

# PZ-25-00124-04 6500 E Route 66

Winslow Ready Mix  
Direct to Ordinance Zoning Map Amendment

City Council | June 2<sup>nd</sup>, 2026

Bethan Heng | Senior Planner





# Winslow Ready Mix DTO ZMA

## Property

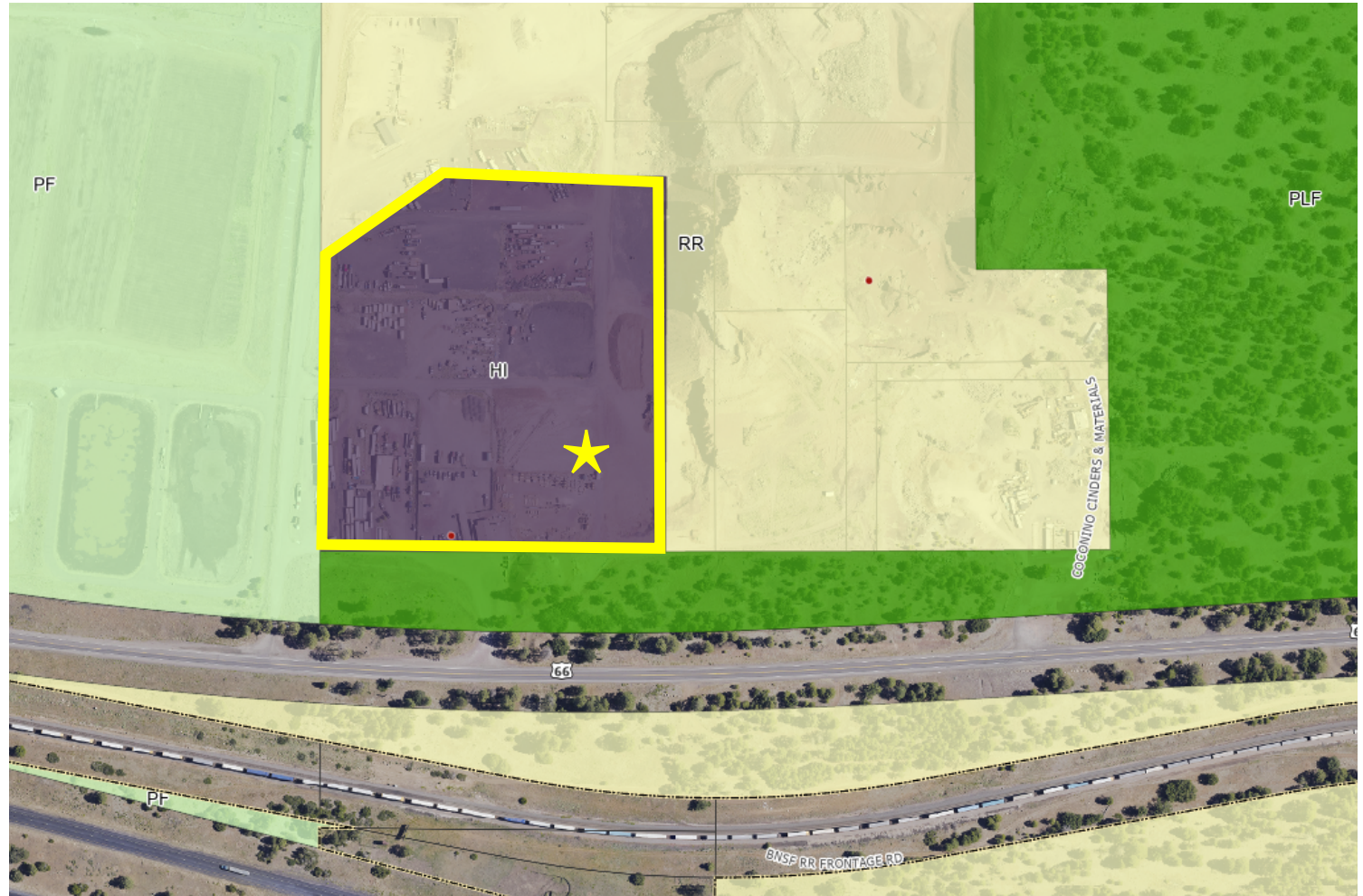
6500 E Route 66  
APN 113-07-003S

## Proposed Use

The applicant wishes to utilize a portion of the site to lease two lots for a Concrete Batch Plant.

