

Symmetry Companies – JWP 126 Phase 1 Amenity

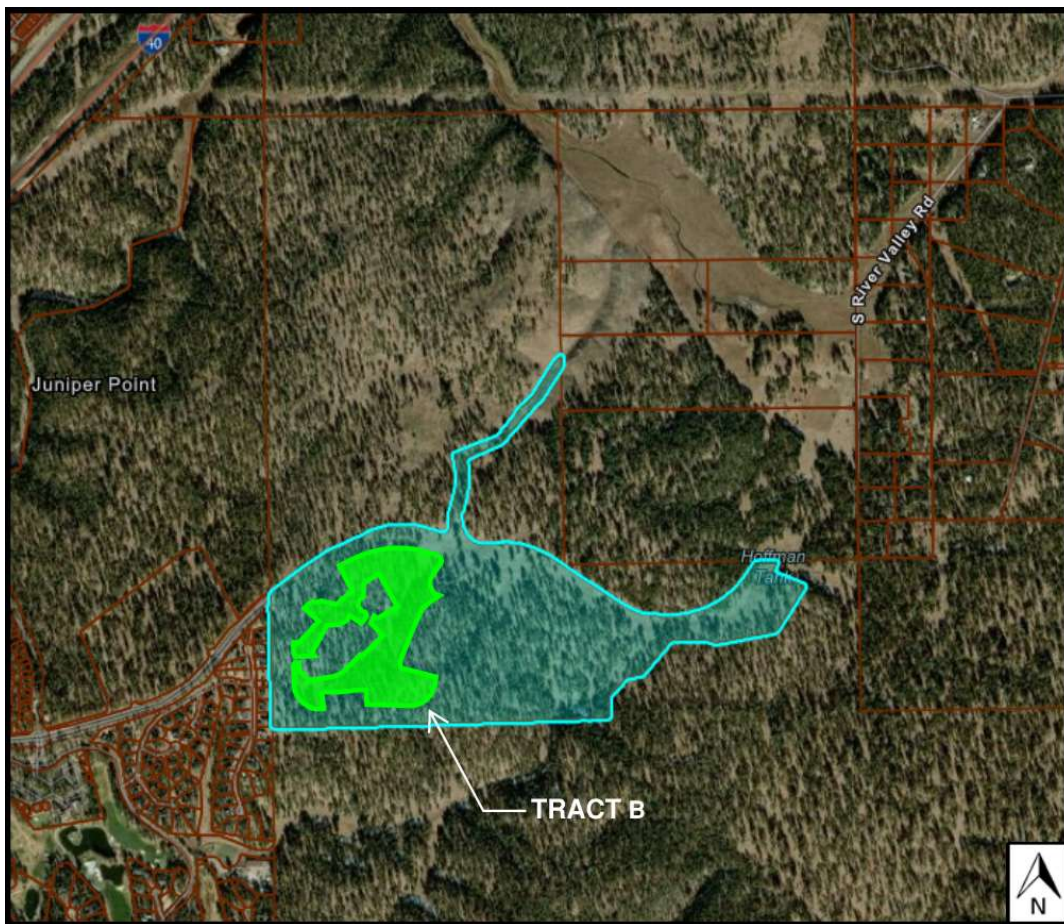
Conditional Use Permit Narrative

I. Introduction

This Narrative is included with the Application for Conditional Use Permit (the “Application”) submitted by Gammage & Burnham, PLC on behalf of STL405, LLC c/o Symmetry Companies, LLC (“Symmetry”), an Arizona-based developer with ten years of experience creating communities that are both refined and comfortable. The purpose of this Application is to facilitate the development of a practice golf course amenity (the “Project”), strongly desired by current members of the Pine Canyon Estates community and future residents.

II. Property and Proposed Project

Symmetry proposes to develop the Project on Tract B, an approximately 20.87-acre tract of land of the anticipated subdivision of APN 106-10-004, generally located northeast of Pine Canyon Estates, south of Interstate 40 and east of South Lone Tree Road (the “Property”). The Property is shown in teal on the [Aerial Map](#), below. Tract B is highlighted in green.



