STL 290 Minor Regional Plan Amendment, Specific Plan, & Zoning Map Amendments

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November 17, 2026

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

STL 290

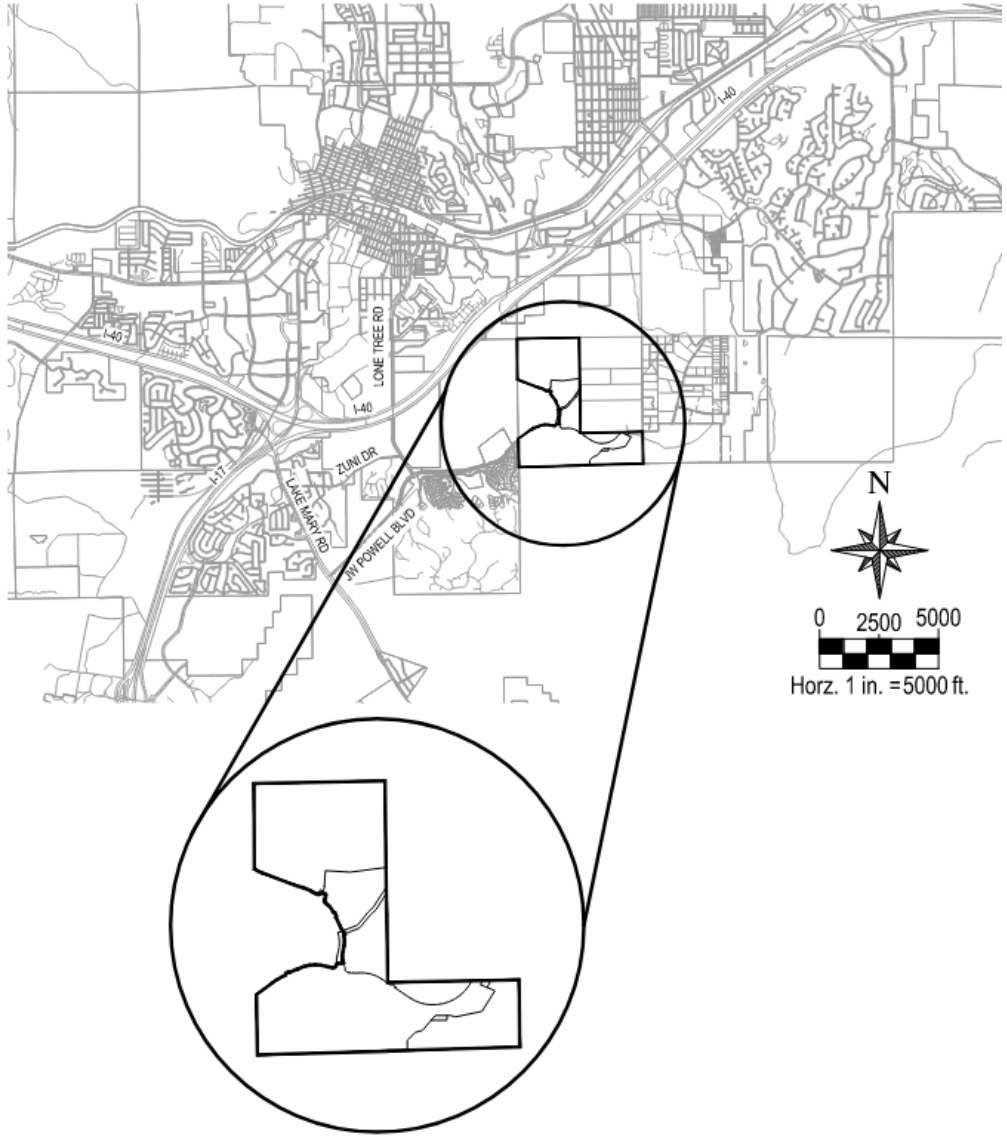
Subject Property

Existing Conditions

- The subject property is approximately 290 acres of undeveloped land.

Proposed Development

- A mixed-use development consisting of:
  - 785 proposed dwelling units,
  - 120-key travel accommodation use,
  - estimated 80,000 square feet of commercial space,
  - natural and recreational spaces.



STL 290 – Minor RP Amendment

Application 1:

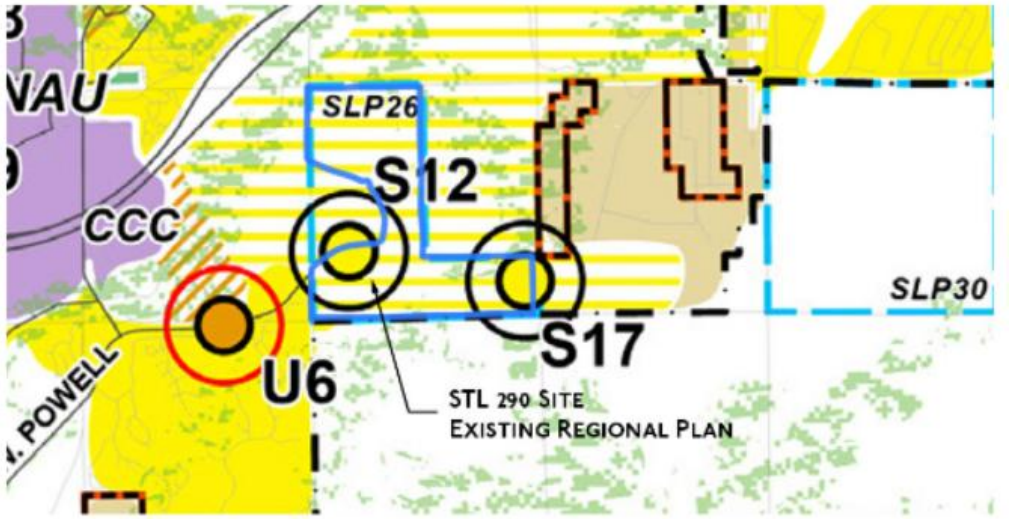
A request for a Minor Amendment to the *Flagstaff Regional Plan 2030* (Regional Plan), by Symmetry Companies,

1. move the center point of activity center S12 north on Maps 21, 22, and 24;
2. remove activity center S17 on Maps 21, 22, and 24;
3. realign the road network to follow the John Wesley Powell Boulevard extension.

STL 290 – Minor RP Amendment

Relocate future suburban activity center S12

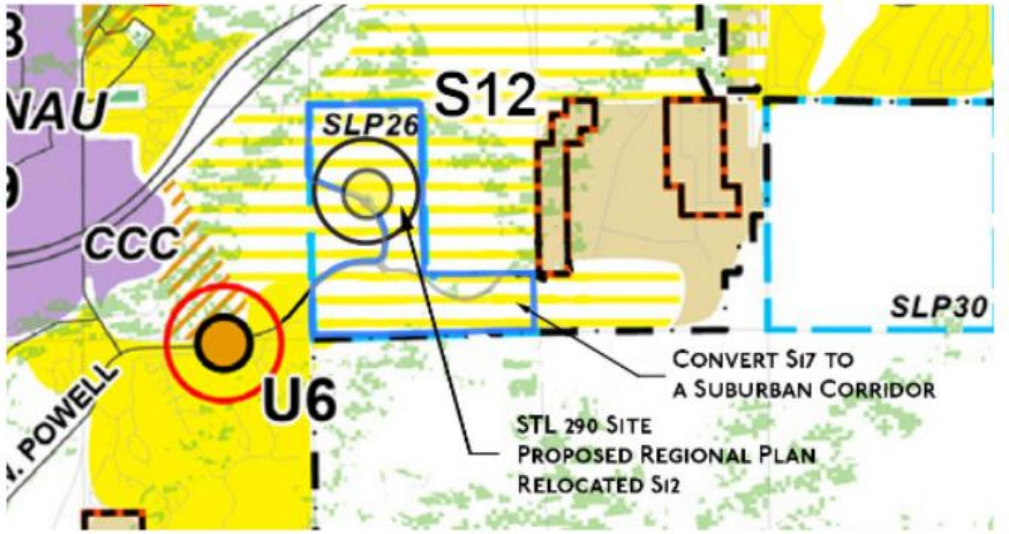
- Move to the north near the proposed development of a travel accommodation use, referred to by the applicant as “the Lodge.”
- Along a proposed collector roadway.



EXISTING REGIONAL PLAN MAP

Remove future suburban activity center S17

- The applicant states the existing designation of JWP Boulevard as a Suburban Corridor better aligns with site constraints.



PROPOSED REGIONAL PLAN MAP

STL 290 – Minor RP Amendment

Relocate S12

- Suburban Activity Centers have a pattern of commercial uses as the primary anchor with supporting residential around it.
- The Regional Plan does consider the preservation of natural spaces, through Goal LU.4. Balance housing and employment land uses with the preservation and protection of our unique natural and cultural setting, as well as Goal CC1. Reflect and respect the region's natural setting and dramatic views in the built environment.
- The proposed Zoning Map Amendments would allow for a target of 484 units within the pedestrian shed of the activity center, resulting in 7.19 units per acre.

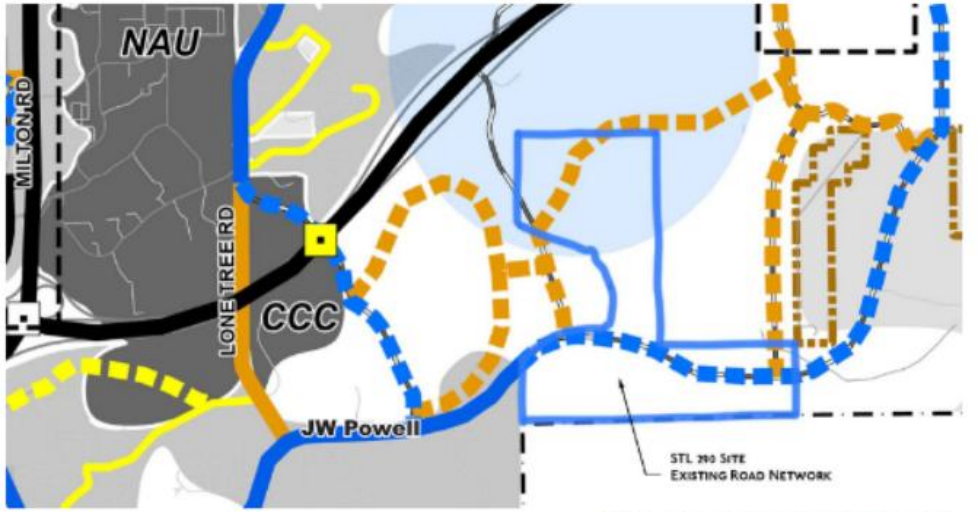
Delete S17

- The removal of an activity center would push intensity and density along the corridor rather than cluster it around an activity center.

