

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PZ-21-00126-09

DATE: May 24, 2023

MEETING DATE: June 14, 2023

REPORT BY: Tiffany Antol, AICP

REQUEST:

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

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval subject to conditions.

PRESENT LAND USE:

The subject property ("Property") is approximately 172.6 acres consisting of 17 separate parcels of land. Most of the site is vacant with a few residential structures. All existing development will be removed if the site is redeveloped as the NAH Health Village. The site has a natural ridge that divides it in half with slopes from the west to the northeast that range from 5-11 percent. There are no floodplains on the Property and the entire site maintains a significant stand of Ponderosa Pines.

PROPOSED LAND USE:

The applicant proposes to develop the Property as the NAH Health Village centered around approximately 1.15 million square feet of Hospital and Medical Offices, with supporting uses including approximately 315 residential dwelling units as part of a mixed-use development, approximately 230,000 square feet of non-residential uses (retail and lodging), approximately 250,000 square feet of Research and Development uses (light manufacturing), and approximately 31.2 acres of designated Open Space and Civic Space reserved for a wellness retreat and Flagstaff Urban Trail System (FUTS) preservation. The Preliminary Block Plat consists of five Blocks, two tracts for future development, and public rights-of-way.

NEIGHBORHOOD DEVELOPMENT:

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

East: Beulah Boulevard; Interstate 17

South: Fort Tuthill County Park and City of Flagstaff (COF) owned utility parcel

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

REQUIRED FINDINGS:

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

I. Project Information

A. Background and Introduction

The applicant, NAH Corporation, is requesting Preliminary Plat approval to allow the subdivision of approximately 172.6 acres into five blocks of land, two tracts for future development, and required right-of-way. The project is currently in the entitlement process with portions of the Property proposed to be rezoned to the Highway Commercial (Block E) and Public Facilities (Blocks A, B, and C) zones as part of the first phase of development. The remaining areas (Block D and Tracts Z and ZZ) are proposed to be rezoned through a separate entitlement case. All blocks and tracts within the

proposed Preliminary Plat conform with both the existing zoning requirements as well and the proposed zoning requirements. The plat is intended to be developed in two phases.

The applicant, NAH, is requesting adoption of the Northern Arizona Healthcare Health Village Specific Plan (the “Plan”) to support the future development of approximately 172.6 acres of land for a new regional hospital and ambulatory care center (ACC), surrounded by a Health Village designed as a location for a full range of medical, health, and wellness services mixed with supporting commercial, retail, research, and housing opportunities. This new regional hospital is intended to replace the existing Flagstaff Medical Center (FMC) that has been operating in Flagstaff since 1936. NAH has owned and operated FMC for the past 35 years. FMC currently maintains a 242-bed patient facility and is an Arizona-certified Level 1 Trauma Center. FMC is the only Arizona Level 1 Trauma Center north of Phoenix. The applicant is also requesting rezoning approval to permit the development of the new regional Hospital, ACC, and associated medical offices. The Specific Plan is proposed to be adopted in phases in conjunction with future zoning map amendments.

The Property is bounded by Beulah Boulevard (an existing 2-lane arterial roadway) and I-17 to the east and is partially bisected by Purple Sage Trail which is a private roadway easement that has been improved with asphalt millings. Purple Sage Trail provides access to Fort Tuthill County Park as well as the surrounding residential properties. The Healthcare Village proposes a new circulation system for the planning area including a new arterial roadway that will connect with Woody Mountain Road and two new collector roads. These changes to the arterial and collector transportation system were reviewed at a high level and approved by City Council in a Regional Plan amendment in December 2022. Other internal roadways will be phased as development occurs within the planning area. Development in the planning area is intended to be phased with the Hospital and affiliated medical uses identified as the priority for the development of the site. Most of the required infrastructure improvements are triggered by this first phase of development.

