

**NOTICE AND AGENDA
AMENDED AGENDA**

**PLANNING & ZONING COMMISSION
WEDNESDAY
JANUARY 28, 2026**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.**

To participate in the meeting virtually use the following link:

[Join the Meeting Online](#)

The public can submit comments that will be read at the dais by a staff member to
CDPandZCommission@flagstaffaz.gov

1. CALL TO ORDER

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

CAROLE MANDINO, CHAIR
JOSHUA MAHER
CHRISTINE SHEEHY
CJ LUCKE

MARY NORTON, VICE CHAIR
IAN SHARP
MEGAN WELLER

3. OPEN CALL TO THE PUBLIC

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on January 14, 2026.

5. **PUBLIC HEARING**

- A. **PZ-25-00251 - 2025 Clean Up:** City's request for a Zoning Code Text Amendment to modify Title 10, Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B: Commercial Zones -- Allowed Uses footnotes 5 and 7 to remove a conflict on allowed density for the Community Commercial zone; and for a Subdivision Code Text Amendment to modify Title 11, General Plans and Subdivision, Chapter 11-20: Subdivision and Land Split Regulations, Division 11-20.40: Subdivision Procedures and Requirements to remove requirements for Preliminary Plats to be reviewed by Council in accordance with recent state legislation.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of the City Code Text Amendments.

- B. **New Item: Public Hearing: PZ-24-00236-02:** A request proposed by Symmetry Companies for a minor amendment to the Flagstaff Regional Plan 2030 to change the area type designation on Maps 21 and 22 from Suburban Neighborhood to Rural Neighborhood. The proposal is for approximately 4.3 acres generally located on the South side of E John Wesley Powell Boulevard (JWP) between S Links Road and S Lone Tree Road (APN: 105-10-208A). The applicant requests a Concept Zoning Map Amendment in conjunction with this request.

STAFF RECOMMENDED ACTION:

The applicant is requesting a continuance until March 11, 2026.

- C. **New Item: Public Hearing: PZ-24-00236-01:** A Concept Zoning Map Amendment request from Symmetry Companies to rezone approximately 4.3 acres located at 1381 E John W Powell Blvd (APN: 105-10-208A) from the Single-Family Residential (R1) zone within the Resource Protection Overlay Zone (RPO) to the Estate Residential (ER) zone within the RPO.

STAFF RECOMMENDED ACTION:

The applicant is requesting a continuance until March 11, 2026.

6. **MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

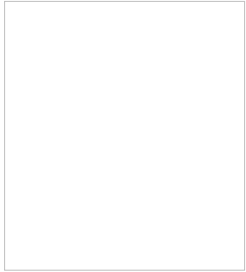
7. **ADJOURNMENT**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2025.

Alexandra Pucciarelli, Commission Liaison



Planning & Zoning Commission

4.

Meeting Date: 01/28/2026

From: Nancy Corbin-Fuller, Administrative Specialist

Information

TITLE:

APPROVAL OF MINUTES

Approval of the minutes from the regular meeting on January 14, 2026.

STAFF RECOMMENDED ACTION:

Attachments

P&Z minutes 1.14.26

MINUTES

PLANNING & ZONING COMMISSION
WEDNESDAY
JANUARY 14, 2026

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

1. CALL TO ORDER

- Chair Mandino called the meeting to order at 4:00 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

PRESENT:
CAROLE MANDINO, CHAIR
JOSHUA MAHER
CHRISTINE SHEEHY
CJ LUCKE
MARY NORTON, VICE CHAIR
IAN SHARP

EXCUSED:
MEGAN WELLER

3. OPEN CALL TO THE PUBLIC

- None.

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

- Approval of the minutes from the regular meeting on December 10, 2025.

Moved by CJ Lucke, **seconded by** Ian Sharp to approve the minutes from the regular meeting on December 10, 2025.

Vote: 6 - 0 - Unanimously

5. GENERAL BUSINESS

A. Request: Case No. PZ-25-00521 -- 2025 Clean Up: Request for a work session with the Planning and Zoning Commission to discuss the City's proposed amendment to the Zoning Code (Title 10) and the Subdivision Code (Title 11) to modify the following provisions:

- Title 10, Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B Commercial Zones -- Allowed Uses footnotes 5 and 7 to remove a conflict on allowed density for the Community Commercial zone.
- Title 11, General Plans and Subdivision, Chapter 11-20: Subdivision and Land Split Regulations, Division 11-20.40: Subdivision procedures and requirements to remove requirements for Preliminary Plats to be reviewed by Council in accordance with recent state legislation.

- Tiffany Antol, Zoning Code Manager, delivered a PowerPoint presentation and addressed the Commissioners' questions.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

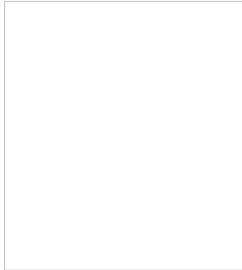
- Alexandra Pucciarelli, Current Planning Manager, introduced Victoria Martin, Development Services Manager, who will be filling in for Nancy Corbin-Fuller, Administrative Assistant.

7. ADJOURNMENT

- The meeting was adjourned at 4:19 p.m.

SIGNATURE LINE

CHAIRPERSON



Planning & Zoning Commission

5. A

Meeting Date: 01/28/2026

From: Tiffany Antol, Zoning Code Manager

Information

TITLE:

PZ-25-00251 - 2025 Clean Up: City's request for a Zoning Code Text Amendment to modify Title 10, Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B: Commercial Zones -- Allowed Uses footnotes 5 and 7 to remove a conflict on allowed density for the Community Commercial zone; and for a Subdivision Code Text Amendment to modify Title 11, General Plans and Subdivision, Chapter 11-20: Subdivision and Land Split Regulations, Division 11-20.40: Subdivision Procedures and Requirements to remove requirements for Preliminary Plats to be reviewed by Council in accordance with recent state legislation.

STAFF RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of the City Code Text Amendments.

Attachments

- Staff Report
 - Draft Title 10 Ordinance
 - Draft Title 11 Ordinance
-

PLANNING AND DEVELOPMENT SERVICES REPORT

Zoning Code Text Amendment

PUBLIC HEARING

PZ-25-00251

DATE: January 7, 2026

MEETING DATE: January 28, 2026

REPORT BY: Tiffany Antol, AICP

REQUEST:

City's request for a Zoning Code Text Amendment to modify Title 10, Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B: Commercial Zones – Allowed Uses footnotes 5 and 7 to remove a conflict on allowed density for the Community Commercial zone; and for a Subdivision Code Text Amendment to modify Title 11, General Plans and Subdivision, Chapter 11-20: Subdivision and Land Split Regulations, Division 11-20.40: Subdivision Procedures and Requirements to remove requirements for Preliminary Plats to be reviewed by Council in accordance with recent state legislation.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of the City Code Text Amendments.

I. Proposed Amendment:

The purpose of the proposed amendment is to clean up two provisions that have created confusion and/or conflict with recent legislation. The proposed amendment includes two minor modifications as described below:

Amend Title 10, the Flagstaff Zoning Code for the purpose of modifying, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B Commercial Zones – Allowed Uses footnotes 5 and 7, as follows:

5. Residential uses in the SC, CC, HC, CS and CB zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses. Residential uses in the HC, CS and CB zones shall be subject to the ~~development standards~~ **setbacks, lot coverage, and building height** established in the HR zone. Residential uses in the SC, CC and NCC zones shall be subject to the ~~development standards~~ **setbacks, lot coverage, and building height** established in the MR zone.

