NOTICE AND AGENDA

PLANNING & ZONING COMMISSION
WEDNESDAY
OCTOBER 29, 2025

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

To participate in the meeting virtually, use the following link:

Join the Meeting Online

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

1. CALL TO ORDER

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

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

2. ROLL CALL

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

CAROLE MANDINO, CHAIR
JOSHUA MAHER
CHRISTINE SHEEHY
CJ LUCKE
MARY NORTON, VICE CHAIR
IAN SHARP
MEGAN WELLER

3. OPEN CALL TO THE PUBLIC

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

4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on October 8, 2025.

5. PUBLIC HEARING

A. **Public Hearing:** PZ-24-00124-08: A Conditional Use Permit (CUP) request from Gammage & Burnham PLC, on behalf of STL 405, LLC, to establish a Golf Course and Facilities use on a 20.86-acre portion of parcel APN: 106-10-004, generally located northeast of existing Pine Canyon development, in the Rural Residential (RR) zone.

STAFF RECOMMENDED ACTION:

Staff believes that the proposed CUP request is in substantial conformance with the required findings and recommends the Planning and Zoning Commission approve PZ-23-00124-08, subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the CUP application.
2. The final Natural Resource Protection Plan submitted with the Civil Engineering Plans shall evaluate the disturbance to forest resources based on disturbance to canopy, in conformance with Section 10-50.90.070.C.8 of the Flagstaff Zoning Code. The final preservation rate of the site shall meet the minimum requirements as stated in 10-50.90.060 of the Flagstaff Zoning Code.

B. **PZ-25-00027: Middle Housing Zoning Code Text Amendment**

The City is requesting a modification to the following Zoning Code provisions for the purposes of allowing middle housing types and land uses similar to single-family housing types and land uses. Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.30: Common Procedures, Division 10-20.40: Permits and Approvals, and Division 10-20.60: Nonconforming Provisions. Chapter 10-30: General to All, Division 10-30.50: Public Improvements, and Division 10-30.60: Site Planning Design Standards. Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Division 10-40.60: Specific to Uses, and Division 10-40.40: Transect Zones. Chapter 10-50: Supplemental to Zones, Division 10-50.20: Architectural Design Standards, Division 10-50.60: Landscape Standards, and Division 10-50.80: Parking Standards. Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings in this report, make a recommendation to the City Council for approval of Zoning Code Text Amendment PZ-25-00027 Middle Housing Version #1.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

7. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

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

Dated this _____ day of _____, 2025.

_____
Alaxandra Pucciarelli, Commission Liaison

Planning & Zoning Commission 4.
Meeting Date: 10/29/2025
From: Nancy Corbin-Fuller, Administrative Specialist

Information

TITLE:
APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on October 8, 2025.

STAFF RECOMMENDED ACTION:

Attachments

10.8.25 P&Z Mtg. Min.

MINUTES

PLANNING & ZONING COMMISSION
WEDNESDAY
OCTOBER 8, 2025

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:04 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

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

2. ROLL CALL

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

PRESENT:
CAROLE MANDINO, CHAIR
JOSHUA MAHER
CHRISTINE SHEEHY
CJ LUCKE
IAN SHARP
MEGAN WELLER

EXCUSED:
MARY NORTON, VICE CHAIR

3. OPEN CALL TO THE PUBLIC

- None.

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

4. APPROVAL OF MINUTES

- To approve the minutes from the special meeting on September 29, 2025.

Moved by Christine Sheehy, **seconded by** CJ Lucke to approve the minutes from the special meeting on September 29, 2025.

Vote: 6 - 0 - Unanimously

5. GENERAL BUSINESS

A. PZ-25-00027: Middle Housing -- The purpose of this amendment is to update the Zoning Code in accordance with HB 2721 to allow middle housing types (townhomes, duplexes, triplexes, and fourplexes) in all zones where single-family homes are permitted.

STAFF RECOMMENDED ACTON:
This item is for discussion purposes only.

- Tiffany Antol, Zoning Code Manager, delivered a PowerPoint presentation and addressed questions from the Commissioners.
- Comments were provided by Geoorge Mepham, a Flagstaff resident.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

- None.

7. ADJOURNMENT

- The meeting was adjourned at 4:58 p.m.

SIGNATURE LINE
_____ CHAIRPERSON

Planning & Zoning Commission 5. A.
Meeting Date: 10/29/2025
From: Ben Mejia, Planner

Information

TITLE:

Public Hearing: PZ-24-00124-08: A Conditional Use Permit (CUP) request from Gammage & Burnham PLC, on behalf of STL 405, LLC, to establish a Golf Course and Facilities use on a 20.86-acre portion of parcel APN: 106-10-004, generally located northeast of existing Pine Canyon development, in the Rural Residential (RR) zone.

STAFF RECOMMENDED ACTION:

Staff believes that the proposed CUP request is in substantial conformance with the required findings and recommends the Planning and Zoning Commission approve PZ-23-00124-08, subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the CUP application.
2. The final Natural Resource Protection Plan submitted with the Civil Engineering Plans shall evaluate the disturbance to forest resources based on disturbance to canopy, in conformance with Section 10-50.90.070.C.8 of the Flagstaff Zoning Code. The final preservation rate of the site shall meet the minimum requirements as stated in 10-50.90.060 of the Flagstaff Zoning Code.

Attachments

Staff Report
Draft CUP PZ-24-00124-08
CUP Draft Notice of Decision
Draft Prop 207 Waiver
Site Plan Approval Letter
Application
Narrative
Vicinity Map
Site Plan
Natural Resource Protection Plan
Landscape Plan
Neighborhood Meeting Report
Public Comments

PLANNING & DEVELOPMENT SERVICES REPORT
CONDITIONAL USE PERMIT

PZ-24-00124-08

DATE: October 17, 2025
MEETING DATE: October 29, 2025
REPORT BY: Ben Mejia

REQUEST:
PZ-24-00124-08: A Conditional Use Permit (CUP) request from Gammage & Burnham PLC, on behalf of STL 405, LLC, to establish a Golf Course and Facilities use on a portion of parcel APN: 106-10-004, generally located northeast of existing Pine Canyon development, in the Rural Residential (RR) zone.

STAFF RECOMMENDATION:
Staff believes that the proposed CUP request is in substantial conformance with the required findings and recommends the Planning and Zoning Commission approve PZ-23-00124-08, subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the CUP application**.**
2. The final Natural Resource Protection Plan submitted with the Civil Engineering Plans shall evaluate the disturbance to forest resources based on disturbance to canopy, in conformance with Section 10-50.90.070.C.8 of the Flagstaff Zoning Code. The final preservation rate of the site shall meet the minimum requirements as stated in 10-50.90.060 of the Flagstaff Zoning Code.

PRESENT LAND USE:
The site is a 20.86-acre portion of a 126-acre vacant parcel in the RR zone within the Resource Protection Overlay.

PROPOSED LAND USE:
The applicant is proposing a Golf Course and Facilities use on approximately 20.86 acres within a proposed single-family subdivision. Golf Course and Facilities uses require a CUP in the RR zone. The golf course is proposed as a private amenity for the members of Pine Canyon.

NEIGHBORHOOD DEVELOPMENT:

North: Vacant land; RR
West: Single-Family Subdivision; Single-Family Residential (R1)
South: Coconino National Forest; Public Lands Forest (PLF)
East: Vacant land; Estate Residential (ER)

STAFF REVIEW:

I. Project Information

A. Background

The site is a portion of a 126-acre parcel that the applicant has proposed to subdivide using Planned Residential

Development (PRD) standards. The golf course would serve as common space and recreational amenity for the subdivision. The site is bounded to the north by the future John Wesley Powell Boulevard expansion from its current terminus west of the site and crosses to the northeast of the parcel.

1. *Required Findings*

The Planning & Zoning Commission may approve the CUP only after making the following three findings:

A. ***Finding #1:***

The conditional use is consistent with the objectives of the Zoning Code and the purpose of the Zone in which the site is located.

The Zoning Code states the intent of the RR zone as follows: "The Rural Residential (RR) zone applies to areas of the City appropriate for both housing and limited agricultural uses that preserve the area's rural character. This zone is predominantly large lot single-family development. However, it does allow for cluster and Planned Residential Developments, which provide opportunities for higher densities. The RR zone applies to those non-urban areas of the City that cannot be economically and efficiently provided with City services associated with urban living. As such, it is designed for the utilization and enjoyment of the City's unique mountain environment with a minimum amount of municipal services and improvements. This zone is also intended to be used to protect against premature development in areas on the fringe of the urban service area." (Flagstaff Zoning Code 10-40.30.030)

Golf courses provide an opportunity for its users to enjoy the City's unique mountain environment, as described in the intent of the zone. The intent of the RR zone is for minimal municipal services and improvement. The only municipal service required for this proposal is reclaimed water, which is serviced through an extension of the existing private reclaimed water system in Pine Canyon.

B. ***Finding #2***

That granting the conditional use will not be detrimental to the public health, safety, or welfare.

1. **Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;**

No nuisances generated arising from noise, smoke, odor, dust, vibration, or illumination are anticipated beyond what is typical of the zone and surrounding uses. Landscaping and resource protection areas buffer active play areas from adjacent residential lots.

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

No hazards from possible explosion, contamination, fire or flood are anticipated with the proposed use. The applicant states that golf course management reduces fire risk when compared to current conditions. All fuel and chemicals will be safely handled and managed. This site is not within a FEMA designated floodway; the project incorporates stormwater management facilities to mitigate any flood risks resulting from its development and the development of the surrounding subdivision.

3. **Impact on surrounding areas arising from unusual volume or character of traffic.**

The golf course is intended as a private amenity for Pine Canyon members; the applicant anticipates minimal traffic generation which will be adequately served by John Wesley Powell Boulevard.

Finding #3

The characteristics of the conditional use as proposed, and as it may be conditioned, are reasonably compatible with the types of uses permitted in the surrounding area. The 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 (Flagstaff Zoning Code, Section 10-20.40.050.E.3):

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

a. *Access and Traffic; Pedestrian, Bicycle and Vehicular Circulation*

As a private amenity, traffic generation is anticipated to be minimal. John Wesley Powell Boulevard provides sidewalk along the site's northern boundary. Vehicular and non-vehicular access to the site will be shared along private streets. The private streets will be shared between cars, golf carts, bicycles, and pedestrians. The golf course includes an internal trail providing access to each golf hole. A parking lot will provide vehicle and bicycle parking. The applicant has noted a temporary location for the parking lot; a permanent parking lot will be constructed at a later stage in site development.

b. *Adequacy of Site/Open Space/Resource Provisions*

This project serves as an active common space amenity for the associated PRD subdivision. The proposal maintains a forest preservation rate of 69% on the golf course tract, meeting and exceeding the 50% preservation rate of Residential zones.

c. *Noise, Light, Visual and Other Pollutants*

There are no anticipated impacts due to noise, light, visual and other pollutants as part of this proposal beyond what can be expected in the RR zone and is comparable to surrounding uses. An Outdoor Lighting Permit will be required to show conformance with Code standards for Lighting Zone 2.

d. *Style and Siting of Structure(s), and Relationship to Surrounding Neighborhood*

No structures are proposed as part of the golf course use. Design of the site will be compatible with the adjacent Pine Canyon development.

e. *Landscaping and Screening*

A preliminary landscape plan has been approved with the site plan providing the required street buffer, peripheral buffer, and parking landscaping and utilizing approved plant species.

f. *Impact on Public Utilities*

The City of Flagstaff requires that golf courses be irrigated by reclaimed water. The applicant has made improvements to the irrigation strategy of the existing Pine Canyon golf course, resulting in less water required for both the existing golf course and the expansion than previously allocated. An amendment to the existing reclaimed water agreement was executed on September 29, 2025. The amendment extends the place of use to accommodate the proposal and results in an approximate reduction of 30% to the annual allotment of reclaimed water to Pine Canyon from 360,000,000 gallons to 253,000,000 gallons per year. The reduction in reclaimed water results in a net positive impact on public utilities and allows allocation of reclaimed water to other potential users.

A lake feature to the northeast of the site will store reclaimed water and will be fed by private reclaim infrastructure from the southeast of the site by a stream through the site.

g. *Signage and Outdoor Lighting*

The preliminary landscape plan shows way-finding signage and outdoor lighting along walking trails. Any signage and outdoor lighting shall comply with signage and outdoor lighting standards. An outdoor lighting permit will be required.

h. *Dedication and Development of Streets*

Dedication and development of streets will occur through the subdivision process.

i. *Impacts on Resources*

There are no known historical or prehistoric resources that would be impacted by this development. The applicant has been notified of requirements in the event of inadvertent discovery of cultural resources or ground disturbances outside the scope of the cultural resource study.

A Natural Resource Protection Plan has been provided for the subdivision plat, taking into account proposed disturbances resulting from this project. The proposal maintains a forest preservation rate of 68%, exceeding the 50% preservation rate of Residential zones.

Slope resources are protected at the following rates:

Slope Category	Required	Proposed
17%-24.99%	70%	71%
25% – 34.99%	80%	87%
>35%	100%	100%

II. *Citizen Participation*

The applicant notified nearby property owners within 1,000 feet of the parcel boundary of this application via mailer and held two virtual neighborhood meetings, the first on July 2, 2025, at 5:30pm, the second on September 18, 2025 at 5:30pm. The Neighborhood Meeting Report from this meeting is attached to this item.

The following concerns were raised in the neighborhood meetings:

- Traffic
- Water Use
- Impacts on wildlife
- Impacts on the Arizona Trail
- Impacts on Pine Canyon Membership and Services

As of the date of this report, staff has received four public comments, which have been attached to this report.

III. *Recommendation*

In accordance with the findings presented in this report, staff recommends that the request for the CUP be granted by the Planning and Zoning Commission with the requirements included in CUP No. PZ-24-00124-08 and as follows:

3. The development of the site shall substantially conform to the plans as presented with the CUP application**.**

4. The final Natural Resource Protection Plan submitted with the Civil Engineering Plans shall evaluate the disturbance to forest resources based on disturbance to canopy, in conformance with Section 10-50.90.070.C.8 of the Flagstaff Zoning Code. The final preservation rate of the site shall meet the minimum requirements as stated in 10-50.90.060 of the Flagstaff Zoning Code.

IV. *Attachments*

The draft documents have been prepared in accordance with the staff recommendation and do not indicate the Commission's final decision. These documents will be updated after the public hearing on this case to reflect the Commission's decision.

- Draft CUP No. PZ-24-00124-08
- Draft Notice of Decision
- Draft Prop 207 Waiver
- Site Plan Approval Letter (PZ-23-00124-07)
- CUP Application
- Narrative
- Vicinity Map
- Site Plan
- Natural Resource Protection Plan
- Landscaping Plan
- Neighborhood Meeting Report
- Public Comment

COCONINO COUNTY, ARIZONA RECORDER
CONDITIONAL USE PERMIT
FROM GRANTOR: CITY OF FLAGSTAFF
COCONINO COUNTY, ARIZONA
OFFICE OF PLANNING AND ZONING
TO GRANTEE: STL 405, LLC

Permit No. PZ-24-00124-08
November 13, 2025

Permission is hereby granted to STL 405, LLC to establish a Golf Course and Facilities use pursuant to Section 10-40.30.030.B of the *Flagstaff Zoning Code*. The Golf Course and Facilities consists of a new golf course on a 20.86 acre portion of a 126-acre parcel in the Rural Residential (RR) Zone, and legally described as Coconino County Assessor parcel number 106-10-004 in the city of Flagstaff, Arizona.

After a public hearing held on October 29, 2025, the Planning and Zoning Commission voted to grant this Conditional Use Permit subject to the following conditions:

1. The development of the site shall substantially conform to the plans as presented with the CUP application**.**

2. The final Natural Resource Protection Plan submitted with the Civil Engineering Plans shall evaluate the disturbance to forest resources based on disturbance to canopy, in conformance with Section 10-50.90.070.C.8 of the Flagstaff Zoning Code. The final preservation rate of the site shall meet the minimum requirements as stated in 10-50.90.060 of the Flagstaff Zoning Code.

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

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

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

This Conditional Use Permit shall become null and void one (1) year from the effective date of November 13, 2025, unless the following shall have occurred:

1. A building permit has been issued and construction begun and diligently pursued; or
2. The approved use has been established; or
3. An extension has been granted by the Planning and Zoning Commission. Such extension shall be for a maximum of one hundred eighty (180) days and no extension may be granted which would extend the validity of the permit more than eighteen (18) months beyond the date of approval of the permit.
4. Property Owner shall sign Consent to Conditions/Waiver for Diminution of Value form as a condition of issuance of the Conditional Use Permit by the City.
5. Development of the use shall not be carried out until the applicant has secured all other permits and approvals required by the Zoning Code, the City, or applicable regional, State, and federal agencies.

This document___does modify, or _x__ does not modify the provisions of a previous Conditional Use Permit recorded in docket_____, Office of the Coconino County, Arizona, Recorder.

_____
Planning Director, City of Flagstaff

By: _____
Applicant (if other than the property owner)

STATE OF ARIZONA)
) ss
County of_____)

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

SUBSCRIBED AND SWORN to before me this_____day of_____, 2025.

_____
Notary Public

My Commission expires: _____

By: _____
Property Owner

STATE OF ARIZONA)
) ss
County of_____)

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

SUBSCRIBED AND SWORN to before me this_____day of_____, 2025.

_____
Notary Public

My Commission expires: _____

City of Flagstaff

October 30, 2025

Todd Severson
STL 405, LLC
8601 North Scottsdale Road, Suite 335
Scottsdale, Arizona, 85283

RE: **NOTICE OF DECISION** – Conditional Use Permit No. PZ-24-00124-08

Dear Mr. Severson:

The Planning Commission, in accordance with Section 10-20.40.050 of the Flagstaff Zoning Code, has considered the request of STL 405, LLC for a Conditional Use Permit on the property at APN: 106-10-004 in the Rural Residential Zoning District for a Golf Course and Facilities use as provided in Section 10-40.30.030 of the City of Flagstaff Zoning Code.

The Planning Commission held a public hearing on October 29, 2025 in regards to this Conditional Use Permit. The Commission found and determined that, based on the information provided in the staff report dated October 17, 2025 and at the public hearing, the facts exist as required by Section 10-20.40.050.F of the Zoning Code to justify granting the Conditional Use Permit.

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

1. The development of the site shall substantially conform to the plans as presented with the CUP application.

2. The final Natural Resource Protection Plan submitted with the Civil Engineering Plans shall evaluate the disturbance to forest resources based on disturbance to canopy, in conformance with Section 10-50.90.070.C.8 of the Flagstaff Zoning Code. The final preservation rate of the site shall meet the minimum requirements as stated in 10-50.90.060 of the Flagstaff Zoning Code.

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

This action becomes final and effective ten (10) calendar days after the posting of this Notice of Decision on (November 9, 2025) unless during these ten (10) days a written appeal to the City Clerk is filed or the City Council elects to review the application. Either appeal or City Council review shall stay the Conditional Use Permit until the City Council holds the required public hearing to consider the request.

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

Sincerely;

City of Flagstaff

Ben Mejia, Senior Planner
City of Flagstaff, Current Planning Section
P. 928-213-2616
Ben.mejia@flagstaffaz.gov

cc: Planning Director, City Clerk, City Council

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

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is the owner of certain real property legally described as Coconino County Assessor parcel number 106-10-004 in the City of Flagstaff, Arizona that is the subject of Conditional Use Permit Application No. PZ-24-00124-08. By signing this document, the undersigned agrees and consents to all of the conditions imposed by the City of Flagstaff in conjunction with the approval of Conditional Use Permit No. PZ-24-00124-08 and waives and fully releases any and all claims and causes of action that the owner may have, now or in the future, for any "diminution in value" and for any "just compensation" under the Private Property Rights Protection Act, Arizona Revised Statutes § 12-1131, et seq., that may now or in the future exist as a result of the approval of Conditional Use Permit No. PZ-24-00124-08. Within ten (10) days after the execution of this Consent to Conditions/Waiver for Diminution of Value by the undersigned, the City Clerk shall cause this document to be recorded in the official records of Coconino County, Arizona.

Dated this _____ day of _____, 2025

PROPERTY OWNER:

_____
Print Name

_____
Sign Name

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2025, by:

_____

_____
Notary Public

My commission expires: _____

City of Flagstaff

Community Development

October 3, 2025

Todd Severson
STL 405, LLC
8601 North Scottsdale Road
Suite 335
Scottsdale, AZ 85253

RE: Pine Canyon Expansion Amenity Site Plan Approval (PZ-24-00124-07)

Dear Mr. Severson:

As of the date of this correspondence, the City of Flagstaff Inter-Division Staff (IDS) has approved Project No. PZ-24-00124-07 for the proposed development of a 20.86-acre golf course and facilities use located at 2830 E John Wesley Powell Boulevard. The Coconino County Assessor Parcel Number for the subject property is 106-10-004. The approval is subject to the attached Conditions of Approval and a successful Conditional Use Permit application.

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

- Site Plan prepared by Wood, Patel & Associates, Inc. dated August 7, 2025,
- Landscape & Irrigation Plan prepared by Greey Pickett dated August 7, 2025 and revised October 3, 2025,
- Resource Protection Plan prepared by Wood, Patel & Associates, Inc. dated August 7, 2025

This approval shall be valid for a period of one year following the above date, October 3, 2026. If, at the expiration of this period, the property has not been improved for the approved development; or a certificate of occupancy has not been issued; or the site has not been occupied per Zoning Code section 10-20.40.140, the site plan approval shall expire. A request for extension may be made at least 30 days prior to the date of expiration.

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

The next step in the development process is Civil Improvement Plan ("Civil") review. Detailed minimum requirements and Civil Plan Review application can be found on the City of Flagstaff website: https://www.flagstaff.az.gov/4697/Development-Engineering. Please include with your submittal a copy

of this letter along with your responses to each comment. Prior to submittal, please contact the Development Engineering Project Manager assigned to the project, Dana Cole, to discuss the application submittal requirements, the review process, and the timing of reviews. Blake can be reached at (928) 213-2703 or via e-mail at dcole@flagstaffaz.gov.

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

Sincerely;

Ben Mejia

Ben Mejia
Senior Planner
City of Flagstaff Current Planning
928 213 2616
Ben.Mejia@flagstaffaz.gov

Attachment: Conditions of Approval

City of Flagstaff
Community Development
Concept Plat Review Comments

Project Name: Pine Canyon Expansion Amenity
Project No.: PZ-24-00124-07
Project Address: 2830 E John Wesley Powell Blvd

Date: October 3, 2025

Application Type: Site Plan
Review Type: 4th Substantive

Project Manager: Ben Mejia
E-mail: ben.mejia@flagstaffaz.gov
Phone: 928-213-2616

Status of Review: Approved with Conditions

Project Summary
This Site Plan application proposes a golf course on an approximately 20-acre tract of a proposed subdivision of the 126-acre property at 2830 E John Wesley Powell Blvd (APN: 106-10-004). The current zoning is Rural Residential (RR) within the Resource Protection Overlay. A conditional use permit is required for golf courses in the zone.

CONDITIONS/COMMENTS:

Substantive Current Planning: Current Planning, Ben Mejia Approved with Conditions 10/03/2025
Conditions of Approval:

1. Approval is contingent upon the granting of a Conditional Use Permit.
2. Conformance with Outdoor Lighting Standards will be determined with the review of an outdoor lighting permit.

Substantive Water Services: Water Services, Courtney Hawley Approved with Conditions 10/02/2025
Conditions of Approval:
1. All public utilities shall be placed in a PUE per Engineering Standard 13-09-001-0008.
2. All public utilities shall be placed under a paved surface or access road per Engineering Standard 13-09-001-0008.

Substantive Engineering: Development Engineering, Dana Cole Approved with Conditions 06/12/2025
Conditions of Approval:
1. The site plan is approved contingent upon staff and P & Z approval of the STL-405 preliminary plat, and Council approval of the final plat.
2. For developments which take direct access from a paved street, the driveways and parking areas required by the zoning code, building codes, fire codes, or other requirements shall at minimum be paved in accordance with Standard Detail 10-09-011 (including alternate pavements). Alternate materials must be approved by the Flagstaff Fire Department and City Engineer. The front portion of the driveway entrance may also be required to incorporate additional paved surface to prevent excessive track-out onto the roadway. These details can be worked out in civil plan review.

City of Flagstaff
Community Development
Concept Plat Review Comments

Substantive Stormwater: Stormwater, Douglas Slover Approved with Conditions 06/20/2025
Conditions of Site Plan Approval:
1. Amenity boundary and drainage plan to be coordinated with Preliminary Plat comments where appropriate.
General Comments
1. Phasing of Amenity components in relation to final drainage design will need to be coordinated.
Future Submittal Requirements
1. Provide Final Drainage Report with Civil Submittal.
2. Provide O&M for LID components. Include Pond function and maintenance components in O&M Manual.
3. Provide and Erosion Control Plan with Civil submittal.

Substantive Traffic: Traffic, Stephanie Santana Approved with Conditions 06/12/2025
Approved with the condition that STL 405 Pine Canyon Expansion Preliminary Plat comments are address and the plat is also approved.

Substantive HPC/Comm Design: Heritage Preservation, Lauren Clementino Approved 06/06/2025
No Comments

Substantive Building & Safety: Building Safety, Brian Cook Approved 06/03/2025
No Comments

Substantive Parks: Public Works, Amy Hagin Approved 06/09/2025
No Comments

Substantive Fire Prevention: Fire Prevention, Christopher Jack Approved 06/12/2025
No Comments

Substantive Public Works: Public Works, Jarrett Nelson Approved 06/10/2025
No Comments

Docusign Envelope ID: 76004B86-8193-4087-B722-9C1F3AE2C89D

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov
P: (928) 213-2618

Date Received	Application for Conditional Use	File Number

Property Owner(s) STL 405, LLC c/o Todd Severson		**Phone** (602) 616.6828
Mailing Address 8601 North Scottsdale Road, Suite 335	**City, State, Zip** Scottsdale, Arizona 85283	**Email** TSeverson@symmetrycompanies.com
Applicant(s) STL 405, LLC c/o Todd Severson		**Phone**
Mailing Address	**City, State, Zip**	**Email**
Project Representative Gammage & Burnham PLC c/o Lindsay Schube		**Phone** (602) 256.4471
Mailing Address 40 North Central Avenue, 20th Floor	**City, State, Zip** Phoenix, Arizona 85003	**Email** lschube@gblaw.com

Project Name JWP 126 Phase 1 Amenity			
Site Address Generally located NE of Pine Canyon	**Parcel Number(s)** 106-10-004	**Subdivision, Tract & Lot Number** n/a	
Zoning District RR-RPO	**Regional Plan Land Use Category** Suburban-Future	**Flood Zone** X	
Property Information:	☐ Yes ☒ No Located in an existing City of Flagstaff Historic District? (Name:_____) ☐ Yes ☒ No Existing structures are over 50 years old at the time of application? ☐ Yes ☒ No Existing structures are pre-World War II housing? ☒Yes ☐No Subject property is undeveloped land?		
Surrounding Uses (Res, Com, Ind)	**North** Planned Development	**South** Forest	**East** Planned Development	**West** Pine Canyon & Juniper Point

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

Property Owner Signature Docusigned by: Todd Severson	**Date** 3/10/2025	**Applicant Signature** for LCS	**Date** 3.11.25

For City Use

Date Filed	**File Number:**	
Hearing Date	**Pub. / Posting Date(s):**	**Prop. Owner Notif. Date:**
Fee Receipt Number	**Amount**	**Date**

Action by Planning and Zoning Commission:

Hearing Date:	**Type of Request:**
☐ **Approved**	☐ **CUP**
☐ **Denied**	☐ **Extension**
☐ **Continued**	

Staff Assignments	Planning	Engineering	Fire	Public Works/Water	Stormwater

Revised: 3/2020

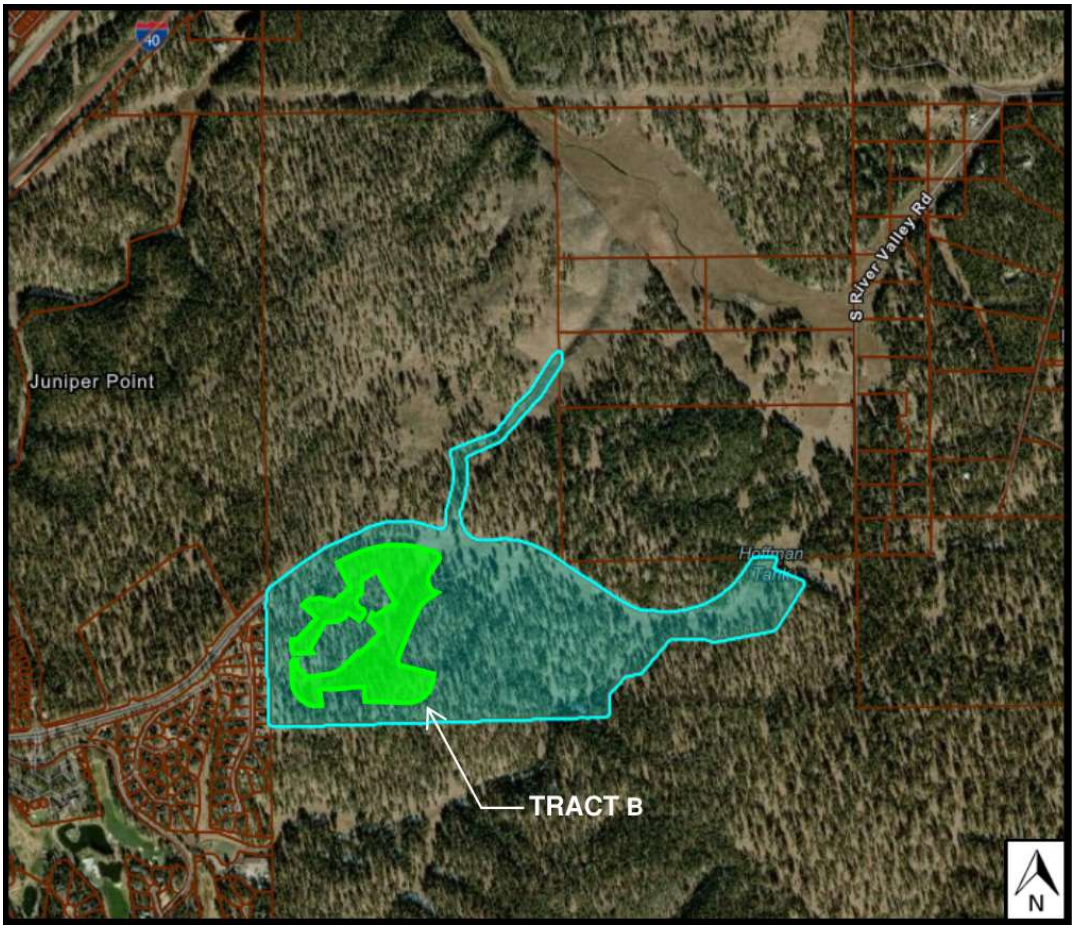
Symmetry Companies – JWP 126 Phase 1 Amenity
Conditional Use Permit Narrative

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.

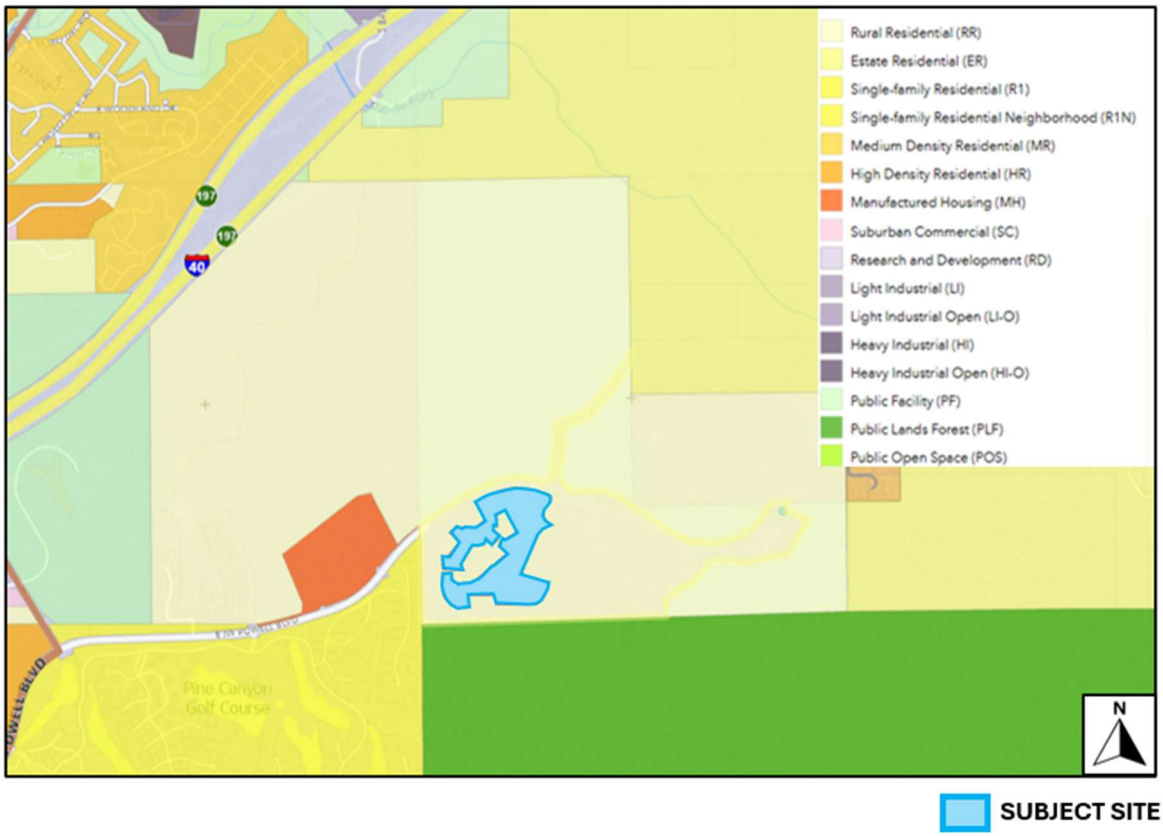
Notably, Symmetry recently renovated the irrigation system of the nearby championship course at Pine Canyon Estates. This renovation focused on upgrading the irrigation technology, achieving a 30% reduction in water usage, and reducing the amount of turf by ten acres, while still delivering a world-class 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

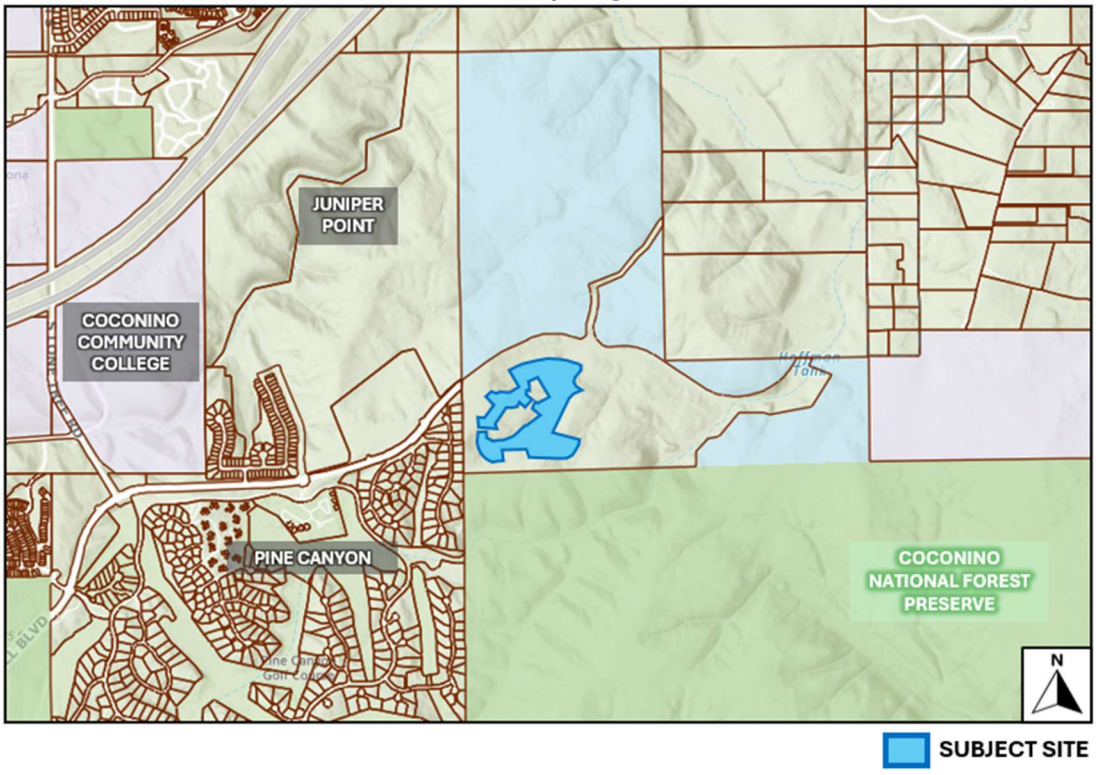
As previously mentioned, the Property is zoned RR RPO. It is primarily surrounded by other property zoned RR, Estate Residential (ER), Single-Family Residential (R1), and Public Lands Forest (PLF). These zones are all highly compatible with a low-intensity, practice golf amenity like the Project. A view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

Zoning Map



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.



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 skyscape—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 skyscape 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 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.

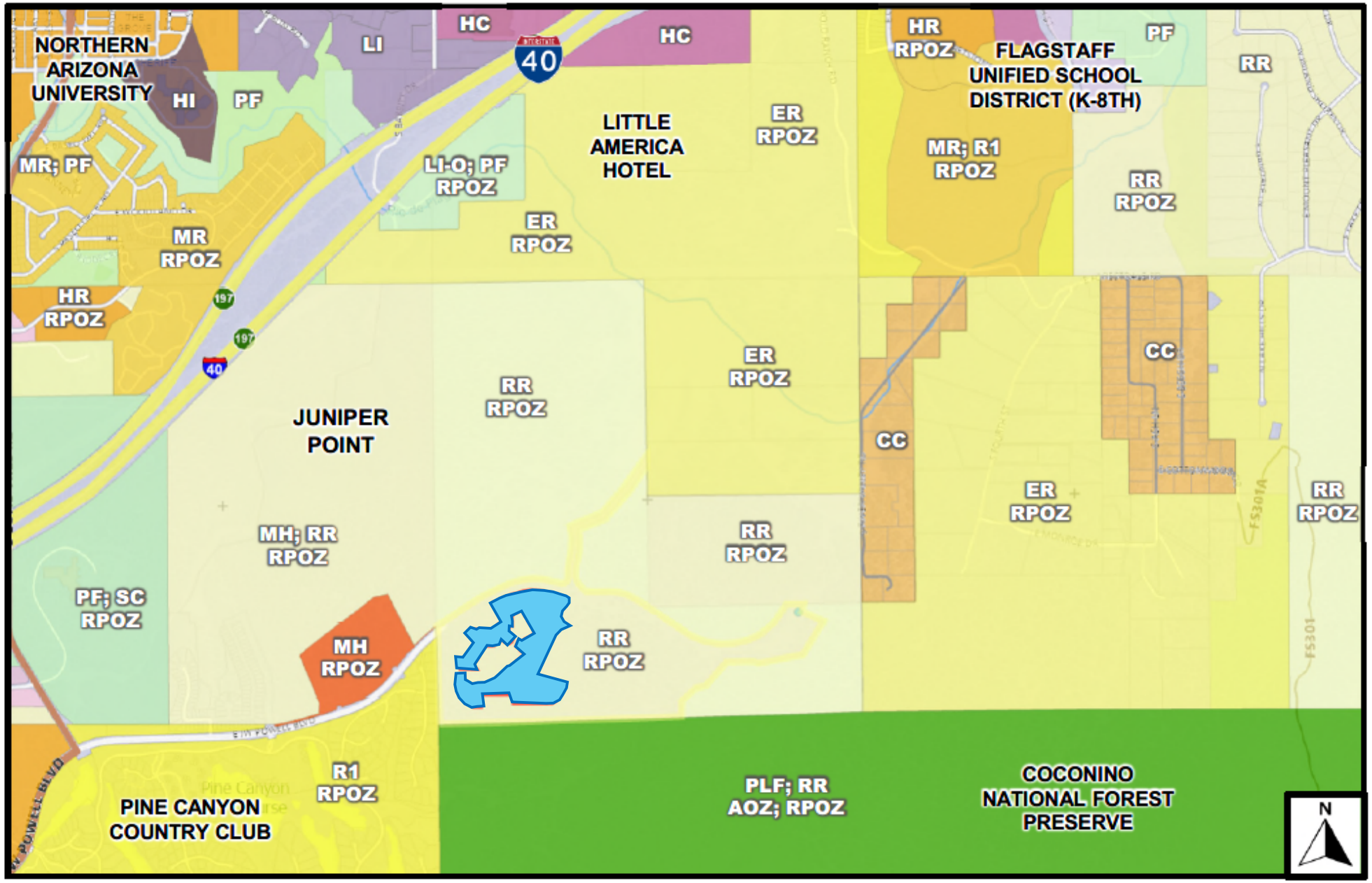
i. Impacts on historical, prehistoric, or natural resources.

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.

