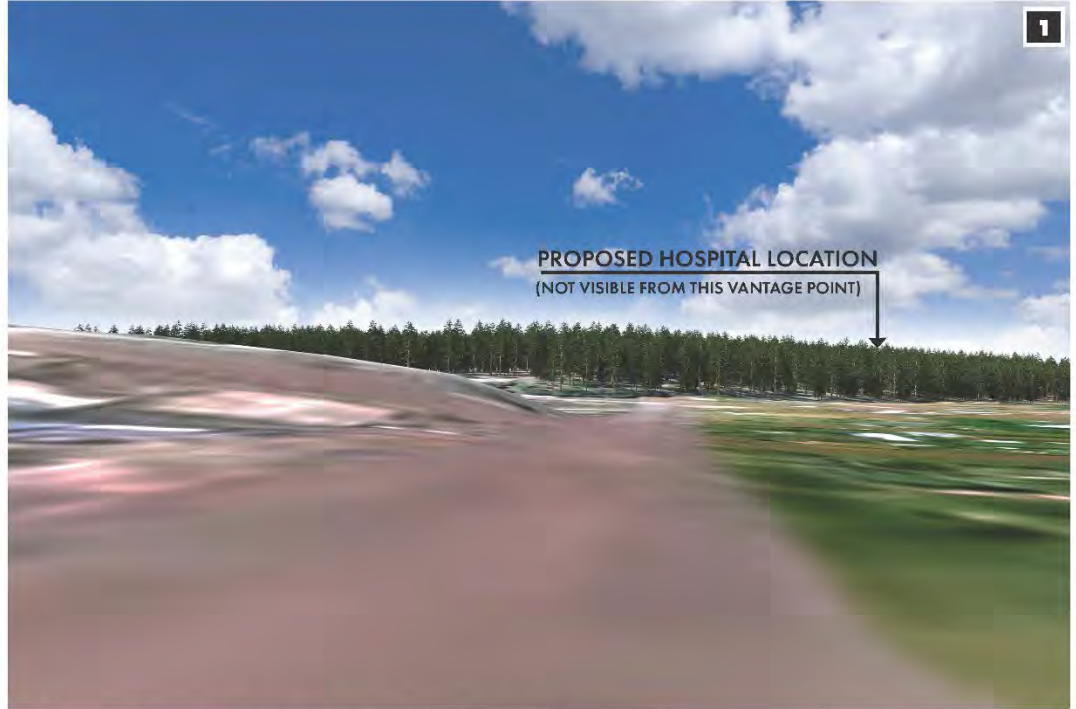




EXISTING CONDITION - VIEW FROM MOUNTAIN DELL
 PHOTO 8/23/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM MOUNTAIN DELL

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT

Image 39, Viewshed Analysis (5)



EXISTING CONDITION - VIEW FROM SINCLAIR WASH FUTS

PHOTO 8/23/2022



PROPOSED CONDITION - VIEW FROM SINCLAIR WASH FUTS

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT



VIEW LOCATION KEY MAP

NAH HEALTH VILLAGE | VIEWSHED ANALYSIS

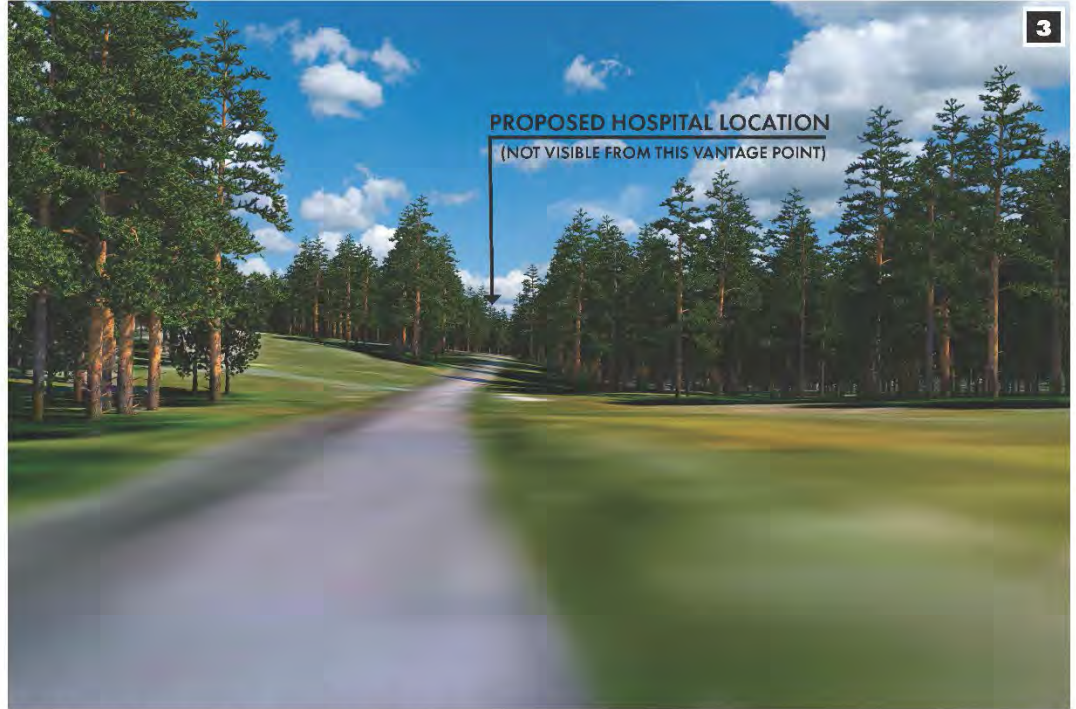
FEBRUARY 2023



Image 40, Viewshed Analysis (6)



EXISTING CONDITION - VIEW FROM GETAWAY TRAIL
 PHOTO 8/23/2022



PROPOSED CONDITION - VIEW FROM GETAWAY TRAIL

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT



VIEW LOCATION KEY MAP

Image 41, Viewshed Analysis (7)



EXISTING CONDITION - VIEW FROM WOODY MTN RD AT N-S DRIVE
 PHOTO 9/27/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM WOODY MTN RD AT N-S DRIVE

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT
- GROUND COVER AND DETAILED GRADING ARE NOT SHOWN IN THIS VIEW



EXISTING CONDITION - VIEW FROM WOODY MTN RD AT N-S DRIVE
 PHOTO 9/27/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM WOODY MTN RD AT N-S DRIVE - NO PROPOSED LANDSCAPE

