

Pinehaven

PZ-22-00109-04

Direct to Ordinance Zoning Map Amendment

Ben Mejia, AICP
Senior Planner





Area Context Map



North: Vacant parcel, (PF and SC)
 East: College/University, (PF)
 South: Single-family subdivision (MR); Vacant parcel (HR)
 West: Vacant parcel, zoned (PF)

Existing:
 RR and SC Zones within RPO
 Vacant 13.82-acre parcel providing access to Pinnacle Pines via Masonic Lane access easement

Proposed:
 MR Zone within RPO
 83 residential units



Proposed Density

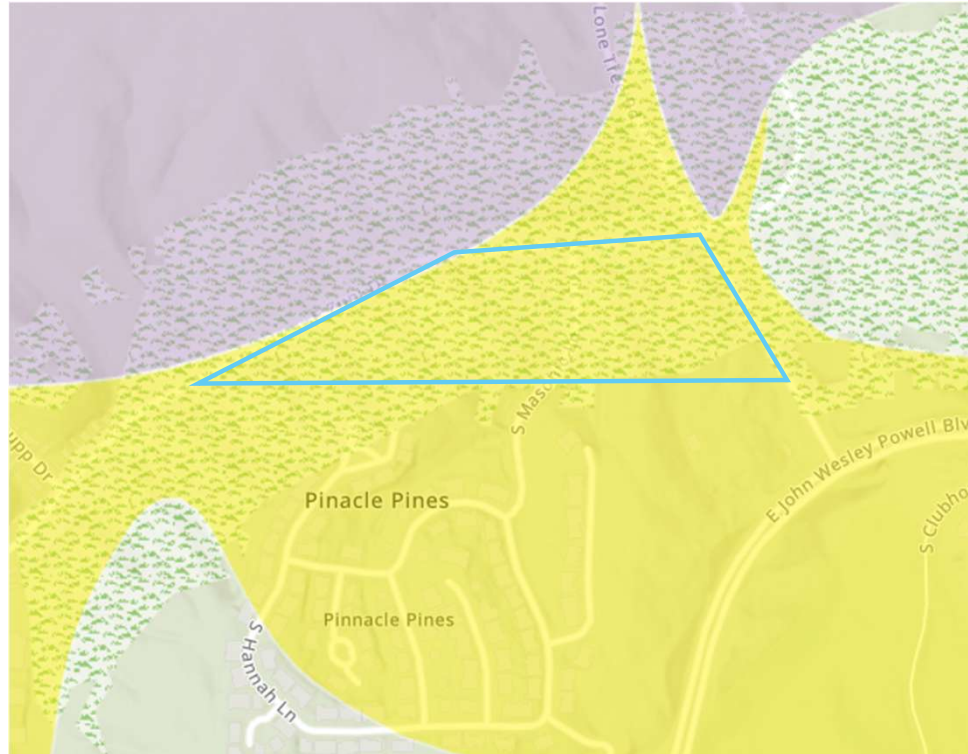


MR Zone

6-9 units/acre in
RPO outside Activity
Center

Regional Plan

Existing Suburban
Neighborhood
2-13 units/acre



Proposal includes
83 units

13.82 acres x 6
units/acre = 82.92 units

The proposed 83 units is
within the allowable
density of the MR zone
and the Suburban
Neighborhood area type

**Regional Plan Future Land Use
Map identifies site as existing
Suburban Neighborhood**



Incentives



Affordable Housing Incentives

- Provides a financial contribution to the City's Affordable Housing Fund totaling \$1,802,413.83.
- Contribution is in lieu of constructing 10 Category 1 affordable units at 12% of the total unit count.
- Allows applicant to use three incentives, one incentive being used: Forest Resource Protection reduction of 35%

