

PZ-24-00235-01

2661 N El Paso Flagstaff Road

El Paso Industrial Park
Concept Zoning Map Amendment

City Council | October 6th, 2026

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El Paso Industrial Park CZMA



Property

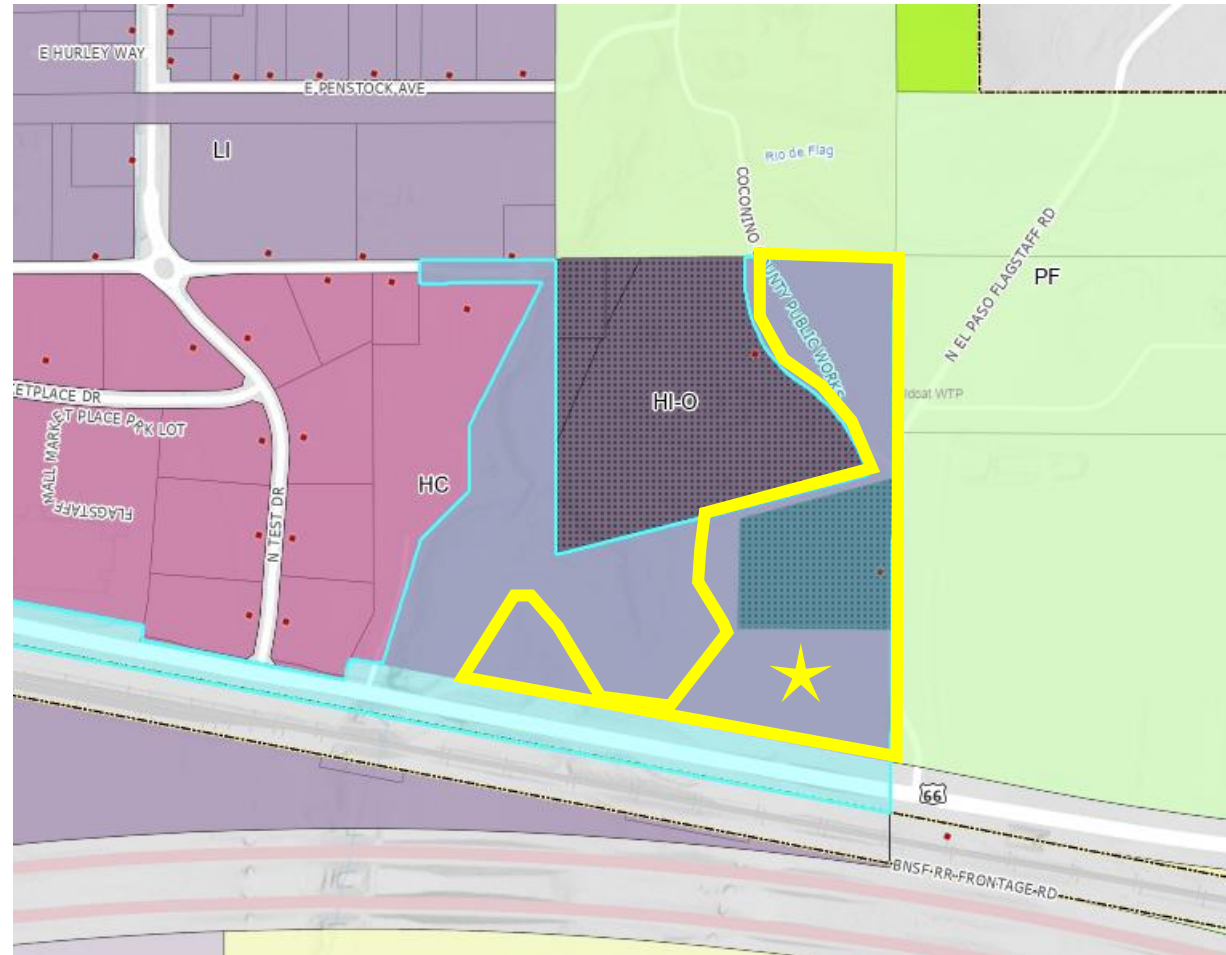
2661 N El Paso Flagstaff Road
APN 113-37-010

Proposed Use

The applicant proposes to establish Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on site, which are permitted uses in the HI-O zone.