II. Required Findings: Conformance with City Development Standards and Regional Plan

Staff reviewed and approved the Preliminary Plat based on conformance with City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

A. City of Flagstaff Zoning Code (Title 10)

i. Existing Zoning

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

ii. Proposed Zoning

A portion of the Property within the proposed subdivision (Blocks A, B, C, and E) is intended to be rezoned to either Public Facilities (PF) or Highway Commercial (HC) within the first phase of development. The remaining land is intended to be rezoned in the second phase of development to either HC or Research and Development (RD). Density standards do not apply to the proposed development in phase 1. Phase 2 includes a mixed-use development which is only limited by the standards of High Occupancy Housing. The PF zone does not have standards for lot size, width, or depth. The HC zone has a minimum lot size of 9,000 square feet with a minimum lot width of 60 feet and lot depth of 100 feet. The RD zone has a minimum lot size of 20,000 square feet with a minimum lot width of 100 and lot depth of 150.

The smallest blocks within the proposed subdivision are Block A (7.1 acres) and Block B (3.1) which are intended to be rezoned to the PF zone and utilized as open space. Block C (20 acres) is also intended to be rezoned to the PF zone but is intended for a civic open space with amenities to serve the hospital patients, staff, and visitors, and also the general public. Block D (15.4 acres) is intended to be rezoned to HC and developed as a mixed-use project with a

minimum of 315 multi-family residential units. Block E (59.1 acres) is also intended to be rezoned to HC to be developed with a new regional hospital and ACC. Tracts Z and ZZ are intended to be rezoned to either Research and Development or Highway Commercial. These two tracts will only be developed once they are adequately served with the infrastructure that is intended to be provided as phase 2 of this development.

iii. Natural Resources

Most of the Property is currently located within the Resource Protection Overlay (RPO). Three of the seventeen parcels included within this plat are not currently within the RPO but will be added if the proposed rezoning case is approved. This project has been evaluated as if all parcels are currently within the RPO. A Resource Protection Plan was provided in conjunction with this Preliminary Plat based on the proposed rezoning. Resources on the site include forest; there are no slopes or floodplains on the site that require protection. The Natural Resource Protection Plan (NRPP) submitted (Page 30 of the Preliminary Plat) indicates that the minimum protection standards would be met using the requirements for the Highway Commercial, Public Facilities, and Research and Development zones, each of which require a minimum of 30% forest resource preservation. The NRPP provided considers the removal of resources for development of each block or tract. This preliminary plat is not approving any site development, so the removal of trees for future development should be excluded from the calculation of this subdivision plat. The existing zoning is residential which requires 50% preservation. The proposed development would not be permitted under the existing zoning. If the rezoning is not approved, the required preservation rate can be obtained with alternative development plans.

Resource calculation standards for forest resources do not apply to the area within the public right-of-way of existing or proposed major or minor arterial roads or to the right-of-way of major utility facilities. Both Beulah Boulevard and Woody Mountain Road are arterial roads and are not included in the calculations for this development. Purple Sage is a minor collector, so the removal of forest resources does apply to the resource calculations and has been accounted for in each adjoining parcel. This is why the open space parcels show a reduction in forest resources where no future development is proposed. It is anticipated that all three blocks that are intended to serve as open space or civic space will be a resource bank for other development parcels. The NRPP anticipates that Blocks D and E and Tract ZZ will fall short of the 30% requirement under the proposed zoning districts. Again, these blocks will not fall short under the existing zoning categories as the calculations consider proposed development that could not be approved without a successful rezoning. Tree resources for each block will be evaluated with each site plan.

iv. Historic/Cultural Resources

A Cultural Resource Report has been prepared by the applicant. The report has been reviewed and approved by the Heritage Preservation Commission with the following condition that the identified stone piers/fence resource and rail alignment be avoided if possible. Most of the features are on the west side of the existing FUTS trail which is proposed to be preserved as part of the overall development plan. The other feature is located outside of this proposed rezoning area but within the larger Specific Plan area. If these features cannot be avoided, the applicant is required to mitigate the loss.

v. Parks, Open Space, Pedestrian, and Bicycle Facilities

The City of Flagstaff Parks and Recreation Master Plan identifies a deficiency of public parks, sports fields, and community recreation facilities (such as the Aquaplex) within the southwestern portion of the city. Parks, Recreation, Open Space and Events (PROSE) staff requested the applicant further the goals of the master plan by providing additional resources that would fulfill these community needs. The applicant has agreed to make the open space areas as designated within the rezoning request open to the public. Additionally, PROSE staff requested that some form of "active" recreation amenity (wellness gym) be added to the Wellness Retreat area operating and maintained by the applicant. The applicant has agreed to provide for an amenity.