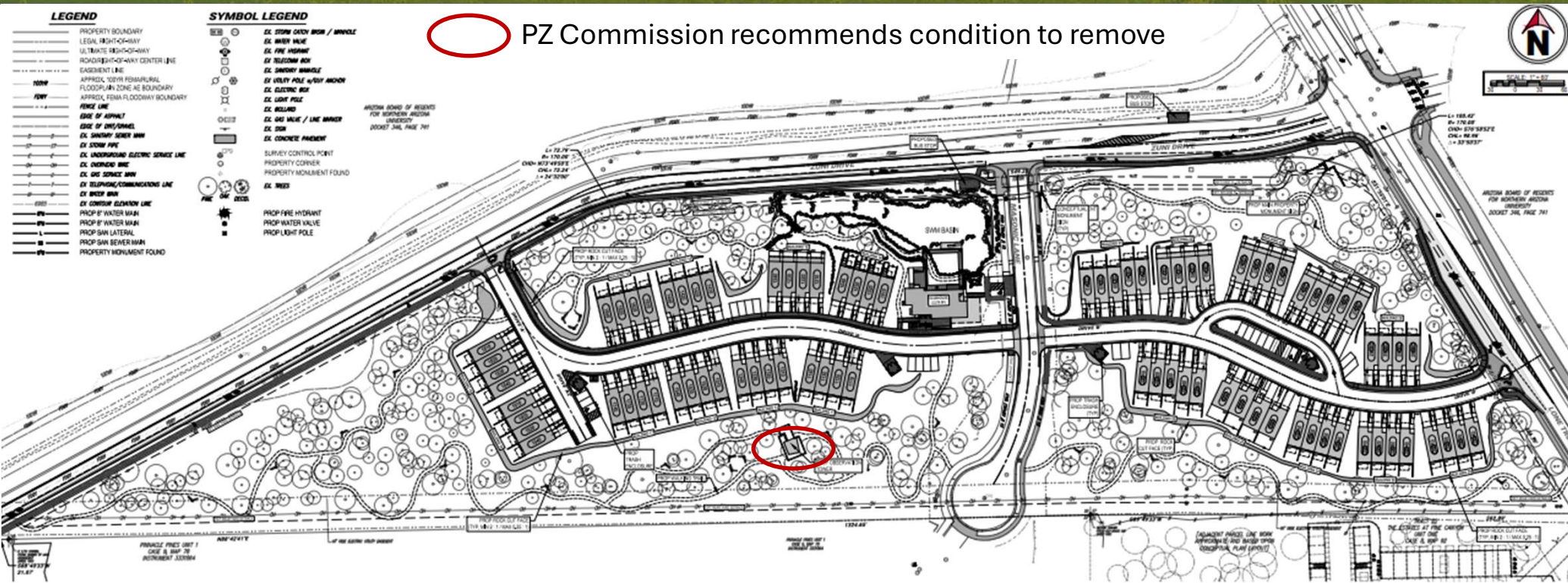
Category 1: serves up to 80% of the area median income (AMI), and it provides permanent affordability through both rental and ownership opportunities.

10-30.20.030:

D. In limited circumstances, where the applicant is unable to construct affordable housing, the City may permit the applicant to use incentives and provide a comparable land or financial donation in order to provide affordable housing in other locations. Opting to put forth a financial contribution must not be an incentive unto itself; it should accurately reflect the cost of land and development for affordable housing.



Site Design



 PZ Commission recommends condition to remove

- LEGEND**
- PROPERTY BOUNDARY
 - LEGAL FRONT-OF-WAY
 - UTILITY RIGHT-OF-WAY
 - ROAD RIGHT-OF-WAY CENTER LINE
 - EASEMENT LINE
 - APPROX. 100% PERMANENT FLOODPLAIN ZONE AE BOUNDARY
 - APPROX. FEMA FLOODWAY BOUNDARY
 - FENCE LINE
 - EDGE OF ASPHALT
 - EDGE OF CURB/PAVEMENT
 - EX. SANITARY SEWER MAIN
 - EX. STORM PIPE
 - EX. UNDERGROUND ELECTRIC SERVICE LINE
 - EX. IMPROVED SIDE
 - EX. GAS SERVICE MAIN
 - EX. TELEPHONE/COMMUNICATIONS LINE
 - EX. WOOD SIGN
 - EX. CONTOUR ELEVATION LINE
 - PROP. 8" WATER MAIN
 - PROP. 8" WATER MAIN
 - PROP. SAN. LATERAL
 - PROP. SAN. SEWER MAIN
 - PROPERTY MONUMENT FOUND
- SYMBOL LEGEND**
- EX. STORM CATCH BASIN / MANHOLE
 - EX. WATER VALVE
 - EX. FIRE HYDRANT
 - EX. TELEPHONE BOX
 - EX. SANITARY MANHOLE
 - EX. UTILITY POLE w/ 60' W/ MCHN
 - EX. ELECTRIC BOX
 - EX. LIGHT POLE
 - EX. BOLLARD
 - EX. GAS VALVE / LINE MARKER
 - EX. SIGN
 - EX. CONCRETE PAVEMENT
 - SURVEY CONTROL POINT
 - PROPERTY CORNER
 - PROPERTY MONUMENT FOUND
 - EX. TREE
 - PROP. FIRE HYDRANT
 - PROP. WATER VALVE
 - PROP. LIGHT POLE