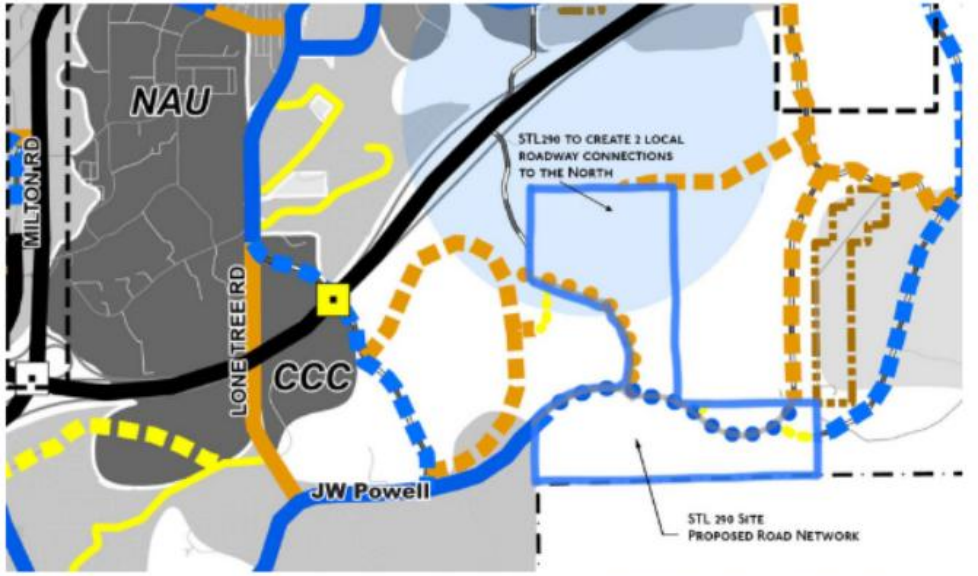
STL 290 – Minor RP Amendment

Amend Map 25, the Road Network Illustration

- Align the Future Circulation Commercial Corridor with the JWP Boulevard and the Future Access Commercial Corridor with the applicant's proposed collector roadway.
- The amendment changes the east portion of the road alignment, sending the future circulation road to the north rather than the east. Where JWP Boulevard used to connect to the east, the amendment now shows a short length of Future Residential Access Residential Corridor.



