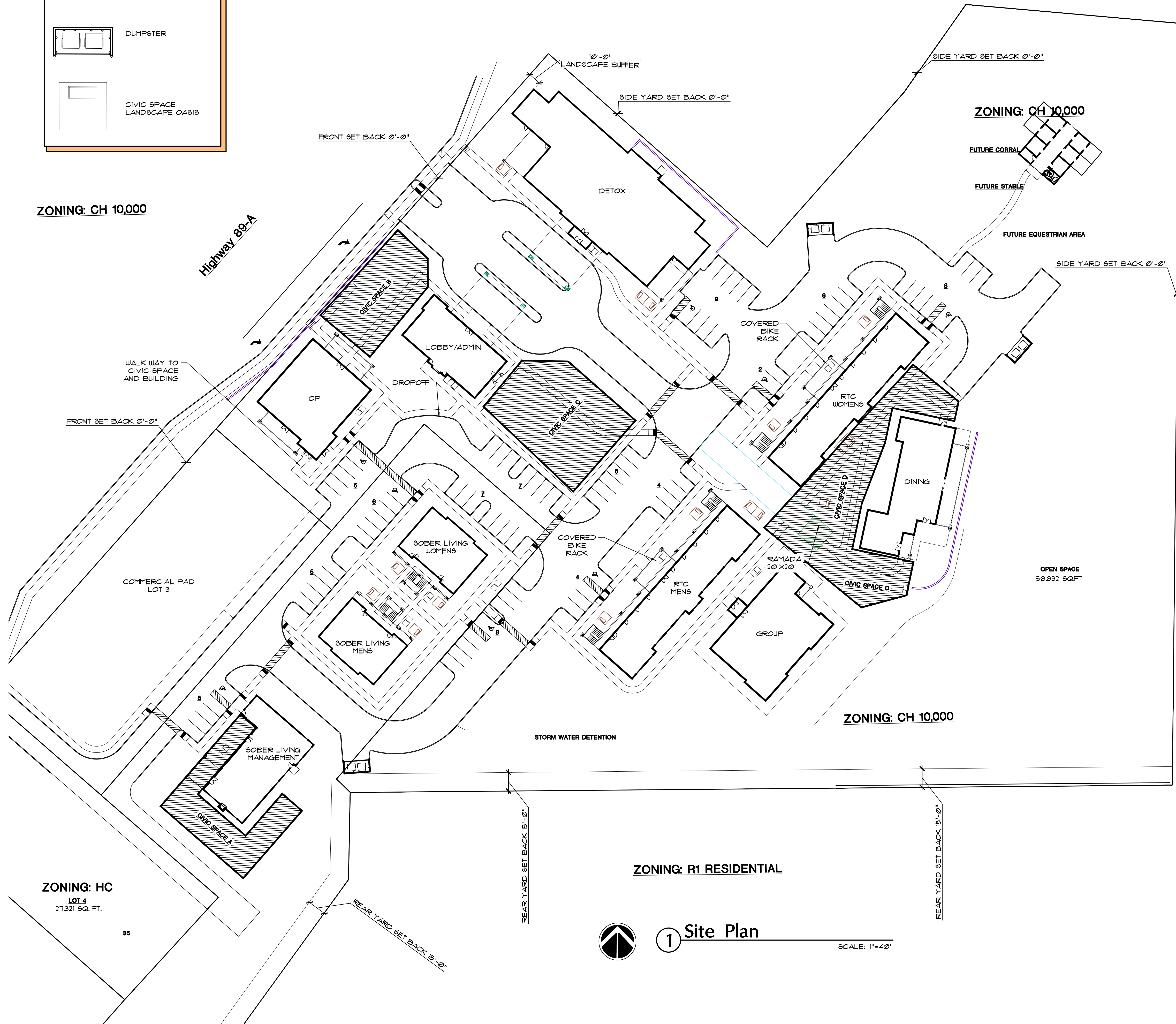
**Flagstaff Rehab Campus
Highway 89-A
Flagstaff, AZ**

DRAWING LEGEND



ZONING: CH 10,000

ZONING: CH 10,000



PROJECT INFORMATION:

PROJECT SUMMARY:
 SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
LOCATION: HIGHWAY 89-A
APN: 301-50-00G, 113-17-011A
SIZE AREA: 10.05 ± 2.15 ACRES

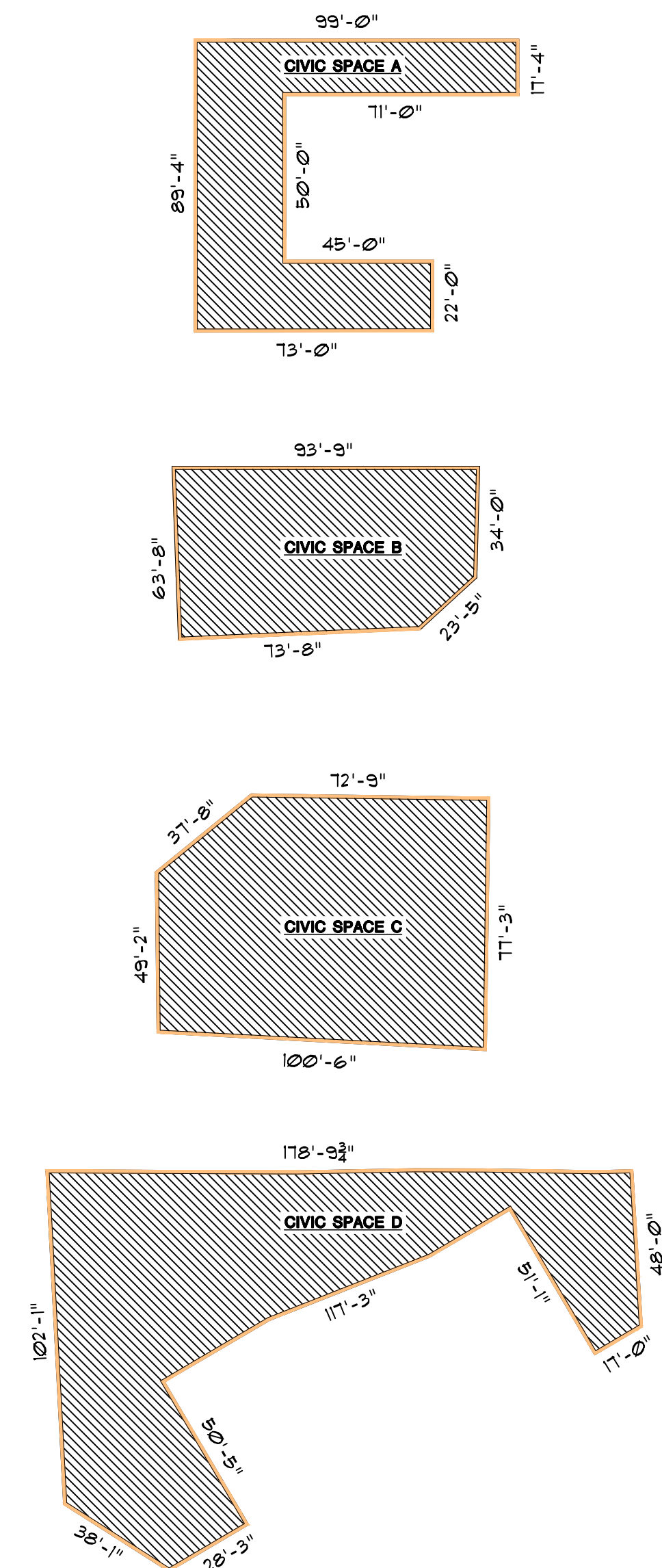
CIVIC SPACE INFORMATION (LANDSCAPE OASIS):
 MAIN CAMPUS SITE = 10.05 ACRES, 1 ACRE = 43,560 SQ. FT.
 10.05 ACRES X (43,560 SQ. FT.) = 437,178 SQ. FT.
 437,178 X .05 = 21,859 REQUIRED, 21,911 SQ. FT. PROVIDED

SOBER LIVING CAMPUS SITE = 2.15 ACRES, 1 ACRE = 43,560 SQ. FT.
 2.15 ACRES X (43,560 SQ. FT.) = 93,654 SQ. FT.
 93,654 X .05 = 4,683 REQUIRED, 4,720 SQ. FT. PROVIDED

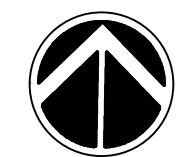
CIVIC SPACE AREA:
SOBER LIVING CAMPUS SITE:
 CIVIC SPACE A = 4,720 SQ. FT.
 TOTAL REQUIRED CIVIC SPACE AREA: 4,683 SQ. FT.
 TOTAL PROVIDED CIVIC SPACE AREA: 4,720 SQ. FT.

MAIN CAMPUS SITE:
 CIVIC SPACE B = 4,576 SQ. FT.
 CIVIC SPACE C = 1,210 SQ. FT.
 CIVIC SPACE D = 10,065 SQ. FT.
 TOTAL REQUIRED CIVIC SPACE AREA: 21,889 SQ. FT.
 TOTAL PROVIDED CIVIC SPACE AREA: 21,911 SQ. FT.

CIVIC SPACE DIMENSIONS:

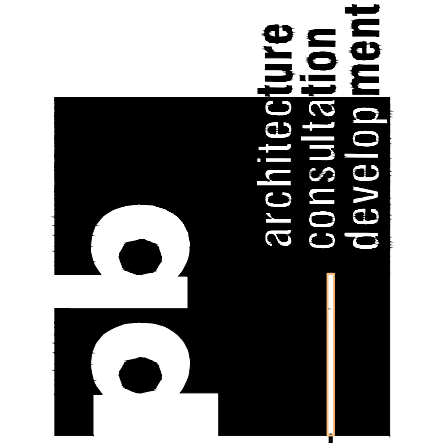


ZONING: R1 RESIDENTIAL



1 Site Plan

SCALE: 1"=40'



16 east route 66 suite 202
 flagstaff, arizona 86001
 tel 928.774.3444
 email: paul@pbarchitect.com

paul d. bustamante
 architect

**Flagstaff Rehab Campus
 Highway 89-A
 Flagstaff, AZ**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Revisions	By

Drawn: AH
 Date: August 30, 2022
 Job No:

**SHEET
 A-CIVIC**

CIVIC SPACE
 SITE PLAN
 SCALE: 1"=40'



City of Flagstaff

Community Development Division

211 W. Aspen Ave
 Flagstaff, AZ 86001
 www.flagstaff.az.gov

P: (928) 213-2618

Date Received		Application for Conditional Use		File Number
Property Owner(s) Flagland LLC			Phone (602) 882-7451 / (520) 400-4111	
Mailing Address 7114 E. Stetson # 350		City, State, Zip Scottsdale, AZ 85251	Email mzipprich@enrpi.com	
Applicant(s) same as above			Phone	
Mailing Address		City, State, Zip	Email	
Project Representative Shephard-Wesnitzer, Inc. ATTN: Stephen Irwin, PE			Phone (928) 773-0354	
Mailing Address 110 W. Dale Ave.		City, State, Zip Flagstaff, AZ 86001	Email sirwin@swiaz.com	

Project Name Flagstaff Rehab Campus				
Site Address 7000 N. Hwy 89		Parcel Number(s) 30150005G	Subdivision, Tract & Lot Number N/A	
Zoning District RR		Regional Plan Land Use Category Rural	Flood Zone X	
Property Information: <ul style="list-style-type: none"> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing City of Flagstaff Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are pre-World War II housing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Subject property is undeveloped land? 				
Surrounding Uses (Res, Com, Ind)	North CH-10,000	South HC	East AR-2 1/2	West CH-10,000

Note:
 Conditional Use Permits are reviewed by City's Planning and Zoning Commission (P&Z), which meets **the second and fourth Wednesday of every month**. Applications are due by the close of business no fewer than 30 days prior to the meeting. You must provide a complete application form, along with the required number of plans and information as indicated in the attached checklist. **Incomplete submittals will not be scheduled.**

Property Owner Signature	Date	Applicant Signature	Date
		<i>[Signature]</i>	9/28/22

For City Use					
Date Filed		File Number:			
Hearing Date		Pub. / Posting Date(s):		Prop. Owner Notif. Date:	
Fee Receipt Number		Amount		Date	
Action by Planning and Zoning Commission:					
Hearing Date:			Type of Request:		
<input type="checkbox"/> Approved			<input type="checkbox"/> CUP		
<input type="checkbox"/> Denied			<input type="checkbox"/> Extension		
<input type="checkbox"/> Continued					
Staff Assignments	Planning	Engineering	Fire	Public Works/Water	Stormwater



Shephard ▲ Wesnitzer, Inc.

Engineering an environment of excellence.

110 West Dale Avenue

Flagstaff, AZ 86001

928.773.0354

928.774.8934 fax

www.swiaz.com

**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

Prepared for:
Flagland LLC
7144 E. Stetson, Suite 350
Scottsdale, AZ 85251
(602) 882-7451

Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

Prepared: October 13, 2022
COF # PZ-20-00164

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

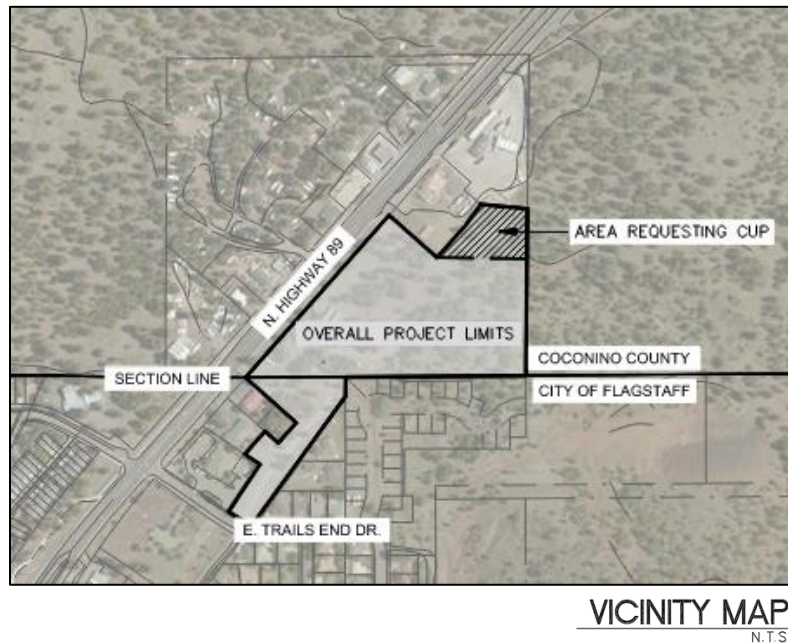
Flagland LLC, operated by Americas Rehab Campuses (ARC), plans to develop campus for Northern Arizona that will be located in Flagstaff. ARC is an established full continuum of care mental behavioral health and substance abuse treatment campus. The project name is “Flagstaff Rehab Campus” and will consist 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

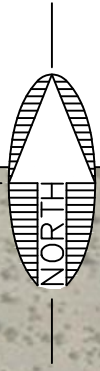
The project is located within a cultural resource sensitive area per Map 13: Cultural Resource Sensitivity of the Flagstaff Regional Plan and is required to prepare a Cultural Resource Study. The letter documenting findings and recommendations was prepared by Cornerstone Environmental and dated June 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.

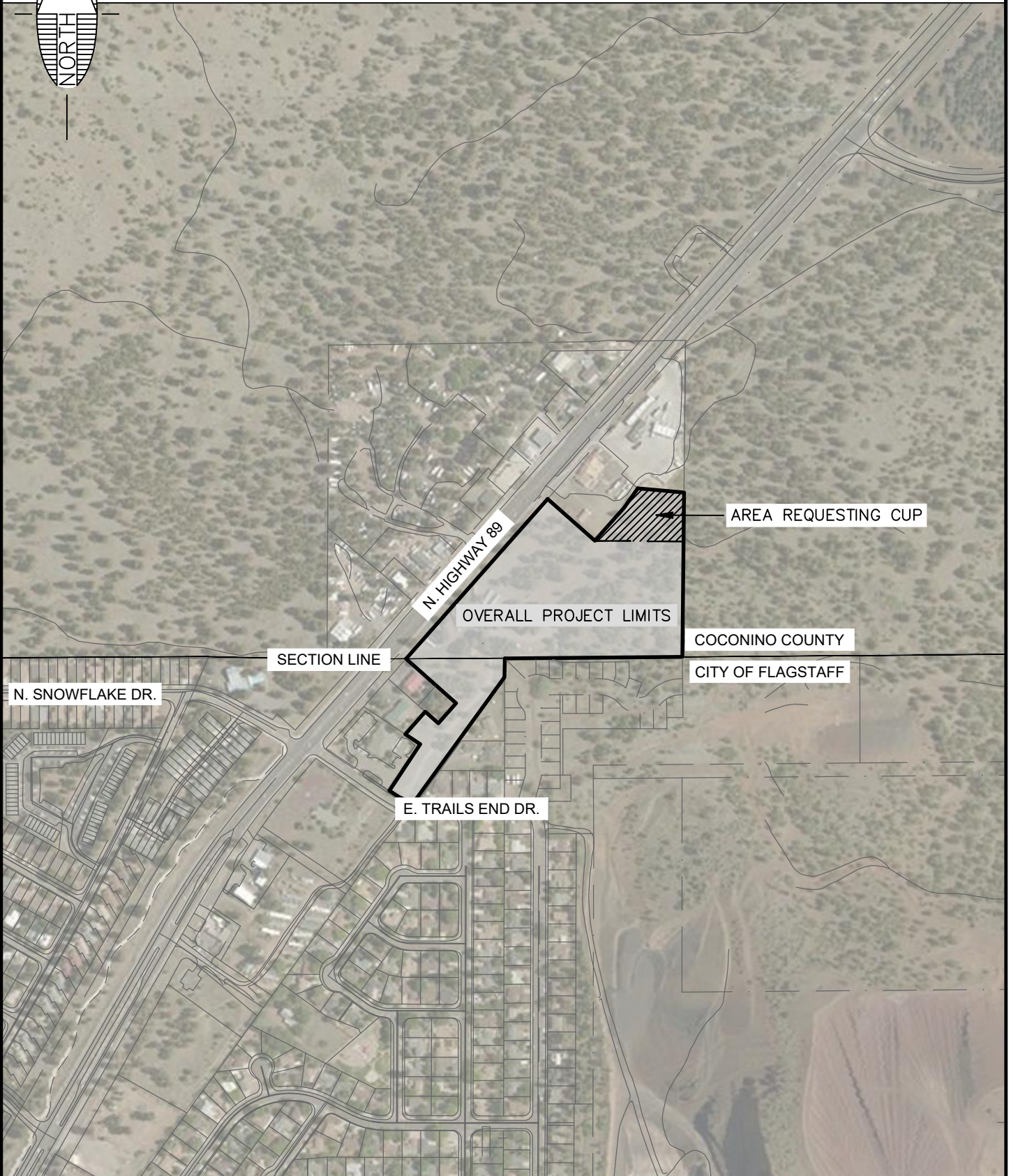
ALTA / ASSESSOR MAPS

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

PLOTTED: Sep 27, 2022-8:29am



LOCATED IN NW QUARTER OF SECTION 5 AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 21 NORTH AND 22 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA



FILE: P:\2020\20136\DRAWINGS\CUP\20136 - VICINITY MAP.DWG CPHAM



Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	20136
DATE	SEP 22
SCALE	1"=500'
DRAWN	CNP
DESIGN	CNP
CHECKED	SCI

FLAGSTAFF REHAB CAMPUS

FLAGSTAFF
ARIZONA

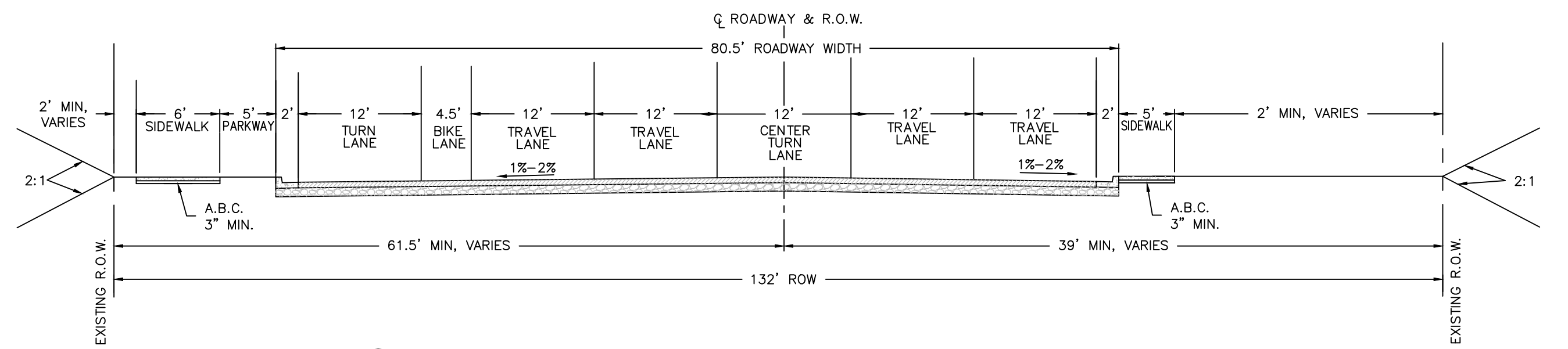
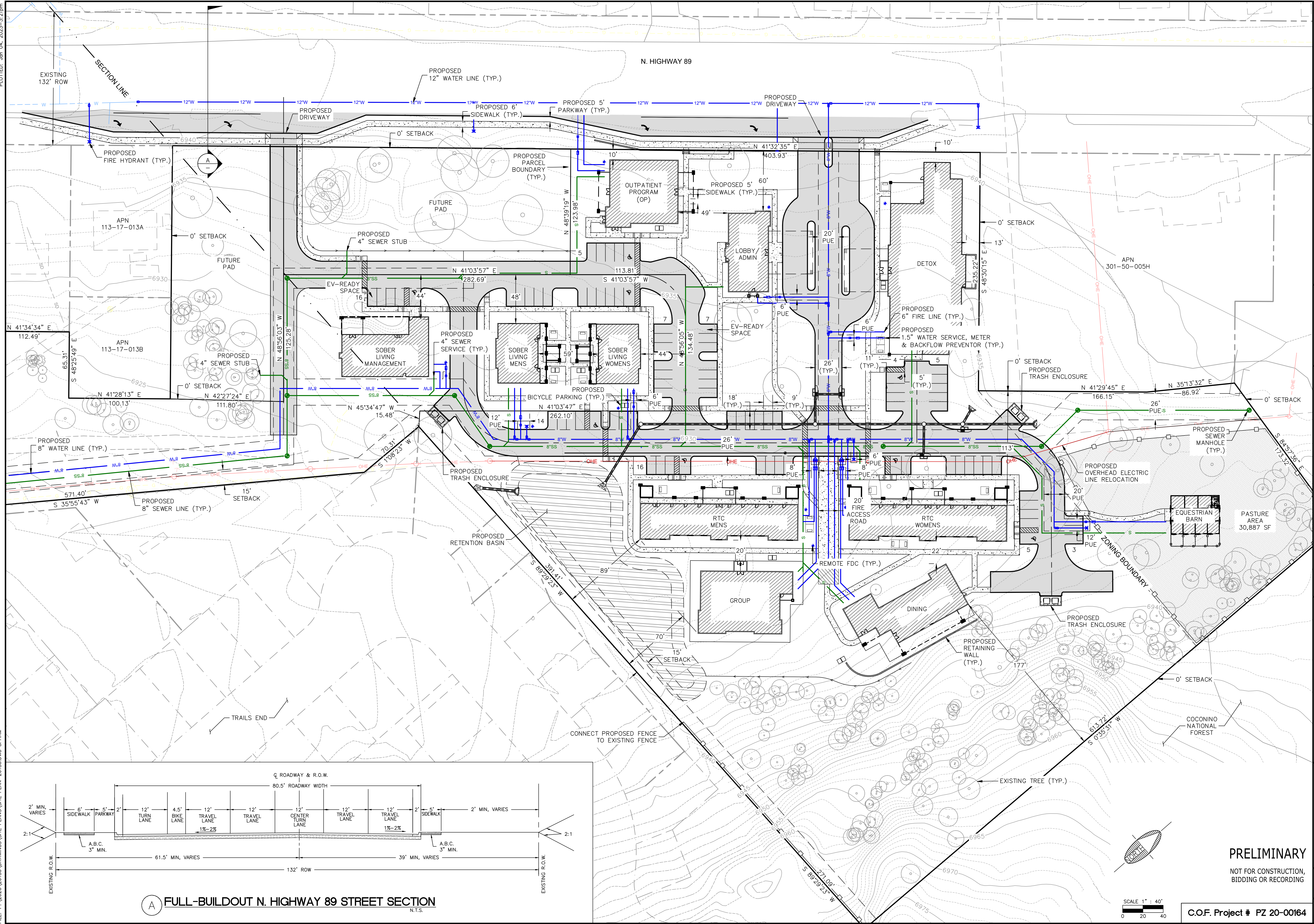
VICINITY MAP

SHEET

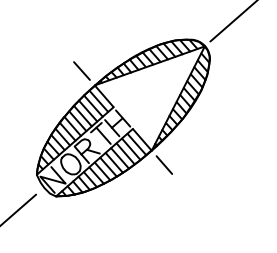
1

OF 1

PLOTTED: Jan 04, 2023 - 3:21pm
 FILE: P:\2020\20136 DRAWINGS\SITE PLANS\SITE PLAN-20136.DWG CPHAM



A FULL-BUILDOUT N. HIGHWAY 89 STREET SECTION
 N.T.S.



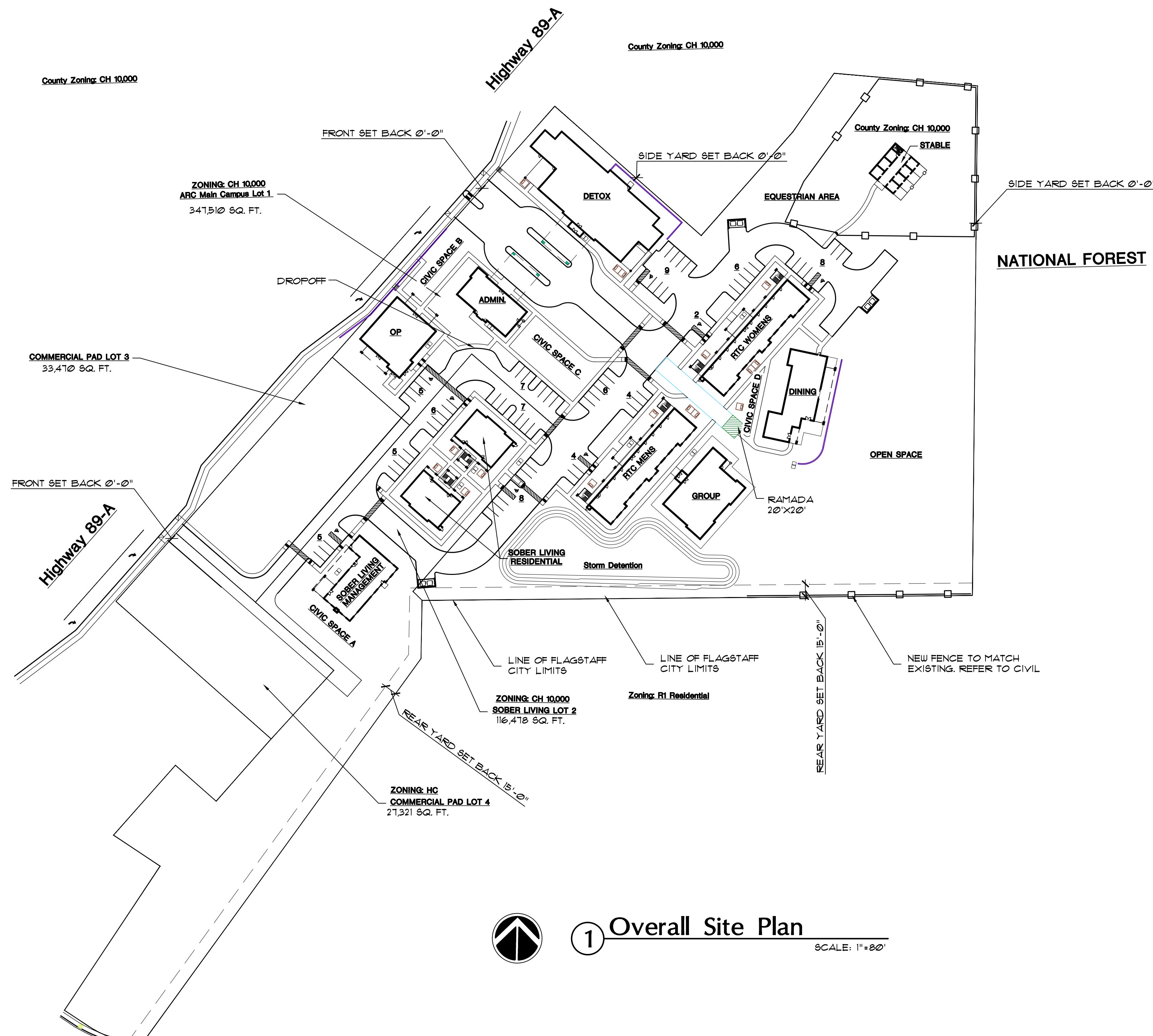
SCALE 1" = 40'
 0 20 40

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

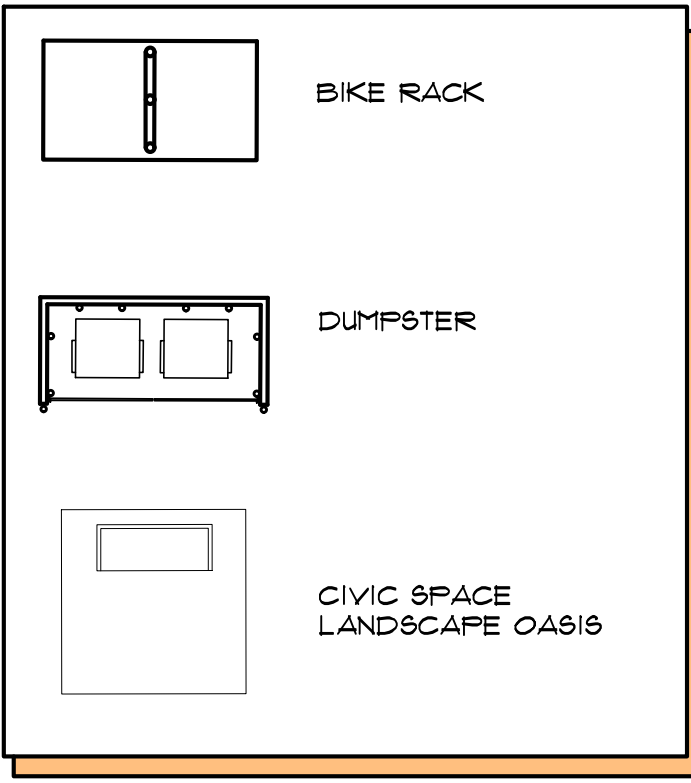
JOB NO: 20136		DATE: JAN 23		SCALE: AS SHOWN		DRAWN: CNP		DESIGN: CNP		CHECKED: SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi-ar.com											
SWI Shephard Westnizer, Inc.											
NO.	DESCRIPTION	DATE	BY								
Call at least two full working days before you begin excavation.											
ARIZONA 811 Arizona Blue Stakes, Inc. (928-5348) 088 84-11 or 1-800-514-1111 (928-5348)											
DRAWING NO. SP02											
SHT NO. 3 OF 6											

FLAGSTAFF
 ARIZONA
 FLAGSTAFF REHAB CENTER
 SITE PLAN



1 Overall Site Plan
SCALE: 1"=80'

DRAWING LEGEND



PROJECT INFORMATION:

PROJECT SUMMARY:
 SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
LOCATION: HIGHWAY 89-A
APN: 301-50-000, 113-17-011A
SIZE AREA: 10.05 ± 2.15 ACRES
 LIGHTING ZONE 3

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
 DETOX:
 BUILDING - 11,550
 PATIO - 1,191 (OPEN SPACE)
 TOTAL = 12,741
 ADMINISTRATION: 3,231
 OP: (OUT PATIENT)
 BUILDING - 4,453
 PATIO - 1,621 (OPEN SPACE)
 TOTAL = 6,074
 RTC MEN: (1ST & 2ND FLOOR) = 10,546
 RTC WOMEN: (1ST & 2ND FLOOR) = 10,546
 GROUP:
 BUILDING - 5,333
 PATIO - 3,116 (OPEN SPACE)
 TOTAL = 8,449
 DINING/KITCHEN:
 BUILDING - 4,128
 PATIO - 1,610 (OPEN SPACE)
 TOTAL = 5,738
 SOBER LIVING MANAGEMENT: 3,914
 SOBER LIVING WOMEN: (1ST & 2ND FLOOR) = 4,914
 SOBER LIVING MEN: (1ST & 2ND FLOOR) = 4,914
 STABLE: 1,710

ZONING: H-C
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)
PARKING:
 INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE
 MEN RTC:
 40 BEDS = 7 SPACES REQUIRED
 3 STAFF = 3 SPACES
 WOMEN RTC:
 40 BEDS = 7 SPACES REQUIRED
 3 STAFF = 3 SPACES
 DINING:
 5 STAFF = 5 SPACES
 GROUP:
 6 STAFF = 6 SPACES
 OUT PATIENT (OP):
 5 STAFF = 5 SPACES
 LOBBY/ADMIN:
 6 STAFF = 6 SPACES
 DETOX:
 30 BEDS = 5 SPACES REQUIRED
 1 STAFF = 1 SPACE
 HOUSE KEEPING/MAINTENANCE:
 8 STAFF = 8 SPACES REQUIRED

SOBER LIVING MANAGEMENT:
 3 STAFF = 3 SPACES
SOBER LIVING WOMEN:
 32 BEDS = 6 SPACES REQUIRED
 2 STAFF = 2 SPACES
SOBER LIVING MEN:
 32 BEDS = 6 SPACES REQUIRED
 2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
 TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 11 SPACES
 TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
 OVERALL TOTAL PARKING PROVIDED: 83 SPACES
 83 X 05 = 4 BIKE RACKS REQUIRED
 9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:
 MAIN CAMPUS LOT 1 = 303,838 SQ. FT. / 43,560 = 6.91 ACRES
 SOBER LIVING LOT 2 = 116,418 SQ. FT. / 43,560 = 2.68 ACRES

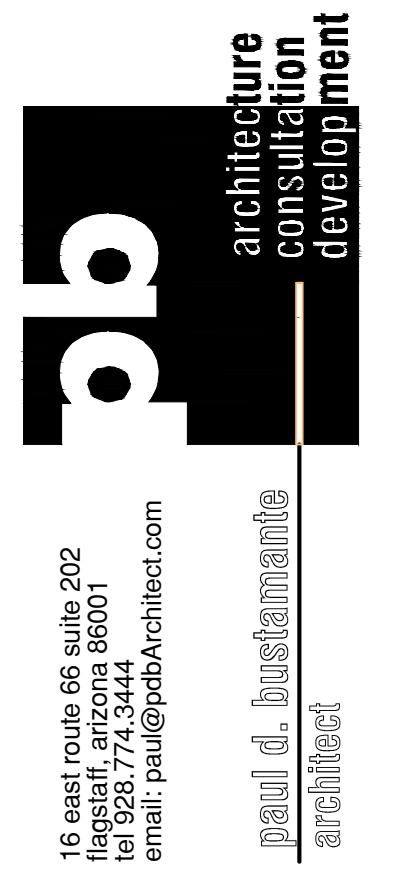
2. FAR FOR HC MAX 3.0:
 CAMPUS TOTAL BUILDING SF. = 48,189
 FAR = 48,189 / 431,909 = 0.11

3. HC SETBACKS:
 FRONT SET BACK - 0'-0" MIN
 SIDE SET BACK - 0'-0" MIN
 REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

4. OPEN SPACE
 CAMPUS OVERALL SQ. FOOTAGE = 353,256
 15% REQUIRED OPEN SPACE = 53,003 SQ. FT.
 PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE = 74,885

BUILDING FORM:
 HEIGHT 2 STORIES
 OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
 ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):
 MAIN CAMPUS SITE = 10.05 ACRES = 431,718 SQ. FT.
 431,718 X 05 = 2,158,590 REQUIRED, 2,191,110 SQ. FT. PROVIDED
 SOBER LIVING CAMPUS SITE = 2.15 ACRES = 93,654
 93,654 X 05 = 4,683 REQUIRED, 4,120 SQ. FT. PROVIDED



16 east route 616 suite 202
 Flagstaff, Arizona 86001
 tel 928.774.3444
 email paul@pobarchitect.com

Paul D. Bustamante
 architect

**Flagstaff Rehab Campus
 Highway 89-A
 Flagstaff, AZ**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

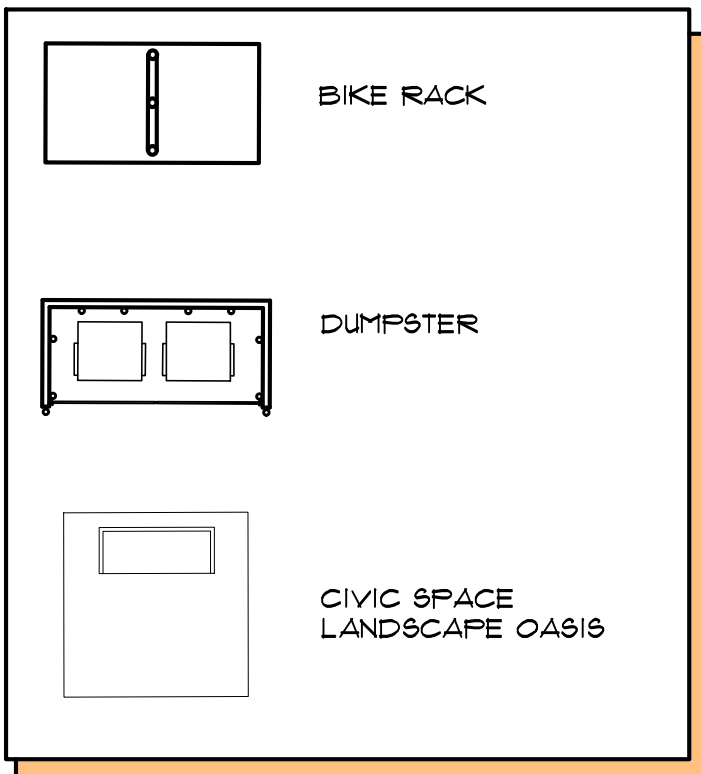
Revisions	By

Drawn: LJ, JM, AH
 Date: January 5, 2023
 Job No:

**SHEET
 A-SITE**

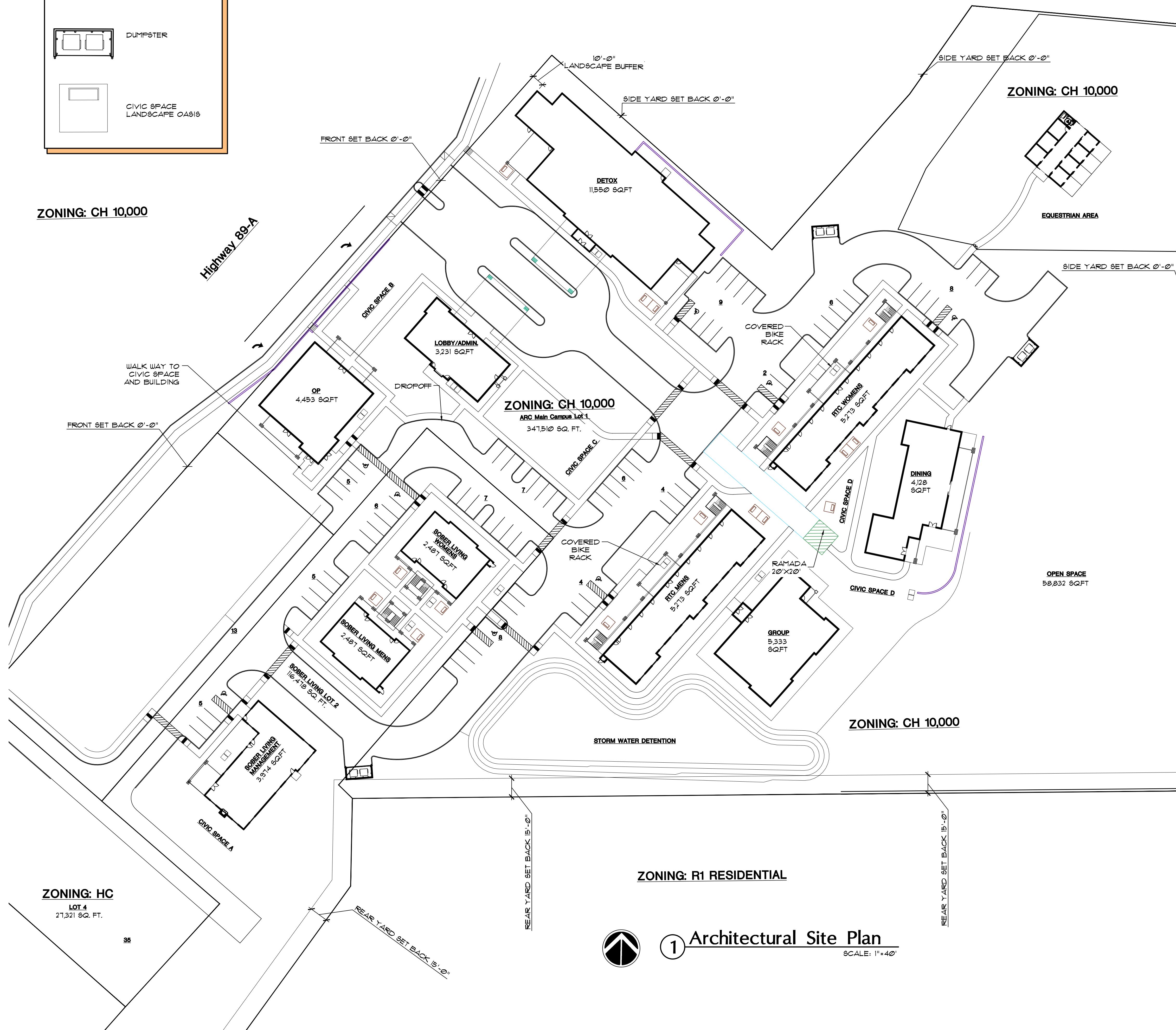
SITE PLAN
 SCALE: 1"=80'