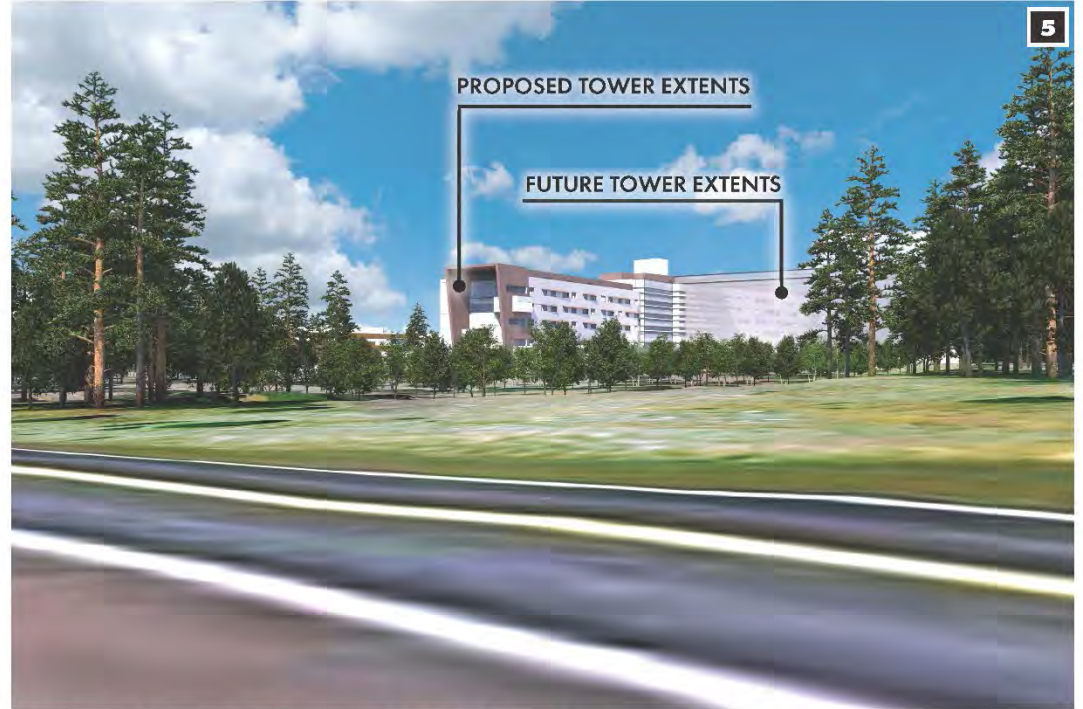
- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT
- NO PROPOSED LANDSCAPING IS SHOWN IN THIS VIEW



EXISTING CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD
 PHOTO 8/30/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD

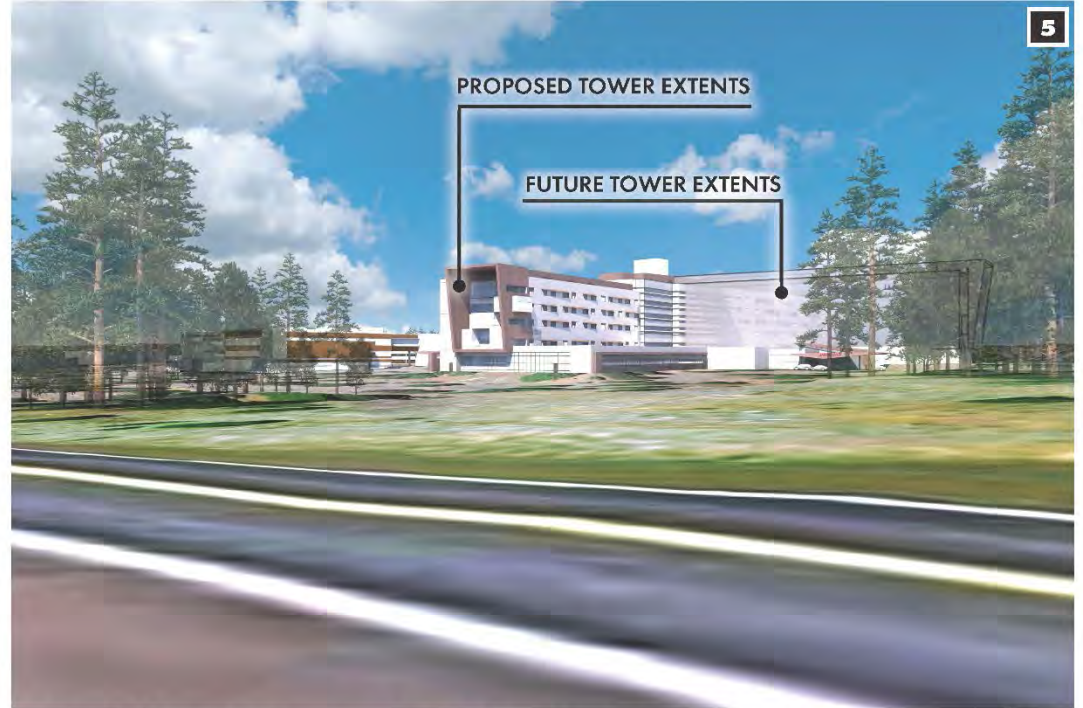
- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT
- GROUND COVER AND DETAILED GRADING ARE NOT SHOWN IN THIS VIEW



EXISTING CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD
 PHOTO 8/30/2022



VIEW LOCATION KEY MAP



5

PROPOSED CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD - NO PROPOSED LANDSCAPE

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT
- NO PROPOSED LANDSCAPING IS SHOWN IN THIS VIEW



EXISTING CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE
 PHOTO 8/30/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT
- GROUND COVER AND DETAILED GRADING ARE NOT SHOWN IN THIS VIEW



EXISTING CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE
 PHOTO 8/30/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE - NO PROPOSED LANDSCAPING

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT
- NO PROPOSED LANDSCAPING IS SHOWN IN THIS VIEW



EXISTING CONDITION - VIEW FROM PONDEROSA TRAILS
 PHOTO 8/23/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM PONDEROSA TRAILS

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT



EXISTING CONDITION - VIEW FROM FORT TUTHILL
 PHOTO 8/23/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM FORT TUTHILL
 • 3D DIGITAL MODEL
 • CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT

C. Other General, Specific and Supplemental Changes

10-30.60.060 Building Placement

The location of the hospital (Land Use Area 2b), Medical Office Buildings, and other patient centric buildings need to be set back from the street to implement needed buffers to highway and airport operational noise impacts. Hospitals and other medical buildings may need parking and emergency circulation to be designed between the building and adjacent streets. A building behind parking and circulation may be needed for hospitals and other medical buildings for patient visibility and access, especially for unfamiliar users during stressful experiences. The Specific Plan will not require compliance with Section “10-30.60.060 Building Placement” for “Hospital” buildings and “Offices, Medical” buildings as these uses are defined in the Zoning Code and for other medical buildings that have inpatient or outpatient care. The NAH Campus’ Architectural Design Standards portion of the Specific Plan will be followed.

10-50.20.030 Architectural Standards

Architectural design standards are integral to the bulk and massing of buildings within the Planning Area and accordingly, this section will be modified by the NAH Health Village Architectural Design Standards set forth herein.

1. Architectural Design Standards- Land Use Area 2b

This division establishes regulations that enforce the architectural character for the approximately 60-acre hospital site which is part of the NAH Health Village development.

A. General Characteristics. The overall design approach for the approximately 60-acre hospital site development shall fall within the characteristics of “Mountain Modern” architecture as described within this section. Mountain Modern juxtaposes rustic elements of traditional vernacular architecture with the clean lines of contemporary architecture while simultaneously including code required elements specific to hospital and medical campus design. The building siting and form should minimize the disturbance of the natural landscape and topography and work with the existing trees.