EXISTING ROAD NETWORK MAP



PROPOSED ROAD NETWORK MAP

STL 290 – Minor RP Amendment

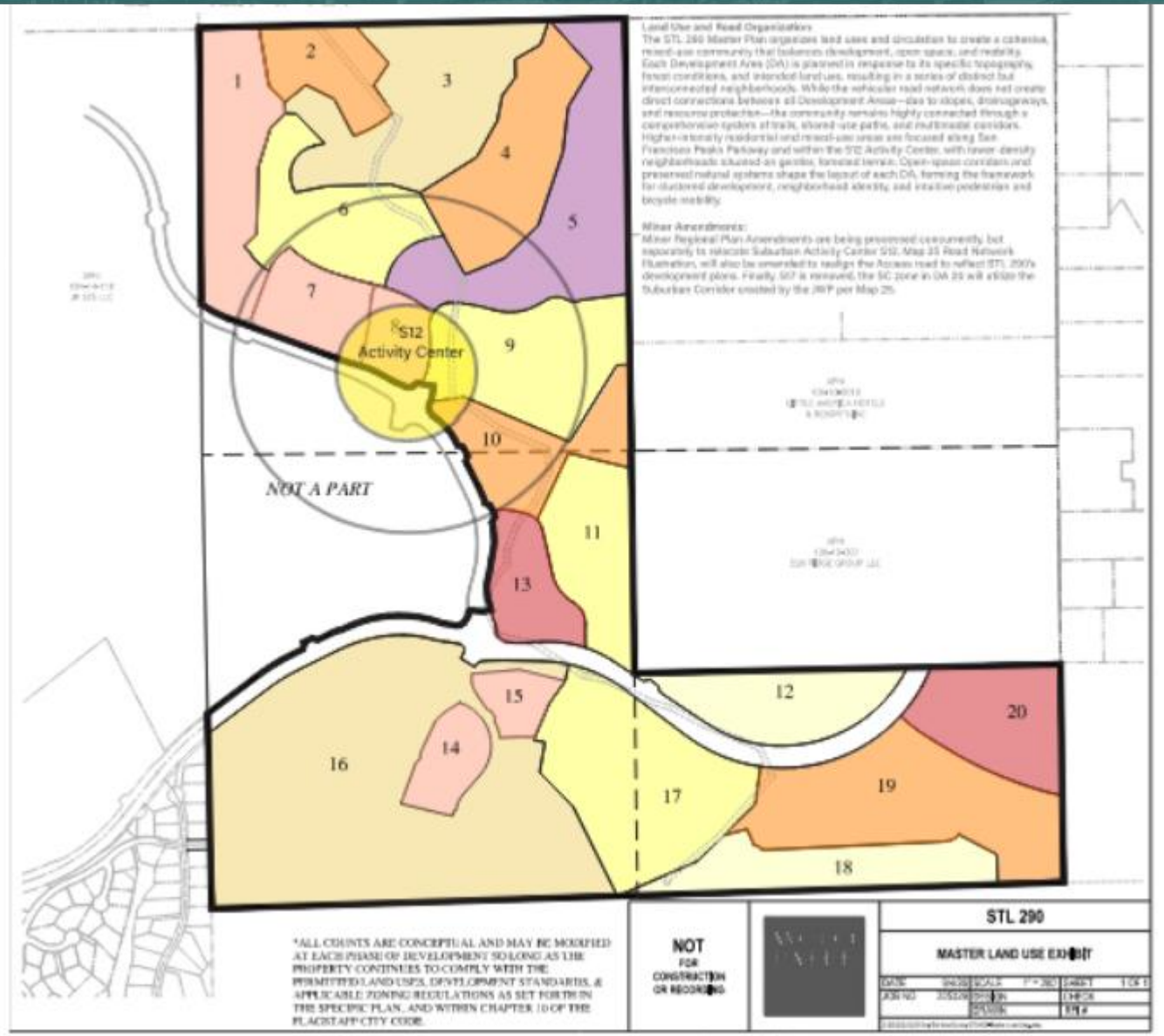
Amend Map 25

- Area to the north is mapped as “Identify Road Network Solutions through Future Study.”
- Regional Plan 2045 also shows the area to the north as an area subject to future connectivity study, without any planned streets shown in the area on Map 25.
- Aligns the Map with the current JW Powell road alignment.
- A Suburban Corridor “serves larger capacities of vehicles and people, with more intense land uses and pedestrian safety is a priority in this setting. These corridors will be wider with faster speed limits, and will emphasize safe pedestrian and bicycle crossings. Local roads access suburban corridors through a hierarchy of functional road classifications. Shops and services are in buildings that front the street.”

STL 290 – Specific Plan

Application 2: Specific Plan

- Defines land use, zoning, infrastructure, and development standards for approximately 290 acres of State Trust Land.
- 20 Development Areas (DA) with proposed zoning classifications of RR, R1, MR, SC, and HC.
- Establishes designated open space, parks, and multimodal trail corridors.
- Outlines required water, sewer, drainage, and public-service infrastructure.
- Provides a phased approach for constructing roads, utilities, and amenities.



STL 290 DEVELOPMENT AREA MAP

STL 290 – Specific Plan Modifications

Modifications to Density requirements

Development Area	Proposed Zone	Zoning Code	Specific Plan
3	RR	No min 1 unit/acre max	0.8 unit/acre min 1 unit/acre max
2, 4, 6, 9	R1	2 unit/acre min 6 unit/acre max	4 unit/acre min 6 unit/acre max
1, 7	MR	6 unit/acre min 14 unit/acre max	12 unit/acre min 14 unit/acre max
8	MR	6 unit/acre min 14 unit/acre max	11 unit/acre min 14 unit/acre max

STL 290 – Specific Plan Modifications

Land Use Permissions (Allowed Uses Table)

- Prohibits One Unit Residential Development use in DA 1, 7, 8, 14, and 15.
- Allows Golf Course and Related Facilities use without a Conditional Use Permit in DA 16.

Planned Residential Development Modifications

- Applies PRD standards site-wide rather than per-phase,
- Counts open space collectively,
- Meets PRD points through community-scale amenities rather than parcel-specific features.

STL 290 – Specific Plan Modifications

Modifications to Height requirements

Development Area	Proposed Zone	Zoning Code	Specific Plan
2, 10, 19	R1	35 feet	48 feet
4, 14, 15	R1	35 feet	60 feet
1, 7, 8	MR	35 feet	60 feet
5	HC	60 feet	75 feet
13, 20	SC	35 feet	60 feet

STL 290 – Specific Plan Modifications

Modifications to Setbacks

- Minimum Setbacks per code requires a 20 ft front setback for parking. This requirement is removed by the Specific Plan in the DA zoned RR, R1, and MR. (DA 16 is not included.)
- The Specific Plan increases the side setback in the R1 zoned DA from 3 ft to 5 ft, except in DA 14, 15, and 19 where the side setback is reduced to 0 ft. The zoning code allows for a 0 ft setback for attached single-family dwellings.
- The Specific Plan decreases the side setback in the MR zoned DA from 3 ft to 0 ft. Code allows for a 0 ft setback for attached single-family dwellings.