MR Zone Minimum Setbacks
 Front: 10', 15' above second story
 Side: 5'
 Rear: 15'

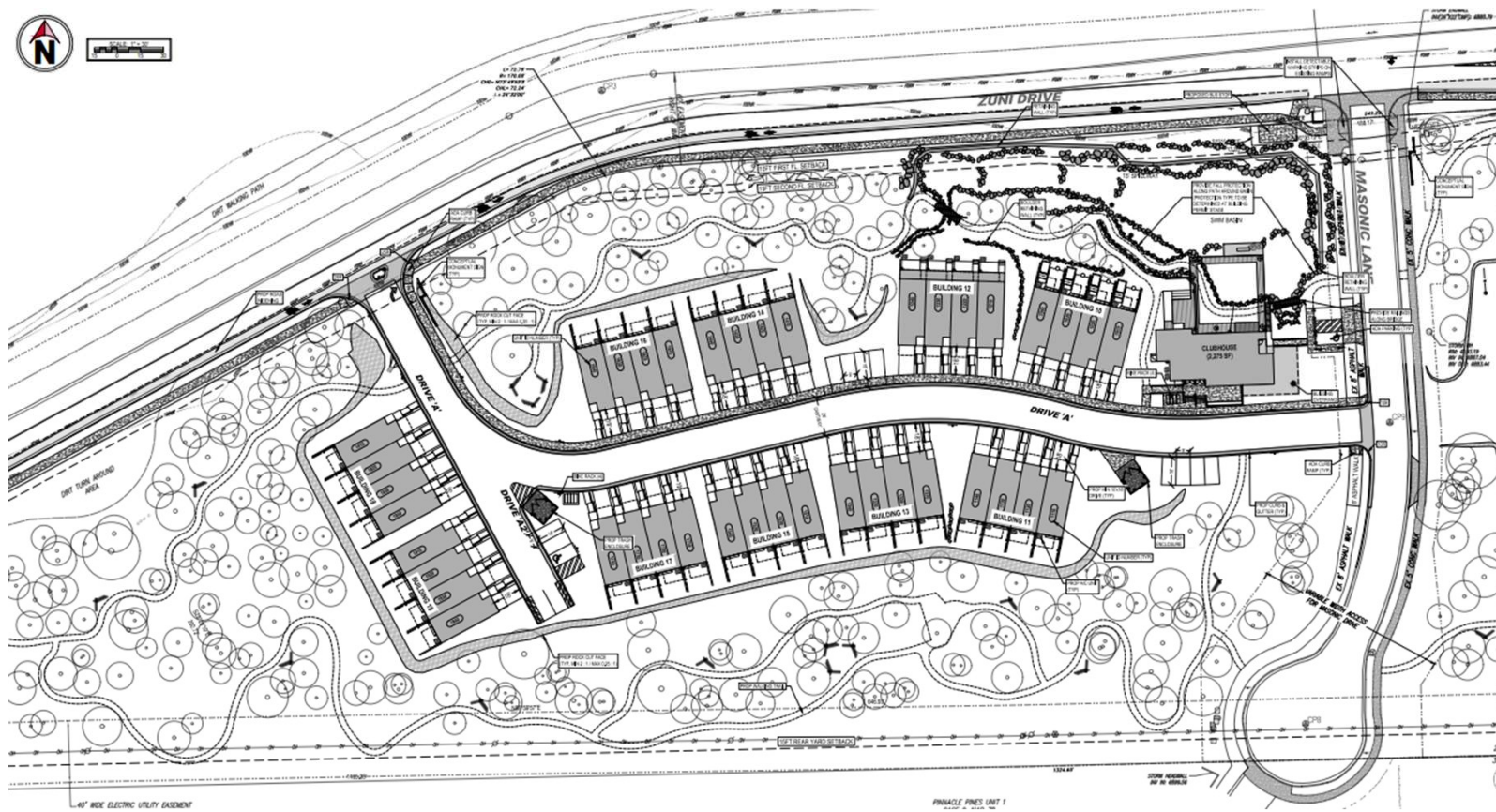
Unit Mix

Unit Type	Unit Count
Two Bedroom	9
Three Bedroom	72
Four Bedroom	2

Common Space: 15% Lot Area
 Required, Provided in Resource areas
 Civic Space: 5% Lot Area
 Required, 6.7% Provided