None of the proposed zoning districts (Highway Commercial or Public Facilities) require the provision of open space as is typically required for residential developments. The primary purpose of the area zoned Public Facilities is to fill the need for developed open space with the greater Health Village as well as provide a buffer between the

Hospital and adjacent residential development. Section 10-30.60.060.B.1.b of the Zoning Code requires the development of each site over 20,000 square feet or developments with 50 or more dwelling units to provide a total of 5 percent of the gross site to be used as civic space. These civic spaces will be required at the time of site plan approval for each portion of the development.

Most of the Property is undeveloped or consists of limited rural residential development with no existing bicycle or pedestrian transportation improvements other than the existing Sinclair Wash FUTS trail that traverses the Property from north to south. Improvements to support both bicycle and pedestrian transportation will be required internal to the site, surrounding the Property as part of the adjacent roadway improvements, in addition to off-site network improvements.

The Property is proposed to be subdivided into several parcels including a 59.8-acre site that will encompass the Hospital and ACC, a 20-acre wellness retreat, and at least 10 acres of open space adjacent to the Sinclair Wash FUTS trail. The subdivision will include two minor arterial roadways, Beulah Boulevard and Woody Mountain Road, and a major collector roadway (Purple Sage Trail). Currently, portions of Beulah Boulevard and Purple Sage Trail are existing within the subdivision area. Woody Mountain Road is intended to connect with Purple Sage Trail when future development occurs on parcels adjacent to the Project. This area of intersection is currently located outside of the Planning Area. The applicant proposes to end each street with a temporary cul-de-sac until such time as adjacent development is required to extend the roadways. The following is a list of bicycle and pedestrian facilities located within the Planning Area.

- Beulah Boulevard – a minor arterial roadway with a 10-foot concrete FUTS on the west side of the roadway adjacent to the Property with on-street buffered bike lanes. An Engineering Standards modification has been requested to waive the requirements of a sidewalk on the east side of Beulah Boulevard adjacent to I-17 as no properties exist on this side of the roadway. The eastern side of this road would maintain a rural edge with no curb and gutter as is shown on the rural arterial cross section within the Engineering Standards. Staff requested that this edge be completed with curb and gutter but NAH would prefer the rural edge. It may be a condition of the required modification to include curb and gutter.
- Woody Mountain Road – a minor arterial roadway will include two concrete 11-foot multimodal paths with a 5-foot parkway on either side of the roadway. The multimodal path will include a 6-foot sidewalk and a 5-foot directional separated bike lane. No on-street bicycle facilities will be provided.
- Purple Sage Trail (west side of Property) – a major collector that runs along the western portions of the site will include 5-foot sidewalks and 5-foot parkways on both sides of the roadway and on-street bike lanes. A bicycle/pedestrian street crossing will be provided at Getaway Trail to access the Sinclair Wash FUTS trail and adjacent residential neighborhoods.
- Purple Sage Trail (south side of Property) – a major collector that runs east and west along the southern edge of the Property will include a 16-foot concrete multimodal path and 5-foot parkway on the north side of the road adjacent to the Property just east of the parking garage entrance (about mid-block) continuing to the intersection of Purple Sage Trail and Beulah Boulevard. A bicycle/pedestrian street crossing at the parking garage driveway will be provided. The south side of the road will have an 11-foot multipurpose path from Beulah Boulevard to the crossing. From the crossing going west, there will be a 10-foot FUTS trail along the Fort Tuthill property connecting with the Sinclair Wash Trail. This portion of Purple Sage Trail will not have on-street bike lanes.

B. City of Flagstaff Subdivision Standards (Title 11)

i. Preliminary Plat

Inter-Department Staff (IDS) approved the Preliminary Plat based on conformance with the procedures and application requirements outlined in Section 11-20.60: Preliminary Plat.

ii. Subdivision Standards and Regulations

IDS also approved the Preliminary Plat based on conformance with relevant standards in Section 11-20.120: Subdivision Design Standards and Requirements.

a. Lot Design

The proposed subdivision meets the standards for lot design:

- Meet the minimum lot width, depth, and size requirements of the Zoning Code.
- Be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography.
- All lots shall be lawfully built upon and be developable (lots are designed in a way so that development can meet all relevant development standards).
- Buildable area (building envelope) shall be located away from the crest of ridge lines.
- Buildable area shall be determined by setback requirements and the location of natural topographic features.