DRAWING LEGEND



ZONING: CH 10,000

ZONING: CH 10,000



ZONING: R1 RESIDENTIAL



1 Architectural Site Plan

SCALE: 1"=40'

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-00G, 113-17-011A

SIZE AREA: 10.05 & 2.15 ACRES

LIGHTING ZONE 3

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:

DETOX:
BUILDING - 11,550
PATIO - 1,181 (OPEN SPACE)
TOTAL = 12,731

ADMINISTRATION: 3,231

OP (OUT PATIENT):
BUILDING - 4,453
PATIO - 1,621 (OPEN SPACE)
TOTAL = 6,074

RTC MENS: (1ST & 2ND FLOOR) = 10,546

RTC WOMENS: (1ST & 2ND FLOOR) = 10,546

GROUP:
BUILDING - 5,333
PATIO - 3,116 (OPEN SPACE)
TOTAL = 8,449

DINING/KITCHEN:
BUILDING - 4,128
PATIO - 1,610 (OPEN SPACE)
TOTAL = 5,738

SOBER LIVING MANAGEMENT: 3,974

SOBER LIVING WOMENS: (1ST & 2ND FLOOR) = 4,914

SOBER LIVING MENS: (1ST & 2ND FLOOR) = 4,914

STABLE: 1,710

ZONING: H-C

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

PARKING:

INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE

MEN RTC:
40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

WOMENS RTC:
40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

DINING:
5 STAFF = 5 SPACES

GROUP:
6 STAFF = 6 SPACES

OUT PATIENT (OP):
5 STAFF = 5 SPACES

LOBBY/ADMIN:
6 STAFF = 6 SPACES

DETOX:
30 BEDS = 5 SPACES REQUIRED
1 STAFF = 1 SPACES

HOUSE KEEPING/MAINTENANCE:
8 STAFF = 8 SPACES REQUIRED

SOBER LIVING MANAGEMENT:
3 STAFF = 3 SPACES

SOBER LIVING WOMENS:
32 BEDS = 6 SPACES REQUIRED
2 STAFF = 2 SPACES

SOBER LIVING MENS:
32 BEDS = 6 SPACES REQUIRED
2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 11 SPACES
TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
OVERALL TOTAL PARKING PROVIDED: 83 SPACES

83 X .05 = 4 BIKE RACKS REQUIRED
9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:

MAIN CAMPUS LOT 1 = 303,838 SQ. FT. / 43,560 = 6.91 ACRES
SOBER LIVING LOT 2 = 116,842 SQ. FT. / 43,560 = 2.68 ACRES

2. FAR FOR HC MAX 3.0

CAMPUS TOTAL BUILDING SF. = 48,189
FAR = 48,189 / 437,809 = 0.11

3. HC SETBACKS:

FRONT SET BACK - 0'-0" MIN
SIDE SET BACK - 0'-0" MIN
REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

4. OPEN SPACE

CAMPUS OVERALL SQ. FOOTAGE = 353,356
15% REQUIRED OPEN SPACE = 53,003 SQ. FT.
PROVIDED OPEN SPACE = DECK/PATIO = 16,253, PLUS 58,832 OPEN SPACE = 74,832

BUILDING FORM:

HEIGHT 2 STORIES
OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):

MAIN CAMPUS SITE = 10.05 ACRES = 437,178 SQ. FT.
437,178 X .05 = 21,859 REQUIRED, 21,911 SQ. FT. PROVIDED

SOBER LIVING CAMPUS SITE = 2.15 ACRES = 93,654 SQ. FT.
93,654 X .05 = 4,683 REQUIRED, 4,720 SQ. FT. PROVIDED

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Revisions	By

Drawn: LJ, JM, AH
Date: January 5, 2023
Job No:

**SHEET
A-SITE**

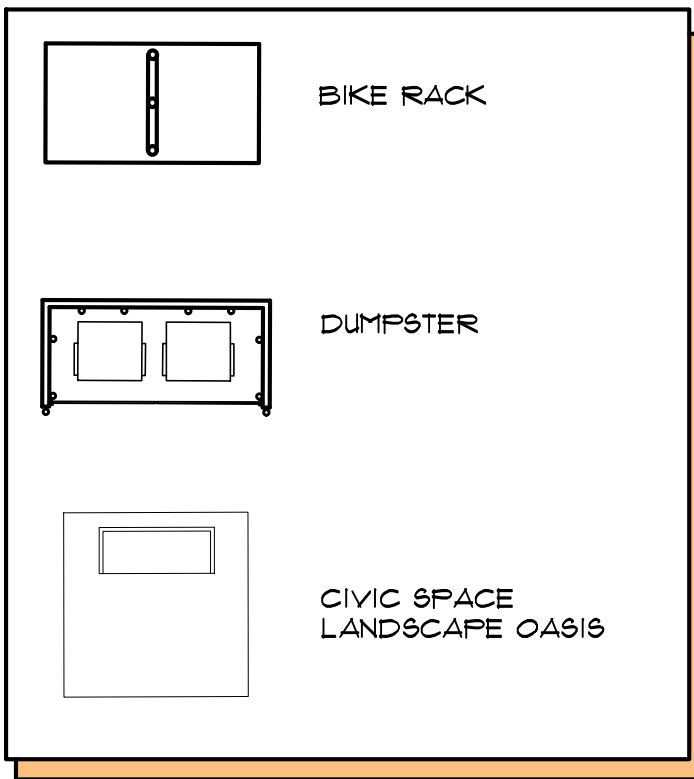
SITE PLAN
SCALE: 1"=40'

16 east route 66 suite 202
flagstaff, arizona 86001
tel 928.774.3444
email: paul@pbadarchitect.com

paul d. bustamante
architect

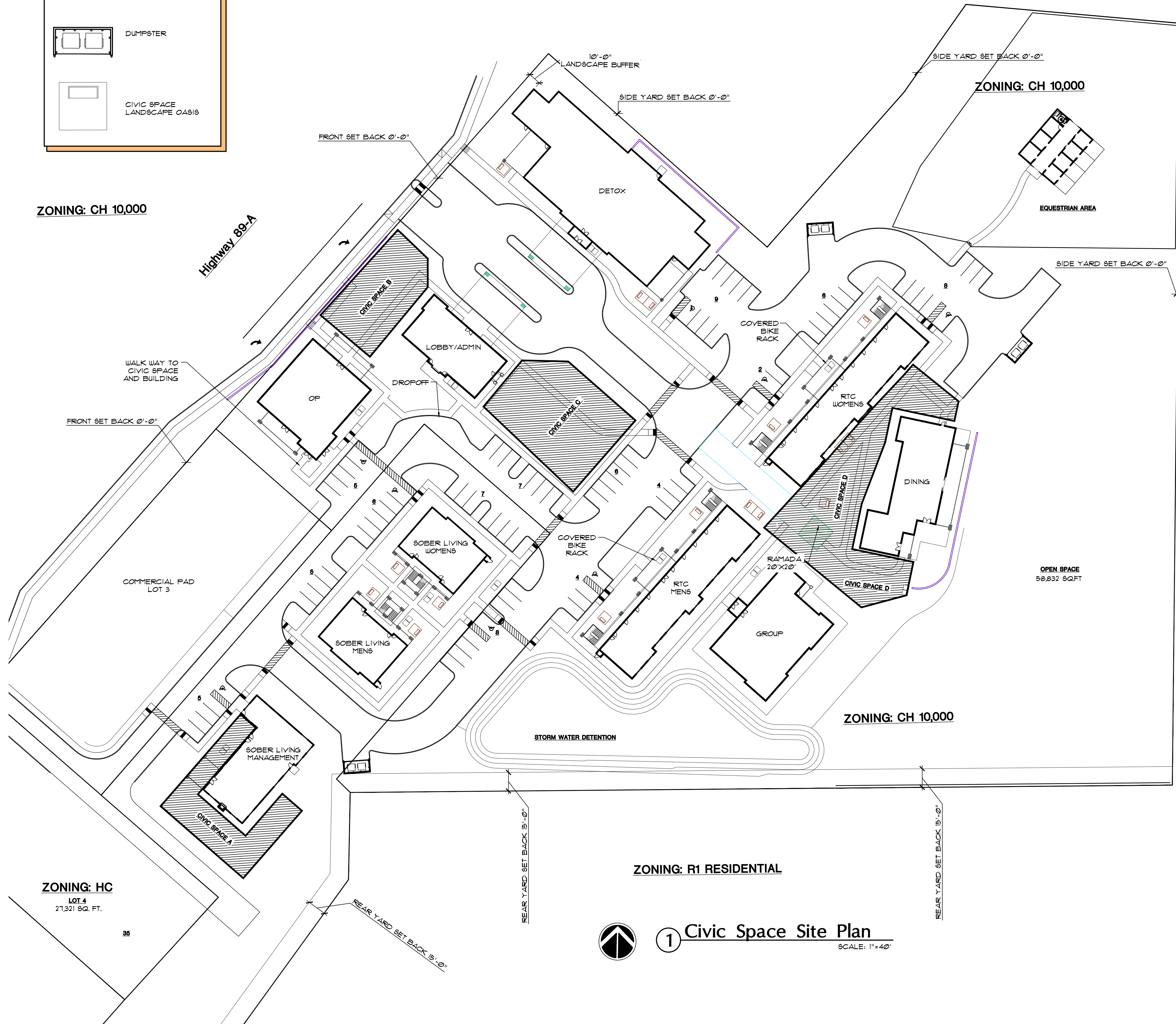
**Flagstaff Rehab Campus
Highway 89-A
Flagstaff, AZ**

DRAWING LEGEND



ZONING: CH 10,000

ZONING: CH 10,000



PROJECT INFORMATION:

PROJECT SUMMARY:
 SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
LOCATION: HIGHWAY 89-A
APN: 301-50-00G, 113-17-011A
SIZE AREA: 10.05 ± 2.15 ACRES

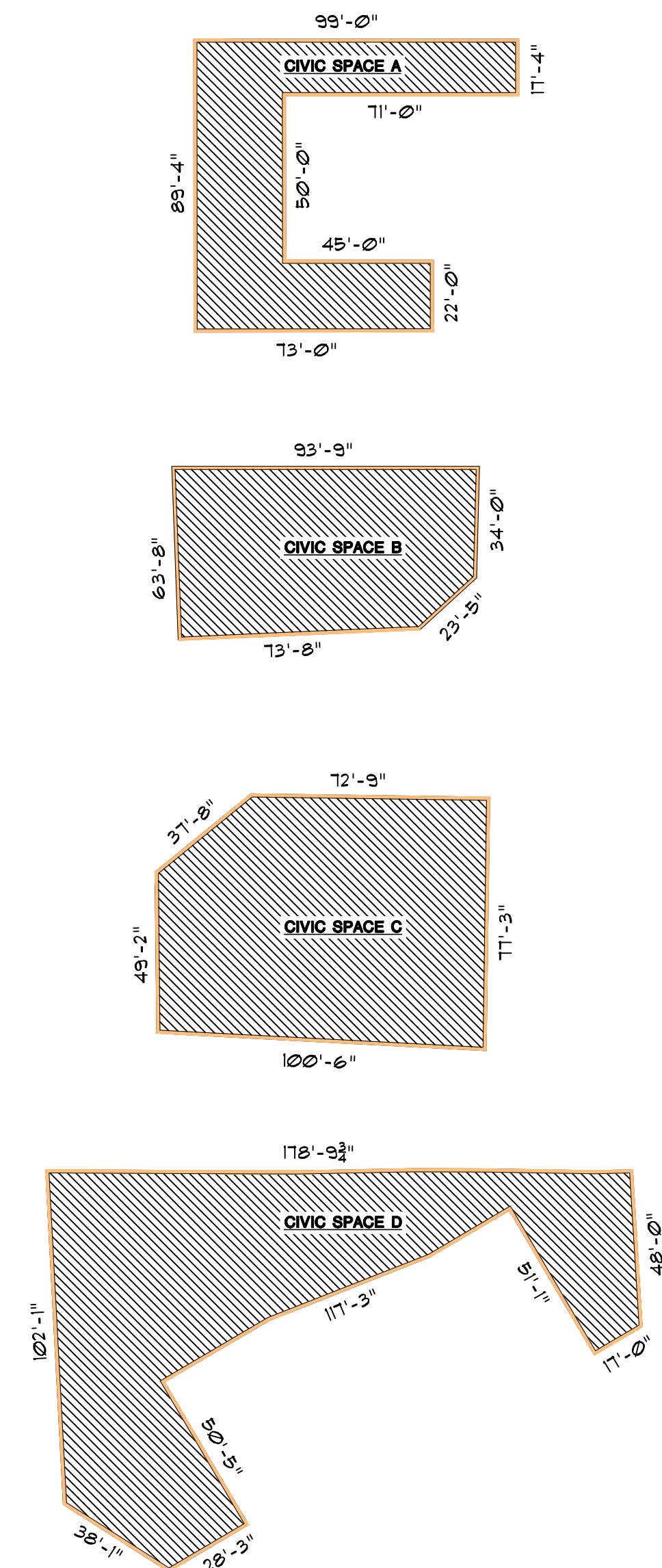
CIVIC SPACE INFORMATION (LANDSCAPE OASIS):
 MAIN CAMPUS SITE = 10.05 ACRES, 1 ACRE = 43,560 SQ. FT.
 10.05 ACRES X (43,560 SQ. FT.) = 437,178 SQ. FT.
 437,178 X .05 = 21,859 REQUIRED, 21,911 SQ. FT. PROVIDED

SOBER LIVING CAMPUS SITE = 2.15 ACRES, 1 ACRE = 43,560 SQ. FT.
 2.15 ACRES X (43,560 SQ. FT.) = 93,654 SQ. FT.
 93,654 X .05 = 4,683 REQUIRED, 4,720 SQ. FT. PROVIDED

CIVIC SPACE AREA:
SOBER LIVING CAMPUS SITE:
 CIVIC SPACE A = 4,720 SQ. FT.
 TOTAL REQUIRED CIVIC SPACE AREA: 4,683 SQ. FT.
 TOTAL PROVIDED CIVIC SPACE AREA: 4,720 SQ. FT.

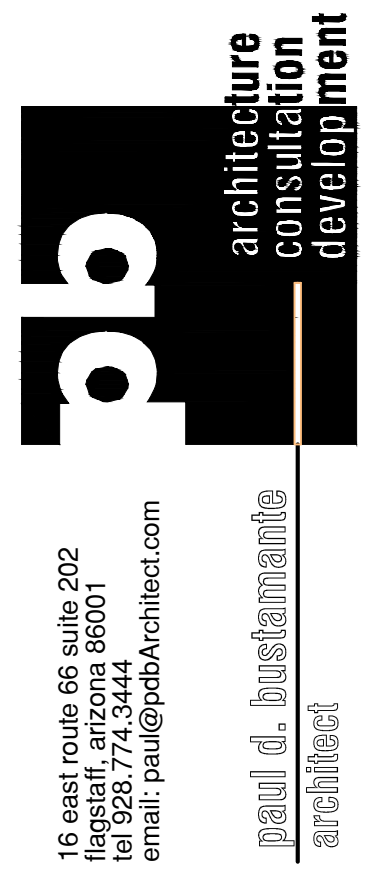
MAIN CAMPUS SITE:
 CIVIC SPACE B = 4,516 SQ. FT.
 CIVIC SPACE C = 1,210 SQ. FT.
 CIVIC SPACE D = 10,065 SQ. FT.
 TOTAL REQUIRED CIVIC SPACE AREA: 21,889 SQ. FT.
 TOTAL PROVIDED CIVIC SPACE AREA: 21,911 SQ. FT.

CIVIC SPACE DIMENSIONS:



ZONING: R1 RESIDENTIAL

1 Civic Space Site Plan
 SCALE: 1"=40'



16 east route 66 suite 202
 flagstaff, arizona 86001
 tel 928.774.3444
 email: paul@pbbarchitect.com

paul d. bustamante
 architect

Flagstaff Rehab Campus
Highway 89-A
Flagstaff, AZ

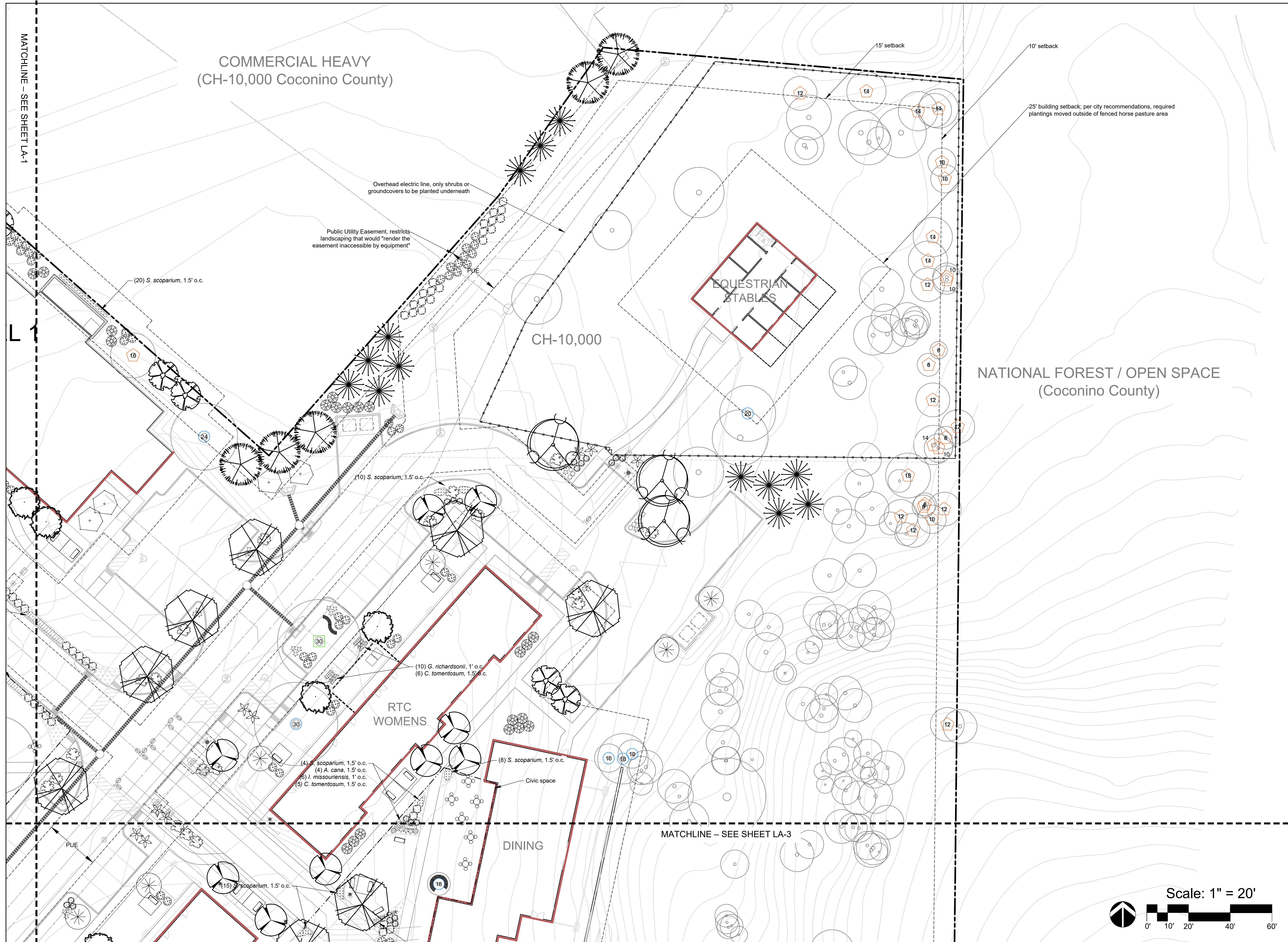
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: AH
 Date: January 5, 2023
 Job No:

SHEET
A-CIVIC

CIVIC SPACE
 SITE PLAN
 SCALE: 1"=40'



STAMP

Copyright ©. The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Flagstaff Rehab Campus

7000 N Highway 89, Flagstaff, AZ 86004

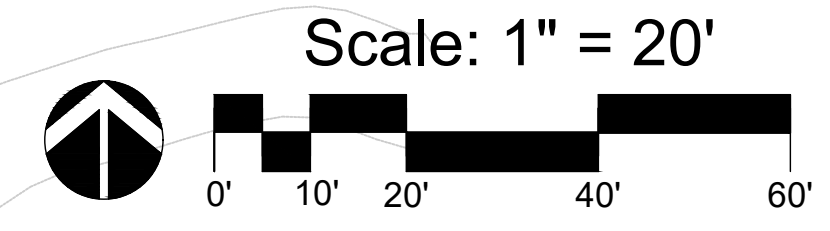


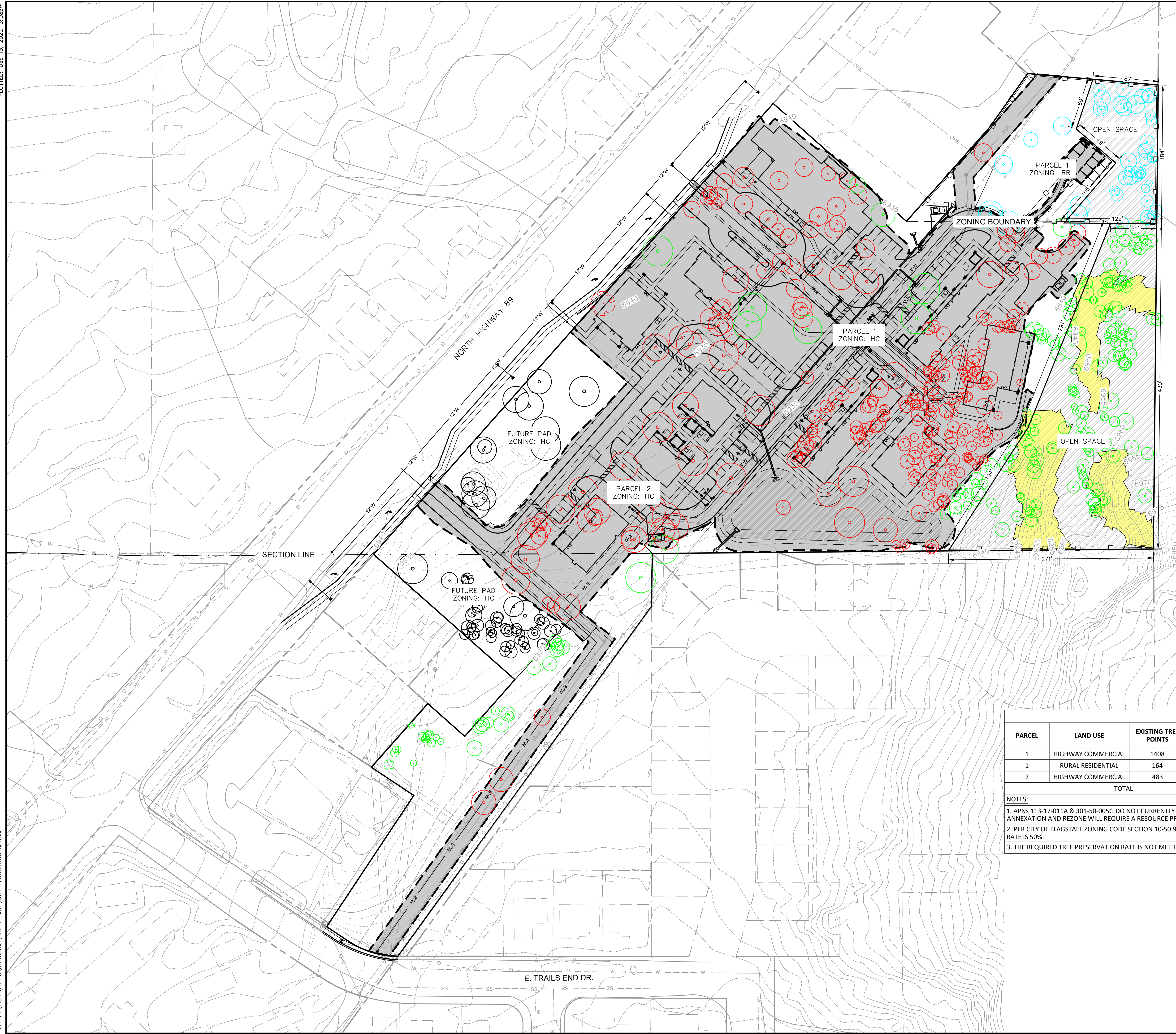
Date	Revisions	By

Drawn by: FD
 Checked by: DB
 Drawing Date: 2023-01-04
 Phase: Design Development
 APN: 301-50-005G (Coconino County), 13-17-011A (City of Flagstaff)

Landscape Plan

LA-04





LEGEND

- PRESERVED TREES
- DISTURBED TREES
- TREES WITHIN PASTURE AREA (NOT COUNTED IN NRPP)
- TREES WITHIN FUTURE PARCELS
- EXISTING SLOPE 17-24.99%
- DISTURBED SLOPE 17-24.99%
- DISTURBED AREA
- OPEN SPACE

- NOTES:**
- PROPOSED SIDEWALKS WILL MEANDER AROUND EXISTING TREES WHERE POSSIBLE.
 - EXISTING, LARGE, MATURE PONDEROSA PINE TREES WILL BE SAVED WHERE POSSIBLE.
 - PROJECT HAS AREAS THAT ARE OVER 24.99% SLOPE, BUT DOES NOT MEET THE CRITERIA PER CITY OF FLAGSTAFF SECTION 10-50.90.050 OF 100 FEET IN HORIZONTAL DISTANCE OR 10 FEET IN VERTICAL DISTANCE.

STEEP SLOPE RESOURCES

	COMMERCIAL
REQUIRED PRESERVATION RATE FOR 17-24.99%	60% OF SLOPE AREA
SLOPE AREA (SF) FOR 17-24.99%	25,307
REQUIRED PRESERVATION (SF)	17,715
PRESERVED SLOPE (SF)	25,307
ACTUAL PRESERVATION RATE	100.0%
EXCESS SLOPE FOR 17-24.99% (SF)	7,592
CONVERSION OF EXCESS SLOPE TO EVERY 50 SF	152
TOTAL EXCESS SLOPE PRESERVED SLOPE AREA POINTS	152

OPEN SPACE ANALYSIS

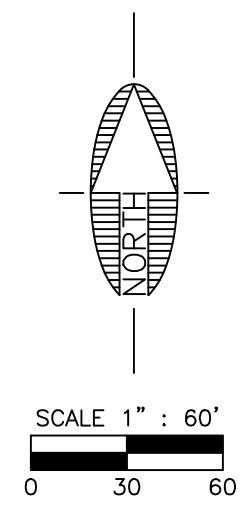
HIGHWAY COMMERCIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	469,141
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	70,371
REQUIRED OPEN SPACE (SF)	70,371
PROVIDED OPEN SPACE (SF)	80,218
RURAL RESIDENTIAL DEVELOPMENT	
TOTAL GROSS SITE AREA (SF)	47,697
15% OF GROSS SITE AREA, NO LESS THAN 400 SF (SF)	7,155
REQUIRED OPEN SPACE (SF)	7,155
PROVIDED OPEN SPACE (SF)	19,442

1. Open space is active and passive recreation areas, landscape areas, and community gardens according to the Flagstaff Zoning Code 10-50.110.
2. Open space provided in Parcel No. 1 includes the required open space for the entire project site.

FOREST RESOURCES

PARCEL	LAND USE	EXISTING TREE POINTS	REQUIRED PRESERVATION	REQUIRED POINTS TO BE PRESERVED	TREE POINTS PRESERVED	EXCESS SLOPE POINTS	PERCENT PRESERVED
1	HIGHWAY COMMERCIAL	1408	30%	422	678	152	48%
1	RURAL RESIDENTIAL	164	50%	82	0	0	0%
2	HIGHWAY COMMERCIAL	483	30%	145	109	0	23%
TOTAL				649	787	152	46%

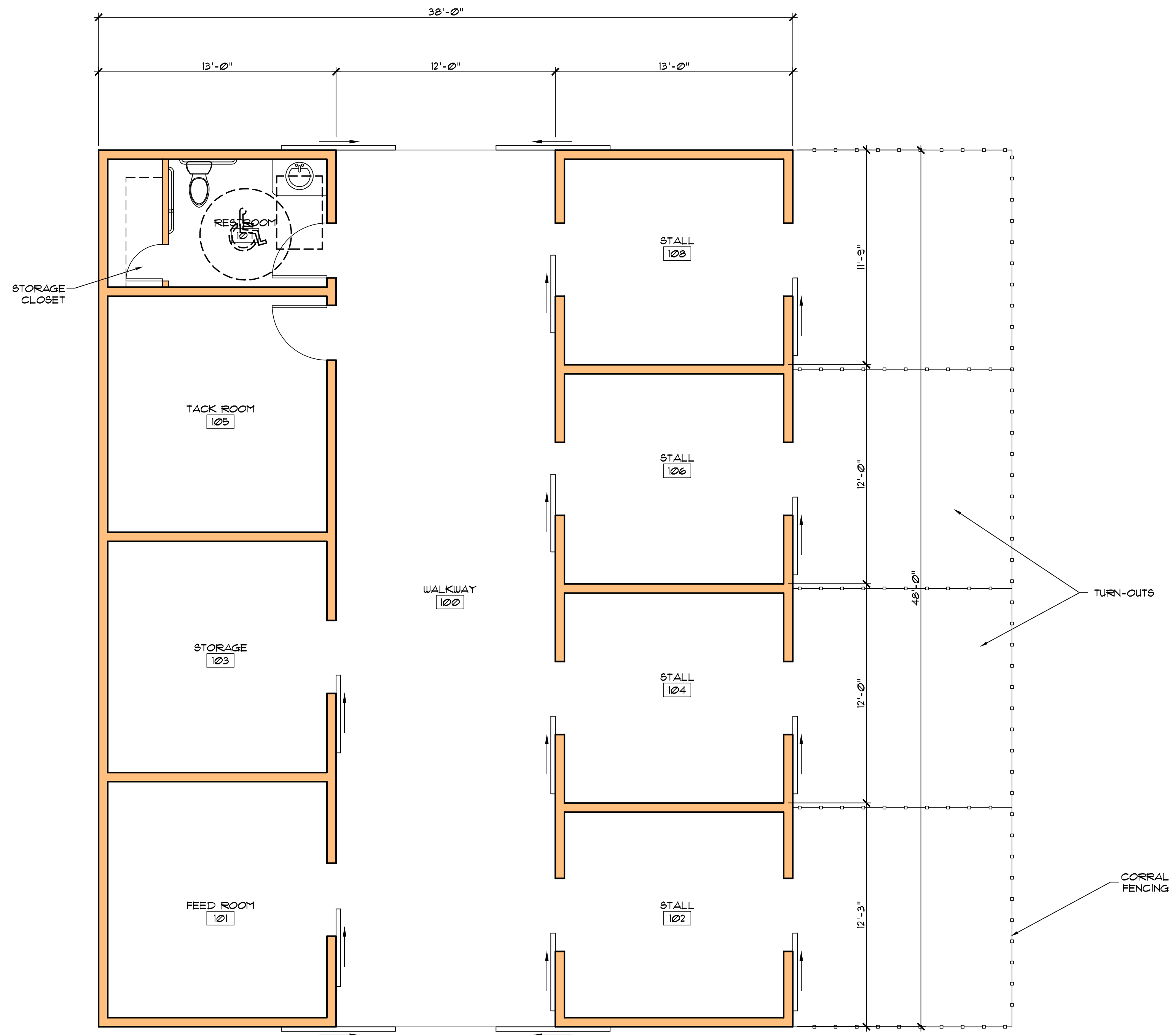
- NOTES:**
- APNs 113-17-011A & 301-50-005G DO NOT CURRENTLY FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. HOWEVER, AN ANNEXATION AND REZONE WILL REQUIRE A RESOURCE PROTECTION PLAN FOR APN 301-50-005G.
 - PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.060, COMMERCIAL ZONES PRESERVATION RATE IS 30% AND RESIDENTIAL ZONES PRESERVATION RATE IS 50%.
 - THE REQUIRED TREE PRESERVATION RATE IS NOT MET FOR EACH INDIVIDUAL PARCELS, BUT IS MET FOR THE ENTIRE PROJECT.



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

FLAGSTAFF ARIZONA
 FLAGSTAFF REHAB CENTER
 NATURAL RESOURCE PROTECTION PLAN
 JOB NO: 20136
 DATE: DEC 22
 SCALE: AS SHOWN
 DRAWN: CNP
 DESIGN: CNP
 CHECKED: SCI
 110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.0354
 928.774.8934 fax
 www.swi-gz.com
SWI
Shephard Wesnitzer, Inc.
 REVISIONS
 NO. DESCRIPTION
 DATE
 BY
 Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stakes, Inc. (928-5348)
 888-84-1111 or 1-800-514-1111 (928-5348)
 DRAWING NO.
NRPP
 SHT NO. OF
 5 6



1 Horse Stable / Barn Floor Plan
 SCALE: 1/4" = 1'-0"

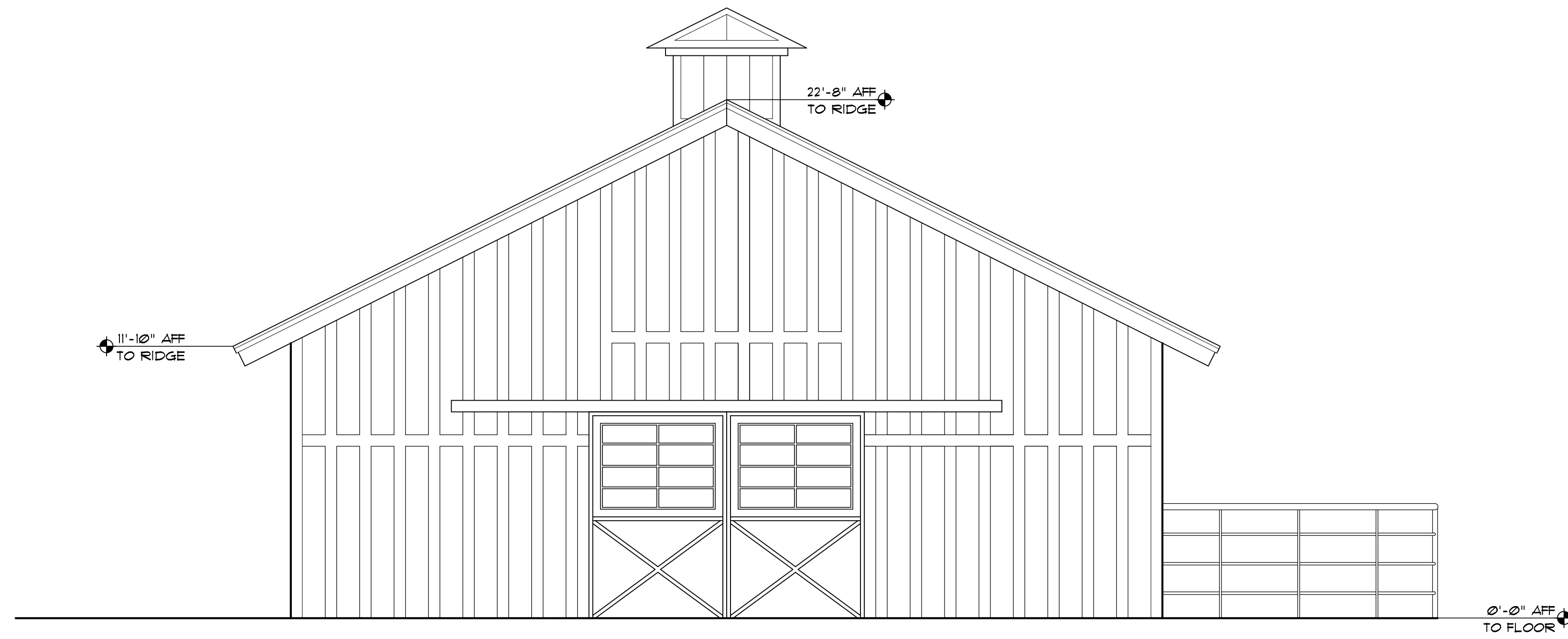

Flagstaff Rehab Campus
Highway 89-A
Flagstaff, AZ

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

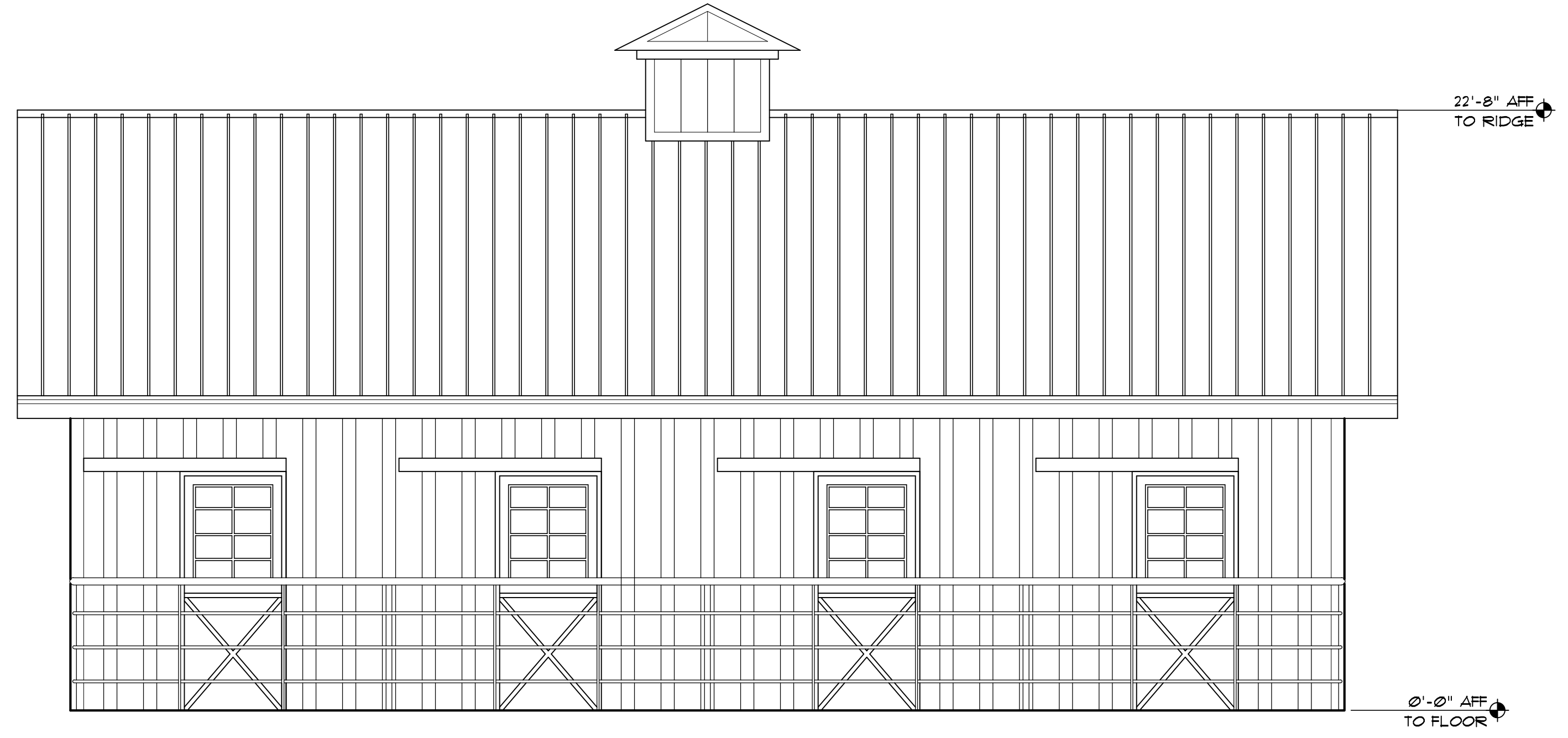
Revisions	By

Drawn: AH
 Date: November 17, 2022
 Job No:

**SHEET
 A-B1.0**



1 Barn Front Elevation
SCALE: 1/4" = 1'-0"



2 Barn Side Elevation
SCALE: 1/4" = 1'-0"



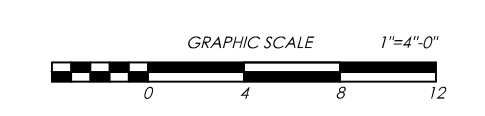
JAMES HARDIE 10" "HARDIE
PLANK LAP SIDING"
SIDING COLOR
BAKELITE GOLD, SW 6368
LRV: 38



TRIM COLOR
COCCOON, SW 6113
LRV: 15



METAL ROOF COLOR
CUSTOMILT METALS: TERRA
COTTA
SRI: 43

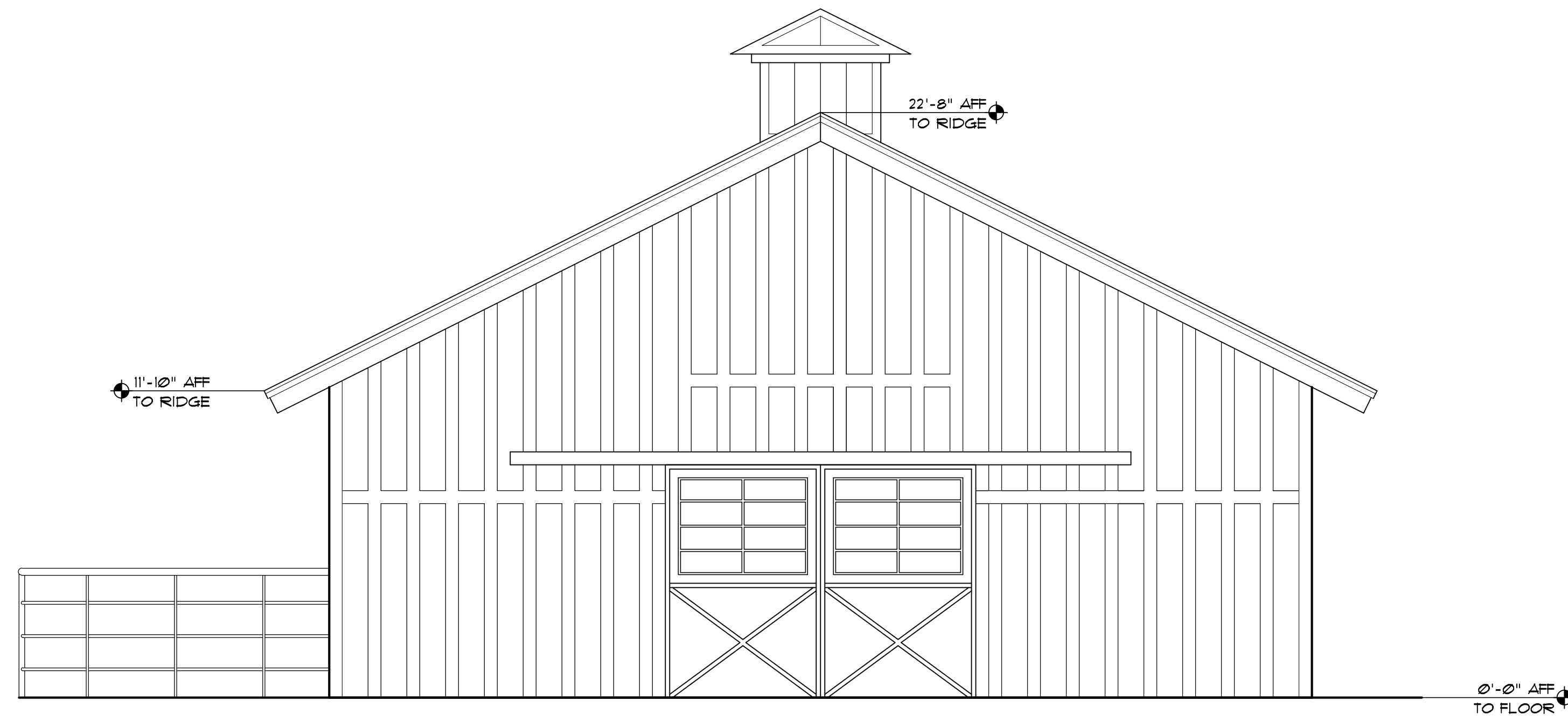


PRELIMINARY
NOT FOR
CONSTRUCTION

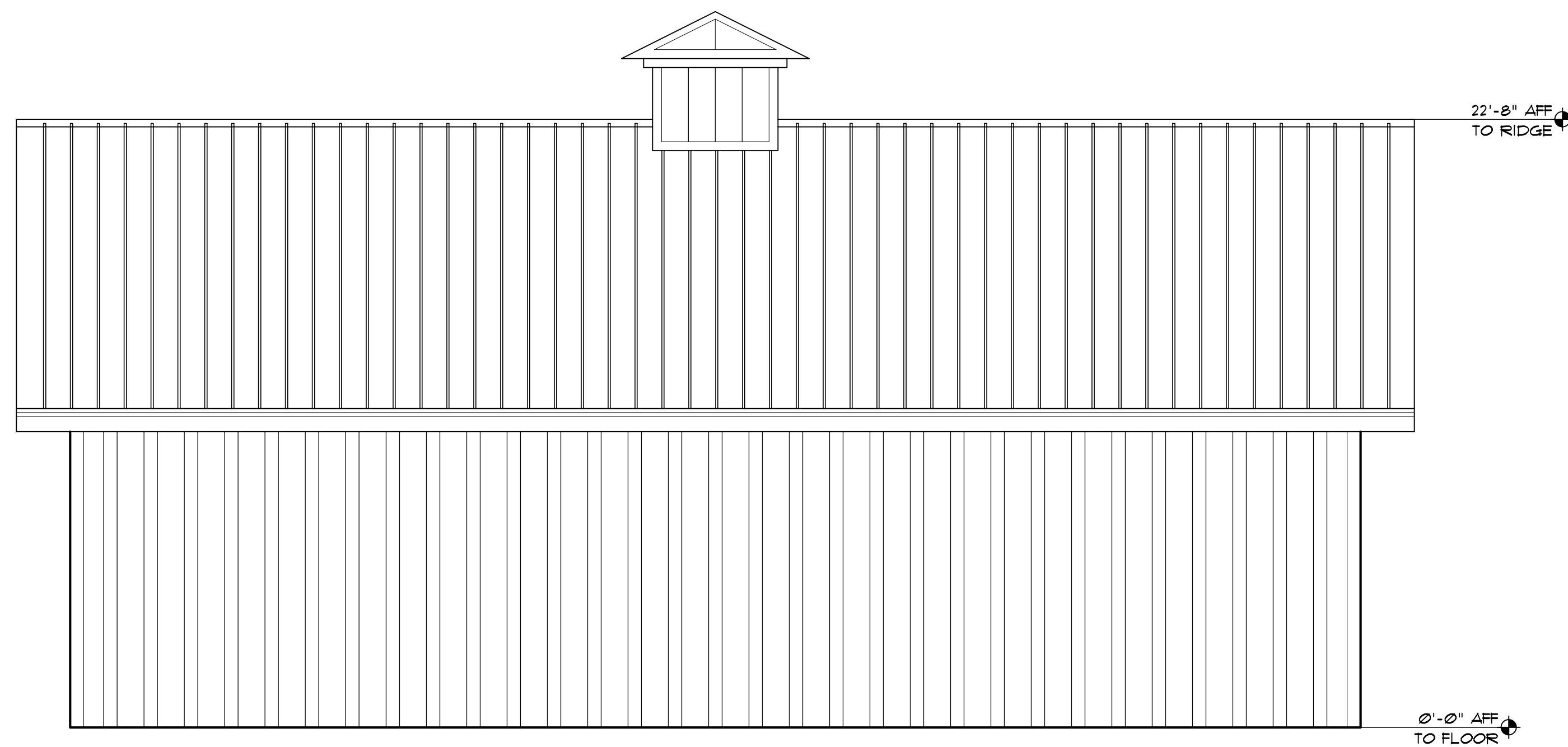
Revisions	By

Drawn: AH
Date: November 18, 2022
Job No: _____

SHEET
A-B2.0



① Barn Rear Elevation
SCALE: 1/4" = 1'-0"



② Barn Side Elevation
SCALE: 1/4" = 1'-0"



JAMES HARDIE 10" "HARDIE
FLANK LAP SIDING"
SIDING COLOR
BAKELITE GOLD, SW 6368
LRV: 38



TRIM COLOR
COCOON, SW 6113
LRV: 15



METAL ROOF COLOR
CUSTOMBILT METALS: TERRA
COTTA
SRI: 43



PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: AH
Date: November 18, 2022
Job No:

SHEET
A-B2.1

EXTERIOR ELEV6
BARN
SCALE: 1/4" = 1'-0"



Shephard ▲ Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

Engineering an environment of excellence.

CITIZEN PARTICIPATION REPORT For FLAGSTAFF REHAB CAMPUS CONDITIONAL USE PERMIT

SWI Project #20136
C.O.F. #PZ-20-00164-07

Northwest Quarter of Section 5 and South Half of Section 32,
T 21 N, R 8 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
Flagland LLC
7144 E. Stetson, C-200
Scottsdale, AZ 85251
(602) 882-7451

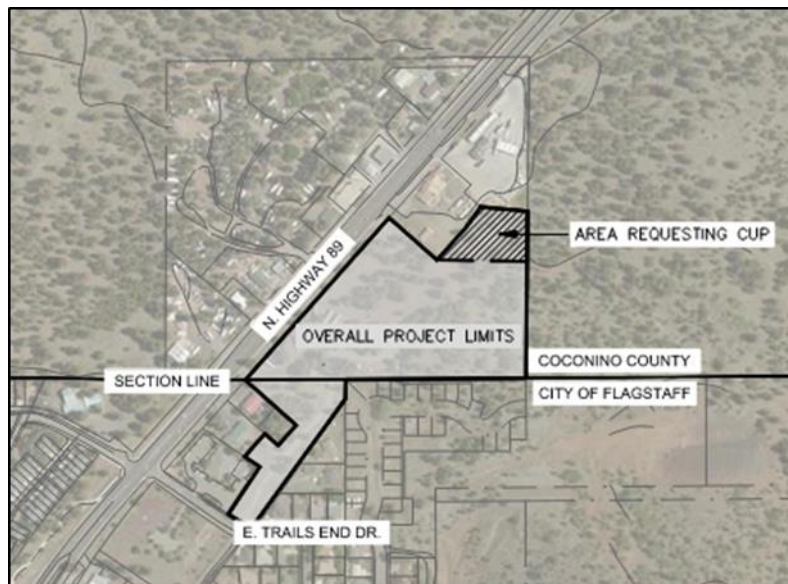
Prepared by:
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354

Originally Prepared Date: October 24, 2022
Revised Date: November 30, 2022

PROJECT SUMMARY

Flagland LLC is proposing a Flagstaff Rehab Campus that will consist of a Rehabilitation Substance Treatment Campus, sober living units, and two lots for future development. The project is located near the intersection of N. Highway 89 and E. Trails End Drive. Refer to the Vicinity Map below. The overall project encompasses approximately 12.21 acres within two parcels APNs 113-17-011A and 301-50-005G. The annexation and rezone of County parcel APN 301-30-005G was approved on May 17, 2022. The campus parcel has split zoning with the northeast corner of the site zoned Rural Residential (RR) and the rest of the campus zoned Highway Commercial (HC).

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.



VICINITY MAP
N.T.S.

PROJECT LOCATION

The project is positioned in the 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 equestrian barn is located in the northeastern 1.10 acres of the parcel that consists of the campus.

NEIGHBORHOOD MEETING PLAN

As part of the CUP application, a “Citizen Participation Plan” is required in accordance with the Zoning Code. The main component of the plan is to hold at least one neighborhood meeting to introduce the project to surrounding property owners. Per the direction from City staff, the neighborhood meeting will be held virtually on Zoom due to the COVID-19 pandemic. The Zoning Code requires two neighborhood meetings but gives City staff the authority to waive the requirement for the second meeting. After the first neighborhood meeting, the applicant will have the opportunity to submit a written request for Staff review and determination of whether a second meeting is needed.

The first neighborhood meeting will begin with a presentation from the applicant’s team that will be followed by a question-and-answer session. The applicant’s proposed site plan and other exhibits will be displayed during the presentation. The applicant’s representative and engineer, Guillermo Cortes, will lead the meeting, and the applicant, Mike Zipprich, will make the presentation. The meeting will begin with establishing communication guidelines for the virtual meeting, which will be reiterated throughout as needed. Before the presentation, the applicant’s representative will ask all attendees to provide their name and address in the chat box to record their attendance at the meeting. Attendees will be informed that they have the ability to use the chat function to respectfully ask questions and make comments. Attendees will be reminded to remain muted during the presentation, raise their hand in the Zoom chat function to speak, and respect the opinions of all other attendees. Any questions or comments will be addressed during the question and answer session following the presentation. The attendees will also be informed that they have the opportunity to verbally provide questions and input during the question and answer session. Attendees will have up to three minutes to speak and will be notified when their time is up. Only one person will be allowed to talk at a time during any portion of this meeting. Attendees will also be notified that if participants in the meeting continue to interrupt other attendees or presenters, they may be removed from the meeting.

Mike Zipprich will give a presentation to the attendees describing the CUP request, the subject area, the current and proposed use of this area, the current zoning, reasons behind the CUP, the improvements that will be made to accommodate development, and any other relevant information. Guillermo Cortes will assist with the presentation and provide input and comments as necessary. Stephen Irwin will monitor the chat and screen share during the presentation. Cassandra Pham will document the meeting

minutes. The proposed site plan and supporting exhibits will be shared on the screen during the presentation so that the attendees can visually see the proposed site layout.

The attendees will be muted during the presentation. Once the presentation is made, the applicant and his representative will open the meeting to the question and answer session. The session will begin with answering any questions or responding to comments that attendees wrote in the chat box during the presentation. The session will then transition to verbal discussion. The intent of this portion of the meeting is for the applicant and his representative to engage in dialogue in an attempt to address any concerns the attendees may have. Once this discussion is completed, the meeting will be called to an end.

There will be additional opportunities for the potentially affected parties to discuss and provide input on the applicant's proposal. The applicant and his representatives will inform attendees that they will continue to make themselves available throughout the CUP process to answer and address any questions or concerns. It is noted that the applicant and the project team's contact information is clearly stated on the proposed meeting notice for ongoing communication with the community. The applicant and his team will work to address and attempt to resolve any concerns expressed by members of the community throughout the CUP process either through email or by phone.

Following the neighborhood meeting and efforts described above, the applicant will submit to the City Planning Development Manager assigned to this CUP case, Genevieve Pearthree, a Neighborhood Meeting Record of Proceedings, and the Neighborhood Meeting Certification in accordance with Section 10-20.20-060 of the City's Zoning Ordinance. These are the methods that will be used to keep City Planning Staff and the City Planning Director informed of the public outreach status.

NOTICE OF PUBLIC HEARINGS

After coordination with City staff, it was determined that the applicant should reach out to neighboring properties within a 600-foot radius and homeowner's associations (HOA) within a 1,000-foot radius of the project site. Notifications should also be sent to the City's "Registry of Persons and Groups" as provided by the City. A copy of the 600-foot Mailing Buffer Exhibit is included in Appendix A.

The applicant mailed the neighborhood meeting letter to all parties described above. The letter notified the neighbors of the upcoming request for the CUP, invited parties to the first neighborhood meeting and allowed time for feedback. A copy of the neighborhood meeting letter is included in Appendix B. The letter included the Zoom meeting link for the first neighborhood meeting to be held on November 16, 2022. The letters were mailed via first-class mail of the United States Post Office and complied with the requirement of notification at least 15 days prior to the meeting date.

In addition to the public outreach letters, one 4'x4' sign was posted at the property's public right-of-way entrance on N. Highway 89 and complied with the requirement of notification at least 10 days prior to the meeting date. The sign included the purpose, time, date, and location of the meeting. The sign conformed to the City's public hearing sign design standards and included a tube containing copies of the neighborhood meeting notice. A photo of the posted sign and map is included in Appendix C.

FIRST NEIGHBORHOOD MEETING RECORD OF PROCEEDINGS

The first virtual neighborhood meeting was held on November 16, 2022, via Zoom and consisted of a total of three participants, not including the project team. Appendix D includes the Zoom meeting registration list of the participants. The questions and answers from the meeting are documented and included in Appendix E. A copy of the neighborhood meeting letter was emailed to a couple of participants per their request. A few neighbors expressed concerns regarding the notification timeline, and the project team informed them that mailed letters and posted signs met City of Flagstaff requirements. During the meeting, Donna and Dave, owners of Mary's Café, expressed concerns that the barn was located too close to their outdoor patio. The applicant, Mike Zipprich, met Donna and Dave onsite on November 19, 2022. The in-person meeting went well, and Donna and Dave were satisfied with the suggested revisions to the barn floor plan. From discussions during the virtual and in-person meetings, the equestrian barn will be revised to have all four horse stalls situated on the east side of the barn and furthest from the café. Refer to Appendix F for the revised barn floorplan. The property line between the barn and the café will also be heavily landscaped to provide a buffer.

SECOND NEIGHBORHOOD MEETING

Due to the additional information provided during and after the first neighborhood meeting, the applicant has submitted to the City of Flagstaff a request to waive the requirement for the second neighborhood meeting.

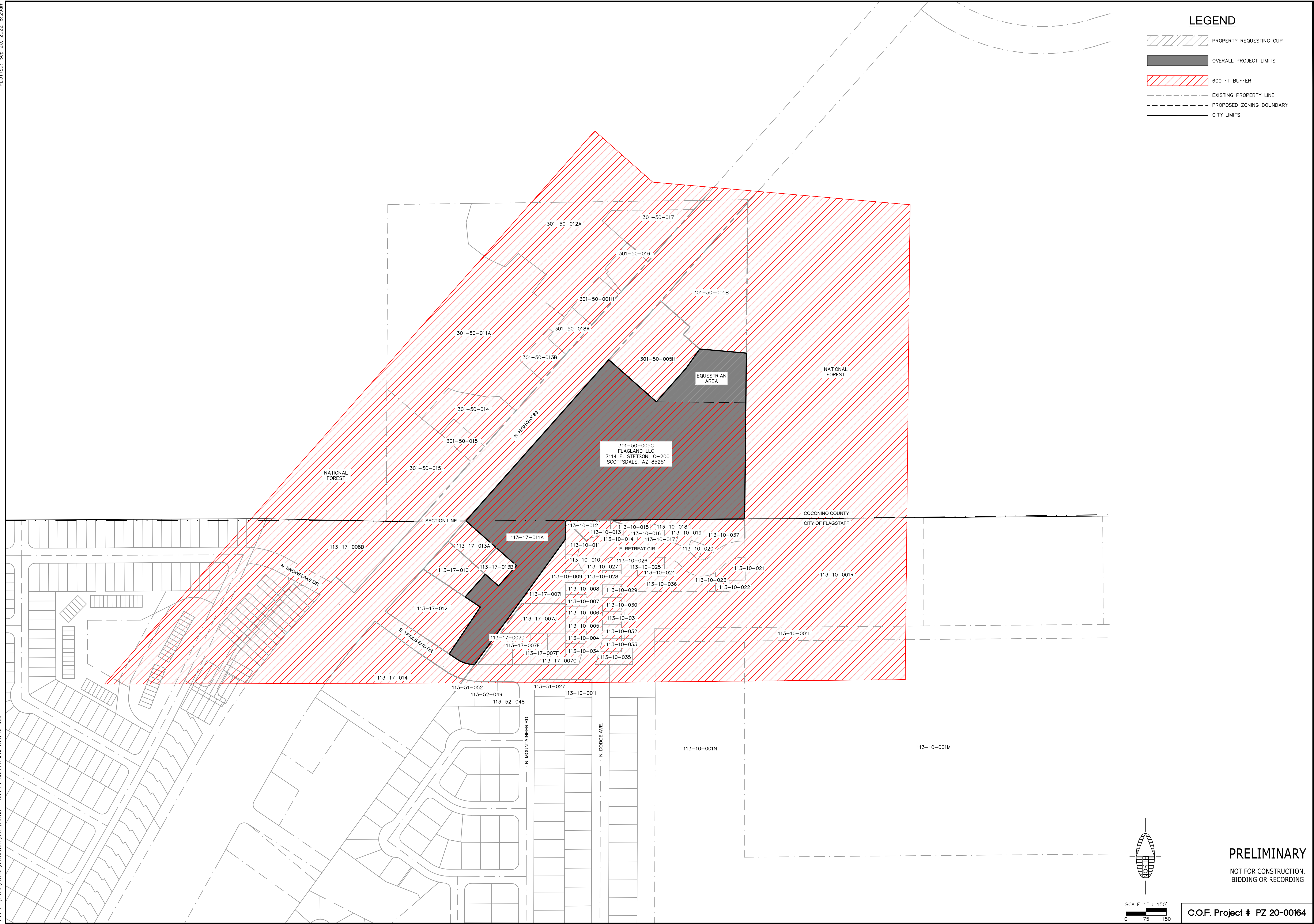
PLANNING AND ZONING MEETING

The public hearing before the City of Flagstaff Planning and Zoning has not been scheduled yet. Once the meeting date has been determined, the public hearing letters will be sent to the same mailing list used for the neighborhood meeting and include information on how to access the virtual meeting. In addition to the public hearing letters, appropriate signage will be posted at least 15 days prior to the meetings per City requirements.