Parking
 Required: 188 spaces
 Provided: 189 spaces
 Bicycle Parking
 Required: 9 Provided: 12

Site Design



Phase 1 – West of Masonic Lane

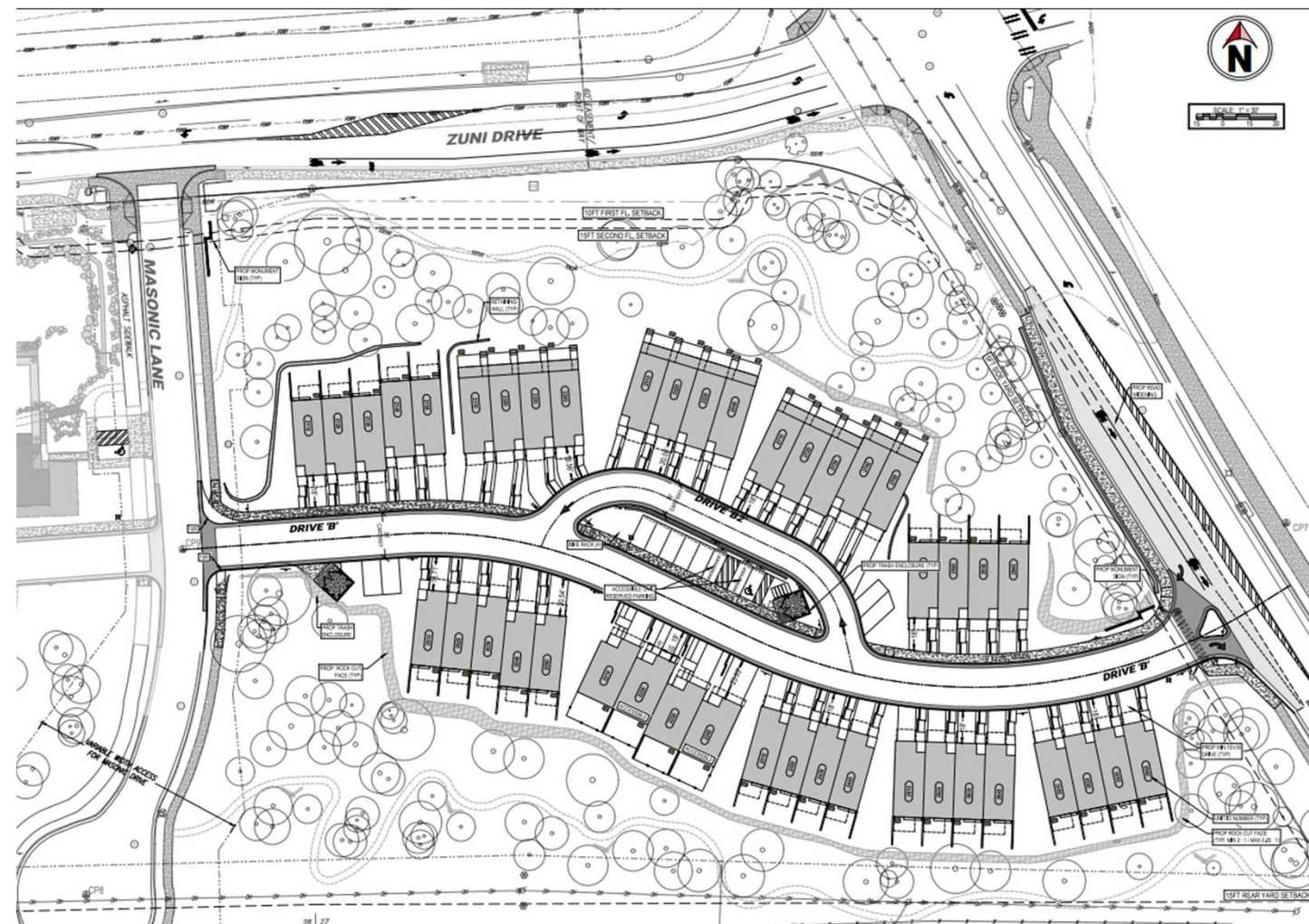
- 40 residential units, clubhouse
- East-west Drive connecting Zuni to Masonic Lane
- Sidewalk on northside of Drive
- New bike Lane and sidewalk along Zuni frontage, 2 bus stops
- Detention Basin