b. Street Design

The proposed subdivision meets the standards for street design:

- Meet the street cross-section standards (Engineering Standards) for the type of street proposed.
- Street design is appropriate for underlying topography and in relation to existing streets. Where feasible, streets shall be placed on top of ridges to minimize the extent of grading and reduce the visual impact of development.

c. Easement Design

The proposed subdivision meets the standards for easement design:

- Easements shall be provided and dedicated where deemed necessary for specific purposes (the plat will dedicate a public utility easement and a drainage easement).
- Drainage easements shall substantially follow the line of any existing watercourse that traverses the land.

d. Block Design

The proposed subdivision meets the standards for block design:

- Blocks in non-transect zones shall not normally exceed 1,200 feet in length measured from the property lines, except in hillside developments or where a subdivision of one-half acre lots or larger justify or require a variation from this requirement, or where there are unusual conditions of the property being subdivided.

iii. Minimum Required Subdivision Improvements

The subdivider is required to improve all streets, pedestrian ways, and easements in the subdivision and adjacent to it as required to serve the subdivision. Staff review of the Preliminary Plat along with the impact analyses discussed in the Engineering Standards section below identified the required improvements in conformance with Section 11-20.130: Minimum Required Subdivision Improvements. These improvements will formally be approved with Civil Engineering Plans review, which will occur after Preliminary Plat approval by City Council.

C. City of Flagstaff Engineering Standards (Title 13)

As part of the Preliminary Plat Block Plat review, Staff conducted a public systems analysis to confirm preliminary compliance with Engineering Standards. Following Preliminary Plat approval, the applicant shall submit and receive approval for Civil Engineering Plans for the subdivision prior to review and approval of the Final Plat. Approval of the Civil Engineering Plans will be contingent on the plat meeting City Engineering Standards.

i. Access and Traffic

A full project Traffic Impact Analysis (TIA) was prepared for the NAH Health Village by CivTech, Inc. to demonstrate the anticipated traffic volumes generated from the proposed Health Village over a twenty plus year horizon. This TIA studies years 2025, 2030, and 2045.

- Horizon Year 2025 includes the Hospital, ACC, medical offices, hotel, restaurants, retail/shopping, and conference center. These proposed uses in 2025 are expected to generate a total of 26,982 daily trips; with

3,005 a.m. peak hour trips, 2,673 midday peak hour trips, and 2,133 p.m. peak hour trips. These numbers have been reduced by anticipated internal capture (trips that travel from one on-site land use to another). There were three different internal capture reductions calculated; one for trips from one zone to another zone, one for trips that stay within one zone, and one for medical land uses to other medical land uses.

- Horizon Year 2030 includes all uses from 2025 plus multi-family residential units, hotel, restaurants, retail/shopping, medical offices, a laboratory, and a research center. The expected trip generation in 2030 is 37,640 daily trips; with 3,673 a.m. peak hour trips, 3,640 midday peak hour trips, and 2,904 p.m. peak hour trips (including anticipated internal capture).
- Horizon Year 2045 (full project build out) includes all uses from 2025 and 2030 plus additional medical offices, hotel, and research office. The expected trip generation in 2045 is 53,190 daily trips; with 5,031 a.m. peak hour trips, 4,998 midday peak hour trips, and 3,824 p.m. peak hour trips (including anticipated internal capture).

For comparison purposes, in 2019, Butler Avenue just east of Sawmill Road had a total of 27,710 daily trips, with 2,110 a.m. peak hour trips and 2,498 p.m. peak hour trips. Currently, Beulah Boulevard has a total of 3,823 daily trips. In 2025, with the NAH project, Beulah Boulevard would have approximately 17,677 daily trips.

Due to time pressures and the complexity of the TIA, NAH agreed to break their entitlement cases into two phases. Phase 1 consists of the application currently under review focusing on the Hospital and ACC in addition to the open space and civic space components of the development. The larger TIA including the surrounding Health Village uses has been put on hold until after the Phase 1 entitlements have been resolved. The full project TIA was utilized to determine the future right-of-way needs within this proposed subdivision. There are several instances where future improvements will require additional improvements to the road network requiring sufficient right-of-way to be provided with this plat. A Phase 1 TIA – Confined Scope 2027 Study Year was approved on March 30, 2023, and provided the required on-site and off-site transportation mitigation requirements. These improvements are described below.

