STL 290
Concept Zoning Map Amendments

Alaxandra Pucciarelli
Current Planning Manager
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STL Concept Zoning Map Amendments

Request Overview

A request for a Concept Zoning Map Amendment, by Symmetry Companies, to rezone approximately 139 acres from the Rural Residential (RR) zone with the Resource Protection Overlay (RPO) to the Single Family Residential (R1) zone with the RPO.

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Entitlements Granted

The entitlements granted by this application are as follows:

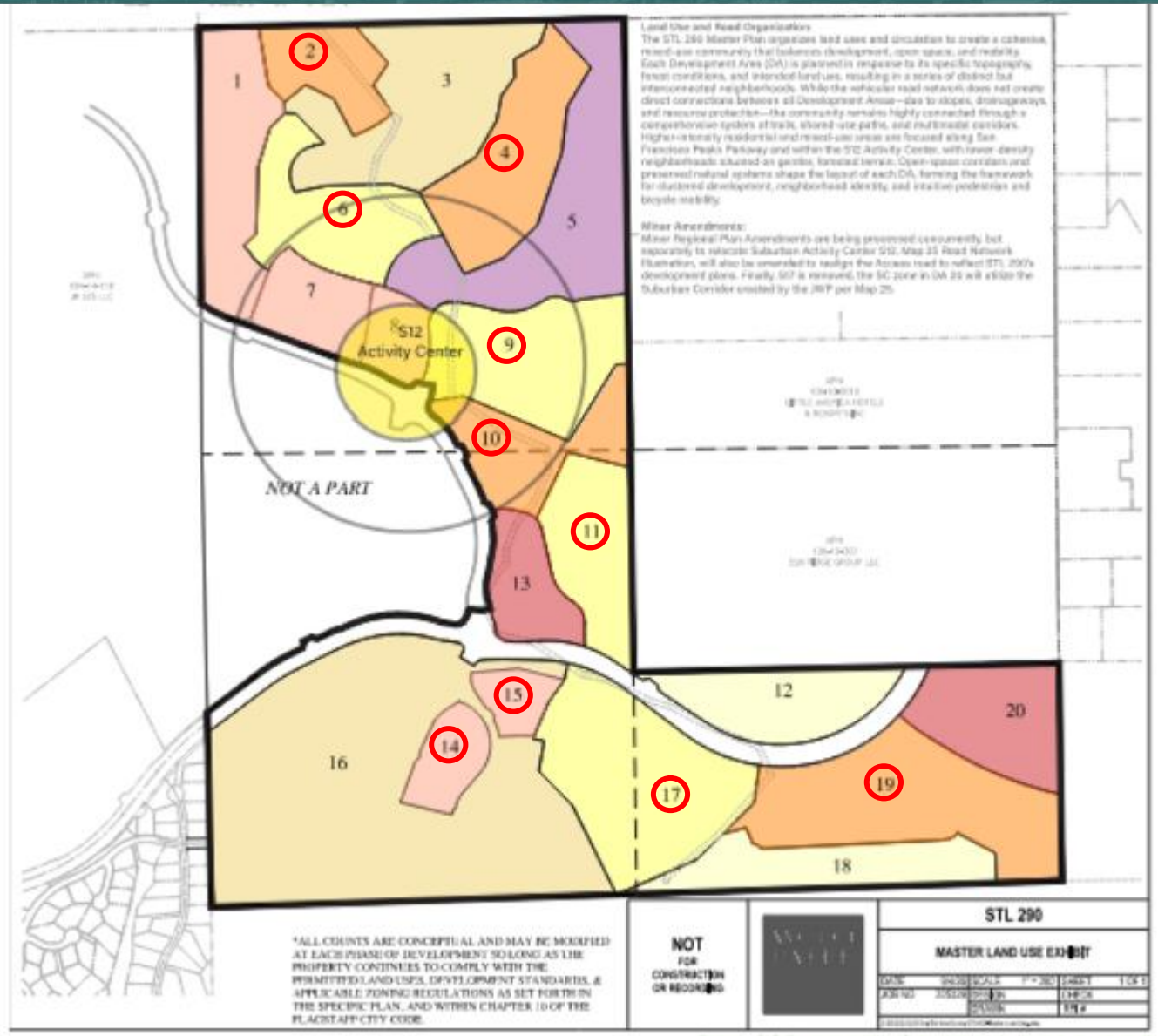
- between 605 – 1,312 dwelling units,
- a travel accommodations use of unlimited size,
- a range of commercial uses as listed in Table 2 of the Specific Plan.