LOCATION MAP



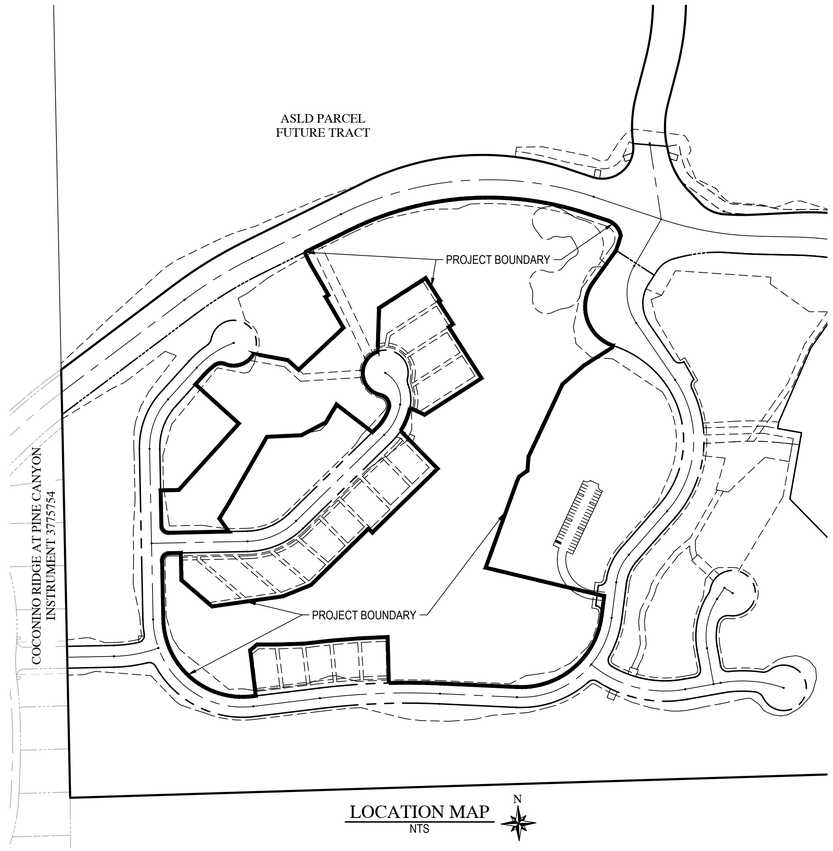
SITE PLAN
FOR
JWP 126 PHASE 1 - AMENITY
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA
FLAGSTAFF, ARIZONA

LEGEND & ABBREVIATIONS

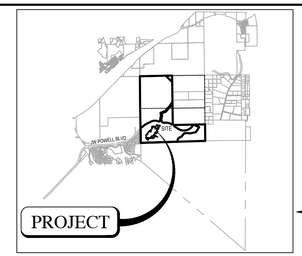
	PROJECT BOUNDARY	B/C	BACK OF CURB
	LIMITS OF DISTURBANCE	BCR	BEGIN CURB RETURN
1500	PROPOSED MAJOR CONTOUR ELEVATION	BOT	BOTTOM OF BASIN
01	PROPOSED MINOR CONTOUR ELEVATION	BSL	BUILDING SETBACK LINE
1500	EXISTING MAJOR CONTOUR ELEVATION	C	CONCRETE ELEVATION
1501	EXISTING MINOR CONTOUR ELEVATION	CR	CURB RETURN
	POTABLE WATER PIPE & VALVE	DIP	DUCTILE IRON PIPE
	SANITARY SEWER PIPE, MANHOLE & CLEANOUT	ECR	END CURB RETURN
	STORM DRAIN PIPE & MANHOLE	EOP	EDGE OF PAVEMENT
	SINGLE CURB	EG	EXISTING GROUND
	ROLL/RIBBON CURB	E/P	EDGE OF PAVEMENT
	VERTICAL CURB & GUTTER	F/C	FACE OF CURB
	FLOWLINE	G	GUTTER
	100 YR. WATER ELEVATION	FG	FINISHED GRADE
	CENTERLINE, ℄	FL	FLOWLINE
	RIGHT-OF-WAY, R/W	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	MONUMENT LINE, ℳ	HOA	HOMEOWNERS ASSOCIATION
	EASEMENT LINE	HWE	HIGH WATER ELEVATION
DE	DRAINAGE EASEMENT (PUBLIC)	P	PAVEMENT ELEVATION
PDE	DRAINAGE EASEMENT (PRIVATE)	PC	POINT OF CURVATURE
DME	DRAINAGE MAINTENANCE EASEMENT	PCC	POINT OF COMPOUND CURVATURE
ESVAE	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT	PRC	POINT OF REVERSE CURVATURE
PUE	PUBLIC UTILITY EASEMENT	PT	POINT OF TANGENCY
SE	SLOPE EASEMENT	PVI	POINT OF VERTICAL INTERSECTION
SLE	SEWER LINE EASEMENT	SCO	SEWER CLEANOUT
SVT	SIGHT VISIBILITY TRIANGLE	SD	STORM DRAIN
SWE	SIDEWALK EASEMENT	SDMH	STORM DRAIN MANHOLE
TCE	TEMPORARY CONSTRUCTION EASEMENT	MH	SANITARY SEWER MANHOLE
VNAE	VEHICULAR NON ACCESS EASEMENT	S	SANITARY SEWER
WE	WATER EASEMENT	TC	TOP OF CURB ELEVATION
W&SLE	WATER AND SEWER LINE EASEMENT	TL	TRUE LENGTH
2%	SLOPE ARROW	TOP	TOP OF BASIN
108	EXISTING WATER VALVE ID	TS	TRUE SLOPE
	FIRE HYDRANT	VG	VALLEY GUTTER
	FIRE HYDRANT MARKER	VP	VOLUME PROVIDED
	WATER CURB STOP	VR	VOLUME REQUIRED
	WATER REDUCER	W	WATER
	WATER AIR RELEASE VALVE, ARV	WSE	WATER SURFACE ELEVATION
	BACKFLOW PREVENTOR		
301	EXISTING SEWER MANHOLE ID	*	PROPOSED BENCH LOCATION
(00.00)	EXISTING ELEVATION		
	SIGN POST		
	EMERGENCY OVERFLOW		
	RIPRAP		

IMPERVIOUS AREA, ROCV/LID AND EXTENDED DETENTION VOLUMES				
			LID REQUIRED DEPTH (FT) 0.083	
DRAINAGE AREA ID	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	RUNOFF CAPTURE VOLUME (ROCV) (CF)	PROVIDED POND VOLUME (CF)
A	64013	22476	1873	
B	287219	73175	6098	SA-D = 20942
		Total =	7971	
C	78301	52563	4380	
D	57800	42772	3564	SA-C = 37897
		Total =	7945	
E	76528	25254	2105	SA-E1 = 15594
F	43866	13259	1105	
G	211780	55381	4615	
H	172583	46431	3869	
I	62110	14166	1180	
J	299437	102753	8563	
K	1099135	200192	16683	
L	275627	81733	6811	SA-A = 107669
M	95531	0	0	
N	82262	60874	5073	
O	53019	39234	3270	
P	76897	56904	4742	
Q	96540	0	0	
		Total =	55911	
R	268821	136081	11340	SA-G = 65340

Notes:
1) Gross required 1" LID volume is for impervious areas including streets, sidewalks, and roofs



LOCATION MAP
NTS



LOCATION MAP
NTS

DEVELOPER
JWP 126 LAND COMPANY
8601 N. SCOTTSDALE RD, SUITE 335
SCOTTSDALE ARIZONA 85253
PHONE: (602) 616-6828
CONTACT: TODD SEVERSON
TSeverson@symmetrycompanies.com

PROPERTY OWNER
STL 405 LLC
8601 N. SCOTTSDALE RD, SUITE 335
SCOTTSDALE ARIZONA 85253
PHONE: (602) 616-6828
CONTACT: TODD SEVERSON
TSeverson@symmetrycompanies.com

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS PRELIMINARY PLAT IS GRID NORTH ACCORDING TO DIRECT OBSERVATION ON ARIZONA STATE PLANE COORDINATES, CENTRAL ZONE.

PROJECT SITE DATA

SITE ADDRESS:	NOT ASSIGNED
ASSESSOR PARCEL NUMBER:	10610004
PROJECT AREA GROSS/NET	126.05 AC/113.61 AC
LOTS PER THIS CONCEPT PLAT:	54
EXISTING ZONING:	RR-RPO
PROPOSED ZONING:	RR-RPO

CIVIL SHEET INDEX

1 - COVER SHEET
2 - INDEX MAP
3 - 4 - SITE PLAN
5 - NATURAL RESOURCE PROTECTION PLAN - SLOPES
6 - NATURAL RESOURCE PROTECTION PLAN - FOREST
TOTAL SHEETS - 6

UTILITY COMPANY CONTACTS

APS
CONTACT: BRADY HORN
2200 E HUNTINGTON
FLAGSTAFF, AZ 86004
BRADY.HORN@APS.COM
PHONE: o: (623) 975-5725
c: (480)996-9505

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

LUMEN
CONTACT: MANUEL HERNANDEZ
112 N BEAVER STREET
FLAGSTAFF, AZ 86001
MANUEL.HERNANDEZ4@LUMEN.COM
PHONE: (928) 779-4931

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

ENGINEER & SURVEYOR
WOOD, PATEL & ASSOCIATES, INC.
2051 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
CONTACT: MICHAEL T. YOUNG, P.E.
myoung@woodpatel.com

LANDSCAPE ARCHITECT
GREEY | PICKETT
7144 E. STETSON DRIVE, #205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
CONTACT: WENDELL PICKETT
wpickett@greeypickett.com

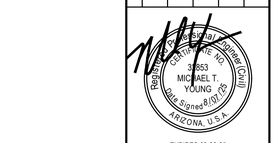
BENCHMARK
PROJECT BENCHMARK IS A FOUND BLM BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, HAVING AN ELEVATION OF 6985.99 NAVD88 DATUM

WOOD PATEL
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

JWP 126 PHASE 1 - AMENITY
AMENITY SITE PLAN
FLAGSTAFF, ARIZONA
COVER SHEET

REV	DESCRIPTION	DATE

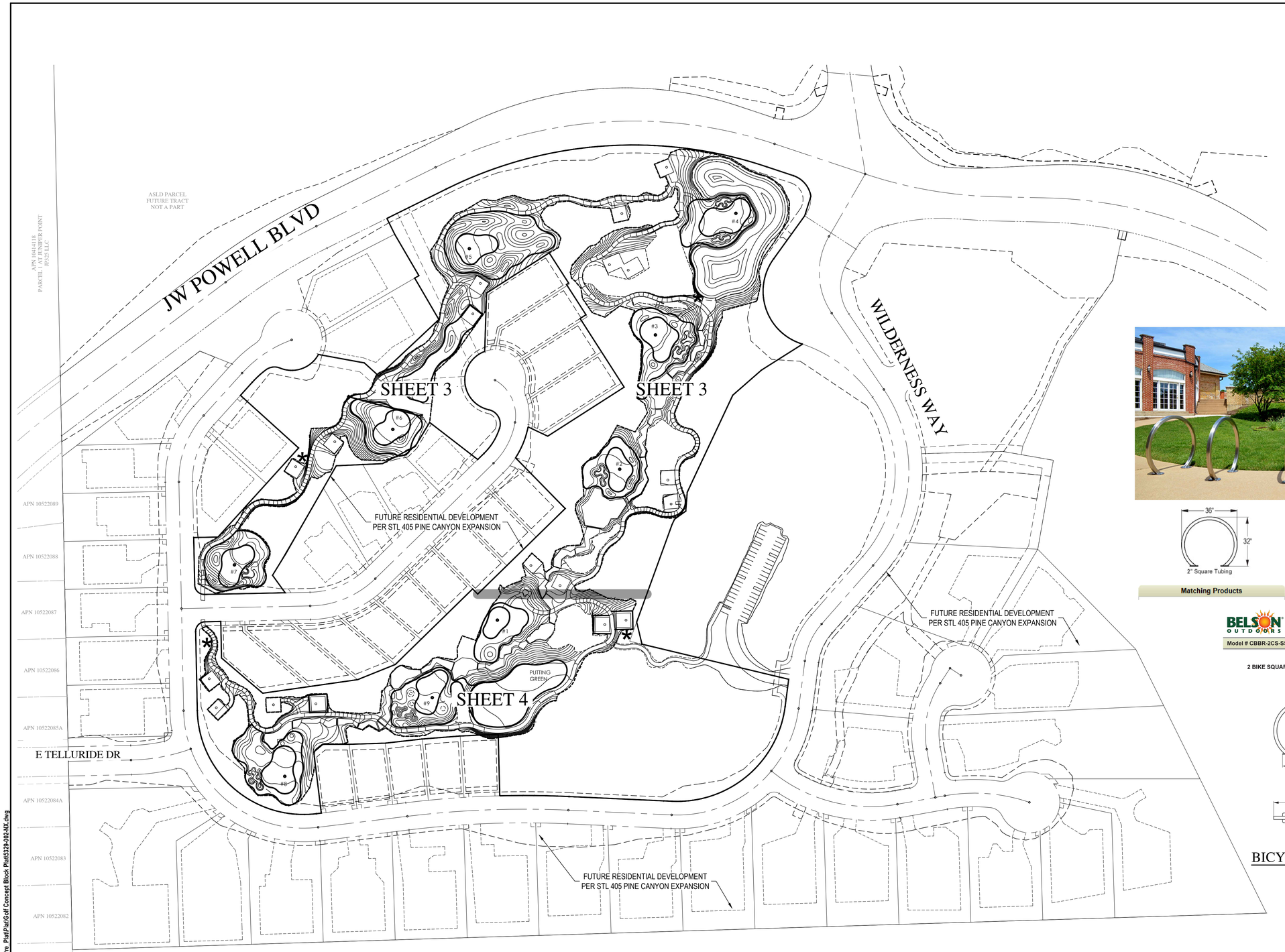


EXPIRES 09-30-25

SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	8/07/2025
JOB NUMBER	225329
SHEET	1 OF 6

CHECKED BY: DC DESIGNED BY: DC DRAFTED BY: LT

Z:\2022\225329\Dwg\Pre_Plat\Plat\Golf Concept Block Plat\5329-001-CV.dwg



INDEX MAP

N

0 100 200

Horz. 1 in. = 100 ft.

LEGEND

SHEET 3 SHEET NUMBER

SHEET MATCHLINE



Edgy Look with Secure Feel

The distinctive square lines of this imported bike rack provide an innovative look that will catch attention. This bike rack is constructed of 2"O.D. steel square tubing. A single unit allows for two bikes to be parked and secured. These racks give you the option to create your own bike parking lot wherever you see fit by placing multiple racks in succession. The base flanges feature a sealed design to prevent entrance of unwanted moisture and insects into the tubing.

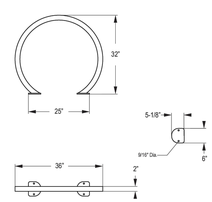
Matching Products

BELSON OUTDOORS

627 Ameriale Dr
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0873
sales@belson.com

Model # CBBR-2CS-SS **Dimension Sheet**

2 BIKE SQUARE BIKE RACK, STAINLESS STEEL, SURFACE MOUNT



BICYCLE RACK DETAIL

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Construction Management

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JWP 126 PHASE 1 - AMENITY

AMENITY SITE PLAN

FLAGSTAFF, ARIZONA

INDEX MAP

REV	DESCRIPTION	DATE

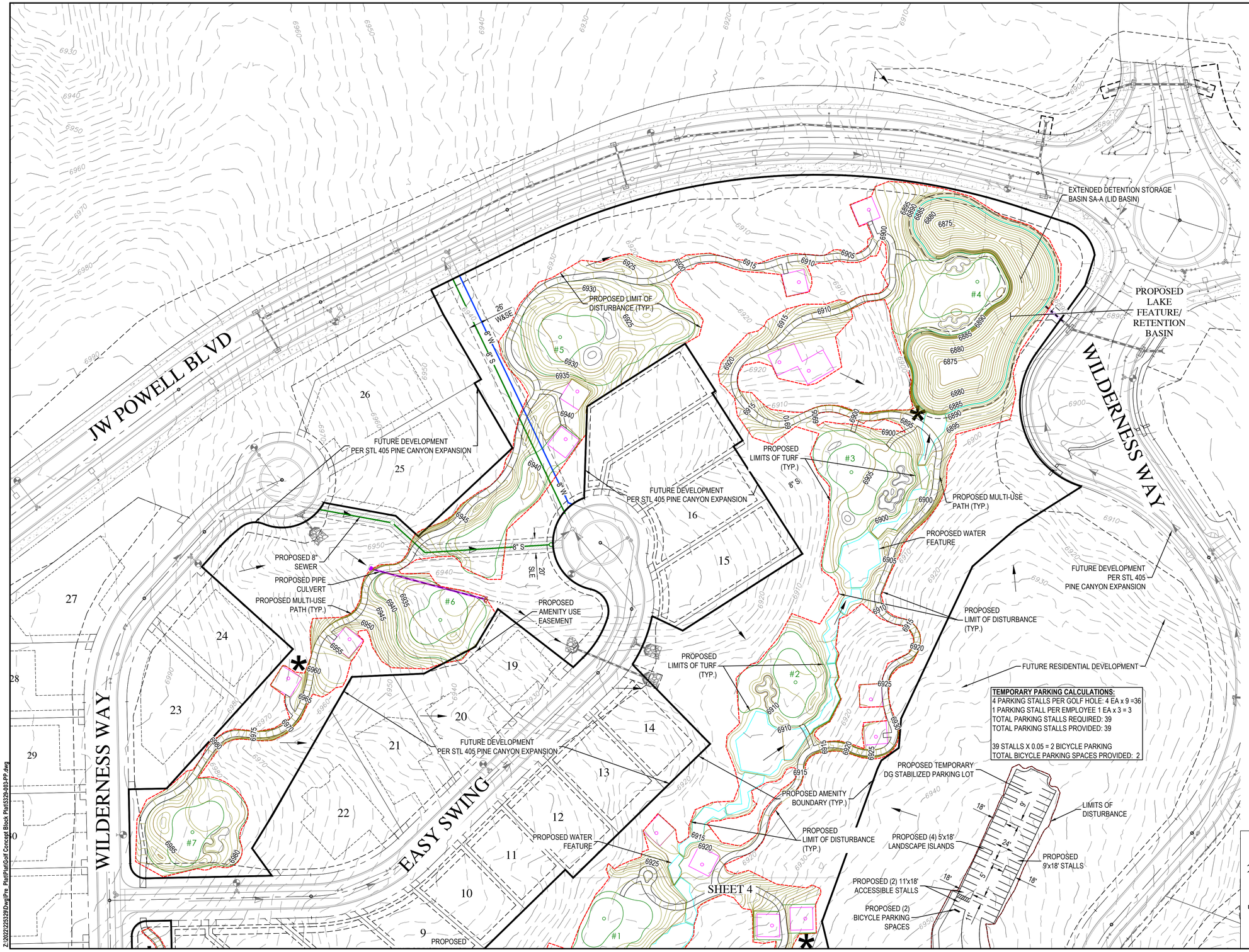
REGISTERED LANDSCAPE ARCHITECT
32053
MICHAEL T. YOUNG
Date Signed 8/07/25
ARIZONA, U.S.A.

EXPIRES 09-30-25

SCALE (HORIZ.)	1" = 100'
SCALE (VERT.)	N/A
DATE	8/07/2025
JOB NUMBER	225329
SHEET	2 OF 6

CHECKED BY: DC DESIGNED BY: DC DRAFTED BY: LT

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N

0 60 120

Horz. 1 in. = 60 ft.

TEMPORARY PARKING CALCULATIONS:

4 PARKING STALLS PER GOLF HOLE: 4 EA x 9 =36
1 PARKING STALL PER EMPLOYEE 1 EA x 3 = 3
TOTAL PARKING STALLS REQUIRED: 39
TOTAL PARKING STALLS PROVIDED: 39

39 STALLS X 0.05 = 2 BICYCLE PARKING
TOTAL BICYCLE PARKING SPACES PROVIDED: 2

KEY MAP

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JWP 126 PHASE 1 - AMENITY

AMENITY SITE PLAN

FLAGSTAFF, ARIZONA

SITE PLAN

REV	DESCRIPTION	DATE

Registered Professional Engineer
32953
MICHAEL T YOUNG
Date Signed 8/07/25
ARIZONA, U.S.A.

EXPIRES 09-30-25

SCALE (HORIZ.)	1" = 60'
SCALE (VERT.)	N/A
DATE	8/07/2025
JOB NUMBER	225329
SHEET	3 OF 6

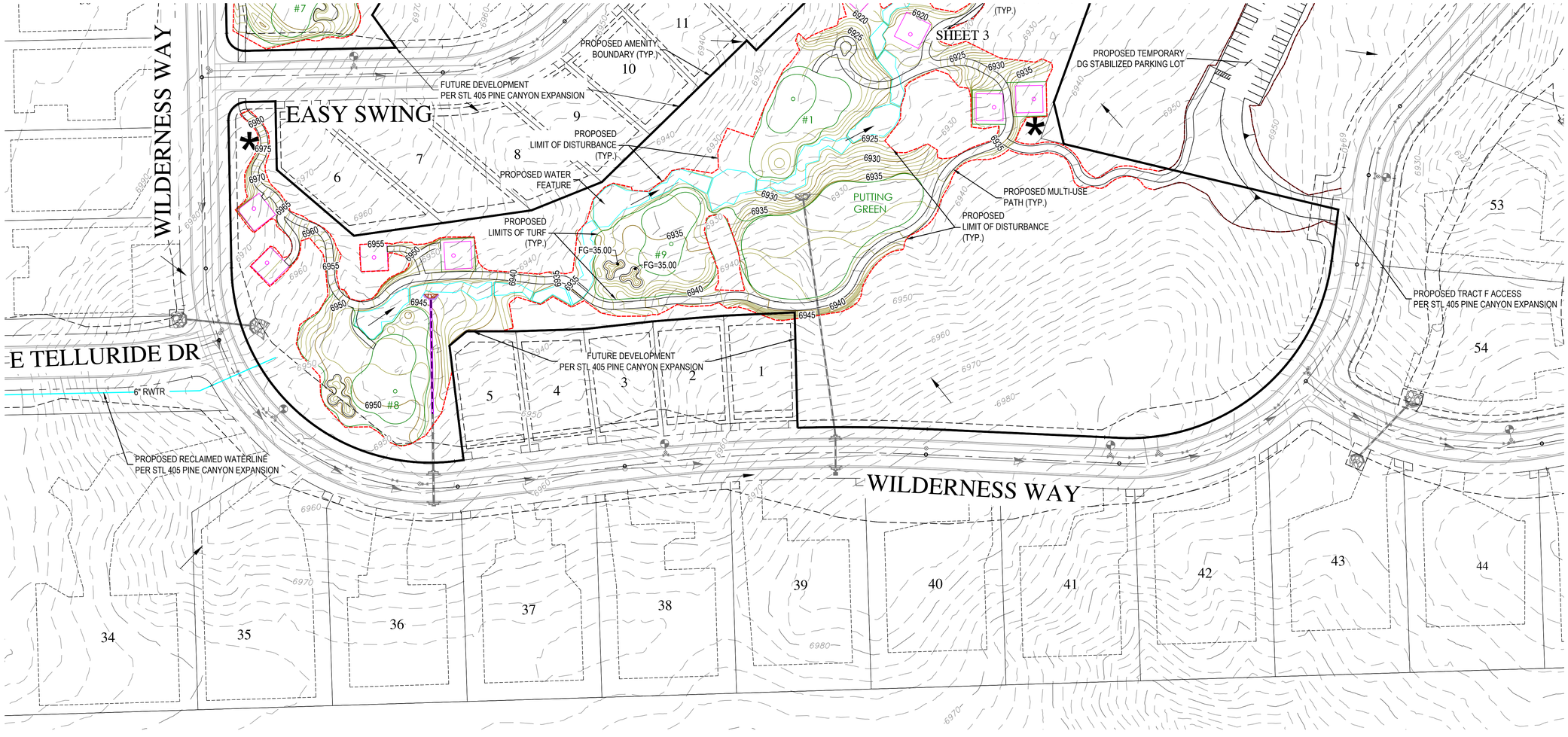
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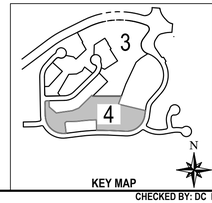
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N

0 60 120

Horz. 1 in. = 60 ft.





KEY MAP

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JWP 126 PHASE 1 - AMENITY

AMENITY SITE PLAN

FLAGSTAFF, ARIZONA

SITE PLAN

REV	DESCRIPTION	DATE

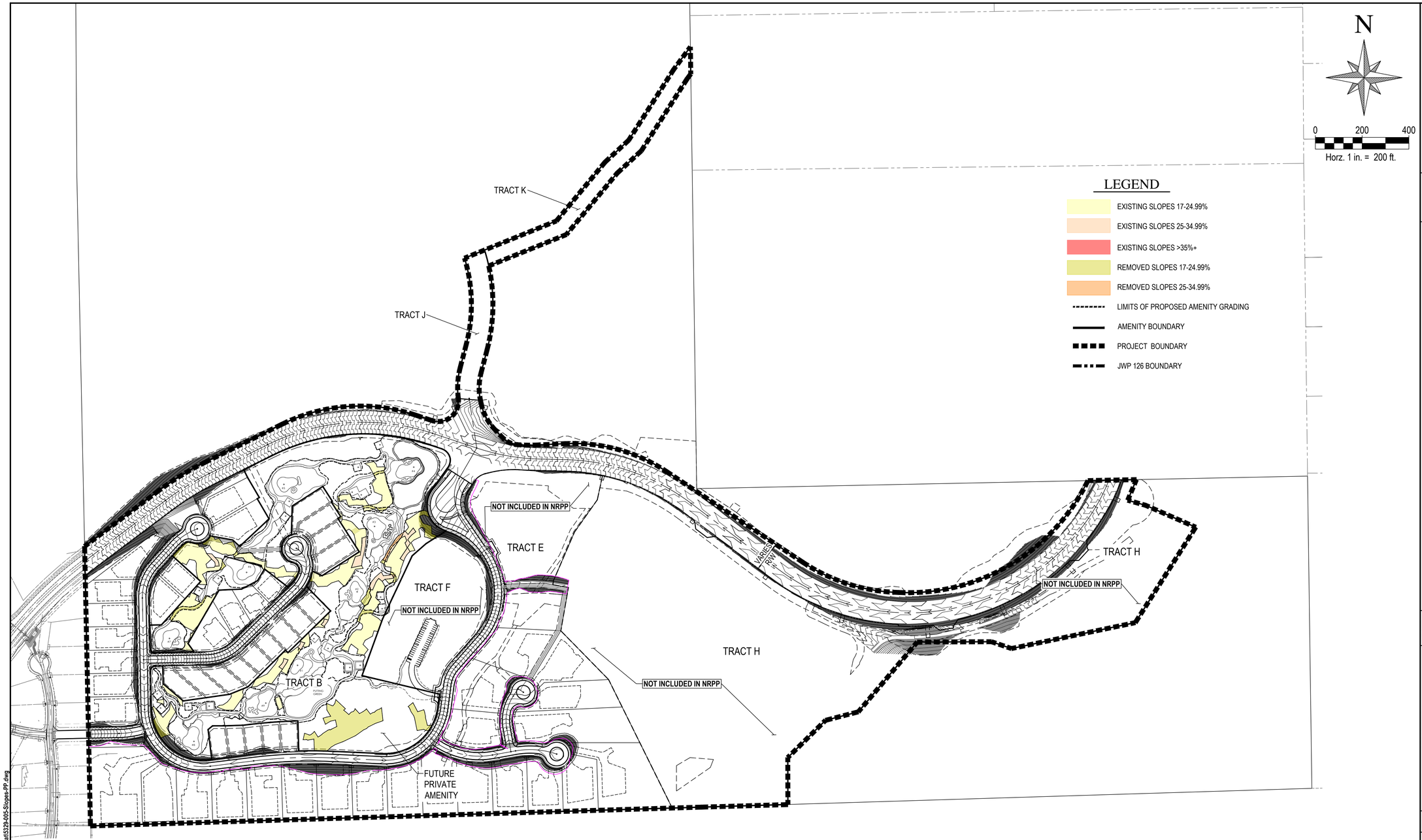
Registered Professional Engineer (Civil)
CERTIFICATE NO.
31053
MICHAEL T. YOUNG
Date Signed 8/07/25
ARIZONA, U.S.A.

EXPIRES 09-30-25

SCALE (HORIZ.)	1" = 60'
SCALE (VERT.)	N/A
DATE	8/07/2025
JOB NUMBER	225329
SHEET	4 OF 6

CHECKED BY: DC DESIGNED BY: DC DRAFTED BY: LT

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N

0 200 400

Horz. 1 in. = 200 ft.

LEGEND

- EXISTING SLOPES 17-24.99%
- EXISTING SLOPES 25-34.99%
- EXISTING SLOPES >35%+
- REMOVED SLOPES 17-24.99%
- REMOVED SLOPES 25-34.99%
- LIMITS OF PROPOSED AMENITY GRADING
- AMENITY BOUNDARY
- PROJECT BOUNDARY
- JWP 126 BOUNDARY

PARCEL INFORMATION		FLOODPLAIN RESOURCES			<35% SLOPE RESOURCES						25-34.99% SLOPE RESOURCES						17-24.99% SLOPE RESOURCES					
PARCEL	ACERAGE ±	ZONING	RURAL FLOODPLAIN (ACRES)	REQUIRED RURAL FLOODPLAIN PRESERVATION	TOTAL EXISTING >35% SLOPE (ACRES)	REQUIRED >35% PRESERVATION RATE	REQUIRED >35% SLOPE (ACRES)	DISTURBED >35% SLOPE (ACRES)	PRESERVED >35% SLOPE (ACRES)	PRESERVATION RATE %	TOTAL EXISTING 25-34.99% SLOPE (ACRES)	REQUIRED 25-34.99% PRESERVATION RATE	REQUIRED 25-34.99% SLOPE (ACRES)	DISTURBED 25-34.99% SLOPE (ACRES)	PRESERVED 25-34.99% SLOPE (ACRES)	PRESERVATION RATE %	TOTAL EXISTING 17-24.99% SLOPE (ACRES)	REQUIRED 17-24.99% PRESERVATION RATE	REQUIRED 17-24.99% SLOPE (ACRES)	DISTURBED 17-24.99% SLOPE (ACRES)	PRESERVED 17-24.99% SLOPE (ACRES)	PRESERVATION RATE %
AMENITY	0	RR-RPO	0	100%	0	100%	0	0	0	100%	0.293	80%	0.2344	0.038	0.255	87%	4.188	70%	2.9316	1.201	2.987	71%

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JWP 126 PHASE 1 - AMENITY

AMENITY SITE PLAN

FLAGSTAFF, ARIZONA

NATURAL RESOURCE PROTECTION PLAN - SLOPES

REV	DESCRIPTION	DATE

REGISTERED LAND SURVEYOR
31953
MICHAEL T. YOUNG, PE
Date Signed 8/07/25
ARIZONA, U.S.A.
EXPIRES 09-30-25

SCALE (HORIZ.) 1" = 200'
SCALE (VERT.) N/A
DATE 8/07/2025
JOB NUMBER 225329
SHEET 5 OF 6

CHECKED BY: DC DESIGNED BY: DC DRAFTED BY: LT

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FOREST RESOURCE POINTS

TOTAL EXISTING TREE POINTS WITHIN GOLF TRACT AND PARKING AREA: 8,062

PROPOSED DISTURBED TREE POINTS WITHIN GOLF TRACT AND PARKING AREA: 2,469
PLUS (6) PREVIOUSLY DISTURBED TREES (8" DBH @ 1 POINT EA) = 6 POINTS
TOTAL DISTURBED TREE POINTS: 2,547

TOTAL PRESERVED TREE POINT PERCENTAGE: **68%** (8,062 - 2,547= **5,515**)

FOREST RESOURCE PROTECTION WILL COMPLY WITH FOREST MANAGEMENT PLAN STANDARDS OF CITY OF FLAGSTAFF.

LEGEND

- APPROXIMATE LIMITS OF DISTURBANCE
- APPROXIMATE LIMIT OF PRESERVED AREAS
- AMENITY BOUNDARY
- LIMITS OF PROPOSED AMENITY GRADING
- LIMITS OF DISTURBANCE

- 0 POINT UNDISTURBED TREE (< 6 IN. DBH)
- 1 POINT UNDISTURBED TREE (6-8 IN. DBH)
- 2 POINT UNDISTURBED TREE (9-12 IN. DBH)
- 4 POINT UNDISTURBED TREE (13-17 IN. DBH)
- 8 POINT UNDISTURBED TREE (18-24 IN. DBH)
- 20 POINT UNDISTURBED TREE (> 25 IN. DBH)
- 0 POINT DISTURBED TREE (< 6 IN. DBH)
- 1 POINT DISTURBED TREE (6-8 IN. DBH)
- 2 POINT DISTURBED TREE (9-12 IN. DBH)
- 4 POINT DISTURBED TREE (13-17 IN. DBH)
- 8 POINT DISTURBED TREE (18-24 IN. DBH)
- 20 POINT DISTURBED TREE (> 25 IN. DBH)
- 1 POINT PREVIOUSLY DISTURBED TREE (6-8 IN. DBH)

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JWP 126 PHASE 1 - AMENITY

AMENITY SITE PLAN

FLAGSTAFF, ARIZONA

NATURAL RESOURCE PROTECTION PLAN - FOREST

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37853
MICHAEL T. YOUNG
Date Signed 8/07/25
ARIZONA, U.S.A.

EXPIRES 09-30-25

SCALE (HORIZ.)	1" = 200'
SCALE (VERT.)	N/A
DATE	8/07/2025
JOB NUMBER	225329
SHEET	6 OF 6

CHECKED BY: DC DESIGNED BY: DC DRAFTED BY: LT

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PLANT MATERIALS - PLANTING MIX

Common Name	Botanical Name	Nursery Size	Plants o.c. spacing	Plants per 1 acre	Zones Per Plan HOLE 1 0.206	HOLE 2 0.048	HOLE 3 0.099	HOLE 4 0.168	HOLE 5 0.170	HOLE 6 0.109	HOLE 7 0.006	HOLE 8 0.007	HOLE 9 0.102	Sub Totals 0.904
					13,588 s.f.	3,168 s.f.	6,534 s.f.	11,088 s.f.	11,220 s.f.	7,194 s.f.	396 s.f.	462 s.f.	6,732 s.f.	59,616 s.f.
SHRUBS														
Japanese Greenleaf Barberry	Berberis thunbergii	5 gal.	48	45	18	3	8	9	6	4	1	3	3	55
Butterfly Bush	Buddleja davidii	5 gal.	48	22	7	3	3	4	3	3	1	3	3	30
Pentbush	Chamaebatiaria millefolium	5 gal.	48	27	9	3	3	4	3	3	1	3	3	34
Apache Plume	Fallugia paradoxa	5 gal.	48	22	7	3	3	4	3	3	1	3	3	30
Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal.	48	36	11	3	3	4	3	3	1	3	3	38
Oregon Grape	Mahonia aquifolium	5 gal.	48	45	18	3	8	9	6	4	1	3	3	55
Palmer's Pentstemon	Pentstemon palmeri	5 gal.	48	45	18	3	8	9	6	4	1	3	3	55
Russian Sage	Perovskia atriplicifolia	5 gal.	48	27	9	3	3	5	3	3	1	3	3	34
Bush Cinquefoil	Potentilla fruticosa	5 gal.	48	45	18	3	8	9	6	4	1	3	3	55
Rugosa Rose	Rosa rugosa	5 gal.	48	45	18	3	8	9	6	4	1	3	3	55
Dwarf Yarrow Spirea	Spiraea x bumalda 'Goldflame'	5 gal.	48	45	18	3	8	9	6	4	1	3	3	55
	Total o.c. spacing	10.14 a.c.		423	Total Shrub Plants									490

Common Name	Botanical Name	Nursery Size	Plants o.c. spacing	Plants per 1 acre	Zones Per Plan HOLE 1 0.197	HOLE 2 0.025	HOLE 3 0.099	HOLE 4 0.131	HOLE 5 0.084	HOLE 6 0.056	HOLE 7 n/a	HOLE 8 0.060	HOLE 9 0.000	Sub Totals 0.652
					8,583 s.f.	1,089 s.f.	4,356 s.f.	5,808 s.f.	3,660 s.f.	2,484 s.f.	264 s.f.	2,640 s.f.	0 s.f.	28,884 s.f.
TALL GRASSES														
Blue Grama	Bouteloua gracilis	5 gal.	48	139	52	8	7	17	10	7	0	7	0	60
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 gal.	48	48	4	2	3	6	3	3	0	3	1	31
Blue Fescue	Festuca Glauca	5 gal.	48	139	52	8	7	17	10	7	0	7	0	60
Deer Grass	Muhlenbergia rigens	5 gal.	48	48	4	2	3	6	3	3	0	3	1	31
Little Bluestem	Schizachyrium scoparium	5 gal.	48	139	52	8	7	17	10	7	0	7	1	60
	Total o.c. spacing	10.14 a.c.		424	Total Tall Grass Plants									282

Common Name	Botanical Name	Nursery Size	Plants o.c. spacing	Plants per 1 acre	Zones Per Plan HOLE 1 0.163	HOLE 2 0.062	HOLE 3 0.065	HOLE 4 0.124	HOLE 5 0.080	HOLE 6 0.096	HOLE 7 0.018	HOLE 8 0.061	HOLE 9 0.008	Sub Totals 0.679
					7,106 s.f.	2,704 s.f.	2,830 s.f.	5,402 s.f.	3,485 s.f.	4,181 s.f.	783 s.f.	2,655 s.f.	348 s.f.	29,564 s.f.
GROUNDCOVERS - COLOR														
Yarrow	Achillea alpina	1 gal.	48	45	8	4	4	6	4	4	1	3	1	37
Butterfly Milkweed	Asclepias tuberosa	1 gal.	48	36	6	3	3	5	3	4	1	3	1	29
Coneflower	Echinacea purpurea	1 gal.	48	36	6	3	3	5	3	4	1	3	1	29
Lewis Flax	Linum lewisii	1 gal.	48	45	8	4	4	6	4	4	1	3	1	37
Green Lavender Cotton	Santolina virens	1 gal.	48	36	6	3	3	5	3	4	1	3	1	29
Germander	Teucrium chamaedrys	1 gal.	48	45	8	4	4	6	4	4	1	3	1	37
Rocky Mountain Zinnia	Zinnia grandiflora	1 gal.	48	36	6	3	3	5	3	4	1	3	1	29
	Total o.c. spacing	12.51 a.c.		387	Total Ground Cover - Color Plants									327

Common Name	Botanical Name	Nursery Size	Plants o.c. spacing	Plants per 1 acre	Zones Per Plan HOLE 1 0.090	HOLE 2 0.061	HOLE 3 0.065	HOLE 4 0.065	HOLE 5 0.042	HOLE 6 0.077	HOLE 7 0.009	HOLE 8 0.011	HOLE 9 0.002	Sub Totals 0.462
					3,924 s.f.	2,663 s.f.	2,830 s.f.	2,839 s.f.	1,841 s.f.	3,355 s.f.	392 s.f.	479 s.f.	87 s.f.	20,126 s.f.
GROUNDCOVERS - WOODY														
Cranberry Cotoneaster	Cotoneaster apiculatus	1 gal.	48	72	7	3	3	4	3	4	1	1	4	37
Creeping Mahonia	Mahonia repens	1 gal.	48	72	7	3	3	4	3	4	1	1	4	37
Two Row Stonecrop	Sedum spurium	1 gal.	48	29	3	2	2	3	2	3	1	1	2	19
	Total o.c. spacing	14.88 a.c.		259	Total Ground Cover - Woody Plants									133

TEMPORARY PARKING PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
TREES			
	Acer ginnala Amur Maple	4" Cal.	10
SHRUBS			
	Berberis thunbergii Japanese Greenleaf Barberry	5 Gal.	19
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	19
	Rosa rugosa Rugosa Rose	5 Gal.	9
GROUNDCOVER			
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	10
	Mahonia repens Creeping Mahonia	1 Gal.	8
	Santolina virens Green Lavender Cotton	1 Gal.	11

HATCH AREA LEGEND

	SHRUB PLANT MIX	41,570 S.F.
	TALL GRASS MIX	23,635 S.F.
	COLOR GROUNDCOVER MIX	29,595 S.F.
	WOODY GROUNDCOVER MIX	20,275 S.F.
	AMENITY TURF	4.0 ACRES
	WATER USES	1.0 ACRE
	PRESERVED AREAS	7.9 ACRES
	10' JWP STREET BUFFER 15' PERIPHERAL BUFFER	

LANDSCAPE CALCULATIONS

REQUIRED BUFFER LANDSCAPE:

	TOTAL LENGTH	TREE CALCULATION	TREE TOTAL
10' STREET BUFFER / JWP:	1,778 (LF)	1 Tree Per 25 LF	71
10' PERIPHERAL BUFFER:	7,856 (LF)	1 Tree Per 25 LF	314
		TOTAL TREES REQUIRED:	386

	REQUIRED TREE TOTAL	SHRUB CALCULATION	SHRUB TOTAL
SHRUBS:	386	2 PER TREE	770
		TOTAL SHRUBS REQUIRED:	770

	REQUIRED TREE TOTAL	GROUNDCOVER CALCULATION	SHRUB TOTAL
GROUNDCOVERS:	385	2 PER TREE	770
		TOTAL GROUND COVER REQUIRED:	770

EXISTING TREE CREDITS:

EXISTING TREES SIZE (DBH)	NO. OF TREES NOT REQUIRED	TREE QUANTITY TO REMAIN	TOTAL TREES NOT REQUIRED
EQUAL TO 6" / LESS THAN 10"	1	6	6
EQUAL TO 10" / LESS THAN 18"	2	44	88
EQUAL TO / GREATER THAN 18"	3	30	90
	TOTALS:	80	184
		TOTAL NO. OF TREES NOT REQUIRED	184

BUFFER TREES REQUIRED VS. EXISTING TO REMAIN:

TOTAL TREES REQUIRED:	386
EXISTING TREE CREDITS:	184
ADDITIONAL TREES REQUIRED:	201

REFER TO PLANT LEGEND FOR TREE SPECIES AND QUANTITIES PROVIDED.

