

Hidden Haven

Concept Zoning Map Amendment

PZ-25-00087-02 | 4200 S Lake Mary Rd

City Council

October 20, 2026

Dustin Stiffler | Planner





Hidden Haven CZMA



Property

4200 S Lake Mary Rd

APNs 105-05-001A, 105-05-002B,
105-05-002C, 105-05-002D

Proposed Use

Residential Subdivision

Request

The applicant is requesting to rezone 13.01 acres from the Rural Residential (RR) zone with partial Resource Protection Overlay (RPO) to Single-Family Residential (R1) with RPO across entire subject site.



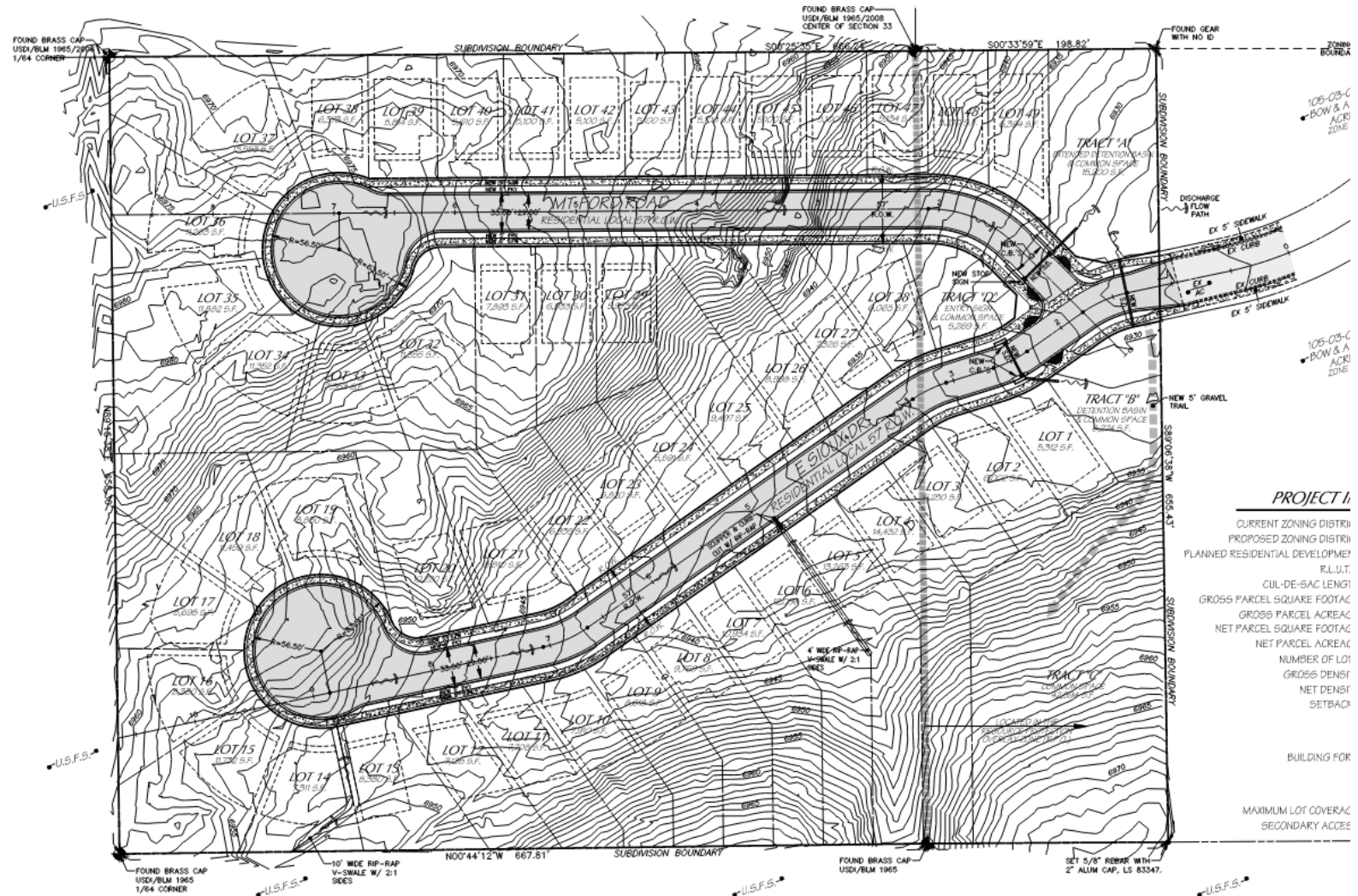


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Project Information

- The applicant is requesting a rezone to allow for redevelopment of the site as a residential subdivision.
- Site is currently used for travel accommodations as a cabin resort.





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Property Context Map

North

Medium-density residential and high-density residential development.

East

Rural residential undeveloped land owned by USFS.