NAH is responsible for all transportation improvements as set forth in the TIA approved with conditions and as shown on the plat including but not limited to curb, gutter, sidewalks, pedestrian ways, multi-modal paths, FUTS trails, bicycle ways, medians, and turn lanes. On-site improvements include all property frontage improvements along Beulah Boulevard, Woody Mountain Boulevard, and Purple Sage Trail. The following improvements are included within this subdivision:

- A Signalized intersection is required for Beulah Blvd and Woody Mountain Rd.
- A Stop-Controlled intersection for Beulah Blvd and the Main Entrance (Intersection B) of the Hospital and ACC. The intersection is to be constructed to include underground utilities for a future signal and to be constructed with correct approach grades and signal ramp slopes. An Engineering Standards modification has been approved for the approach grades at this intersection.
- Re-alignment of Purple Sage Trail constructed to minor collector standards with modifications for enhanced bicycle and pedestrian facilities in accordance with the Active Transportation Master Plan.
- A Signalized intersection at Beulah Blvd and the re-aligned Purple Sage Trail to include construction at the correct grades for a future underpass at I-17.
- Improvements to the intersection of Beulah Blvd and Infantry Rd (current Purple Sage Trail) to include underground utilities for a future signal and to be constructed with correct approach grades and signal ramp slopes.
- Improvements to the Cosmic Ray Tunnel on Sheep Crossing Trail to accommodate the widening of Beulah Blvd.
- Internal intersection improvements as determined by the TIA.

The applicant has provided plans for the off-site transportation improvements that will be completed in conjunction with the development of this subdivision. These plans are preliminary in nature and do not reflect final civil plans that require additional detail and review prior to the initiation of construction. The following improvements are included in the off-site transportation improvements:

- Widening Beulah Blvd from University Heights Drive N/Lake Mary Road to JW Powell Blvd to a 4-lane cross section with 10-foot FUTS and 5-foot parkway on the west side, buffered bicycle lanes, a median, drainage improvements, and curb and gutter on the east side.
- Improvements to the following intersections:
 - Beulah Blvd and Woodlands Village Blvd
 - Beulah Blvd and University Heights Dr N/Lake Mary Rd
 - Beulah Blvd and University Heights Dr S
 - Beulah Blvd and Mountain Dell Rd
 - Beulah Blvd and Fairgrounds Rd
 - Roundabout at Beulah Blvd and JW Powell Blvd
 - Roundabout at JW Powell Blvd and the I-17 southbound ramps
 - JW Powell Blvd and the I-17 northbound ramps

ii. Water and Wastewater

A Water and Sewer Impact Analysis (WSIA) was completed on February 9, 2022, and amended by letter on December 5, 2022. The proposed development is located within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. Off-site improvements are discussed in more detail below. It is the developer's responsibility to design and construct all on-site, off-site, and connecting water infrastructure per the City of Flagstaff Engineering Standards.

Water

Required water infrastructure includes a proposed 16" water main extended through the project site. This waterline will create a loop from a well on the Fort Tuthill property to the existing 12" main located at the intersection of Litzler Drive and University Heights Drive South. The City may elect to construct the 16" main up to the original connection location identified in the WSIA at the intersection of Lake Mary Road and Beulah Boulevard. If the City chooses for the connection to be made at Lake Mary Road, it will pay the difference in cost for the construction of the water line between the two connection points. This extension is approximately 9,000 linear feet.

The Property lies within the City of Flagstaff zone 'B' water pressure system limits and meets the minimum pressure requirements stated in the City of Flagstaff Engineering Standards. High pressures have been noted on site which requires the developer to install pressure reducing valves after the meter when noted. The waterlines to be constructed within the site shall feed off the proposed 16" main that connects to the Fort Tuthill Extension at junction J-171 and to the 12" line at University Heights Drive South. All water mains constructed within the project limits shall be looped and meet all City of Flagstaff, AWWA, ADWR, and ADEQ standards. It is the applicant's responsibility to design, acquire adequate right-of-way, and construct all off-site and connecting water infrastructure in accordance with all applicable City, State, and federal rules and regulations.