## Request

1. The applicant is requesting to modify the rezone of 18.2 acres Heavy Industrial (HI) zoning with the Resource Protection Overlay (RPO), modifying the conditions of the prior rezoning for the purpose of allowing a Concrete Batch Plant on site, considered a General Heavy Industrial use.





# Winslow Ready Mix DTO ZMA

## General Heavy Industrial – Definition (Section 10-80.20)

### Industrial, Heavy – General:

*“Construction, manufacturing, transportation, and public utilities, and those uses that may have severe potential for negative impact on any uses located relatively close to them. Differs from light industrial uses in that it includes uses that require unenclosed structures that are large, tall, and unsightly, **such as concrete batching plants**. These uses also have the potential for generation of dust, noise, and odor and may involve large amounts of exterior storage. Because of their scale, they are likely to have a regional impact.”*

General Heavy Industrial is a permitted use within the Heavy Industrial (HI) zone.



# Winslow Ready Mix DTO ZMA

## Property Context Map

### North

Mining land, zoned RR

### West

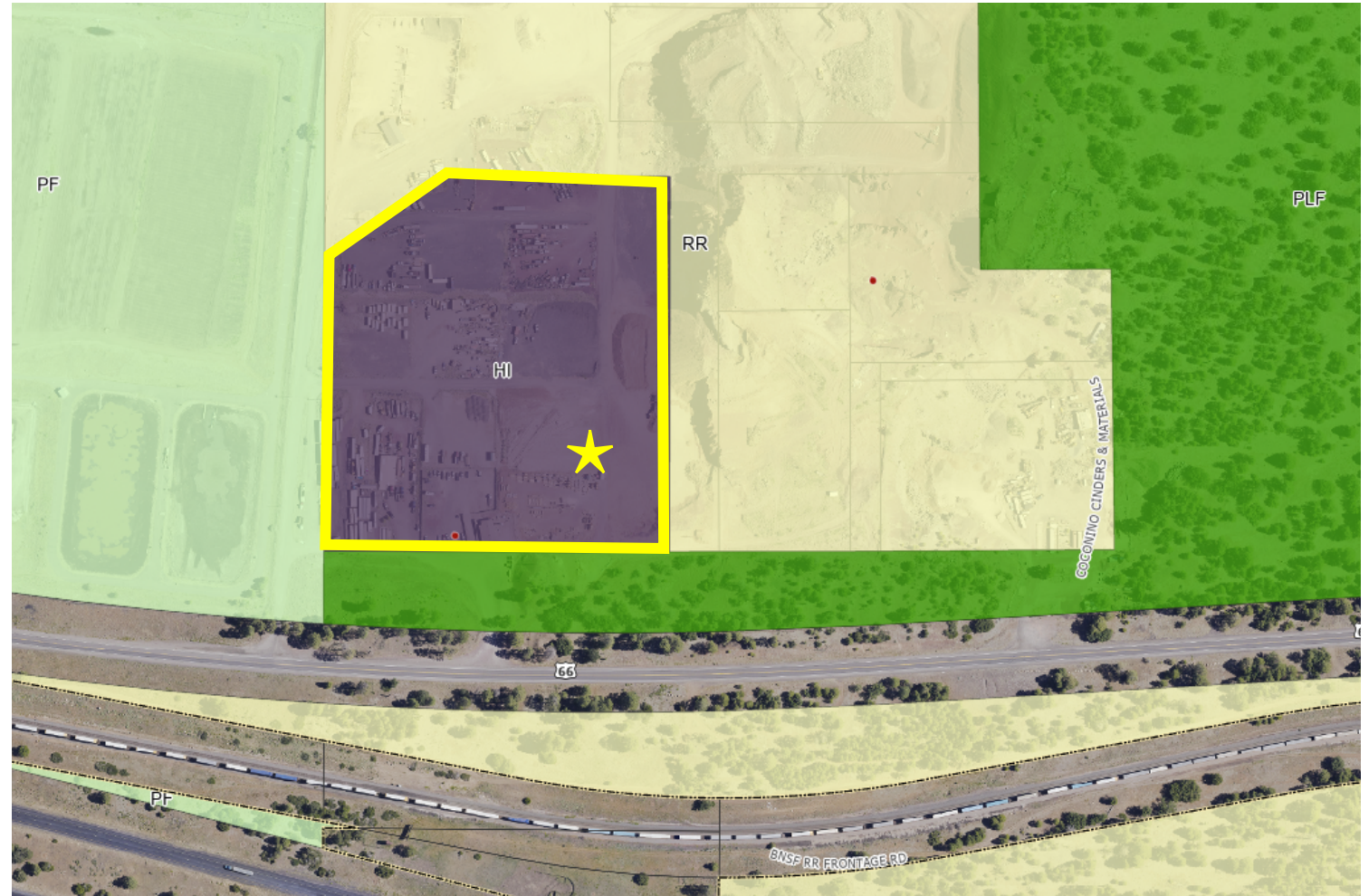
City of Flagstaff wastewater treatment plant, Zoned PF