7. Residential Developments with less than 5 Dwelling Units are permitted by right on existing lots 9,000 square feet or less subject to ~~the building placement and building form~~ **setbacks, lot coverage, and building height** requirements of the MR zone.

This clean up is to clarify that the Medium Density Residential zone density allowances are not to be applied to developments in the Community Commercial zone which has its own density allowance.

Amend Title 11, General Plans and Subdivision, Chapter 11-20: Subdivision and Land Split Regulations, Division 11-20.40: Subdivision Procedures and Requirements, Section 11-20.40.030: Preliminary Plat, Subsection 11-20.40.030.E: Preliminary Plat Review and Approval is hereby amended as follows:

~~5. Approval of Preliminary Plat by City Council. Any preliminary plat with modifications to Title 13, Engineering Design Standards and Specifications for New Infrastructure, shall be approved by City Council prior to submission of engineering plans.~~

At the time this provision was added to the Subdivision Code, administrative review of subdivision plats was voluntary or not required. It is now required by state law that plats be reviewed and approved administratively. The Engineering Standards already include provisions for the processing of modifications which was previously administrative.

II. Zoning Code Text Amendment

The Planning Director shall provide a recommendation to the Planning and Zoning Commission for its review. The Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include the following: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment and Designation of Zones) of the Zoning Code; and a recommendation on whether the amendment should be granted or denied.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

A. Finding #1:

The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;

Flagstaff Regional Plan 2030

- Policy LU.1.6. Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.
- Policy LU.1.7. Consider creative policy and planning tools as a means to incentivize redevelopment and infill.

B. Finding #2

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

The amendment provisions are not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment to the Zoning Code is simply a clarification that density is not modified for the Community Commercial zone through footnote 5 and 7. The amendment to the Subdivision Code is in alignment with recent legislative changes requiring subdivisions to be reviewed administratively.

C. Finding #3

The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The amendment is internally consistent, utilizes the existing format, and does not conflict with other Zoning Code or Subdivision Code provisions. It maintains both Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.

III. CITIZEN PARTICIPATION

In accordance with Arizona Revised Statutes and the Zoning Code, the public hearing with the Planning and Zoning Commission was advertised in the Arizona Daily Sun on December 27, 2026. As of the date of this report, staff has not received any public comments on the proposed amendments.

IV. PLANNING AND ZONING COMMISSION WORK SESSION

At the Planning and Zoning Commission Work Session of January 14, 2026, staff reviewed the proposed Zoning Code Text Amendment application with the Commission.

Attachments:

1. PZ-25-00251 2025 Clean Up – Title 10 Draft Ordinance
2. PZ-25-00251 2025 Clean Up – Title 11 Draft Ordinance

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, FLAGSTAFF ZONING CODE, CHAPTER 10-40 SPECIFIC TO ZONES, DIVISION 10-40.30 NON TRANSECT ZONES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City of Flagstaff wishes to amend Flagstaff City Code Title 10, Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B to update Footnotes 5 and 7; and

WHEREAS, the City of Flagstaff wishes to clarify the density allowances for residential developments in the Community Commercial zone in support of Middle Housing; and

WHEREAS, the Council has read and considered the staff report prepared by the Planning and Development Services division and all attachments to those reports, and the Council finds that the proposed City Code text amendment to be compliance with Arizona Revised Statutes.

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. Title 10, Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B Commercial Zones – Allowed Uses footnotes 5 and 7, is hereby amended as follows:

5. Residential uses in the SC, CC, HC, CS and CB zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses. Residential uses in the HC, CS and CB zones shall be subject to the ~~development standards~~ **setbacks, lot coverage, and building height** established in the HR zone. Residential uses in the SC, CC and NCC zones shall be subject to the ~~development standards~~ **setbacks, lot coverage, and building height** established in the MR zone.

7. Residential Developments with less than five Dwelling Units are permitted by right on existing lots 9,000 square feet or less subject to ~~the building placement and building form~~ **setbacks, lot coverage, and building height** requirements of the MR zone.

SECTION 3. The amendment is consistent with and conforms to the goals of the Regional Plan (General Plan).

SECTION 4. The amendment 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 amendment is internally consistent with other applicable provisions of Title 11, General Plans and Subdivision.

SECTION 6. Repeal of Conflicting Ordinances

All ordinances and parts of ordinances in conflict with the provisions of the code adopted herein are hereby repealed.

SECTION 7. Severability

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. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION 9. 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 3rd day of March 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, TITLE 11, GENERAL PLANS AND SUBDIVISION, CHAPTER 11-20: SUBDIVISION AND LAND SPLIT REGULATIONS, DIVISION 11-20.40: SUBDIVISION PROCEDURES AND REQUIREMENTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City of Flagstaff wishes to amend Flagstaff City Code Title 11, General Plans and Subdivision, Chapter 11-20: Subdivision and Land Split Regulations, Division 11-20.40: Subdivision Procedures and Requirements; and

WHEREAS, the Arizona Revised Statutes have been amended to modify the subdivision review process (HB2447); and

WHEREAS, the Council has read and considered the staff report prepared by the Planning and Development Services division and all attachments to those reports, and the Council finds that the proposed City Code text amendment to be compliance with Arizona Revised Statutes.

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 Flagstaff City Code, Title 11, General Plans and Subdivision, Chapter 11-20: Subdivision and Land Split Regulations, Division 11-20.40: Subdivision Procedures and Requirements, Section 11-20.40.030: Preliminary Plat, subsection 11-20.40.030.E: Preliminary Plat Review and Approval is hereby amended as follows:

~~5.—Approval of Preliminary Plat by City Council. Any preliminary plat with modifications to Title 13, Engineering Design Standards and Specifications for New Infrastructure, shall be approved by City Council prior to submission of engineering plans.~~

SECTION 3. The amendment is consistent with and conforms to the goals of the Regional Plan (General Plan).

SECTION 4. The amendment 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 amendment is internally consistent with other applicable provisions of Title 11, General Plans and Subdivision.

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PASSED AND ADOPTED by the City Council of the City of Flagstaff this 3rd day of March 2026.

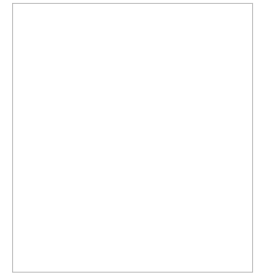
MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



Planning & Zoning Commission

5. B.

Meeting Date: 01/28/2026

From: Nancy Corbin-Fuller, Administrative Specialist

Information

TITLE:

New Item: Public Hearing: PZ-24-00236-02: A request proposed by Symmetry Companies for a minor amendment to the Flagstaff Regional Plan 2030 to change the area type designation on Maps 21 and 22 from Suburban Neighborhood to Rural Neighborhood. The proposal is for approximately 4.3 acres generally located on the South side of E John Wesley Powell Boulevard (JWP) between S Links Road and S Lone Tree Road (APN: 105-10-208A). The applicant requests a Concept Zoning Map Amendment in conjunction with this request.

STAFF RECOMMENDED ACTION:

The applicant is requesting a continuance until March 11, 2026.