TEMPORARY PARKING LOT (REFER TO SHEET L1.10):

PARKING SPACES PROPOSED	INTERIOR LANDSCAPED AREA REQUIRED	TOTAL LANDSCAPE AREA REQUIRED
40	30 SF PER SPACE	1,200 SF

10 PROPOSED TREES | 20 PROPOSED SHRUBS | 20 PROPOSED GROUNDCOVERS

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
TREES			
	Betula occidentalis Water Birch	4" Cal.	23
	Existing tree - 1 Credit To Remain - 6-8 Inch DBH	N/A	36
	Existing tree - 2 Credits To Remain - 9-12 Inch DBH	N/A	47
	Existing tree - 4 Credits To Remain - 13-17 Inch DBH	N/A	156
	Existing tree - 8 Credits To Remain - 18-24 Inch DBH	N/A	92
	Existing tree -10 Credits To Remain - >25 Inch DBH	N/A	56
	Pinus ponderosa Ponderosa Pine	25 Gal.	29
	Populus tremuloides Quaking Aspen	25 Gal.	98
	Pyrus calleryana Gallery Pear	4" Cal.	51
SHRUBS			
	Berberis thunbergii Japanese Greenleaf Barberry	5 Gal.	51
	Bouteloua gracilis Blue Grama Grass	5 Gal.	74
	Buddleja davidii Butterfly Bush	5 Gal.	37
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 Gal.	31
	Chamaebatiaria millefolium Pentbush	5 Gal.	40
	Fallugia paradoxa Apache Plume	5 Gal.	27
	Festuca glauca Blue Fescue	5 Gal.	74
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gal.	47
	Mahonia aquifolium Oregon Grape	5 Gal.	50
	Muhlenbergia rigens Deer Grass	5 Gal.	31
	Penstemon palmeri Palmer's Penstemon	5 Gal.	51
	Perovskia atriplicifolia Russian Sage	5 Gal.	40
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	51
	Rosa rugosa Rugosa Rose	5 Gal.	51
	Schizachyrium scoparium Little Bluestem	5 Gal.	64
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	5 Gal.	51
GROUNDCOVER			
	Arabis alpina Alpine Rockcress	1 Gal.	87
	Asclepias tuberosa Butterfly Milkweed	1 Gal.	59
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	97
	Echinacea purpurea Coneflower	1 Gal.	68
	Linum lewisii Lewis Flax	1 Gal.	59
	Mahonia repens Creeping Mahonia	1 Gal.	97
	Santolina virens Green Lavender Cotton	1 Gal.	69
	Sedum spurium Two Row Stonecrop	1 Gal.	85
	Teucrium chamaedrys Germander	1 Gal.	72
	Zinnia grandiflora Rocky Mountain Zinnia	1 Gal.	77

OVERALL PLAN - L1.0

0' 60' 120' 180'
Scale: 1" = 60'-0"

GREEY | PICKETT
landscape architecture | community design
7144 e. stetson drive, suite 205
scottsdale, arizona 85251
P. 480.609.0009 F. 480.609.0068

JWP 126
PHASE 1 AMENITY
SITE PLAN LANDSCAPE PLAN
FLAGSTAFF, ARIZONA

REVISIONS:
1 03.12.2025 SITE PLAN COMMENTS
2 06.20.2025 SITE PLAN COMMENTS
3 08.05.2025 SITE PLAN COMMENTS

PROJECT #: SYM 005
SCALE:
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 08.07.2025
DRAWING: OVERALL PLAN
SHEET: L1.0
PAGE: 01 OF 13

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HOLE 1 PLANT MATERIAL HATCH LEGEND

	SHRUB PLANT MIX	13,320 S.F.
	TALL GRASS MIX	4,660 S.F.
	COLOR GROUNDCOVER MIX	7,115 S.F.
	WOODY GROUNDCOVER MIX	4,265 S.F.
	AMENITY TURF	
	WATER USES	
	PRESERVED AREAS	
	10' JWP STREET BUFFER 15' PERIPHERAL BUFFER	

PLANT MATERIAL LEGEND

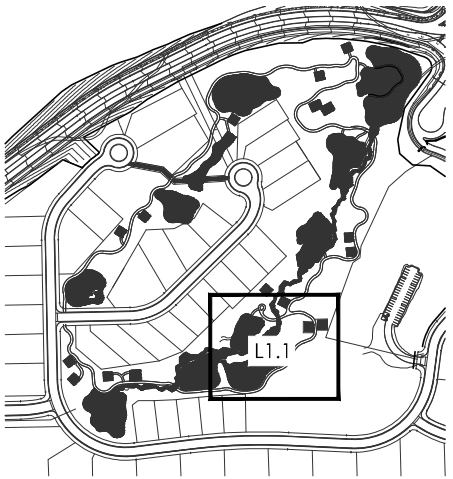
TREES			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Betula occidentalis Water Birch	4" Cal.	23
	Existing tree - 1 Credit To Remain - 6-8 Inch DBH	N/A	36
	Existing tree - 2 Credits To Remain - 9-12 Inch DBH	N/A	47
	Existing tree - 4 Credits To Remain - 13-17 Inch DBH	N/A	156
	Existing tree - 8 Credits To Remain - 18-24 Inch DBH	N/A	92
	Existing tree +20 Credits To Remain - >25 Inch DBH	N/A	56
	Pinus ponderosa Ponderosa Pine	25 Gal.	29
	Populus tremuloides Quaking Aspen	25 Gal.	98
	Pyrus calleryana Callery Pear	4" Cal.	51

SHRUBS			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Berberis thunbergii Japanese Greenleaf Barberry	5 Gal.	51
	Bouteloua gracilis Blue Grama Grass	5 Gal.	74
	Buddleja davidii Butterfly Bush	5 Gal.	37
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 Gal.	31
	Chamaecyparis pisifolium Fernbush	5 Gal.	40
	Fallugia paradoxa Apache Plume	5 Gal.	27
	Festuca glauca Blue Fescue	5 Gal.	74
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gal.	47
	Mahonia aquifolium Oregon Grape	5 Gal.	50
	Muhlenbergia rigens Deer Grass	5 Gal.	31
	Pennisetum palmeri Palmer's Pennisetum	5 Gal.	51
	Perovskia atriplicifolia Russian Sage	5 Gal.	40
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	51
	Rosa rugosa Rugosa Rose	5 Gal.	51
	Schizachyrium scoparium Little Bluestem	5 Gal.	64
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	5 Gal.	51

GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Arabis alpina Alpine Rockcress	1 Gal.	87
	Asclepias tuberosa Butterfly Milkweed	1 Gal.	59
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	97
	Echinacea purpurea Coneflower	1 Gal.	68
	Linum lewisii Lewis Flax	1 Gal.	59
	Mahonia repens Creeping Mahonia	1 Gal.	97
	Santolina virens Green Lavender Cotton	1 Gal.	69
	Sedum spurium Two Row Stonecrop	1 Gal.	85
	Teucrium chamaedrys Germander	1 Gal.	72
	Zinnia grandiflora Rocky Mountain Zinnia	1 Gal.	77

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JWP 126
PHASE 1 AMENITY
SITE PLAN LANDSCAPE PLAN
FLAGSTAFF, ARIZONA



KEY MAP
SCALE: 1" = 200'

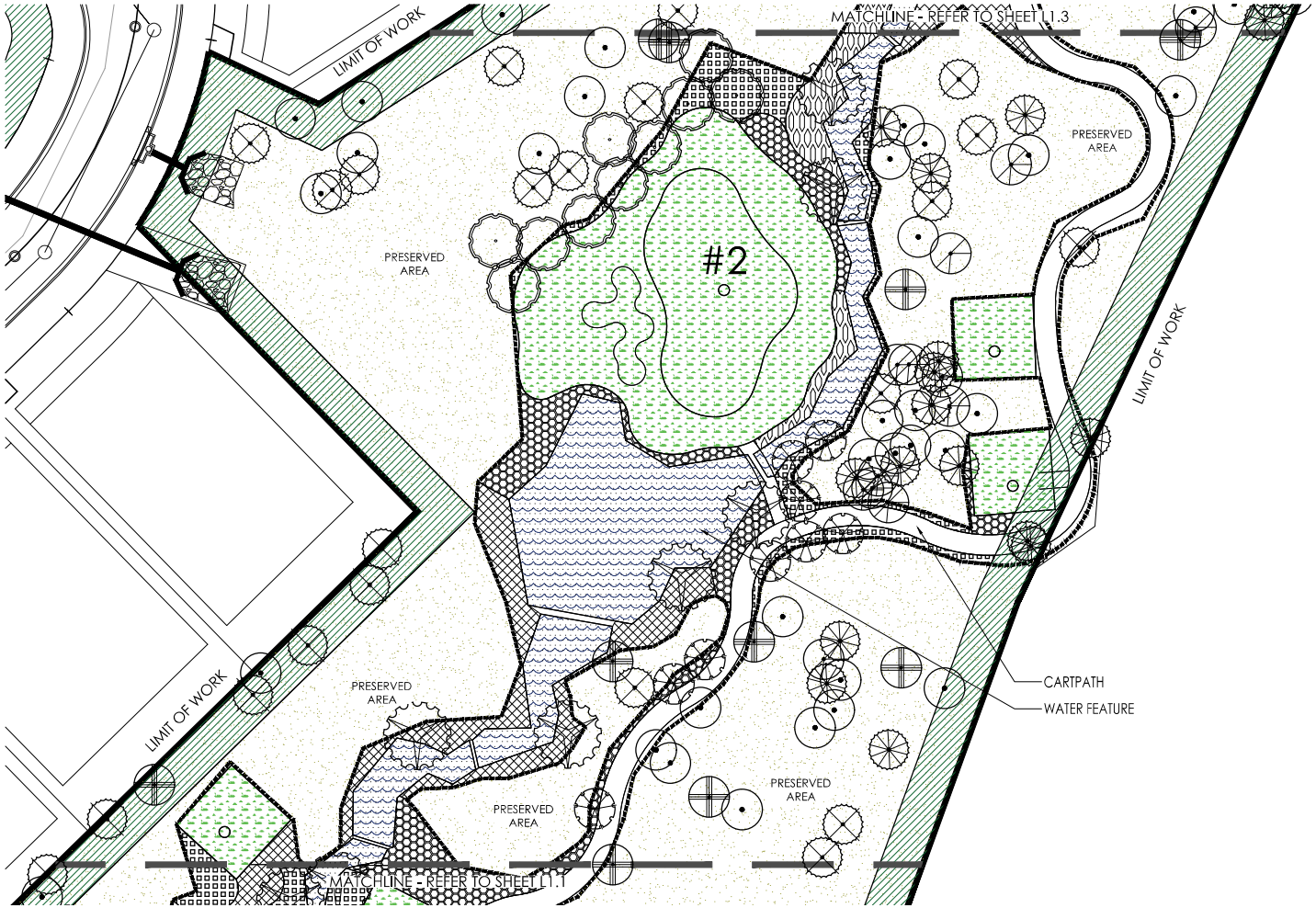
REVISIONS:
03.12.2025 SITE PLAN COMMENTS
06.20.2025 SITE PLAN COMMENTS
08.05.2025 SITE PLAN COMMENTS

PROJECT #: SYM 005
SCALE:
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 08.07.2025
DRAWING: *LAYOUT PLAN*
SHEET: L1.1
PAGE: 02 OF 13

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JWP 126 PHASE 1 AMENITY SITE LANDSCAPE PLAN - PRACTICE HOLE 1 - LAYOUT PLAN - L1.1

Scale: 1" = 20'-0"



HOLE 2 PLANT MATERIAL HATCH LEGEND

	SHRUB PLANT MIX	2,105 S.F.
	TALL GRASS MIX	1,090 S.F.
	COLOR GROUNDCOVER MIX	2,750 S.F.
	WOODY GROUNDCOVER MIX	2,660 S.F.
	AMENITY TURF	
	WATER USES	
	PRESERVED AREAS	
	10' JWP STREET BUFFER 15' PERIPHERAL BUFFER	

PLANT MATERIAL LEGEND

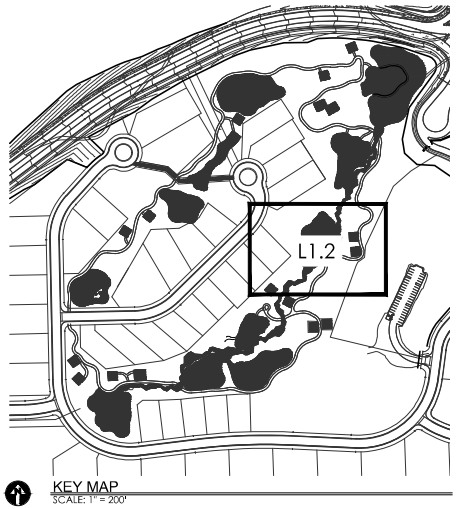
TREES			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Celtis occidentalis Water Birch	4" Cal.	23
	Existing tree - 1 Credit To Remain - 6-8 Inch DBH	N/A	36
	Existing tree - 2 Credits To Remain - 9-12 Inch DBH	N/A	47
	Existing tree - 4 Credits To Remain - 13-17 Inch DBH	N/A	156
	Existing tree - 6 Credits To Remain - 18-24 Inch DBH	N/A	92
	Existing tree -20 Credits To Remain - >25 Inch DBH	N/A	56
	Pinus ponderosa Ponderosa Pine	25 Gal.	29
	Populus tremuloides Quaking Aspen	25 Gal.	98
	Pyrus calleryana Calery Pear	4" Cal.	51

SHRUBS			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Berberis thunbergii Japanese Greenleaf Barberry	5 Gal.	51
	Bouteloua gracilis Blue Grama Grass	5 Gal.	74
	Buddleia davidii Butterfly bush	5 Gal.	37
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 Gal.	31
	Chamaebatiaria millefolium Fernbush	5 Gal.	40
	Fallugia paradoxa Apache Plume	5 Gal.	27
	Festuca glauca Blue Fescue	5 Gal.	74
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gal.	47
	Mahonia aquifolium Oregon Grape	5 Gal.	50
	Muhlenbergia rigens Deer Grass	5 Gal.	31
	Penstemon palmeri Palmer's Penstemon	5 Gal.	51
	Perovskia atriplicifolia Russian Sage	5 Gal.	40
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	51
	Rosa rugosa Rugosa Rose	5 Gal.	51
	Schizachyrium scoparium Little Bluestem	5 Gal.	64
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	5 Gal.	51

GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Arabis alpina Alpine Rockcress	1 Gal.	87
	Asclepias tuberosa Butterfly Milkweed	1 Gal.	59
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	97
	Echinacea purpurea Coneflower	1 Gal.	68
	Linum lewisii Lewis Flax	1 Gal.	59
	Mahonia repens Creeping Mahonia	1 Gal.	97
	Santolina virens Green Lavender Cotton	1 Gal.	69
	Sedum sexulum Two Row Stonecrop	1 Gal.	85
	Teucrium chamaedrys Germander	1 Gal.	72
	Zinnia grandiflora Rocky Mountain Zinnia	1 Gal.	77

JWP 126 PHASE 1 AMENITY SITE LANDSCAPE PLAN - PRACTICE HOLE 2 - LAYOUT PLAN - L1.2

0' 20' 40' 60'
Scale: 1" = 20'-0"



KEY MAP
SCALE: 1" = 200'

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JWP 126
PHASE 1 AMENITY
SITE PLAN LANDSCAPE PLAN
FLAGSTAFF, ARIZONA

REVISIONS:
1 03.12.2025 SITE PLAN COMMENTS
2 06.20.2025 SITE PLAN COMMENTS
3 08.06.2025 SITE PLAN COMMENTS

PROJECT #: SYM 005
SCALE:
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 08.07.2025
DRAWING: *LAYOUT PLAN*

SHEET: L1.2

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HOLE 3 PLANT MATERIAL HATCH LEGEND

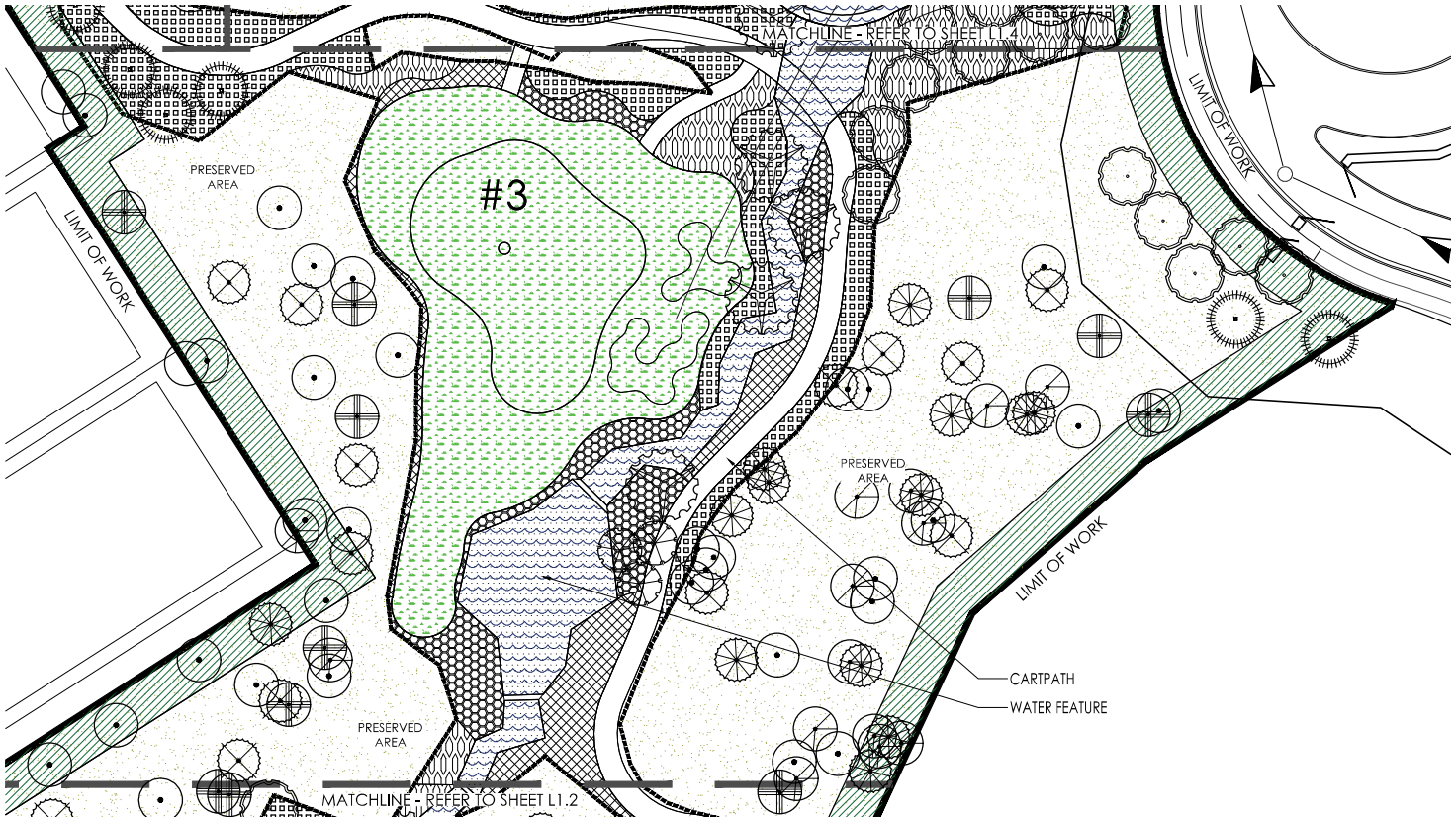
	SHRUB PLANT MIX	4,300 S.F.
	TALL GRASS MIX	2,570 S.F.
	COLOR GROUNDCOVER MIX	2,850 S.F.
	WOODY GROUNDCOVER MIX	2,600 S.F.
	AMENITY TURF	
	WATER USES	
	PRESERVED AREAS	
	10' JWP STREET BUFFER 15' PERIPHERAL BUFFER	

PLANT MATERIAL LEGEND

TREES			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Betula occidentalis Water Birch	4" Cal.	23
	Existing tree - 1 Credit To Remain - 6-8 Inch DBH	N/A	36
	Existing tree - 2 Credits To Remain - 9-12 Inch DBH	N/A	47
	Existing tree - 4 Credits To Remain - 13-17 Inch DBH	N/A	156
	Existing tree - 8 Credits To Remain - 18-24 Inch DBH	N/A	92
	Existing tree -20 Credits To Remain - >25 Inch DBH	N/A	56
	Pinus ponderosa Ponderosa Pine	25 Gal.	29
	Populus tremuloides Quaking Aspen	25 Gal.	98
	Pyrus calleryana Calery Pear	4" Cal.	51

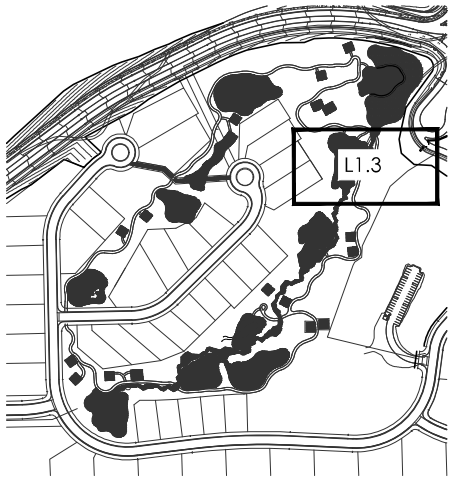
SHRUBS			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Berberis thunbergii Japanese Greenleaf Barberry	5 Gal.	51
	Bouteloua gracilis Blue Grama Grass	5 Gal.	74
	Buddleia davidii Butterfly Bush	5 Gal.	37
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 Gal.	31
	Chamaebatiaria millefolium Fernbush	5 Gal.	40
	Fallugia paradoxa Apache Plume	5 Gal.	27
	Festuca glauca Blue Fescue	5 Gal.	74
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gal.	47
	Mahonia aquifolium Oregon Grape	5 Gal.	50
	Muhlenbergia rigens Deer Grass	5 Gal.	31
	Penstemon palmeri Palmer's Penstemon	5 Gal.	51
	Perovskia atriplicifolia Russian Sage	5 Gal.	40
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	51
	Rosa rugosa Rugosa Rose	5 Gal.	51
	Schizachyrium scoparium Little Bluestem	5 Gal.	64
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	5 Gal.	51

GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Arabis alpina Alpine Rockcress	1 Gal.	87
	Asclepias tuberosa Butterfly Milkweed	1 Gal.	59
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	97
	Echinacea purpurea Coneflower	1 Gal.	68
	Linum lewisii Lewis Flax	1 Gal.	59
	Mahonia repens Creeping Mahonia	1 Gal.	97
	Santolina virens Green Lavender Cotton	1 Gal.	69
	Sedum sexulum Two Row Stonecrop	1 Gal.	85
	Teucrium chamaedrys Germander	1 Gal.	72
	Zinnia grandiflora Rocky Mountain Zinnia	1 Gal.	77



JWP 126 PHASE 1 AMENITY SITE LANDSCAPE PLAN - PRACTICE HOLE 3 - LAYOUT PLAN - L1.3

Scale: 1" = 20'-0"



KEY MAP
SCALE: 1" = 200'

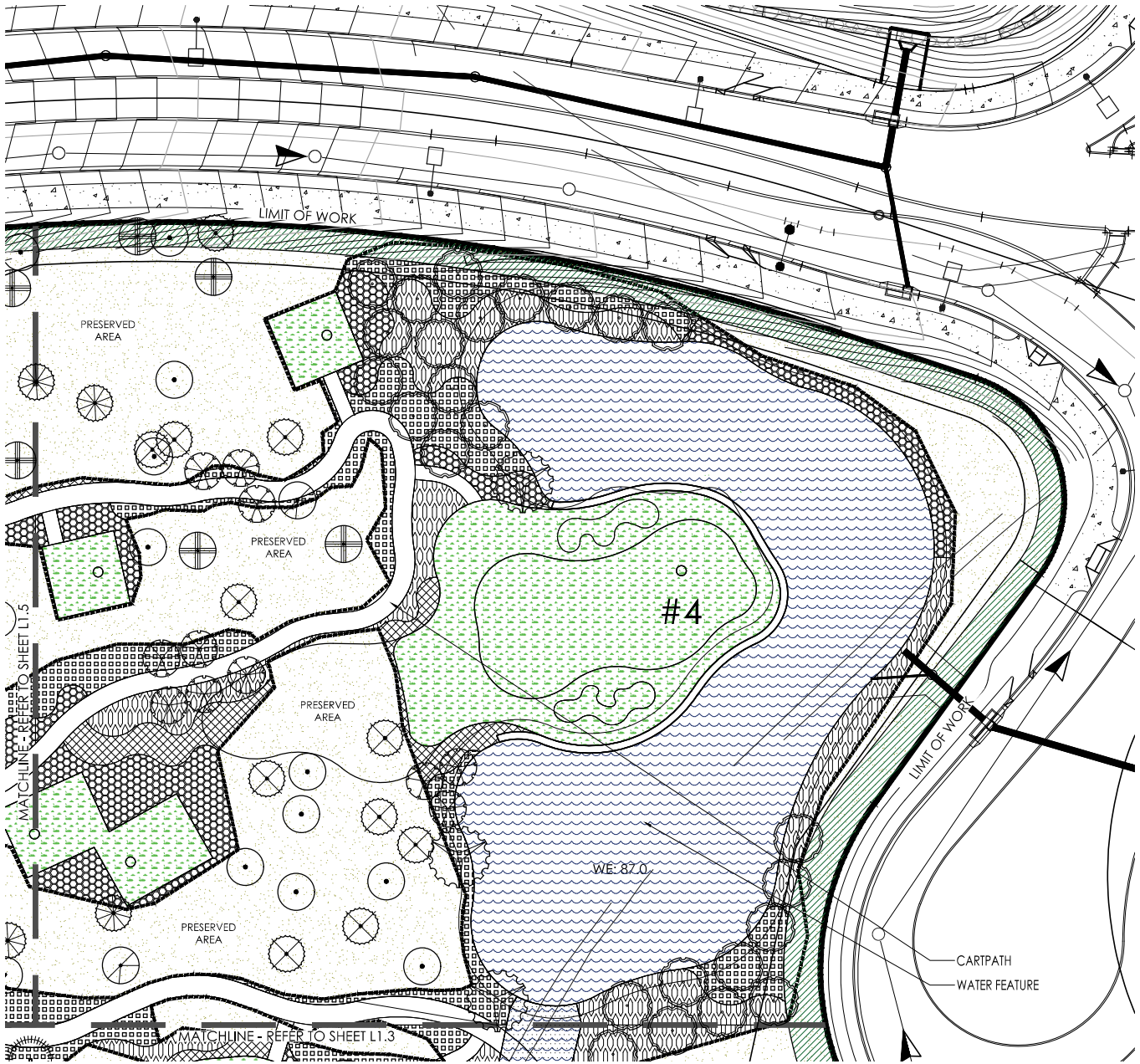
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7144 e. stetson drive, suite 205
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JWP 126
PHASE 1 AMENITY
SITE PLAN LANDSCAPE PLAN
FLAGSTAFF, ARIZONA

REVISIONS:
1 03.12.2025 SITE PLAN COMMENTS
2 06.20.2025 SITE PLAN COMMENTS
3 08.06.2025 SITE PLAN COMMENTS

PROJECT #: SYM 005
SCALE:
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 08.07.2025
DRAWING: *LAYOUT PLAN*
SHEET: L1.3
PAGE: 04 OF 13

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HOLE 4 PLANT MATERIAL HATCH LEGEND

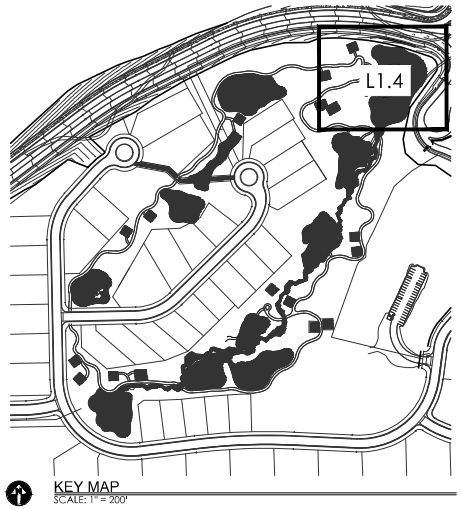
	SHRUB PLANT MIX	7,300 S.F.
	TALL GRASS MIX	6,560 S.F.
	COLOR GROUNDCOVER MIX	5,405 S.F.
	WOODY GROUNDCOVER MIX	1,890 S.F.
	AMENITY TURF	
	WATER USES	
	PRESERVED AREAS	
	10' JWP STREET BUFFER 15' PERIPHERAL BUFFER	

PLANT MATERIAL LEGEND

TREES				
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Betula occidentalis Water Birch	4" Cal.	23
	Existing tree - 1 Credit To Remain - 6-9 Inch DBH	N/A	36
	Existing tree - 2 Credits To Remain - 9-12 Inch DBH	N/A	47
	Existing tree - 4 Credits To Remain - 13-17 Inch DBH	N/A	156
	Existing tree - 8 Credits To Remain - 18-24 Inch DBH	N/A	92
	Existing tree -20 Credits To Remain - >25 Inch DBH	N/A	56
	Pinus ponderosa Ponderosa Pine	25 Gal.	29
	Populus tremuloides Quaking Aspen	25 Gal.	98
	Pyrus calleryana Calery Pear	4" Cal.	51

SHRUBS			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Berberis thunbergii Japanese Greenleaf Barberry	5 Gal.	51
	Bouteloua gracilis Blue Grama Grass	5 Gal.	74
	Buddleia davidii Butterfly bush	5 Gal.	37
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 Gal.	31
	Chamaebatiaria millefolium Fernbush	5 Gal.	40
	Fallugia paradoxa Apache Plume	5 Gal.	27
	Festuca glauca Blue Fescue	5 Gal.	74
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gal.	47
	Mahonia aquifolium Oregon Grape	5 Gal.	50
	Muhlenbergia rigens Deer Grass	5 Gal.	31
	Penstemon palmeri Palmer's Penstemon	5 Gal.	51
	Perovskia atriplicifolia Russian Sage	5 Gal.	40
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	51
	Rosa rugosa Rugosa Rose	5 Gal.	51
	Schizachyrium scoparium Little Bluestem	5 Gal.	64
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	5 Gal.	51

GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Arabis alpina Alpine Rockcress	1 Gal.	87
	Asclepias tuberosa Butterfly Milkweed	1 Gal.	59
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	97
	Echinacea purpurea Coneflower	1 Gal.	68
	Linum lewisii Lewis Flax	1 Gal.	59
	Mahonia repens Creeping Mahonia	1 Gal.	97
	Santolina virens Green Lavender Cotton	1 Gal.	69
	Sedum sexulum Two Row Stonecrop	1 Gal.	85
	Teucrium chamaedrys Germander	1 Gal.	72
	Zinnia grandiflora Rocky Mountain Zinnia	1 Gal.	77



KEY MAP
SCALE: 1" = 200'

JWP 126 PHASE 1 AMENITY SITE LANDSCAPE PLAN - PRACTICE HOLE 4 - LAYOUT PLAN - L1.4

0' 20' 40' 60'
Scale: 1" = 20'-0"

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RUSSELL E. GREEY

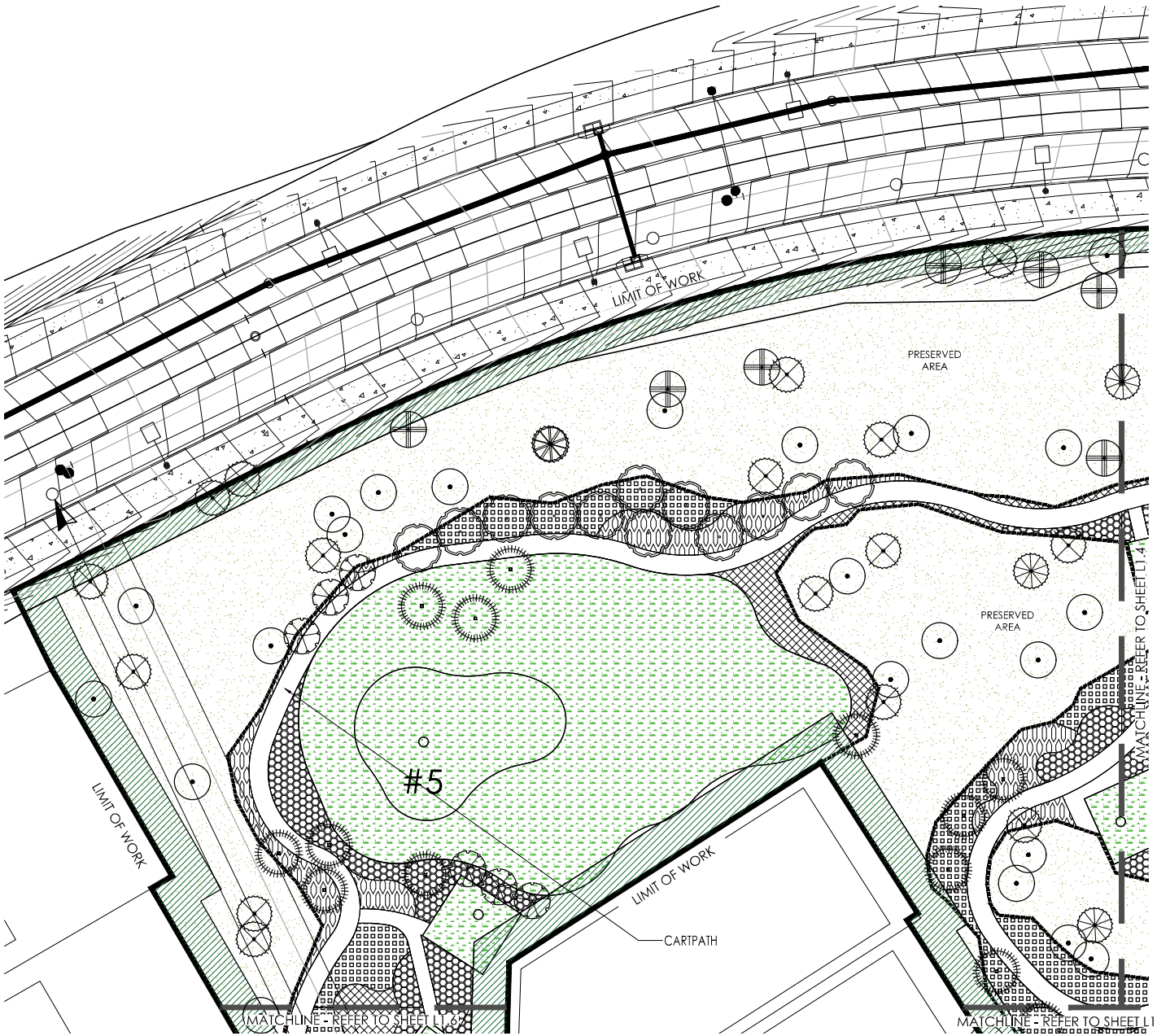
JWP 126
PHASE 1 AMENITY
SITE PLAN LANDSCAPE PLAN
FLAGSTAFF, ARIZONA

REVISIONS:
03.12.2025 SITE PLAN COMMENTS
06.20.2025 SITE PLAN COMMENTS
08.05.2025 SITE PLAN COMMENTS

PROJECT #: SYM 005
SCALE:
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 08.07.2025
DRAWING: LAYOUT PLAN

SHEET: L1.4

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HOLE 5 PLANT MATERIAL HATCH LEGEND

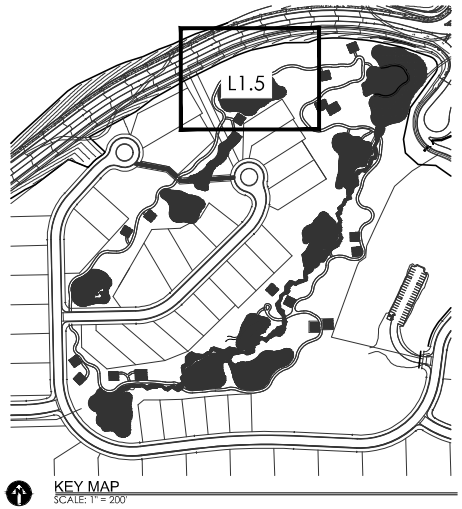
	SHRUB PLANT MIX	4,790 S.F.
	TALL GRASS MIX	3,680 S.F.
	COLOR GROUNDCOVER MIX	3,470 S.F.
	WOODY GROUNDCOVER MIX	1,845 S.F.
	AMENITY TURF	
	WATER USES	
	PRESERVED AREAS	
	10' JWP STREET BUFFER 15' PERIPHERAL BUFFER	

PLANT MATERIAL LEGEND

TREES			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Betula occidentalis Water Birch	4" Cal.	23
	Existing tree - 1 Credit To Remain - 6-8 Inch DBH	N/A	36
	Existing tree - 2 Credits To Remain - 9-12 Inch DBH	N/A	47
	Existing tree - 4 Credits To Remain - 13-17 Inch DBH	N/A	156
	Existing tree - 8 Credits To Remain - 18-24 Inch DBH	N/A	92
	Existing tree -20 Credits To Remain - >25 Inch DBH	N/A	56
	Pinus ponderosa Ponderosa Pine	25 Gal.	29
	Populus tremuloides Quaking Aspen	25 Gal.	98
	Pyrus calleryana Calery Pear	4" Cal.	51

SHRUBS			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Berberis thenbergii Japanese Greenleaf Barberry	5 Gal.	51
	Bouteloua gracilis Blue Grama Grass	5 Gal.	74
	Buddleia davidii Butterfly bush	5 Gal.	37
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 Gal.	31
	Chamaebatiaria millefolium Fernbush	5 Gal.	40
	Fallugia paradoxa Apache Plume	5 Gal.	27
	Festuca glauca Blue Fescue	5 Gal.	74
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gal.	47
	Mahonia aquifolium Oregon Grape	5 Gal.	50
	Muhlenbergia rigens Deer Grass	5 Gal.	31
	Penstemon palmeri Palmer's Penstemon	5 Gal.	51
	Perovskia atriplicifolia Russian Sage	5 Gal.	40
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	51
	Rosa rugosa Rugosa Rose	5 Gal.	51
	Schizachyrium scoparium Little Bluestem	5 Gal.	64
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	5 Gal.	51

GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Arabis alpina Alpine Rockcress	1 Gal.	87
	Asclepias tuberosa Butterfly Milkweed	1 Gal.	59
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	97
	Echinacea purpurea Coneflower	1 Gal.	68
	Linum lewisii Lewis Flax	1 Gal.	59
	Mahonia repens Creeping Mahonia	1 Gal.	97
	Santolina virens Green Lavender Cotton	1 Gal.	69
	Sedum sexulum Two Row Stonecrop	1 Gal.	85
	Teucrium chamaedrys Germander	1 Gal.	72
	Zinnia grandiflora Rocky Mountain Zinnia	1 Gal.	77



KEY MAP
SCALE: 1" = 200'

JWP 126 PHASE 1 AMENITY SITE LANDSCAPE PLAN - PRACTICE HOLE 5 - LAYOUT PLAN - L1.5

Scale: 1" = 20'-0"

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P. 480.609.0009 F. 480.609.0068

JWP 126
PHASE 1 AMENITY
SITE PLAN LANDSCAPE PLAN
FLAGSTAFF, ARIZONA

REVISIONS:
1 03.12.2025 SITE PLAN COMMENTS
2 06.20.2025 SITE PLAN COMMENTS
3 08.05.2025 SITE PLAN COMMENTS

PROJECT #: SYM 005
SCALE:
ISSUED FOR: REVIEW
DRAWN BY: TEAM
DATE: 08.07.2025
DRAWING: LAYOUT PLAN
SHEET: L1.5
PAGE: 06 OF 13

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HOLE 6 PLANT MATERIAL HATCH LEGEND

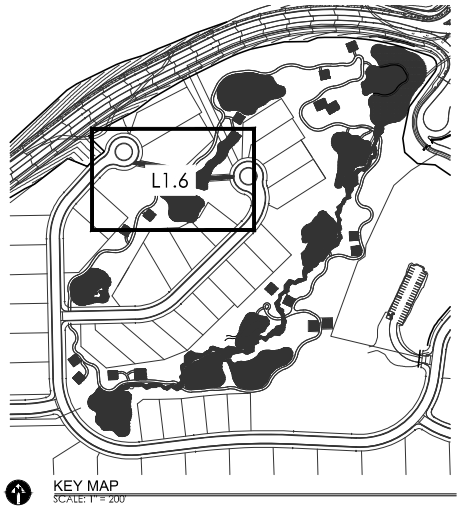
	SHRUB PLANT MIX	4,740 S.F.
	TALL GRASS MIX	2,460 S.F.
	COLOR GROUNDCOVER MIX	4,165 S.F.
	WOODY GROUNDCOVER MIX	3,335 S.F.
	AMENITY TURF	
	WATER USES	
	PRESERVED AREAS	
	10' JWP STREET BUFFER 15' PERIPHERAL BUFFER	