### East

Mining land, zoned RR

### South

Coconino National Forest and right-of-way, zoned PLF

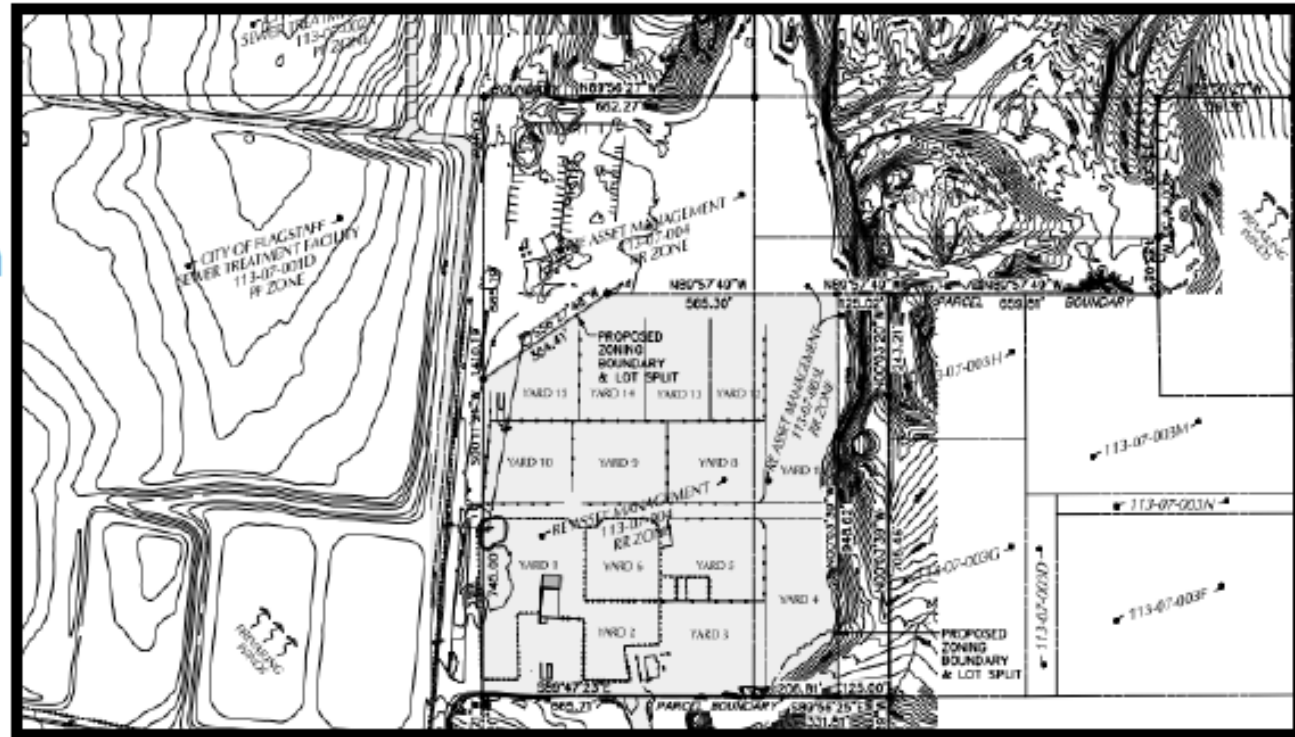




# Winslow Ready Mix DTO ZMA

## April 2024 DTO ZMA – Wildcat Industrial Site Plan

- Establishment of 15 contractor yards
  - Two small existing buildings will remain on site.
- 18.24 acre site
- Existing parking for the office and shop, parking is not required for the contractor yards.