Request

1. The applicant is requesting to rezone 23.89 acres from the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO) to Heavy Industrial – Open (HI-O) zone with the RPO





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Project Information

- The applicant is requesting a rezone for the purpose of allowing Construction Storage/Supply Yard and Heavy Manufacturing/Processing uses on the site.
- The roughly 23 acres being set aside for Flagstaff City use contains rural floodplain and steep slopes.
 - There are also City sewer and reclaimed water lines.
 - This area will include a new FUTS connection.
- A Direct to Ordinance Zoning Map Amendment was approved in 2022 for 7.29 acres, rezoning it from HC to HI-O to allow a Composting Facility use.
- The applicant intends to subdivide the property into 8 resulting parcels following the rezoning application.



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Property Context Map

North

Heavy industrial land owned by United Metro Materials Inc., zoned HI-O

West

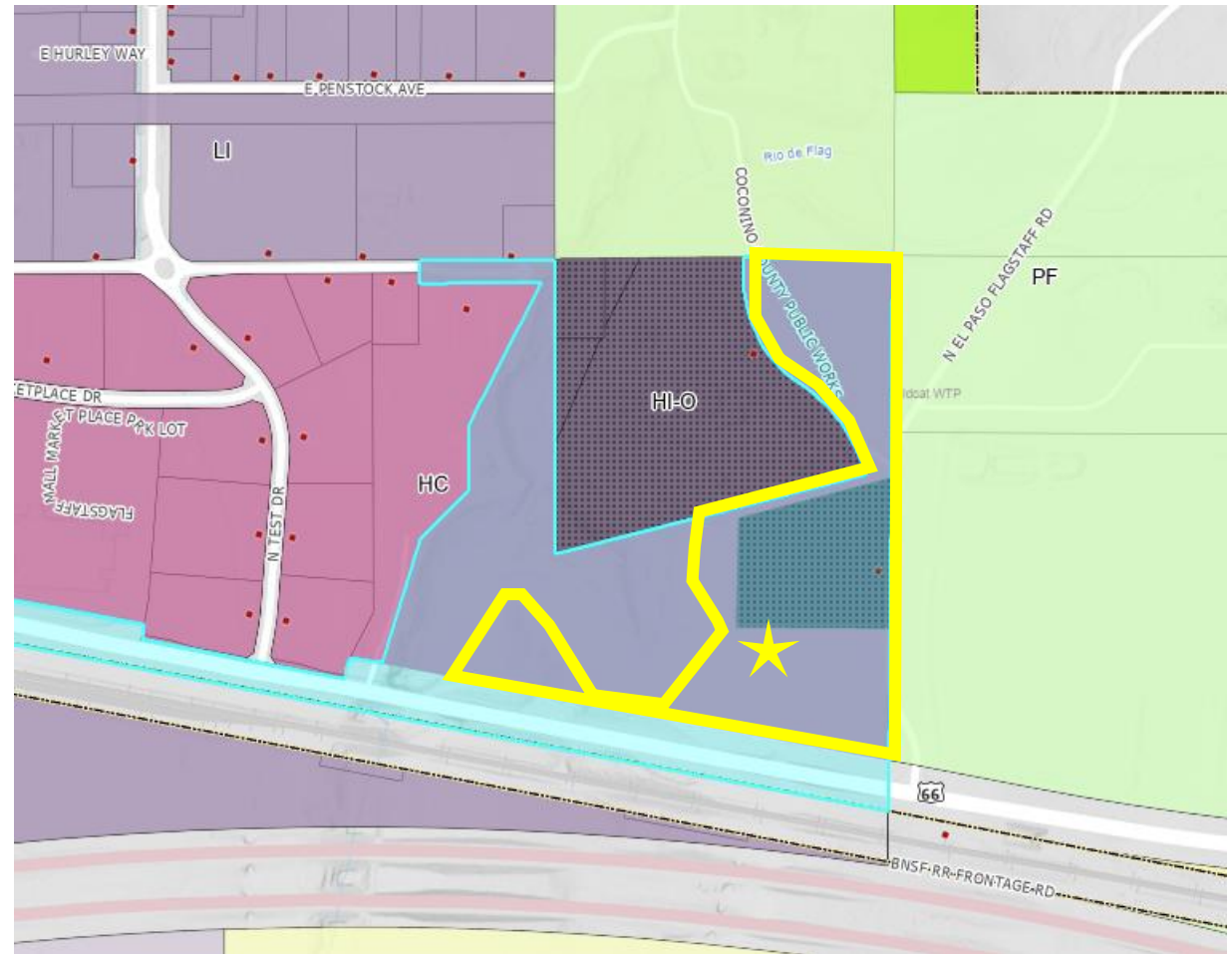
ADOT maintenance yard, zoned HC

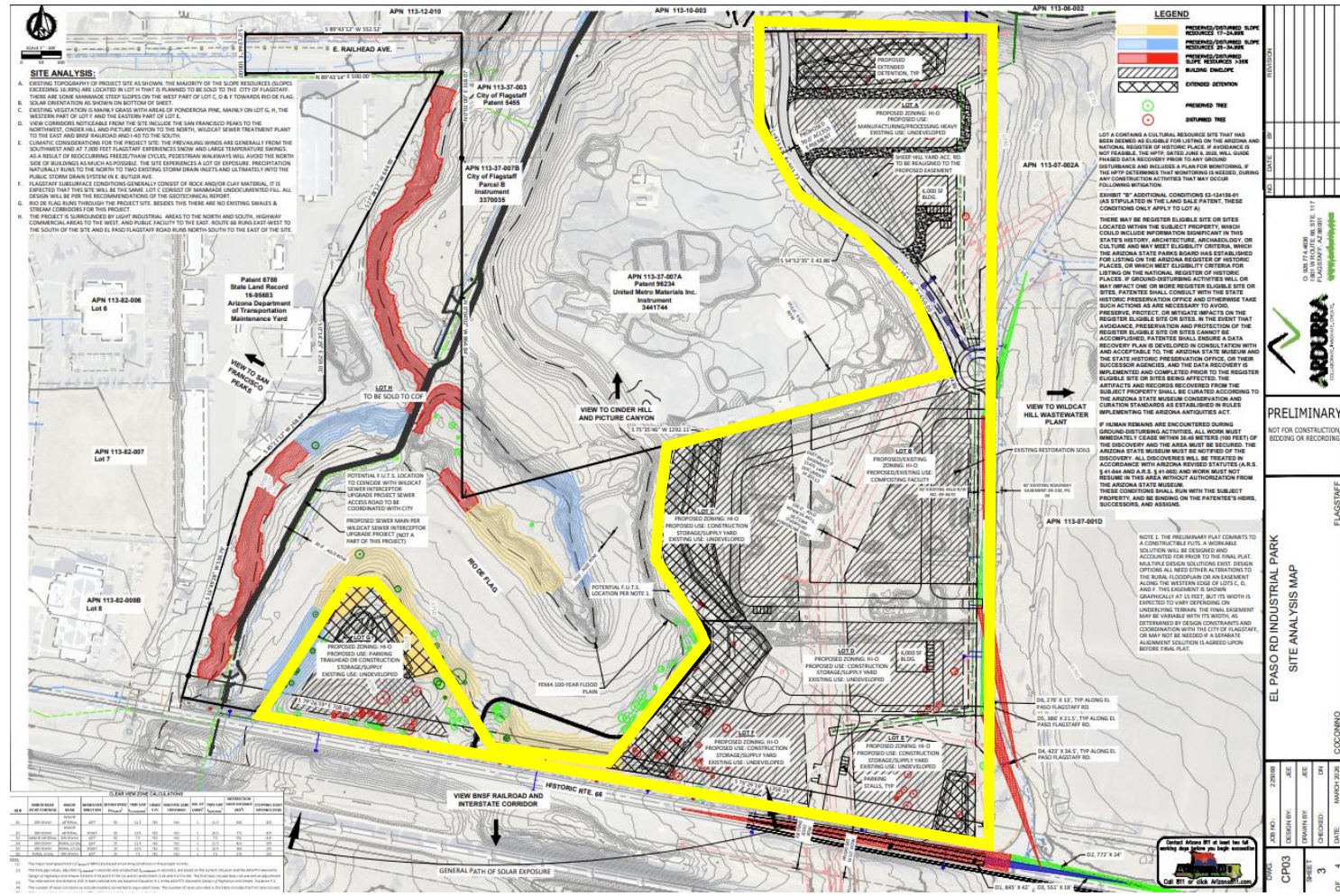
East

City of Flagstaff wastewater treatment plant, zoned Public Facility (PF)

South

State Trust Land, zoned Rural Residential (RR);
Nestle Purina factory, zoned Light Industrial (LI);
BNSF rail lines and Interstate 40







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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.



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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.



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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.



El Paso Industrial Park CZMA



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.



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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 600ft of the subject property.
- Applicant held two virtual public meetings on May 26th, 2026, and July 21st, 2026, both with no attendees.
- 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 concept plan and conditions of approval dated June 23, 2026. Modifications may require a revised concept plan.
2. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
3. That final plat parcel boundaries align with the zoning districts legal descriptions.
4. The Flagstaff Urban Trail System (FUTS) alignment shall be finalized at Civil Plan Review and prior to Final Plat approval.
5. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of Highway Commercial (HC) in accordance with A.R.S. § 9-462.01.

Thank you!



Questions or Comments