- a. Dramatic Lines and geometry (expressed in plan, elevation, and roof lines).
- b. Locally Sourced Materials (of the place) combined with contemporary materials to provide a clean aesthetic emulating high tech healthcare.
- c. Open Floor Plans (reflective of the openness and scale of the environment).
- d. Abundance of Glass in elevation to fulfill code required glazing requirements for patient care spaces as well as take full advantage of the views and nature.
- e. Indoor-Outdoor Living (seamless visual and physical connectivity).
- f. Deep Vertical and Horizontal Planes (Provide solar and environmental protection while maintaining views). These planes also reflect the dramatic vertical and horizontal nature of the trees, mountain peaks, and topography.
- g. Materials that have textures (expressive, rich materiality) juxtaposed with modern smooth materials for impact.
- h. Public spaces are lit with warm light to complement the wood tones associated with Mountain Modern.

- i. Roof forms work together with the grades / complement each other.
- j. Roof and elevation forms often help frame long distance views, views of mountains, visual engagement of the trees and landscape, outcroppings, slopes, etc.
- k. Ceiling planes also move from outside to inside (goes along with expanses of glass).

B. Building Materials. In contrast to rustic / traditional architecture, Mountain Modern’s clean lines and detailing are not overpowered by extreme variations in material color. Change of material is not to be used as ornament nor is it to be used arbitrarily to the overall composition / material palette of the architecture. Material placement must be dictated by building mass and form, rather than a graphic application.

a. Primary Materials.

- i. The following primary materials may be used throughout the façade in both visible and non-visible elevations from the public way:
 - 1. Local / indigenous material are to be incorporated into the overall composition;
 - 2. Earth / warm toned metal panels are to be incorporated into the enclosure;
 - 3. Glazing that integrates the users’ experience with the natural site and captures views (both long and short) of the surrounding natural context. Single, contiguous expanses of glass curtainwall or window-wall cannot exceed in size a maximum of 20% of the total façade area in a single exposure. Glazing shall also meet code required minimums for health facility design as stated in the current adopted version.
 - a. Glazing areas are to consider solar and environmental exposure in addition to the desire to promote daylight and views;
 - b. Integrated shading / screening devices are to be secondary methods to protect glazing from solar exposure.
 - 4. Non-mirrored glazing (clear, tinted, etc); U-Values, Shading Coefficients, Relative Heat Gain, and Solar Heat Gain Coefficients are to be evaluated for performance and environmental impact. Maximum Visible Light – Exterior Reflectance (as viewed from the exterior) to be 14%;
 - 5. New materials that convey the texture, color, and finish like masonry will be considered where appropriate. Applicant to submit samples and renderings for approval;
 - 6. Dark colored window frames / mullions which allow the glazing to read more uniformly and that do not sharply contrast with surrounding materials is acceptable.
- ii. Integrated shading / screening devices, both horizontal and vertical:
 - 1. Extruded aluminum or stainless steel, solid, grated, perforated fins;
 - 2. Stainless steel mesh, screens, or hung grates.
 - 3. Formed steel – coated or patinaed, solid, grated or perforated.
- iii. Rustic materials such as masonry, block, brick and stone materials are to

have integral coloring. When a material is unable to integrally colored, the final finish will be a highly durable finish and shall be applied near the ground plane.

- iv. Matte finishes are preferred for primary material fields.
- v. The hospital site shall permit EIFS to be used as a primary building material except on parking garages. EIFS is a proven façade material that has a broad range of uses and looks. It is a thermally efficient system and also provides a multitude of opportunities to express different forms and scales by patterning, scoring and texturing. It provides an efficient means of providing depth and dimension to a façade within current construction methodologies and without compromising structural simplicity. Additionally, for the Flagstaff climate, it meets the requirements set forth in the vapor drive analysis controlling moisture within the wall cavity.

b. Secondary Materials.

- i. The following secondary materials may be used, composing up to 25 percent of the elevations visible from the public way (excluding glass):
 - 1. Shiny, cool colored metal panels;
 - 2. High polished stones and masonry;

c. Placement of Building Materials.

- i. Expanses of glazing are acceptable (see aforementioned maximum areas). Glazing and glazing system need not be interrupted at floor and / or column lines. Floor to ceiling glass (experienced from the interior) is acceptable.
- ii. Horizontal and vertical panel / material joints should be planned and rationalized around the building envelope.
- iii. Pre-fabricated modules and unitized systems that work with building lines and datums are acceptable.

d. Examples of Appropriate Use of Materials.



Image 50, Warm colored metal panels, textured masonry, dark window framing, deep horizontal and vertical projections.



Image 51, Warm colored metal panels, textured masonry, dark window framing, exposed structural elements, and expanses of glass.



Image 52, Pre-patinaed metal, integrated window screening, outdoor balconies, and wood. Deep overhangs and extended vertical planes.



Image 53, Example that represents the diversity of combinations of appropriate materials and colors.



Image 54, Dark / contrasting metal panel with expressed ribs / texture, wood ceiling and wall material that extends from inside to outside. Deep overhangs and extended vertical planes.



Image 55, Expanses of metal panel that accentuates dramatic geometry, sharp edges, variety of smooth and textured materials. Overhanging eaves and extended vertical planes.



Image 56, EIFS as a primary material. EIFS forms define primary elevations and are complimented by other building materials.



Image 57, EIFS as a primary material. EIFS forms define building elements and express articulation through different colors, scoring and texture.



Image 58, EIFS as a primary material. EIFS forms provide a modern façade treatment at a larger scale.



Image 59, EIFS as a primary material. EIFS used to express unique façade textures and provide reference to alternate materials.

e. **Color**

- i. Use muted colors and earth tones for primary building and roof materials.
 1. Bright colors are appropriate only for accents.
 2. A minimum of 75 percent of the exterior walls (excluding glazing) and roofs seen from a public way shall have muted colors and earth tones typical of those found in the Flagstaff area with a light reflectance value (LRV) of 50 percent or less.
 3. Flat roof surfaces shall have an LRV of 50% or less.
 4. Visible roofs with sloped, formed or feature roof designs shall incorporate a material that is integral to the primary material palette of the building and shall have an LRV of 50% or less.

C. Building Massing and Scale.

a. **Scale.** It is important that a building be scaled to its context.

- i. Express façade components in ways that will help to establish an appropriate scale in relationship to a buildings context and the characteristics outlined in these standards.
 1. Define a rhythm and pattern of architectural features related to floor heights, program components, space volumes, and other datums on the project.
 2. Windows and doors to be integrated into the overall façade expression.
 3. Building material size to be appropriate to the scale of the massing (ie. 4” wood lap siding is an appropriate local material but not appropriate when used on a six-story building).
- ii. Provide a human scale to the primary and secondary entrances.
- iii. Express critical datums (floors, ceilings, canopy lines, etc) in the external design of a building to break down the overall massing and to establish a human scale.
 1. Articulate structural elements;
 2. Appropriate material changes;
 3. Expression lines and system joints.

b. **Building Massing.** Articulate the facades and massing to break down large components. Specific attention is to be paid the ground level / podium components as well as overall roof lines.