Of the allowed dwelling units, between 298 – 386 units are prohibited from being single-family dwellings.

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Development Areas (DA)

- This rezoning applies to DA 2, 4, 6, 9, 10, 11, 14, 15, 17, and 19—totaling approximately 139 acres—to be rezoned from RR with the RPO to R1 with the RPO.
- These areas will accommodate between 315-721 (443 target) dwelling units.



STL 290 DEVELOPMENT AREA MAP

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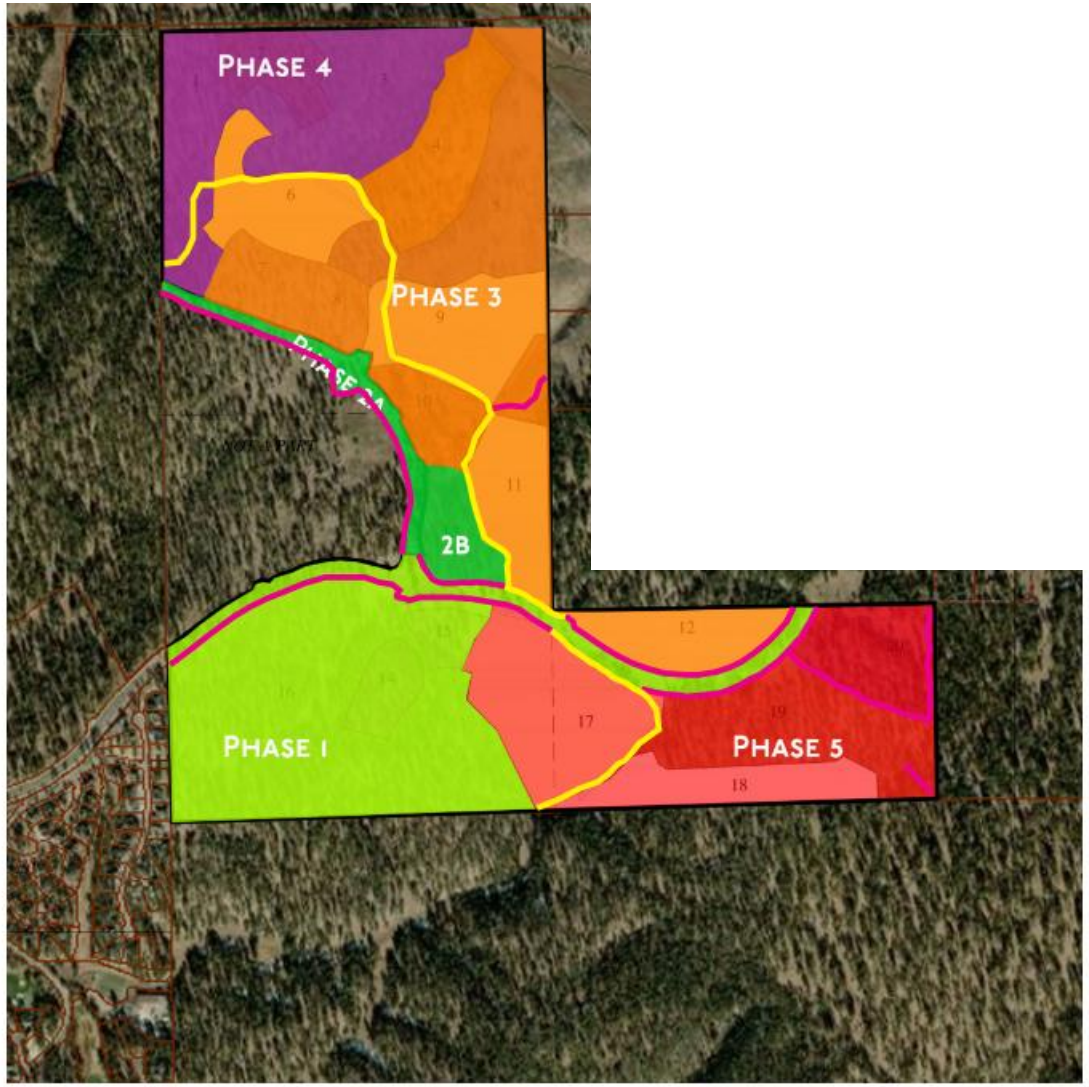
Density