Attachments

Staff report
Application
Project Narrative and Regional Plan Analysis
Future Growth Illustrations - Existing and Proposed
Rural Land Use Characteristics

PLANNING AND DEVELOPMENT SERVICES REPORT
FLAGSTAFF REGIONAL PLAN 2030 MINOR AMENDMENT

PUBLIC HEARING
PZ-24-00236-02

DATE: January 9, 2026
MEETING DATE: January 28, 2026
REPORT BY: Ben Mejia

REQUEST:

Symmetry Companies proposes a minor amendment to the Flagstaff Regional Plan 2030 (FRP 2030) to change the area type designation on Maps 21 and 22 from Suburban Neighborhood to Rural Neighborhood. The proposal is for approximately 4.3 acres generally located on the South side of E John Wesley Powell Boulevard (JWP) between S Links Road and S Lone Tree Road (APN: 105-10-208A). The applicant requests a Concept Zoning Map Amendment in conjunction with this request.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the minor amendment to FRP 2030 to the City Council with a recommendation for denial.

PRESENT LAND USE:

The subject property ("Property") is a 4.3-acre vacant tract within the Pine Canyon development.

PROPOSED LAND USE:

The applicant proposes to develop the site at a maximum density of 1 unit per acre.

NEIGHBORHOOD DEVELOPMENT:

See the attached area context map.

North: Vacant Land, zoned HR
East: Golf Course, zoned R1
South: Golf Course, zoned R1
West: Vacant Land, zoned HR

I. Project Introduction

A. Background/Introduction

This request is the first of two related items on the Commission's agenda; the second request is a Concept Zoning Map Amendment request for 4.3 acres from Single-Family Residential (R1) in the Resource Protection Overlay (RPO) to Estate Residential (ER) in the RPO.

In 1987, the City of Flagstaff annexed 445 acres of land into the city limits in conjunction with a development known as Fairway Peaks. Along with the annexation, the city amended the Growth Management Guide 2000, the Regional Plan in effect at the time of the annexation, to change the land use of the area from Urban Reserve to Low-Density Residential, High-Density Residential, and Golf Course. With the adoption of the FRP 2030, the site was designated Existing Suburban Neighborhood.

In June of 2000, the City Council approved a Zoning Map Amendment request (Ordinance 2000-11) and a development agreement allowing the development of Fairway Peaks, later known as Pine Canyon, to rezone the property from Rural Residential (RR) to Manufactured Housing (MH), HR, and R1 zoning in the RPO.

The Concept Zoning Plan for Pine Canyon includes a mixture of multifamily, estate twin houses (duplex units), estate homes, clubhouse and recreational facilities, maintenance and storage facilities, and an 18-hole private golf course with accessory facilities, located on approximately 660 acres. The primary entrance to Pine Canyon is located south of the intersection of Lone Tree Road and JWP. The project contemplated by the Development Agreement and as illustrated in the Concept Zoning Plan was to consist of residential development of no more than 1,170 dwelling units, consisting of

210 multifamily units, a minimum of 125 affordable housing units, 311 estate town houses, and 524 estate home sites.

A Regional Plan Amendment is required for expanding or changing the boundaries of one area type to another area type. Any changes to the Plan not shown in the Major Plan Amendments Chart are considered minor plan amendments. Minor plan amendment analysis is focused on conformance with the goals and policies of the Regional Plan.

II. Flagstaff Regional Plan 2030 Amendment Request

As discussed in the “How This Plan Works” chapter (page III-4), the *FRP 2030* is used in the regulatory decision-making process by the Planning & Zoning Commission, City Council, and City staff. The Commission and the Council are responsible for making development decisions such as zoning map amendments or specific plan amendments, which depends on whether the proposed changes or projects are consistent with the Plan’s goals and policies. The Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan will provide supplemental information for the interpretation of goals and policies. In case of any conflict between the Future Growth Illustration and the Plan’s goals and policies, the goals and policies will prevail.

The Future Growth Illustration has two types of land use designations: “Area Types” describe the placemaking context of Urban, Suburban, Rural, or Employment and “Place Types” such as activity centers, corridors, and neighborhoods provide the framework for the density, intensities, and mix of uses within the area types. This application proposes to change the area type from “Suburban” to “Rural” but not the place type for this project, which shall remain “Neighborhood”.

Attached are exhibits comparing the existing Future Growth Illustration map to the proposed Future Growth Illustration map. These maps and any applicable text of the *FRP 2030* should be considered in the context of the Plan’s goals and policies.

Since the adoption of the *FRP 2030* there have been thirteen minor amendments. These amendments have primarily focused on increasing the Park/Open Space area type. To date, there have been no amendments increasing the Rural area type. Analysis includes the area type characteristics and the goals and policies of the *FRP 2030*.

A. Rural Neighborhood Characteristics

Rural Neighborhoods are defined in the *FRP 2030* as areas having a low density of people, residences, jobs and activities. Rural Neighborhoods have abundant open spaces and agricultural uses but typically have minimal infrastructure. Transportation is primarily limited to automobiles with some opportunities for public transit and bike/pedestrian infrastructure. Roads are rural and are typically paved or unpaved two-lane roads with natural edges. Services and goods available to residents are minimal.

Residential development in Rural Neighborhood areas is described as low-density, large lot, single-family homes in a rural setting found primarily on the urban fringe, abutting national forest land. This area type supports a density range of 0.2 to 1 unit per acre. The character of development is rural, with retained natural features and agricultural uses. Where sanitary sewer and potable water services are available, zoning may permit development of one acre lots. Rural development may be clustered to maximize protection of natural resources and open space. Rural Neighborhoods are typically surrounded by public lands, served by non-maintained roads and have no or limited public services.

The applicant states that the site conforms to the characteristics of the Rural Neighborhood area type for the following reasons:

Low Density: The applicant states that the proposed 3-lot subdivision, approximately 0.69 dwelling units per acre is compatible with the characteristics of the Rural Neighborhood area type and the relatively low density of Pine Canyon.

Roadway Context: The applicant states that JWP is consistent with rural character as a two-lane road. The applicant acknowledges that JWP does not consistently have a natural edge but considers the terminus of JWP into undeveloped land to the east and Coconino National Forest to the west to be consistent with the natural edge condition.

Proximity to Open Space: The applicant states that the property is directly adjacent to extensive open space, including undeveloped land and National Forest to the east.

Lack of Adjacent Commercial Services: The applicant states that due to the absence of commercial uses and limited activities directly adjacent to the site, it is compatible with the Rural Neighborhood area type.

Transit and Connectivity: The applicant states that JWP does not have public transit service, as is typical of Rural Neighborhoods.

Staff finds the site to be inconsistent with the characteristics of the Rural Neighborhood area type. Only the proposed density of less than 1 unit per acre meets the area type characteristics. The surrounding development of Pine Canyon exceeds the density allowed in Rural Neighborhood area type. The adjacent HR zoned parcel to the north, while currently undeveloped, was shown as 210 units or 14.05 units per acre in the Concept Zoning Plan submitted with the rezoning of Pine Canyon.

Division 13-10-002 of the Engineering Design Standards provides design criteria for functional classifications of streets and are grouped into three categories: Urban, Urban Commercial Center, and Rural. The functional classification of JWP is Minor Arterial Road and has been designed to Urban standards. JWP has full edge improvements and supports the surrounding suburban development.

The site is bounded to the north and west by a vacant HR-zoned parcel that received its entitlements as part of the rezoning of Pine Canyon. The site is bounded to the south and east by Pine Canyon's golf course. The FRP 2030 describes open space in Rural Neighborhoods as "primarily undeveloped landscape that provides scenic, ecological, or recreational opportunities, or are set aside for resource protection." Golf courses are included in the description of parks for both Suburban and Rural Neighborhood area types.