- i. Change the roof form and roof lines to express different modules of the building mass;
- ii. Change the height of a wall plane or building mass by providing vertical articulation. The change in height shall be at least 5 percent of the vertical height of an adjacent wall plane or building mass;
- iii. Divide large wall planes into smaller components by the articulation of the systems and geometries;
- iv. On Primary street frontages, create street interest / interaction every 75’ by physically articulating the building mass.

c. **Roof Form.** To add architectural articulation and reduce perceived scale, incorporate the following techniques:

- i. Overhanging eaves;
 - ii. Multiple roof planes;
 - iii. Flat roof areas with parapets.
- d. **Street / Ground Level Interest.**
 - i. Provide visual interest to pedestrians at the street / ground level;
 - ii. Program edges with public components that engage the public realm;
 - iii. Distinguish entrances with human scale elements, canopies, textures, etc.
- e. **Location and Orientation of Building Entrances.**
 - i. A building entrance serves both the building’s tenants and customers. In addition to its functionality, it can enliven the building’s context, especially when the building entrance provides access directly from the public sidewalk, encourages walkability, and increases the possibilities for pedestrian movement and activities, including shopping and social interactions.
 - ii. The following standards apply to the design and placement of building entrances:
 1. Where applicable, cultural standards (e.g., Native American Cultures) apply to the orientation and location;
 - a. East facing main entrances;
 - b. Native Landscape;
 - c. Traditional Healing;
 - d. Low Environmental Impact;
 - e. Artwork
 2. The main entrance to a building that is open to the public shall be clearly identifiable by emphasizing and enhancing the level of architectural details such as a change in plane (e.g., the entrance may be recessed or bumped out at the street level façade), differentiation in material, color, and enhanced lighting. Any enhanced lighting must comply with the City of Flagstaff’s Dark Sky ordinance.
 3. The primary entrance of a building shall be oriented to face a street, plaza or pedestrian way (open public space dedicated to pedestrian, large sidewalks, user drop-offs, etc).
 4. Locate utility, mechanical room, or service entrance doors away from the public sidewalks of major streets.
 5. Glass doors to be integral in quality, color, and performance to surrounding storefront system.
- f. **Windows.**
 - i. The placement, pattern, scale, size, and rhythm of windows on building facades, including proportions and details around them, are an important aspect of a building’s fenestration as they determine its character. Fenestration allows for natural light and connection to the environment (both internally and externally). Scale, proportion, added architectural details, such as appropriate use of materials, bands (i.e., an expression line) and shading devices bring visual interest to building facades, enhance the building’s design, provide a connection from the outside to the inside of the building through a window, and provide a human scaled backdrop to the

street space.

- ii. The following standards apply in the design and placement of windows / glazing on a building:
 1. Maximize the number of street level facade openings for windows.
 2. Organize the placement of windows and doors on the building elevation relative to each other and the building's forms to ensure they are balanced and proportionate.
 3. When appropriate, recess window frames, including storefronts, from the typical wall plane surface to provide a shadow line and to accentuate the storefront.
 4. At patient rooms, windows shall be located to maximize the view of a patient in a bed. The window shall also meet the code required size for patient room design.

D. Architectural Standards Illustrative Appendix: (see below)



Image 60, Local vernacular with sloped roof form and exposed structure driven by views of the site.



Image 61, Indigenous materials incorporated into overall composition.



Image 62, Indigenous materials incorporated into overall composition.



Image 63, New materials convey texture, color, and finish



Image 64, Fine grain scale – building materials take on more detail as you get closer to them (entries, ground level detail).

10-50.80.050: Bicycle Parking

The NAH Health Village wants to encourage people biking. Therefore, the Specific Plan will require an increase in bicycle spaces from the existing Zoning Code.

Section 10-50.80.050.B.1.a. is edited as follows: “Minimum standard bicycle parking spaces required: The greater of two bicycle spaces, or eight percent of the required vehicle parking.”

Section 10-50.80.050.B.1.b. is edited as follows: “Maximum standard bicycle parking spaces required: 200 bicycle spaces.”

Additionally, the Specific Plan requires at least twenty percent (20%) of bicycle parking to be covered for “Hospital” and “Office, Medical” buildings as these uses are defined in the Zoning Code.

10-80.20: Definitions

The Definition of the “Meeting Facilities, Public or Private” is restated as: A facility for public or private meetings, including community centers; civic and private auditoriums; grange halls; lodges or fraternal associations; union halls; dance, martial arts, and music studios; meeting halls for clubs and other membership organizations; conference centers; convention centers; and similar facilities. Also includes functionality related internal facilities such as kitchens, multi-purpose rooms and storage. Does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by on-site employees and clients and occupy less floor area on the site than the offices they support. Does not include commercial entertainment facilities.

V. Development Standards – Use and Form Tables

This section highlights the modifications to Division 10-40.30 of the current Zoning Code for the specified Land Use Areas. Any updates to these tables in the Zoning Code after the adoption of the Specific Plan may be opted-in if they are determined to be consistent with the Health Village vision.

A. Public Facility Zones

Public Facilities (PF) – Allowed Uses			
Primary Land Use	Specific Use Regulations	PF (standard)	Modified Uses
			1
Industrial, Manufacturing, Processing and Wholesaling			
Quarrying Operations	10-40.60.290	UP	--
Ranching, Forestry and Animal Keeping			
Forestry		--	--
Ranching		--	--
Recreation, Education and Assembly			
Commercial Campgrounds	10-40.60.130	UP	--

Public Facilities (PF) – Allowed Uses			
Primary Land Use	Specific Use Regulations	PF (standard)	Modified Uses
			1
Commercial Recreation Facilities, Indoor		UP	UP
Commercial Recreation Facilities, Outdoor	10-40.60.270	UP	UP
Libraries, Museums		P	--
Outdoor Public Uses, General		P	P
Open Space		P	P
Parks and Recreation Facilities			
Active Recreation		P	P
Passive Recreation		P	P
Schools – Public and Charter		P	P
Schools – Private		UP	UP
Universities and Colleges		P	P
Residential			
Employee Housing		P	-
Institutional Residential			
Congregate Care Facilities		P	--
Covents or Monasteries		UP	--
Custodial Care Facilities		UP	--
Homeless Shelters	10-40.60.190		
Emergency Shelters		UP	--
Short Term Housing		UP	--
Transitional Housing		UP	--
Nursing Homes		UP	--
Sheltered Care Homes		UP	--
Retail Trade			
Farmers Markets and Flea Markets		P	P
Services			
Cemeteries		UP	--
Government Offices		P	--
Public Services			
Public Services Major		UP	UP
Public Services Minor		UP	UP
Emergency Services		UP	UP
Telecommunication Facilities			
AM Broadcasting Facilities	10-40.60.310	UP	UP
Antenna-Supporting Structure	10-40.60.310	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P
Collocation Facility	10-40.60.310	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P
Stealth Telecommunication Facilities	10-40.60.310	P	P

Public Facilities (PF) – Allowed Uses			
Primary Land Use	Specific Use Regulations	PF (standard)	Modified Uses
			1
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Wind Energy Production Facility		UP	UP
Airports/Landing Strips, Heliports, or Helistops	10-40.60.060	UP	UP
Government Service/Maintenance Facilities		P	--
Municipal Airports		P	--
Urban Agriculture			
Community Gardens	10-40.60.140	P	P
Key			
P = Permitted Use, UP = Conditional Use Permit Required, -- = Not Allowed			

The existing Public Facilities building form and property development standards will apply to the Planning Area.