- DA 10, 11, 14, 15, 17, and 19 will meet the density range of the R1 zone (2-6 units per acre).
- DA 2, 4, 6, and 9 are required by the Specific plan to have between 4-6 units per acre.
- DA 4, 6, 9, and 10 are located within the pedestrian shed of the S12 Activity Center and will contribute to the minimum required average density of 6 units per acre.

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Phases

- Phase 1: DA 14 and 15
- Phase 3: DA 4, 6, 9, 10, and 11
- Phase 4: DA 2
- Phase 5: DA 17 and 19



PHASING MAP

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Allowed Uses

- DA 2, 4, 6, 9, 10, 11, 14, 15, 17, 19 are allowed all residential uses in the R1 zone.
- DA 14 and 15: One Unit Residential Development is prohibited.
- DA 2, 4, 6, 9, 10, 11, 14, 15, 17, 19 are allowed Outdoor Public Uses under Commercial Uses.

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Concept Zoning Plan Review

On November 24, 2025, the Inter-Department Staff (IDS) deemed the application for Concept Zoning Map Amendment to be complete.

If this rezoning is approved, the applicant will need to submit for Site Plan review or Subdivision Plat prior to submitting civil plans or building permits.

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Resource Protection

Resource Protection Overlay zone on the subject site, protecting floodplains, steep slopes, and native trees.

The Zoning Code requires 50% of the tree resources to be saved in the R1 zone. However, the applicant has elected to be a part of the tree resource pilot program and will work with City Planning and Fire staff to determine where areas of tree resources shall be protected.

A conceptual Natural Resource Protection Plan (NRPP) was submitted as part of this rezoning application, showing areas the applicant intends to maintain as undisturbed.

If this rezoning application is approved, an NRPP in compliance with the provision of the Zoning Code will be required as part of any Site Plan or Preliminary Plat review.

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Resource Protection



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Common Space & Civic Space

The Flagstaff Zoning Code requires that a Planned Residential Development (PRD) provide a minimum of 15% of the development area to be Common Space. The Specific Plan identifies the DA that will use the PRD standards and allows the required Common Space to be provided across the entire development site. The Specific Plan identifies the intended locations and areas of the required Common Space.

The Specific Plan also includes the planned development of four community parks: Central Park (DA 5 in phase 3), North Park (DA 1 in phase 4), Plaza Park (DA 13 in phase 2B) and East Park (DA 19 and 20 in phase 5).

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Pedestrian and Bicycle Circulation Systems

- On-site pedestrian and bicycle circulation will be provided per the City Engineering Standards.
- A proposed road network and trail plan has been provided to show how internal site connections are intended. Final determinations of these connections will be determined during the site plan/plat review of the individual DA.
- Flagstaff Urban Trail System (FUTS) trails will be provided along JW Powell Boulevard.
- The Arizona Trail currently crosses the property and will be realigned as the site develops, while maintaining public access.