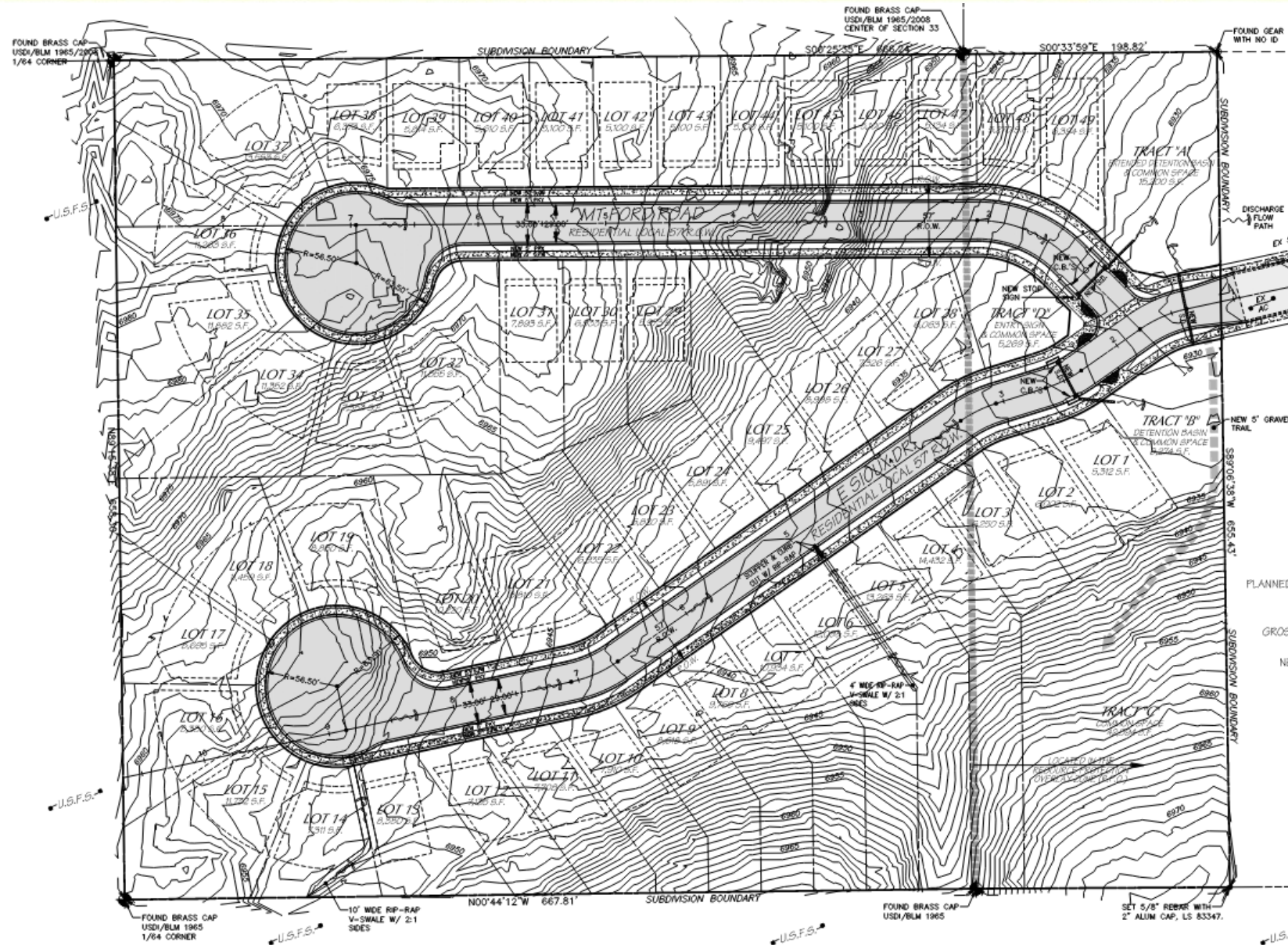
South

Rural residential undeveloped land owned by USFS.

West

Rural residential undeveloped land owned by USFS.







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Impact Analyses

There are three impact analyses that can be triggered by Code:

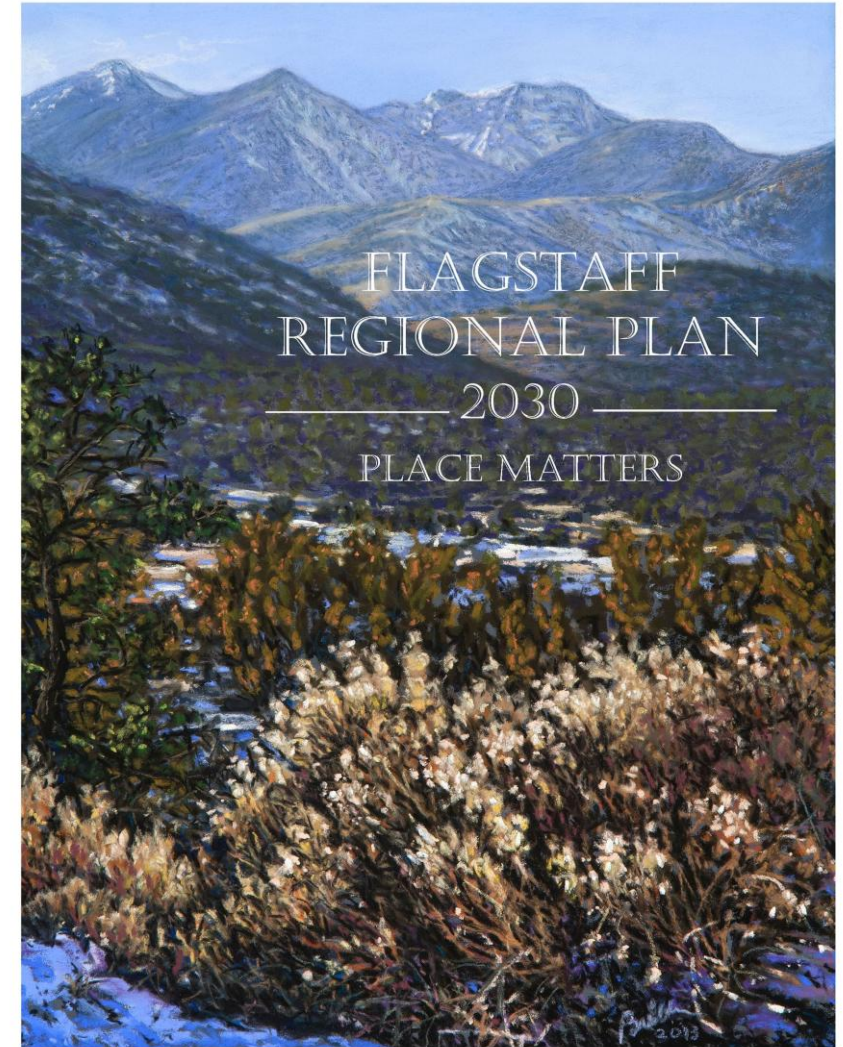
- Traffic Impact Analysis (TIA)
- Water and Sewer Impact Analysis (WSIA)
- Stormwater Analysis



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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 11-10.20 of the City Code prior to considering the proposed amendment.