PLANT MATERIAL LEGEND

TREES			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Betula occidentalis Water Birch	4" Cal.	23
	Existing tree - 1 Credit To Remain - 6-8 Inch DBH	N/A	36
	Existing tree - 2 Credits To Remain - 9-12 Inch DBH	N/A	47
	Existing tree - 4 Credits To Remain - 13-17 Inch DBH	N/A	156
	Existing tree - 6 Credits To Remain - 18-24 Inch DBH	N/A	92
	Existing tree -20 Credits To Remain - >25 Inch DBH	N/A	56
	Pinus ponderosa Ponderosa Pine	25 Gal.	29
	Populus tremuloides Quaking Aspen	25 Gal.	98
	Pyrus calleryana Callery Pear	4" Cal.	51

SHRUBS			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Berberis thenbergii Japanese Greenleaf Barberry	5 Gal.	51
	Bouteloua gracilis Blue Grama Grass	5 Gal.	74
	Buddleia davidii Butterfly Bush	5 Gal.	37
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 Gal.	31
	Chamaebatiaria millefolium Fernbush	5 Gal.	40
	Fallugia paradoxa Apache Plume	5 Gal.	27
	Festuca glauca Blue Fescue	5 Gal.	74
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gal.	47
	Mahonia aquifolium Oregon Grape	5 Gal.	50
	Muhlenbergia rigens Deer Grass	5 Gal.	31
	Penstemon palmeri Palmer's Penstemon	5 Gal.	51
	Perovskia atriplicifolia Russian Sage	5 Gal.	40
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	51
	Rosa rugosa Rugosa Rose	5 Gal.	51
	Schizachyrium scoparium Little Bluestem	5 Gal.	64
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	5 Gal.	51

GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Arabis alpina Alpine Rockcress	1 Gal.	87
	Asclepias tuberosa Butterfly Milkweed	1 Gal.	59
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	97
	Echinacea purpurea Coneflower	1 Gal.	68
	Linum lewisii Lewis Flax	1 Gal.	59
	Mahonia repens Creeping Mahonia	1 Gal.	97
	Santolina virens Green Lavender Cotton	1 Gal.	69
	Sedum sexulum Two Row Stonecrop	1 Gal.	85
	Teucrium chamaedrys Germander	1 Gal.	72
	Zinnia grandiflora Rocky Mountain Zinnia	1 Gal.	77



KEY MAP
SCALE: 1" = 200'

JWP 126 PHASE 1 AMENITY SITE LANDSCAPE PLAN - PRACTICE HOLE 6 - LAYOUT PLAN - L1.6

Scale: 1" = 20'-0"

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JWP 126
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SITE PLAN LANDSCAPE PLAN
FLAGSTAFF, ARIZONA

REVISIONS:
1 03.12.2025 SITE PLAN COMMENTS
2 06.20.2025 SITE PLAN COMMENTS
3 08.06.2025 SITE PLAN COMMENTS

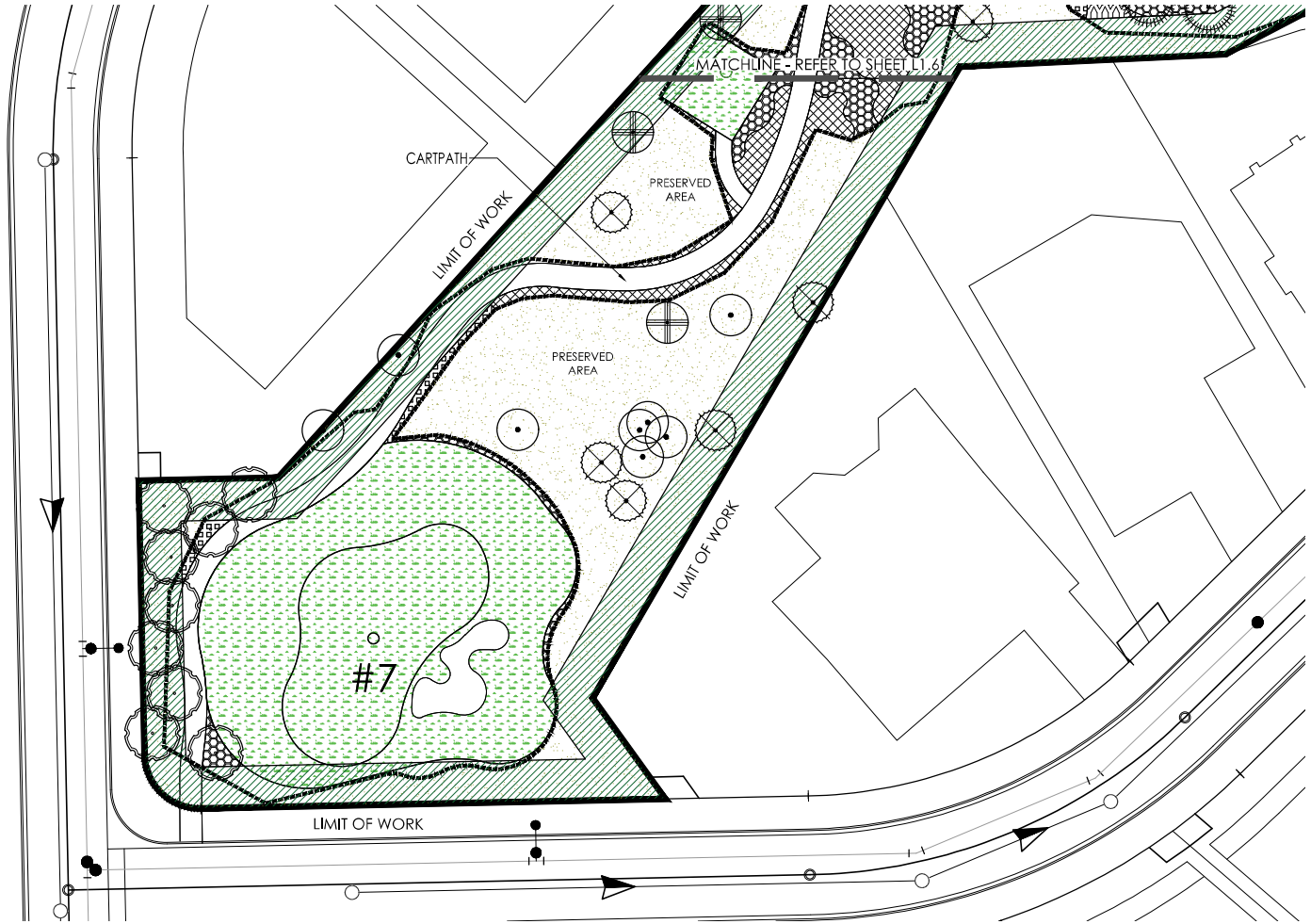
PROJECT #: SYM 005
SCALE:

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DRAWN BY: TEAM
DATE: 08.07.2025
DRAWING: LAYOUT PLAN

SHEET: L1.6

PAGE: 07 OF 13

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JWP 126 PHASE 1 AMENITY SITE LANDSCAPE PLAN - PRACTICE HOLE 7 - LAYOUT PLAN - L1.7

0' 20' 40' 60'
Scale: 1" = 20'-0"

HOLE 7 PLANT MATERIAL HATCH LEGEND

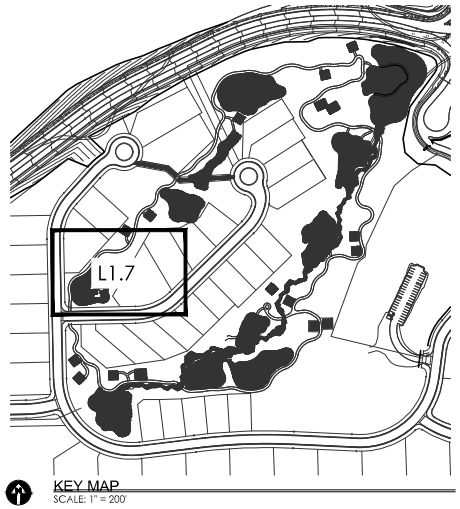
	SHRUB PLANT MIX	255 S.F.
	TALL GRASS MIX	0 S.F.
	COLOR GROUNDCOVER MIX	833 S.F.
	WOODY GROUNDCOVER MIX	1,250 S.F.
	AMENITY TURF	
	WATER USES	
	PRESERVED AREAS	
	10' JWP STREET BUFFER 15' PERIPHERAL BUFFER	

PLANT MATERIAL LEGEND

TREES			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Betula occidentalis Water Birch	4" Cal.	23
	Existing tree - 1 Credit To Remain - 6-8 Inch DBH	N/A	36
	Existing tree - 2 Credits To Remain - 9-12 Inch DBH	N/A	47
	Existing tree - 4 Credits To Remain - 13-17 Inch DBH	N/A	156
	Existing tree - 8 Credits To Remain - 18-24 Inch DBH	N/A	92
	Existing tree -20 Credits To Remain - >25 Inch DBH	N/A	56
	Pinus ponderosa Ponderosa Pine	25 Gal.	29
	Populus tremuloides Quaking Aspen	25 Gal.	98
	Pyrus calleryana Calery Pear	4" Cal.	51

SHRUBS			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Berberis thunbergii Japanese Greenleaf Barberry	5 Gal.	51
	Bouteloua gracilis Blue Grama Grass	5 Gal.	74
	Buddleia davidii Butterfly Bush	5 Gal.	37
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 Gal.	31
	Chamaebatiaria millefolium Fernbush	5 Gal.	40
	Fallugia paradoxa Apache Plume	5 Gal.	27
	Festuca glauca Blue Fescue	5 Gal.	74
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gal.	47
	Mahonia aquifolium Oregon Grape	5 Gal.	50
	Muhlenbergia rigens Deer Grass	5 Gal.	31
	Penstemon palmeri Palmer's Penstemon	5 Gal.	51
	Perovskia atriplicifolia Russian Sage	5 Gal.	40
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	51
	Rosa rugosa Rugosa Rose	5 Gal.	51
	Schizachyrium scoparium Little Bluestem	5 Gal.	64
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	5 Gal.	51

GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Arabis alpina Alpine Rockcress	1 Gal.	87
	Asclepias tuberosa Butterfly Milkweed	1 Gal.	59
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	97
	Echinacea purpurea Coneflower	1 Gal.	68
	Linum lewisii Lewis Flax	1 Gal.	59
	Mahonia repens Creeping Mahonia	1 Gal.	97
	Santolina virens Green Lavender Cotton	1 Gal.	69
	Sedum sexulum Two Row Stonecrop	1 Gal.	85
	Teucrium chamaedrys Germander	1 Gal.	72
	Zinnia grandiflora Rocky Mountain Zinnia	1 Gal.	77



KEY MAP
SCALE: 1" = 200'

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FLAGSTAFF, ARIZONA

REVISIONS:
1 03.12.2025 SITE PLAN COMMENTS
2 06.20.2025 SITE PLAN COMMENTS
3 08.05.2025 SITE PLAN COMMENTS

PROJECT #: SYM 005
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DATE: 08.07.2025
DRAWING: LAYOUT PLAN
SHEET: L1.7
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HOLE 8 PLANT MATERIAL HATCH LEGEND

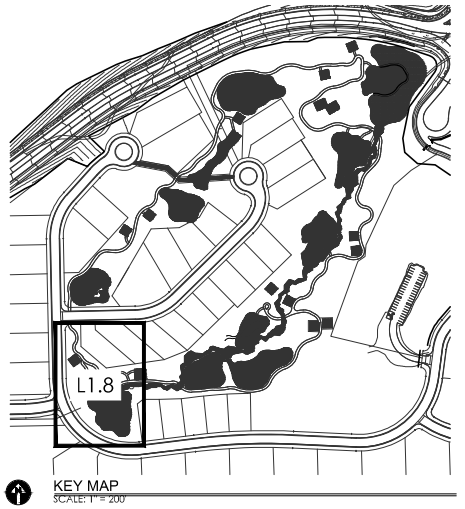
	SHRUB PLANT MIX	2,480 S.F.
	TALL GRASS MIX	2,605 S.F.
	COLOR GROUNDCOVER MIX	2,675 S.F.
	WOODY GROUNDCOVER MIX	495 S.F.
	AMENITY TURF	
	WATER USES	
	PRESERVED AREAS	
	10' JWP STREET BUFFER 15' PERIPHERAL BUFFER	

PLANT MATERIAL LEGEND

TREES			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Betula occidentalis Water Birch	4" Cal.	23
	Existing tree - 1 Credit To Remain - 6-9 Inch DBH	N/A	36
	Existing tree - 2 Credits To Remain - 9-12 Inch DBH	N/A	47
	Existing tree - 4 Credits To Remain - 13-17 Inch DBH	N/A	156
	Existing tree - 8 Credits To Remain - 18-24 Inch DBH	N/A	92
	Existing tree -20 Credits To Remain - >25 Inch DBH	N/A	56
	Pinus ponderosa Ponderosa Pine	25 Gal.	29
	Populus tremuloides Quaking Aspen	25 Gal.	98
	Pyrus calleryana Calery Pear	4" Cal.	51

SHRUBS			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Berberis thunbergii Japanese Greenleaf Barberry	5 Gal.	51
	Bouteloua gracilis Blue Grama Grass	5 Gal.	74
	Buddleia davidii Butterfly Bush	5 Gal.	37
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 Gal.	31
	Chamaebatiaria millefolium Fernbush	5 Gal.	40
	Fallugia paradoxa Apache Plume	5 Gal.	27
	Festuca glauca Blue Fescue	5 Gal.	74
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gal.	47
	Mahonia aquifolium Oregon Grape	5 Gal.	50
	Muhlenbergia rigens Deer Grass	5 Gal.	31
	Penstemon palmeri Palmer's Penstemon	5 Gal.	51
	Perovskia atriplicifolia Russian Sage	5 Gal.	40
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	51
	Rosa rugosa Rugosa Rose	5 Gal.	51
	Schizachyrium scoparium Little Bluestem	5 Gal.	64
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	5 Gal.	51

GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Arabis alpina Alpine Rockcress	1 Gal.	87
	Asclepias tuberosa Butterfly Milkweed	1 Gal.	59
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	97
	Echinacea purpurea Coneflower	1 Gal.	68
	Linum lewisii Lewis Flax	1 Gal.	59
	Mahonia repens Creeping Mahonia	1 Gal.	97
	Santolina virens Green Lavender Cotton	1 Gal.	69
	Sedum sexulum Two Row Stonecrop	1 Gal.	85
	Teucrium chamaedrys Germander	1 Gal.	72
	Zinnia grandiflora Rocky Mountain Zinnia	1 Gal.	77



KEY MAP
SCALE: 1" = 200'

JWP 126 PHASE 1 AMENITY SITE LANDSCAPE PLAN - PRACTICE HOLE 8 - LAYOUT PLAN - L1.8

0' 20' 40' 60'
Scale: 1" = 20'-0"

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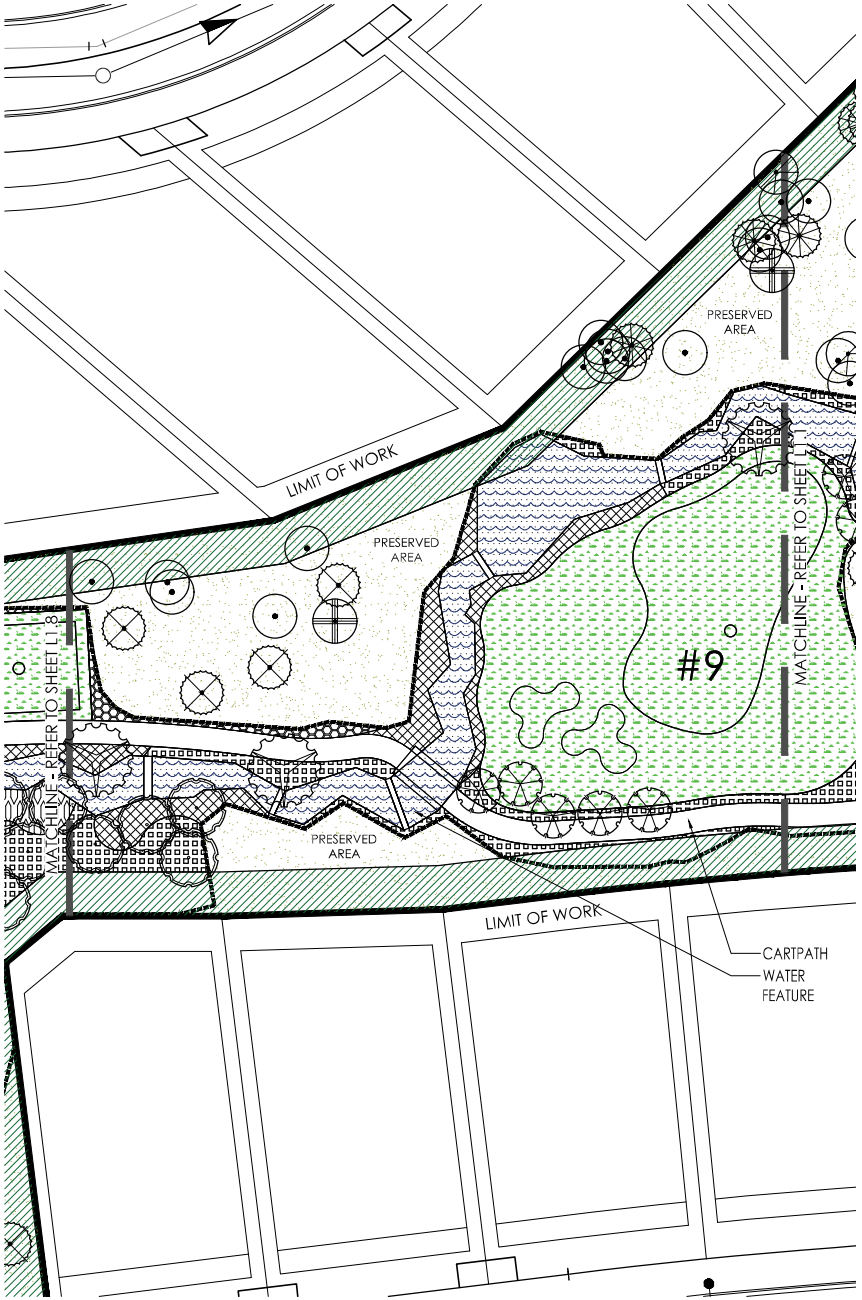
RUSSELL E. GREEY

JWP 126
PHASE 1 AMENITY
SITE PLAN LANDSCAPE PLAN
FLAGSTAFF, ARIZONA

REVISIONS:
1 03.12.2025 SITE PLAN COMMENTS
2 06.20.2025 SITE PLAN COMMENTS
3 08.06.2025 SITE PLAN COMMENTS

PROJECT #: SYM 005
SCALE:
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DRAWN BY: TEAM
DATE: 08.07.2025
DRAWING: *LAYOUT PLAN*
SHEET: L1.8
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HOLE 9 PLANT MATERIAL HATCH LEGEND

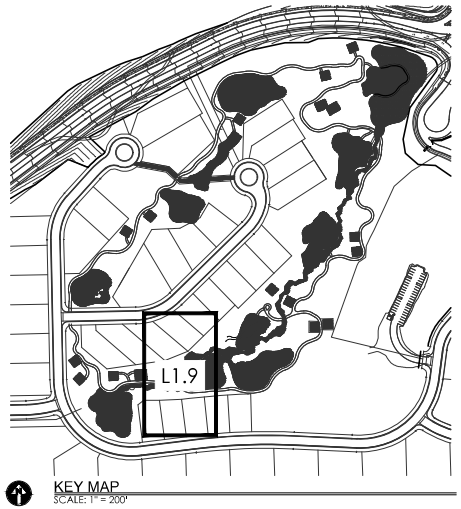
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	TALL GRASS MIX	10 S.F.
	COLOR GROUNDCOVER MIX	360 S.F.
	WOODY GROUNDCOVER MIX	1,935 S.F.
	AMENITY TURF	
	WATER USES	
	PRESERVED AREAS	
	10' JWP STREET BUFFER 15' PERIPHERAL BUFFER	

PLANT MATERIAL LEGEND

TREES			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Celtis occidentalis Water Birch	4" Cal.	23
	Existing tree - 1 Credit To Remain - 6-8 Inch DBH	N/A	36
	Existing tree - 2 Credits To Remain - 9-12 Inch DBH	N/A	47
	Existing tree - 4 Credits To Remain - 13-17 Inch DBH	N/A	156
	Existing tree - 8 Credits To Remain - 18-24 Inch DBH	N/A	92
	Existing tree -20 Credits To Remain - >25 Inch DBH	N/A	56
	Pinus ponderosa Ponderosa Pine	25 Gal.	29
	Populus tremuloides Quaking Aspen	25 Gal.	98
	Pyrus calleryana Calery Pear	4" Cal.	51

SHRUBS			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Berberis thunbergii Japanese Greenleaf Barberry	5 Gal.	51
	Bouteloua gracilis Blue Grama Grass	5 Gal.	74
	Buddleia davidii Butterfly Bush	5 Gal.	37
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 Gal.	31
	Chamaebatiaria millefolium Fernbush	5 Gal.	40
	Fallugia paradoxa Apache Plume	5 Gal.	27
	Festuca glauca Blue Fescue	5 Gal.	74
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 Gal.	47
	Mahonia aquifolium Oregon Grape	5 Gal.	50
	Muhlenbergia rigens Deer Grass	5 Gal.	31
	Penstemon palmeri Palmer's Penstemon	5 Gal.	51
	Perovskia atriplicifolia Russian Sage	5 Gal.	40
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	51
	Rosa rugosa Rugosa Rose	5 Gal.	51
	Schizachyrium scoparium Little Bluestem	5 Gal.	64
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	5 Gal.	51

GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Arabis alpina Alpine Rockcress	1 Gal.	87
	Asclepias tuberosa Butterfly Milkweed	1 Gal.	59
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	97
	Echinacea purpurea Coneflower	1 Gal.	68
	Linum lewisii Lewis Flax	1 Gal.	59
	Mahonia repens Creeping Mahonia	1 Gal.	97
	Santolina virens Green Lavender Cotton	1 Gal.	69
	Sedum sexulum Two Row Stonecrop	1 Gal.	85
	Teucrium chamaedrys Germander	1 Gal.	72
	Zinnia grandiflora Rocky Mountain Zinnia	1 Gal.	77



KEY MAP
SCALE: 1" = 200'

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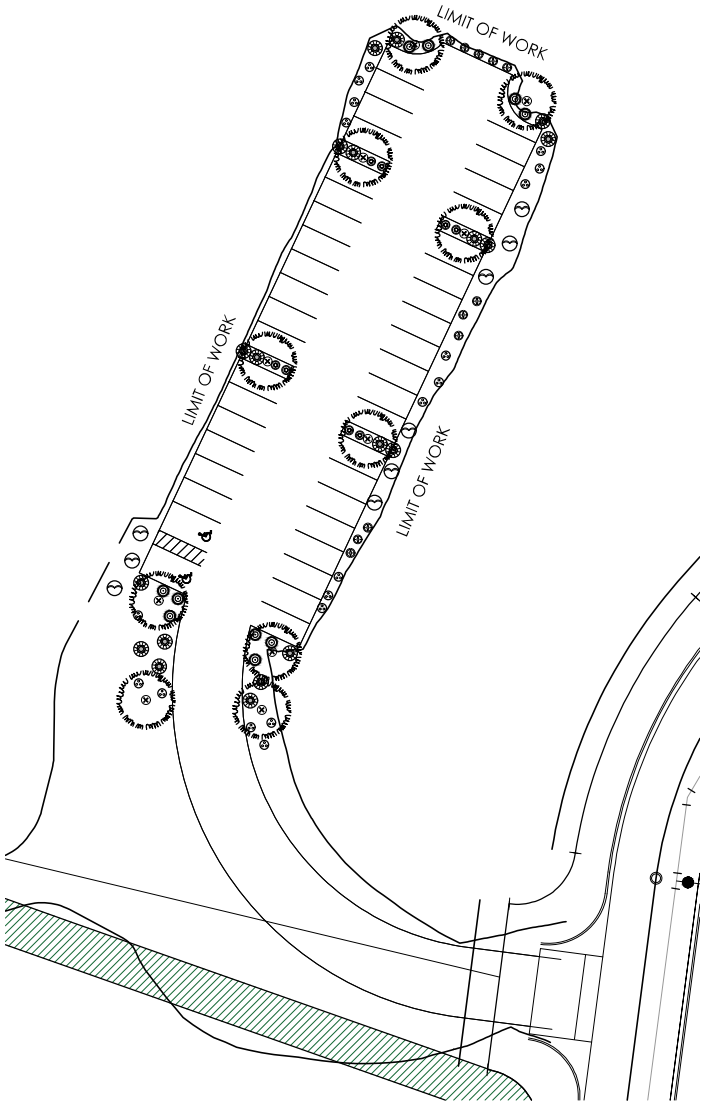
JWP 126
PHASE 1 AMENITY
SITE PLAN LANDSCAPE PLAN
FLAGSTAFF, ARIZONA

REVISIONS:
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PROJECT #: SYM 005
SCALE:
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DRAWN BY: TEAM
DATE: 08.07.2025
DRAWING: *LAYOUT PLAN*
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PAGE: 10 OF 13

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JWP 126 PHASE 1 AMENITY SITE LANDSCAPE PLAN - PRACTICE HOLE 9 - LAYOUT PLAN - L1.9

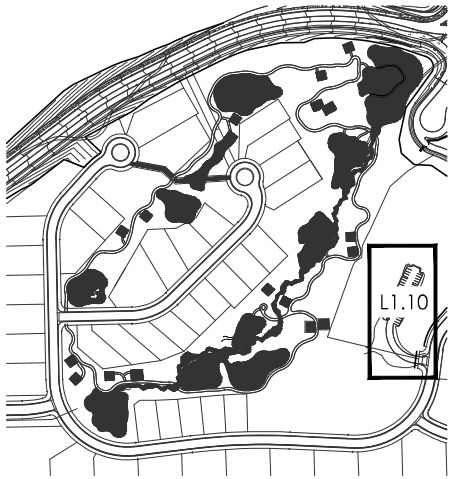


JWP 126 PHASE 1 AMENITY SITE LANDSCAPE PLAN - TEMPORARY PARKING - LAYOUT PLAN - L1.10

0' 20' 40' 60'
Scale: 1" = 20'-0"

TEMPORARY PARKING PLANT MATERIAL LEGEND

TREES			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Acer ginnala Amur Maple	4" Cal.	10
SHRUBS			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Berberis thunbergii Japanese Greenleaf Barberry	5 Gal.	19
	Potentilla fruticosa Bush Cinquefoil	5 Gal.	19
	Rosa rugosa Rugosa Rose	5 Gal.	9
GROUNDCOVER			
SYMBOL	BOTANICAL / COMMON NAMES	SIZE	QTY
	Cotoneaster apiculatus Cranberry Cotoneaster	1 Gal.	10
	Mahonia repens Creeping Mahonia	1 Gal.	8
	Santolina virens Green Lavender Cotton	1 Gal.	11



KEY MAP
SCALE: 1" = 200'

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Date of Expiration

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DRAWING: *LAYOUT PLAN*

SHEET: L1.10

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LEGEND

WAYFINDING SIGNAGE LOCATIONS

SIGNAGE PLAN - L1.11

Scale: 1" = 60'-0"

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LEGEND

PEDESTRIAN LIGHTING LOCATIONS

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PROJECT #: SYM 005
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LIGHTING PLAN - L1.12

Scale: 1" = 60'-0"

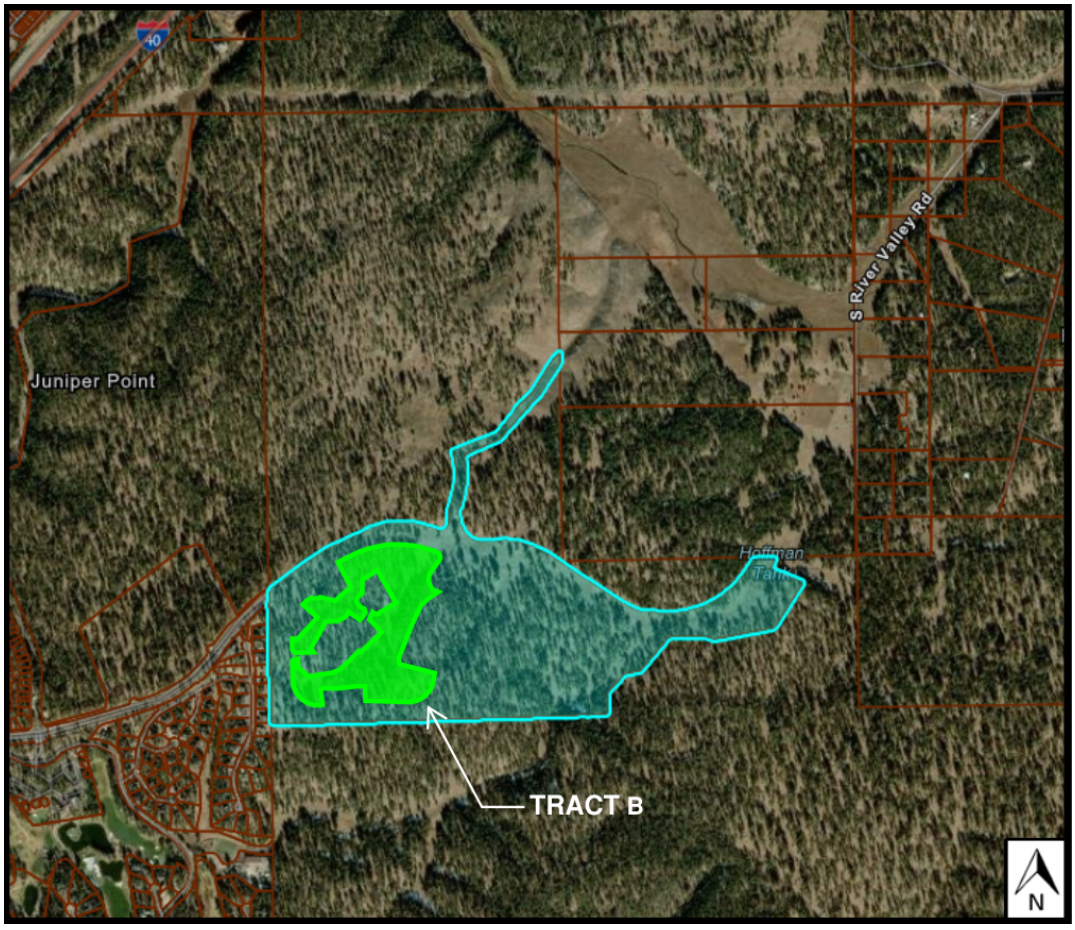
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Submitted: August 18, 2025
Revised: September 24, 2025

Symmetry Companies – JWP 126 Phase 1 Amenity
Neighborhood Meeting Record of Proceedings

I. Project Description

This Record of Proceedings is included with the Application for Conditional Use Permit PZ-24-00124-08 (the "Application") submitted by Gammage & Burnham, PLC on behalf of STL405, LLC c/o Symmetry Companies, LLC ("Symmetry') the owner of APN 106-10-004 (the "Property"). Symmetry proposes to develop "Tract B," an approximately 20.87-acre tract of land within the Property, with an active outdoor amenity (the "Amenity"). The Property is shown in **teal** on the Aerial Map, below. Tract B is highlighted in **green**.



Although much of Tract B will be preserved in near-native conditions, the Amenity will include a nine-hole, pitch-and-putt practice golf course. This use may not be established without a conditional use permit. The Application was filed to obtain this conditional use permit. The purpose of this Record of Proceedings is to certify that a neighborhood meeting was noticed and conducted under as required under Flagstaff Code § 10-20.30.060, and to document Symmetry's public outreach about the Application.

II. Public Involvement Techniques

In accordance with § 10-20.30.060.A of the Zoning Code, Symmetry has held two neighborhood meetings: the first on July 2, 2025, at 5:30 p.m., and the second on September 18, 2025, at 6:30 p.m. The meetings were both held virtually.

A. July 2, 2025 Meeting

The meeting opened with a presentation about the Amenity, followed by a question/answer with citizens, property owners, and stakeholders. Questions were also received by presenters throughout the meeting, allowing Symmetry to directly address issues as quickly as possible. A list of attendees is included as Attachment A.

Notification letters for this meeting were sent on June 12, 2025 via first class mail to each real property owner, property owners association, and homeowner associations within a 1,000-foot radius of the Property, and any individuals, groups, etc. on the City's "Registry of Persons and Groups" as provided by the City, and City Staff (collectively, "Affected Parties"). As shown in Attachment B, four letters were returned as undeliverable. A list of the Affected Parties and a copy of this letter were previously submitted to the City as part of the Neighborhood Meeting Plan included with the Application.

In addition to the notification letters, a four-by-four-foot sign was posted at the intersection of Lone Tree Road and John Wesley Powell Boulevard. This sign was posted in a location that is visible from the public right-of-way and listed the purpose, time, date, and URL/QR code of the neighborhood meeting. A copy of this sign, as well as a dated photograph were previously submitted to the City as part of the Neighborhood Meeting Plan included with the Application.

In addition to the neighborhood meeting, Symmetry engaged with two emails, one text, and a call regarding this Application. One email requested information on access to the Amenity, and the other expressed concern about property values decreasing in Coconino Ridge. The text message and call were requests for clarification. All messages were responded to.

B. September 18, 2025 Meeting

The meeting commenced at 6:30 p.m. with a total of seven attendees present, and the presentation began shortly thereafter at 6:35 p.m. The presentation proceeded without interruption, as no questions were raised by those in attendance. The meeting concluded promptly at 7:00 p.m.

It was noted that there had been an issue with the scheduling notice initially provided to the public. The notice circulated to the public had incorrectly stated that the meeting would be held on September 17, 2025, at 5:30 p.m., when in fact the correct date and time were September 18, 2025, at 6:30 p.m. The QR code included in the circulated notice, however, did reflect the accurate meeting information. To address this discrepancy, Symmetry took proactive measures by individually contacting everyone registered for the meeting and providing clarification of the correct scheduling.

Additionally, Symmetry remained available on the original meeting link at the earlier time, prepared to deliver the presentation in the event that any registrants attempted to join at that time. One member of the public joined the meeting on September 17. When this individual joined, Symmetry

explained the error that had occurred and offered to present to the individual. This individual, however, declined and indicated that she would prefer to join the meeting scheduled for September 18. This individual was also present the following night for the entire duration of the September 18 meeting. Attachment C contains a list of all attendees at the September 18 meeting, and Attachment D contains scans of the four notification letters that were returned as undeliverable.

III. Summary of Concerns and Issues

A. July 2, 2025 Meeting

Though the tone of the neighborhood meeting was generally positive and informational, several individuals expressed concerns about various aspects of the Amenity and development in its surroundings. Many of the concerns were not directly related to the Amenity and focused instead on existing and potential development in the area. Even so, Symmetry attempted to address as many concerns as possible.

The following list summarizes the concerns, issues, and problems expressed during the meeting.

1. Traffic & Construction
    a. Are construction vehicles going to rely on Telluride Drive?
    b. Will there be a third Pine Canyon entrance constructed on J.W. Powell?
2. Membership & Access
    a. Who will be able to use the Amenity?
    b. Will residents/members of Pine Canyon be able to use the Amenity?
3. Services & Facilities
    a. How is the proposed pitch-and-putt course different from a "regular" golf course?
    b. Are there plans for a full eighteen-hole course, pickleball courts, or any food and beverage offerings in the area?
4. Housing & Community Character
    a. When will new homes in the Amenity's vicinity be available for purchase, at what price will they be offered, and what sizes will the lots be?
    b. Will the addition of more housing in the area overrun the existing Pine Canyon facilities?
5. Water Use & Sustainability
    a. What is the Amenity' anticipated annual water use and will it use effluent? If so, would the effluent be stored on-site?
    b. What is the current and projected water use for the full golf course located in Pine Canyon?
6. Environmental & Outdoors
    a. Will the Amenity affect wildlife in the area?
    b. Does the Amenity affect the Arizona Trail corridor?

Symmetry addressed these issues as thoroughly as possible. The following list summarizes the responses given.

1. Traffic & Construction

a. Minimal construction traffic is expected for this nature-based Amenity and Symmetry will closely manage any necessary traffic to further eliminate its impact.
b. A new entrance will be located on J.W. Powell off a roundabout to the northeast of the street's current terminus.

2. Membership & Access
    a. Plans for access are still being finalized, but it is anticipated that the pitch-and-putt portion of the Amenity will be open to all members of the Pine Canyon Club.
3. Services & Facilities
    a. The proposed course is *much* smaller than a traditional course. It is anticipated that fewer than 4 acres of turf will be used for the pitch-and-putt.
    b. Plans for the surrounding area are being finalized and hopefully will begin review by the City in the near future.
4. Housing & Community Character
    a. Similar to the questions about additional services and facilities in the surrounding area, plans are not finalized for housing in the Amenity's facility.
    b. It is the Symmetry's hope that the addition of this Amenity will help relieve pressure on other existing and planned amenities in the area.
5. Water Use & Sustainability
    a. Discussions with the City concerning reclaimed water agreements are ongoing, but it is Symmetry's desire to develop the most sustainable Amenity by using grey water for any irrigation needs.
    b. Although somewhat outside the scope of the Condition Use Permit at hand, participants asking about Pine Canyon's water usage were invited to follow up with Symmetry after the neighborhood meeting.
6. Environmental & Outdoors
    a. As an open and nature-focused Amenity, it is anticipated that the Amenity will serve as habitat for wildlife.
    b. Symmetry is excited about incorporating the Arizona Trail into future development, but the current layout for the trail does not intersect with the Amenity.

B. September 18, 2025 Meeting

No questions were raised by the attendees, and therefore no additional concerns were noted.

IV. Conclusion

As shown above, the vast majority of issues raised by participants in the first neighborhood meeting were not directly related to the Application. All questions—including those not directly related to the Application—were addressed and resolved during the meeting to the best of Symmetry's ability. The second neighborhood meeting concluded without any questions from attendees. Symmetry welcomes any additional questions from the City or the public regarding the Application and looks forward to further productive discussions, as needed.

Symmetry Companies – JWP 126 Phase 1 Amenity

Neighborhood Meeting List of Attendees

The following individuals attended the July 2, 2025 neighborhood meeting to discuss Symmetry's Conditional Use Permit application.

Name	Contact Information	Name	Contact Information
Sean Krieg (Host)	skrieg@gblaw.com	CAS	wittke.anne@gmail.com
Lindsay Schube	lschube@gblaw.com	Jim Ebel	jebel@ringlerassociates.com
Alex Bearden	alex@pinecanyon.net	Trudi Cassidy	trudicassidy@gmail.com
Jason Sanders	jsanders@symmetrycompanies.com	Ron Doba	rdoba.mgmt@gmail.com
Edward Kamins	ebkamins@gmail.com	Lisa Kerley	kerleymlisa@gmail.com
Chris DeSavino	c.desavino@cox.net	Jamie Middleton	email4jlm@aol.com
Mike Young	myoung@woodpatel.com	Elaine Averitt	eaveritt4@gmail.com
Victor Ferreira	victor.ferreira@cox.net	FLG For All	salsa.condiment482@simplelogin.com
Nicole Ellman	nicole.ellman@gmail.com	Dana Jolly	dsha1@msn.com
heatherkerrigan	heatherckerrigan@gmail.com	Karen Modesto	km0528.az@gmail.com
Hillary Turby	hturby@symmetrycompanies.com	Francine Coles	francinecoles@gmail.com
Alex Bearden	alex@pinecanyon.net	J. Dawson	jamie@jamesldawson.com
Peter's iPhonep	pburger@symmetrycompanies.com	Daniel Cronin	dcronin@woodpatel.com
Kimberly Qualls	kawqualls@gmail.com	Andy Bolwar	bolwar@me.com
Jay S.	cjsutliffe@gmail.com	Khara House (she|her|hers)	khara.house@flagstaffaz.gov
Skip iphone max 2020 (2)	skiprimsza@me.com	Doug	dsutter@fhgc.com
Michael Lemon	ltdivail@gmail.com	Clunet Lewis	clulewis46@me.com
Pinyon Jay	stephaniekayebarbour@icloud.com	Marilyn Weissman	marilynflagstaff@gmail.com
Michele James	mjames@friendsofflagstaff.org	michelle mowzoon	michelle.mowzoon@russlyon.com
Mike	mike@kleingartner.com	John	jwest1600@gmail.com
Bob Pauls	bpauls50@gmail.com	diane	diane.bellock@nau.edu
Rob Crain	robgcrain@cox.net	Andy's iPad (2)	bolwar@me.com
Janie's iPhone	janieleerusso@gmail.com	John Long	longfour@gmail.com
Mike Amundson	michael.amundson@nau.edu	iPhone (67)	kmshook1@yahoo.com
Jeff Ersig	jersig@gmail.com	lauriehagen	lauriehagen928@gmail.com
danielbrutto	bruttod@yahoo.com	Caitlin Russo	caitmay03@gmail.com

Name	Contact Information	Name	Contact Information
mike	mike@capitalfund1.com		1-602-300-8873
Erin Young, City of Flagstaff	eyoung@flagstaffaz.gov	iPhone (67)	kmshook1@yahoo.com
Flagstaff Hiker	flagstaffhiker1955@gmail.com	Sylvia Struss	sylvia.struss@gmail.com
	1-303-929-4895	Kendall	kendallg@pinecanyon.net
Ashley’s iPhone	sabaa2@yahoo.com	Hannah	hknight@symmetrycompanies.com

GAMMAGE & BURNHAM, PLC
ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, AZ 85004

PHOENIX AZ 850
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FLAGSTAFF, AZ 86004

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Attachment B

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20TH FLOOR
PHOENIX, AZ 85004

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Symmetry Companies – JWP 126 Phase 1 Amenity

Neighborhood Meeting List of Attendees

The following individuals attended the September 18, 2025 neighborhood meeting to discuss Symmetry's Conditional Use Permit application.