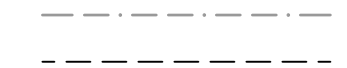
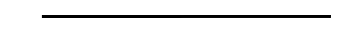

APPENDIX A

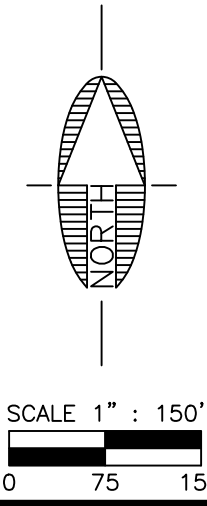
PLOTTED: Sep 20, 2022 - 8:29am

FILE: P:\2020\20136 DRAWINGS\CUP\20136 - 600 FT BUFFER MAP.DWG CPHAM



LEGEND

-  PROPERTY REQUESTING CUP
-  OVERALL PROJECT LIMITS
-  600 FT BUFFER
-  EXISTING PROPERTY LINE
-  PROPOSED ZONING BOUNDARY
-  CITY LIMITS



PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

C.O.F. Project # PZ 20-00164

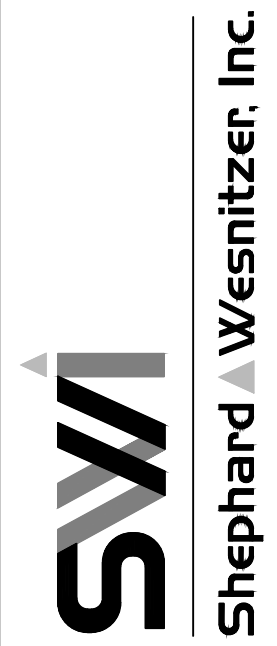
FLAGSTAFF
ARIZONA

FLAGSTAFF REHAB CAMPUS

600 FOOT BUFFER MAP


JOB NO:	20136
DATE:	SEP 22
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	CNP
CHECKED:	SCI

110 W. Dole Avenue
Flagstaff, AZ 86001
928.774.8934
928.774.8934 fax
www.swiaz.com



NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.



ARIZONA 811
Arizona Blue Stakes, Inc. (928-5348)

088 84-1 or 1-800-541-1111 (928-5348)

DRAWING NO.
BM01

SHT NO.	OF
1	2

FILE: P:\2020\20136 DRAWINGS\CUP\20136 - 600 FT BUFFER MAP.DWG CPHAM
 PLOTTED: Sep 20, 2022 - 8:29am

MAILING LIST

APN	OWNER NAME	PARCEL ADDRESS	PARCEL CITY	PARCEL STATE	PARCEL ZIPCODE
	COCONINO NATIONAL FOREST SUPERVISOR'S OFFICE	1824 S THOMPSON ST	FLAGSTAFF	AZ	86001
	TRAILS END RETREAT HOA	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004
	CHRISTMAS TREE ESTATES HOA	323 S RIVER RUN #1	FLAGSTAFF	AZ	86004
	MOUNTAIN SPRINGS TOWNHOMES HOA	323 S RIVER RUN #1	FLAGSTAFF	AZ	86004
11310004	BARBARA TOOMER	12320 DANIEL WAY	FLAGSTAFF	AZ	86004
11310005	BISWASUP CHATTARAJ	4131 S BEVERLY CT	CHANDLER	AZ	85248
11310006	JAY AND ANGELA ST LOUIS	1391 W MAPLEWOOD ST	CHANDLER	AZ	85286
11310007	JOHN HUYSER	1645 E EARL DR	PHOENIX	AZ	85016
11310008	JOHN AND PRITI SADLE	6858 N 4TH AVE	PHOENIX	AZ	85013
11310009	VILAS AND LALITHA PATIL	1692 S SUNSET DR	CHANDLER	AZ	85286
11310010	ALLEN GLUNTZ	42424 GAVILAN PEAK PKWY #33104	ANTHEM	AZ	85086
11310011	GLENN AND LORRAINE SCHIFERL	6549 CAMINO VENTUROSO	GOLETA	CA	93117
11310012	KEVIN & VALERIA KOENIG	3013 N LOMA VISTA DR	FLAGSTAFF	AZ	86004
11310013	LANI KELLY & JASON KOENIGS	90 VANTIS DRIVE, UNIT 6004	ALISO VIEJO	CA	92656
11310014	LISA THOMPSON	PO BOX 1504	FLAGSTAFF	AZ	86002
11310015	BRENTLY KLONTZ	323 E SOLANA DR	TEMPE	AZ	85281
11310016	KRIS AND STEVEN VALDEZ	9841 N CENTRAL AVE	PHOENIX	AZ	85020
11310017	ABHIMANYU GHOSE	4171 S PURPLE SAGE DRIVE	CHANDLER	AZ	85248
11310018	ROMAN WEBER	9875 W COMSTOCK CT	SUN CITY	AZ	85373
11310019	GREGORY ROUSSEAU	8753 E MONTEROSA AVE	SCOTTSDALE	AZ	85251
11310020	CARLOS AND KAREN MARTINOT	7320 N CENTRAL AVE	PHOENIX	AZ	85020
11310021	WILLIAM DECKER & AMANDA MAESTAS	6085 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
11310022	LAREA LEWIS	5951 W KILLDEER DR	TUCSON	AZ	85743
11310023	RYAN GOLDSMITH	300 N GILA SPRINGS BLVD #134	CHANDLER	AZ	85226
11310024	SAM AND IRENE SHILING	17765 N SUNDOWN CT	SURPRISE	AZ	85374
11310025	JOSEPH TRIS	3137 N KYLE LOOP	FLAGSTAFF	AZ	86004
11310026	JOSEPH BARBEE	26312 S WASHINGTON ST	CHANDLER	AZ	85249
11310027	DAVID AND KAY ORTEGA	31066 N 44TH WAY	CAVE CREEK	AZ	85331
11310028	KYLE AND TRANG NGUYEN	2007 N OAK ST.	TUBA CITY	AZ	86045
11310029	GREGG & AMY GOODSSELL	4549 E ROCK WREN RD	PHOENIX	AZ	85044
11310030	ROY MESSNER	4971 E RETREAT CIRCLE	FLAGSTAFF	AZ	86004
11310031	HARRIS-FULLERTON FAMILY LIVING TRUST DTD 07-25-12	4965 E RETREAT CIR	FLAGSTAFF	AZ	86004
11310032	OLERUD JOHN G & KELLY E REVOCABLE TRUST DTD 02-17-93	PO BOX 606	MEDINA	WA	98039
11310033	JAY AND ANGELA ST LOUIS	4953 E RETREAT CIR	FLAGSTAFF	AZ	86004
11310034	CURRENT HOMEOWNER	4950 E TRAILS END DR	FLAGSTAFF	AZ	86004
11310035, 11310036 & 11310037	TRAILSEND RETREAT LLC	2410 E ROUTE 66	FLAGSTAFF	AZ	86004
11317010	HWY 89 CAR WASH LLC	2452 S CLIFFVIEW ST	FLAGSTAFF	AZ	86004
11317012	ALLEN JONATHAN T & JOSIE	4999 N PRIMROSE CIR	FLAGSTAFF	AZ	86001
11317014	NAVAJO HOPI HEALTH FOUNDATION INC	PO BOX 600	TUBA CITY	AZ	86045
11351027	FLORES JOHN A	6380 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
11351048	BENALLY RICHARD C & CECILIA M	4485 E TRAILS END DR	FLAGSTAFF	AZ	86004
11351049	SAUCEDO ALEJANDRA MARRUFO	4865 E TRAILS END DR	FLAGSTAFF	AZ	86004
11351052	BELLMORE CHRISTOPHER S	4845 E TRAILS END DR	FLAGSTAFF	AZ	86004
30150014	STUMP RONALD E & CHRISTAL A CPWROS	7609 WHITEWOOD DR	FLAGSTAFF	AZ	86004
30150015	DOBELL ERAN D	6080 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
30150016	STAVELEY GAYLORD L & JOY I REVOCABLE TRUST DTD 12-10-19	1117 E MARINA LN	FLAGSTAFF	AZ	86004
30150017	STAVELEY GAYLORD	PO BOX 2997	FLAGSTAFF	AZ	86003
11310001H	WIRTH JOELLE A	6275 N DODGE AVE	FLAGSTAFF	AZ	86004
11310001L	FOREST RING LLC	PO BOX 47638	PHOENIX	AZ	85068
11310001M	C & G HOLDINGS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ	86004
11310001N	C & G HOLDINGS LLC	5400 E EMPIRE AVE	FLAGSTAFF	AZ	86004
11310001R	FOREST RING LLC	PO BOX 47638	PHOENIX	AZ	85068
11317007D	GOLDTOOTH JOHNNY	4910 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317007E	ADSON HERMAN BRYAN JR & MARCELLA RUTH	PO BOX 1783	TUBA CITY	AZ	86045
11317007F	CASTRO LOUIS & RACHEL	4930 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317007G	GOODMAN DEREK T & ELISABETH	4940 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317007H	HARDESTY KEVIN L	4900 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317007J	FRENETTE EDWARD T	4904 E TRAILS END DR	FLAGSTAFF	AZ	86004
11317008B	LIVING CHRIST COMMUNITY CHURCH INC	6401 N HIGHWAY 89	FLAGSTAFF	AZ	86004
11317013A	PAYLES INVESTMENTS LLC	2817 N GREGG DR	FLAGSTAFF	AZ	86001
11317013B	PAYLES INVESTMENTS LLC	2817 N GREGG DR	FLAGSTAFF	AZ	86001
30150001H	KMB MOUNTAIN PROPERTIES LLC	7141 N HIGHWAY 89	FLAGSTAFF	AZ	86004
30150004D	JAT INVESTMENTS	7609 WHITEWOOD WAY	FLAGSTAFF	AZ	86004
30150005B	CARTER-CARDLOCK INC	PO BOX 2506	FLAGSTAFF	AZ	86003
30150005G	GREER ROBERT H III	PO BOX 1913	SEDONA	AZ	86339
30150005H	XPRESS DIRT LLC	9120 DONEY PARK LN	FLAGSTAFF	AZ	86004
30150011A	MASSEY MATTHEW SEAN	560 PANORAMA BLVD	SEDONA	AZ	86336
30150012A	DOBELL ERAN D	6080 N MOUNTAINEER RD	FLAGSTAFF	AZ	86004
30150013B	MASSEY MATTHEW SEAN	560 PANORAMA BLVD	SEDONA	AZ	86336
30150018A	COFFEE BEANERY LLC	PO BOX 2506	FLAGSTAFF	AZ	86003

MICHELE A. JAMES	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002
	NORTHERN ARIZONA BUILDING ASSOCIATION	1500 EAST CEDAR AVENUE, SUITE 86	FLAGSTAFF	AZ	86004
JEFFREY HERD	NORTHERN ARIZONA ASSOCIATION OF REALTORS	1515 EAST CEDAR AVENUE, SUITE C-4	FLAGSTAFF	AZ	86004
	TISH BOGAN-OZMUN	5271 MT. PLEASANT DRIVE	FLAGSTAFF	AZ	86004
	MARILYN WEISSMAN	1055 EAST APPLE WAY	FLAGSTAFF	AZ	86001
MAURY HERMAN	COAST AND MOUNTAIN PROPERTIES	3 NORTH LEROUX STREET	FLAGSTAFF	AZ	86001
	NAT WHITE	1120 NORTH ROCKRIDGE ROAD	FLAGSTAFF	AZ	86001
	CHARLIE SILVER	720 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001
	BETSY MCKELLAR	330 S ASH LANE	FLAGSTAFF	AZ	86004
	DAVID CARPENTER	495 S RIVER RUN SUITE 100	FLAGSTAFF	AZ	86001
DOREDA COLEMAN	ARIZONA ARMY NATIONAL GUARD, AZAA-FMO	5636 E MCDOWELL RD, M5330	PHOENIX	AZ	85008
MARY BETH DREUSIKE	US NAVY, INTERGOVERNMENTAL BRANCH	850 PACIFIC HIGHWAY, BUILDING 1 - 5TH FLOOR, SUITE 513	SAN DIEGO	CA	92101
	CELIA BAROTZ	3354 N CREST STREET	FLAGSTAFF	AZ	86001
	NORM WALLEN	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004
JAY CHRISTELMAN	COCONINO COUNTY COMMUNITY DEVELOPMENT	2500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001
	TYLER DENHAM	800 W FOREST MEADOWS ST, APT 119	FLAGSTAFF	AZ	86001
JESS MCNEELY	COCONINO COUNTY COMMUNITY DEVELOPMENT	2500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001
STEVE FINCH	FLAGSTAFF LODGING, RESTAURANT & TOURISM ASSOCIATION	PO BOX 30622	FLAGSTAFF	AZ	86003
	ADRIAN SKABELLUND	819 WEST GRAND CANYON AVENUE	FLAGSTAFF	AZ	86001
	RACHEL BASS	3083 W EASTERDAY LANE	FLAGSTAFF	AZ	86001
CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DIVISION	GENEVIEVE PEARTHREE	211 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001

JOB NO: 20136
 DATE: SEP 22
 SCALE: AS SHOWN
 DRAWN: CNP
 DESIGN: CNP
 CHECKED: SCL

110 W. Dole Avenue
 Flagstaff, AZ 86001
 928.774.0354
 928.774.8934 fax
 www.swiaz.com

Shephard Wesnitzer, Inc.

NO.	DESCRIPTION	DATE	BY

REVISIONS

Call at least two full working days before you begin excavation.
 ARIZONA 811
 Arizona Blue Stakes, Inc.

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING

DRAWING NO.
BM02

SHT NO. OF
2 2

C.O.F. Project # PZ 20-00164

FLAGSTAFF REHAB CAMPUS
 FLAGSTAFF ARIZONA

600 FOOT BUFFER MAILING LIST

APPENDIX B



Shephard ▲ Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

November 5, 2022

Dear Neighbor,

Flagland LLC would like to invite the surrounding neighbors to a Neighborhood Meeting to discuss the Conditional Use Permit (CUP) application (COF PZ-20-00164-07) that will be submitted for the northeast 1.10 acres of the Flagstaff Rehab Campus. The subject parcel is located at 7000 N. Highway 89. The meeting and presentation will be held virtually on **Wednesday, November 16, 2022 at 6 pm** through Zoom to discuss the CUP of this property. See below for the Zoom meeting instructions.

Join Zoom Meeting:

<https://us02web.zoom.us/j/82585436740?pwd=UXVoWUdXd2pCMjIwY1pHclNXc0tpUT09>

Meeting ID: 825 8543 6740

Passcode: 388504

The CUP application is specifically 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 as part of the patient therapy program. The annexation and rezone of County parcel APN 301-30-005G was approved on May 17, 2022. The campus parcel has split zoning with the northeastern corner zoned Rural Residential (RR) and the rest of the campus zoned Highway Commercial (HC). The plan sheets submitted in association with the Site Plan and attached herein reflect the limits of the overall project.

Project material will be available for review starting at 6:00 pm with a presentation starting shortly after followed by a question and answer session. This will allow any neighborhood comment and questions to be identified and addressed prior to the project's public hearing before the City Planning and Zoning Commission. Comments will be included in the meeting summary and provided to the City Planning Department.

We hope to see you there. If you are unable to attend, please provide comments in the space below and mail to the developer's representative:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Senior Planner
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
gpearthree@flagstaff.gov

Sincerely,
Shephard – Wesnitzer, Inc.



Stephen C. Irwin, P.E.
Project Engineer

APPENDIX C

CONDITIONAL USE PERMIT NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING: November 16, 2022 at 6 pm

LOCATION OF MEETING: Zoom

<https://us02web.zoom.us/j/82585436740?pwd=UXVoWUdXd2pCMjIwY1pHcINXc0tpUT09>

REQUEST: Flagland LLC requests a Conditional Use Permit (CUP) for the northeast 1.10-acres of the site zoned Rural Residential (RR) to allow for an equestrian facility.

**LOCATION OF SITE: 7000 North Highway 89 Flagstaff, Arizona 86004
(APN 301-50-005G)**

**SIZE OF SITE: 1.10 acres requesting CUP
(12.20 acres for the overall project)**

APPLICATION NO: PZ-20-00164-07

CONTACT: Stephen Irwin, Shephard-Wesnitzer, Inc., 928-773-0354

Or Genevieve Pearthree, City of Flagstaff, 928-213-2603

Planning & Development Services Division, 928-213-2600

POSTING DATE: November 5, 2022

CONDITIONAL USE PERMIT NEIGHBORHOOD MEETING

NEIGHBORHOOD MEETING: November 16, 2022 at 6 pm
LOCATION OF MEETING: Zoom

<https://us02web.zoom.us/j/82585436740?pwd=UXVoWUdXd2pCMjIwY1pHcINXc0tpUT09>

REQUEST: Flagland LLC requests a Conditional Use Permit (CUP) for the northeast 1.10-acres of the site zoned Rural Residential (RR) to allow for an equestrian facility.