The Property is zoned Rural Residential and is located within the Resource Protection Overlay (RR RPO). Regional Plan 2030 designates the Property as a Future Suburban Area, situated inside a Future Suburban Neighborhood Pedestrian Shed. The Property is currently vacant and undeveloped.

Symmetry proposes to develop the Property with the Project, a small-scale practice golf amenity located in low-lying lands with significant slopes that are not otherwise suitable for residential development since homes would require more slope disturbance than is allowed by the Zoning Code. The Project however, disturbs far less slope. The Project will include:

- A nine-hole, pitch-and-putt practice course meandering counterclockwise around the perimeter of the Property;
- Low-impact development practices to drastically limit grading disturbances (i.e., the proposed course will leave far more of the Property in its natural state, limiting disturbance compared to a traditional golf course);
- A small practice putting green located at the Property's southeastern corner;
- A multiuse health, wellness, and recreation path incorporated into the Property's existing natural resources;
- An intentionally designed and thoughtfully integrated stream that runs through the Property, feeding a small pond/retention basin located at the Property's northeastern corner; and
- Native and regionally appropriate landscaping, interwoven throughout the Project to enhance and complement the natural environment.

As an outdoor amenity, the Project does not include any planned buildings. Instead, the Project focuses on outdoor recreation by providing a target-oriented, skill-based activity that emphasizes accuracy and strategy. The Project only requires about four acres of turf—as opposed to the ninety or more required by a traditional course. The Project will also minimize grading and leave much of the Property in its natural state.

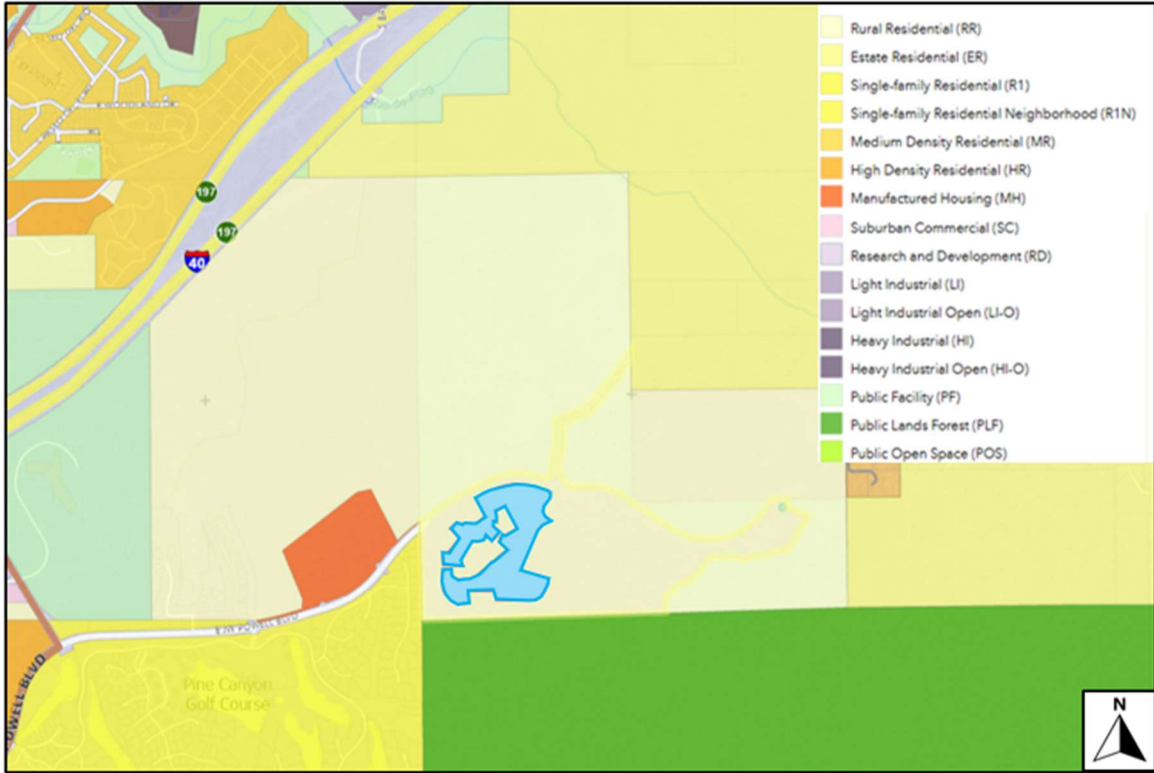
Notably, Symmetry recently renovated the irrigation system of the nearby championship course at Pine Canyon Estates. This renovation focused on upgrading the irrigation technology, achieving a 30% reduction in water usage, and reducing the amount of turf by ten acres, while still delivering a world-class golfing experience. Symmetry intends to implement similar strategies and best management practices for the Project. Importantly, the Project *does not* require any additional allocations of reclaimed water from the City. Instead, the Project will use only reclaimed water from Symmetry's existing allocation.