No commercial services are adjacent or near the site. The FRP 2030 describes commercial services as minimal in both Rural and Suburban Neighborhoods.

The lack of public transit, while typical of Rural Neighborhoods, does not indicate lack of conformance with the Suburban Neighborhood area type. FRP 2030 states that Suburban Neighborhoods may have access to public transportation. The closest bus stop is approximately ½ mile from the site located in front of Coconino Community College on S Lone Tree Road. Development has been approved at the southwest intersection of Zuni Drive and Lone Tree Road which would provide bus stops approximately 1/3 of a mile from this site when constructed.

III. Required Findings:

To recommend approval, the Planning and Zoning Commission must find that the proposed FRP 2030 amendment meets the requirements of the General Plan and Subdivision Code (City Code Title 11).

In considering the request for an amendment to the Plan, the goals and policies should be considered to ensure that the requested change to the Future Growth Illustration is in conformance with the overall vision. “The Flagstaff Regional Plan establishes the vision for the future growth and development of Flagstaff and its surrounding area through goals and policies” (p. III-4). “General plans are not static documents; they recognize growth as a dynamic process, which may require revisions to the plan as circumstances or changes warrant” (p. III-1).

A. General Plan Goals and Policies

The applicant’s complete analysis of the goals and policies is included in the project narrative attached to this staff report. The following is a discussion of how the project generally meets or conflicts with the FRP 2030 goals and policies.

a. Rural Area

Goal LU.14. Maintain the character of existing rural communities.

Policy LU.14.5. Promote cluster development as an alternative development pattern in appropriate locations as a means of preserving rural resources and to minimize service and utility costs.

The FRP 2030 prioritizes the preservation of existing rural communities and their character. No goals or policies refer to the expansion of the Rural area type.

The resource protection standards of the Zoning Code require preservation of steep slopes and forest resources. The site contains topography that presents a challenge in the development of the site. The proposal aims to reduce the required density of the site to lessen the disturbance of the natural resources. Rural area policy LU.14.5 promotes the use of cluster development, as allowed by Planned Residential Development (PRD) standards, to preserve resources.

b. Suburban Area

Goal LU.13. Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods.

Policy LU.13.1. Prioritize connectivity for walking, biking, and driving within and between surrounding neighborhoods.

Policy LU.13.4. Plan suburban development to include a variety of housing options.

Policy LU.13.11. Promote cluster development as an alternative development pattern in appropriate locations as a means of preserving resources and to minimize service and utility costs.

The proposal reduces the existing Suburban Neighborhood area type. Staff has included analysis of the FRP 2030 Suburban area type goals and policies in consideration of the proposal. The FRP 2030 promotes a variety of housing options, connectivity within and between neighborhoods, and the use of cluster development to protect natural resources. The proposal to re-designate the site from the Suburban area type to the Rural area type restricts the housing options that can be developed on this site and contradicts Goal LU.13 of the FRP 2030. Further, the

proposal reduces the number of residents that can access the existing Flagstaff Urban Trail System (FUTS) and foregoes the use of cluster development as a means of resource protection in favor of large lot development.

c. Climate Change and Adaptation

Goal E&C.2. Achieve carbon neutrality for the Flagstaff community by 2030.

Policy E&C.2.2. Promote investments that create a more connected and efficient community, decrease emissions from transportation and building energy, and strengthen climate resiliency.

Policy E&C.2.4. Promote developments that help the community achieve carbon neutrality through strategies that reduce the project's emissions from transportation, energy, and consumption.

The FRP 2030 provides guidance in the City's mission of carbon neutrality and environmental stewardship.

Policies E&C.2.2 and E&C.2.4 promote the creation of a connected and efficient community and the decrease in carbon emissions by the reduction in energy demand and consumption. The infrastructure that supports this site was developed to account for the full residential capacity of this site. By reducing the density of this site, the proposal reduces the efficiency of the City's infrastructure system. The proposal to amend the FRP 2030 is requested to support the development of large single-family homes on large lots, resulting in an inefficient use of construction materials and land to provide fewer single-family units.

d. Environmentally Sensitive Lands

Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

Policy E&C.7.2. Favor the use of available mechanisms at the City and County level for the preservation of environmentally sensitive lands, including but not limited to public acquisition, conservation easements, transfer of development rights, or clustered development with open space designations.

Development of the site is burdened by challenging topography, some of which must be preserved in conformance with the natural resource protection provisions of the Zoning Code. While this site is not identified as environmentally sensitive in the FRP 2030, the preservation requirements of the Zoning Code necessitate careful consideration in site planning of this site. Policy E&C.7.2 envisions development patterns such as clustering, open space designations, and transfer of development rights as the mechanisms for environmental protection. A framework for transfer of development rights has not been established in the City but its consideration in the policy indicates the Plan's desire to address the needs of environmental protections without sacrificing development potential. The proposal considers meeting the minimum requirements of natural resource protection through reducing the intensity of development. The result of the proposal is the preservation of resources on one site at the loss of the site's development potential.

e. Reinvestment

Goal LU.1. Invest in existing neighborhoods and activity centers for the purpose of developing complete, and connected places.

Policy LU.1.6. Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.

The FRP 2030 promotes infill development in areas where existing infrastructure can support higher densities

and identifies infill as preferable to peripheral expansion. The FRP 2030 acknowledges that infill and redevelopment projects are often burdened by current Code requirements and encourages opportunities for flexibility from development standards in Policy LU.1.6. The Zoning Code and Engineering Standards have established mechanisms for relief from several provisions that may prohibit infill development. The proposal does not evaluate the use of Code relief such as Minor Modifications to Engineering Standards, Minor Modifications to Development Standards, or the Forest Resource Pilot Program in meeting the development standards of the existing zone. The project narrative states that the proposal would allow development of the site without the need of any flexibility from standard requirements. By reducing residential density in an area with adequate infrastructure, the proposal shifts the responsibility for meeting the City's housing needs to greenfield development.

f. Applicable To All Land Uses

Goal LU.3. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.

Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.

Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.

Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing Infrastructure and services.

Policy LU.5.3. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.

Goal LU.6. Provide for a mix of land uses.

Policy LU.6.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.

The FRP 2030 promotes harmonious transitions between area types, as stated in Policy LU.3.4. The surrounding neighborhood has either developed or is proposed to be developed in general conformance with the Suburban area type. The introduction of the Rural Neighborhood area type surrounded by Suburban Neighborhood does not serve as a harmonious transition.

The FRP 2030 promotes the use of a variety of housing types and development styles to encourage variety in the housing stock. There is broad policy support for not just single-family homes meeting the minimum lot size of the zone, but also duplex or multifamily projects and the use of clustered developments such as what is allowed by PRD standards. The project narrative states that multifamily development is prohibited by the Homeowner's Association regulations and that clustered development through PRD standards created small lots that were incompatible with the applicant's financial model. These challenges are self-imposed and do not contribute to the finding of conformance with the FRP 2030.

g. 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.

Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.

Policy NH.3.5. Encourage and incentivize affordable housing.

The FRP 2030 encourages a variety of housing types to support housing affordability. The proposal requests a reduction in density to accommodate the development of large homes on large lots and states that neither small lots nor multifamily development is harmonious with the existing development pattern of Pine Canyon or the applicant's financial model. By removing the opportunity for this site to provide alternative forms of housing apart from single-family homes on large lots, this proposal is not in support of the goal of NH.3.