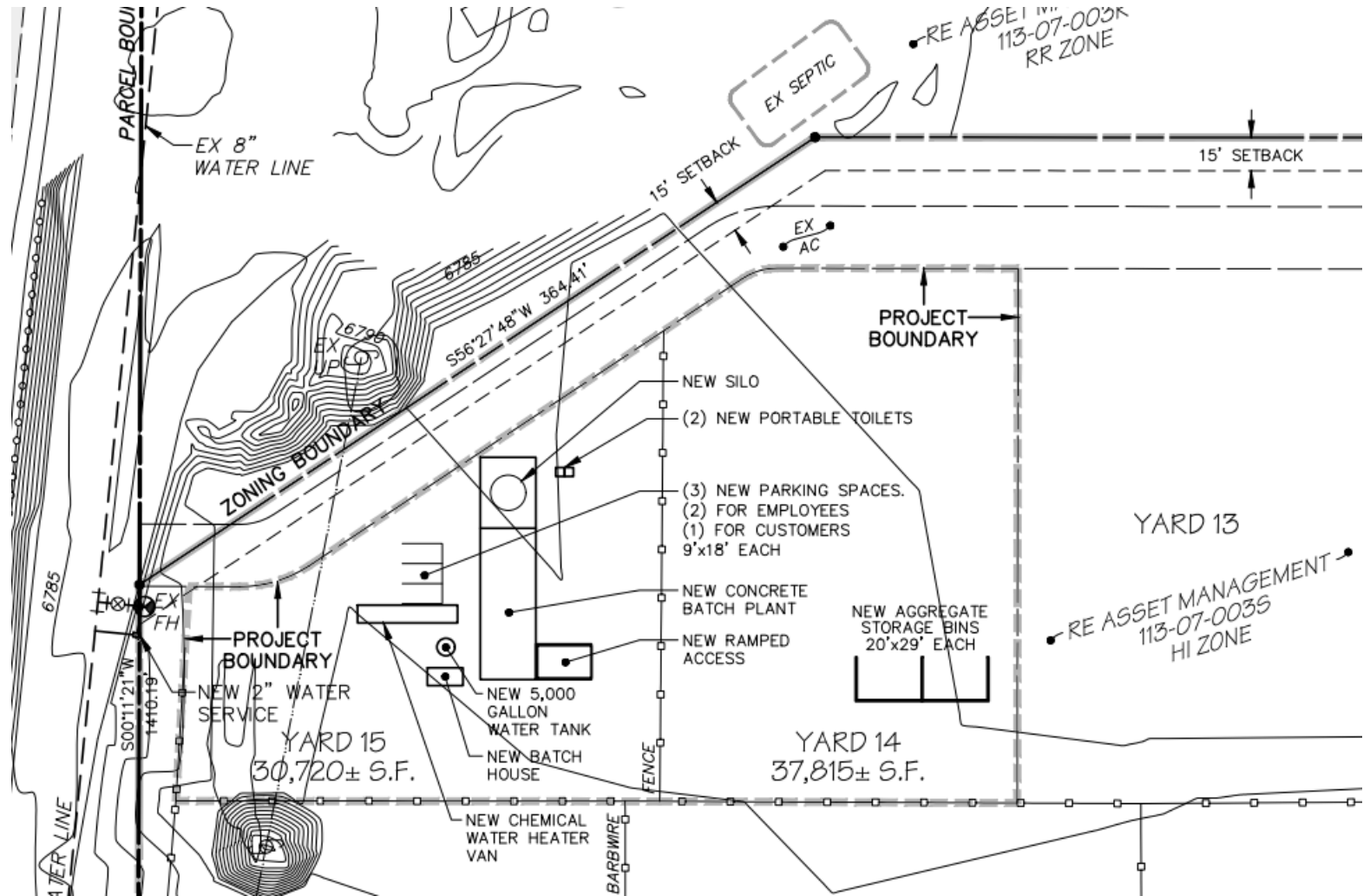


# Winslow Ready Mix DTO ZMA



## Winslow Ready Mix – Modification to DTO ZMA

- Concrete Batch Plant proposed for Yard 15.
- Yard 14 designated for aggregate storage.
- 3 new parking spaces provided on Lot 15 (not required).
- Access through City Cross Access Easement on property adjacent to the West of site.





# Winslow Ready Mix DTO ZMA

## Impact Analyses

There are three main impact analyses that can be triggered by code:

- Traffic Impact Analysis
- Water Sewer Impact Analysis (WSIA)
- Stormwater Analysis



# Winslow Ready Mix DTO ZMA

## Impact Analyses

A Traffic Statement was sealed and approved by city staff on September 15, 2025.

- Per the submitted traffic statement, it was determined that a left turn lane was warranted for the site based on projected site traffic and existing trips already utilizing the driveway.
- Route 66 is classified as a minor arterial, and the City's cross section for this classification includes left turn lanes.

A WISA was completed on December 2<sup>nd</sup>, 2019 and approved by city staff.

- The City constructed a 12" water main along Rt 66 to the intersection of El Paso Road.
- The developer constructed a looped waterline extension with an 8" waterline.

A drainage statement was not required for the site plan of this application. An existing stormwater collection area exists at the East of the site.



# Zoning Map Amendment Findings



## Finding #1

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11 10 of the City Code prior to considering the proposed amendment.



# Zoning Map Amendment Findings

## Finding #1

The subject Property is designated as a Future Employment area type in the 2030 Regional Plan.