Site Design

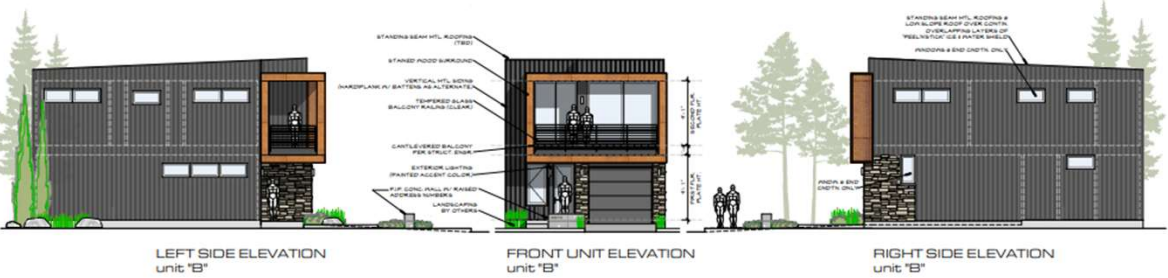


Phase 2 – East of Masonic Lane

- 43 residential units
- East-west Drive connecting Lone Tree to Masonic Lane
- Sidewalk on northside of Drive
- Right turn lane in from S Lone Tree, reconstruction of 6' sidewalk, and new 5' parkway



Building Design



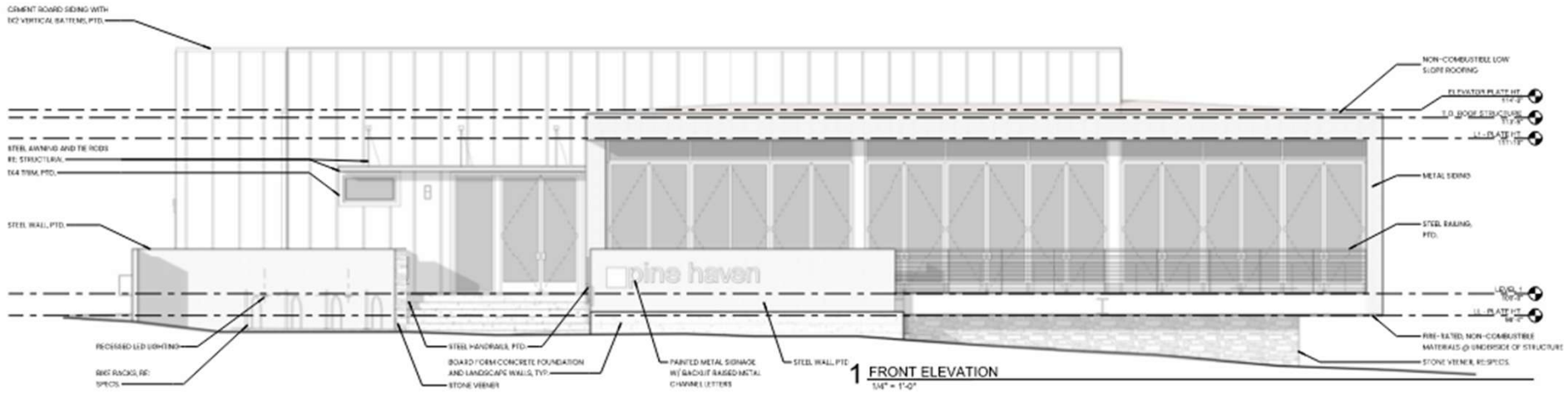
Unit "B"