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Compatibility and Architectural Design Standards

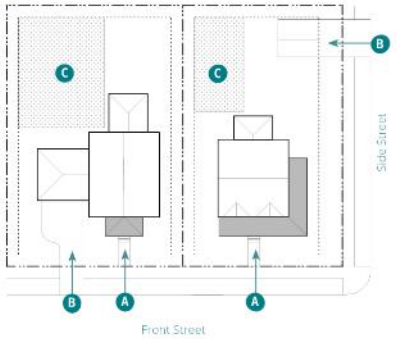
- The Specific Plan allows for increased height in 13 of the 20 DA.
- DA 6, 9, 11, and 17 use the maximum height of 35 ft permitted per the Zoning Code in the R1 zone.
- DA 2, 10, and 19 have a maximum allowed height of 48 ft and 4, 14, and 15 have a maximum height of 60 ft.
- The application includes architectural character images of the proposed style, materials, and design elements to be used in the development.

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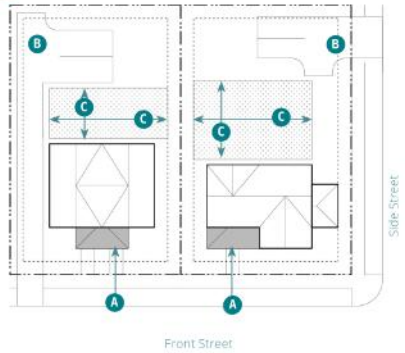
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SAMPLE RESIDENTIAL BUILDING FOOTPRINTS & PARKING AREAS

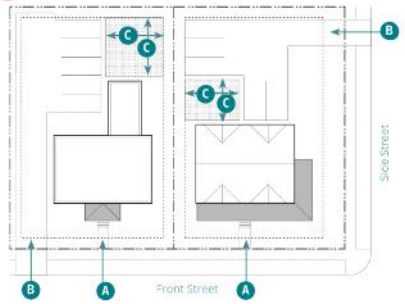
1 Single-Family Detached



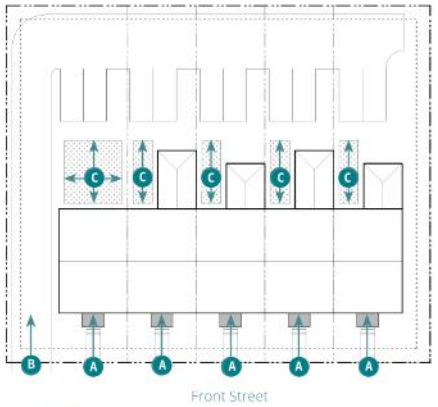
2 Duplex



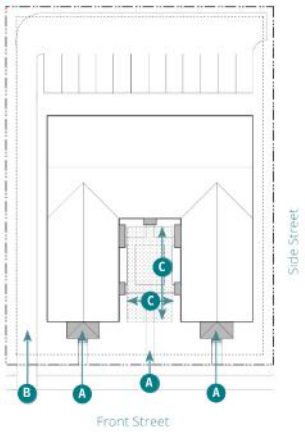
3 Three/Fourplex



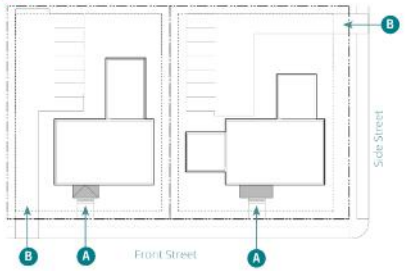
4 Single-Family Attached (Town-homes)



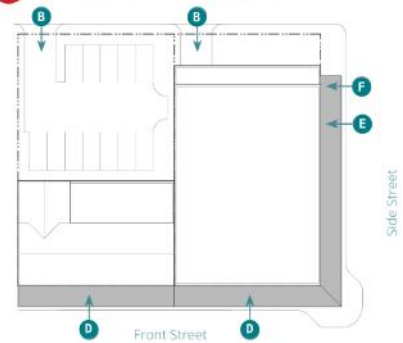
5 Multi-Family (Courtyard)