B. Highway Commercial Zones

Highway Commercial (HC) – Allowed Uses*						
Primary Land Use ¹	Specific Use Regulations	HC (stnd)	Modified Uses			
				2b		
Industrial, Manufacturing, Processing and Wholesaling						
Carpenter or Cabinet Shops		--		--		
Flammable Liquid, Gas, and Bulk Fuel - Storage and Sale		UP		--		
Machine or Metal Working Shops		--		--		
Manufacturing and Processing – Incidental		P		P		
Micro-brewery or Micro-distillery	10-40.60.240	P		--		
Mini-storage Warehousing	10-40.60.250	UP ²		--		
Research and Development Uses	10-40.60.300	UP		P		
Transportation or Trucking Yards		--		--		
Vehicle Towing/Impound Yard		P ⁴		--		
Warehousing		P ³		P ³		
Wholesaling and Distribution		--		--		
Recreation, Education and Assembly						
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	UP		--		
Commercial Campgrounds	10-40.60.130	P		--		
Commercial Recreation Facilities, Indoor		P		--		
Commercial Recreation Facilities, Outdoor	10-40.60.130	UP		--		

Highway Commercial (HC) – Allowed Uses*						
Primary Land Use ¹	Specific Use Regulations	HC (stnd)	Modified Uses			
				2b		
Libraries, Museums		P		P		
Meeting Facilities, Public or Private	10-40.60.230					
	Regional	P/UP ⁵		P		
	Neighborhood	--		P		
Outdoor Public Uses, General		P		P		
Parks and Recreation Facilities						
	Active Recreation	--		--		
	Passive Recreation	--		--		
Places of Worship		P/UP ¹⁰		P/UP ¹⁰		
Schools – Public and Charter		P		P		
Schools – Private		P		P		
Theaters		P		P		
Trade School		UP		P		
Universities and Colleges		--		P		
Residential⁷						
Co-housing	10-40.60.120	P ⁶		--		
Congregate Care Facilities		P		P		
Day Care, Centers	10-40.60.150.B.	P		P		
Day Care, Home	10-40.60.150.A.	P		--		
Development, Multiple-Family		P ⁶		--		
Development, Single-Family		--		--		
Dormitories		UP ⁶		--		
Fraternities and Sororities		UP ⁶		--		
Group Home		P ⁶		--		
High Occupancy Housing Development, Single-Family	10-40.60.175	--		--		
High Occupancy Housing Development, Two-units	10-40.60.176	UP ⁶		--		
High Occupancy Housing Development, Three-units	10-40.60.177	UP ⁶		--		
High Occupancy Housing Development, Four-units and Greater	10-40.60.178	UP ⁶		--		
Home Occupation		P ⁶		--		
Institutional Residential	10-40.60.230					
	Congregate Care Facilities	--		--		
	Custodial Care Facilities	P ⁸		--		
	Homeless Shelters	10-40.60.190				
	Emergency Shelters	P ⁸		--		
	Short Term Housing	P ⁸		--		

Highway Commercial (HC) – Allowed Uses*						
Primary Land Use ¹	Specific Use Regulations	HC (std)	Modified Uses			
				2b		
Transitional Housing		P		--		
Nursing Homes		UP		P		
Sheltered Care Homes		P		--		
Live/Work	10-40.60.200	P		--		
Planned Residential Development	10-40.60.280	UP		--		
Residence for Owner, Caretaker or Manager		P ⁶		--		
Single Room Occupancy		P		--		
Retail Trade						
Bars/Taverns		P		--		
Crematorium		P		--		
Drive-through Retail	10-40.60.160	P		--		
Drive-through Service		P		--		
Farmers Markets and Flea Markets		P		P		
General Retail Business		P		--		
Mixed Use	10-40.60.260	P		--		
Mixed-Use High Occupancy Housing Development	10-40.60.175 & 10-40.60.260	UP		--		
Restaurant or Café		P		P		
Services						
Bed and Breakfast Establishments	10-40.60.110	P		--		
Cemeteries		UP		--		
Dry-cleaning, Processing		P		--		
Equipment Rental Yard		P		--		
Funeral Homes, Chapels and Mortuaries		P		P		
General Services		P		--		
Hospital		UP		P		
Kennel, Animal Boarding	10-40.60.195	UP ¹¹		--		
Medical Marijuana Dispensary	10-40.60.220	P		P		
Office		P		P		
Public Services						
Public Services Major		--		--		
Public Services Minor		P		P		
Emergency Services		UP		UP		
Travel Accommodations		P		--		
Veterinary Clinics		P		P		
Veterinary Hospitals		UP		UP		
Telecommunication Facilities						
AM Broadcasting Facilities	10-40.60.310	UP		UP		
Antenna-Supporting Structure	10-40.60.310	UP		P ¹²		

Highway Commercial (HC) – Allowed Uses*						
Primary Land Use ¹	Specific Use Regulations	HC (stnd)	Modified Uses			
				2b		
Attached Telecommunication Facilities	10-40.60.310	P		P		
Collocation Facility	10-40.60.310	P		P		
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P		P		
Stealth Telecommunication Facilities	10-40.60.310	P		P		
Transportation and Infrastructure						
Accessory Wind Energy Systems	10-40.60.040	P		P		
Airports/Landing Strips, Heliports, or Helistops		--		P		
Garages, Off-Street		P		P		
Parking Lots, Off-Street	10-50.80	P		P		
Passenger Transportation Facilities		UP		P		
Urban Agriculture						
Community Gardens	10-40.60.140	P		P		
Food Production		UP ²		UP ²		
Vehicle Sales and Services						
Automobile Service Station and Convenience Store	10-40.60.090	P		--		
Automobile and Trailer Rental		P		--		
Automobile/Vehicle Sales and Service, New and Used		P		--		
Automobile/Vehicle Repair Garages - Major	10-40.60.100	P		--		
Automobile/Vehicle Repair Garages - Minor	10-40.60.100	P		--		
Car Washes		P		--		
Mobile Homes and Recreational Vehicles, Sales, and Service		P		--		
End Notes						
* The primary use of Land Use Area 2b is the hospital and ambulatory care center, all other uses shall be incidental or accessory to such primary use.						
1. A definition of each listed use type is in Chapter 10-80, Definitions.						
2. Only allowed on lots that do not have highway frontage or behind existing/new commercial uses.						
3. Only permitted when incidental to permitted use.						
4. This use shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.						
5. A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.						
6. Residential uses with more than two units are allowed as part of a mixed-use development located above or behind the commercial uses, or as a planned residential development.						
7. Residential uses in the CC, HC, CS and CB zones, and residential uses and properties listed on the National Historic Registry or within the Landmarks overlay zone existing prior to the effective date of this Zoning Code are considered legal, nonconforming uses. Residential uses in the CC, HC, CS and CB zones shall be subject to the development standards established in the HR zone.						
8. Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile.						