STL 290 – Specific Plan Modifications

Block Length and Street Connectivity Standards

- The Specific Plan states that the street layout in the Activity Center will not meet the Regional Plan's desired pattern/block size.
- The street network in the DA 1, 4, 5, 6, 7, 8, 9, and 10 may have cul-de-sacs and blocks that exceed the desired maximums due to topographic constraints.
- The plan proposes alternative pedestrian connections to substitute for vehicular block requirements.

STL 290

Housing

- Proposed target of 785 dwelling units.
- Entitlements allow a range of 605 – 1,312 dwelling units.
- The Specific Plan restricts the development of single-family residential housing in five areas (DA 1, 7, 8, 14, and 15).
- No Affordable Housing units are included in the proposal.
- No restrictions on Short Term Rentals

STL 290 – Concept Rezone to R1

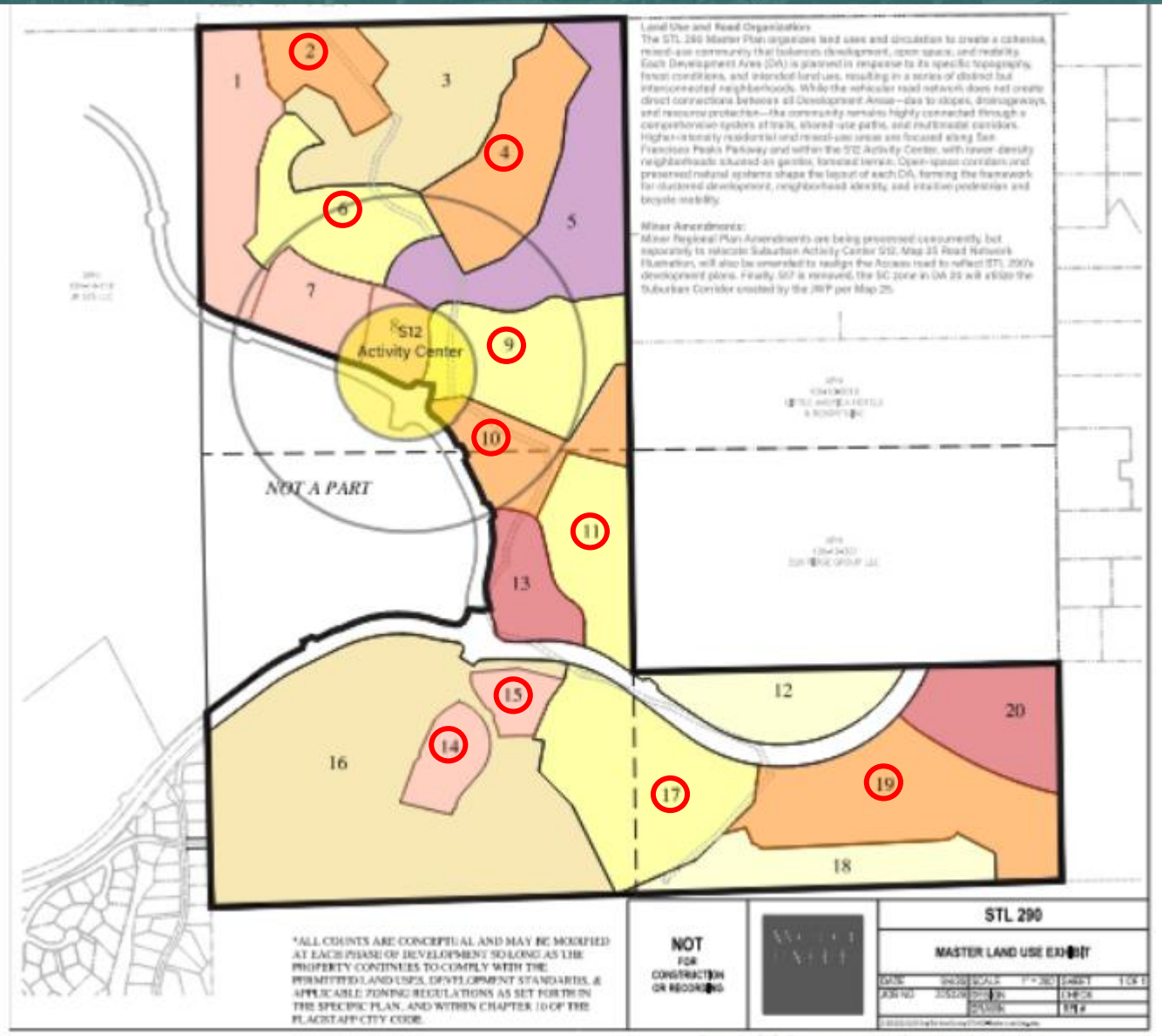
Application 3:

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.

STL 290 – Concept Rezone to R1

Development Areas (DA)

- 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

STL 290 – Concept Rezone to R1

Density

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

Allowed Uses

- All DA are allowed to develop the permitted residential uses in the R1 zone.
- DA 14 and 15: One Unit Residential Development is prohibited.
- All DA are allowed to develop Outdoor Public Uses under Commercial Uses.