LOCATION OF SITE: 7000 North Highway 89 Flagstaff, Arizona 86004
(APN 301-50-005G)

SIZE OF SITE: 1.10 acres requesting CUP
(12.20 acres for the overall project)

APPLICATION NO: PZ-20-00164-07

CONTACT: Stephen Irwin, Shephard-Wesnitzer, Inc., 928-773-0354
Or Genevieve Pearthree, City of Flagstaff, 928-213-2603
Planning & Development Services Division, 928-213-2600

POSTING DATE: November 5, 2022

APPENDIX D

Flagstaff Rehab Campus

SWI Project #20136

Virtual 1st Neighborhood Meeting – Zoom Registration

Wednesday, November 16, 2022

Registrants	Email Address	Registration Date
Michael Zipprich	Mzipprich@enrpi.com	Nov 16, 2022 06:20 PM
Guillermo Cortes	gcortes@ardurra.com	Nov 16, 2022 06:02 PM
Stephen Irwin	sirwin@swiaz.com	Nov 16, 2022 05:59 PM
Sheila Harris	sheila@harrisconsult.co	Nov 16, 2022 05:50 PM
Michelle Carrasco	mcarrasco@arc-america.com	Nov 16, 2022 05:48 PM
Gregg Goodsell	gregg@goodselltax.com	Nov 16, 2022 05:20 PM
donna	donna.rumfola@gmail.com	Nov 16, 2022 05:04 PM

APPENDIX E

Flagstaff Rehab Campus

SWI Project #20136

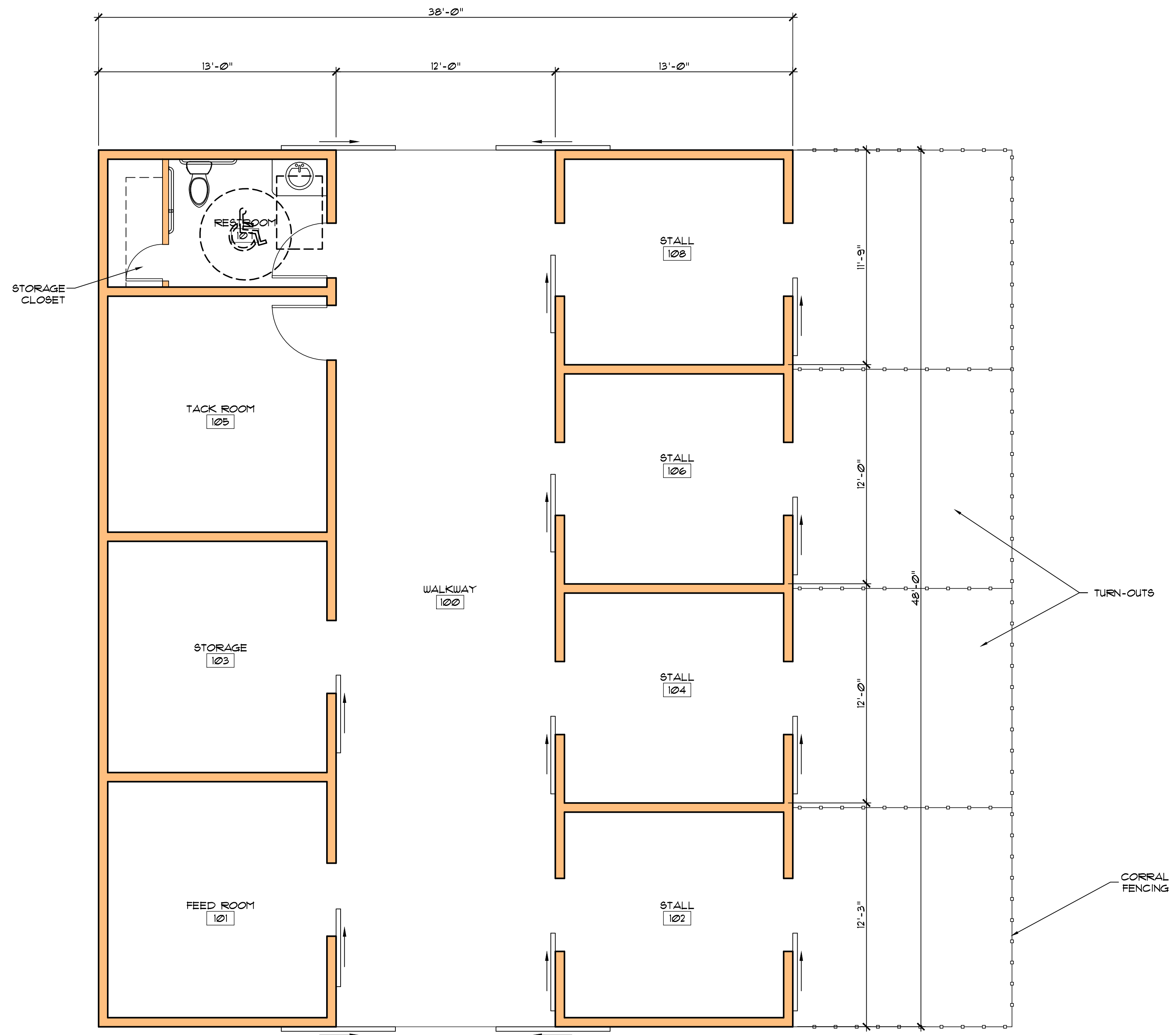
Virtual 1st Neighborhood Meeting – Questions & Answers

Wednesday, November 16, 2022

QUESTION/COMMENT	ANSWER
Presentation officially started at 6:00pm.	
Where with the manure be held?	The manure will not be placed in piles to reduce fly attraction. The manure will be put in enclosed containers.
How are you going to process the manure so that flies are not attracted?	There will be a service to pick up the manure weekly. The manure will be put in a lidded trash container.
This project looks quite a bit larger than the previous plans showed.	The site plan included in the letter and shown during the meeting is the same site plan that was approved by the City of Flagstaff and included in the annexation and rezoning applications. This meeting is for the Conditional Use Permit (CUP) application that is just for the equestrian barn located onsite.
How many trees is the project going to remove? Are you going to keep as many as possible of the trees that are currently on the site?	The barn is placed strategically to not remove any existing trees in the northeast corner of the site.
How will the horses be exercised?	Patients will not ride the horses. The horses will be walked by staff or the clients.
Where will the round pen be located?	The round pen will be in an open area located northeast of the barn and near the horse stalls.
Is it possible to have letters/plans emailed to us?	Yes, a copy of the letter that was sent via mail will be emailed to those that request.
The letter was not received in my mailbox until the Monday before this meeting.	The letters were postmarked November 1 st and meet the City of Flagstaff requirements to mail the letters at least 15 days prior to the meeting date. The sign was posted on November 5 th and meets the City of Flagstaff's requirements of posting at least 10 days prior to the meeting date.
Why was the barn placed where it is on the site and closes to Mary's Café?	The area behind the group and dining buildings is topographically challenged with steep slopes. Significant grading and removal of trees would be needed to create an area behind these buildings that are suitable for an equestrian barn.

<p>Can the barn be rotated, or the stalls be moved to face the forest?</p>	<p>We will adjust the barn floor plan to position all stalls on the east side. The horses are groomed three times a day and stalls are cleaned regularly to help reduce smells from the barn. The shared property line is also heavily landscaped to create a barrier.</p>
<p>Will the site be fenced? This is a drug and alcohol facility next to an existing café.</p>	<p>Yes, the site will have a perimeter fence. Patients enter this program at their free will and want to change their behavior. There have not been homeless problems reported at our Tuscan campus. Families of the patients tend to use nearby restaurants during their visit. FRC will also partner with Mary's Café to provide food service for the campus.</p>
<p>How is the project taking care of the drainage on the site?</p>	<p>SWI is the civil engineering firm for this project and have drainage facilities designed to route drainage onsite.</p>
<p>Are you aware of the water easement on the Highway?</p>	<p>Yes, we are aware. The project will also extend the 12-inch waterline in Highway 89 along the project frontage.</p>
<p>Who do we contact if we have questions in the future?</p>	<p>Stephen Irwin sirwin@swiaz.com or (928) 773-0354 or Genevieve Pearthree gpearthree@flagstaffaz.gov or (928) 213-2603</p>
<p>After the zoning approval, will there be another meeting to approve the project? When will this be presented to Planning and Zoning?</p>	<p>Yes, you will be notified if another public meeting is required and when it will occur. Another notice will be sent for when the P&Z meeting is scheduled.</p>
<p style="text-align: center;">Meeting adjourned at 7:00pm.</p>	

APPENDIX F



1 Horse Stable / Barn Floor Plan
 SCALE: 1/4" = 1'-0"

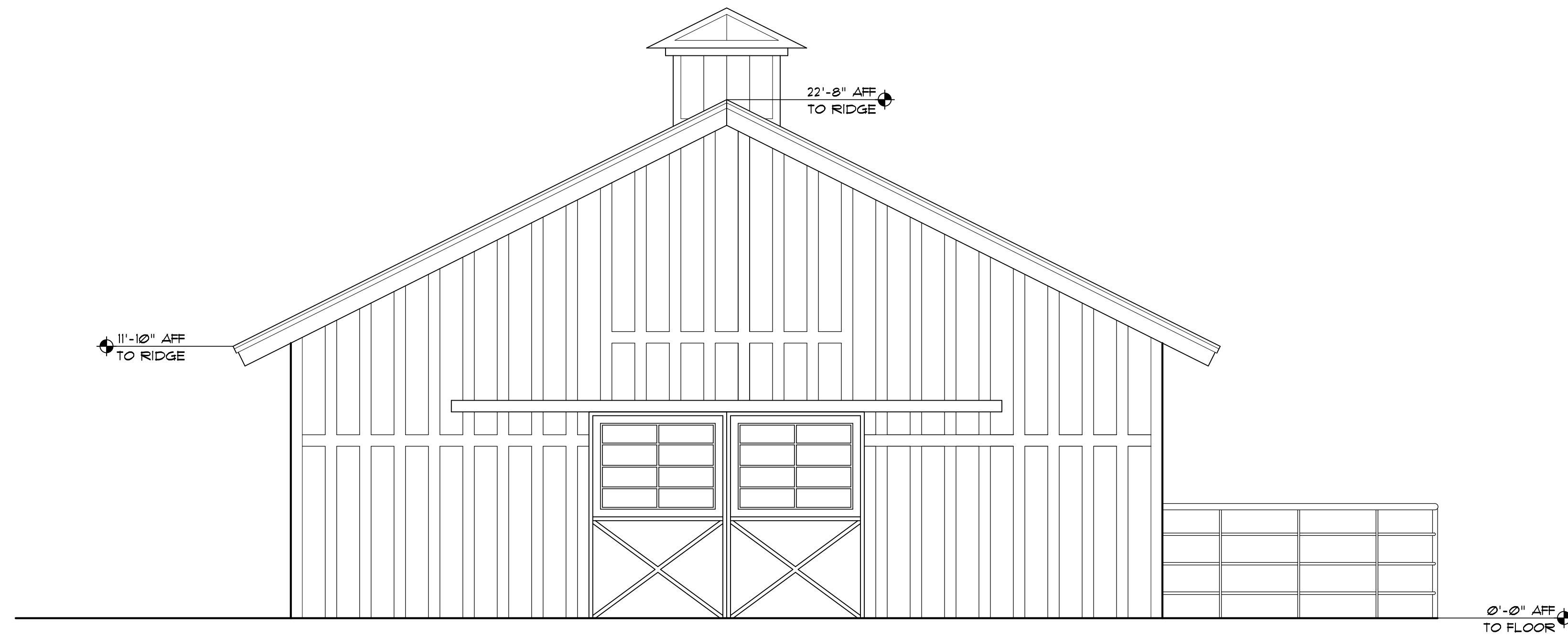

Flagstaff Rehab Campus
Highway 89-A
Flagstaff, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

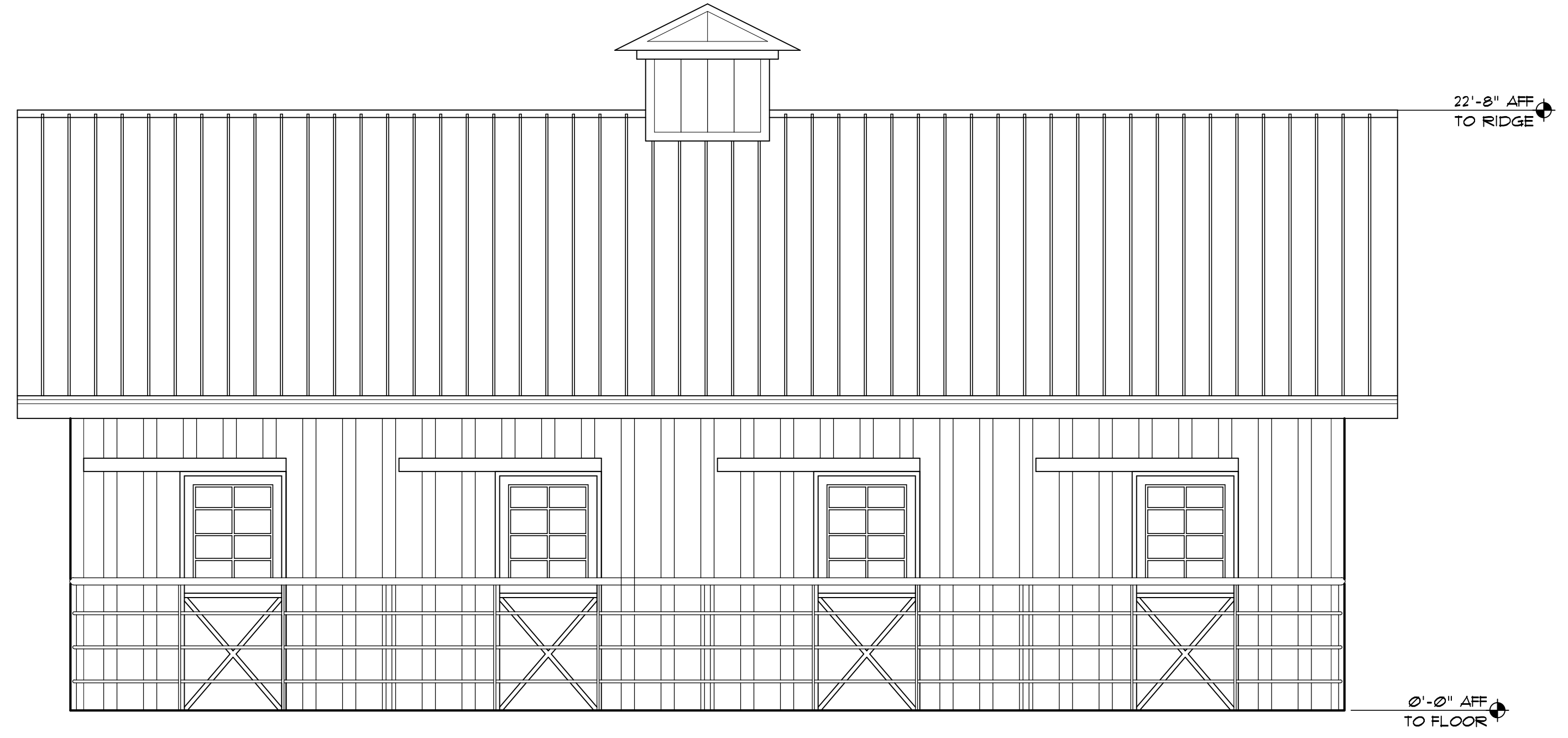
Revisions	By

Drawn: AH
 Date: November 17, 2022
 Job No:

SHEET
A-B1.0



1 Barn Front Elevation
SCALE: 1/4" = 1'-0"



2 Barn Side Elevation
SCALE: 1/4" = 1'-0"



JAMES HARDIE 10" "HARDIE
PLANK LAP SIDING"
SIDING COLOR
BAKELITE GOLD, SW 6368
LRV: 38



TRIM COLOR
COCCOON, SW 6173
LRV: 15



METAL ROOF COLOR
CUSTOMILT METALS: TERRA
COTTA
SRI: 43

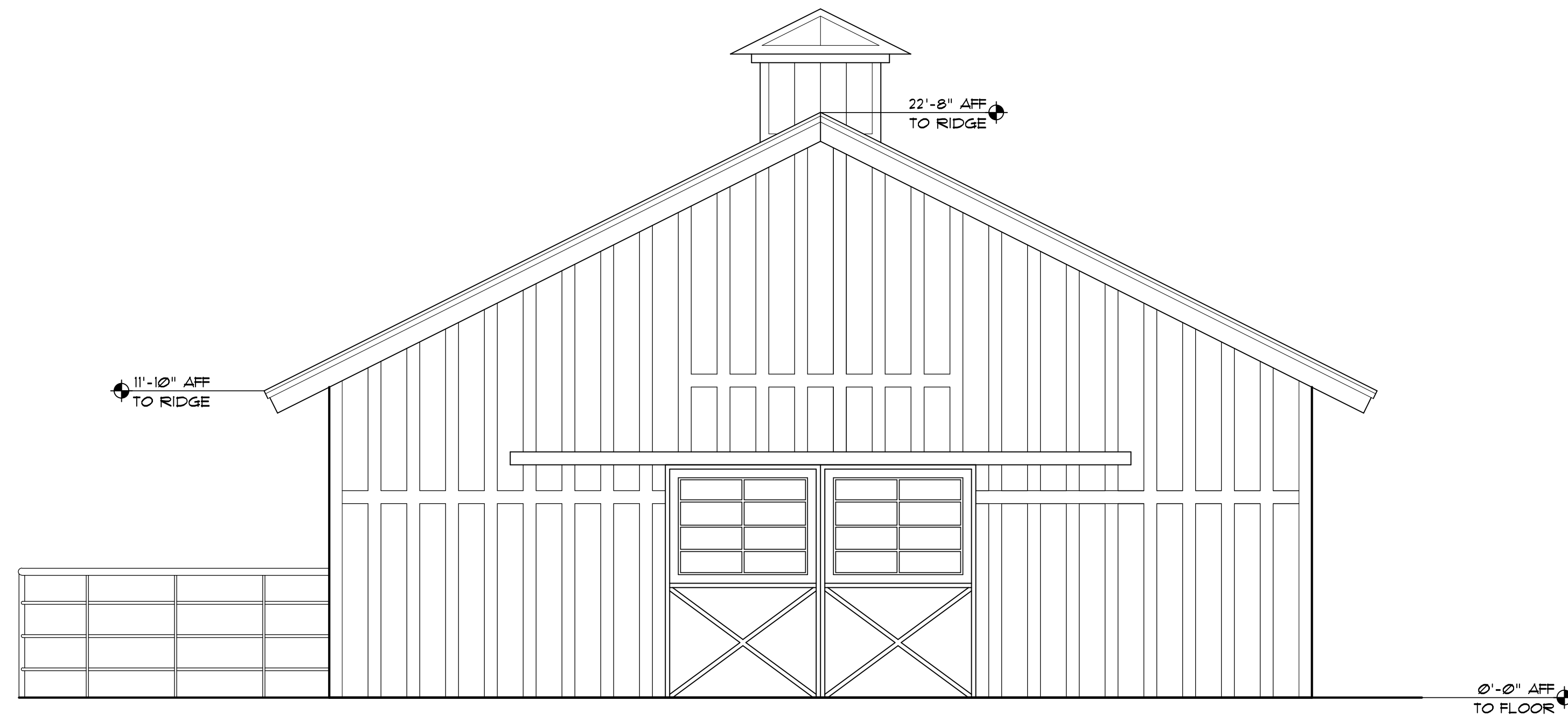


PRELIMINARY
NOT FOR
CONSTRUCTION

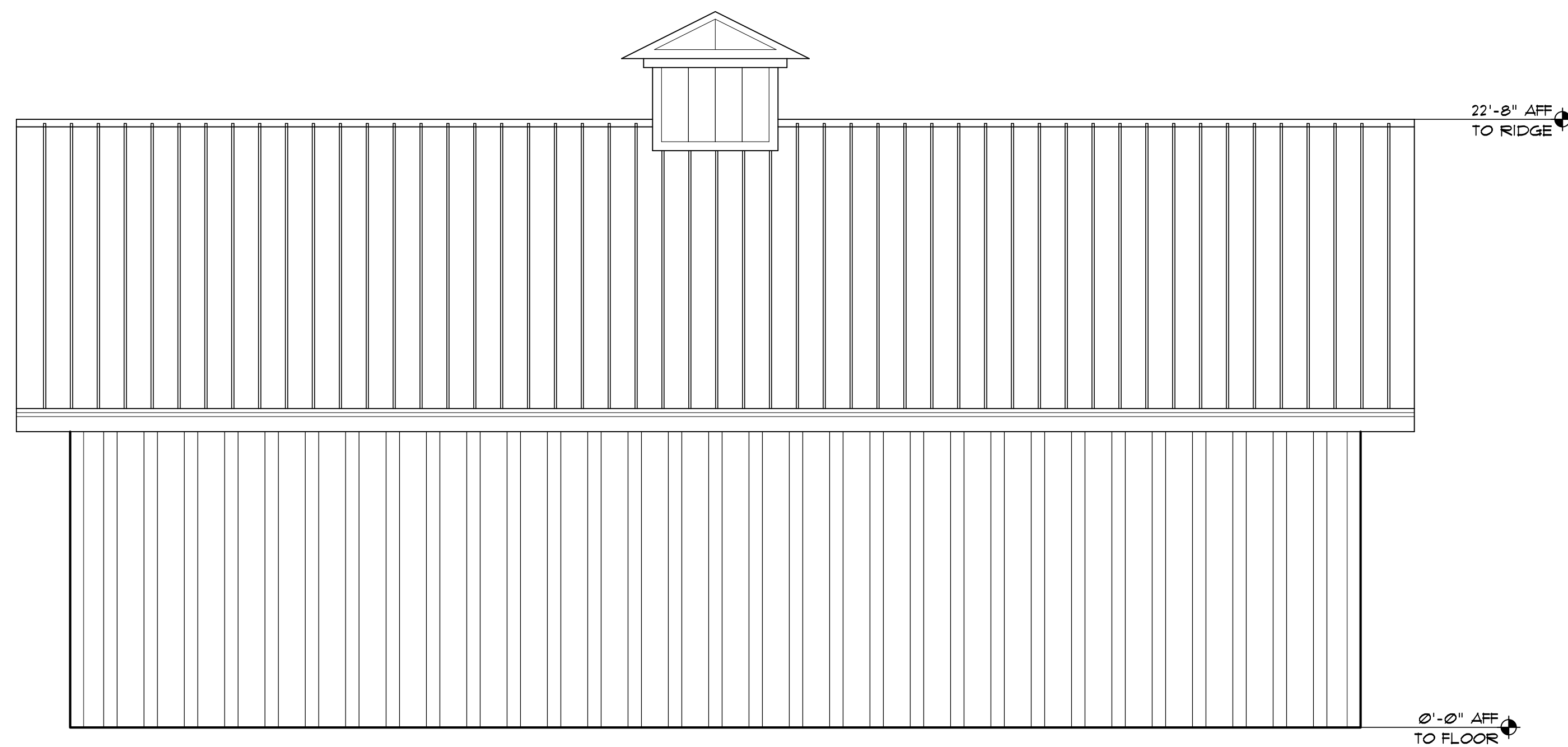
Revisions	By

Drawn: AH
Date: November 18, 2022
Job No: _____

SHEET
A-B2.0



① Barn Rear Elevation
SCALE: 1/4" = 1'-0"



② Barn Side Elevation
SCALE: 1/4" = 1'-0"



JAMES HARDIE 10" "HARDIE
FLANK LAP SIDING"
SIDING COLOR
BAKELITE GOLD, SW 6368
LRV: 38



TRIM COLOR
COCOON, SW 6113
LRV: 15



METAL ROOF COLOR
CUSTOMBILT METALS: TERRA
COTTA
SRI: 43



PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions	By

Drawn: AH
Date: November 18, 2022
Job No:

SHEET
A-B2.1

EXTERIOR ELEV6
BARN
SCALE: 1/4" = 1'-0"



Shephard ▲ Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

City of Flagstaff
Attention: Alaxandra Pucciarelli
211 West Aspen Avenue
Flagstaff, AZ 86001

November 30, 2022
SWI # 20136

Re: Flagstaff Rehab Campus – Conditional Use Permit (PZ-20-00164-07)
Request to Waive Second Neighborhood Meeting

Dear Ms. Pucciarelli,

The purpose of this letter is to request a waiver from the requirement of a second neighborhood meeting for the Flagstaff Rehab Campus project with the conditional use permit process. The CUP application is for the northeastern 1.10 acres of the site. The subject parcel is APN 301-30-005G, with the annexation and rezone approved on May 17, 2022.