Highway Commercial (HC) – Allowed Uses*					
Primary Land Use ¹	Specific Use Regulations	HC (stnd)	Modified Uses		
			2b		
9. Single-family and duplex land uses are permitted by right on lots ≤9,000 sf and existing prior to November 1, 2011, subject to the building placement and building form requirements of the MR zone.					
10. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.					
11. Outdoor kenneling of animals is prohibited.					
12. Any antenna supporting structure will be a maximum of fifty (50) in height, as measured from adjacent finished grade					
Key					
P = Permitted Use, UP = Conditional Use Permit Required, -- = Not Allowed					

Highway Commercial (HC) – Building Form and Property Development Standards						
		HC (standard)	Modified Standards			
			2b			
Building Placement Requirements						
Setback from property line						
Front (Also see Section 10-50.60.040.B)		0' ²		0' ²		
Side						
	Adjacent to Residential Use	15' min. ⁶		15' min. ⁶		
	Street Side (min.)	10' ³		10' ³		
	All Other Sides	0'		0'		
Rear						
	Adjacent to Residential	15' min.		15' min.		
	All Other Rears	0'		0'		
Building Form Requirements						
Building Height (max.) ^{8, 9, 10}		60' ⁴		160' ¹⁴		
Gross FAR (max.)		3		3		
Density Requirements						
Gross Density (units/acre)						
	Maximum without the Resource Protection Overlay (RPO)	29 ¹¹		29 ¹¹		
	Maximum with the RPO, inside of a pedestrian shed of an activity center ¹³	29 ¹¹		29 ¹¹		
	Maximum with the RPO, outside of a pedestrian shed of an activity center ¹³	22 ¹¹		22 ¹¹		
Maximum Bedroom Requirements						
Bedrooms per Acre on a Development Site with Four Dwelling Units or More						
	Maximum without the RPO for a development	72.5 ¹²		72.5 ¹²		
	Maximum with the RPO inside of a pedestrian shed of an activity center ¹³	72.5 ¹²		72.5 ¹²		
	Maximum with the RPO outside of a pedestrian shed of an activity center ¹³	55 ¹²		55 ¹²		

Lot Requirements					
Area (Gross sf) (min.) ⁵	9,000		9,000		
Width (min.) ⁵	60'		60'		
Depth (min.) ⁵	100'		100'		
Open Space					
Developments with Two or More Dwelling Units	15% of the net lot area		15% of the net lot area		
Other Requirements					
Fences and Screening	See 10-50.50				
Landscaping	See 10-50.60				
Outdoor Lighting	See 10-50.70				
Parking	See 10-50.80				
Signs	See 10-50.80				
End Notes					
1. Front setbacks shall be equal to 15' or match adjacent residential development, whichever is less.					
2. No front setback required, except when required by the adoption of building setback lines along specified streets.					
3. Setback may be reduced to 5' min., if the landscape street buffer is reduced in accordance with Section 10-50.60.040(B), Nonresidential Zone Buffers.					
4. Conditional use permit required for structures over 60' in height.					
5. Within a planned residential development, the minimum area, width, and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a planned residential development (see Section 10-40.60.280, Planned Residential Development).					
6. Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5' min.					
7. Single-family dwellings and duplexes in the CC zone shall be limited to a maximum height of 35 feet consistent with the height standard for the MR zone.					
8. Primary structures, excluding accessory structures, with a roof pitch greater than, or equal to, 6:12 shall be allowed an additional five feet above the maximum building height.					
9. The elevator and stairwell bulkheads shall be architecturally integrated with the building. Elevator and stairwells bulkheads are allowed an additional 15 feet above the maximum building height. The Director may approve a height greater than 15 feet when the additional height is necessary to accommodate an elevator or stairwell bulkhead, related equipment, or the requirements of the Building or Fire Code.					
10. Steeples, solar collectors, towers and other unoccupied architectural features are allowed an additional height above the maximum building height equal to 20 percent multiplied by the maximum building height allowed for property's zone. The total area of the referenced allowances above the building height shall not exceed 20 percent of the total roof area.					
11. Additional density may be approved with an HOHD or MHOHD Conditional Use Permit.					
12. Additional bedrooms per acre may be approved with an HOHD or MHOHD Conditional Use Permit.					
13. Activity centers are delineated on the General Plan or applicable Specific Plan.					
14. The 160' building height is limited to patient bed towers. Other uses will conform to a 60' height maximum.					

VI. Implementation

Pursuant to Section III of the General Plan (General Plan at III-8), the statements of Section I (Purpose and Intent) and Section II (Site & Area Analysis) of the Specific Plan are aspirational or advisory to the overall goals and purpose of the Specific Plan. Section III (Development Plan), Section VI (Development Standards – Narrative), Section V (Development Standards – Use and Form Tables), and this Section VI (Implementation), are regulatory and will control the development of the NAH Health Village. In the event of conflict between the provisions of Section III and Sections IV and V, the terms of Sections IV and V will control.

All development within the Planning Area must conform to the regulatory provisions of the Specific Plan. Proposed uses, development plans or agreements, and any other development approval, including concept, preliminary and/or final plats and site plans, must be consistent with the Specific Plan. Proposed projects that are determined to be consistent with the Specific Plan will be deemed consistent with the General Plan.

A. Incorporation of Flagstaff City Code

The Specific Plan serves both planning and regulatory functions related to zoning regulations and development standards for the Planning Area. Regulations and standards not specifically set forth in the Specific Plan are governed by the Flagstaff City Code. In the event of conflict between the provisions of the Specific Plan and the Flagstaff City Code, the terms of the Specific Plan will control. In the event of a conflict between provisions of the Specific Plan that are not otherwise resolved by the Specific Plan (see, for example, introductory language in Sections III and VI, above), then the more restrictive standard will control. Provisions of the Flagstaff City Code not expressly modified by the Specific Plan will apply within the Planning Area.

Except as expressly modified above in the Specific Plan, and subject to the conflict resolution provisions of the foregoing paragraph, Title 10 (Flagstaff Zoning Code) of the Flagstaff City Code in existence as of the date the Specific Plan is adopted and incorporated into the Specific Plan by reference in perpetuity. Development of the Planning Area will be governed by the City's codes, ordinances, regulations, rules, guidelines and policies controlling permitted uses of the property, density and intensity of uses, maximum height and size of buildings, and standards for on-site and off-site improvements, all as in existence as of the date the Specific Plan is adopted, unless modified in writing and acknowledged by both the master developer (or its successor or assign) and the City.

B. Prospective Changes to Zoning Code

Subsequent to the adoption of the Specific Plan, amendments to the Zoning Code that are inconsistent with one or more provisions of the Specific Plan shall not apply within the Planning Area. The applicant reserves the right to elect to apply subsequent amendments to the Zoning Code within the Planning Area if the master developer (or its successor or assign) provides written notice to the City of its intention to apply the subsequent amendment within the Planning Area. Receipt of such notice shall be acknowledged by the City. An amendment to the Zoning Code that is applicable to the Planning Area as provided in this paragraph shall be effective on the date of

written notice by the master developer to the City, and it shall apply to any proposed development that has not, as of the date of delivery, received one of the following: an approved final plat, an approved final site plan, or a building permit.