Based on the above analysis, staff believes the proposed amendment does not meet the required finding of conformance with the FRP 2030 and contradicts its goals and policies.

IV. PUBLIC FACILITIES AND SERVICE IMPACT ANALYSIS:

No system impact analysis is required with this application.

V. Public Participation

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with requests for Concept Zoning Map Amendments. In accordance with State Statute, notice of the public hearing was provided by posting notices on the property, and mailing a notice to all property owners within 300 feet of the site excluding rights-of-way. Notice was also mailed to Homeowner's Associations within 1,000 feet of the site and people included on the registry of interested persons.

The developer held one neighborhood meeting regarding this case on October 15, 2025. The meeting was held virtually and there were three attendees. A Citizen Participation summary, attached, was prepared. Per the summary, no questions, comments, or concerns were raised. The meeting included a description of the project from the developer and a question-and-answer session. Since no concerns were raised in the neighborhood meeting and due to the low attendance, the applicant requested that the requirement for the second neighborhood meeting be waived. This request was accepted by the Planning Director.

VI. RECOMMENDATION:

Staff believes that the proposed amendment to the Regional Plan is not supported under the guidelines of the *Flagstaff Regional Plan 2030* and recommends denial of the proposed amendment.

Attachments:

- Application
- Project Narrative and Analysis
- Future Growth Illustration – Existing and Proposed

- Rural Land Use Characteristics



City of Flagstaff

Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001

P: (928) 213-2618

www.flagstaff.az.gov

Date Received		Application for Zoning Map Amendment and/or Minor Regional Plan Amendment		File Number
Property Owner(s) TLC PC Land Investors LLC	Title	Phone See Applicant	Email See Applicant	
Mailing Address See Applicant		City, State, Zip		
Applicant(s) Symmetry Companies, Peter Burger / Todd Severson	Title	Phone (602) 616-6828	Email Tseverson@symmetrycompanies.com	
Mailing Address 8601 N Scottsdale Road, Suite 335, Scottsdale, Arizona, 85253		City, State, Zip		
Project Representative) Symmetry Companies, Hillary Turby	Title	Phone (512) 636-2117	Email Hturby@symmetrycompanies.com	
Mailing Address 8601 N Scottsdale Road, Suite 335, Scottsdale, Arizona, 85253		City, State, Zip		
Requested Review <input checked="" type="checkbox"/> Zoning Map Amendment <input checked="" type="checkbox"/> Minor Regional Plan Amendment <input type="checkbox"/> Continued				

Site Address SE Corner JWP and Links Rd	Parcel Number(s) 10510208A	Subdivision, Tract & Lot Number
Existing Zoning District R1-RPO	Proposed Zoning District: ER-RPO	Existing Regional Plan Land Use Category Suburban Neighborhood
Existing Use Vacant Undeveloped	Proposed Use Single-Family Residential	
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?	
Requested Urban Growth Boundary Change (If Applicable) NA	Proposed Regional Plan Land Use Category Rural Neighborhood	
Property Owner Signature(required) <i>[Signature]</i>	Date: 6/4/25	Applicant Signature <i>[Signature]</i>
		Date: 6/4/25

For City Use		
Date Filed:	File Number(s):	Type of Zoning Map Amendment: <input type="checkbox"/> Small scale <input type="checkbox"/> Medium scale <input type="checkbox"/> Large scale <input type="checkbox"/> Multi-phase scale
P & Z Hearing Date:	Publication and Posting Date:	
Council Hearing Date:	Publication and Posting Date:	
Fee Receipt Number:	Amount: Date:	

Action by Planning and Zoning Commission:			Action by City Council:		
<input type="checkbox"/> Approved			<input type="checkbox"/> Approved		
<input type="checkbox"/> Denied			<input type="checkbox"/> Denied		
<input type="checkbox"/> Continued			<input type="checkbox"/> Continued		
Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater



PINE CANYON TRACT 25 APPLICATION FOR MINOR REGIONAL PLAN AMENDMENT AND REZONE

SYMMETRY COMPANIES, LLC

CASE NUMBERS: PZ-24-00236-01 & PZ-24-00236-02

CONTACT: HTURBY@SYMMETRYCOMPANIES.COM | (512) 636-2117

MAY 13TH 2025 - UPDATED DECEMBER 3RD 2025



DEVELOPMENT TEAM

Property Owner:

TLC PC LAND INVESTORS LLC

8601 N Scottsdale Road, Suite 335,
Scottsdale, Arizona 85253

Developer:

SYMMETRY COMPANIES

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Engineer:

WLB GROUP

120 N. Beaver Street Suite 100, Flagstaff,
AZ 86001
Brian Joerger, P.E., CFM
(928) 890-9268
bjoerger@wlbgroup.com

PROJECT DATA

PROJECT NAME: Pine Canyon Tract 25

CASE NUMBERS: PZ-24-00236-01 & PZ-24-00236-02

SITE ADDRESS: SE Corner of JWP and Links Road

ASSESSOR'S PARCEL NUMBER: 10510208A

SITE AREA (ACRES): 4.3 Acres

PROPOSED LOTS: 1-4 (3 Proposed)

EXISTING ZONING CLASSIFICATION: Single Family Residential – Resource Protection Overlay (RI-RPO)

PROPOSED ZONING CLASSIFICATION: Estate Residential – Resource Protection Overlay (ER-RPO)

EXISTING REGIONAL PLAN CLASSIFICATION: Suburban Neighborhood

PROPOSED REGIONAL PLAN CLASSIFICATION: Rural Neighborhood

DATE OF PLAN PREPARATION: May 13, 2025 - Updated December 3, 2025

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I. Introduction

This Narrative is included with the Application for Minor Regional Plan Amendment and Rezone (the "Application") submitted by Symmetry Companies, LLC ("Symmetry"), an Arizona-based developer with ten years of experience creating welcoming communities that are both refined and comfortable. Symmetry proposes to amend the Regional Plan (minor) and rezone the approximate 4.3 acres located just outside of the main entry to Pine Canyon Estates, and east of the intersection of John Wesley Powell Boulevard and Links Road ("Property").

The Applicant is proposing a Minor Regional Plan Amendment from Suburban Neighborhood to Rural Neighborhood and a rezone from Single Family Residential—Resource Protection Overlay (R1-RPO) to Estate Residential—Resource Protection Overlay (ER-RPO) for Tract 25 ("Application"). See Legal Description. The Application proposes a 3-lot community that makes the most appropriate use of this uniquely shaped and currently underutilized out parcel. The project preserves significant open space and severe slopes while still providing much-needed housing at approximately 0.69 dwelling units per acre (du/ac).

A. Location and Context

The property is comprised of approximately 4.3 acres of vacant, unimproved land located southeast of the Pine Canyon main entry, outside of the main gates, adjacent to John Wesley Powell Boulevard, as shown on the Aerial Map below. The property slopes Northwest to Southeast and contains dense canopy Ponderosa Pine trees as well as other resources shown on the Slope Analysis Plan. There are no known heritage resources on the Property.

The Overall Property is generally surrounded to the north by vacant, undeveloped property owned by Towns on Lone Tree Owner LLC and zoned High Density Residential - Resource Protection Overlay (HR-RPO), to the northeast by Coconino Community College zoned Public Facility, to the south by Pine Canyon Estates zoned Single Family Residential - Resource Protection Overlay (R1 -RPO), to the southwest by the US Forest Service zoned Rural Residential - Resource Protection Overlay (RR-RPO), and to the west by the Pinnacle Pines development zoned Medium Density Residential - Resource Protection Overlay (MR-RPO).