An employment center may include mixed use; research and development offices; medical offices; office space; business park; retail, restaurant, and tourism center; light industrial; heavy industrial; and live work spaces.



# Zoning Map Amendment Findings



## Finding #2

The proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff, and will add to the public good as described in the General Plan.

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with all codes and requirements.



# Zoning Map Amendment Findings



## Finding #3

The site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.



# Zoning Map Amendment Findings



## Adequacy of Site

Staff believes that the proposed application meets this finding. The Inter Division Staff (IDS) reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements .

# Citizen Participation Plan



- The applicant notified neighbors within 300ft of the subject property.
- Applicant held one virtual public meeting on February 18, 2026, with no attendees.
- The second neighborhood meeting was waived by the Planning and Development Services Director since there was no attendees to the first meeting.
- To date, staff has not received any comments on this application.

# Planning and Zoning Commission Recommendation of Approval



Planning & Zoning Commission forward the request to the City Council with a recommendation for approval (vote of 5-0), subject to the following conditions:

1. The subject property must be developed in accordance with the approved site plan and conditions of approval dated March 18, 2026. Modifications may require a revised site plan approval or future zoning map amendment.
2. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
3. All terms, conditions, and restrictions detailed within the previous Direct to Ordinance Zoning Map Amendment must be fully satisfied.

Thank you!



Questions or Comments