Moreover, the Project will harness ultramodern irrigation technology, a well-designed system, and regular maintenance protocols to apply water as efficiently as possible with minimal waste. Turf will be limited to “play” areas only and unnecessary turf in “out of play” areas will be minimized. Additionally, turfgrasses will be selected based on drought-resistance and adaptations to northern Arizona's climate. In sum, the Project will harness Symmetry's experience and expertise to create an active amenity for residents that harmonizes with the natural environment and minimizes its ecological impact.

III. Context

As previously mentioned, the Property is zoned RR RPO. It is primarily surrounded by other property zoned RR, Estate Residential (ER), Single-Family Residential (R1), and Public Lands Forest (PLF). These zones are all highly compatible with a low-intensity, practice golf amenity like the Project. A view of the Property and its surrounding zoning designations may be seen in the [Zoning Map](#), below.

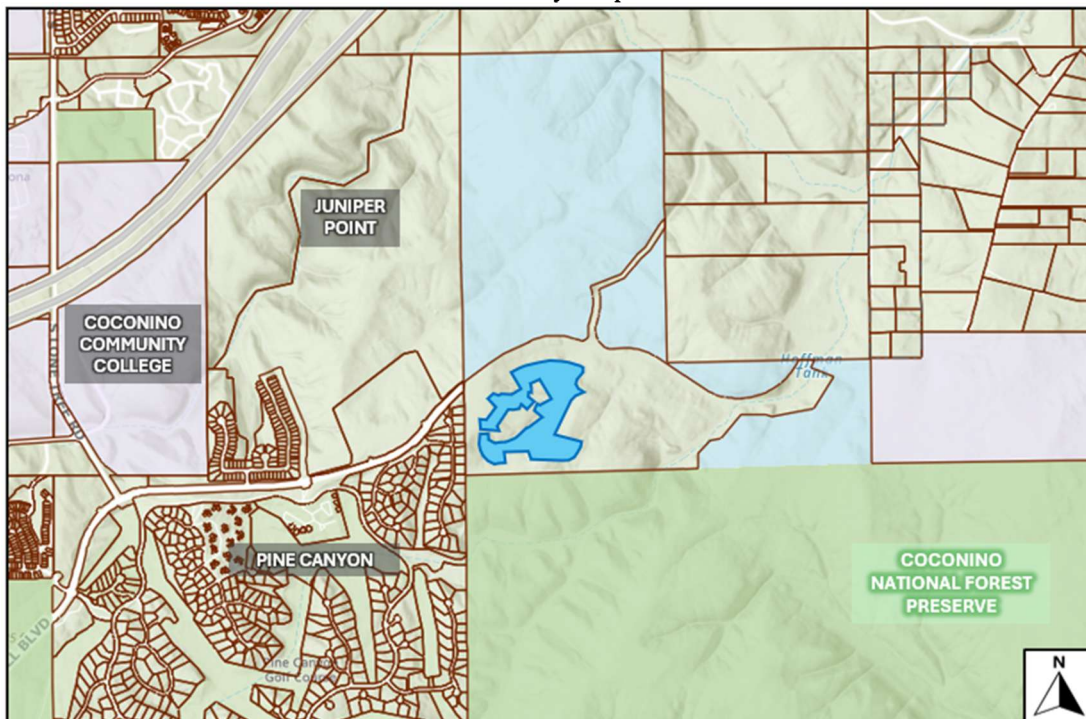
Zoning Map



 SUBJECT SITE

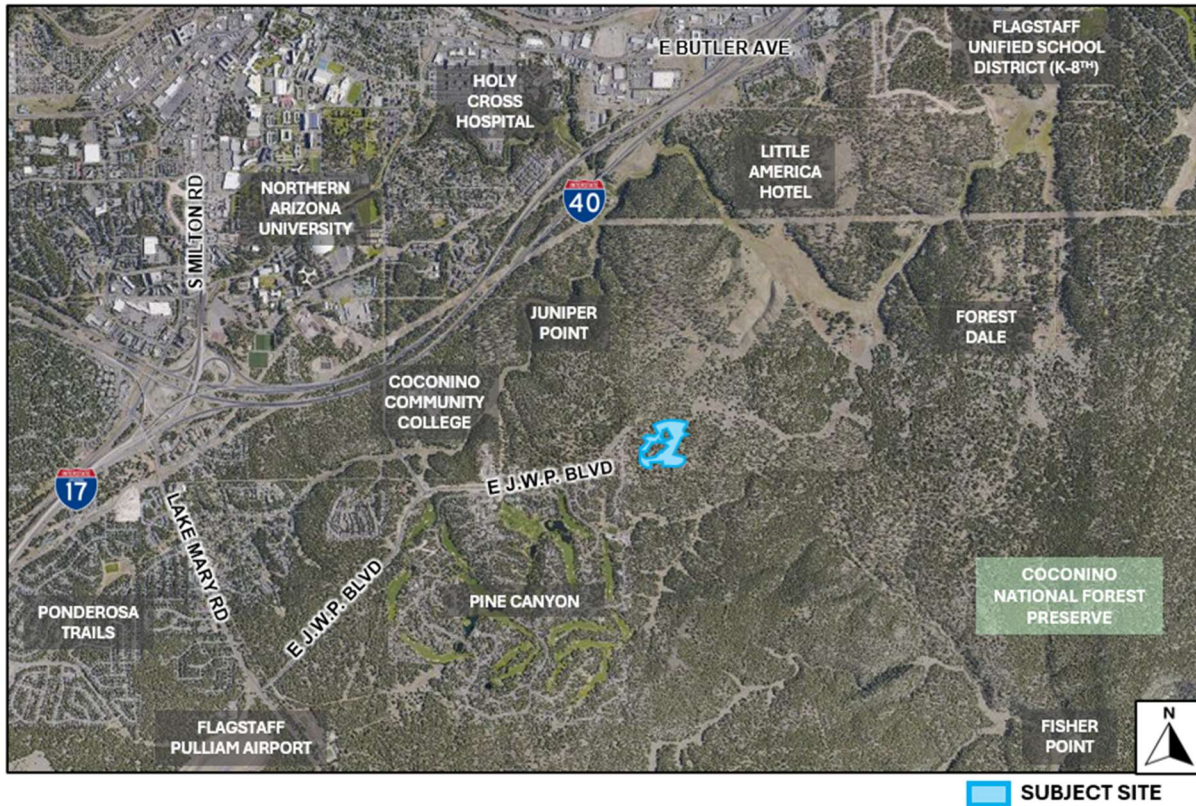
The Property is surrounded by large vacant parcels to the north and east, the Coconino National Forest Preserve to the south, and the Pine Canyon and Juniper Point subdivisions to the west.

Vicinity Map



 SUBJECT SITE

The Property is also surrounded by compatible uses, as shown on the Context Map, below.