The 4.3 acres benefit from panoramic scenic view corridors to the San Francisco Peaks, Humphreys Peak, and Pine Canyon Golf Course, which will be preserved and celebrated as a unique community asset. The property is accessible and visible from John W. Powell Boulevard ("JWP") and Lone Tree Road.

B. Property History and Development Issues

The history of Tract 25 demonstrates that the property has long been recognized as heavily constrained and unsuitable for conventional R1 development patterns. Under the original Pine Canyon Zoning and Development Agreement, the "Greater Parcel"—which included today's Tract 25, the land under Golf Hole 14 "Tract Q," and the area later platted as the Ghost Tree Subdivision (future Tract 23), was designated DC-2. In 2024, the legal boundary for Tract 25 was adjusted to accommodate a small portion of Tract Q (formerly golf course), after turf was removed from the Pine Canyon golf course. The DC-2 district, shown on the original Concept Plan, could theoretically accommodate up to 28 duplex units, with duplexes listed as an allowed use in the R1 zone. The Development Agreement, however, made clear that all development must respond to site constraints and stated that:

"Site design will be derived from an analysis of the existing resources and constraints on the site, including slopes and forested areas. Development of the site shall be designed to work with and minimize disruption to resources and be considerate of higher quality forest resources."

AERIAL MAP



Tract 23 (Tract 25's neighbor to the south) was originally planned for duplexes under the Concept Plan, but even that site, significantly less constrained than Tract 25, was flagged by staff as having slope and resource protection issues, and was developed with single-family detached homes. As documented in the City's staff report for the Tract 23 Pre-Plat, the steep and forested conditions made development difficult within the R1-RPO standards. Tract 25 contains more extensive resource areas, steeper slopes, and narrower buildable areas than Tract 23, meaning the same challenges exist, but are intensified (33.75% of Tract 23 included slopes from 17-34.9% slopes - 26% of the site consists of 17-24.9% slopes, and 7.67% of the site consists of 25-34.9% slopes, and no 35+ slopes. Meanwhile, 45.16% of Tract 25 includes slopes from 17-over 35% slopes - 28.14% of the site consists of 17-24.9% slopes, 15.34% of the site consists of 25-34.9% slopes, and 1.6% of the site consists of slopes 35% and over).

In 2020, a preliminary-plat was submitted for The Estates at Pine Canyon Pine Bluff. Within that staff report, staff notes that, "The site has significant topography requiring the applicant to create larger lots to ensure that resource standards are met." Staff defends the lower density proposed by the project (1.48 units per acre - where 2.0 is required), by stating that, "The overall density of the Pine Canyon development meets the minimum density standards for the R1 zone." Because this parcel was one of the last to be developed within Pine Canyon, the lower density of this parcel was deemed acceptable - the same circumstances apply to Parcel 25.

In 2022, Symmetry submitted a proposal to develop a 39-unit, 3-story townhouse project on Tract 25. The accompanying materials (including necessary engineering justifications) documented the site's extreme topographic limitations, noting that the property's shape, narrowness, and 50-foot elevation change made horizontal development infeasible. That application further stated that the severe slopes and drainage easement forced vertical construction and height modifications, evidence that R1 standards could not reasonably be met even through a PRD or alternate product types. The townhome proposal for Tract 25 was abandoned upon further analysis due to excessive land development costs (wall terracing) required to construct the proposed product type and stay within the City's resource requirements.

Given this history, and under today's zoning and development standards, a 3-lot split represents the highest and best use of Tract 25. Without rezoning, the site cannot reasonably be developed because of overlapping and restrictive requirements, specifically:

- Urban cul-de-sac standards (13-23:10-04-010)
- R1 building form and property development standards (10-40.30.030)
- Resource Protection Standards (10-50.90.060)
- Subdivision Standards and Regulations (11-20.70 - Lot Design & Street Design)

If developed under R1, the property would require 9-10 lots arranged around a cul-de-sac. A standard cul-de-sac with a 63' radius consumes 12,661 square feet (0.29 acres)—a disproportionate impact on one of the few buildable portions of the property. Lot design standards within the zoning code dictate that, "Lots be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography", "no subdivision shall create lots which are physically unsuitable for improvement due to size or shape, steepness of terrain, location of watercourses, problems of sewage or driveway grades, or other natural physical conditions", and "buildable area shall be determined by setback requirements and the location of natural topographic features." Further, street design standards mandate that, "street design is appropriate for underlying topography and in relation to existing streets." The smallest R1 lot, combined with steep slope protections renders conventional R1 development functionally impossible without variances, grading waivers, or substantial disturbance to resources the Development Agreement specifically intended to protect.

C. R1 Development Standards Cannot be Achieved on the Site - Even with Minimum Lot Sizes

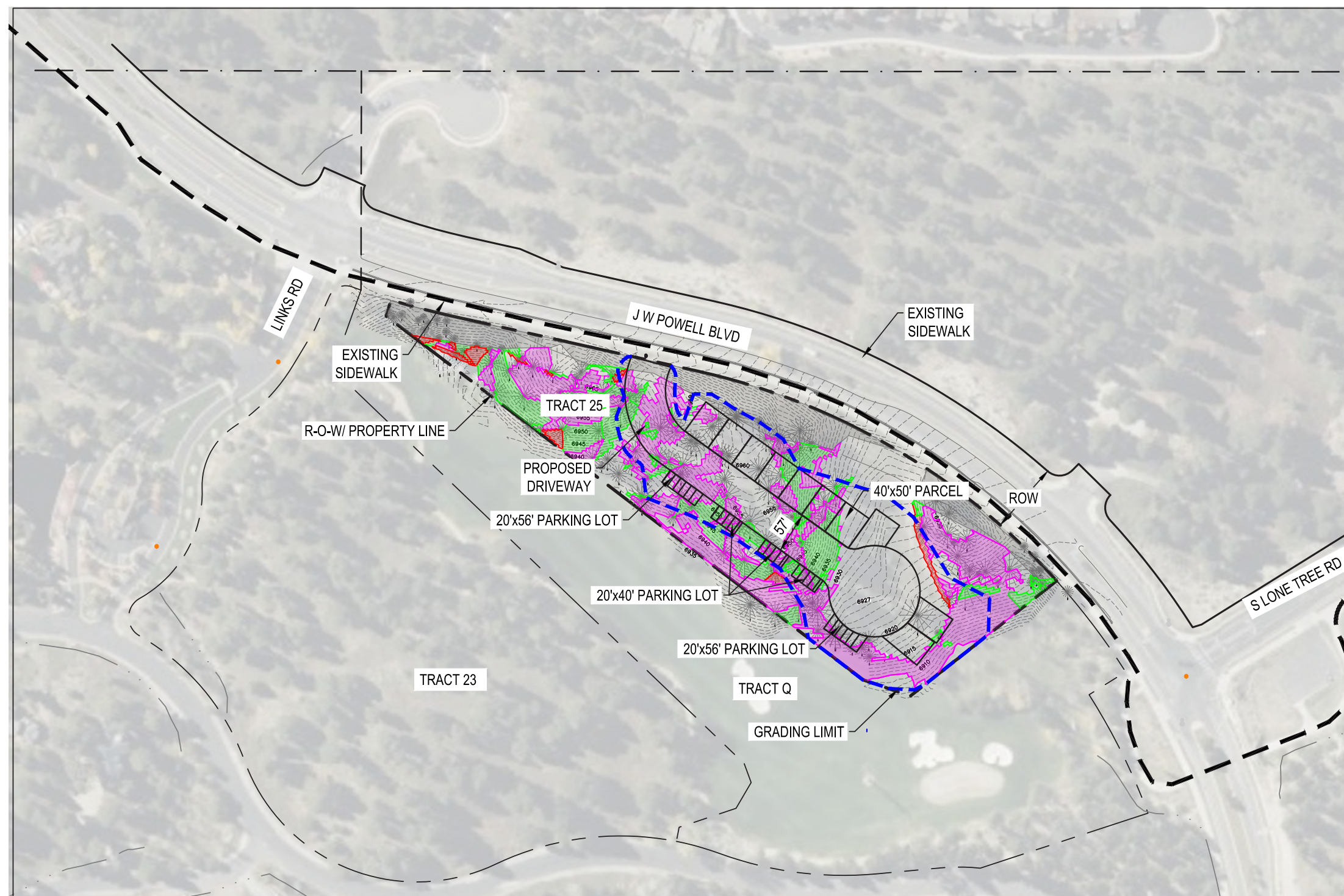
To further demonstrate in good faith that R1 development standards—PRD or otherwise—are not physically achievable on this site, Symmetry engaged its engineers to prepare a test-fit plan using the smallest conceivable lot size: 2,000 sq. ft. (40' × 50'). These lot dimensions are far below any typical residential product; by comparison, nearby Tract 23 lots within Pine Canyon generally measure 75' × 100'-150'. A 40' × 50' lot could accommodate only a 30'-35' × 40' home, most likely a one-bedroom, one-bath unit. This home size is typically only found in Build-for-Rent communities, where extensive shared amenities offset the restricted private living area. This site, due to its limited size, steep slopes, and significant resource protection requirements, could not accommodate those amenities (pools, trail systems, parks) without further degrading sensitive resources.