Clubhouse



PZ Commission recommends condition to remove

Building Design



No. Date Description

Project
PINE HAVEN
 2585 MADONNIN
 FLAGSTAFF, AZ 86001

PROJECT NO. 22004
 Date 2025-07-21

CLUBHOUSE

**EXTERIOR
 ELEVATIONS**

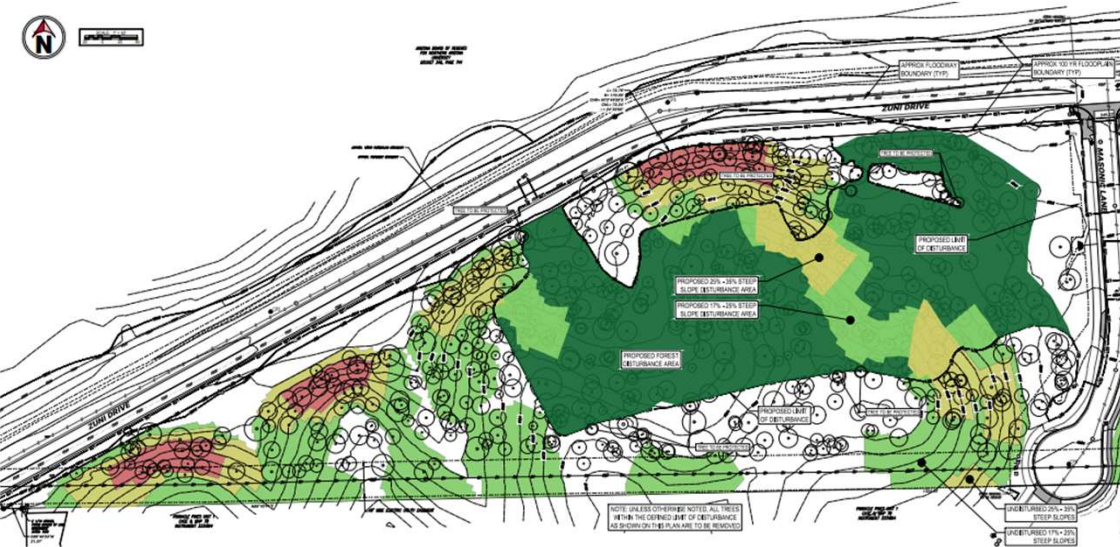
Sheet No.
A2.0

Clubhouse: rooftop deck removed

PZ Commission recommends condition to remove rooftop deck



Resource Protection



Forest Preservation

Residential Requirement	50%
Affordable Housing Reduction	35%
Required	32.5%
Proposed	33.6%