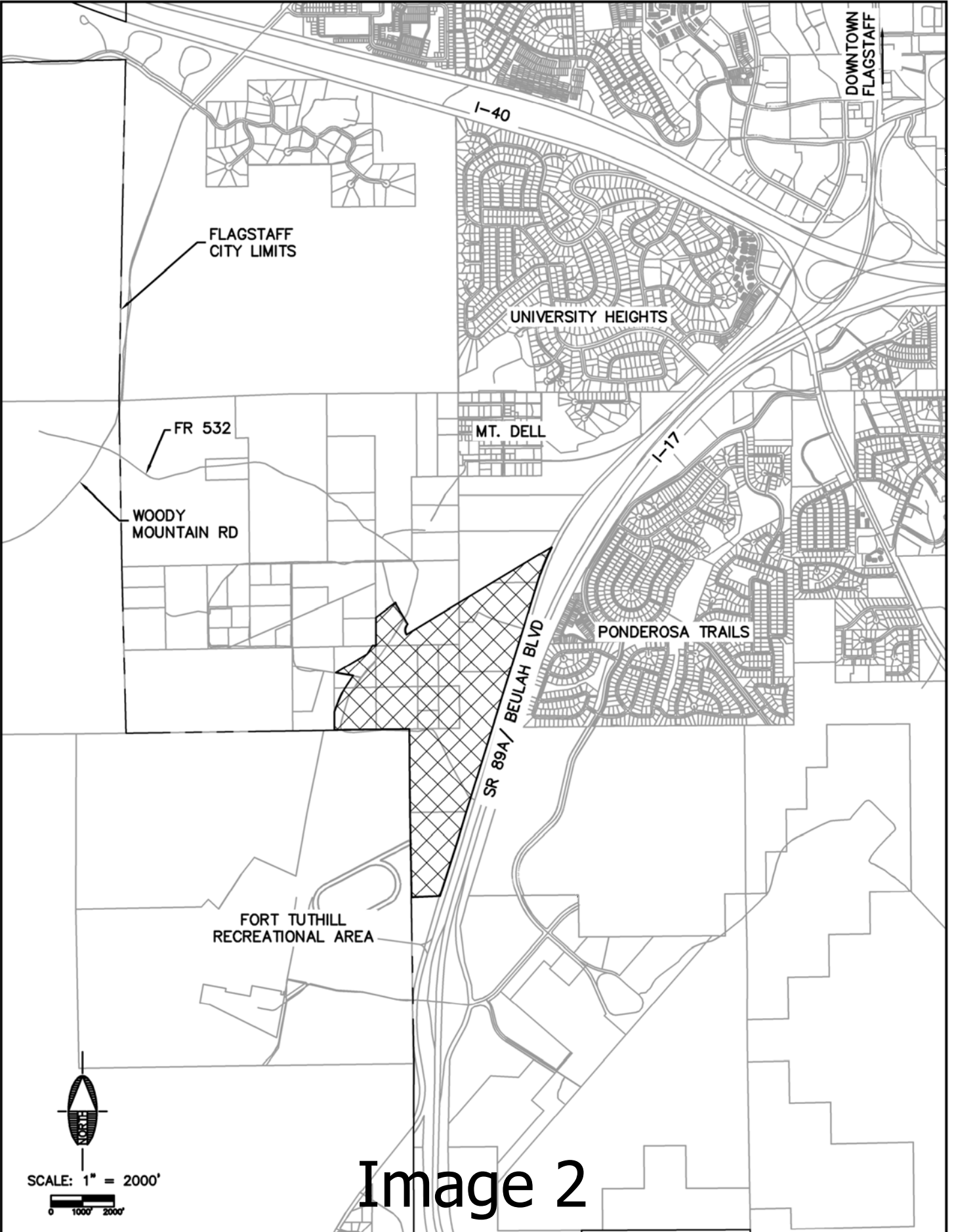
C. Amendment

The Specific Plan may be amended as provided in Section 11-10.30.030 of the Flagstaff City Code and Sections 9-461.08 to -.10 of the Arizona Revised Statutes.

VII. Specific Plan Images Combined



NOTES: (1) Buildings and parking shown are for illustrative purposes only. They match the intensity/density detailed in the Land Use Program Table but only exist as preliminary estimates and are subject to change.



SCALE: 1" = 2000'
 0 1000' 2000'

Image 2



Shephard Wesnitzer, Inc.

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

JOB NO.	18214
DATE	MAY 22
SCALE	AS SHOWN
DRAWN	TNO
DESIGN	TNO
CHECKED	GEC

NORTHERN ARIZONA HEALTHCARE

FLAGSTAFF
 ARIZONA

SHEET
1
 OF 1

VICINITY MAP

PLOTTED: May 04, 2022-10:38am

FILE: P:\2018\18214\DRAWINGS\CONCEPT_ZONE_PLAN\18214 - VICINITY MAP.DWG CPHAM

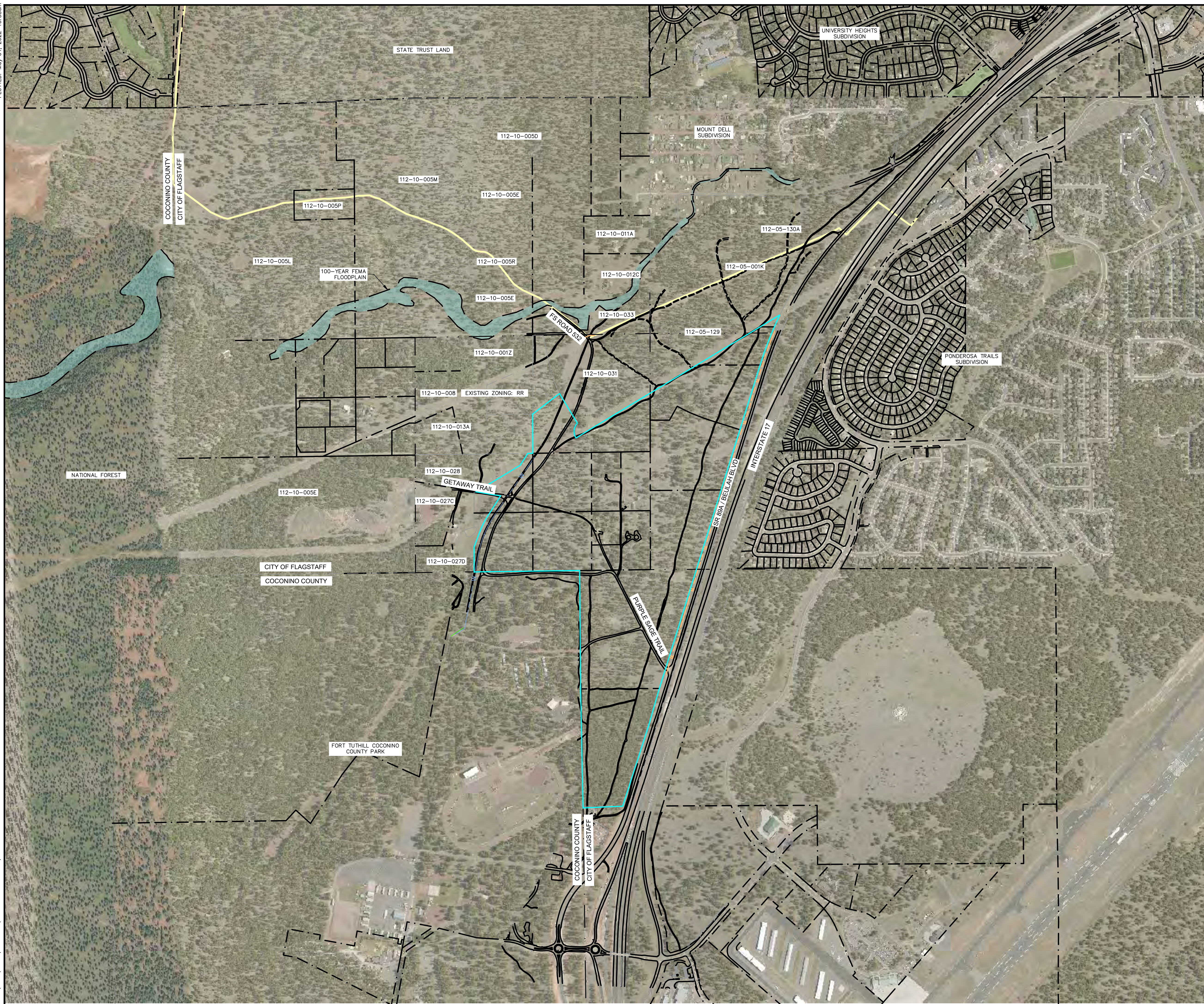
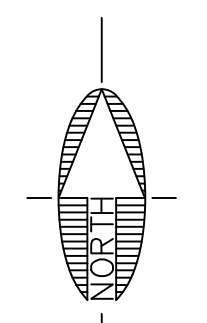