Even under this extreme and unrealistic scenario, the layout failed to meet the slope preservation requirements of the Resource

TOTAL SITE AREA = 4.31 AC

LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING BOUNDARY
- FUTS TRAIL
- GRADING LIMITS
- PROPOSED 40'x50' PARCEL
- 17-25% SLOPE=1.21 AC TOTAL; .56 AC PROTECTED (.85 AC= 70% MIN PER CITY REQUIREMENTS)
- 25-35% SLOPE=.66 AC TOTAL; .38 AC PROTECTED (.53 AC= 80% MIN PER CITY REQUIREMENTS)
- 35%+ SLOPE=.07 AC TOTAL; .05 AC PROTECTED (.07 AC =100% MIN PER CITY REQUIREMENTS)
- MANMADE (CITY ROADWAY, JWP CONSTRUCTION)=.66 AC
- EXISTING TREE



NOTES:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 EXISTING USE: UNDEVELOPED
 RESOURCES: IN RESOURCE PROTECTION PLAN, SEE SHEET C3.1 FOR MORE INFORMATION.
 FINAL LOTS LINES, LOT COUNT, AND SETBACKS BY FUTURE ANALYSIS ASSOCIATED WITH FUTURE DESIGN, AND TO MEET MINIMUMS PER CITY ZONING REQUIREMENTS.

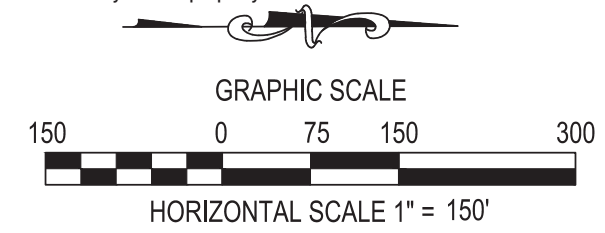
PROPOSED GRADING INTENT:
 -DRIVEWAYS WILL BE GRADE TO CONNECT BUILDING PADS AND GARAGES TO JW POWELL BLVD, WITH A SINGLE JW POWELL BLVD DRIVEWAY CONNECTION.
 -BUILDING PADS TO SUPPORT THE BUILDING TYPES INTEGRATED INTO THE EXISTING TERRAIN WILL BE GRADED AND COORDINATED WITH THE BUILDING DESIGN.
 -DETAILS OF GRADING DESIGN AND CONFIGURATIONS WILL BE PART OF OTHER, FUTURE APPLICATION DOCUMENTS. WHAT IS NOTED HERE IS CONCEPTUAL GENERAL INTENT ONLY.

In general grading limits are based on: Road is graded so off-street parking meets City standards for slopes; Road and cul-de-sac meet typical fire truck turning slope limitations; Grading is mostly fill; Lot slopes are at 6% max. This ties building pads to the roadway elevations; Grading limit fill slopes and cuts slopes are based on a 2:1 (typical of City roadway cross sections); and, Terraced walls, meeting City requirements for height and terrace width, are only incorporated where 2:1 fill slopes would extend beyond the property line (i.e. south and east of the cul-de-sac)...walls are not depicted.

The WLB Group Inc.
WLB
 WLB No. 322013A001

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**PINE CANYON TRACT 25
 PRD SLOPE ANALYSIS EXHIBIT**



DECEMBER 2025

PRD Hypothetical Slope Analysis

Protection Overlay, which mandate preservation of:

- 50% of forest resources,
- 70% of slopes between 17-24.99% (only 46% provided),
- 80% of slopes between 25-34.99% (only 57% provided), and
- 100% of slopes over 35% (only 71% provided).

The engineering analysis confirmed that even attempting to place such minimized lots on Tract 25 triggers unavoidable grading impacts across protected slopes, resulting in RPO non-compliance before considering realistic cut-and-fill requirements. In practice, the grading necessary to make any roadway and building pads compliant would push disturbance well beyond the theoretical lot lines and the roadway envelope, making any R1 development pattern impossible without multiple variances or substantial zoning relief.

Engineering analysis of topography and grading further reinforces this conclusion. To build anything to current City code, the roadway and building pads must be tied to achievable grades. Roadway design must meet standard fire-truck turning slope limitations, requiring carefully controlled grades and a compliant cul-de-sac geometry. Because of the steep natural terrain, most of the required grading would be fill, and building pads must maintain maximum slopes of approximately 6%, a constraint that forces pad elevations to follow roadway elevations. Standard 2:1 cut and fill slopes were used wherever possible, consistent with typical City roadway section assumptions, and in combination with terraced walls in locations where even 2:1 slopes would extend beyond the property boundary, particularly south and east of the depicted cul-de-sac.

Taken together, the extreme lotting scenario and the required roadway and grading design demonstrate that even the smallest lots, placed at maximum density, cannot reasonably comply with R1 or PRD-based R1 standards on Tract 25. The site's topography, slope protection requirements, forest resources, and required roadway geometry make such a pattern fundamentally infeasible.