Name	Contact Information	Name	Contact Information
Sean Krieg (Host)	skrieg@gblaw.com	Terence McNally	tmcnally781@gmail.com
Lindsay Schube	lschube@gblaw.com	Michael Lemon	Ltdivail@gmail.com
Hillary Turby	hturby@symmetrycompanies.com	Michele James	MJames@friendsofflagstaff.org
Michele James	MJames@friendsofflagstaff.org	Alex Bearden	alex@pinecanyon.net
Nicole Ellman	nicole@pinecanyon.net	Heather Cogswell	Hcogswell@hoamco.com
Marilyn Weissman	marilynflagstaff@gmail.com		

GAMMAGE & BURNHAM, PLC
ATTORNEYS AT LAW
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20TH FLOOR
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SCOTTSDALE, AZ 85260

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SCOTTSDALE, AZ 85255

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20TH FLOOR
PHOENIX, AZ 85004

PHOENIX AZ 852
2 SEP 2025

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2400 S RIVER VALLEY RD
FLAGSTAFF, AZ 8600

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City of Flagstaff
PUBLIC HEARING
Planning & Zoning Commission, October 29, 2025 at 4:00 PM
LOCATION: City Hall Council Chambers, 211 West Aspen Ave.
REQUEST/PROPOSAL: A conditional use permit for "golf course and related facilities"
CURRENT ZONING: Rural Residential – Resource Protection Overlay
GENERAL LOCATION: A portion of a 126-acre parcel of land located south of Interstate 40 and immediately east of the Pine Canyon Development
CASE NUMBER: PZ-24-00124-08
APPLICANT CONTACT: Lindsay Schube, Gammage & Burnham, PLC (602) 256-4471 or lschube@gblaw.com
City of Flagstaff Planning & Development Services Division
Ben Mejia, Senior Planner: (928) 213-2616
Posted on October 13, 2025

July 6, 2025

Planning and Zoning

RE: case number PZ-24-00124-08

Request for conditional use permit

Dear members

I am writing to share with you some stories involving the Pine Canyon Development that I hope will demonstrate, that this development has never been a “good” neighbor.

For years my family has accessed the state trust lands that were bought by Symmetry during the Arizona State Land trust sale in 2021. We would park at the pullout, across from the second guard gate into the pine canyon neighborhood. As far as I know, that is public property.

Using that pull out became increasingly problematic, as contractors and work folks parked there. There is a barricade preventing anyone, except pine canyon, from driving up to the end of the pavement on John Wesley Powell Blvd (JWP). I contacted Daniel Folke, who at the time worked for the city of Flagstaff. I wanted to know why Pine canyon had control of JWP, and why a public road was having its access to the state trust lands and the Arizona trail blocked.

The following is a direct quote, “When the final plat for Pine Canyon was signed off, the city was to have taken ownership of the JWP, but that did not happen”. Mr. Folke sent me an email, that after consultation with the fire and police departments, those barriers would stay in place.

Pine canyon has continued to use that road, removing barriers for employee parking as they saw fit. After the state trust land sale in which Symmetry acquired 405 acres for $10 million dollars, pine canyon employees proceeded to drive up JWP and dump debris and golf course refuse. Again, Mr. Folke and code compliance reported to me that this was not a violation since Symmetry now owed the land.

Recently we tried to access the trail system at the end of JWP but Symmetry has now posted no trespassing signs.

As a state taxpayer, I would suggest Symmetry got more than they deserve from the state Trust Department sale, $2500 an acre. The money from the sale of state trust land in Arizona is supposed to benefit public schools and the public universities. Anyone looking at this scenario realizes these entities did not substantially benefit from this sale.

Based on my experience dealing with Pine Canyon, they have proven themselves not to be good neighbors. As a long-time flagstaff resident, I feel no need to use City of flagstaff staff time and any public money making it easy for Symmetry to move forward with the development of this property

Respectfully

Dana Jolly

Flagstaff

Outlook

Re: Failure Notice

From Rob Crain <robgcrain@cox.net>
Date Fri 10/3/2025 11:22 AM
To Ben Mejia <Ben.Mejia@flagstaffaz.gov>

You don't often get email from robgcrain@cox.net. Learn why this is important

Ben,

Resending with the correct e-mail.

Rob Crain
robgcrain@cox.net

> On Oct 3, 2025, at 9:31 AM, MAILER-DAEMON@yahoo.com wrote:
>
> Sorry, we were unable to deliver your message to the following address.
>
> <ben.mejia@glagstaffaz.gov>:
> No mx record found for domain=glagstaffaz.gov
>
> ---------- Forwarded message ----------
>
> **From:** Rob Crain <robgcrain@cox.net>
> **Subject:** **Symmetry / Pine Canyon Amenity, Conditional Use Permit PZ-24-00124-08**
> **Date:** October 3, 2025 at 9:31:25 AM MST
> **To:** ben.mejia@glagstaffaz.gov
> **Cc:** "hturby@symmetrycompanies.com" <hturby@symmetrycompanies.com>, skrieg@gblaw.com
>
> To: Ben Mejia
>
> Ben,
>
> I am writing in support of the proposed amenity that has been reviewed in the two neighborhood meetings and is scheduled for the October 29 planning meeting.

As a long time owner and community tax payer at Pine Canyon this added amenity seems like a good use of a limited number of acres and resources and enhances recreational opportunity with a very limited environmental impact, compared to many other possible uses of the land, many of which would require no review and approval.

Rob Crain
robgcrain@cox.net
602-317-0534

Outlook

Fwd: Neighborhood Meetings // Conditional Use Permit PZ-24-00124-08

From Eric Hedlund <ehhedlund1958@gmail.com>
Date Tue 10/7/2025 11:36 AM
To Ben Mejia <Ben.Mejia@flagstaffaz.gov>

You don't often get email from ehhedlund1958@gmail.com. Learn why this is important

In advance of the hearings regarding the conditional use permit listed above, I would like to express my support for this project. This development will add value to the JW Powell corridor in general, and the Pitch and Putt Amenity specifically will be a positive land use for the following reasons:

- The project makes excellent use of land that isn't suitable for housing due to steep slopes, creating a **low-impact recreational amenity** while leaving much of the property in its natural state.
- It's **small-scale and low-intensity,** with **less than ten acres of turf** (vs. ~90+ acres for a traditional course), using **reclaimed water, drought-resistant turf, and smart irrigation—**so it won't strain Flagstaff's water resources.
- It's a **healthy, walkable amenity**, reachable on foot or by golf cart, adding recreation without creating traffic or parking issues.

Thank you for your consideration of this matter.

Eric
ehhedlund1958@gmail.com
602-361-1966

Outlook

Re: PC Expansion CUP Public Comment

From Stephanie Barbour <stephaniekayebarbour@icloud.com>
Date Thu 10/9/2025 12:45 PM
To Ben Mejia <Ben.Mejia@flagstaffaz.gov>

Feel free to use the following comments or ignore - I realize that resident comments cannot change the course of a developer with a strong legal team.

As a resident of Pine Canyon, and one that abuts the 405 acres, I have a unique perspective on this area.

1. Major elk herds pass through this area on an almost daily basis. The area is unique in that it serves as a major birthing area directly behind our homes. Neighbors have recorded multiple births or their wildlife cameras. After giving birth they hide their young in the area for about a week to gain strength in a quiet protected area before rejoining the larger herd. The Coconino Ridge neighborhood of Pine Canyon is horrified about the impact this development will have on this elk birthing area. Instead of a chip and put, which in every meeting I was at did not appear to have the support of a single PC member, why not take that land and instead create a large open space buffer to truly protect the wildlife that the Symmetry presentation claims is important. Not only would it protect the wildlife, but it would eliminate the need for recycle water.

2. The Symmetry presentation claims this development is “leaning into nature”. But one of Symmetry’s managers was behind our house measuring for an elk fence to keep the elk off the golf course. How is that embracing nature?

3. Not one resident in Coconino Ridge was told when we purchased our homes that there could be pickle ball courts built directly behind our homes. HOA’s are in place to manage these nuisance issues. However our HOA Board is not made up of resident homeowners but of the Symmetry management. When the owner/developer also serves as the HOA president this presents a serious conflict of interest arises - the owner/ HOA president could make decisions that benefit their development at the expense of residents.

4. There are no sidewalks in Pine Canyon. Children are allowed to use the roads as safe places to ride bikes. Construction of this expansion will create dangerous conditions if the construction traffic is not restricted to a new access road that does not go through any existing Pine Canyon streets.

5. There were 54 homes shown on the site plan however the owner of Symmetry announced 80 homes - where will the rest be going and why are they not being shown?

Planning & Zoning Commission 5. B.
Meeting Date: 10/29/2025
From: Tiffany Antol, Zoning Code Manager

Information

TITLE:

PZ-25-00027: Middle Housing Zoning Code Text Amendment

The City is requesting a modification to the following Zoning Code provisions for the purposes of allowing middle housing types and land uses similar to single-family housing types and land uses. Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.30: Common Procedures, Division 10-20.40: Permits and Approvals, and Division 10-20.60: Nonconforming Provisions. Chapter 10-30: General to All, Division 10-30.50: Public Improvements, and Division 10-30.60: Site Planning Design Standards. Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Division 10-40.60: Specific to Uses, and Division 10-40.40: Transect Zones. Chapter 10-50: Supplemental to Zones, Division 10-50.20: Architectural Design Standards, Division 10-50.60: Landscape Standards, and Division 10-50.80: Parking Standards. Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings in this report, make a recommendation to the City Council for approval of Zoning Code Text Amendment PZ-25-00027 Middle Housing Version #1.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Regional Plan 2030:

Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods -- that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.
Policy LU.11.4. Encourage various housing types that appeal to a diverse range of ages and income.
Policy LU.13.4. Plan suburban development to include a variety of housing options.
Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.
Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.

10-Year Housing Plan:

Create 4: Amend the Flagstaff Zoning Code to facilitate the development of all housing types.
Create 4.4: Review parking standards for all residential development with the goal of reducing the cost of development and increasing the number of dwelling units that may be achieved.
Create 4.8: Explore allowing additional flexibility for homeowners and landlords to increase density.
Greater diversity of housing types paired with reductions in required onsite parking spaces can reduce construction costs and translate to reductions in housing costs as well.
Connect 2: Implement a framework for centering equity in proposed and existing housing practices, policies, and programs. Connect 2.1: Evaluate housing policies and strategies in City of Flagstaff planning documents through an equity lens.
Protect 2: Ensure affordable housing is a part of every Flagstaff neighborhood and work to address disparate impact as part of any development or redevelopment. ?
Protect 2.2: Encourage diversity of housing options in all neighborhoods, understanding that exclusive communities are incompatible with the City of Flagstaff's mission to protect and enhance the quality of life for all

communities are incompatible with the City of Flagstaff's mission to protect and enhance the quality of life for all.

Carbon Neutrality Plan:
DD-
1 Encourage vibrancy, appropriate density, and attainability in existing neighborhoods, so that more residents live within walking distance of their daily needs.
HA-1 Create housing options for households at all income levels and family sizes occupied by local residents.

Attachments

Staff Report
HB 2721
PZ-25-00027 Middle Housing Version #1
PZ-25-00027 Middle Housing Version #2

PLANNING AND DEVELOPMENT SERVICES REPORT

Zoning Code Text Amendment

PUBLIC HEARING | **DATE:** October 8, 2025

PZ-25-00027 | **MEETING DATE:** October 29, 2025

REPORT BY: Tiffany Antol, AICP

REQUEST:

The City is requesting a modification to the following Zoning Code provisions for the purposes of allowing middle housing types and land uses similar to single-family housing types and land uses. Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.30 Common Procedures, Division 10-20.40: Permits and Approvals, and Division 10-20.60: Nonconforming Provisions. Chapter 10-30: General to All, Division 10-30.50: Public Improvements, and Division 10-30.60: Site Planning Design Standards. Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Division 10-40.60: Specific to Uses, and Division 10-40.40: Transect Zones. Chapter 10-50: Supplemental to Zones, Division 10-50.20: Architectural Design Standards, Division 10-50.60: Landscape Standards, and Division 10-50.80: Parking Standards. Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings in this report, make a recommendation to the City Council for approval of Zoning Code Text Amendment PZ-25-00027 Middle Housing Version #1.

I. Proposed Amendment:

A. PZ-25-00027 – Middle Housing Zoning Code Text Amendment

The purpose of this amendment is to update the Zoning Code in accordance with HB 2721 to allow middle housing types (townhomes, duplexes, triplexes, and fourplexes) in all zones where single-family homes are permitted. The legislation states that a municipality may NOT do any of the following:

- Discourage the development of middle housing through requirements or actions that individually or cumulatively make impracticable the permitting, siting, or construction of middle housing.
- Restrict middle housing types to less than two floors.
- Restrict middle housing types to a floor area ratio less than 50 percent (0.50).
- Set restrictions, permitting or review process for middle housing that are more restrictive e than those for single-family dwellings within the same zone.
- Require owner occupancy of any structures on the lot.
- Require more than one off-street parking space per unit.

This proposed amendment covers several sections of the Zoning Code to ensure that middle housing types as defined by HB 2721 are treated like single-family housing types. HB 2721 defines middle housing as follows:

- Middle Housing: means buildings that are compatible in scale, form and character with single-family houses that contain two or more attached, detached, stacked, or clustered homes. Includes duplexes, triplexes, fourplexes, and townhouses.
    - Duplex: means two dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy by not more than two households living independently from each other.

- Triplex: means three dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy by not more than three households living independently from each other.
- Fourplex: means four dwelling units on the same parcel or lot in attached, detached, or semi-detached arrangements that are designed for residential occupancy by not more than four households living independently from each other.
- Townhouse: means dwelling units that are constructed in a row of two or more attached units in which each dwelling unit shares at least one common wall with an adjacent unit and that are accessed by separate outdoor entrances.

The following is a chapter-by-chapter review of each part of this amendment:

Chapter 10-20: Administration, Procedures, and Enforcement. The purpose of this chapter is to set forth the provisions for the orderly application and processing of development applications.

Division 10-20.30: Common Procedures, Section 10-20.30.050: Concept Plan Review
This section is amended to require a concept plan review for any residential development proposal that is not part of a platted subdivision. The current provision only requires concept plan review for single-family and duplex projects that are not part of a platted subdivision. Concept plans are already required for multi-family residential developments. Previously triplex and fourplex developments fell under the definition of multi-family.

Division 10-20.40: Permits and Approvals, Section 10-20.40.140: Site Plan Review and Approval
This section is amended to exempt all residential developments with less than five dwelling unit from the requirement of site plan review. Currently only single-family and duplex developments are exempt.

Division 10-20.60: Nonconforming Provisions, Section 10-20.60.030: Restrictions on Nonconforming Uses and Structures and Section 10-20.60.040: Residential Exemptions
This section is amended for clarity, replaces single-family and multi-family structures with residential structures.

Chapter 10-30: General to All. This chapter provides standards and regulations for the creation and preservation of affordable housing, historic and cultural resources, provides minimum requirements for the installation of public improvements, promotes sustainable development practices through incentives, and establish site design standards.

Division 10-30.50: Public Improvements, Section 10-30.50.040: Exemptions
This section is amended to exempt residential developments with less than 5 dwelling units from the requirement of providing public improvements.

Division 10-30.60: Site Planning Design Standards, Section 10-30.60.020: Applicability
This section is amended to exempt residential developments with less than 5 dwelling units from the site planning design standards.

Chapter 10-40: Specific to Zones. This chapter establishes the zones applied to property within the city and indicates which land uses are permitted by right or as conditional uses subject to a conditional use permit.

Division 10-40.30: Non-Transect Zones

Section 10-40.30.030: Residential Zones, Table 10-40.30.030.B.: Residential Zones – Allowed Uses, and Table 10-40.30.030.C.: Residential Zones – Building Form and Property Development Standards
Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B.: Commercial Zones – Allowed Uses and Table 10-40.30.040.C.: Commercial Zones – Building Form and Property Development

Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060.B.: Public and Open Space Zones – Allowed Uses

These tables are amended by replacing the existing land uses of duplex dwelling, multiple-family dwelling, single-family attached and detached dwelling with one unit, two unit, three unit, and four unit residential development in addition to multi-family residential development. The allowances for two unit, three unit, and four unit residential development is made consistent with one unit residential development with a requirement that they are only permitted where public water, sewer, and streets are available to serve the property.

Additionally, the same residential land uses as part of a mixed use development are removed from the commercial land use table. A footnote is added to clarify that residential uses are permitted without a conditional use permit when part of a mixed use project.

A floor area ratio (FAR) requirement is added to the Single-Family Residential Neighborhood (R1N) zone of .50.

Version #1 removes all High Occupancy Housing uses less than five units.

Version #2 replaces single-family, duplex, and triplex high occupancy uses with high occupancy less than four units. The trigger for requiring a conditional use permit is the same for existing single-family high occupancy land uses (7 bedrooms AND 5 bathrooms).

Division 10-40.60: Specific to Uses

Table 10-40.60.030.A.: Accessory Dwelling Unit Design, Development, and Exceptions Standards
This section is amended to remove the requirement for a separate water meter for detached accessory dwelling units. This is a clean up item from the previous amendment on accessory dwelling units at the request of the Water Services Director.

Section 10-40.60.170: High Occupancy Housing
This section is amended to reflect the changes addressed above according to the versions previously discussed.

Section 10-40.60.260: Mixed Use
This section is amended to clarify that mixed use is the combination of commercial uses with residential uses and not just a mix of commercial uses on the same site as well as clean up references to the regional plan.

Division 10-40.40: Transect Zones,

Section 10-40.40.040: T2 Rural (T2) Standards
This section is amended to allow building types that will support middle housing including apartment house and bungalow court (both limited to 4 units), duplex, triplex, and townhouse.

Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards
This section is amended to allow building types that will support middle housing including apartment house (limited to 4 units), triplex, and townhouse.

Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards
This section is amended to allow building types that will support middle housing including apartment house and townhouse.

Section 10-40.40.040: T2 Rural (T2) Standards, Subsection 10-40.40.040.H.: Allowed Uses
Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards, Subsection 10-40.40.050.H.: Allowed Uses
Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards, Subsection 10-40.40.060.H.: Allowed Uses
Section 10-40.40.070: T4 Neighborhood 1 (T4N.1) Standards, Subsection 10-40.40.070.I.: Allowed Uses
Section 10-40.40.080: T4 Neighborhood 2 (T4N.2) Standards, Subsection 10-40.40.080.I.: Allowed Uses
The tables are amended like the non transect zones as discussed above. Clean up items are included on meeting facilities bringing this portion of the code in alignment with the non-transect zones.

Chapter 10-50: Supplemental to Zones. This chapter provides standards that are supplemental to the regulations of each zone, and are specific to aspects of development, such as architectural design standards, landscaping, and parking.

Division 10-50.20: Architectural Design Standards, Section 10-50.20.020: Applicability
Division 10-50.60: Landscape Standards, Section 10-50.60.020: Applicability
Division 10-50.80: Parking Standards, Section 10-50.80.050 Bicycle Parking
These divisions are amended to exempt residential developments of less than 5 units from the requirement of the division or section.

Division 10-50.80: Parking Standards, Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required
This table is amended to require no more than one parking space per unit for middle housing developments. Single-family residential development requirements are updated to match the requirements for middle housing developments.

Division 10-50.110: Specific to Building Types, Table 10-50.110.030.A. Allowed Building Types
This table is amended to include the additional building types identified above.

Chapter 10-80: Definitions. This chapter provides definitions of terms and phrases used in the Zoning Code that are technical or specialized or that may not reflect common usage.

Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions

Section 10-80.20.040: Definitions "D"
This Division is amended to include new definitions for one, two, three, and four unit residential developments, update the multi-family residential development definition to be five units or more, and add a definition for triplex dwelling.

Section 10-80.20.080: Definitions "H"
Version #1 removes the definitions of single-family high occupancy housing development, two units high occupancy housing development, and three units high occupancy housing development. The definition of four units and greater high occupancy housing development is amended to high occupancy housing development and is defined as five or more dwelling units on a lot or parcel.

Version #2 removes the definitions of single-family high occupancy housing development, two units high occupancy housing development, and three units high occupancy housing development and replaces with a new definition of four units and less high occupancy housing development. The definition of four units and greater high occupancy housing development is amended to high occupancy housing development and is defined as five or more dwelling units on a lot or parcel.

Section 10-80.20.130: Definitions "M"
This section is amended to update the definition of mixed use in accordance with changes in the land use tables and specific to use provisions.

II. Zoning Code Text Amendment

The Planning Director shall provide a recommendation to the Planning and Zoning Commission for its review. The Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include the following: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Division 10-40.20 (Establishment and Designation of Zones) of the Zoning Code; and a recommendation on whether the amendment should be granted or denied.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

A. Finding #1:

The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;

Flagstaff Regional Plan 2030

Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.
Policy LU.11.4. Encourage various housing types that appeal to a diverse range of ages and income.
Policy LU.13.4. Plan suburban development to include a variety of housing options.
Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.
Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.

Draft Flagstaff Regional Plan 2045

Policy DP.2 Support development and redevelopment with a diversity of housing types by expanding opportunities for missing middle housing.

The current Regional Plan is silent on the term "Middle Housing" but it supports the development of a range of housing types including those that are compatible with existing neighborhoods. The draft regional plan includes only one policy specific to the support for the development of middle housing. There are no policies in either plan that discourage the development of middle housing types in Flagstaff.

The 10-year Housing Plan and the Carbon Neutrality Plan are not reviewed for conformance like the Regional Plan as required by this finding. This information is provided in support of this amendment as furtherance of other City goals and policies.

10-Year Housing Plan

The following strategies outlined in the 10-Year Housing Plan are supported by the proposed Middle Housing Zoning Code Text Amendment:

Create 4: Amend the Flagstaff Zoning Code to facilitate the development of all housing types.

- Create 4.4: Review parking standards for all residential development with the goal of reducing the cost of development and increasing the number of dwelling units that may be achieved.
- Create 4.8: Explore allowing additional flexibility for homeowners and landlords to increase density.

Greater diversity of housing types paired with reductions in required onsite parking spaces can reduce construction costs and translate to reductions in housing costs as well. Permitting a wider variety of housing types (duplexes, triplexes, and quadplexes) introduces gradual density to existing neighborhoods, which helps maintain the area's character while creating income opportunities for existing households.

Connect 2: Implement a framework for centering equity in proposed and existing housing practices, policies, and programs.

- Connect 2.1: Evaluate housing policies and strategies in City of Flagstaff planning documents through an equity lens.

The proposed zoning code amendment improves equitable access to housing throughout Flagstaff and creates more diverse homeownership and rental opportunities for residents.

Protect 2: Ensure affordable housing is a part of every Flagstaff neighborhood and work to address disparate impact as part of any development or redevelopment.

- Protect 2.2: Encourage diversity of housing options in all neighborhoods, understanding that exclusive communities are incompatible with the City of Flagstaff's mission to protect and enhance the quality of life for all.

Because these proposed code changes are being applied to most zoning categories, a greater diversity of housing types may occur throughout all areas of Flagstaff. This is a step in the right direction about displacement issues resulting from rapid gentrification in concentrated areas with more permissive zoning.

Carbon Neutrality Plan

DD-1 Encourage vibrancy, appropriate density, and attainability in existing neighborhoods, so that more residents live within walking distance of their daily needs.

HA-1 Create housing options for households at all income levels and family sizes occupied by local residents.

B. Finding #2

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

The proposed amendment is intended to bring the City of Flagstaff Zoning Code into conformance with recently adopted state legislation regarding middle housing land uses. However, instead of implementing on a limited basis as is required by the legislation, this amendment includes providing the allowances for middle housing throughout the city in every zoning district that currently permits single family dwellings. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

C. Finding #3

The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The amendment is internally consistent with the existing Zoning Code, following its format and aligning with its comprehensive purpose. It does not conflict with any other provisions and ensures that the Zoning Code remains clear, usable, and easily understood.

III. CITIZEN PARTICIPATION

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on September 23, 2025, which is 18 days before the scheduled

meeting date.

Staff has previously held work sessions on this amendment with the Planning & Zoning Commission, Heritage Preservation Commission, Housing Commission, and City Council.

As of the date of this memorandum, staff has received one email with questions about the amendment. No other public comments have been received on the proposed amendment.

IV. PLANNING AND ZONING COMMISSION WORK SESSION

At the Planning and Zoning Commission Work Session on October 8, 2025, staff reviewed the proposed Zoning Code Text Amendment application with the Commission.

Attachments:

1. Draft of Case No. PZ-25-00027 – Middle Housing Version #1
2. Draft of Case No. PZ-25-00027 – Middle Housing Version #2

Senate Engrossed House Bill

municipal zoning; middle housing

State of Arizona
House of Representatives
Fifty-sixth Legislature
Second Regular Session
2024

HOUSE BILL 2721

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 6.1, ARIZONA REVISED STATUTES, BY ADDING SECTION 9-462.10; RELATING TO MUNICIPAL ZONING.

(TEXT OF BILL BEGINS ON NEXT PAGE)

Be it enacted by the Legislature of the State of Arizona:

Section 1. Title 9, chapter 4, article 6.1, Arizona Revised Statutes, is amended by adding section 9-462.10, to read:

9-462.10. Zoning; development; middle housing; applicability; definitions

A. ON OR BEFORE JANUARY 1, 2026, A MUNICIPALITY WITH A POPULATION OF SEVENTY-FIVE THOUSAND PERSONS OR MORE MUST AUTHORIZE BY ORDINANCE AND INCORPORATE INTO ITS DEVELOPMENT REGULATIONS, ZONING REGULATIONS AND OTHER OFFICIAL CONTROLS THE DEVELOPMENT OF DUPLEXES, TRIPLEXES, FOURPLEXES AND TOWNHOMES AS A PERMITTED USE ON BOTH OF THE FOLLOWING:

1. ALL LOTS ZONED FOR SINGLE-FAMILY RESIDENTIAL USE WITHIN ONE MILE OF THE MUNICIPALITY'S CENTRAL BUSINESS DISTRICT.

2. AT LEAST TWENTY PERCENT OF ANY NEW DEVELOPMENT OF MORE THAN TEN CONTIGUOUS ACRES.

B. THE MUNICIPALITY MAY NOT DO ANY OF THE FOLLOWING:

1. DISCOURAGE THE DEVELOPMENT OF MIDDLE HOUSING THROUGH REQUIREMENTS OR ACTIONS THAT INDIVIDUALLY OR CUMULATIVELY MAKE IMPRACTICABLE THE PERMITTING, SITING, OR CONSTRUCTION OF MIDDLE HOUSING.

2. RESTRICT MIDDLE HOUSING TYPES TO LESS THAN TWO FLOORS.

3. RESTRICT MIDDLE HOUSING TYPES TO A FLOOR AREA RATIO OF LESS THAN FIFTY PERCENT.

4. SET RESTRICTIONS, PERMITTING OR REVIEW PROCESSES FOR MIDDLE HOUSING THAT ARE MORE RESTRICTIVE THAN THOSE FOR SINGLE-FAMILY DWELLINGS WITHIN THE SAME ZONE.

5. REQUIRE OWNER OCCUPANCY OF ANY STRUCTURES ON THE LOT.

6. REQUIRE ANY STRUCTURES TO COMPLY WITH A COMMERCIAL BUILDING CODE OR TO CONTAIN A FIRE SPRINKLER.

7. REQUIRE MORE THAN ONE OFF-STREET PARKING SPACE PER UNIT.

C. THIS SECTION DOES NOT PROHIBIT THE GOVERNING BODY OF A MUNICIPALITY FROM ALLOWING EITHER OF THE FOLLOWING:

1. SINGLE-FAMILY DWELLINGS IN AREAS ZONED FOR SINGLE-FAMILY DWELLINGS.

2. ADDITIONAL TYPES OF MIDDLE HOUSING NOT REQUIRED UNDER THIS SECTION.

D. THIS SECTION DOES NOT APPLY TO ANY OF THE FOLLOWING:

1. AREAS THAT ARE NOT INCORPORATED.

2. AREAS THAT LACK SUFFICIENT URBAN SERVICES.

3. AREAS THAT ARE NOT SERVED BY WATER AND SEWER SERVICES.

4. AREAS THAT ARE NOT ZONED FOR RESIDENTIAL USE.

5. AREAS THAT ARE NOT INCORPORATED AND ARE ZONED UNDER AN INTERIM ZONING DESIGNATION THAT MAINTAINS THE AREA'S POTENTIAL FOR PLANNED URBAN DEVELOPMENT.

6. AREAS COVERED UNDER TITLE 48, CHAPTER 6, ARTICLE 4.

7. ANY LAND WITHIN THE TERRITORY IN THE VICINITY OF A PUBLIC AIRPORT AS DEFINED IN SECTION 28-8486 OR TO THE EXTENT THIS SECTION WOULD

INTERFERE WITH THE PUBLIC AIRPORT'S ABILITY TO COMPLY WITH THE LAWS, REGULATIONS AND REQUIREMENTS OF THE UNITED STATES RELATED TO APPLYING FOR, RECEIVING OR SPENDING FEDERAL MONIES.

8. ANY LAND WITHIN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT AS DEFINED IN SECTION 28-8461.

E. IF A MUNICIPALITY DOES NOT ADOPT THE REGULATIONS REQUIRED BY THIS SECTION ON OR BEFORE JANUARY 1, 2026, MIDDLE HOUSING SHALL BE ALLOWED ON ALL LOTS IN THE MUNICIPALITY ZONED FOR SINGLE-FAMILY RESIDENTIAL USE WITHOUT ANY LIMITATIONS.

F. THIS SECTION DOES NOT CHANGE OR OTHERWISE IMPAIR THE TERMS OF ANY DEVELOPMENT AGREEMENT THAT EXISTS ON THE EFFECTIVE DATE OF THIS SECTION.

G. NOTWITHSTANDING SUBSECTION A OF THIS SECTION, A UTILITY PROVIDER IMPACTED BY A DEVELOPMENT BEING DEVELOPED PURSUANT TO THIS SECTION SHALL HAVE THE OPPORTUNITY TO REVIEW AND APPROVE THE SITE PLAN FOR THE DEVELOPMENT.

H. FOR THE PURPOSE OF THIS SECTION:

1. "BUILDING CODE":

(a) MEANS A CONSTRUCTION CODE ADOPTED BY A MUNICIPALITY.

(b) INCLUDES A MODEL BUILDING CODE, COMMERCIAL CODE, PLUMBING AND MECHANICAL CODE, ELECTRIC CODE, ENERGY CONSERVATION CODE, FIRE CODE, PROPERTY MAINTENANCE CODE, NEIGHBORHOOD PRESERVATION CODE, ANTI-BLIGHT CODE OR OTHER SIMILAR CODE.

2. "CENTRAL BUSINESS DISTRICT" MEANS AN AREA OR SERIES OF AREAS DESIGNATED BY A MUNICIPALITY THAT ARE PRIMARILY NONINDUSTRIAL AND THAT ATTRACT COMMUNITY ACTIVITY, INCLUDING THE ENTIRE GEOGRAPHIC AREA THAT THE MUNICIPALITY HAS OFFICIALLY DESIGNATED AS ITS DOWNTOWN OR EQUIVALENT ON THE EFFECTIVE DATE OF THE SECTION.

3. "DUPLEX" MEANS TWO DWELLING UNITS ON THE SAME PARCEL OR LOT IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR RESIDENTIAL OCCUPANCY BY NOT MORE THAN TWO HOUSEHOLDS LIVING INDEPENDENTLY FROM EACH OTHER.

4. "FLOOR AREA RATIO" MEANS THE RATIO OF ALLOWED SQUARE FOOTAGE IN A MIDDLE HOUSING PROJECT TO THE SQUARE FOOTAGE OF THE PARCEL ON WHICH IT IS BUILT.

5. "FOURPLEX" MEANS FOUR DWELLING UNITS ON THE SAME PARCEL OR LOT IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR RESIDENTIAL OCCUPANCY BY NOT MORE THAN FOUR HOUSEHOLDS LIVING INDEPENDENTLY FROM EACH OTHER.

6. "HOUSEHOLD" MEANS EITHER:

(a) A SINGLE PERSON LIVING OR RESIDING IN A DWELLING OR PLACE OF RESIDENCE.

(b) TWO OR MORE PERSONS LIVING TOGETHER OR RESIDING IN THE SAME DWELLING OR PLACE OF RESIDENCE.

7. "MIDDLE HOUSING":

(a) MEANS BUILDINGS THAT ARE COMPATIBLE IN SCALE, FORM AND CHARACTER WITH SINGLE-FAMILY HOUSES AND THAT CONTAIN TWO OR MORE ATTACHED, DETACHED, STACKED OR CLUSTERED HOMES.

(b) INCLUDES DUPLEXES, TRIPLEXES, FOURPLEXES AND TOWNHOUSES.

8. "PERMITTED USE" MEANS THE ABILITY FOR A DEVELOPMENT TO BE APPROVED WITHOUT REQUIRING A PUBLIC HEARING, VARIANCE, CONDITIONAL USE PERMIT, SPECIAL PERMIT OR SPECIAL EXCEPTION, OTHER THAN A DISCRETIONARY ZONING ACTION TO DETERMINATION THAT A SITE PLAN CONFORMS WITH APPLICABLE ZONING REGULATIONS.

9. "TOWNHOUSES" MEANS DWELLING UNITS THAT ARE CONSTRUCTED IN A ROW OF TWO OR MORE ATTACHED UNITS IN WHICH EACH DWELLING UNIT SHARES AT LEAST ONE COMMON WALL WITH AN ADJACENT UNIT AND THAT ARE ACCESSED BY SEPARATE OUTDOOR ENTRANCES.

10. "TRIPLEX" MEANS THREE DWELLING UNITS ON THE SAME PARCEL OR LOT IN ATTACHED, DETACHED OR SEMI-DETACHED ARRANGEMENTS THAT ARE DESIGNED FOR RESIDENTIAL OCCUPANCY BY NOT MORE THAN THREE HOUSEHOLDS LIVING INDEPENDENTLY FROM EACH OTHER.

Case No. PZ-25-00027 – Middle Housing
Version #1 – without HOH for 4 units and less

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

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.30: Common Procedures, Section 10-20.30.050: Concept Plan Review, as follows:

10-20.30.050 Concept Plan Review

B. Applicability. Concept Plan review is required for the following:

4. **Residential Development** ~~**A proposed single-family residence or duplex**~~ located on a Parcel that is not part of a platted Subdivision; and

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.40: Permits and Approvals, Section 10-20.40.140: Site Plan Review and Approval, as follows:

10-20.40.140 Site Plan Review and Approval

B. Applicability.

1. Site Plan Review. Site plan review and approval shall be required for all authorized uses, changes of use and approved conditional uses in any zone, except for the following:

a. **Residential Developments with less than five Dwelling Units, where permitted by the zone** ~~**Detached single-family dwellings (up to two on one lot or parcel, where permitted by the zone, including a proposed single-family residence located on a parcel that is not part of a platted subdivision), duplexes**~~, and related accessory uses and buildings~~**; in approved subdivisions;**~~

2. Architectural Standards. Compliance with the architectural design standards (Division 10-50.20) is required for commercial, ~~**multifamily**~~ **Multi-Family Residential Development** ~~**(duplex and greater)**~~, institutional, business parks and subdivisions (City Code Chapter 11-20, Subdivision and Land Split Regulations). Architectural standards do not apply to **residential Developments with less than five Dwelling Units** ~~**single-family dwellings**~~, industrial uses not defined as business parks, or the Downtown Overlay (DO) zone.

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.60: Nonconforming Provisions, Section 10-20.60.030: Restrictions on Nonconforming Uses and Structures and Section 10-20.60.040: Residential Exemptions, as follows:

10-20.60.030 Restrictions on Nonconforming Uses and Structures

A. Nonconforming Uses. The continuance of a legal nonconforming use shall be allowed subject to the following provisions:

5. ~~**Single-Family or Multifamily Structures**~~ **Residential Structures**. A nonconforming use operating within a ~~**single-family or multifamily structure**~~ **residential Structure** may only be replaced by a conforming use or another nonconforming use that is the same as or similar to the previous nonconforming use; provided, not more than 180 days have passed since the cessation of the previous nonconforming use; and further provided, the replacement nonconforming use does not create new impacts or an increase in intensity of the land use.

10-20.60.040 Residential Exemptions

An involuntarily damaged or destroyed nonconforming ~~**Single-Family or Multiple-Family**~~ **residential** Development unit may be reconstructed or replaced with a new structure within the same footprint (including preexisting nonconforming setbacks), height and number of dwelling units, but in compliance with Title 4, Building Regulations; Title 5, Fire Code; and Division 10-50.70, Outdoor Lighting Standards.

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.50: Public Improvements, Section 10-30.50.040: Exemptions, as follows:

10-30.50.040 Exemptions

The following are exempt from all the requirements of this division:

A. An expansion or alteration of an existing nonresidential or ~~**multifamily residential**~~ **Multi-Family Residential Development** use that results in a 25 percent or less increase in the intensity of the use in terms of additional dwelling units, gross floor area, seating capacity or parking spaces, either with a single or cumulative addition(s) or expansion(s); or

B. An expansion or alteration of an existing nonresidential or ~~**multifamily residential**~~ **Multi-Family Residential Development** use that results in a change of 50 percent or less of the actual value of the structure prior to the start of construction as determined from the records of the Coconino County Assessor or by a current appraisal by an appraiser licensed by the State of Arizona; or

C. Construction of or alteration to ~~**a single-family detached residence or a duplex**~~ **residential Development with less than five Dwelling Units** of any value.

Section 5. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.60: Site Planning Design Standards, Section 10-30.60.020: Applicability, as follows:

10-30.60.020 Applicability

D. Exemptions. The standards found within this division shall not apply to:

1. Industrial uses not located in the Research and Development zone;

2. Any change of use of a building or property that does not affect site design or layout;

3. ~~**Individual single-family dwellings**~~ **Residential Developments with less than five Dwelling Units**. However, the standards shall apply to residential subdivisions.

Section 6. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.030: Residential Zones, Table 10-40.30.030.B.: Residential Zones – Allowed Uses, as follows:

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Ranching, Forestry and Animal Keeping								
Animal Keeping	10-40.60.070	P~~5~~4	P~~5~~4	--	--	--	--	--
Recreation, Education and Assembly								
Commercial Campgrounds	10-40.60.130	UP	--	--	--	--	--	--
Equestrian Recreational Facilities		UP	UP	UP	--	--	--	--
Golf Courses and Facilities		UP	UP	UP	--	--	--	
Libraries, Museums		UP	UP	UP	UP	UP	UP	UP
Meeting Facilities	10-40.60.230							
Neighborhood		P	P	P	P	P	P	P
Outdoor Public Uses, General		P	P	P	--	P	P	P
Places of Worship with 250 seats or less		P	P	P	P	P	P	P
Places of Worship with more than 250 seats		UP	UP	UP	UP	UP	UP	UP
Schools – Private		P	P	P	P	P	P	P
Schools – Public and Charter		P[2]	P[2]	P[2]	P[2]	P	P	P[2]
Trade Schools		--	--	--	--	--	--	--
Residential								
Co-housing	10-40.60.120	P	P	P	--	P	P	--

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Congregate Care Facilities		UP	UP	UP	UP	P	P	UP
Day Care, Centers	10-40.60.150.B	UP	UP	UP	UP	UP	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P	P
~~**Dwelling, Duplex**~~	-	~~**P**[3]~~	~~**P**[3]~~	~~**P**[3]~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**--**~~
~~**Dwelling, Multiple-Family**~~	-	~~**P**[3,4]~~	~~**P**[3,4]~~	~~**P**[3,4]~~	~~**--**~~	~~**P**~~	~~**P**~~	~~**--**~~
~~**Dwelling, Attached Single-Family**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
~~**Dwelling, Detached Single-Family**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
Development, Four Unit Residential		**P**[3]	**P**[3]	**P**[3]	**P**[3]	**P**[3]	**P**[3]	**P**[3]
Development, High Occupancy Housing	**10-40.60.170**	**UP**[3]	**UP**[3]	**UP**[3]	**--**	**UP**[3]	**UP**[3]	**--**
Development, Multi-Family Residential		**P**[3]	**P**[3]	**P**[3]	**--**	**P**[3]	**P**[3]	**--**
Development, One Unit Residential		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Development, Three Unit Residential		**P**[3]	**P**[3]	**P**[3]	**P**[3]	**P**[3]	**P**[3]	**P**[3]
Development, Two Unit Residential		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Dormitories		--	--	--	--	UP	UP	--
Group Home		P	P	P	P	P	P	P

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.170**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~
~~**High Occupancy Housing Development, Two Units**~~	~~**10-40.60.170**~~	~~**UP[3]**~~	~~**UP[3]**~~	~~**UP[3]**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**--**~~
~~**High Occupancy Housing Development, Three Units**~~	~~**10-40.60.170**~~	~~**UP[3,4]**~~	~~**UP[3,4]**~~	~~**UP[3,4]**~~	~~**--**~~	~~**UP**~~	~~**UP**~~	~~**--**~~
~~**High Occupancy Housing Development, Four Units and Greater**~~	~~**10-40.60.170**~~	~~**UP[3,4]**~~	~~**UP[3,4]**~~	~~**UP[3,4]**~~	~~**--**~~	~~**UP**~~	~~**UP**~~	~~**--**~~
Home Occupation	10-40.60.180	P	P	P	P	P	P	P
Institutional Residential								
Custodial Care Facilities		UP	UP	UP	UP	UP	UP	UP
Homeless Shelters	10-40.60.190							
Emergency Shelters		UP	UP	UP	UP	UP	UP	UP
Short Term Housing		UP	UP	UP	UP	UP	UP	UP
Transitional Housing		UP	UP	UP	UP	UP	UP	UP
Sheltered Care Homes		UP	UP	UP	UP	UP	UP	UP
Nursing Homes		--	UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	--	--	--	--	UP	UP	--
Manufactured Home	10-40.60.210	--	--	--	--	--	--	P
Manufactured Home Park	10-40.60.210.D	--	--	--	--	--	--	P
Manufactured Home Subdivision	10-40.60.210.C	--	--	--	--	--	--	P

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Mobile Home		--	--	--	--	--	--	P
Planned Residential Development	10-40.60.280	P	P	P	P	P	P	--
Single Room Occupancy, Fraternities and Sororities		--	--	--	--	UP	UP	--
Retail Trade								
Neighborhood Market								
≤ 1,500 sf		--	--	UP	--	--	--	UP
≤ 2,500 sf		--	--	--	--	UP	--	--
≤ 5,000 sf		--	--	--	--	--	UP	--
Offices		--	--	--	--	--	UP	--
Services								
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P	P
Cemeteries		UP	UP	UP	--	UP	UP	UP
Hospitals		UP	UP	UP	UP	UP	UP	UP
Public Services								
Emergency Services		UP	UP	UP	UP	UP	UP	UP
Public Services Minor		P	P	P	P	P	P	P
Public Services Major		--	--	--	--	--	--	--
Telecommunications Facilities								
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP

Table 10-40.30.030.B.