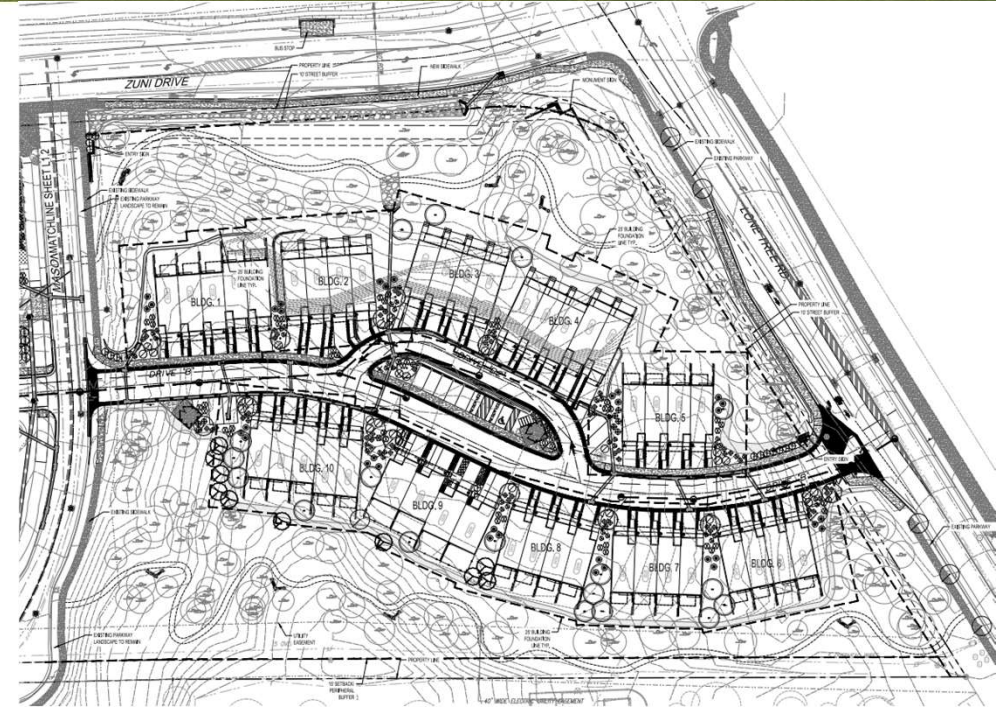
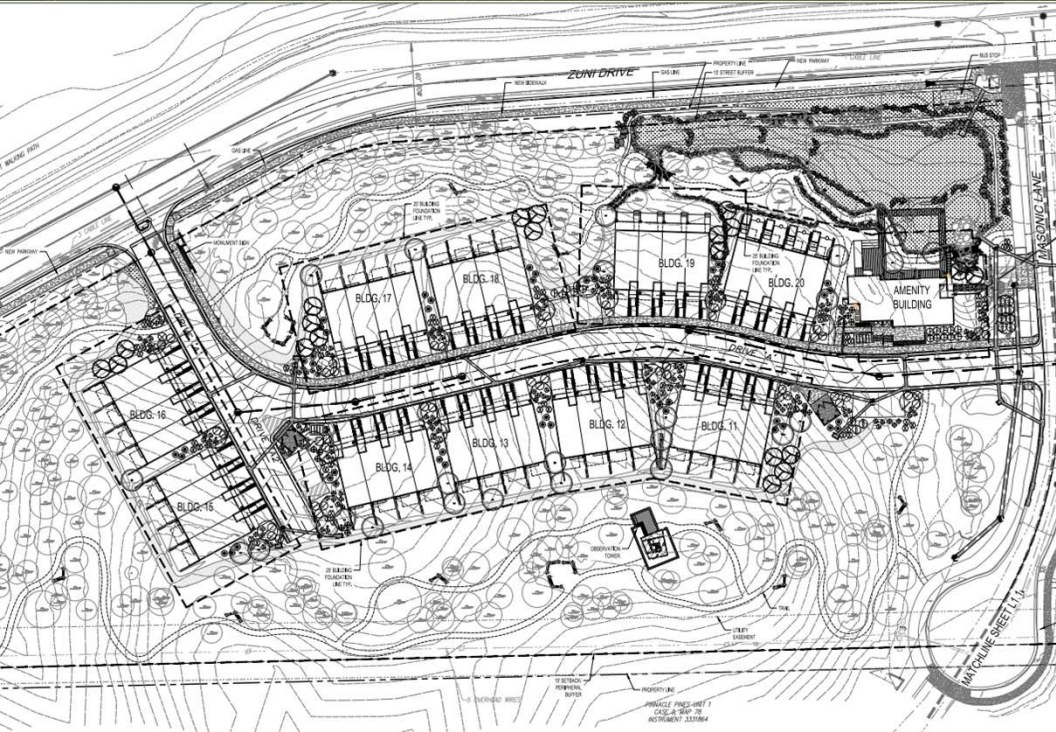


Slope Preservation

Slope Category	Required	Proposed
>35%	100%	100%
25-34.99%	80%	82.3%
17%-24.99%	70%	74.3%



Preliminary Landscape Plan



Preliminary Landscape Plan meets landscaping standards
DA commits to meaningful amount of pollinator-friendly landscaping



Public Systems Impact Analysis

Traffic/Right of Way Impact

- Study based on the original proposal of 87 residential units and estimated peak hour trips of 48 vehicles/hour in the a.m. and 56 vehicles/hour in the p.m.

Stormwater

- DIA performed to study existing and proposed conditions. Results of the impact analysis show the proposed stormwater system has the capacity to mitigate and improve upon pre-development conditions based on analysis of 2-year, 10-year, and 100-year storm events.

Water/Wastewater

- WSIA completed March 10, 2023 .
- New 8” water mains will be extended and looped on both sides of Masonic Lane in the PUE to provide water service to each unit. The water mains will have two fire hydrants and individual meters for each of the units.
- New 8” sewer mains will extend on both sides of Masonic Lane inside the PUE to provide sewer collection to each unit.



Citizen Participation



Neighborhood Meetings

- Applicant held two neighborhood meetings on October 17, 2024 and November 21, 2024
- Per sign-in sheet 17 attended first meeting, 10 attended second meeting
- Concerns included traffic, parking, impacts to the natural environment, fractional ownership, and short-term rentals.
- In response to neighbor participation, the applicants removed fractional ownership from their proposal. The applicant has included in their development agreement a restriction that prohibits leases under 30 days.