Image 3



SCALE 1" = 500'
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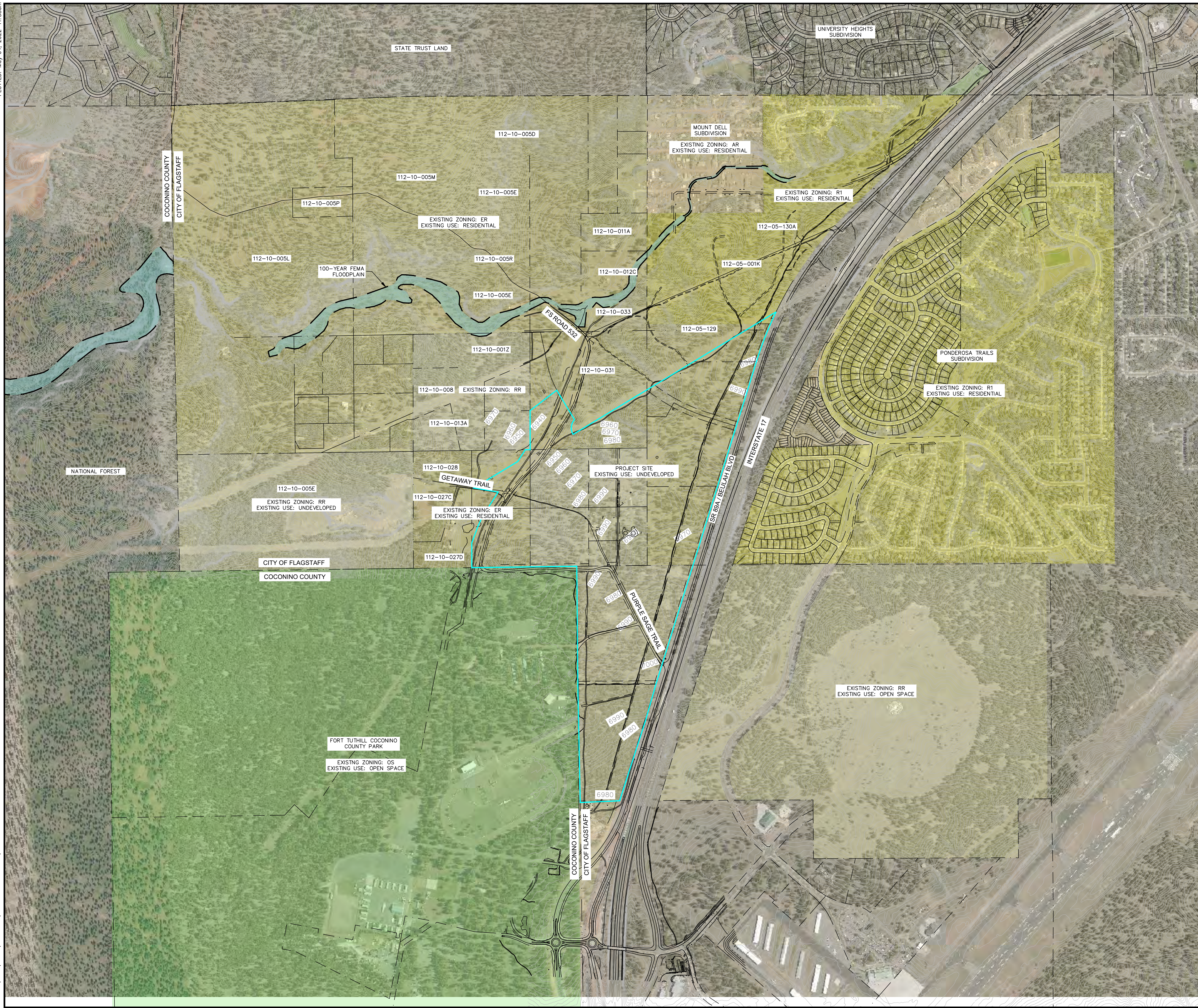
PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

JOB NO: 18214		DATE: MAY 22		SCALE: AS SHOWN		DRAWN: HAS		DESIGN: CNP		CHECKED: GEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.0354 928.774.8934 fax www.swi2.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.											
DRAWING NO. VIC											
SHT NO.	1	OF	1								

PLOTTED: May 04, 2022--11:36am

FILE: P:\2018\18214\DRAWINGS\CONCEPT_ZONE_PLAN\18214 - CONTEXT ANALYSIS MAP.DWG CPHAM



- LEGEND**
- FLAGSTAFF ZONING**
- PF PUBLIC FACILITY
 - R1 SINGLE FAMILY RESIDENTIAL
 - MR MEDIUM DENSITY RESIDENTIAL
 - RR RURAL RESIDENTIAL
 - ER ESTATE RESIDENTIAL
 - OVERALL PROJECT BOUNDARY
- COCONINO ZONING**
- OS OPEN SPACE & CONSERVATION
 - AR AGRICULTURAL RESIDENTIAL

JOB NO: 18214		DATE: MAY 22		SCALE: AS SHOWN		DRAWN: HAS		DESIGN: CNP		CHECKED: GEC	
110 W. Dole Avenue Flagstaff, AZ 86001 928.774.0354 928.774.8934 fax		www.swi.com		www.swhz.com		www.swhz.com		www.swhz.com		www.swhz.com	
REVISIONS		NO.	DESCRIPTION	DATE	BY						
DRAWING NO.		CP01									
SHT NO.		2 OF 12									
C.O.F. Project #		PZ-21-00126									

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

CONTEXT ANALYSIS MAP

18214

MAY 22

AS SHOWN

HAS

CNP

GEC

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

www.swi.com

www.swhz.com

NO.	DESCRIPTION	DATE	BY

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

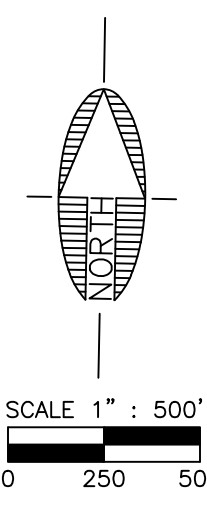
ARIZONA 811
Arizona Blue Stakes, Inc.

DOB 84-1 or 1-800-514-1111 (782-5348)

DRAWING NO. CP01

SHT NO. 2 OF 12

Image 4



PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING OR RECORDING