STL 290 – Concept Rezone to SC, HC, MR

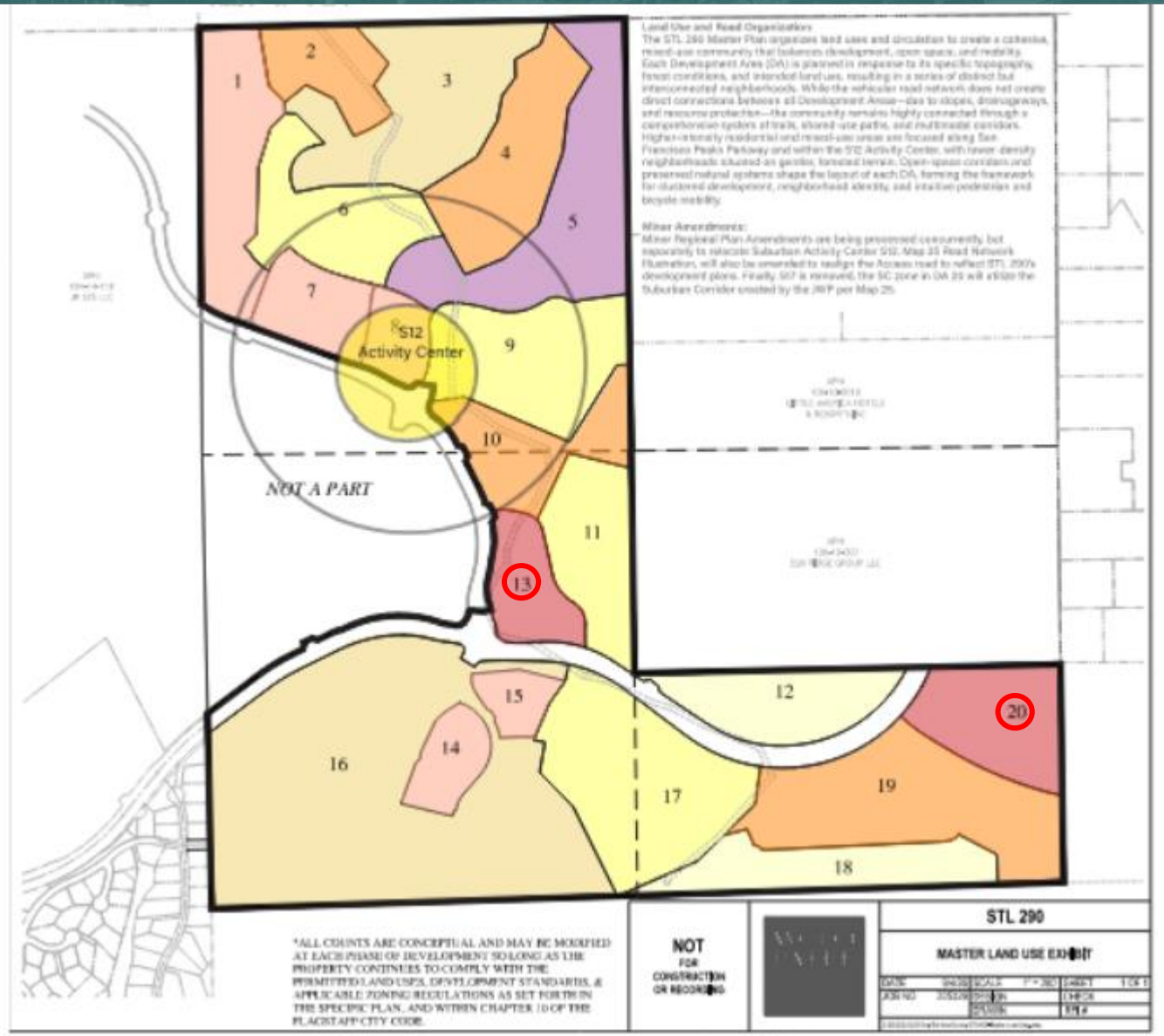
Application 4:

A request for a Concept Zoning Map Amendment, by Symmetry Companies, to rezone approximately 72.12 acres from the Rural Residential (RR) zone with the Resource Protection Overlay (RPO) to the Suburban Commercial (SC) zone (20.49 acres), the Highway Commercial (HC) zone (23.69 acres), and the MR zone (27.9 acres) all with the RPO.

STL 290 – Concept Rezone to SC, HC, MR

Development Areas (DA)

- Rezone two DA (13 and 20) to the SC zone.
- DA 13 is referred to in the Specific Plan as the “Commercial Village”



STL 290 DEVELOPMENT AREA MAP

STL 290 – Concept Rezone to SC, HC, MR

Allowed Uses in DA 13 and 20

- Primary Use: General Retail Business, Bars/Taverns, Mixed Use, Live/Work, Restaurant or Cafe, General Services, Indoor Commercial Recreation Facilities, Outdoor Public Uses, Office, and Public Parking.
- Accessory Use: Stealth or Attached Telecommunication Facilities, Community Garden, Farmers Markets and Flea Markets (with Temp. Use Permit).
- DA 20 also allows the following primary uses: Dry-Cleaning, Vet Clinic, Automobile Service Station and Convenience Store, Libraries, Museums.
- All Residential uses allowed in the SC zone.