Residential Zones – Allowed Uses

Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Antenna-Supporting Structure	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Attached Telecommunications Facilities	10-40.60.310	P	P	P	P	P	P	P
Colocation Facility	10-40.60.310	P	P	P	UP	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Stealth Telecommunications Facilities	10-40.60.310	P	P	P	P	P	P	P
Transportation and Infrastructure								
Accessory Wind Energy Systems	10-40.60.040	P	P	P	--	P	P	P
Urban Agriculture								
Community Garden	10-40.60.140	P	P	P	P	P	P	P
Nurseries		UP	--	--	--	--	--	--

End Notes

1. A definition of each listed use type is in Chapter 10-80, Definitions.

2. Charter schools proposed in existing single-family residences shall be located on residential lots one acre or greater. Charter schools shall be subject to the review processes established in A.R.S. §15-189.01, as amended.

~~**3. Only permitted on lots or parcels with significant natural resources as determined by the Director, on parcels within the Resource Protection Overlay, or as part of an Affordable Housing development as defined in Division 10-30.20.**~~

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
43. ~~Multifamily dwellings in the RR, ER, or R1 zones shall be limited to either a duplex (two units) building(s) and/or individual (single unit) detached building(s).~~ Not permitted where public water, sewer, or streets are not available to serve the property.								
~~5~~4. Use is allowed only on a lot or parcel with a net lot area of five acres or greater.								
Key								
P	=	Permitted Use						
UP	=	Conditional Use – Requires the Approval of a Conditional Use Permit						
--	=	Use Not Allowed						

Section 7. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.030: Residential Zones, Table 10-40.30.030.C.: Residential Zones – Building Form and Property Development Standards, as follows:

Table 10-40.30.030.C.
Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Residential development subdivided by a plat							
Lot sizes	(1) Setbacks shall be provided in accordance with the building placement requirements of the property's zone unless alternative setbacks are delineated on the recorded final plat.						
Setbacks	(2) Any lot(s) created or reconfigured in accordance with the subdivision code shall conform with the current requirements of the property's zone, unless alternate lot area, lot width, lot depth, lot coverage, and setbacks are approved as part of a Planned Residential Development (see Section 10-40.60.280) by the City Council on a recorded final plat.						
Building Placement Requirements							
Setbacks							
Front (min.)							
2nd Floor and Below	75'	50'	15'	15'	10'	10'	15'
Above 2nd Floor	75'	50'	15'	15'	15'	15'	15'
For Parking	--	--	25'[1]	--	--	--	--
Side (min.)							
Interior Side Yard	10'	20' min./45' total	8'	6'	5'	5'	8'
Street Side Yard	25'	20'	15'	6'	5'	5'	12'
Rear (min.)	10'	60'	25'[2]	15'	15'[3]	15'[3]	10'

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Building Form Requirements							
Building Height (max.)[11,12, 13]	35'	35'	35'	35'	35'	60'[4]	30'
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%
Floor Area Ratio (max.)				**0.50**			
Density Requirements See Division 10-30.20, Affordable Housing Incentives							
Gross Density (units/acre)							
Min.	--	--	2	2	6	10	--
Maximum	1	1	6	14	14	29[5]	11
Maximum Bedroom Requirements							
Bedrooms per Acre **for Multi-Family Residential Development** ~~**on a Development Site with Four Units and Greater**~~							
Maximum	---End note 14---		15	--	35	72.5	--
Maximum for a High Occupancy Housing Development	---End note 15---		21	--	49	101.5	--
Minimum Lot Requirements							
Area							
Gross	1 ac[6]	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	4,000 sf
Per Unit	1 ac[6]	1 ac	6,000 sf	3,000 sf	End note	End note [5]	4,000 sf
Dimensions							
Width Interior Lots	100'[7,8]	149'[8]	60'[8]	50'[8]	50'[8]	50'[8,9]	40'

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

		Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
	Width Corner Lots	100'[7,8]	149'[8]	65'[8]	50'[8]	50'[8]	50'[8,9]	45'
	Depth	200'[7]	--	100'	100'	100'	75'[8,9]	100'
Other Requirements								
Common Space (% of Development Site Area)[10]		--	--	--	--	See Table 10-40.30.030.F		
Fences and Screening		See Division 10-50.50						
Landscaping		See Division 10-50.60						
Lighting		See Division 10-50.70						
Parking		See Division 10-50.80						
Signs		See Division 10-50.100						

End Notes

1. Fifteen feet for side entrance garages, where the garage is designed as an integral element of the primary dwelling (i.e., doors and windows are consistent with the overall architectural character).

2. One- or two-story residential buildings and decks attached to those buildings may be built to 15 feet from the rear property line; provided, that any portion of the structure located closer than 25 feet to the rear property line does not exceed 50 percent of the lot width.

3. May be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 square feet of open yard area per unit is provided; see Section 10-40.30.030.H.

4. Building height can be exceeded with approval of a conditional use permit.

5. The maximum number of units for each lot is based on the following:

Area of Lot	Required Lot Area Per Dwelling Units
5,000 to 14,000 square feet	2,500 square feet

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
14,001 to 24,000 square feet	2,000 square feet						
24,001 square feet and over	1,500 square feet						

6. Five-acre minimum where public water supply and public streets are not available to serve the property.

7. Where public water supply and public streets are not available to serve the property a minimum lot width of 200 feet and lot depth of 250 feet are required.

8. Lot width measured at the front setback line.

9. On lots greater than 9,000 square feet: 70 feet minimum width on interior lots, 75 feet minimum width on corner lots and 100 feet minimum depth on all lots.

10. Common Space as required in Division 10-50.110, Specific to Building Types, and areas set aside for resource preservation such as floodplains, slopes and forests (Division 10-50.90, Resource Protection Standards) may be used to satisfy this standard. In this context, “Common Space” includes active and passive recreation uses, landscape areas, and community gardens.

11. 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.

12. 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.

13. 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.

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
14. ~~Multiple~~Multi-Family Dwellings are allowed three bedrooms for the first acre of a development site and two and one-half bedrooms per acre for each additional acre.							
15. ~~Multiple~~Multi-Family Dwellings are allowed four bedrooms for the first acre of a development site and three and one-half bedrooms per acre for each additional acre.							
Key							
-- Not Applicable							

Section 8. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B.: Commercial Zones – Allowed Uses, as follows:

Table 10-40.30.040.B. Commercial Zones – Allowed Uses

Primary Land Use[1]	Specific Use Regulations	Commercial Zones					
		SC	CC	NCC	HC	CS	CB
Industrial, Manufacturing, Processing and Wholesaling							
Carpenter or Cabinet Shops		--	--	--	--	P	-
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sale		--	--	--	UP	--	
Machine or Metal Working Shops		--	--	--	--	P	--
Manufacturing and Processing – Incidental		--	P	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P	P	P	P	P
Mini-storage Warehousing	10-40.60.250	--	--	--	UP[2]	P	--
Research and Development Uses	10-40.60.300	--	--	--	UP	--	--
Transportation or Trucking Yards		--	--	--	--	P	--
Vehicle Towing/Impound Yard		--	--	--	P[4]	--	--
Warehousing		--	P[3]	P[3]	P[3]	--	P[3]
Wholesaling and Distribution		--	--	--	--	P	P[3]
Recreation, Education and Assembly							
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	--	UP	UP	UP	--	--
Commercial Campgrounds	10-40.60.130	--	--	--	P	--	--
Commercial Recreation Facilities, Indoor		P	P	P	P	--	P
Commercial Recreation Facilities, Outdoor	10-40.60.270	--	UP	UP	UP	--	--

Libraries, Museums		P	P	P	P	P	P
Meeting Facilities	10-40.60.230						
Regional		--	P	P	P	P	P
Neighborhood		P	P	P	P	P	P
Outdoor Public Uses, General		P	P	P	P	--	--
Places of Worship with 250 seats or less		P	P	P	P	P	P
Places of Worship with more than 250 seats		UP	UP	UP	UP	UP	UP
Schools – Public and Charter		P	P	P	P	P	P
Schools – Private		P	P	P	P	P	P
Theaters		P	P	P	P	--	P
Trade Schools		--	UP	UP	UP	UP	UP
Residential[5]							
Co-Housing	10-40.60.120	UP	UP	UP	UP	UP	UP
~~**Co-Housing as Part of a Mixed-Use Development**~~	~~**10-40.60.120**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
Congregate Care Facilities		UP	P	P	P	P	UP
Day Care, Centers	10-40.60.150.B	P	P	P	P	UP	UP

Day Care, Home	10-40.60.150.A	P	P	P	P	P	P
Development, Four Unit Residential		**UP[5,9,10]**	**P[5,7]**	**P[5,7]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**
Development, High Occupancy Housing	**10-40.60.170**	**UP**	**UP**	**UP**	**UP**	**UP**	**UP**
Development, Multi-Family Residential		**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**
Development, One Unit Residential		**--**	**P[5,7]**	**P[5,7]**	**--**	**--**	**--**
Development, Three Unit Residential		**UP[5,9,10]**	**P[5,7]**	**P[5,7]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**
Development, Two Unit Residential		**UP[5,9,10]**	**P[5,7]**	**P[5,7]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**
~~**Dwelling, Duplex**~~	-	~~**UP[5]**~~	~~**UP[5,7]**~~	~~**UP[5,7]**~~	~~**UP[5]**~~	~~**UP[5]**~~	~~**UP[5]**~~
~~**Dwelling, Duplex as Part of a Mixed-Use Development**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
~~**Dwelling, Multiple-Family**~~	-	~~**UP[5]**~~	~~**UP[5]**~~	~~**UP[5]**~~	~~**UP[5]**~~	~~**UP[5]**~~	~~**UP[5]**~~
~~**Dwelling, Multiple-Family as Part of a Mixed-Use Development**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
~~**Dwelling, Single-Family Attached**~~	-	-	~~**P[5,7]**~~	~~**P[5,7]**~~	-	-	-
~~**Dwelling, Single-Family Detached**~~	-	~~**--**~~	~~**P[5,7]**~~	~~**P[5,7]**~~	~~**--**~~	~~**--**~~	~~**--**~~
~~**Dwelling, Single-Family as Part of a Mixed-Use Development**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
Dormitories		UP	UP	UP	UP	UP	UP
Fraternities and Sororities		UP	UP	UP	UP	UP	UP

Group Homes		P[5,8]	P[5]	P[5]	P[5,8]	P[5,8]	P[5,8]
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.170**~~	~~**--**~~	~~**UP**~~	~~**UP**~~	~~**--**~~	~~**--**~~	~~**--**~~
~~**High Occupancy Housing Development, Two Units**~~	~~**10-40.60.170**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~
~~**High Occupancy Housing Development, Three Units**~~	~~**10-40.60.170**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~
~~**High Occupancy Housing Development, Four Units and Greater**~~	~~**10-40.60.170**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~
Home Occupation	10-40.60.180	P	P	P	P	P	P
Institutional Residential							
Custodial Care Facilities		P[6]	P[6]	P[6]	P[6]	P[6]	P[6]
Homeless Shelters							
Emergency Shelters	10-40.60.190	P[6]	P[6]	P[6]	P[6]	P[6]	P[6]
Short Term Housing		P[6]	P[6]	P[6]	P[6]	P[6]	P[6]
Transitional Housing		P	P	P	P	P	P
Sheltered Care Homes		P	P	P	P	P	P
Nursing Homes		UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	P	P	P	P	P	P
Residence for Owner, Caretaker or Manager		P	P	P	P	P	P

Single Room Occupancy		UP	--	--	P	--	P
Retail Trade							
Bars/Taverns		P	P	P	P	P	P
Crematorium		P	P	P	P	P	--
Drive-through Retail	10-40.60.160	P	P	P	P	--	--
Drive-through Service		P	P	P	P	--	--
Farmers Markets and Flea Markets		--	P	P	P	P	P
General Retail Business		P	P	P	P	P	P
Mixed Use	10-40.60.260	P	P	P	P	P	P
Mixed-Use High Occupancy Housing Development	10-40.60.170 and 10-40.60.260	UP	UP	UP	UP	UP	UP
Restaurant or Cafe		P	P	P	P	P	P
Services							
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P
Cemeteries		UP	UP	UP	UP	UP	--
Dry-cleaning, Processing		P	P	P	P	--	--
Equipment Rental Yard		--	UP	UP	P	P	--

Funeral Homes, Chapels and Mortuaries		--	P	P	P	--	UP
General Services		P	P	P	P	P	P
Hospital		UP	UP	UP	UP	UP	UP
Kennel, Animal Boarding	10-40.60.195	--	--	--	UP[11]	--	--
Marijuana Dispensary	10-40.60.220	--	--	--	P	--	--
Marijuana Testing Facility		P	P	--	P	P	--
Office		P	P	P	P	P	P
Public Services							
Public Services Major		--	--	--	--	--	--
Public Services Minor		P	P	P	P	P	P
Emergency Services		UP	UP	UP	UP	UP	UP
Travel Accommodations		UP	--	--	P	--	P
Veterinary Clinics		P	P	P	P	P	--
Veterinary Hospitals		--	--	--	UP	UP	--
Telecommunication Facilities							
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP
Antenna-Supporting Structure	10-40.60.310	UP	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P
Collocation Facility	10-40.60.310	P	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P	P	P	P	P

Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P
Transportation and Infrastructure							
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P	P
Garages, Off-Street		P	P	P	P	P	P
Parking Lots, Off-Street	10-50.80	P	P	P	P	P	P
Passenger Transportation Facilities		--	--	--	UP	UP	UP
Urban Agriculture							
Community Gardens	10-40.60.140	P	P	P	P	P	P
Food Production		--	--	--	UP[2]	UP[2]	--
Vehicle Sales and Services							
Automobile Service Station and Convenience Store	10-40.60.090	P	P	P	P	P	--
Automobile and Trailer Rental		--	--	--	P	P	--
Automobile/Vehicle Sales and Service, New and Used		--	UP	UP	P	P	UP
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	--	--	P	P	--
Automobile/Vehicle Repair Garages – Minor	10-40.60.100	--	UP	UP	P	P	--
Car Washes		P	P	P	P	--	--

Mobile Homes and Recreational Vehicles, Sales, and Service		--	--	--	P	--	--

End Notes	
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.	Residential uses in the SC, CC, HC, CS and CB zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses. Residential uses in the HC, CS and CB zones shall be subject to the development standards established in the HR zone. Residential uses in the SC, CC and NCC zones shall be subject to the development standards established in the MR zone.
6.	Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile.
7.	~~**Single-family and duplex dwellings**~~ **Residential Developments with less than five Dwelling Units** are permitted by right on existing lots 9,000 square feet or less subject to the building placement and building form requirements of the MR zone.
8.	Only permitted in legal nonconforming Single-Family Dwellings (Attached or Detached).
9.	Permitted without a Conditional Use permit per the provisions of Division 10-30.20: Affordable Housing Incentives.
10.	**Permitted without a Conditional Use permit when included in a Mixed Use Development per the provisions of Section 10-40.60.260.**

Key	
P =	Permitted Use
UP =	Conditional Use Permit Required
-- =	Use Not Allowed

Section 9. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.C.: Commercial Zones – Building Form and Property Development Standards, as follows:

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Building Placement Requirements						
Setback from property line						
Front (Also see Section 10-50.60.040.B)	15'[1]	0'	0'	0'[2]	0'	0'
Side						
Adjacent to Residential Use	---------- 15' min.[6] ----------					
Street Side (min.)	10'[3]	10'[3]	10'[3]	10'[3]	10'[3]	0'
All Other Sides	---------- 0' ----------					
Rear						
Adjacent to Residential	---------- 15' min. ----------					
All Other Rears	---------- 0' ----------					
Building Form Requirements						
Building Height (max.)[8, 9, 10]	35'	60'[4, 7]	45'[7, 13]	60'[4]	60'[4]	60'[4]
Gross FAR (max.)	0.8	2.5	2.5	3.0	2.0	No max.
Density Requirements						

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Gross Density (units/acre)						
Maximum	13[11]	---------- 29[11]----------				
Maximum Bedroom Requirements						
Bedrooms per Acre **for Multi-Family Residential Development** ~~**on a Development Site with Four Dwelling Units or More**~~						
Maximum	35[12]	---------- 72.5[12]----------				
Minimum Lot Requirements						
Area (Gross sf)	6,000	9,000[5]	9,000[5]	9,000	9,000	7,000
Width	50'	60'[5]	60'[5]	60'	60'	50'
Depth	100'	100'[5]	100'[5]	100'	100'	--
Common Space						
~~**Multiple**~~**Multi**-Family ~~**Dwellings**~~ **Residential Developments**	------- 15 percent of the gross lot or parcel area -------					
Other Requirements						
Fences and Screening	See Division 10-50.50					
Landscaping	See Division 10-50.60					
Outdoor Lighting	See Division 10-50.70					
Parking	See Division 10-50.80					

Table 10-40.30.040.C.

Commercial Zones – Building Form and Property Development Standards

	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Signs	See Division 10-50.100					
End Notes						
1. Front setbacks shall be equal to 15 feet 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 feet minimum, 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 feet in height.						
5. Any lot(s) created or reconfigured in accordance with the subdivision code shall conform with the current requirements of the property's zone, unless alternate lot area, lot width, lot depth, lot coverage, and setbacks are approved as part of a Planned Residential Development (see Section 10-40.60.280) by the City Council on a recorded final plat.						
6. Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5 feet minimum.						
7. Single-family dwellings and duplexes in the CC and NCC zones 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.						

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
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. Conditional use permit required for structures over 45 feet in height.						

Section 10. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-transect Zones, Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060.B.: Public and Open Space Zones – Allowed Uses, as follows:

Table 10-40.30.060.B.

Public and Open Space Zones – Allowed Uses

Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Industrial, Manufacturing, Processing and Wholesaling				
Quarrying Operations	10-40.60.290	UP	--	--
Ranching, Forestry and Animal Keeping				
Forestry		--	P	--
Ranching		--	P	--
Recreation, Education and Assembly				
Commercial Campgrounds	10-40.60.130	UP	--	--
Commercial Recreation Facilities, Indoor		UP	--	--
Commercial Recreation Facilities, Outdoor	10-40.60.270	UP	--	--
Libraries, Museums		P	--	--
Outdoor Public Uses, General		P	--	--
Open Spaces		P	P	P
Parks or Recreation Facilities				
Active Recreation		P	--	--
Passive Recreation		P	P	P
Schools – Public and Charter		P	--	--
Schools – Private		UP	--	--
Universities and Colleges		P	--	--
Residential				
Employee Housing		P[1]	--	--
Development, Four Unit Residential		**UP[1,2]**	**--**	**--**

Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses				
Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Development, Multi-Family Residential		**UP[1,2]**	**--**	**--**
Development, One Unit Residential		**UP[1,2]**	**--**	**--**
Development, Three Unit Residential		**UP[1,2]**	**--**	**--**
Development, Two Unit Residential		**UP[1,2]**	**--**	**--**
~~**Dwelling, Multiple-Family**~~	-	~~**UP[4]**~~	~~**--**~~	~~**--**~~
~~**Dwelling, Attached Single-Family**~~	-	~~**UP[4]**~~	~~**--**~~	~~**--**~~
~~**Dwelling, Detached Single-Family**~~	-	~~**UP[4]**~~	~~**--**~~	~~**--**~~
Institutional Residential				
Congregate Care Facilities		P	--	--
Convents 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	--	--
Services				
Cemeteries		UP	--	--

Table 10-40.30.060.B.

Public and Open Space Zones – Allowed Uses

Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Governmental Offices		P	--	--
Public Services				
Public Services Major		UP	--	--
Public Services Minor		UP	UP	--
Emergency Services		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	UP	--
Stealth Telecommunication Facilities	10-40.60.310	P	P	--
Transportation and Infrastructure				
Accessory Wind Energy Systems	10-40.60.040	P	P	--
Wind Energy Production Facility		UP	P	--
Airports/Landing Strips, Heliports, or Helistops	10-40.60.060	UP	--	--
Government Service/Maintenance Facilities		P	--	--
Municipal Airports		P	--	--
Urban Agriculture				
Community Gardens	10-40.60.140	P	--	--
Urban Farm	10-40.60.320	P	--	--

Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses				
Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
End Notes				
1. Residential Uses, not including Institutional Residential Uses, shall be subject to the Building form and property Development standards of the High Density Residential (HR) zone.				
2. Permitted without a Conditional Use permit per the provisions of Division 10-30.20: Affordable Housing Incentives.				
Key				
P = Permitted Use				
UP = Conditional Use Permit Required				
-- = Use Not Allowed				

Section 11. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Table 10-40.60.030.A.: Accessory Dwelling Unit Design, Development and Exceptions Standards, as follows:

Table 10-40.60.030.A. Accessory Dwelling Unit Design, Development and Exceptions Standards	
(11) Utility Service	(a) An attached or interior ADU shall be connected to the same utilities (except internet, telephone, and television) as the primary Single-Family Dwelling. ~~**Detached ADUs shall have a separate water meter.**~~

Section 12. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.170: High Occupancy Housing, as follows:

10-40.60.170 High Occupancy Housing

10-40.60.170 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

A. Applicability. This section provides general requirements and Conditional Use Permit standards for High Occupancy Housing Developments (HOHD) and Mixed-Use High Occupancy Housing Developments (MHOHD). The following Development types meet the definition of High Occupancy Housing and are required to obtain a Conditional Use permit.

~~**1. Single-Family High Occupancy Housing Development: A Single-Family Attached or Detached Dwelling Unit with seven or more Bedrooms or five or more Sanitation Facilities.**~~

~~**2. Two-Units High Occupancy Housing Development: A Development consisting of two Dwelling Units on one Lot or Parcel, excluding an Accessory Dwelling Unit, with more than a total of seven Bedrooms or one or more Dwelling Unit(s) containing four or more Sanitation Facilities.**~~

~~**3. Three-Units High Occupancy Housing Development: A Development consisting of three Dwelling Units on one Lot or Parcel with more than a total of nine Bedrooms or one or more Dwelling Unit(s) containing four or more Sanitation Facilities.**~~

~~**4**~~**1. ~~Four Units and Greater~~** High Occupancy Housing Development: A ~~**Development Site**~~ **Lot or Parcel** containing ~~**four**~~ **five** or more Dwelling Units with any of the following:

a. More than 20 percent of the total Dwelling Units have four Bedrooms; or

b. One or more of the Dwelling Unit(s) contain four or more Sanitation Facilities; or

c. The total number of Dwelling Units and Bedrooms per Acre exceeds the maximums of the building form and property development standards of the property's designated Non-Transect Zone; or

d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.

~~5~~2. Mixed Use High Occupancy Housing Development: A Mixed-Use Development **containing five or more Dwelling Units** with any of the following:

a. More than 20 percent of the total Dwelling Units have four Bedrooms or more; or

b. One or more Dwelling Unit(s) contain four or more Sanitation Facilities; or

c. The total number of Dwelling Units and Bedrooms per Acre exceeds the maximums the building form and property development standards of the property's designated Non-Transect zone; or

d. If the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre and 72.5 bedrooms per acre.

B. Exceptions. Housing Developments, either for rental or purchase, in which all Dwelling Units are permanently affordable and offered at 60 percent or less of the area median income (AMI) in compliance with the Department of Housing and Urban Development regulations shall not be categorized as High Occupancy Housing Development, regardless of the number of Dwelling Units, Bedrooms, or zoning.

C. General Requirements.

~~**1. The maximum number of Bedrooms in a two-unit HOHD or MHOHD: 10.**~~

~~**2. The maximum number of Bedrooms in a three-unit HOHD or MHOHD: 12.**~~

~~3~~1. An HOHD ~~**with four units and greater**~~ in a residential zone shall not exceed a Bedroom-to-Dwelling Unit ratio of 3.5.

~~4~~2. An HOHD or MHOHD ~~**with four units and greater**~~ in a commercial zone shall have:

a. A minimum of 20 percent of the Bedrooms contained in studio and/or one-Bedroom Dwelling Units; and

b. A maximum of 30 percent of Bedrooms contained in Dwelling Units with four Bedrooms or more.

53. An MHOHD with 4 units and greater shall be on a lot or parcel that abuts a street classified as a Collector or Arterial.

64. An MHOHD shall comply with the Mixed-Use Development standards of Section 10-40.60.260.

75. Prior to the final approval of a land division that creates a Development that conforms to the definition of an HOHD or MHOHD, a Conditional Use permit shall be obtained for the Development Site that will contain the HOHD or MHOHD.

D. Building Footprint[1] Sizes and Separation Requirements for HOHD or MHOHD ~~**with Four Units and Greater**~~ within a Historic Overlay Zone.

1. Maximum building footprint[1] on a Development Site within a historic overlay zone, excluding properties zoned Central Business (CB), T6 Downtown, T5 Main Street, or T5-O Main Street Open shall not exceed 5,000 square feet.

2. Maximum building footprint[1] on a Development Site within a historic overlay zone and zoned Central Business (CB), T6 Downtown, T5 Main Street, and T5-O Main Street Open shall not exceed 22,000 square feet.

3. The minimum separation between building footprints on the same lot or parcel and building footprints on an abutting lot or parcel (not including Accessory Structures), shall be a distance that is the greater of 10 feet, or one-third the height of the taller structure, excluding properties zoned Central Business (CB), T6 Downtown, T5 Main Street or T5-O Main Street Open.

Note 1: The maximum allowable building footprint is equal to the largest floor plate of a structure, including interior courtyards, abutting and interior, or partial interior, podium and above ground parking structure(s), and structures connected with a roof.

E. Waste Management Plan for HOHD or MHOHD ~~**with Four Units and Greater**~~.

1. A waste management plan shall be reviewed and approved by the City's Public Works Director, or designee, prior to the approval of the site plan.

2. The building permit shall include all necessary improvements to comply with the approved waste management plan.

3. The Development shall be maintained in compliance with the approved waste management plan.

F. Additional Conditional Use Permit Criteria for HOHD or MHOHD Developments ~~**with Four Units and Greater**~~. In addition to the criteria of Section 10-20.40.050.E., the Planning and Zoning Commission shall not approve a Conditional Use Permit unless:

1. The applicant has consulted with the City's Police Department to create a safety plan for the Development.

2. The Development Site has a permanent transit stop located within 1,320 feet, measured following a continuously improved walkway, sidewalk, and/or public trail. A distance greater than 1,320 feet may be approved by the Planning & Zoning Commission when the applicant can demonstrate that the additional distance does not impede reasonable access to transit.

3. The proposed HOHD or MHOHD is consistent with and conforms to the goals and policies of the General Plan and any applicable Specific Plan.

Section 13. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.260: Mixed Use, as follows:

10-40.60.260 Mixed Use

A. **Purpose.** The Regional Plan promotes ~~**the concept of a more**~~ **a** compact development pattern for the City by mapping and describing ~~**activity centers in**~~ urban, suburban, and rural **centers** ~~**area types**~~,

and encouraging mixed-use development. ~~**Mixed use is intended to encourage reinvestment of under-utilized parcels and infill development of vacant parcels with a compatible and balanced mix of residential, commercial, and institutional uses within close proximity to each other, rather than the separation of uses. Mixed use is also encouraged in new developments in Greenfield locations.**~~ Mixed-use developments foster pedestrian-oriented residential and commercial development by providing more housing options, reducing traffic congestion, providing a stronger economy in commercial areas, and encouraging pedestrian trips. Mixed use also has the potential to provide increased opportunities for ~~**Affordable H**~~**h**ousing. ~~**In order to accomplish these goals, higher intensities of land use are permitted for mixed-use structures than for the individual uses permitted in a zone.**~~

B. Mix of Uses.

1. A mixed-use development combines residential and nonresidential uses, ~~**or different types of nonresidential uses,**~~ on the same site with the residential units either located above the nonresidential uses (vertical mixed use) or allowed at ground level behind street-fronting nonresidential uses (horizontal mixed use) under the limited circumstances specified by this section. Examples of vertical and horizontal mixed use are illustrated in Figure 10-40.60.260.A.

Section 14. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.040: T2 Rural (T2) Standards, as follows:

10-40.40.040 T2 Rural (~~**TS**~~ **T2**) Standards

B. Allowed Building Types[1,2]	
Apartment House[3]	Single-Family Estate
Bungalow Court[3]	Single-Family House
Carriage House	**Triplex, Stacked**
Duplex, Front-and-Back	**Townhouse**
Duplex, Side-by-Side	
Duplex, Stacked	

[1]See Division 10-50.110, Specific to Building Types, for building type descriptions and regulations.

[2]See Divisions 10-50.30, Building Height, and 10-50.110, Specific to Building Type, for additional building form regulations.

[3]Limited to four dwelling units.

Section 15. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.040: T2 Rural (T2) Standards, Subsection 10-40.40.040.H.: Allowed Uses, as follows:

H. Allowed Uses

Land Use[1]	Specific Use Regulations	T2
Ranching, Forestry, and Resource		
Animal Keeping	10-40.60.070	P
Nurseries		P
Ranching		P
Residential		
Accessory Buildings and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.030	P
Co-Housing	10-40.60.120	P
Congregate Care Facilities		UP
Dwelling: Single-Family		P
Development, Four Unit Residential		**P**
Development, One Unit Residential		**P**
Development, Three Unit Residential		**P**

Land Use[1]	Specific Use Regulations	T2
Services		
Bed and Breakfast	10-40.60.110	P
Cemeteries		P
Crematoriums		UP
Daycare	10-40.60.150	
Home		P
Centers		P
Public Services		
Emergency Services		UP
Telecommunication Facilities		
AM Broadcasting Facilities	10-40.60.310	UP
Antenna-Supporting Structure	10-40.60.310	UP
Attached Telecommunication Facilities	10-40.60.310	P
Collocation Facility	10-40.60.310	P

Development, Two Unit Residential		**P**
Group Home		P
Home Occupation	10-40.60.180	P
Institutional Residential		
Custodial Care Facilities		UP
Nursing Homes		UP
Homeless Shelter	10-40.60.190	UP
Sheltered Care Home		UP
Recreation, Education and Public Assembly Uses		
Commercial Campgrounds	10-40.60.130	UP
Commercial Recreation Facilities, Outdoor		UP
Libraries, Museums		UP
Meeting Facilities, ~~**Public and Private**~~ **Neighborhood**	10-40.60.230	P~~2~~
Outdoor Public Use, General		P
Places of Worship		P/UP[4]

FM/DTV Broadcasting Facilities	10-40.60.310	P
Stealth Telecommunication Facilities	10-40.60.310	P
Transportation and Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	P
Greenhouses		P
End Notes		

1. See Chapter 10-80, Definitions, for use type definitions.

~~**2. UP required if liquor is sold or if facilities exceed 250 seats.**~~

32. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.

43. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Schools – Private		P		
Schools – Public and Charter		P[3]		

Key	
P	Permitted Use
UP	Conditional Use Permit Required

Section 16. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards, as follows:

10-40.40.050 T3 Neighborhood I (T3N.1) Standards

B. Allowed Building Types[1, 3]	
Apartment House[2]	
Bungalow Court[2]	Duplex, Stacked[2]
Carriage House	Single-Family Cottage
Duplex, Front-and-Back[2]	Single-Family House
Duplex, Side-by-Side[2]	**Triplex, Stacked**

[1]See Division 10-50.110, Specific to Building Types, for building type descriptions and regulations.

Townhouse

[2] ~~**Permitted only if the building type exists at the effective date of this Zoning Code.**~~ **Limited to four dwelling units**

[3]See Divisions 10-50.30, Building Height, and 10-50.110, Specific to Building Types, for additional building form regulations.

Section 17. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards, Subsection 10-40.40.050.H.: Allowed Uses, as follows:

H. Allowed Uses

Land Use[1]	**Specific Use Regulations**	**T3N.1**	**Land Use[1]**	**Specific Use Regulations**	**T3N.1**
Residential			Outdoor Public Use, General		P

H. Allowed Uses

Land Use[1]	Specific Use Regulations	T3N.1
Accessory Buildings and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.040	P
Co-Housing	10-40.60.120	P
Congregate Care Facilities		UP
Dormitories and Fraternities/Sororities		UP
~~**Dwelling: Multiple-Family**~~	-	~~**P**~~[2]
~~**Dwelling: Single-Family**~~	-	~~**P**~~
~~**Duplex**~~	-	~~**P**~~[2]
Development, One Unit Residential		**P**
Development, Two Unit Residential		**P**

Land Use[1]	Specific Use Regulations	T3N.1
Places of Worship		P/UP[~~6~~4]
Schools – Private		P
Schools – Public and Charter		P[~~5~~3]
Retail Trade		
Neighborhood Market ≤ 1,500 sf		UP
Services		
Bed and Breakfast	10-40.60.110	P
Cemeteries		UP
Daycare	10-40.60.150	
Home		P
Centers		UP
Public Services		

H. Allowed Uses

Land Use[1]	Specific Use Regulations	T3N.1
Development, Three Unit Residential		**P**
Development, Four Unit Residential		**P**
Group Home		P
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.170**~~	~~**UP**~~
~~**High Occupancy Housing Development, Two-units**~~	~~**10-40.60.170**~~	~~**UP**~~
~~**High Occupancy Housing Development, Three-units**~~	~~**10-40.60.170**~~	~~**UP**~~
High Occupancy Housing Development~~**, Four-units and Greater**~~	10-40.60.170	UP
Home Occupation	10-40.60.180	P
Institutional Residential	10-40.60.190	UP
Recreation, Education and Public Assembly		
Public Services Minor		P
Emergency Services		UP
Telecommunication Facilities		
Stealth Telecommunication Facilities	10-40.60.310	P
Transportation and Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	P

H. Allowed Uses

Land Use[1]	Specific Use Regulations	T3N.1		Land Use[1]	Specific Use Regulations	T3N.1
Dance or Music Studio ≤ 650 sf		P~~3~~2				
Libraries, Museums						
≤ 2,500 sf		P				
> 2,500 sf		UP				
Meeting Facilities, ~~**Public and Private**~~ **Neighborhood**	10-40.60.230	P~~/UP~~ [4]				

End Notes	
1.	See Chapter 10-80, Definitions, for use type definitions.
~~**2.**~~	~~**Permitted only if the use exists at the effective date of this code.**~~
~~3~~2.	Not allowed on the ground floor unless behind an allowed ground-floor use.
~~**4.**~~	~~**UP required if liquor is sold or if facilities exceed 250 seats.**~~
~~5~~3.	Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.
~~6~~4.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required

Section 18. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards, as follows:

10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards

B. Allowed Building Types[1, 2]	
Apartment House	Duplex, Stacked
Bungalow Court	Single-Family Cottage
Carriage House	Single-Family House

Duplex, Front-and-Back	Triplex, Stacked
Duplex, Side-by-Side	**Townhouse**

[1]See Division 10-50.110, Specific to Building Types, for building type descriptions and regulations.

[2]See Divisions 10-50.30, Building Height, and 10-50.110, Specific to Building Types, for additional building form regulations.

Section 19. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards, Subsection 10-40.40.060.H.: Allowed Uses, as follows:

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.2**	**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
Residential			Libraries, Museums		

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.2**	**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
Accessory Buildings and Structures	10-40.60.020	P	≤ 2,500 sf		P
			> 2,500 sf		UP
			Meeting Facilities, ~~Public and Private~~ Neighborhood	10-40.60.230	P~~/UP[3]~~
Accessory Dwelling Unit	10-40.60.030	P	Outdoor Public Use, General		P
Co-Housing	10-40.60.120	P			
Congregate Care Facilities		UP	Places of Worship		P/UP[54]
Dormitories and Fraternities/Sororities		UP	Schools – Private		P
			Schools – Public and Charter		P[43]
~~Dwelling: Multiple-Family~~	-	~~P~~	**Retail Trade**		
~~Dwelling: Single-Family~~	-	~~P~~	Neighborhood Market ≤ 1,500 sf		P
~~Duplex~~	-	~~P~~	**Services**		
Development, Four Unit Residential		P	Bed and Breakfast	10-40.60.110	P
Development, Multi-Family Residential		P	Cemeteries		UP
Development, One Unit Residential		P	Crematoriums		UP

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.2**	**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
Development, Three Unit Residential		**P**	Daycare	10-40.60.150	
Development, Two Unit Residential		**P**	Home		P
Group Home		P	Centers		UP
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.175**~~	~~**UP**~~	Public Services		
			Public Services Minor		P
~~**High Occupancy Housing Development, Two-units**~~	~~**10-40.60.175**~~	~~**UP**~~	Emergency Services		UP
			Telecommunication Facilities		
~~**High Occupancy Housing Development, Three-units**~~	~~**10-40.60.175**~~	~~**UP**~~	Stealth Telecommunication Facilities	10-40.60.310	P
			Transportation and Infrastructure		
High Occupancy Housing Development~~**, Four-units and Greater**~~	10-40.60.~~**175**~~**170**	UP	Accessory Wind Energy Systems	10-40.60.040	P
			Urban Agriculture		
Home Occupation	10-40.60.180	P	Community Gardens	10-40.60.140	P
Institutional Residential	10-40.60.190	UP			
Live/Work		P			
Recreation, Education and Public Assembly Uses					

H. Allowed Uses						
Land Use[1]	**Specific Use Regulations**	**T3N.2**		**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
Dance or Music Studio ≤ 650 sf		P[2]				

End Notes	
1.	See Chapter 10-80, Definitions, for use type definitions.
2.	Not allowed on the ground floor unless behind an allowed ground-floor use.
~~3.~~	~~UP required if liquor is sold or if facilities exceed 250 seats.~~
43.	Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.
~~5~~4.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required

Section 20. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.070: T4 Neighborhood 1 (T4N.1) Standards, Subsection 10-40.40.070.I.: Allowed Uses, as follows:

I. Allowed Uses

Land Use[1]	Specific Use Regulations	T4N.1	T4N.1-O
Residential			
Accessory Buildings and Structures	10-40.60.020	P[2]	P[2]
Accessory Dwelling Unit	10-40.60.030	P	P
Co-Housing	10-40.60.120	P	P
Congregate Care Facilities		P	P
Dormitories, Fraternities/Sororities and SRO (≤15 rooms)		UP	UP
Development, Four Unit Residential		**P**	**P**
Development, Multi-Family Residential		**P**	**P**
Development, One Unit Residential		**P**	**P**
Development, Three Unit Residential		**P**	**P**
Development, Two Unit Residential		**P**	**P**
~~**Dwelling: Multiple-Family**~~	-	~~**P**~~	~~**P**~~
~~**Dwelling: Single-Family**~~	-	~~**P**~~	~~**P**~~
~~**Duplex**~~	-	~~**P**~~	~~**P**~~

Land Use[1]	Specific Use Regulations	T4N.1	T4N.1-O
Markets			
Neighborhood Market ≤ 2,500 sf	-	P	
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurant, or Cafes		-	P
Services			
ATM		-	P
Bed and Breakfast	10-40.60.110	P	p
Cemeteries		UP	UP
Crematorium		-	UP
Daycare	10-40.60.150		
Home		P	P
Centers		UP	UP
Funeral Homes, Chapels, Mortuaries		-	P
General Services		-	P
Lodging			

Group Home		P	P
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.175**~~	~~**UP**~~	~~**UP**~~
~~**High Occupancy Housing Development, Two-units**~~	~~**10-40.60.175**~~	~~**UP**~~	~~**UP**~~
~~**High Occupancy Housing Development, Three-units**~~	~~**10-40.60.175**~~	~~**UP**~~	~~**UP**~~
High Occupancy Housing Development~~, **Four-units and Greater**~~	10-40.60.~~**175**~~**170**	UP	UP
Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	P
Recreation, Education and Public Assembly			
Libraries, Museums			
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
≤ 15 rooms		-	P
Offices		-	P
Public Services			
Public Services Minor		P	P
Emergency Services		UP	UP
Veterinary Clinic		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.310	P	P
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Urban Agriculture			
Community Gardens	10-40.60.140	P	P

Meeting Facilities, ~~**Public and Private**~~ **Neighborhood**	10-40.60.230	P[3]	P[3]
Places of Worship		P/UP[4] [3]	P/UP[43]
Schools – Private		P	P
Schools – Public and Charter		P	P
Retail Trade			
Bars/Taverns		-	P
General Retail Businesses, except with any of the following features		-	P
Drive-Through		-	-
Floor Area ≥ 3,500 sf		-	UP

End Notes	
1.	See Chapter 10-80, Definitions, for use type definitions.
2.	Not allowed on the ground floor unless behind an allowed ground-floor use.
~~**3.**~~	~~**UP required if liquor is sold or if facilities exceed 250 seats.**~~
43.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
-	Use Not Allowed

Section 21. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.080: T4 Neighborhood 2 (T4N.2) Standards, Subsection 10-40.40.080.I.: Allowed Uses, as follows:

I. Allowed Uses

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Residential			
Accessory Buildings and Structures	10-40.60.020	P[2]	P[2]
Accessory Dwelling Unit	10-40.60.030	P	P

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
General Retail Businesses, except with any of the following features		-	P
Drive-Through		-	-

I. Allowed Uses

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Co-Housing	10-40.60.120	P	P
Congregate Care Facilities		P	P
Dormitories, Fraternities/Sororities and SROs (≤ 15 rooms)		UP	UP
Development, Four Unit Residential		**P**	**P**
Development, Multi-Family Residential		**P**	**P**
Development, One Unit Residential		**P**	**P**
Development, Three Unit Residential		**P**	**P**
Development, Two Unit Residential		**P**	**P**
~~**Dwelling: Multiple-Family**~~	-	~~**P**~~	~~**P**~~
~~**Dwelling: Single-Family**~~	-	~~**P**~~	~~**P**~~
~~**Duplex**~~	-	~~**P**~~	~~**P**~~

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Floor Area ≥ 3,500 sf		-	UP
Markets			
Neighborhood Market ≤ 2,500 sf	-	P	
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurant, or Cafes		-	P
Services			
ATM		-	P
Bed and Breakfast	10-40.60.110	P	P
Cemeteries		UP	UP
Crematorium		UP	UP
Daycare	10-40.60.150		

I. Allowed Uses

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Group Home		P	P
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.175**~~	~~**UP**~~	~~**UP**~~
~~**High Occupancy Housing Development, Two-units**~~	~~**10-40.60.175**~~	~~**UP**~~	~~**UP**~~
~~**High Occupancy Housing Development, Three-units**~~	~~**10-40.60.175**~~	~~**UP**~~	~~**UP**~~
High Occupancy Housing Development~~, **Four-units and Greater**~~	10-40.60.~~175~~170	UP	UP
Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	UP
Recreation, Education and Public Assembly			

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Home		P	P
Centers		UP	UP
Funeral Homes, Chapels, Mortuaries		-	P
General Services		-	P
Lodging		UP	UP
Offices		-	P
Public Services			
Public Services Minor		P	P
Emergency Services		UP	UP
Veterinary Clinic		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.310	P	P
Transportation and Infrastructure			

I. Allowed Uses

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Libraries, Museums			
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, ~~Public and Private~~ Neighborhood	10-40.60.230	P[3]	P[3]
Places of Worship		P/UP[43]	P/UP[43]
Schools – Private		P	P
Schools – Public and Charter		P	P
Retail Trade			
Bars/Taverns		-	P
Accessory Wind Energy Systems	10-40.60.040	P	P
Urban Agriculture			
Community Gardens	10-40.60.140	P	P

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.
3. ~~**UP required if liquor is sold or if facilities exceed 250 seats.**~~

I. Allowed Uses							
Land Use[1]	**Specific Use Regulations**	**T4N.2**	**T4N.2-O**	**Land Use[1]**	**Specific Use Regulations**	**T4N.2**	**T4N.2-O**
43. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.							
Key							
P	Permitted Use						
UP	Conditional Use Permit Required						
-	Use Not Allowed						

Section 22. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.20: Architectural Design Standards, Section 10-50.20.020: Applicability, as follows:

10-50.20.020 Applicability

A. The standards found within this division shall apply to all development within the City in accordance with the requirements and procedures established in Section 10-20.40.140, Site Plan Review and Approval, and as follows:

1. Applications for site plan review or expansions involving commercial, ~~**duplex, multifamily**~~ **Multi-Family Residential Development**, business park, and institutional uses that:

a. Contain greater than 1,000 square feet of gross floor area; or

b. Include expansions greater than 25 percent of gross floor area. Building additions, either with a single addition or cumulative additions subsequent to February 1, 2002 (the effective date of the Design Review Guidelines adopted into the 1991 Land Development Code), will count towards the 25 percent expansion of gross floor area;

2. Applications for conditional use permits;

3. Applications involving facade changes to building and structure elevations that are visible from a public way, including, but not limited to, public and private streets, public trails and paths, and alleys; and

4. Applications for new development in historic districts which shall comply with these standards as well as any design standards established for the district.