The applicant must also construct a water storage tank and the associated waterlines to connect it to the Zone 'B' system. The tank shall store a minimum net volume of 685,000 gallons and must be placed at an elevation that will provide adequate pressure for the zone 'B' system. The City of Flagstaff has confirmed that there is sufficient storage capacity for the Ambulatory Care Center (ACC), but anything constructed after the ACC will require the tank to be constructed prior to certificate of occupancy. The City of Flagstaff has agreed to acquire the appropriate land rights necessary to place the tank(s) and convey the water from the tanks(s) to the public distribution system. In the event the City is unable to obtain the necessary land rights, the applicant will be responsible for finding an appropriate location for the 685,000-gallon water tank prior to any certificate of occupancy beyond the ACC. The City of Flagstaff is currently evaluating an upsize of the tank to approximately 2 million gallons. If requested by the City, the applicant will construct an upsized water tank. Any additional costs affiliated with the upsized storage will be reimbursed by the City beyond the required 685,000 gallons.

Wastewater

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

iii. Stormwater

A completed Drainage Impact Analysis and Preliminary Drainage Report for the NAH Health Village has been submitted and reviewed by Stormwater Staff. In lieu of a downstream analysis, the project has elected to store the volumetric flow difference between the pre-development conditions and the post-development conditions on-site.

iv. Approved Engineering Standard Modifications

The following modification approvals are attached to this staff report for the Commission's review.

13-10-004-0001 Dead End Streets

A request for a modification from the code requirement to not construct the edge treatment, including curb, gutter, and sidewalk, for the temporary turn arounds at Woody Mountain Road and Purple Sage Trail.

13-10-010 Driveways

A request for a modification from the minimum driveway spacing of 150 feet on both Woody Mountain Road and Purple Sage Trail.

13-10-011-01 Functional Classification/Design Criteria

A request for a modification to allow the driveway entrances with a larger curb radius similar to intersections to reduce damage to the infrastructure. This design is currently maintained at the existing hospital entrance on Beaver Street.

13-10-006-0001.H

A request for a modification to increase the grade approaching intersections along Beulah Boulevard from 2% to 3%.

v. Phasing of Improvements

The NAH Health Village Block Plat on-site improvements will be developed in two phases. All off-site improvements will be completed as part of Phase 1 of development. The following is a breakdown of the proposed phases:

Phase 1

The first phase of the development focuses on Blocks C and E which includes the Wellness Retreat, Hospital, ACC, and affiliated medical offices. The Phase 1 Block Plat will include the creation of Blocks A, B, C, D, and E. Block D is the only block created that won't be developed in the first phase. This block is included in the second phase of entitlements. Phase 1 Block Plat roadway infrastructure includes the relocation/realignment of Purple Sage Trail built to major collector standards, the construction of Woody Mountain Road (a minor arterial), and the reconstruction of Beulah Boulevard to minor arterial standards. Both Purple Sage Trail and Woody Mountain Road will terminate in temporary cul-de-sacs. An engineering modification has been approved to allow these temporary cul-de-sacs to be constructed without edge improvements including curb, gutter, and sidewalks. NAH will construct the required utilities within the roadways to provide service to the individual blocks shown on the plat as discussed above. Phase 1 development will include all retention basins to provide full volume mitigation of the proposed improvements, as well as accommodating for the widening of Beulah Boulevard and the install of all storm drain infrastructure within the roadways to convey stormwater runoff.

Phase 2

Additional work will be required on the full scope TIA prior to the second of phase of development of the NAH Health Village. Required mitigation will be addressed through a separate development agreement. In order to permit the future development of Tracts Z and ZZ, a private lift station and pressure sewer line will need to be construction along Purple Sage Trail outside of the public right-of-way to provide service to these tracts. Additional utility lines will need to be extended through Tract Z which will be determined through the site planning or future subdivision of this tract.

REQUIRED FINDINGS:

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

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the required findings presented in this report, forward the Preliminary Plat to the City Council with a recommendation of approval subject to the following conditions:

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

Attachments:

- Application
- Preliminary Plat, including the Natural Resource Protection Plan (30 sheets, 24" x 36")
- Off-site Improvements
- Utility notification letters
- Approved Engineering Standard Modifications