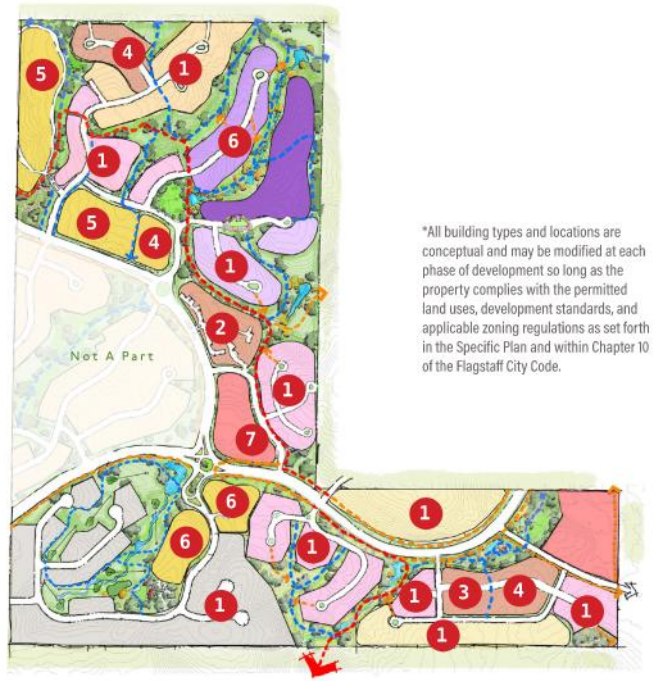
6 Multi-Family (Multiplex/Condos)



7 Multi-Family (Condo Above Commercial)



- A Main Entry Location
- B Driveway and Parking
- C Open Space
- D Upper Floor Units to be accessed by common entry along front or side street
- E Ground Floor shops to have individual entries along the adjacent street
- F On corner design sites, units in a wing or accessory structure to enter from side street



*All building types and locations are conceptual and may be modified at each phase of development so long as the property complies with the permitted land uses, development standards, and applicable zoning regulations as set forth in the Specific Plan and within Chapter 10 of the Flagstaff City Code.

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Transportation Impact Analysis (TIA)

- City staff reviewed a STL 405 Master TIA sealed September 15, 2026. City staff have conditioned approval on specific improvements
- At full build, the proposed development could generate 11,882 external trips over the course of a typical weekday, with 582 external trips (227 in/355 out) during the AM peak hour and 950 external trips (522 in/428 out) during the PM peak hour.
- JW Powell Boulevard shall be connected to S Fourth Street prior to issuance of a building permit for any development within the Specific Plan area. The residential units in DA 16 have prior approval and may move forward without this connection. DA 14 and 15 are also approved to move forward without the JWP connection.

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Transportation Impact Analysis (TIA)

- The Development Agreement shall include required improvements, timing, and proportional shares.
- In lieu of constructing the required transportation improvements, the developer agrees to pay a total of $7.7 million. Payment is divided into four equal amounts and tied to the number of dwelling unit building permits (200, 260, 320, 400).

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Water and Wastewater Impact Analysis

- A Water and Sewer Impact Analysis (WSIA) was completed on September 5, 2023. In December 2024, an extension request was made by the applicant. Water Services staff approved this request in October of 2025.
- The development proposes tapping into the existing water infrastructure at five possible locations.
- Offsite sewer extensions will be required to reach the existing public system. The development proposes to connect to the existing sewer infrastructure at seven locations. In the southern region of the development, an 8” sewer within JW Powell Boulevard is proposed to extend through the new development.

Stormwater Analysis

A Drainage Impact Analysis, stamped July 2026, was reviewed by City staff.

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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.

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Flagstaff Regional Plan 2030

- Within the Urban Growth Boundary
- Suburban Land Use classification - supports a mix of uses and neighborhood-scaled development that balance housing, recreation, and employment opportunities.
- Request for a Minor Regional Plan Amendment in order to be found in compliance with the Regional Plan 2030.
- The Concept Zoning Map Amendment must also be found to be in compliance with the proposed STL 290 Specific Plan.