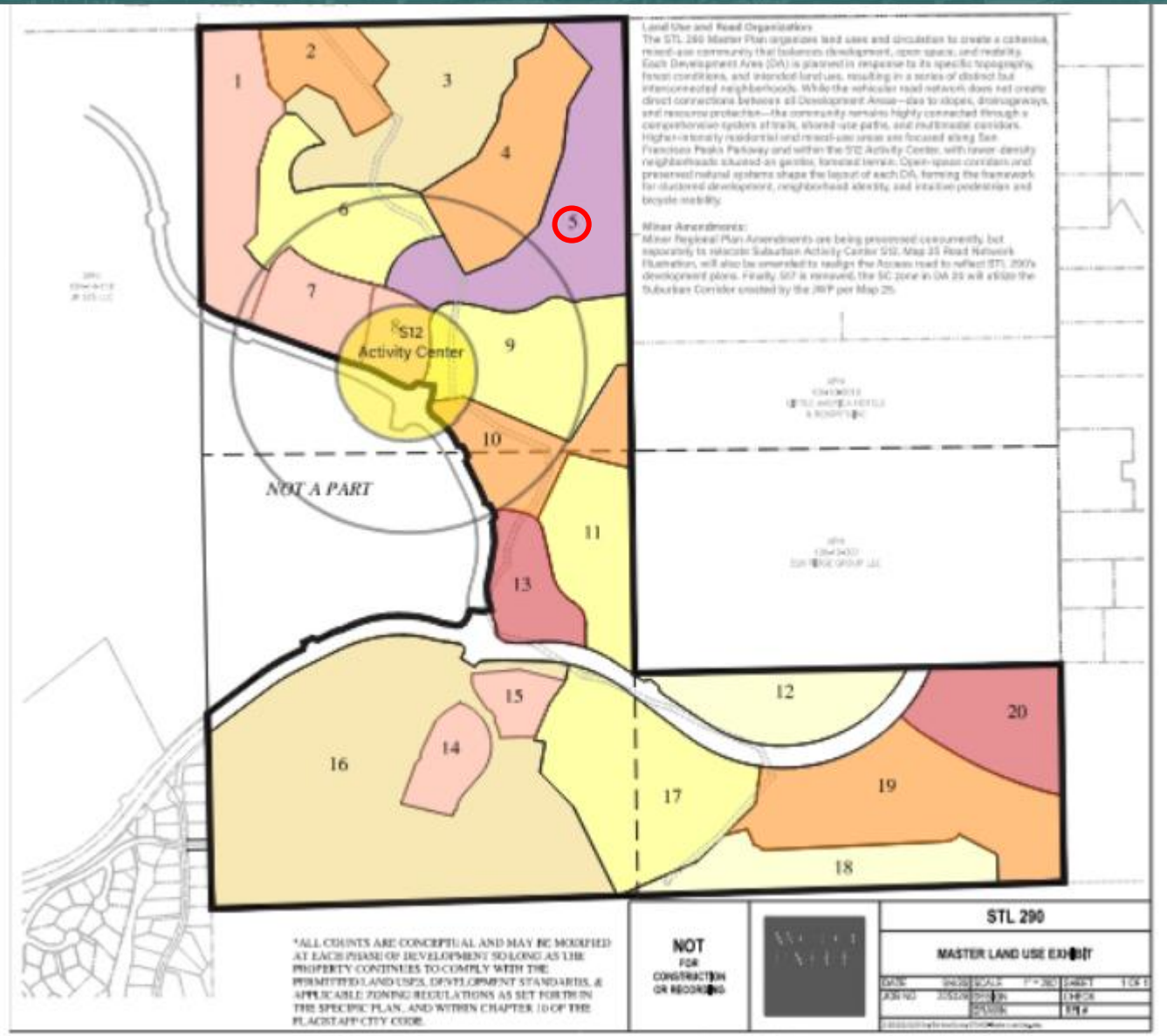
STL 290 – Concept Rezone to SC, HC, MR

Development Areas

- Rezone DA 5 to the HC zone.

Allowed Uses in DA 5

- Primary Use: Travel Accommodations.
- Accessory Uses: Restaurant, Bars/Taverns, including Outdoor Public Uses and General Retail Business Uses, Stealth or Attached Telecommunication Facilities, Community Garden.



