**ORDINANCE NO. 2026-30**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ADOPTING A SPECIFIC PLAN, BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED "STL 290 SPECIFIC PLAN" TO GUIDE AND TO PROVIDE SPECIFIC DEVELOPMENT REQUIREMENTS FOR THE DEVELOPMENT OF 290 ACRES OF REAL PROPERTY GENERALLY LOCATED NORTHEAST OF PINE CANYON ESTATES ALONG THE PLANNED J.W. POWELL BOULEVARD EXTENSION; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE**

**RECITALS:**

WHEREAS, Symmetry Companies ("the Applicant"), has applied for a Specific Plan to guide the development of approximately 290 acres and to provide specific development requirements of real property located within the City of Flagstaff, a legal description of which is provided in "Exhibit A" attached hereto and incorporated by this reference ("the Property"), for purposes of developing allowed commercial uses, a travel accommodation use, residential subdivisions, and amenities and open space; and

WHEREAS, the Applicant conducted neighborhood meetings on March 30, June 4, and September 10, 2026 to discuss the proposed Specific Plan with the surrounding community, as required by Section 10-20.50.40 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the proposed Specific Plan application, following proper notice and a hearing on October 28, and November 12, 2026, and has recommended approval of the requested Specific Plan application; and

WHEREAS, the Council finds that the Applicant has complied with all application requirements set forth in Chapter 11-10 General Plans of the Flagstaff City Code; and

WHEREAS, the Council has considered the recommendation of the Planning and Zoning Commission; and

WHEREAS, the Council has read and considered the staff report prepared by the Planning and Development Services Division staff and all attachments to those reports, the Applicant's application, the narrative provided by the Applicant, and all statements made by the Applicant and its representatives or agents during the presentation to Council, and the Council finds that the proposed Specific Plan application, subject to the conditions set forth below, meets the requirements of Section 11-10.30.030 Specific Plan Adoption/Amendment of the Flagstaff City Code.

**ENACTMENTS:**

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:**

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. That certain document known as “STL 290 Specific Plan,” one (1) paper copy and (1) electronic copy are on file in the office of the City Clerk of the City of Flagstaff, Arizona, which document is declared a public record by Resolution No. 2026-57 of the City of Flagstaff, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this ordinance for the purpose of governing development of the Property as set forth therein.

SECTION 3. The specific plan requested in the application is consistent with and conforms to the goals of the General Plan.

SECTION 4. The specific plan requested in the application will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will add to the public good as described in the General Plan.

SECTION 5. The affected site is physically suitable in terms of location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities to ensure that the amendment requested in the application will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 6. That City staff is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions, and intents of this Ordinance.

SECTION 7. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 8. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 1st day of December, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____

CITY ATTORNEY

Exhibits:
Legal Description