The first neighborhood meeting was held virutally on November 16, 2022 via Zoom. There were three people in attendance, not including the project team. The virtual Zoom meeting included a question and answer session that lasted approximately 45 minutes where the project team addressed comments and questions. A copy of the neighborhood meeting letter was emailed to participants per their request. There were concerns from neighbors regarding the timeline for notification; however, the project team responded that the mailed letters and posted signs met City of Flagstaff requirements. During the meeting, Donna and Dave, owners of Mary's Café, expressed concerns that the barn was located too close to their patio. The applicant, Mike Zipprich, met Donna and Dave onsite on November 19, 2022. The in-person meeting went well, and Donna and Dave were satisfied with the suggested revisions to the barn floor plan. From discussions during the virtual and in-person meetings, the equestrian barn will be revised to have all four horse stalls situated on the east side of the barn and furthest from the café. Due to the overall positive feedback and additional information that was provided to the neighbors, we request to waive the requirement for the second neighborhood meeting.

Please let us know if you have any questions, comments, or need any additional information.

Sincerely,
Shephard-Wesnitzer, Inc.

Stephen Irwin, P.E.
Project Engineer

From: [Michelle J. McNulty](#)
To: [Genevieve Pearthree](#)
Cc: [Alaxandra Pucciarelli](#)
Subject: RE: ARC CUP 2nd neighborhood meeting waiver request
Date: Thursday, December 8, 2022 1:03:20 PM

Thank you, Genevieve. I agree with the request.

Best,
Michelle

Michelle McNulty, AICP

Planning Director

City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001
michelle.mcnulty@flagstaffaz.gov
Office (928) 213-2607
Cell (928) 707-2789

From: Genevieve Pearthree <Genevieve.Pearthree@flagstaffaz.gov>
Sent: Thursday, December 8, 2022 9:03 AM
To: Michelle J. McNulty <Michelle.McNulty@flagstaffaz.gov>
Cc: Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>
Subject: ARC CUP 2nd neighborhood meeting waiver request

Hi Michelle,

The ARC rehab project at 7000 N. Highway 89 is requesting a waiver for their second neighborhood meeting for their equestrian facility CUP application (they held their first neighborhood meeting [virtual] on November 16, 2022. I support the request because of:

- the limited number of attendees (only 3 neighbors attended), even though a 600 ft. radius was notified.
- the fact that attendees' concerns appear to have been addressed in the meeting (including updating the design of the barn so that all 4 horse stalls are on the west side of the barn toward the interior of the site).

See the attached meeting waiver request letter and pages from the public participation plan that provide more information about attendees' concerns and applicant responses, as well as design changes made in response to attendees' concerns.

Please let me know if you support this request and/or if you need additional information to make a decision.

Thanks,

Genevieve Pearthree

Senior Planner | Current Planning

City of Flagstaff | 211 W. Aspen Ave | Flagstaff, AZ 86001

gpearthree@flagstaffaz.gov

Office: 928-213-2603

Affidavit of Notifications to Affected Property Owners

Case Number: PZ-20-00164-07
Project Name: Flagstaff Rehab Center
Applicant Name: Flagland LLC
Location: 7000 N. Highway 89

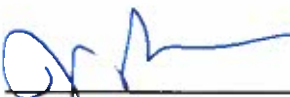
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in Sections 10-20.30.060.A, 10-20.30.060.B, and 10-20.30.060.C of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Planning Director prior to the fifteenth day before the public hearing date.

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: _____



SUBSCRIBED AND SWORN before me this 21 day of November, 2022 by:



Notary Public



My Commission Expires:

1/28/2025



Shephard ▲ Wesnitzer, Inc.

110 West Dale Avenue
Flagstaff, AZ 86001

928.773.0354
928.774.8934 fax

www.swiaz.com

Engineering an environment of excellence.

December 19, 2022

Dear Neighbor,

Flagland LLC would like to invite you to the public hearing to consider the Conditional Use Permit (CUP) application (COF PZ-20-00164-07) for the northeast 1.10 acres of the Flagstaff Rehab Campus. The subject parcel is located at 7000 N. Highway 89. The Planning & Zoning meeting is scheduled for **Wednesday, January 11, 2023, at 4 pm.**

The Planning & Zoning Commission serves as an advisory board to the City Council on matters relating to the growth and physical development of the City. The Planning & Zoning Commission will conduct a public hearing for the Application and take action on the Application. Any interested person or authorized agent may appear and be heard.

Planning and Zoning meetings are currently being held virtually. For instruction on the how to attend the virtual meetings visit the following link: <https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>. Due to the COVID-19 pandemic, Council meetings may be held virtually. At the link below, please refer to the posted agenda for any change to the meeting time and how to attend the meeting and submit comments: <https://www.flagstaff.az.gov/328/Meetings>.

The CUP application is specifically 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 as part of the patient therapy program. The annexation and rezone of County parcel APN 301-30-005G was approved on May 17, 2022. The campus parcel has split zoning with the northeastern corner zoned Rural Residential (RR) and the rest of the campus zoned Highway Commercial (HC).

The plan sheets submitted in association with the Site Plan and attached herein reflect the limits of the overall project. Please contact Stephen Irwin, the Civil Project Engineer, if you would like an electronic copy of this letter and the supporting exhibits. Please contact Genevieve Pearthree, the City Planner assigned to this case, with questions about the City review and public hearing process. She can also provide copies of the application and development file.

We hope to see you there. If you are unable to attend, please provide comments in the space below. Written comments may be submitted to CDPandZCommission@flagstaffaz.gov or Genevieve.pearthree@flagstaffaz.gov.

Sincerely,
Shephard – Wesnitzer, Inc.



Stephen C. Irwin, P.E.
Project Engineer

Please see below for the developer's representative contact information:

Mr. Stephen Irwin
Shephard-Wesnitzer, Inc.
110 West Dale Avenue
Flagstaff, AZ 86001
(928) 773-0354
sirwin@swiaz.com

Please see below for the City of Flagstaff representative contact information:

Ms. Genevieve Pearthree
Senior Planner
211 West Aspen Avenue
Flagstaff, AZ 86001
(928) 213-2603
Genevieve.pearthree@flagstaffaz.gov



110 West Dale Avenue
Flagstaff, Arizona 86001

928.773.0354 ph
928.774.8934 fx

info@swiaz.com
www.swiaz.com

Affidavit of Sign Posting

Case Number: PZ-20-00164-07

Project Name: Flagstaff Rehab Center

Applicant Name: Flagland LLC

Location: 7000 N. Highway 89

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute requirements, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above, and that the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: 

SUBSCRIBED AND SWORN before me this 21 day of November, 2022 by:


Notary Public



1/28/2025
My Commission Expires:

**CITY OF FLAGSTAFF
PUBLIC HEARING
PLANNING & ZONING MEETING:**

January 11, 2023 at 4 PM

LOCATION OF MEETING:

See link below to join the meetings.
Meetings are also live streamed on the
city's website.

[https://www.flagstaff.az.gov/2845/
planning-zoning-commission](https://www.flagstaff.az.gov/2845/planning-zoning-commission)

REQUEST:

Conditional Use Permit (CUP):
Flagland LLC requests a CUP for the
Northeast 1.09-acres of the site zoned Rural
Residential (RR) to allow for an equestrian
recreational facility.

LOCATION OF SITE:

7000 North Highway 89
Flagstaff, Arizona 86004
(APN 301-50-005G)

SIZE OF SITE:

1.09 ACRES REQUESTING CUP
(12.20 ACRES FOR THE OVERALL PROJECT)

APPLICATION NO: PZ-20-00164-08

CONTACT:

STEPHEN IRWIN, SHEPHARD-WESNITZER,
INC., 928-773-0354

OR GENEVIEVE PEARTHREE, CITY OF
FLAGSTAFF, 928-213-2603

PLANNING & DEVELOPMENT SERVICES
DIVISION, 928-213-2600

**CITY OF FLAGSTAFF
PUBLIC HEARING
PLANNING & ZONING MEETING:**

January 11, 2023 at 4 PM

LOCATION OF MEETING:

**See link below to join the meetings.
Meetings are also live streamed on the
city's website.**

**[https://www.flagstaff.az.gov/2845/
planning-zoning-commission](https://www.flagstaff.az.gov/2845/planning-zoning-commission)**

REQUEST:

**Conditional Use Permit (CUP):
Flagland LLC requests a CUP for the
Northeast 1.09-acres of the site zoned Rural
Residential (RR) to allow for an equestrian
recreational facility.**

LOCATION OF SITE:

**7000 North Highway 89
Flagstaff, Arizona 86004
(APN 301-50-005G)**

SIZE OF SITE:

**1.09 ACRES REQUESTING CUP
(12.20 ACRES FOR THE OVERALL PROJECT)**

APPLICATION NO: PZ-20-00164-08

CONTACT:

**STEPHEN IRWIN, SHEPHARD-WESNITZER,
INC., 928-773-0354**

**OR GENEVIEVE PEARTHREE, CITY OF
FLAGSTAFF, 928-213-2603
PLANNING & DEVELOPMENT SERVICES
DIVISION, 928-213-2600**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, January 11, 2023, at 4:00 p.m. to consider the following:

A. Explanation of Matters to be considered:

A Conditional Use Permit for an Equestrian Recreational Facility on 1.09 acres at 7000 North Highway 89 in the Rural Residential zone with a Resource Protection Overlay. The Equestrian Recreational Facility is proposed to be part of a larger rehabilitation and substance treatment campus located on a 12.20-acre development site. It is intended to house four horses and provide equine therapy services to patients of the larger treatment campus. City of Flagstaff case number: PZ-20-00164-08.

B. General Description of the Affected Area:

Approximately 1.09 acres located east of North Highway 89, portion of Coconino County Assessor's Parcel Number 301-50-005G, SE 1/4 of the SW 1/4 of Section 32, T22N R8E, of the G&SRM, City of Flagstaff, Coconino County, Arizona.

C. How to Participate:

Planning and Zoning Commission meetings are currently being held virtually. Any interested person or authorized agent may appear and be heard.

For instructions on how to join this virtual meeting, visit the following link:

<https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>

The meeting will also be live streamed on the City of Flagstaff website:

<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>

Contact the Planner for maps and information regarding the proposed Conditional Use Permit, or to submit written comments prior to the meeting. The complete application and development file may be viewed by the public from 8am - 4:30pm, Monday - Friday, at the Flagstaff City Hall.

Conditional Use Permit

For an Equestrian Recreational Facility on 1.09 acres in the Rural Residential zone with a Resource Protection Overlay



ADDRESS: 7000 North Highway 89
APN: Northeast portion of 301-50-005G
ACRES: Approximately 1.09 Acres,
City of Flagstaff, Coconino County

FOR FURTHER INFORMATION CONTACT

Genevieve Pearthree
Senior Planner
Planning & Development Services
211 West Aspen Avenue
Flagstaff, Arizona 86001
(928) 213-2603
gpearthree@flagstaffaz.gov



Stephen Irwin
Shephard-Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, Arizona 86001
(928) 773-0354
sirwin@swiaz.com

Publish: December 24, 2022



Planning & Zoning Commission

6. A.

Meeting Date: 01/11/2023

From: Wesley Welch, Associate Planner

Information

TITLE

Case No. PZ-22-00220: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code to allow the use of Manufacturing/Processing - Heavy in the Light Industrial Zone with a Conditional Use Permit.

STAFF RECOMMENDED ACTION:

This will be presented as a work session. No action required from the Commission.

Attachments



**Community Development Department
Planning and Development Services**

Date: December 19, 2022
TO: Planning and Zoning Commission
FROM: Wesley Welch, Associate Planner
Through: Alexandra Pucciarelli, Current Planning Manager
RE: Planning and Zoning Commission Work Session

I. **Request:**

Case No. PZ-22-00220: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code to allow the use of Manufacturing/Processing – Heavy in the Light Industrial Zone with a Conditional Use Permit.

II. **Purpose of the Work Session:**

The work session with the Planning and Zoning Commission is required as a "Citizen Review Session" in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendment, to allow interested residents to provide their comments, and for the Commission to ask questions, seek clarification, and discuss the amendment, as well as offer alternate suggestions. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendment based on feedback. The amendment will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council for final action. The anticipated timeline for the amendments is as follows:

- January 11, 2023 – Planning and Zoning Commission Work Session
- January 25, 2023 – Planning and Zoning Commission Public Hearing
- February 7, 2023 – City Council Public Hearing (1st Reading of Ordinance)
- February 21, 2023 – City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. **Planning and Zoning Commission Questions:**

For your reference, below is the question on which staff is seeking the Planning and Zoning Commission's comments and direction.

- Does the Planning and Zoning Commission have any recommended modifications or considerations on the proposed Zoning Code Text Amendment?

IV. **Overview of Proposed Amendment:**

Amend the Flagstaff Zoning Code for the purpose of modifying Title 10 Flagstaff Zoning Code, Division 10-40.30: Non-Transect Zones, Section 10-40.30.050 Industrial Zones, to modify Table 10-40.30.050.B

to allow the use of Manufacturing/Processing – Heavy in the Light Industrial Zone with a Conditional Use Permit.

Staff is presenting this amendment due to recent discussions regarding industrial-zoned land within the City. An established business within the City has been looking to relocate, however there has been an issue with the availability of Heavy Industrial-zoned land. The City wishes to promote and foster manufacturing businesses in the area, and would like to provide more options for where they can locate. As industrial land and development is a vital resource in the City, it is important to allow this greater flexibility within the Zoning Code.

This amendment would make Manufacturing/Processing – Heavy an allowed use in the Light Industrial Zone with a Conditional Use Permit. The Conditional Use Permit process would help to mitigate any potential issues that could arise with this use.

Summary of the Staff Revisions to the Zoning Code:

The proposed amendment includes the addition of the following text, in bold:

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Primary Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Industrial, Manufacturing, Processing and Wholesaling						
Business Parks		P	P	P	--	--
Composting Facility		--	P ³	P ³	P ³	P ³
Construction Storage/Supply Yards		--	P ²	P ²	P	P
Equipment Rental Yard – Heavy		--	P	P	--	--
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sales		--	P	P	P	P
Freight or Trucking Facility		P ³	P	P	P	P
Industrial, Heavy – General		--	UP	--	P	P
Industrial, Light – General		--	P	P	P	P
Junk Yard		--	--	--	P	P
Manufacturing/Processing – Heavy		--	CUP	--	P	P
Manufacturing/Processing – Light		P	P	P	P	P
Manufacturing/Processing – Previously Prepared Materials		UP	P	P	P	P

V. **Findings:**

At the January 25, 2023 Planning and Zoning Commission meeting, the Commission will be requested to make a recommendation to the City Council on the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the required findings are specified below:

1. The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

VI. **Community Involvement**

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on Saturday December 24, 2022 which is 18 days before the scheduled meeting date.

As of the date of this memorandum, staff has not received any public comments on the proposed amendment.

Conclusion:

As indicated above, the purpose of the work session is for staff to present an overview of the Zoning Code's proposed amendment and allow interested individuals, residents, and business owners to provide comments. The work session also allows the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendment. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. Case No. PZ-22-00220 Updates to Zoning Code– Heavy Manufacturing/Processing in Light Industrial

Case No. PZ-22-00220 Updates to Zoning Code – Heavy Manufacturing/Processing in Light Industrial
Amendment for Adoption Flagstaff Zoning Code

Provisions that are being deleted are shown in bold strikethrough
Provisions that are being added are shown in bold red text.

Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Section 10-40.30.050 Industrial Zones, to modify Table 10-40.30.050.B, as follows:

Industrial, Manufacturing, Processing and Wholesaling						
Manufacturing/Processing – Heavy		--	CUP	--	P	P



Planning & Zoning Commission

6. B.

Meeting Date: 01/11/2023

From: Ben Mejia, Planner

Information

TITLE

Case No. PZ-22-00180: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code to modify the term duplex (Section 10-80.20.040).

STAFF RECOMMENDED ACTION:

This will be presented as a work session. No action from Commission will be taken on this item.

Attachments



**Community Development Department
Planning and Development Services**

Date: December 19, 2022
TO: Planning and Zoning Commission
FROM: Ben Mejia, Planner
Through: Alaxandra Pucciarelli, Current Planning Manager
RE: Planning and Zoning Commission Work Session

I. **Request:**

Case No. PZ-22-00180: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code to modify the term duplex (Section 10-80.20.040).

II. **Purpose of the Work Session:**

The work session with the Planning and Zoning Commission is required as a "Citizen Review Session" in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendment, to allow interested residents to provide their comments and for the Commission to ask questions, seek clarification, and discuss the amendment, as well as offer alternate suggestions. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendment based on feedback. The amendment will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council for final action. The anticipated timeline for the amendments is as follows:

- January 11, 2023 – Planning and Zoning Commission Work Session
- January 25, 2023 – Planning and Zoning Commission Public Hearing
- February 7, 2023 – City Council Public Hearing (1st Reading of Ordinance)
- February 21, 2023 – City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. **Planning and Zoning Commission Questions:**

For your reference, below is the question on which staff is seeking the Planning and Zoning Commission's comments and direction.

- Does the Planning and Zoning Commission have any recommended modifications or considerations on the proposed Zoning Code Text Amendment?

IV. Overview of Proposed Amendment:

Amend the Flagstaff Zoning Code for the purpose of modifying Title 10 Flagstaff Zoning Code, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.040 Definitions “D”, to modify the term “Duplex”.

Summary of the Staff Revisions to the Zoning Code:

The intent of the proposed amendment is to differentiate between a duplex and two single-family dwellings on a lot. The proposed change would restore the definition of duplex to reflect the Code language as it was prior to Ordinance No. 2020-11 which, among other amendments, had redefined duplex to include two single-family dwellings on a lot as a detached duplex. Bringing the definition of duplex back to the pre-2020 definition resolves conflicts in the Zoning Code created by the 2020 amendment and removes requirements such as architectural design standards and guest parking from the development of a second single-family home on a lot.

Provisions that are being deleted are shown in bold strikethrough, provisions that are being added are shown in bold text. The proposed amendment includes the following changes:

10-80.20.040 Definitions “D”

Duplex: A residential building designed to be occupied by two families living independently of each other with two attached ~~or detached~~ dwelling units on one lot or parcel. **If attached**, The units may be attached front-to-back or side-to-side with a common or party wall or stacked one atop the other with a common ceiling-floor separating the units.

V. Findings:

At the January 25, 2023 Planning and Zoning Commission meeting, the Commission will be requested to make a recommendation to the City Council on the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the required findings are specified below:

1. The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

VI. Community Involvement

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on Saturday December 24, 2023, which is 18 days before the scheduled meeting date.

As of the date of this memorandum, staff has not received any public comments on the proposed amendment.

Conclusion:

As indicated above, the purpose of the work session is for staff to present an overview of the Zoning Code's proposed amendment and allow interested individuals, residents, and business owners to provide comments. The work session also allows the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendment. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. Case No. PZ-22-00180 Duplex Definition

Case No. PZ-22-00180 Updates to Zoning Code – Duplex Definition
Amendment for Adoption Flagstaff Zoning Code

Provisions that are being deleted are shown in bold strikethrough
Provisions that are being added are shown in bold red text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions, and Building Functions, Section 10-80.20.040 Definitions “D”, to modify the term “Duplex”, as follows:

Duplex: A residential building designed to be occupied by two families living independently of each other with two attached ~~or detached~~ dwelling units on one lot or parcel. **If attached, ~~t~~**he units may be attached front-to-back or side-to-side with a common or party wall or stacked one atop the other with a common ceiling-floor separating the units.