STL 290 DEVELOPMENT AREA MAP

STL 290 – Concept Rezone to SC, HC, MR

Development Areas

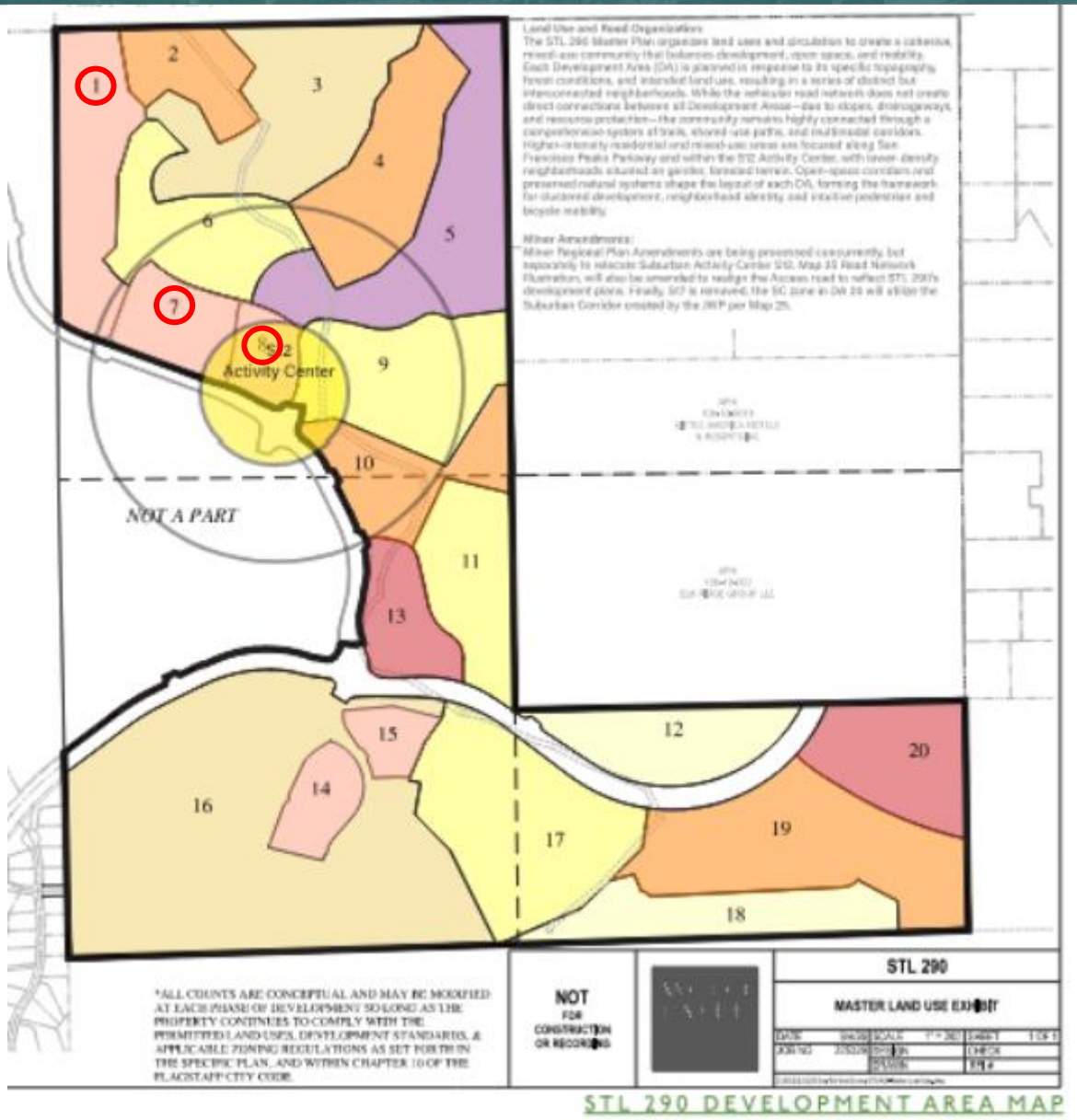
- Rezone DA 1, 7, and 8 to the MR zone.

Allowed Uses in DA 1, 7 and 8

- All residential uses in the MR zone, except One Unit Residential Development is prohibited.
- Outdoor Public Uses is the only allowed commercial use.

Density

- Target 296 dwelling units (280 – 333 dwelling units are allowed).



STL 290 DEVELOPMENT AREA MAP

Entitlements Granted

The entitlements granted by these applications 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.

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).

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.

Citizen Participation Plan

- The applicant held three neighborhood meetings for the four applications.
- These meetings were held on March 30, June 4, and September 10, 2026, at 5:30 PM. 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.
- Specific Plans are required to have two Planning & Zoning Commission Hearings.
- Per A.R.S. Section 9-461, the proposal was submitted to required government agencies for a 60-day review and further comment on June 12, 2026.

Findings

- The Planning and Zoning Commission shall find that each request is consistent with and in conformance with the goals and policies of the General Plan.
- The Zoning Map Amendments must also be found to be:
  - Consistent with any applicable specific plans,
  - Provide Community Benefits and Public Good, and
  - 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.

STL 290 – Minor RP Amendment

Application 1 Recommendation

- The Planning and Zoning Commission voted (4-0) to forward the Minor Regional Plan Amendment request to the City Council with a recommendation for approval in accordance with the findings.

STL 290 – Specific Plan

Application 2 Recommendation:

- The Planning and Zoning Commission voted (3-1) to forward the Specific Plan adoption request to the City Council with a recommendation for approval in accordance with the findings.

STL 290 – Concept Rezone to R1

Application 3 Recommendation:

The Planning & Zoning Commission voted (3-1) to 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.

STL 290 – Concept Rezone to R1

Recommendation

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.

STL 290 – Concept Rezone to SC, HC, MR

Application 4 Recommendation:

The Planning & Zoning Commission voted (3-1) to 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.

STL 290 – Concept Rezone to SC, HC, MR

Recommendation

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.