B. The standards found within this division shall not apply to the following:

1. ~~**Individual single-family dwellings**~~ **Residential Development with less than 5 dwelling units**;

2. Industrial uses and buildings outside of the RD zone and business parks; and

3. Buildings within a traditional neighborhood community plan (See Division 10-30.80) that provide their own architectural standards.

Section 23. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.60: Landscape Standards, Section 10-50.60.020: Applicability, as follows:

10-50.60.020 Applicability

The provisions of this division shall apply to new and existing development as follows. Exceptions are provided in subsection C. of this section.

A. New Developments. All new developments, except those listed in subsection (C) of this section, shall provide landscaping in compliance with this division.

B. Existing Development. A single addition or cumulative additions subsequent to May 7, 1992, that meet the following thresholds, shall, to the maximum extent feasible as determined by the Director, provide landscaping in compliance with this division. Where existing site conditions may make it difficult

to achieve full compliance as otherwise required below and to ensure that as much as feasible the business expansion is successful, landscaping standards may be modified in accordance with Section 10-20.40.090, Minor Modifications to Development Approvals.

1. An expansion or alteration of an existing nonresidential or residential use that results in a 35 percent or more increase in dwelling units, gross floor area, seating capacity, or parking spaces, either with a single or cumulative addition(s) or expansion(s).

2. Change or intensification of a use that increases the required parking by 35 percent or more. If the required additional parking is less than 35 percent, then landscaping is only required for the new parking spaces in compliance with Section 10-50.60.050, Landscaping Standards.

3. Developments or uses requiring a Conditional Use Permit to the maximum extent feasible as determined by the Planning Commission.

C. Exceptions. The provisions of this division do not apply to the following:

1. ~~**Construction of a new single-family dwelling or of an addition or alteration to an existing single-family dwelling.**~~ **Residential Developments with less than 5 dwelling units and their associated accessory structures including Accessory Dwelling Units.**

~~**2. Individual single-family detached residences and accessory structures.**~~

~~**3. Single-family cluster dwelling residences in the RR and ER zones.**~~

~~**4. Secondary single-family detached dwellings on the same lot as the primary dwelling, where permitted.**~~

~~**5. Accessory dwelling units.**~~

Section 24. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.80: Parking Standards, Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required, as follows:

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
Residential	
~~**Accessory Dwelling Units**~~	~~**1.0**~~

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
One Unit Residential Development ~~**Single-Family Dwelling (Attached and Detached)**[1]~~	**1.0 space** ~~**2.0 spaces, plus 1 space for each additional bedroom above 4 bedrooms. The maximum number of required parking spaces shall not exceed 8 spaces.**~~
Two Unit Residential Development	**1.0 spaces per unit**
Three Unit Residential Development	**1.0 spaces per unit**
Four Unit Residential Development	**1.0 spaces per unit**
Multi~~**ple**~~-Family **Residential** Development ~~**and Duplex**[1]~~ ~~**Developments**~~	
Unit Type	
Studio ~~**per unit**~~	1.25 **spaces per unit**
1 Bedroom ~~**per unit**~~	1.5 **spaces per unit**
2 – 3 Bedrooms ~~**per unit**~~	2.0 **spaces per unit**
4 Bedrooms ~~**per unit**~~	2.5 **spaces per unit**
5+ Bedrooms ~~**per unit**~~	3.0 spaces for the first 5 bedrooms plus 0.5 space for each additional bedroom **per unit**
Guest Spaces (Includes ~~**spaces for**~~ **B**~~**b**~~oats and RVs)	**0.25 per each 2+ bedroom units** ~~**0.25 spaces for each unit with 2 bedrooms and greater**~~
Affordable **Housing Incentive for Multi-Family Residential Development** ~~**(All Dwelling Classifications)**~~	
Studio	1.0 **space per unit**
1 Bedroom	1.0 **space per unit**
2 – 3 Bedrooms	1.5 **spaces per unit**
4+ Bedrooms	2.0 **spaces per unit**

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
Guest Spaces ~~**for Multifamily Dwelling**~~ (Includes Boats and RVs)	0.25 per each 2+ bedroom units
High Occupancy Housing Development	
~~**a. Single-Family – Attached and Detached, Duplex, and Development Sites with three units or less**~~	~~**1 space per bedroom**~~
~~**b. Developments Sites with four units or more**~~ **High Occupancy Housing Development**	The sum of: 1 to 75 bedrooms = 1 space per bedroom, plus 76 to 325 bedrooms = 0.90 spaces per bedroom, plus 326 to 650 bedrooms = 0.80 spaces per bedroom, plus Greater than 650 bedrooms = 0.70 spaces per bedroom
Co-Housing	1 per bedroom
Congregate Care Facility	0.75 per unit plus 1 per employee
Institutional Residential	1 per 6 beds plus 1 per employee
Convents or Monasteries	In addition, if a chapel is open to the public, the parking requirements for “Meeting Facilities, Public or Private” shall apply.
All Other Institutional Residential Uses (Listed in the Definition)	1 per 6 beds plus 1 per employee
Dormitories, Single Room Occupancies, and Fraternities and Sororities	
Private Rooms	1 per bedroom or sleeping room plus 1 for owner or manager

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
Live/Work	See residential parking requirement plus, 1 per 300 gsf of work area
Manufactured Homes	~~2~~1 per unit; and 1 guest parking space per 8 manufactured home sites
End Note	
~~1. **Parking reductions allowed in Section 10-50.80.060, Parking Adjustments, shall not apply to single-family dwellings and duplexes.**~~	
Key sf square foot gsf gross square feet	

Section 25. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.80: Parking Standards, Section 10-50.80.050 Bicycle Parking, as follows:

10-50.80.050 Bicycle Parking

A. Applicability.

1. The following regulations are applicable whenever the provisions of Section 10-50.80.020, Applicability, have been met.

2. Bicycle parking is not required for **Residential Developments with less than five dwelling units.** ~~**single-family residential developments and uses.**~~

Section 26. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.110: Specific to Building Types, Table 10-50.110.030.A. Allowed Building Types, as follows:

Table 10-50.110.030.A. Allowed Building Types		
		TRANSECT ZONE
Building Type[1]	Section	

		T1	T2	T3N.1	T3N.2	T4N.1	T4N.1-O	T4N.2	T4N.2-O	T5	T5-O	T6
Carriage House	10-50.110.040	--	A	A	A	A	A	A	A	--	--	--
Single-Family Estate	10-50.110.050	--	A	--	--	--	--	--	--	--	--	--
Single-Family House	10-50.110.060	--	A	A	A	A	A	A	A	--	--	--
Single-Family Cottage	10-50.110.070	--	--	A	A	A	A	A	A	--	--	--
Bungalow Court	10-50.110.080	--	--A	A	A	A	A	A	A	--	--	--
Duplex, Side-by-Side	10-50.110.090	--	--A	A	A	A	A	A	A	--	--	--
Duplex, Stacked	10-50.110.100	--	--A	A	A	A	A	A	A	--	--	--
Duplex, Front-and-Back	10-50.110.110	--	--A	A	A	A	A	A	A	--	--	--
Triplex, Stacked	10-50.110.120	--	--A	--A	A	A	A	A	A	--	--	--
Townhouse	10-50.110.130	--	--A	--A	--A	A	A	A	A	--	A	--
Apartment House	10-50.110.140	--	--A	--A	--A	A	A	A	A	--	A	--
Courtyard Apartment	10-50.110.150	--	--	--	--	A	A	A	A	--	A	--
Live/Work	10-50.110.160	--	--	--	--	--	A	--	A	A	A	A

Apartment Building	10-50.110.170	--	--	--	--	A	A	A	A	--	A	--
Commercial Block	10-50.110.180	--	--	--	--	--	--	--	A	A	A	A

Section 27. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.040: Definitions "D", as follows:

~~Development, Duplex: A development consisting of one or more lots or parcels that contains a duplex.~~

Development, Four Unit Residential: A development consisting of four Dwelling Units on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than four families living independently of each other.

Development, Multi-Family Residential: A development consisting of five or more Dwelling Units on the same Lot or Parcel in attached, detached or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by five or more families living independently of each other.

Development, One Unit Residential: A development consisting of one primary Dwelling Unit, and any associated Accessory Dwelling Units, on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than one family living independently per unit.

Development, Three Unit Residential: A development consisting of three Dwelling Units on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than three families living independently of each other.

Development, Two Unit Residential: A development consisting of two Dwelling Units on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than two families living independently of each other.

Dwelling, Fourplex: A Building having four Dwelling Units on a single Lot or Parcel used, designed, or intended for use or occupancy as living quarters for four families living independently of each other.

Dwelling, Multi~~ple~~-Family: A B~~b~~uilding, or portion thereof, having ~~three~~ **five** or more D~~d~~welling U~~u~~nits on a single Llot **or Parcel** used, ~~or~~ designed**,** or intended for use or occupancy as living quarters by ~~three~~ **five** or more families living independently of each other.

Dwelling, Triplex: A Building having three Dwelling Units on a single Lot or Parcel used, designed, or intended for use or occupancy as living quarters for three families living independently of each other.

Section 28. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.080: Definitions "H", as follows:

~~**High Occupancy Housing Development, Single-Family: A single-family attached or detached dwelling unit with:**~~

~~**a. Seven or more bedrooms; or**~~

~~**b. Five or more sanitation facilities.**~~

~~**High Occupancy Housing Development, Two-Units: A lot or parcel containing two dwelling units, excluding an accessory dwelling unit, with:**~~

~~**a. More than a total of seven bedrooms; or**~~

~~**b. One or more dwelling unit(s) containing four or more sanitation facilities.**~~

~~**High Occupancy Housing Development, Three-Units: A lot or parcel containing three dwelling units with:**~~

~~**a. More than a total of nine bedrooms; or**~~

~~**b. One or more dwelling unit(s) containing four or more sanitation facilities.**~~

High Occupancy Housing Development~~**, Four-Units and Greater**~~: A ~~**Development Site**~~ **Lot or Parcel** containing ~~**four**~~ **five** or more Dwelling Units where:

a. More than 20 percent of the total Dwelling Units have four Bedrooms or more; or

b. One or more of the Dwelling Unit(s) contain four or more Sanitation Facilities; or

c. The total number of Dwelling Units and Bedrooms per Acre exceeds the building form and property development standards of the property's designated Non-Transect Zone; or

d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.

Section 29. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.130: Definitions "M", as follows:

Mixed Use: ~~**The**~~ **A** development ~~**of a single building**~~ containing **both residential and nonresidential land uses including,** ~~**more than one type of land use or a single development of more than one building and use including**~~, ~~**but not limited to, residential, office,**~~ retail **trade**, **services,** recreation, **education, or assembly.** ~~**public, or entertainment, where the different land use types are in close proximity, planned as a unified complementary whole, and shared pedestrian and vehicular access and parking areas are functionally integrated.**~~

1. Horizontal Mixed Use: **Residential and nonresidential land uses** ~~**Two or more different types of uses are**~~ placed next to each other on the same **Development Site** ~~**parcel**~~, planned as a unit, and connected ~~**together**~~ with pedestrian and vehicular access. ~~**For instance, a subdivision containing single-family dwellings that is adjacent to a neighborhood commercial development and office complex.**~~

2. Vertical Mixed Use: **Residential and nonresidential land uses** ~~**Where two or more different uses**~~ occupying the same building usually on different floors. For instance, retail on the ground floor and ~~**office and/or**~~ residential uses on the second and/or third floors.

Mixed-Use High Occupancy Housing Development (MHOHD):

1. A Mixed-Use Development **containing five or more Dwelling Units** with:

   a. More than 20 percent of the total Dwelling Units have four Bedrooms or more; or

   b. One or more Dwelling Unit(s) contain four or more Sanitation Facilities; or

   c. The total number of Dwelling Units and Bedrooms per Acre exceeds the building form and property development standards of the property's designated Non-Transect zone; or

d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.

Case No. PZ-25-00027 – Middle Housing
Version #2 – with HOH 4 units and less

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

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.30: Common Procedures, Section 10-20.30.050: Concept Plan Review, as follows:

10-20.30.050 Concept Plan Review

B. Applicability. Concept Plan review is required for the following:

4. **Residential Development** ~~**A proposed single-family residence or duplex**~~ located on a Parcel that is not part of a platted Subdivision; and

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.40: Permits and Approvals, Section 10-20.40.140: Site Plan Review and Approval, as follows:

10-20.40.140 Site Plan Review and Approval

B. Applicability.

1. Site Plan Review. Site plan review and approval shall be required for all authorized uses, changes of use and approved conditional uses in any zone, except for the following:

a. **Residential Developments with less than five Dwelling Units, where permitted by the zone** ~~**Detached single-family dwellings (up to two on one lot or parcel, where permitted by the zone, including a proposed single-family residence located on a parcel that is not part of a platted subdivision), duplexes**~~, and related accessory uses and buildings~~**; in approved subdivisions;**~~

2. Architectural Standards. Compliance with the architectural design standards (Division 10-50.20) is required for commercial, ~~**multifamily**~~ **Multi-Family Residential Development** ~~**(duplex and greater)**~~, institutional, business parks and subdivisions (City Code Chapter 11-20, Subdivision and Land Split Regulations). Architectural standards do not apply to **residential Developments with less than five Dwelling Units** ~~**single-family dwellings**~~, industrial uses not defined as business parks, or the Downtown Overlay (DO) zone.

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.60: Nonconforming Provisions, Section 10-20.60.030: Restrictions on Nonconforming Uses and Structures and Section 10-20.60.040: Residential Exemptions, as follows:

10-20.60.030 Restrictions on Nonconforming Uses and Structures

A. Nonconforming Uses. The continuance of a legal nonconforming use shall be allowed subject to the following provisions:

5. ~~**Single-Family or Multifamily Structures**~~ **Residential Structures**. A nonconforming use operating within a ~~**single-family or multifamily structure**~~ **residential Structure** may only be replaced by a conforming use or another nonconforming use that is the same as or similar to the previous nonconforming use; provided, not more than 180 days have passed since the cessation of the previous nonconforming use; and further provided, the replacement nonconforming use does not create new impacts or an increase in intensity of the land use.

10-20.60.040 Residential Exemptions

An involuntarily damaged or destroyed nonconforming ~~**Single-Family or Multiple-Family**~~ **residential** Development unit may be reconstructed or replaced with a new structure within the same footprint (including preexisting nonconforming setbacks), height and number of dwelling units, but in compliance with Title 4, Building Regulations; Title 5, Fire Code; and Division 10-50.70, Outdoor Lighting Standards.

Section 4. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.50: Public Improvements, Section 10-30.50.040: Exemptions, as follows:

10-30.50.040 Exemptions

The following are exempt from all the requirements of this division:

A. An expansion or alteration of an existing nonresidential or ~~**multifamily residential**~~ **Multi-Family Residential Development** use that results in a 25 percent or less increase in the intensity of the use in terms of additional dwelling units, gross floor area, seating capacity or parking spaces, either with a single or cumulative addition(s) or expansion(s); or

B. An expansion or alteration of an existing nonresidential or ~~**multifamily residential**~~ **Multi-Family Residential Development** use that results in a change of 50 percent or less of the actual value of the structure prior to the start of construction as determined from the records of the Coconino County Assessor or by a current appraisal by an appraiser licensed by the State of Arizona; or

C. Construction of or alteration to ~~**a single-family detached residence or a duplex**~~ **residential Development with less than five Dwelling Units** of any value.

Section 5. Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.60: Site Planning Design Standards, Section 10-30.60.020: Applicability, as follows:

10-30.60.020 Applicability

D. Exemptions. The standards found within this division shall not apply to:

1. Industrial uses not located in the Research and Development zone;

2. Any change of use of a building or property that does not affect site design or layout;

3. ~~**Individual single-family dwellings**~~ **Residential Developments with less than five Dwelling Units**. However, the standards shall apply to residential subdivisions.

Section 6. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.030: Residential Zones, Table 10-40.30.030.B.: Residential Zones – Allowed Uses, as follows:

Table 10-40.30.030.B.
Residential Zones – Allowed Uses

Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Ranching, Forestry and Animal Keeping								
Animal Keeping	10-40.60.070	P~~5~~4	P~~5~~4	--	--	--	--	--
Recreation, Education and Assembly								
Commercial Campgrounds	10-40.60.130	UP	--	--	--	--	--	--
Equestrian Recreational Facilities		UP	UP	UP	--	--	--	--
Golf Courses and Facilities		UP	UP	UP	--	--	--	
Libraries, Museums		UP	UP	UP	UP	UP	UP	UP
Meeting Facilities	10-40.60.230							
Neighborhood		P	P	P	P	P	P	P
Outdoor Public Uses, General		P	P	P	--	P	P	P
Places of Worship with 250 seats or less		P	P	P	P	P	P	P
Places of Worship with more than 250 seats		UP	UP	UP	UP	UP	UP	UP
Schools – Private		P	P	P	P	P	P	P
Schools – Public and Charter		P[2]	P[2]	P[2]	P[2]	P	P	P[2]
Trade Schools		--	--	--	--	--	--	--
Residential								
Co-housing	10-40.60.120	P	P	P	--	P	P	--

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Congregate Care Facilities		UP	UP	UP	UP	P	P	UP
Day Care, Centers	10-40.60.150.B	UP	UP	UP	UP	UP	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P	P
~~**Dwelling, Duplex**~~	-	~~**P[3]**~~	~~**P[3]**~~	~~**P[3]**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**--**~~
~~**Dwelling, Multiple-Family**~~	-	~~**P[3,4]**~~	~~**P[3,4]**~~	~~**P[3,4]**~~	~~**--**~~	~~**P**~~	~~**P**~~	~~**--**~~
~~**Dwelling, Attached Single-Family**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
~~**Dwelling, Detached Single-Family**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
Development, Four Unit Residential		**P[3]**	**P[3]**	**P[3]**	**P[3]**	**P[3]**	**P[3]**	**P[3]**
Development, Multi-Family Residential		**P[3]**	**P[3]**	**P[3]**	**--**	**P[3]**	**P[3]**	**--**
Development, One Unit Residential		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Development, Three Unit Residential		**P[3]**	**P[3]**	**P[3]**	**P[3]**	**P[3]**	**P[3]**	**P[3]**
Development, Two Unit Residential		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Dormitories		--	--	--	--	UP	UP	--
Group Home		P	P	P	P	P	P	P
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.170**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~

Table 10-40.30.030.B.

Residential Zones – Allowed Uses

Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
~~**High Occupancy Housing Development, Two Units**~~	~~**10-40.60.170**~~	~~**UP[3]**~~	~~**UP[3]**~~	~~**UP[3]**~~	~~**UP**~~	~~**UP**~~	~~**UP**~~	~~**--**~~
~~**High Occupancy Housing Development, Three Units**~~	~~**10-40.60.170**~~	~~**UP[3,4]**~~	~~**UP[3,4]**~~	~~**UP[3,4]**~~	~~**--**~~	~~**UP**~~	~~**UP**~~	~~**--**~~
High Occupancy Housing Development, ~~**Four**~~ **Five** Units and Greater	10-40.60.170	UP[3,4]	UP[3,4]	UP[3,4]	--	UP	UP	--
High Occupancy Housing Development, Four Units and Less	**10-40.60.170**	**UP[3]**	**UP[3]**	**UP[3]**	**UP**	**UP**	**UP**	**UP**
Home Occupation	10-40.60.180	P	P	P	P	P	P	P
Institutional Residential								
Custodial Care Facilities		UP	UP	UP	UP	UP	UP	UP
Homeless Shelters	10-40.60.190							
Emergency Shelters		UP	UP	UP	UP	UP	UP	UP
Short Term Housing		UP	UP	UP	UP	UP	UP	UP
Transitional Housing		UP	UP	UP	UP	UP	UP	UP
Sheltered Care Homes		UP	UP	UP	UP	UP	UP	UP
Nursing Homes		--	UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	--	--	--	--	UP	UP	--
Manufactured Home	10-40.60.210	--	--	--	--	--	--	P
Manufactured Home Park	10-40.60.210.D	--	--	--	--	--	--	P

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Manufactured Home Subdivision	10-40.60.210.C	--	--	--	--	--	--	P
Mobile Home		--	--	--	--	--	--	P
Planned Residential Development	10-40.60.280	P	P	P	P	P	P	--
Single Room Occupancy, Fraternities and Sororities		--	--	--	--	UP	UP	--
Retail Trade								
Neighborhood Market								
≤ 1,500 sf		--	--	UP	--	--	--	UP
≤ 2,500 sf		--	--	--	--	UP	--	--
≤ 5,000 sf		--	--	--	--	--	UP	--
Offices		--	--	--	--	--	UP	--
Services								
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P	P
Cemeteries		UP	UP	UP	--	UP	UP	UP
Hospitals		UP	UP	UP	UP	UP	UP	UP
Public Services								
Emergency Services		UP	UP	UP	UP	UP	UP	UP
Public Services Minor		P	P	P	P	P	P	P
Public Services Major		--	--	--	--	--	--	--
Telecommunications Facilities								

Table 10-40.30.030.B.

Residential Zones – Allowed Uses

Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Antenna-Supporting Structure	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Attached Telecommunications Facilities	10-40.60.310	P	P	P	P	P	P	P
Colocation Facility	10-40.60.310	P	P	P	UP	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Stealth Telecommunications Facilities	10-40.60.310	P	P	P	P	P	P	P
Transportation and Infrastructure								
Accessory Wind Energy Systems	10-40.60.040	P	P	P	--	P	P	P
Urban Agriculture								
Community Garden	10-40.60.140	P	P	P	P	P	P	P
Nurseries		UP	--	--	--	--	--	--

End Notes

1. A definition of each listed use type is in Chapter 10-80, Definitions.

2. Charter schools proposed in existing single-family residences shall be located on residential lots one acre or greater. Charter schools shall be subject to the review processes established in A.R.S. §15-189.01, as amended.

~~**3. Only permitted on lots or parcels with significant natural resources as determined by the Director, on parcels within the Resource Protection Overlay, or as part of an Affordable Housing development as defined in Division 10-30.20.**~~

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
4~~3~~. ~~Multifamily dwellings in the RR, ER, or R1 zones shall be limited to either a duplex (two units) building(s) and/or individual (single unit) detached building(s).~~ Not permitted where public water, sewer, or streets are not available to serve the property.								
~~5~~4. Use is allowed only on a lot or parcel with a net lot area of five acres or greater.								
Key								
P	=	Permitted Use						
UP	=	Conditional Use – Requires the Approval of a Conditional Use Permit						
--	=	Use Not Allowed						

Section 7. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.030: Residential Zones, Table 10-40.30.030.C.: Residential Zones – Building Form and Property Development Standards, as follows:

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Residential development subdivided by a plat							
Lot sizes	(1) Setbacks shall be provided in accordance with the building placement requirements of the property's zone unless alternative setbacks are delineated on the recorded final plat.						
Setbacks	(2) Any lot(s) created or reconfigured in accordance with the subdivision code shall conform with the current requirements of the property's zone, unless alternate lot area, lot width, lot depth, lot coverage, and setbacks are approved as part of a Planned Residential Development (see Section 10-40.60.280) by the City Council on a recorded final plat.						
Building Placement Requirements							
Setbacks							
Front (min.)							
2nd Floor and Below	75'	50'	15'	15'	10'	10'	15'
Above 2nd Floor	75'	50'	15'	15'	15'	15'	15'
For Parking	--	--	25'[1]	--	--	--	--
Side (min.)							
Interior Side Yard	10'	20' min./45' total	8'	6'	5'	5'	8'
Street Side Yard	25'	20'	15'	6'	5'	5'	12'
Rear (min.)	10'	60'	25'[2]	15'	15'[3]	15'[3]	10'
Building Form Requirements							

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Building Height (max.)[11,12, 13]	35'	35'	35'	35'	35'	60'[4]	30'
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%
Floor Area Ratio (max.)				**0.50**			
Density Requirements See Division 10-30.20, Affordable Housing Incentives							
Gross Density (units/acre)							
Min.	--	--	2	2	6	10	--
Maximum	1	1	6	14	14	29[5]	11
Maximum Bedroom Requirements							
Bedrooms per Acre **for Multi-Family Residential Development** ~~**on a Development Site with Four Units and Greater**~~							
Maximum	---End note 14---		15	--	35	72.5	--
Maximum for a High Occupancy Housing Development	---End note 15---		21	--	49	101.5	--
Minimum Lot Requirements							
Area							
Gross	1 ac[6]	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	4,000 sf
Per Unit	1 ac[6]	1 ac	6,000 sf	3,000 sf	End note	End note [5]	4,000 sf
Dimensions							
Width Interior Lots	100'[7,8]	149'[8]	60'[8]	50'[8]	50'[8]	50'[8,9]	40'
Width Corner Lots	100'[7,8]	149'[8]	65'[8]	50'[8]	50'[8]	50'[8,9]	45'

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Depth	200'[7]	--	100'	100'	100'	75'[8,9]	100'
Other Requirements							
Common Space (% of Development Site Area)[10]	--	--	--	--	See Table 10-40.30.030.F		
Fences and Screening	See Division 10-50.50						
Landscaping	See Division 10-50.60						
Lighting	See Division 10-50.70						
Parking	See Division 10-50.80						
Signs	See Division 10-50.100						

End Notes

1. Fifteen feet for side entrance garages, where the garage is designed as an integral element of the primary dwelling (i.e., doors and windows are consistent with the overall architectural character).

2. One- or two-story residential buildings and decks attached to those buildings may be built to 15 feet from the rear property line; provided, that any portion of the structure located closer than 25 feet to the rear property line does not exceed 50 percent of the lot width.

3. May be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 square feet of open yard area per unit is provided; see Section 10-40.30.030.H.

4. Building height can be exceeded with approval of a conditional use permit.

5. The maximum number of units for each lot is based on the following:

Area of Lot	Required Lot Area Per Dwelling Units
5,000 to 14,000 square feet	2,500 square feet
14,001 to 24,000 square feet	2,000 square feet

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
24,001 square feet and over	1,500 square feet						

6. Five-acre minimum where public water supply and public streets are not available to serve the property.

7. Where public water supply and public streets are not available to serve the property a minimum lot width of 200 feet and lot depth of 250 feet are required.

8. Lot width measured at the front setback line.

9. On lots greater than 9,000 square feet: 70 feet minimum width on interior lots, 75 feet minimum width on corner lots and 100 feet minimum depth on all lots.

10. Common Space as required in Division 10-50.110, Specific to Building Types, and areas set aside for resource preservation such as floodplains, slopes and forests (Division 10-50.90, Resource Protection Standards) may be used to satisfy this standard. In this context, “Common Space” includes active and passive recreation uses, landscape areas, and community gardens.

11. 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.

12. 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.

13. 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.

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
14. ~~Multiple~~Multi-Family Dwellings are allowed three bedrooms for the first acre of a development site and two and one-half bedrooms per acre for each additional acre.							
15. ~~Multiple~~Multi-Family Dwellings are allowed four bedrooms for the first acre of a development site and three and one-half bedrooms per acre for each additional acre.							
Key							
-- Not Applicable							

Section 8. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B.: Commercial Zones – Allowed Uses, as follows:

Table 10-40.30.040.B. Commercial Zones – Allowed Uses

Primary Land Use[1]	Specific Use Regulations	Commercial Zones					
		SC	CC	NCC	HC	CS	CB
Industrial, Manufacturing, Processing and Wholesaling							
Carpenter or Cabinet Shops		--	--	--	--	P	-
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sale		--	--	--	UP	--	
Machine or Metal Working Shops		--	--	--	--	P	--
Manufacturing and Processing – Incidental		--	P	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P	P	P	P	P
Mini-storage Warehousing	10-40.60.250	--	--	--	UP[2]	P	--
Research and Development Uses	10-40.60.300	--	--	--	UP	--	--
Transportation or Trucking Yards		--	--	--	--	P	--
Vehicle Towing/Impound Yard		--	--	--	P[4]	--	--
Warehousing		--	P[3]	P[3]	P[3]	--	P[3]
Wholesaling and Distribution		--	--	--	--	P	P[3]
Recreation, Education and Assembly							
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	--	UP	UP	UP	--	--
Commercial Campgrounds	10-40.60.130	--	--	--	P	--	--
Commercial Recreation Facilities, Indoor		P	P	P	P	--	P
Commercial Recreation Facilities, Outdoor	10-40.60.270	--	UP	UP	UP	--	--

Libraries, Museums		P	P	P	P	P	P
Meeting Facilities	10-40.60.230						
Regional		--	P	P	P	P	P
Neighborhood		P	P	P	P	P	P
Outdoor Public Uses, General		P	P	P	P	--	--
Places of Worship with 250 seats or less		P	P	P	P	P	P
Places of Worship with more than 250 seats		UP	UP	UP	UP	UP	UP
Schools – Public and Charter		P	P	P	P	P	P
Schools – Private		P	P	P	P	P	P
Theaters		P	P	P	P	--	P
Trade Schools		--	UP	UP	UP	UP	UP
Residential[5]							
Co-Housing	10-40.60.120	UP	UP	UP	UP	UP	UP
~~**Co-Housing as Part of a Mixed-Use Development**~~	~~**10-40.60.120**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
Congregate Care Facilities		UP	P	P	P	P	UP
Day Care, Centers	10-40.60.150.B	P	P	P	P	UP	UP

Day Care, Home	10-40.60.150.A	P	P	P	P	P	P
Development, Four Unit Residential		**UP[5,9,10]**	**P[5,7]**	**P[5,7]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**
Development, Multi-Family Residential		**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**
Development, One Unit Residential		**--**	**P[5,7]**	**P[5,7]**	**--**	**--**	**--**
Development, Three Unit Residential		**UP[5,9,10]**	**P[5,7]**	**P[5,7]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**
Development, Two Unit Residential		**UP[5,9,10]**	**P[5,7]**	**P[5,7]**	**UP[5,9,10]**	**UP[5,9,10]**	**UP[5,9,10]**
~~**Dwelling, Duplex**~~	-	~~**UP[5]**~~	~~**UP[5,7]**~~	~~**UP[5,7]**~~	~~**UP[5]**~~	~~**UP[5]**~~	~~**UP[5]**~~
~~**Dwelling, Duplex as Part of a Mixed-Use Development**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
~~**Dwelling, Multiple-Family**~~	-	~~**UP[5]**~~	~~**UP[5]**~~	~~**UP[5]**~~	~~**UP[5]**~~	~~**UP[5]**~~	~~**UP[5]**~~
~~**Dwelling, Multiple-Family as Part of a Mixed-Use Development**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
~~**Dwelling, Single-Family Attached**~~	-	-	~~**P[5,7]**~~	~~**P[5,7]**~~	-	-	-
~~**Dwelling, Single-Family Detached**~~	-	~~**--**~~	~~**P[5,7]**~~	~~**P[5,7]**~~	~~**--**~~	~~**--**~~	~~**--**~~
~~**Dwelling, Single-Family as Part of a Mixed-Use Development**~~	-	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~	~~**P**~~
Dormitories		UP	UP	UP	UP	UP	UP
Fraternities and Sororities		UP	UP	UP	UP	UP	UP
Group Homes		P[5,8]	P[5]	P[5]	P[5,8]	P[5,8]	P[5,8]

~~High Occupancy Housing Development, Single-Family~~	~~10-40.60.170~~	~~--~~	~~UP~~	~~UP~~	~~--~~	~~--~~	~~--~~
~~High Occupancy Housing Development, Two Units~~	~~10-40.60.170~~	~~UP~~	~~UP~~	~~UP~~	~~UP~~	~~UP~~	~~UP~~
~~High Occupancy Housing Development, Three Units~~	~~10-40.60.170~~	~~UP~~	~~UP~~	~~UP~~	~~UP~~	~~UP~~	~~UP~~
High Occupancy Housing Development, ~~Four~~ Five Units and Greater	10-40.60.170	UP	UP	UP	UP	UP	UP
High Occupancy Housing Development, Four Units and Less	**10-40.60.170**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**	**UP[5]**
Home Occupation	10-40.60.180	P	P	P	P	P	P
Institutional Residential							
Custodial Care Facilities		P[6]	P[6]	P[6]	P[6]	P[6]	P[6]
Homeless Shelters							
Emergency Shelters	10-40.60.190	P[6]	P[6]	P[6]	P[6]	P[6]	P[6]
Short Term Housing		P[6]	P[6]	P[6]	P[6]	P[6]	P[6]
Transitional Housing		P	P	P	P	P	P
Sheltered Care Homes		P	P	P	P	P	P
Nursing Homes		UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	P	P	P	P	P	P
Residence for Owner, Caretaker or Manager		P	P	P	P	P	P
Single Room Occupancy		UP	--	--	P	--	P
Retail Trade							

Bars/Taverns		P	P	P	P	P	P
Crematorium		P	P	P	P	P	--
Drive-through Retail	10-40.60.160	P	P	P	P	--	--
Drive-through Service		P	P	P	P	--	--
Farmers Markets and Flea Markets		--	P	P	P	P	P
General Retail Business		P	P	P	P	P	P
Mixed Use	10-40.60.260	P	P	P	P	P	P
Mixed-Use High Occupancy Housing Development	10-40.60.170 and 10-40.60.260	UP	UP	UP	UP	UP	UP
Restaurant or Cafe		P	P	P	P	P	P
Services							
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P
Cemeteries		UP	UP	UP	UP	UP	--
Dry-cleaning, Processing		P	P	P	P	--	--
Equipment Rental Yard		--	UP	UP	P	P	--
Funeral Homes, Chapels and Mortuaries		--	P	P	P	--	UP
General Services		P	P	P	P	P	P

Hospital		UP	UP	UP	UP	UP	UP
Kennel, Animal Boarding	10-40.60.195	--	--	--	UP[11]	--	--
Marijuana Dispensary	10-40.60.220	--	--	--	P	--	--
Marijuana Testing Facility		P	P	--	P	P	--
Office		P	P	P	P	P	P
Public Services							
Public Services Major		--	--	--	--	--	--
Public Services Minor		P	P	P	P	P	P
Emergency Services		UP	UP	UP	UP	UP	UP
Travel Accommodations		UP	--	--	P	--	P
Veterinary Clinics		P	P	P	P	P	--
Veterinary Hospitals		--	--	--	UP	UP	--
Telecommunication Facilities							
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP
Antenna-Supporting Structure	10-40.60.310	UP	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P
Collocation Facility	10-40.60.310	P	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P	P	P	P	P

Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P
Transportation and Infrastructure							
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P	P
Garages, Off-Street		P	P	P	P	P	P
Parking Lots, Off-Street	10-50.80	P	P	P	P	P	P
Passenger Transportation Facilities		--	--	--	UP	UP	UP
Urban Agriculture							
Community Gardens	10-40.60.140	P	P	P	P	P	P
Food Production		--	--	--	UP[2]	UP[2]	--
Vehicle Sales and Services							
Automobile Service Station and Convenience Store	10-40.60.090	P	P	P	P	P	--
Automobile and Trailer Rental		--	--	--	P	P	--
Automobile/Vehicle Sales and Service, New and Used		--	UP	UP	P	P	UP
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	--	--	P	P	--
Automobile/Vehicle Repair Garages – Minor	10-40.60.100	--	UP	UP	P	P	--
Car Washes		P	P	P	P	--	--

Mobile Homes and Recreational Vehicles, Sales, and Service		--	--	--	P	--	--

End Notes	
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.	Residential uses in the SC, CC, HC, CS and CB zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses. Residential uses in the HC, CS and CB zones shall be subject to the development standards established in the HR zone. Residential uses in the SC, CC and NCC zones shall be subject to the development standards established in the MR zone.
6.	Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile.
7.	~~**Single-family and duplex dwellings**~~ **Residential Developments with less than five Dwelling Units** are permitted by right on existing lots 9,000 square feet or less subject to the building placement and building form requirements of the MR zone.
8.	Only permitted in legal nonconforming Single-Family Dwellings (Attached or Detached).
9.	Permitted without a Conditional Use permit per the provisions of Division 10-30.20: Affordable Housing Incentives.
10.	**Permitted without a Conditional Use permit when included in a Mixed Use Development per the provisions of Section 10-40.60.260.**

Key	
P =	Permitted Use
UP =	Conditional Use Permit Required
-- =	Use Not Allowed

Section 9. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.C.: Commercial Zones – Building Form and Property Development Standards, as follows:

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Building Placement Requirements						
Setback from property line						
Front (Also see Section 10-50.60.040.B)	15'[1]	0'	0'	0'[2]	0'	0'
Side						
Adjacent to Residential Use	---------- 15' min.[6] ----------					
Street Side (min.)	10'[3]	10'[3]	10'[3]	10'[3]	10'[3]	0'
All Other Sides	---------- 0' ----------					
Rear						
Adjacent to Residential	---------- 15' min. ----------					
All Other Rears	---------- 0' ----------					
Building Form Requirements						
Building Height (max.)[8, 9, 10]	35'	60'[4, 7]	45'[7, 13]	60'[4]	60'[4]	60'[4]
Gross FAR (max.)	0.8	2.5	2.5	3.0	2.0	No max.
Density Requirements						

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Gross Density (units/acre)						
Maximum	13[11]	---------- 29[11]----------				
Maximum Bedroom Requirements						
Bedrooms per Acre **for Multi-Family Residential Development** ~~**on a Development Site with Four Dwelling Units or More**~~						
Maximum	35[12]	---------- 72.5[12]----------				
Minimum Lot Requirements						
Area (Gross sf)	6,000	9,000[5]	9,000[5]	9,000	9,000	7,000
Width	50'	60'[5]	60'[5]	60'	60'	50'
Depth	100'	100'[5]	100'[5]	100'	100'	--
Common Space						
~~**Multiple**~~**Multi**-Family ~~**Dwellings**~~ **Residential Developments**	------- 15 percent of the gross lot or parcel area -------					
Other Requirements						
Fences and Screening	See Division 10-50.50					
Landscaping	See Division 10-50.60					
Outdoor Lighting	See Division 10-50.70					
Parking	See Division 10-50.80					

Table 10-40.30.040.C.