As shown on the Context Map, the Property is generally surrounded by vacant, undeveloped land and residential communities. More specifically, the Property is bordered to the north by undeveloped land owned by Little America, to the northeast by Rio de Flag, to the south by the Coconino National Forest, to the southwest by Pine Canyon Estates, and to the west by the Juniper Point community. Specific neighboring uses include:

- ½ Mile North: Little America Parcel (Hotel/Hospitality)
- ½ Mile Southwest: Pine Canyon Estates (Residential & Golf Community)
- ½ Mile West: Juniper Point / Capstone Homes (Residential Community)
- 1 ½ Mile West: Coconino Community College (Educational Services)
- 2 Miles West: Northern Arizona University (Education Services)
- 2 Miles Southwest: Flagstaff Pulliam Airport (Aviation)
- 2 ¼ Miles Northeast: Flagstaff Unified School District (Elementary Education)
- 2 ¾ Miles North: Flagstaff Medical Center (Healthcare Services)

IV. Required Findings

The approval of a Conditional Use Permit (“CUP”) is required to establish a golf course use in RR zones. To qualify for approval, an applicant must show that its course will be compatible with the surrounding area by demonstrating the following:

1. *That the conditional use is consistent with the objectives of the Zoning code and the purpose of the zone in which the site is located.*

Response: Flagstaff's zoning code is generally "intended to ensure that proposed development is compatible with existing and future development." See Zoning Code § 10-40.30.010. And the 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". See Zoning Code § 10-40.30.030.A.1.

As shown on the Zoning Map, above, the Property is currently surrounded by single-family zones, public land, and a small manufactured housing zone. And as previously discussed, the Property is designated for future suburban development by Regional Plan 2030. As an active, outdoor amenity the proposed golf use will add value to neighboring residential zones by providing pleasing green spaces that will enhance the quality of the area. The Project will include turf and landscaping to enhance the natural environment to create a pleasing aesthetic and a comfortable outdoor gathering space for residents of the community. The Project will also enhance the neighborhood by providing a high-quality amenity in the RR zone, which would otherwise consist of large 1-acre lots without any recreational amenities.

The Project will also complement nearby public land by providing attractive recreation alternatives to hiking or biking for residents seeking outdoor recreation. This is also a unique, practice pitch & putt course which is an alternative to the traditional course at Pine Canyon

Furthermore, the Project satisfies the intent of the RR zone. The RR zone is intended for housing, and permits Planned Residential Developments (PRDs) to allow for clustering of homes. The proposed amenity is a central and integral part of the proposed residential subdivision on the Property. PRDs encourage increased outdoor amenity space and other community-making design elements. The Project is a recreational amenity under the PRD standards, and it fulfills its purpose in creating a community feel in a clustered PRD development. The Project will also be privately maintained. As stated in the Zoning Code, the RR zones are locations where it is inefficient and uneconomical to provide municipal services. The Project will provide an abundance of common and open space for residents that will not require City maintenance. The Project will also highlight and preserve the Property's unique mountain environment—exactly as intended by RR zone. In short, the Project will promote a balanced mix of land uses in the area and support a high-quality of life.

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:*

- a. *Property damage or nuisance arising from smoke, odor, dust, vibration, or illumination;*

Response: Symmetry will take proactive measures to safeguard against any property damage or nuisance arising from the Project. These steps include establishing buffer zones and natural barriers between play areas and adjacent uses, minimizing intrusive lighting by using capped or shielded fixtures along the Project's multiuse path, and demanding precision in lighting design to confine illumination to appropriate areas. Importantly, the Project will fully comply with all aspects of Flagstaff's Dark Sky Ordinance.

- b. *Hazard to persons or property from possible explosion, contamination, fire, or flood; and*

Response: The Project will carefully adhere to all relevant health and safety codes. Any fuel or chemicals will be properly and safely handled. Vegetation will be well-managed to minimize fire risks, and emergency response plans for staff will be robust. With respect to flooding, the Property is not within any federally delineated flood hazard area. And effective drainage systems, coupled with the retention pond located at the northeast corner of the Property, will ensure that any flood hazards are virtually eliminated.

- c. *Impact on the surrounding areas arising from unusual volume or character of traffic.*

Response: The Project will primarily be accessed by residents who will walk or arrive via golf cart. Symmetry will encourage such multimodal access by limiting parking to the Project to only what is necessary.

3. *That 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 CUP 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:*

- a. *Access, traffic, and pedestrian, bicycle and vehicular circulation;*

Response: As noted earlier, the Project will mainly serve local residents, resulting in minimal trip generation from non-residential users. Additionally, the integrated multiuse path promotes active transportation—such as cycling and walking. The site will also include bicycle parking in accordance with City Code. The central location of the Project within the subdivision creates convenient, walkable access to the Project from surrounding residences. This, along with the provision of bicycle parking, encourages alternative modes of transportation, thereby reducing automobile dependency and supporting sustainable mobility.