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Finding #1

Support from the goals and policies of the Regional Plan 2030 can be found in:

- Environmental Planning and Conservation (E&C)
- Open Space (OS)
- Community Character (CC)
- Growth Areas and Land Uses (LU)
- Neighborhoods, Housing, & Urban Conservation (NH)
- Recreation (Rec)
- Transportation (T)
- Water Resources (WR)
- Cost of Development (CD)



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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.



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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 .

The preliminary plat for the proposed subdivision has also been approved by Inter-Division Staff.



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Citizen Participation Plan

- State law requires that all property owners and HOAs within 300 feet of the subject site, and other interested parties, to be notified of the Neighborhood Meetings and Public Hearing.
- Applicant held one virtual meeting on July 1, 2026, which one person from the public attended. The second neighborhood meeting was waived.
- Public hearing on September 23, 2026, with Planning and Zoning Commission.
- To date, staff has not received any comments on this application.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on **Wednesday, September 23, 2026**, at 4:00 p.m. and the Flagstaff City Council will hold a Public Hearing on **Tuesday, October 20, 2026**, at 3:00 p.m. in City Hall Council Chambers (211 W Aspen Ave). A virtual option will be provided for these meetings. Please see the corresponding agenda for additional information on how to participate virtually. Agendas can be found on the City of Flagstaff website. The public hearing is to consider the following:

A proposed amendment to the official City of Flagstaff zoning map to rezone 13.01 acres from Rural Residential (RR) zoning with the Resource Protection Overlay (RPO) to Single-Family Residential (R1) zoning with the Resource Protection Overlay (RPO) for the purpose of allowing a 49-unit single-family subdivision with the utilization of a Planned Residential Development design.

General Description of the Affected Area:
Approximately 13.01 acres located at 4200 S Lake Mary Rd, City of Flagstaff, Coconino County Assessor's Parcel Numbers 105-05-001A; 105-05-002B; 105-05-002C; 105-05-002D.

The Council hearing for these items may be continued if the Planning and Zoning Commission has not given a recommendation.

Interested parties may file comments in writing regarding the proposed amendment or may appear and be heard at the hearing dates set forth above. Maps and information regarding the proposed amendment are available at the City of Flagstaff, Planning and Development Services Section, 211 West Aspen Avenue.

PROPOSED ZONING MAP AMENDMENT
From **Rural Residential (RR)** to **Single-Family Residential (R1)** for the purpose of allowing a residential subdivision with 49 proposed units



FOR FURTHER INFORMATION, CONTACT

Dustin Stittler, Planner
Planning & Development Services
211 West Aspen Avenue
Flagstaff, Arizona 86001
(928) 213-2613
dustin.stittler@flagstaffaz.gov

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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 water and sewer main shall be extended from their existing termination in Sioux Drive, to loop throughout the proposed subdivision.
2. C of O cannot be issued until the Wild Cat Interceptor Project is completed.

THANK YOU!



Questions or Comments?



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Types of Zoning Map Amendments

Direct to Ordinance with a Site Plan

- Requires applicant to submit fully developed site plans with all supporting information required for a site plan review.
- Once a zoning map amendment is approved by Council, the project can proceed directly to construction plan review.

Concept Zoning Plan

- Process allows a concept plan and applicant to pursue site plan approval after the rezoning. This means staff has not reviewed building heights, landscape plans, outdoor lighting plans, signage or architectural design standards.



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Impact Analyses

- A Traffic Impact Analysis
 - Sealed and approved with conditions on March 11, 2026.
- Water and Sewer Impact Analysis
 - Approved with Conditions on August 31, 2026, with the condition that C of O can not be issued until the Wildcat interceptor project is completed.
- Drainage Impact Analysis
 - All new runoff will be mitigated on-site.
 - Report indicates that the development of the Hidden Haven Estates subdivision is feasible.