Planning and Zoning Commission Meeting

- Commission meeting held on July 23, 2025
- Applicant stated that they had made changes to the site plan to address neighbor concerns about rooftop deck and observation structure.
- Commission added the following recommendations:
 1. The site plan shall be revised to remove the rooftop deck from the amenity building.
 2. The site plan shall be revised to remove the observation deck.
 3. A restriction shall be placed to prohibit fractional sales.



Development Agreement



The primary purpose of this agreement is to set out roles and responsibilities in regard to the following (not limited to):

- Developer obligations for public improvements to rights-of-way
- Development Phasing
- Restrictions on short-term rentals, no leases under 30 days
- Administration of the Affordable Housing Fund contribution payments
- Commitments to sustainability initiatives
 - 100% electric units
 - Two EV charging stations on-site, hookups for each unit
 - Bus pass program for first-year owners, applicant also promotes use of Ecopass for Educators program
 - Bike Share Program
 - Pollinator-Friendly Landscaping



Findings for Zoning Map Amendment



Findings:

1. The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan; and
3. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Findings



Finding #1: Conformance with the General Plan

Conforms with Existing Suburban Neighborhood Area Type

Environmental Planning & Conservation

E&C.10.5. “Support the development of watchable wildlife recreation opportunities.”

Open Space

OS.1.4. “Use open space as opportunities for non-motorized connectivity, to interact with nature, and to enjoy the views and quiet.”

- Natural resource areas along periphery of site with public-access trail

Water Resources

WR.4.3. “Development requiring public utility services will be located within the Urban Growth Boundary”

Energy

E.2.1. “Promote renewable energy sources that reduce demand upon fossil fuels and other forms of generation that produce waste.”

E.1.13. “Promote and encourage the use of fuel-efficient vehicles that use renewable fuels.”

- 100% electric units, bike share program, bus pass program, two EV charging units on-site, EV hookups in all residential units

Findings



Finding #1: Conformance with the General Plan

Community Character

CC.3.2. “Maintain and enhance existing buildings and blend well-designed new buildings into existing neighborhoods.”

- Project uses townhome-style units, building massing is compatible with adjacent development

Growth Areas & Land Use

LU.5.1. “Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.”

LU.5.2. “Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.”

Transportation

T.1.6. “Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic”

Neighborhoods, Housing, and Urban Conservation

NH.3.5. “Encourage and incentivize affordable housing”

NH.5.2. “Provide adequate resources for individuals experiencing homelessness”

Findings



Finding #2: Community Benefits and Public Good

- The developer will provide improvements along E Zuni Drive and S Lone Tree Road, including new or improved sidewalk, parkway, and a bike lane.
- The developer will provide two bus stops serving both directions along E Zuni Drive.
- The developer will contribute to the City of Flagstaff Affordable Housing fund commensurate with 10 Category 1 affordable units or 12% total number of units at a total contribution of \$1,802,413.83.

Findings



Finding #3: Site is Physically Suitable

Meets applicable codes and requirements

- Site Plan was approved on May 9, 2024, subject to Direct to Ordinance Zoning Map Amendment

Mitigates any impacts determined by impact analyses

- Traffic Impact Analysis (TIA) completed
- Water and Sewer Impact Analysis (WSIA) completed
- Drainage Impact Analysis (DIA) completed
- Off-site improvements required: Bike lane, sidewalk, right-turn lane from Lone Tree



Recommendation



The Planning and Zoning Commission recommends the City Council approve the zoning map amendment request in accordance with the findings in the staff report and subject to the following conditions:

1. The subject property must be developed in accordance with the approved site plan and the conditions of approval dated May 9, 2024. Modifications (other than minor modifications) to the approved site plan will require an amendment to this Direct to Ordinance Zoning Map Amendment request.
2. The site plan shall be revised to remove the rooftop deck from the amenity building.
3. The site plan shall be revised to remove the observation deck.
4. A restriction shall be placed to prohibit fractional sales.
5. All other requirements of the Zoning Code and other City codes, ordinances, and regulations, shall be met by the proposed development.
6. All terms, conditions, and restrictions detailed within the "Pinehaven Development Agreement" must be fully satisfied.
7. In the event the property is rezoned and the Developer fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of Rural Residential (RR) and Suburban Commercial (SC) in accordance with A.R.S. § 9-462.01.