ORDINANCE NO. 2026-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF ZONING MAP TO REZONE APPROXIMATELY 72.12 ACRES OF REAL PROPERTY GENERALLY LOCATED NORTHEAST OF THE PINE CANYON DEVELOPMENT FROM RURAL RESIDENTIAL WITH THE RESOURCE PROTECTION OVERLAY TO 20.49 ACRES SUBURBAN COMMERCIAL WITH THE RESOURCE PROTECTION OVERLAY, 23.69 ACRES HIGHWAY COMMERCIAL WITH THE RESOURCE PROTECTION OVERLAY, AND 27.95 ACRES MEDIUM DENSITY RESIDENTIAL WITH THE RESOURCE PROTECTION OVERLAY, WITH CONDITIONS; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, Symmetry Companies ("the Applicant"), has applied for a Concept Zoning Map Amendment to rezone approximately 72.12 acres 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"), from the Rural Residential (RR) zone with the Resource Protection Overlay (RPO) to the Suburban Commercial (SC) zone with the RPO, Highway Commercial (HC) zone with the RPO, and Medium Density Residential (MR) with the RPO for purposes of developing allowed commercial uses, a travel accommodation use, and residential subdivisions with 280 - 333 proposed dwelling units; and

WHEREAS, the Applicant proposes to develop the Property pursuant to the terms and conditions of this Ordinance and a Development Agreement between Applicant and the City ("Agreement"), which will be presented to the City Council through a proposed resolution at the second reading of this Ordinance; and

WHEREAS, the Applicant conducted three neighborhood meetings on March 30, June 4, and September 10, 2026 to discuss the proposed Zoning Map Amendment with the surrounding community, as required by Section 10-20.50.040 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the proposed Concept Zoning Map Amendment application, following proper notice and a hearing on October 28, and November 12, 2026, and has recommended approval of the requested Zoning Map Amendment application, subject to the Applicant's compliance with certain conditions set forth below; and

WHEREAS, the Council finds that the applicant has complied with all application requirements set forth in Chapter 10-20 of the Flagstaff Zoning Code; and

WHEREAS, staff have recommended approval of the Concept Map Amendment application, subject to the conditions proposed by the Planning and Zoning Commission, and the Council has considered each of the conditions and has found each condition to be appropriate for the Property and necessary for the proposed development; and

WHEREAS, the Council has read and considered the staff report prepared by the Current

Planning 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 Concept Zoning Map Amendment, subject to the conditions set forth below, meets the findings required by Section 10-20.50.040(F)(1)(a) of the Flagstaff Zoning 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. The amendment requested in the application is consistent with and conforms to the goals of the Regional Plan as amended.

SECTION 3. The amendment 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 4. The affected site is physically suitable in terms of design, 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 5. The Zoning Map designation for the Property is hereby amended from Rural Residential (RR) zone in the Resource Protection Overlay (RPO) to the Suburban Commercial (SC) zone with the RPO, Highway Commercial (HC) zone with the RPO, and Medium Density Residential (MR) with the RPO as set forth in Exhibit "B", attached hereto and incorporated by reference.

SECTION 6. That the Zoning Map Amendment be conditioned on compliance with the Development Agreement between the City of Flagstaff and the Applicant, approved by the City Council through Resolution No. 2026-58 on December 1, 2026 and should that Development Agreement not be approved and executed this Ordinance becomes null and void.

SECTION 7. The Zoning Map Amendment is further conditioned upon the Applicant's satisfaction of the following conditions:

CONDITIONS:

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 attached hereto as Exhibit "C".
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.

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.

SECTION 8. 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 9. 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 10. 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:
Ex. A - Legal Description
Ex. B - Zoning Map
Ex. C - Building Footprints & Parking Areas