Commercial Zones – Building Form and Property Development Standards

	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
Signs	See Division 10-50.100					
End Notes						
1. Front setbacks shall be equal to 15 feet 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 feet minimum, 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 feet in height.						
5. Any lot(s) created or reconfigured in accordance with the subdivision code shall conform with the current requirements of the property's zone, unless alternate lot area, lot width, lot depth, lot coverage, and setbacks are approved as part of a Planned Residential Development (see Section 10-40.60.280) by the City Council on a recorded final plat.						
6. Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5 feet minimum.						
7. Single-family dwellings and duplexes in the CC and NCC zones 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.						

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	CC	NCC	HC	CS	CB
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. Conditional use permit required for structures over 45 feet in height.						

Section 10. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-transect Zones, Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060.B.: Public and Open Space Zones – Allowed Uses, as follows:

Table 10-40.30.060.B.

Public and Open Space Zones – Allowed Uses

Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Industrial, Manufacturing, Processing and Wholesaling				
Quarrying Operations	10-40.60.290	UP	--	--
Ranching, Forestry and Animal Keeping				
Forestry		--	P	--
Ranching		--	P	--
Recreation, Education and Assembly				
Commercial Campgrounds	10-40.60.130	UP	--	--
Commercial Recreation Facilities, Indoor		UP	--	--
Commercial Recreation Facilities, Outdoor	10-40.60.270	UP	--	--
Libraries, Museums		P	--	--
Outdoor Public Uses, General		P	--	--
Open Spaces		P	P	P
Parks or Recreation Facilities				
Active Recreation		P	--	--
Passive Recreation		P	P	P
Schools – Public and Charter		P	--	--
Schools – Private		UP	--	--
Universities and Colleges		P	--	--
Residential				
Employee Housing		P[1]	--	--

Table 10-40.30.060.B.

Public and Open Space Zones – Allowed Uses

Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Development, Three and Four Unit Residential		**UP[1,2]**	**--**	**--**
Development, Multi-Family Residential		**UP[1,2]**	**--**	**--**
Development, One and Two Unit Residential		**UP[1,2]**	**--**	**--**
~~**Dwelling, Multiple-Family**~~	-	~~**UP[1]**~~	~~**--**~~	~~**--**~~
~~**Dwelling, Attached Single-Family**~~	-	~~**UP[1]**~~	~~**--**~~	~~**--**~~
~~**Dwelling, Detached Single-Family**~~	-	~~**UP[1]**~~	~~**--**~~	~~**--**~~
Institutional Residential				
Congregate Care Facilities		P	--	--
Convents 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	--	--
Services				
Cemeteries		UP	--	--

Table 10-40.30.060.B.

Public and Open Space Zones – Allowed Uses

Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Governmental Offices		P	--	--
Public Services				
Public Services Major		UP	--	--
Public Services Minor		UP	UP	--
Emergency Services		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	UP	--
Stealth Telecommunication Facilities	10-40.60.310	P	P	--
Transportation and Infrastructure				
Accessory Wind Energy Systems	10-40.60.040	P	P	--
Wind Energy Production Facility		UP	P	--
Airports/Landing Strips, Heliports, or Helistops	10-40.60.060	UP	--	--
Government Service/Maintenance Facilities		P	--	--
Municipal Airports		P	--	--
Urban Agriculture				
Community Gardens	10-40.60.140	P	--	--

Table 10-40.30.060.B. Public and Open Space Zones – Allowed Uses				
Land Use	Specific Use Regulations	Public and Open Space Zones		
		PF	PLF	POS
Urban Farm	10-40.60.320	P	--	--
End Notes				
1. Residential Uses, not including Institutional Residential Uses, shall be subject to the Building form and property Development standards of the High Density Residential (HR) zone.				
2. Permitted without a Conditional Use permit per the provisions of Division 10-30.20: Affordable Housing Incentives.				
Key				
P = Permitted Use				
UP = Conditional Use Permit Required				
-- = Use Not Allowed				

Section 11. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Table 10-40.60.030.A.: Accessory Dwelling Unit Design, Development and Exceptions Standards, as follows:

Table 10-40.60.030.A. Accessory Dwelling Unit Design, Development and Exceptions Standards	
(11) Utility Service	(a) An attached or interior ADU shall be connected to the same utilities (except internet, telephone, and television) as the primary Single-Family Dwelling. ~~**Detached ADUs shall have a separate water meter.**~~

Section 12. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.170: High Occupancy Housing, as follows:

10-40.60.170 High Occupancy Housing

10-40.60.170 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

A. Applicability. This section provides general requirements and Conditional Use Permit standards for High Occupancy Housing Developments (HOHD) and Mixed-Use High Occupancy Housing Developments (MHOHD). The following Development types meet the definition of High Occupancy Housing and are required to obtain a Conditional Use permit.

1. ~~**Single-Family High Occupancy Housing Development: A Single-Family Attached or Detached Dwelling Unit with seven or more Bedrooms or five or more Sanitation Facilities.**~~ **Four Units and Less High Occupancy Housing Development: A Development consisting of four Dwelling Units or Less on one Lot or Parcel, excluding an Accessory Dwelling Unit, with seven or more Bedrooms and five or more Sanitation Facilities in any unit.**

~~2. **Two-Units High Occupancy Housing Development: A Development consisting of two Dwelling Units on one Lot or Parcel, excluding an Accessory Dwelling Unit, with more than a total of seven Bedrooms or one or more Dwelling Unit(s) containing four or more Sanitation Facilities.**~~

~~3. **Three-Units High Occupancy Housing Development: A Development consisting of three Dwelling Units on one Lot or Parcel with more than a total of nine Bedrooms or one or more Dwelling Unit(s) containing four or more Sanitation Facilities.**~~

~~4~~**2.** ~~**Four Units and Greater**~~ **Five Units and More** High Occupancy Housing Development: A ~~**Development Site**~~ **Lot or Parcel** containing ~~**four**~~ **five** or more Dwelling Units with any of the following:

a. More than 20 percent of the total Dwelling Units have four Bedrooms; or

b. One or more of the Dwelling Unit(s) contain four or more Sanitation Facilities; or

c. The total number of Dwelling Units and Bedrooms per Acre exceeds the maximums of the building form and property development standards of the property's designated Non-Transect Zone; or

d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.

~~5~~2. Mixed Use High Occupancy Housing Development: A Mixed-Use Development with any of the following:

a. More than 20 percent of the total Dwelling Units have four Bedrooms or more; or

b. One or more Dwelling Unit(s) contain four or more Sanitation Facilities; or

c. The total number of Dwelling Units and Bedrooms per Acre exceeds the maximums the building form and property development standards of the property's designated Non-Transect zone; or

d. If the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre and 72.5 bedrooms per acre.

B. Exceptions. Housing Developments, either for rental or purchase, in which all Dwelling Units are permanently affordable and offered at 60 percent or less of the area median income (AMI) in compliance with the Department of Housing and Urban Development regulations shall not be categorized as High Occupancy Housing Development, regardless of the number of Dwelling Units, Bedrooms, or zoning.

C. General Requirements.

~~**1. The maximum number of Bedrooms in a two-unit HOHD or MHOHD: 10.**~~

~~**2. The maximum number of Bedrooms in a three-unit HOHD or MHOHD: 12.**~~

~~3~~1. An HOHD with four units and greater in a residential zone shall not exceed a Bedroom-to-Dwelling Unit ratio of 3.5.

42. An HOHD or MHOHD with four units and greater in a commercial zone shall have:

a. A minimum of 20 percent of the Bedrooms contained in studio and/or one-Bedroom Dwelling Units; and

b. A maximum of 30 percent of Bedrooms contained in Dwelling Units with four Bedrooms or more.

5**3**. An MHOHD with 4 units and greater shall be on a lot or parcel that abuts a street classified as a Collector or Arterial.

6**4**. An MHOHD shall comply with the Mixed-Use Development standards of Section 10-40.60.260.

7**5**. Prior to the final approval of a land division that creates a Development that conforms to the definition of an HOHD or MHOHD, a Conditional Use permit shall be obtained for the Development Site that will contain the HOHD or MHOHD.

D. Building Footprint[1] Sizes and Separation Requirements for HOHD or MHOHD with Four Units and Greater within a Historic Overlay Zone.

1. Maximum building footprint[1] on a Development Site within a historic overlay zone, excluding properties zoned Central Business (CB), T6 Downtown, T5 Main Street, or T5-O Main Street Open shall not exceed 5,000 square feet.

2. Maximum building footprint[1] on a Development Site within a historic overlay zone and zoned Central Business (CB), T6 Downtown, T5 Main Street, and T5-O Main Street Open shall not exceed 22,000 square feet.

3. The minimum separation between building footprints on the same lot or parcel and building footprints on an abutting lot or parcel (not including Accessory Structures), shall be a distance that is the greater of 10 feet, or one-third the height of the taller structure, excluding properties zoned Central Business (CB), T6 Downtown, T5 Main Street or T5-O Main Street Open.

Note 1: The maximum allowable building footprint is equal to the largest floor plate of a structure, including interior courtyards, abutting and interior, or partial interior, podium and above ground parking structure(s), and structures connected with a roof.

E. Waste Management Plan for HOHD or MHOHD with Four Units and Greater.

1. A waste management plan shall be reviewed and approved by the City's Public Works Director, or designee, prior to the approval of the site plan.

2. The building permit shall include all necessary improvements to comply with the approved waste management plan.

3. The Development shall be maintained in compliance with the approved waste management plan.

F. Additional Conditional Use Permit Criteria for HOHD or MHOHD Developments with Four Units and Greater. In addition to the criteria of Section 10-20.40.050.E., the Planning and Zoning Commission shall not approve a Conditional Use Permit unless:

1. The applicant has consulted with the City's Police Department to create a safety plan for the Development.

2. The Development Site has a permanent transit stop located within 1,320 feet, measured following a continuously improved walkway, sidewalk, and/or public trail. A distance greater than 1,320 feet may be approved by the Planning & Zoning Commission when the applicant can demonstrate that the additional distance does not impede reasonable access to transit.

3. The proposed HOHD or MHOHD is consistent with and conforms to the goals and policies of the General Plan and any applicable Specific Plan.

Section 13. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.260: Mixed Use, as follows:

10-40.60.260 Mixed Use

A. **Purpose.** The Regional Plan promotes ~~**the concept of a more**~~ **a** compact development pattern for the City by mapping and describing ~~**activity centers in**~~ urban, suburban, and rural **centers** ~~**area types**~~, and encouraging mixed-use development. ~~**Mixed use is intended to encourage reinvestment of under-**~~

~~utilized parcels and infill development of vacant parcels with a compatible and balanced mix of residential, commercial, and institutional uses within close proximity to each other, rather than the separation of uses. Mixed use is also encouraged in new developments in Greenfield locations.~~ Mixed-use developments foster pedestrian-oriented residential and commercial development by providing more housing options, reducing traffic congestion, providing a stronger economy in commercial areas, and encouraging pedestrian trips. Mixed use also has the potential to provide increased opportunities for ~~Affordable H~~housing. ~~In order to accomplish these goals, higher intensities of land use are permitted for mixed-use structures than for the individual uses permitted in a zone.~~

B. Mix of Uses.

1. A mixed-use development combines residential and nonresidential uses, ~~or different types of nonresidential uses,~~ on the same site with the residential units either located above the nonresidential uses (vertical mixed use) or allowed at ground level behind street-fronting nonresidential uses (horizontal mixed use) under the limited circumstances specified by this section. Examples of vertical and horizontal mixed use are illustrated in Figure 10-40.60.260.A.

Section 14. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.040: T2 Rural (T2) Standards, as follows:

10-40.40.040 T2 Rural (~~TS~~ T2) Standards

B. Allowed Building Types[1,2]

Apartment House[3]	Single-Family Estate
Bungalow Court[3]	Single-Family House
Carriage House	**Triplex, Stacked**
Duplex, Front-and-Back	**Townhouse**
Duplex, Side-by-Side	
Duplex, Stacked	

[1]See Division 10-50.110, Specific to Building Types, for building type descriptions and regulations.

[2]See Divisions 10-50.30, Building Height, and 10-50.110, Specific to Building Type, for additional building form regulations.

[3]Limited to four dwelling units.

Section 15. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.040: T2 Rural (T2) Standards, Subsection 10-40.40.040.H.: Allowed Uses, as follows:

H. Allowed Uses

Land Use[1]	Specific Use Regulations	T2
Ranching, Forestry, and Resource		
Animal Keeping	10-40.60.070	P
Nurseries		P
Ranching		P
Residential		
Accessory Buildings and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.030	P
Co-Housing	10-40.60.120	P
Congregate Care Facilities		UP
Dwelling: Single-Family		P
Development, Four Unit Residential		**P**
Development, One Unit Residential		**P**
Development, Three Unit Residential		**P**
Development, Two Unit Residential		**P**

Land Use[1]	Specific Use Regulations	T2
Services		
Bed and Breakfast	10-40.60.110	P
Cemeteries		P
Crematoriums		UP
Daycare	10-40.60.150	
Home		P
Centers		P
Public Services		
Emergency Services		UP
Telecommunication Facilities		
AM Broadcasting Facilities	10-40.60.310	UP
Antenna-Supporting Structure	10-40.60.310	UP
Attached Telecommunication Facilities	10-40.60.310	P
Collocation Facility	10-40.60.310	P
FM/DTV Broadcasting Facilities	10-40.60.310	P

Group Home		P
Home Occupation	10-40.60.180	P
Institutional Residential		
Custodial Care Facilities		UP
Nursing Homes		UP
Homeless Shelter	10-40.60.190	UP
Sheltered Care Home		UP
Recreation, Education and Public Assembly Uses		
Commercial Campgrounds	10-40.60.130	UP
Commercial Recreation Facilities, Outdoor		UP
Libraries, Museums		UP
Meeting Facilities, ~~**Public and Private**~~ **Neighborhood**	10-40.60.230	P[2]
Outdoor Public Use, General		P
Places of Worship		P/UP[4]
Schools – Private		P
Stealth Telecommunication Facilities	10-40.60.310	P
Transportation and Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	P
Greenhouses		P
End Notes		
1. See Chapter 10-80, Definitions, for use type definitions.		
~~**2. UP required if liquor is sold or if facilities exceed 250 seats.**~~		
32. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.		
43. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.		

Schools – Public and Charter		P[3]		

Key	
P	Permitted Use
UP	Conditional Use Permit Required

Section 16. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards, as follows:

10-40.40.050 T3 Neighborhood I (T3N.1) Standards

B. Allowed Building Types[1, 3]	
Apartment House[2]	
Bungalow Court[2]	Duplex, Stacked[2]
Carriage House	Single-Family Cottage
Duplex, Front-and-Back[2]	Single-Family House
Duplex, Side-by-Side[2]	**Triplex, Stacked**
[1]See Division 10-50.110, Specific to Building Types, for building type descriptions and regulations.	**Townhouse**

[2] ~~**Permitted only if the building type exists at the effective date of this Zoning Code.**~~ **Limited to four dwelling units**

[3]See Divisions 10-50.30, Building Height, and 10-50.110, Specific to Building Types, for additional building form regulations.

Section 17. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.050: T3 Neighborhood (T3N.1) Standards, Subsection 10-40.40.050.H.: Allowed Uses, as follows:

H. Allowed Uses

Land Use[1]	**Specific Use Regulations**	**T3N.1**	**Land Use[1]**	**Specific Use Regulations**	**T3N.1**
Residential			Outdoor Public Use, General		P
Accessory Buildings and Structures	10-40.60.020	P	Places of Worship		P/UP[~~6~~4]
			Schools – Private		P

H. Allowed Uses

Land Use[1]	Specific Use Regulations	T3N.1
Accessory Dwelling Unit	10-40.60.040	P
Co-Housing	10-40.60.120	P
Congregate Care Facilities		UP
Dormitories and Fraternities/Sororities		UP
~~**Dwelling: Multiple-Family**~~	-	~~**P**~~[2]
~~**Dwelling: Single-Family**~~	-	~~**P**~~
~~**Duplex**~~	-	~~**P**~~[2]
Development, One Unit Residential		**P**
Development, Two Unit Residential		**P**
Development, Three Unit Residential		**P**
Development, Four Unit Residential		**P**

Land Use[1]	Specific Use Regulations	T3N.1
Schools – Public and Charter		P~~[5]~~[3]
Retail Trade		
Neighborhood Market ≤ 1,500 sf		UP
Services		
Bed and Breakfast	10-40.60.110	P
Cemeteries		UP
Daycare	10-40.60.150	
Home		P
Centers		UP
Public Services		
Public Services Minor		P
Emergency Services		UP

H. Allowed Uses

Land Use[1]	Specific Use Regulations	T3N.1
Group Home		P
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.170**~~	~~**UP**~~
~~**High Occupancy Housing Development, Two-units**~~	~~**10-40.60.170**~~	~~**UP**~~
High Occupancy Housing Development, ~~**Three-units**~~ **Five-units and Greater**	10-40.60.170	UP
High Occupancy Housing Development, Four-units and ~~**Greater**~~ **Less**	10-40.60.170	UP
Home Occupation	10-40.60.180	P
Institutional Residential	10-40.60.190	UP
Recreation, Education and Public Assembly		
Dance or Music Studio ≤ 650 sf		P~~3~~2
Libraries, Museums		

Land Use[1]	Specific Use Regulations	T3N.1
Telecommunication Facilities		
Stealth Telecommunication Facilities	10-40.60.310	P
Transportation and Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	P

H. Allowed Uses

Land Use[1]	Specific Use Regulations	T3N.1		Land Use[1]	Specific Use Regulations	T3N.1
≤ 2,500 sf		P				
> 2,500 sf		UP				
Meeting Facilities, ~~**Public and Private**~~ **Neighborhood**	10-40.60.230	P~~/UP~~[4]				

End Notes	
1.	See Chapter 10-80, Definitions, for use type definitions.
~~**2.**~~	~~**Permitted only if the use exists at the effective date of this code.**~~
~~3~~2.	Not allowed on the ground floor unless behind an allowed ground-floor use.
~~**4.**~~	~~**UP required if liquor is sold or if facilities exceed 250 seats.**~~
~~5~~3.	Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.
~~6~~4.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required

Section 18. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards, as follows:

10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards

B. Allowed Building Types[1, 2]	
Apartment House	Duplex, Stacked
Bungalow Court	Single-Family Cottage
Carriage House	Single-Family House
Duplex, Front-and-Back	Triplex, Stacked
Duplex, Side-by-Side	**Townhouse**

[1]See Division 10-50.110, Specific to Building Types, for building type descriptions and regulations.

[2]See Divisions 10-50.30, Building Height, and 10-50.110, Specific to Building Types, for additional building form regulations.

Section 19. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.060: T3 Neighborhood (T3N.2) Standards, Subsection 10-40.40.060.H.: Allowed Uses, as follows:

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.2**	**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
Residential			Libraries, Museums		
Accessory Buildings and Structures	10-40.60.020	P	≤ 2,500 sf		P
			> 2,500 sf		UP

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.2**	**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
			Meeting Facilities, ~~**Public and Private**~~ **Neighborhood**	10-40.60.230	P~~/UP[3]~~
Accessory Dwelling Unit	10-40.60.030	P	Outdoor Public Use, General		P
Co-Housing	10-40.60.120	P			
Congregate Care Facilities		UP	Places of Worship		P/UP[54]
Dormitories and Fraternities/Sororities		UP	Schools – Private		P
			Schools – Public and Charter		P[43]
~~**Dwelling: Multiple-Family**~~	-	~~**P**~~	**Retail Trade**		
~~**Dwelling: Single-Family**~~	-	~~**P**~~	Neighborhood Market ≤ 1,500 sf		P
~~**Duplex**~~	-	~~**P**~~	**Services**		
Development, Four Unit Residential		**P**	Bed and Breakfast	10-40.60.110	P
Development, Multi-Family Residential		**P**	Cemeteries		UP
Development, One Unit Residential		**P**	Crematoriums		UP
Development, Three Unit Residential		**P**	Daycare	10-40.60.150	
Development, Two Unit Residential		**P**	Home		P

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.2**	**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
Group Home		P	Centers		UP
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.175**~~	~~**UP**~~	Public Services		
			Public Services Minor		P
~~**High Occupancy Housing Development, Two-units**~~	~~**10-40.60.175**~~	~~**UP**~~	Emergency Services		UP
			Telecommunication Facilities		
High Occupancy Housing Development, ~~**Three-units**~~ **Five-units and Greater**	10-40.60.~~**175**~~**170**	UP	Stealth Telecommunication Facilities	10-40.60.310	P
			Transportation and Infrastructure		
High Occupancy Housing Development, Four-units and ~~**Greater**~~ **Less**	10-40.60.~~**175**~~**170**	UP	Accessory Wind Energy Systems	10-40.60.040	P
			Urban Agriculture		
Home Occupation	10-40.60.180	P	Community Gardens	10-40.60.140	P
Institutional Residential	10-40.60.190	UP			
Live/Work		P			
Recreation, Education and Public Assembly Uses					
Dance or Music Studio ≤ 650 sf		P[2]			
End Notes					

H. Allowed Uses						
Land Use[1]	**Specific Use Regulations**	**T3N.2**		**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
1. See Chapter 10-80, Definitions, for use type definitions.						
2. Not allowed on the ground floor unless behind an allowed ground-floor use.						
~~**3. UP required if liquor is sold or if facilities exceed 250 seats.**~~						
43. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.						
~~**5**~~**4**. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.						
Key						
P	Permitted Use					
UP	Conditional Use Permit Required					

Section 20. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.070: T4 Neighborhood 1 (T4N.1) Standards, Subsection 10-40.40.070.I.: Allowed Uses, as follows:

I. Allowed Uses							
Land Use[1]	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**	**Land Use[1]**	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**
Residential				Markets			

I. Allowed Uses							
Land Use[1]	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**	**Land Use[1]**	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**
Accessory Buildings and Structures	10-40.60.020	P[2]	P[2]	Neighborhood Market ≤ 2,500 sf	-	P	
Accessory Dwelling Unit	10-40.60.030	P	P	Micro-brewery/Micro-distillery	10-40.60.240	-	P
Co-Housing	10-40.60.120	P	P				
Congregate Care Facilities		P	P	Restaurant, or Cafes		-	P
Dormitories, Fraternities/Sororities and SRO (≤15 rooms)		UP	UP	**Services**			
				ATM		-	P
				Bed and Breakfast	10-40.60.110	P	p
Development, Four Unit Residential		**P**	**P**	Cemeteries		UP	UP
Development, Multi-Family Residential		**P**	**P**	Crematorium		-	UP
Development, One Unit Residential		**P**	**P**	Daycare	10-40.60.150		
Development, Three Unit Residential		**P**	**P**	Home		P	P
Development, Two Unit Residential		**P**	**P**	Centers		UP	UP
~~**Dwelling: Multiple-Family**~~	-	~~**P**~~	~~**P**~~	Funeral Homes, Chapels, Mortuaries		-	P
~~**Dwelling: Single-Family**~~	-	~~**P**~~	~~**P**~~	General Services		-	P
~~**Duplex**~~	-	~~**P**~~	~~**P**~~	Lodging			

I. Allowed Uses							
Land Use[1]	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**	**Land Use[1]**	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**
Group Home		P	P	≤ 15 rooms		-	P
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.175**~~	~~**UP**~~	~~**UP**~~	Offices		-	P
~~**High Occupancy Housing Development, Two-units**~~	~~**10-40.60.175**~~	~~**UP**~~	~~**UP**~~	Public Services			
High Occupancy Housing Development, ~~**Three-units**~~ **Five-units and Greater**	10-40.60.~~**175**~~**170**	UP	UP	Public Services Minor		P	P
				Emergency Services		UP	UP
High Occupancy Housing Development, Four-units and ~~**Greater**~~ **Less**	10-40.60.~~**175**~~**170**	UP	UP	Veterinary Clinic		-	P
				Telecommunication Facilities			
				Stealth Telecommunication Facilities	10-40.60.310	P	P
Home Occupation	10-40.60.180	P	P	**Transportation and Infrastructure**			
Institutional Residential	10-40.60.190	UP	UP				
Live/Work		-	P	Accessory Wind Energy Systems	10-40.60.040	P	P
Recreation, Education and Public Assembly				**Urban Agriculture**			
Libraries, Museums				Community Gardens	10-40.60.140	P	P

I. Allowed Uses							
Land Use[1]	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**	**Land Use[1]**	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**
≤ 2,500 sf		P	P				
> 2,500 sf		UP	UP				
Meeting Facilities, ~~**Public and Private**~~ **Neighborhood**	10-40.60.230	P~~3~~	P~~3~~				
Places of Worship		P/UP~~43~~	P/UP~~43~~				
Schools – Private		P	P				
Schools – Public and Charter		P	P				
Retail Trade							
Bars/Taverns		-	P				
General Retail Businesses, except with any of the following features		-	P				
Drive-Through		-	-				
Floor Area ≥ 3,500 sf		-	UP				

End Notes	
1.	See Chapter 10-80, Definitions, for use type definitions.
2.	Not allowed on the ground floor unless behind an allowed ground-floor use.
~~**3.**~~	~~**UP required if liquor is sold or if facilities exceed 250 seats.**~~
43.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

I. Allowed Uses								
Land Use[1]	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**		**Land Use[1]**	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**
Key								
P	Permitted Use							
UP	Conditional Use Permit Required							
-	Use Not Allowed							

Section 21. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.40: Transect Zones, Section 10-40.40.080: T4 Neighborhood 2 (T4N.2) Standards, Subsection 10-40.40.080.I.: Allowed Uses, as follows:

I. Allowed Uses

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Residential			
Accessory Buildings and Structures	10-40.60.020	P[2]	P[2]
Accessory Dwelling Unit	10-40.60.030	P	P
Co-Housing	10-40.60.120	P	P
Congregate Care Facilities		P	P
Dormitories, Fraternities/Sororities and SROs (≤ 15 rooms)		UP	UP
Development, Four Unit Residential		**P**	**P**
Development, Multi-Family Residential		**P**	**P**
Development, One Unit Residential		**P**	**P**
Development, Three Unit Residential		**P**	**P**
Development, Two Unit Residential		**P**	**P**
~~**Dwelling: Multiple-Family**~~	-	~~**P**~~	~~**P**~~
~~**Dwelling: Single-Family**~~	-	~~**P**~~	~~**P**~~

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
General Retail Businesses, except with any of the following features		-	P
Drive-Through		-	-
Floor Area ≥ 3,500 sf		-	UP
Markets			
Neighborhood Market ≤ 2,500 sf	-	P	
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurant, or Cafes		-	P
Services			
ATM		-	P
Bed and Breakfast	10-40.60.110	P	P
Cemeteries		UP	UP
Crematorium		UP	UP

~~**Duplex**~~	-	~~**P**~~	~~**P**~~
Group Home		P	P
~~**High Occupancy Housing Development, Single-Family**~~	~~**10-40.60.175**~~	~~**UP**~~	~~**UP**~~
~~**High Occupancy Housing Development, Two-units**~~	~~**10-40.60.175**~~	~~**UP**~~	~~**UP**~~
High Occupancy Housing Development, ~~**Three-units**~~ **Five-units and Greater**	10-40.60.~~**175**~~**170**	UP	UP
High Occupancy Housing Development~~,~~ Four-units and ~~**Greater**~~**Less**	10-40.60.~~**175**~~**170**	UP	UP
Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	UP
Recreation, Education and Public Assembly			
Libraries, Museums			

Daycare	10-40.60.150		
Home		P	P
Centers		UP	UP
Funeral Homes, Chapels, Mortuaries		-	P
General Services		-	P
Lodging		UP	UP
Offices		-	P
Public Services			
Public Services Minor		P	P
Emergency Services		UP	UP
Veterinary Clinic		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.310	P	P
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P

≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, ~~**Public and Private**~~ **Neighborhood**	10-40.60.230	P~~3~~	P~~3~~
Places of Worship		P/UP~~43~~	P/UP~~43~~
Schools – Private		P	P
Schools – Public and Charter		P	P
Retail Trade			
Bars/Taverns		-	P

Urban Agriculture			
Community Gardens	10-40.60.140	P	P

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.
3. ~~**UP required if liquor is sold or if facilities exceed 250 seats.**~~
43. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
-	Use Not Allowed

Section 22. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.20: Architectural Design Standards, Section 10-50.20.020: Applicability, as follows:

10-50.20.020 Applicability

A. The standards found within this division shall apply to all development within the City in accordance with the requirements and procedures established in Section 10-20.40.140, Site Plan Review and Approval, and as follows:

1. Applications for site plan review or expansions involving commercial, ~~**duplex, multifamily**~~ **Multi-Family Residential Development**, business park, and institutional uses that:

   a. Contain greater than 1,000 square feet of gross floor area; or

   b. Include expansions greater than 25 percent of gross floor area. Building additions, either with a single addition or cumulative additions subsequent to February 1, 2002 (the effective date of the Design Review Guidelines adopted into the 1991 Land Development Code), will count towards the 25 percent expansion of gross floor area;

2. Applications for conditional use permits;

3. Applications involving facade changes to building and structure elevations that are visible from a public way, including, but not limited to, public and private streets, public trails and paths, and alleys; and

4. Applications for new development in historic districts which shall comply with these standards as well as any design standards established for the district.

B. The standards found within this division shall not apply to the following:

1. ~~**Individual single-family dwellings**~~ **Residential Development with less than 5 dwelling units**;

2. Industrial uses and buildings outside of the RD zone and business parks; and

3. Buildings within a traditional neighborhood community plan (See Division 10-30.80) that provide their own architectural standards.

Section 23. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.60: Landscape Standards, Section 10-50.60.020: Applicability, as follows:

10-50.60.020 Applicability

The provisions of this division shall apply to new and existing development as follows. Exceptions are provided in subsection C. of this section.

A. New Developments. All new developments, except those listed in subsection (C) of this section, shall provide landscaping in compliance with this division.

B. Existing Development. A single addition or cumulative additions subsequent to May 7, 1992, that meet the following thresholds, shall, to the maximum extent feasible as determined by the Director, provide landscaping in compliance with this division. Where existing site conditions may make it difficult to achieve full compliance as otherwise required below and to ensure that as much as feasible the business expansion is successful, landscaping standards may be modified in accordance with Section 10-20.40.090, Minor Modifications to Development Approvals.

1. An expansion or alteration of an existing nonresidential or residential use that results in a 35 percent or more increase in dwelling units, gross floor area, seating capacity, or parking spaces, either with a single or cumulative addition(s) or expansion(s).

2. Change or intensification of a use that increases the required parking by 35 percent or more. If the required additional parking is less than 35 percent, then landscaping is only required for the new parking spaces in compliance with Section 10-50.60.050, Landscaping Standards.

3. Developments or uses requiring a Conditional Use Permit to the maximum extent feasible as determined by the Planning Commission.

C. Exceptions. The provisions of this division do not apply to the following:

1. ~~**Construction of a new single-family dwelling or of an addition or alteration to an existing single-family dwelling.**~~ **Residential Developments with less than 5 dwelling units and their associated accessory structures including Accessory Dwelling Units.**

~~**2. Individual single-family detached residences and accessory structures.**~~

~~**3. Single-family cluster dwelling residences in the RR and ER zones.**~~

~~**4. Secondary single-family detached dwellings on the same lot as the primary dwelling, where permitted.**~~

~~**5. Accessory dwelling units.**~~

Section 24. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.80: Parking Standards, Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required, as follows:

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
Residential	
~~**Accessory Dwelling Units**~~	~~**1.0**~~
Residential Development with less than 5 Dwelling Units ~~**Single-Family Dwelling (Attached and Detached)[1]**~~	**1.0 space per unit** ~~**2.0 spaces, plus 1 space for each additional bedroom above 4 bedrooms. The maximum number of required parking spaces shall not exceed 8 spaces.**~~
Multi~~**ple**~~-Family **Residential** Development ~~**and Duplex[1] Developments**~~	
Unit Type	

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
Studio ~~per unit~~	1.25 spaces per unit
1 Bedroom ~~per unit~~	1.5 spaces per unit
2 – 3 Bedrooms ~~per unit~~	2.0 spaces per unit
4 Bedrooms ~~per unit~~	2.5 spaces per unit
5+ Bedrooms ~~per unit~~	3.0 spaces for the first 5 bedrooms plus 0.5 space for each additional bedroom per unit
Guest Spaces (Includes ~~spaces for~~ B~~b~~oats and RVs)	0.25 per each 2+ bedroom units ~~0.25 spaces for each unit with 2 bedrooms and greater~~
Affordable Housing Incentive for Multi-Family Residential Development ~~(All Dwelling Classifications)~~	
Studio	1.0 space per unit
1 Bedroom	1.0 space per unit
2 – 3 Bedrooms	1.5 spaces per unit
4+ Bedrooms	2.0 spaces per unit
Guest Spaces ~~for Multifamily Dwelling~~ (Includes Boats and RVs)	0.25 per each 2+ bedroom units
High Occupancy Housing Development	
a. ~~Single-Family – Attached and Detached, Duplex, and~~ Development Sites with ~~three~~ four units or less	1 space per bedroom
~~b.~~ Developments Sites with ~~four~~ five units or more	The sum of: 1 to 75 bedrooms = 1 space per bedroom, plus 76 to 325 bedrooms = 0.90 spaces per bedroom, plus

Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
	326 to 650 bedrooms = 0.80 spaces per bedroom, plus Greater than 650 bedrooms = 0.70 spaces per bedroom
Co-Housing	1 per bedroom
Congregate Care Facility	0.75 per unit plus 1 per employee
Institutional Residential	1 per 6 beds plus 1 per employee
Convents or Monasteries	In addition, if a chapel is open to the public, the parking requirements for "Meeting Facilities, Public or Private" shall apply.
All Other Institutional Residential Uses (Listed in the Definition)	1 per 6 beds plus 1 per employee
Dormitories, Single Room Occupancies, and Fraternities and Sororities	
Private Rooms	1 per bedroom or sleeping room plus 1 for owner or manager
Live/Work	See residential parking requirement plus, 1 per 300 gsf of work area
Manufactured Homes	~~2~~1 per unit; and 1 guest parking space per 8 manufactured home sites
End Note	
~~**1. Parking reductions allowed in Section 10-50.80.060, Parking Adjustments, shall not apply to single-family dwellings and duplexes.**~~	

Key	sf square foot	gsf gross square feet

Section 25. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.80: Parking Standards, Section 10-50.80.050 Bicycle Parking, as follows:

10-50.80.050 Bicycle Parking

A. Applicability.

1. The following regulations are applicable whenever the provisions of Section 10-50.80.020, Applicability, have been met.

2. Bicycle parking is not required for **Residential Developments with less than five dwelling units.** ~~**single-family residential developments and uses.**~~

Section 26. Amend Title 10 Flagstaff Zoning Code, Chapter 10-50: Supplemental to Zones, Division 10-50.110: Specific to Building Types, Table 10-50.110.030.A. Allowed Building Types, as follows:

Table 10-50.110.030.A. Allowed Building Types												
Building Type[1]	**Section**	**TRANSECT ZONE**										
		T1	**T2**	**T3N.1**	**T3N.2**	**T4N.1**	**T4N.1-O**	**T4N.2**	**T4N.2-O**	**T5**	**T5-O**	**T6**
Carriage House	10-50.110.040	--	A	A	A	A	A	A	A	--	--	--
Single-Family Estate	10-50.110.050	--	A	--	--	--	--	--	--	--	--	--
Single-Family House	10-50.110.060	--	A	A	A	A	A	A	A	--	--	--
Single-Family Cottage	10-50.110.070	--	--	A	A	A	A	A	A	--	--	--

Table 10-50.110.030.A. Allowed Building Types												
Building Type[1]	**Section**	**TRANSECT ZONE**										
		T1	**T2**	**T3N.1**	**T3N.2**	**T4N.1**	**T4N.1-O**	**T4N.2**	**T4N.2-O**	**T5**	**T5-O**	**T6**
Bungalow Court	10-50.110.080	--	--**A**	A	A	A	A	A	A	--	--	--
Duplex, Side-by-Side	10-50.110.090	--	--**A**	A	A	A	A	A	A	--	--	--
Duplex, Stacked	10-50.110.100	--	--**A**	A	A	A	A	A	A	--	--	--
Duplex, Front-and-Back	10-50.110.110	--	--**A**	A	A	A	A	A	A	--	--	--
Triplex, Stacked	10-50.110.120	--	--**A**	--**A**	A	A	A	A	A	--	--	--
Townhouse	10-50.110.130	--	--**A**	--**A**	--**A**	A	A	A	A	--	A	--
Apartment House	10-50.110.140	--	--**A**	--**A**	--**A**	A	A	A	A	--	A	--
Courtyard Apartment	10-50.110.150	--	--	--	--	A	A	A	A	--	A	--
Live/Work	10-50.110.160	--	--	--	--	--	A	--	A	A	A	A
Apartment Building	10-50.110.170	--	--	--	--	A	A	A	A	--	A	--
Commercial Block	10-50.110.180	--	--	--	--	--	--	--	A	A	A	A

Section 27. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.040: Definitions "D", as follows:

~~Development, Duplex: A development consisting of one or more lots or parcels that contains a duplex.~~

Development, Four Unit Residential: A development consisting of four Dwelling Units on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than four families living independently of each other.

Development, Multi-Family Residential: A development consisting of five or more Dwelling Units on the same Lot or Parcel in attached, detached or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by five or more families living independently of each other.

Development, One Unit Residential: A development consisting of one primary Dwelling Unit, and any associated Accessory Dwelling Units, on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than one family living independently per unit.

Development, Three Unit Residential: A development consisting of three Dwelling Units on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than three families living independently of each other.

Development, Two Unit Residential: A development consisting of two Dwelling Units on the same Lot or Parcel in attached, detached, or semi-detached arrangements that are used, designed, or intended for residential use or occupancy by not more than two families living independently of each other.

Dwelling, Fourplex: A Building having four Dwelling Units on a single Lot or Parcel used, designed, or intended for use or occupancy as living quarters for four families living independently of each other.

Dwelling, Multi~~ple~~-Family: A B~~b~~uilding, or portion thereof, having ~~three~~ **five** or more D~~d~~welling U~~u~~nits on a single Llot **or Parcel** used, ~~or~~ designed**,** or intended for use or occupancy as living quarters by ~~three~~ **five** or more families living independently of each other.

Dwelling, Triplex: A Building having three Dwelling Units on a single Lot or Parcel used, designed, or intended for use or occupancy as living quarters for three families living independently of each other.

Section 28. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.080: Definitions "H", as follows:

~~**High Occupancy Housing Development, Single-Family: A single-family attached or detached dwelling unit with:**~~

~~**a. Seven or more bedrooms; or**~~

~~**b. Five or more sanitation facilities.**~~

~~**High Occupancy Housing Development, Two-Units: A lot or parcel containing two dwelling units, excluding an accessory dwelling unit, with:**~~

~~**a. More than a total of seven bedrooms; or**~~

~~**b. One or more dwelling unit(s) containing four or more sanitation facilities.**~~

~~**High Occupancy Housing Development, Three-Units: A lot or parcel containing three dwelling units with:**~~

~~**a. More than a total of nine bedrooms; or**~~

~~**b. One or more dwelling unit(s) containing four or more sanitation facilities.**~~

High Occupancy Housing Development, Four Units and Less: A Development consisting of four Dwelling Units or less on one Lot or Parcel, excluding an Accessory Dwelling Unit, with seven or more Bedrooms or five or more Sanitation Facilities in any unit.

High Occupancy Housing Development, ~~**Four**~~ **Five**-Units and Greater: A ~~**Development Site**~~ **Lot or Parcel** containing ~~**four**~~ **five** or more Dwelling Units where:

a. More than 20 percent of the total Dwelling Units have four Bedrooms or more; or

b. One or more of the Dwelling Unit(s) contain four or more Sanitation Facilities; or

c. The total number of Dwelling Units and Bedrooms per Acre exceeds the building form and property development standards of the property's designated Non-Transect Zone; or

d. If the property owner has elected a Transect Zone, the density is greater than 29 Dwelling Units per Acre and 72.5 Bedrooms per Acre.

Section 29. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.130: Definitions "M", as follows:

Mixed Use: ~~**The**~~ **A** development ~~**of a single building**~~ containing **both residential and nonresidential land uses including,** ~~**more than one type of land use or a single development of more than one building and use including**~~, ~~**but not limited to, residential, office,**~~ retail **trade**, **services,** recreation, **education, or assembly.** ~~**public, or entertainment, where the different land use types are in close proximity, planned as a unified complementary whole, and shared pedestrian and vehicular access and parking areas are functionally integrated.**~~

1. Horizontal Mixed Use: **Residential and nonresidential land uses** ~~**Two or more different types of uses are**~~ placed next to each other on the same **Development Site** ~~**parcel**~~, planned as a unit, and connected ~~**together**~~ with pedestrian and vehicular access. ~~**For instance, a subdivision containing single-family dwellings that is adjacent to a neighborhood commercial development and office complex.**~~

2. Vertical Mixed Use: **Residential and nonresidential land uses** ~~**Where two or more different uses**~~ occupying the same building usually on different floors. For instance, retail on the ground floor and ~~**office and/or**~~ residential uses on the second and/or third floors.