- b. *Adequacy of site and common space provisions, including resource protection standards, where applicable;*

Response: As an active amenity, the Project is composed primarily of open, common spaces. Development of the Project conforms with—or exceeds—all resource protection standards, including steep slope and forest resource as noted on the Site Plan for the Project.

c. Noise, light, visual, and other pollutants;

Response: As previously described, Symmetry will minimize noise, light, visual, and other pollutants by integrating smart site design with sustainable operational practices. The Property's natural resources—including the scenic night skyline—are an integral part of the Project. Accordingly, the Project has been thoughtfully designed to minimize light-cycle disruption and light pollution to preserve the community's dark skies and honor its astronomical heritage. As a community with significant astronomical history, preserving the night skyline is important to the City and its residents.

Additionally, native and tasteful landscaping will serve as a barrier to sound, light, and visual impacts between the Project and neighboring uses. Efficient and precise lighting fixtures will be installed to reduce light spill into neighboring areas.

d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;

Response: No structures are proposed for the Project. Instead, the Project is intended to complement and enhance the surrounding neighborhood.

e. Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements;

Response: The enclosed Landscape Plan outlines extensive improvements that preserve the property's natural beauty. Turf is minimized and reserved for functional play areas, while enhanced plantings at the northeast corner create an attractive entrance and transition to J.W. Powell. A 10- to 15-foot landscaping buffer will separate the Project from J.W. Powell and nearby residential areas. All plant materials will be native or regionally appropriate.

f. Impact on public utilities;

Response: The Project's design integrates the sustainable infrastructure and low-impact development practices used by Symmetry while renovating the neighboring course at Pine Canyon Estates to conserve considerable amounts of reclaimed water. This will minimize the Project's reclaimed water needs—and its associated utility impact. Importantly, this Project will not require the allocation of any additional reclaimed water. Rather, Symmetry has worked closely with the City to relinquish some of its current effluent allocation. Continuous monitoring and maintenance of the Project's infrastructure will ensure that this impact remains minimal.

g. Signage and outdoor lighting;

Response: The Project's outdoor lighting will be designed to harmonize with nearby rural and residential areas. All fixtures are carefully selected to minimize glare and light spill, ensuring that illumination remains focused on key operational areas while preserving the

natural nightscape for residents. Furthermore, any signage associated with the Project will meet all requirements of Flagstaff's Sign Standards. This approach not only meets regulatory standards but also reinforces Symmetry's commitment to maintaining a visually appealing environment that respects the character of the surrounding community.

h. Dedication and development of streets adjoining the property; and

Response: Symmetry is committed to partnering with the City to continue to develop the necessary transportation infrastructure to serve the Project and neighboring uses. This commitment resulted in financial contributions to the John Wesley Powell extension and dedications of rights-of-way.

i. Impacts on historical, prehistoric, or natural resources.

Response: The Project meets or exceeds all applicable resource standards that apply to the Property. Furthermore, the practice golf amenity's design prioritizes compatibility with the surrounding area by carefully preserving natural features. Sensitive landscaping and low-impact development techniques will protect key environmental resources and maintain the region's character. Additionally, thorough assessments have guided the Project to ensure that both cultural heritage and natural assets are respected throughout its development and operation. As no cultural resources are present on the Property, the Project will not impact any such resources.

V. Conclusion

In conclusion, we respectfully request that the City of Flagstaff grant a Conditional Use Permit for the development of our proposed project. This Project is a practice golf amenity that existing residents and members of Pine Canyon Estates strongly desire. Our design and planning strategies have been meticulously crafted to ensure that the project integrates seamlessly with Flagstaff's historical, natural, and urban contexts while promoting sustainable development and community enrichment. We are confident that this proposal meets all regulatory requirements and that Symmetry's extensive experience in developing similar amenities provides a solid foundation for creating this vibrant asset. We welcome any questions and look forward to the opportunity to collaborate further in bringing this vision to fruition.