STL Concept Zoning Map Amendments

Applicable Goals and Policies

Environmental Planning & Conservation

- Goal E&C.6. Protect, restore, and improve ecosystem health and maintain native plant and animal communities diversity across all land ownerships in the Flagstaff region.

Open Space

- Goal OS.1 The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.

Applicable Goals and Policies

Water Resources

- Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary; supports development in this area, bringing necessary infrastructure into the area for future development.

Community Character

- Policy CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine. The Specific Plan outlines design goals to support this Regional Plan policy.

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Applicable Goals and Policies

Growth Areas & Land Use

- 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.
- Goal LU.13. Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods.
- Policy LU.13.4. Plan suburban development to include a variety of housing options. The Specific Plan aims to provide a variety of housing types and limits the construction of single-family homes in DA 14 and 15.

Applicable Goals and Policies

Neighborhoods, Housing, and Urban Conservation

- Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.

In the Development Areas proposed to be zoned R1, only two development areas will not allow single-family homes (a maximum of 53 non-single family units) while the remainer of units (target of 391 units and a maximum of 668 units) could be developed as single family units. Detached single-family homes are more land intensive compared to higher density residential uses. Higher density uses improve efficiencies in infrastructure and support lower housing costs.

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Finding #2

Staff have identified the following Community Benefits and Public Good:

- The R1 zoned development areas aim to provide 443 dwelling units (315 – 721 dwelling units are allowed). The development proposal does not propose any Affordable Housing units but suggests that the increase in the number of units will help address Flagstaff's Housing Crisis.
- The proposed development transforms currently undeveloped property within Flagstaff's designated Urban Growth Boundary.
- The development invests in public infrastructure, including new roadway, trail, and utility infrastructure.

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Finding #3

To meet the finding the affected site must be determined to be physically suitable in terms of design, location, shape, size, 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.

Staff believes that the proposed application meets this finding. The Inter-Division Staff 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, as well as impact analyses for the site.

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Development Agreement

A draft development agreement has been prepared. The primary purpose of this agreement is to set out roles and responsibilities in regard to the following:

- Steep Slopes required to be protected will be reviewed wholistically.
- Forest Resources and participation in the City's Forest Resource Pilot Program.
- Planned Residential Development design elements.
- Phasing will require a Master Phasing Plan approved by the Planning and Development Services Director and City Engineer.
- In lieu of constructing the required transportation improvements, the developer agrees to pay a total of $7.7 million. Payment is divided into four equal amounts and tied to the number of dwelling unit building permits (200, 260, 320, 400).

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Development Agreement

- Off-site water and sewer infrastructure improvements required by the WSIA.
- The Arizona Trail shall remain open, accessible and safely passible during construction.
- JW Powell shall connect to Fourth Street before issuance of any building permit beyond DA 14, 15, and 16.

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Citizen Participation Plan

- The applicant held three neighborhood meetings on March 30, June 4, and September 10, 2026, at 5:50. The first meeting had 5 attendees, the second meeting had 4 attendees, and the third meeting had 2 attendees.
- There were no questions or comments from the attendees.

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Recommendation

Staff recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation for approval, in accordance with the findings, and subject to the following conditions, which will be included in the zoning map amendment ordinance:

1. The subject property must be developed in accordance with the approved STL 290 Specific Plan, as amended, and the Building Footprints & Parking Areas document.
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 STL 290 Development Agreement, as amended, must be fully satisfied.

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Recommendation

Staff recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation for approval, in accordance with the findings, and subject to the following conditions, which will be included in the zoning map amendment ordinance:

4. The subdivision of the development must align with the approved zoning boundaries.
5. In the event the property is rezoned and the Developer 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 the zoning back to the former classification of Rural Residential (RR), per Section 10-20.50.060 of the Zoning Code.