D. Financial Model

Even if the PRD product worked on the site, Symmetry Companies does not construct residential products that fit on 40' × 50' lots, nor would such a product be consistent with the character of Pine Canyon or its Design Guidelines (a requirement of the Flagstaff Subdivision Standards - Lots be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography). The Pine Canyon Guidelines limit each lot to one single-family residence and one guest house, with no more than 50% of the gross lot area—or 10,000 sq ft, whichever is less—disturbed. These requirements make multi-family or micro-lot products impractical or non-compliant. Mountain Vistas at Pine Canyon was developed as a duplex community, however, this community operates under a separate HOA from the rest of Pine Canyon. The duplex lots are also an average size of 50'x115', far larger than the 40'x50' test lots. Development of the same duplex style homes and lot sizes, as this neighborhood would far exceed the resources needed to protect Tract 25.

In addition, Symmetry's financial modeling demonstrates that the highest and best use of the property is a traditional three-lot-subdivision consistent with the surrounding Pine Canyon development pattern. Any attempt to build higher-density housing here would require:

- Extensive grading,
- Maximum slope disturbance,
- Expensive retaining systems,



Photos of the Site

- Roadway widening beyond the city standard cross-section, and
- Product types that Symmetry does not build and that do not meet Pine Canyon's market expectations.

The rezoning to ER-RPO therefore represents the only feasible and environmentally responsible solution, allowing for development that respects the site's limitations, meets the Design Guidelines, and avoids the need for variances, height modifications, or code relief.

Taken together, the parcel's history, original zoning intent, prior development attempts, engineering analysis, and financial feasibility work all support that a three-lot ER-RPO subdivision is the highest and best use of Tract 25. This approach preserves significant natural resources, avoids mass grading, aligns with Pine Canyon's development pattern, and produces a realistic and code-consistent development outcome for one of the community's most constrained parcels.

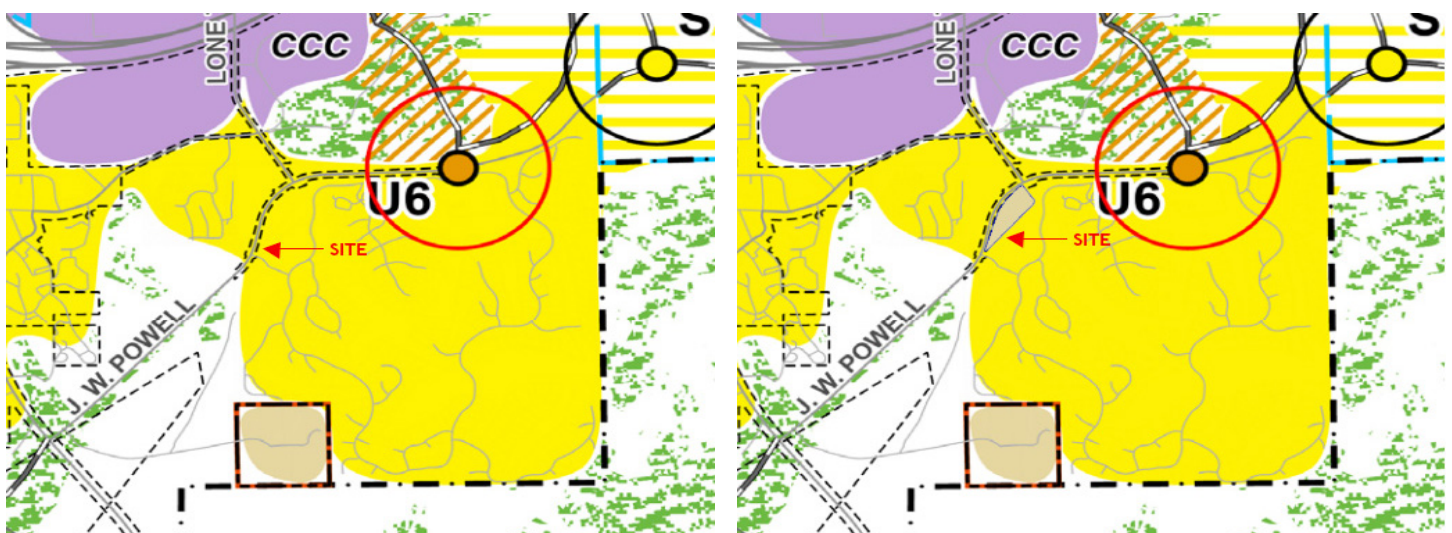
E. Regional Plan Overview

The City's 2030 Regional Plan ("Regional Plan") outlines the community's vision for the region's future. It provides a framework for maintaining and improving the community's character and natural environment while accommodating suitable growth and development. This envisioned development has been carefully crafted to support the objectives detailed in the Regional Plan concerning new residential developments within the City's planning boundaries.

The Property is located within the City's Urban Growth Boundary. The Growth Illustration Map within the Regional Plan designates the Property as Suburban-Existing land use, as shown on the Regional Plan— Growth Illustration Map below. The current Regional Plan designation supports residential lots two to thirteen units per acre. Unless the density on this site is calculated using the developable area only, it is impossible given the resources on the site to provide the density needed to develop within the Suburban Neighborhood plan designation. The proposed Regional Plan designation, Rural Neighborhood, supports one house per 1 to ten acres or .2 to 1 units per acre. This site is 4.3 acres. With three (3) proposed lots on 3 acres of land, the proposed density is .69 dwelling units per acre, well within the recommended density of the Rural Neighborhood Regional Plan designation. This modest project has been designed to be developed at a low density to complement and mirror the surrounding development and complies with the Regional Plan, as described below.

A chapter-by-chapter analysis of the Regional Plan against this application has been conducted to support the Project's conformance with the Regional Plan. An analysis is also part of this Application, demonstrating that the development proposal supports and furthers the goals and policies of the Regional Plan—see Appendix A.

REGIONAL PLAN - GROWTH ILLUSTRATION



Current - Suburban Neighborhood

Requested - Rural Neighborhood

II. Development Proposal

This proposal divides the parent parcel into three Estate Residential lots, resulting in an overall density of approximately 0.69 dwelling units per acre. Each lot will comply with all applicable Estate Residential development standards in Flagstaff Zoning Code Table 10-40.30.030.C. The site is conceived as a small, low-density enclave of large-lot single-family homes situated on the urban fringe, adjacent to the Coconino National Forest and surrounded on three sides by the Pine Canyon golf course. The development vision emphasizes a semi-rural character, abundant natural resources, and careful stewardship of existing terrain and vegetation.

Given the property's frontage along John W. Powell Boulevard, each homesite will provide pedestrian connections to JWP and Lone Tree Road, offering residents convenient and safe access to the broader Flagstaff Urban Trail System (FUTS) network. This approach ensures that the residential lots integrate seamlessly with the area's existing circulation patterns and regional connectivity.

The project has been intentionally designed to reflect and reinforce the established development pattern of the surrounding area. To that end, the application proposes zoning that is less intensive than the current R1 designation and than what is contemplated under the Regional Plan's existing land use classification. Under R1 standards, the site would be required to accommodate at least nine lots—likely ten—arranged around a cul-de-sac that alone would consume nearly a third of the site's buildable area. The parcel's irregular shape, extensive slope and forest resource protections, and right-of-way/circulation constraints make such a configuration both impractical and environmentally disruptive.

By contrast, the Estate Residential (ER-RPO) zone is uniquely suited to the site's physical conditions and existing context. Three large lots allow development to blend with surrounding custom homes, produce a far more compatible street scene, and preserve the site's most valuable natural resources. This lower-intensity development also minimizes new traffic on JWP, reduces visual impact from public vantage points, and maintains the semi-rural character that defines the southern edge of Pine Canyon.

In summary, this targeted downzoning, paired with a Minor Regional Plan Amendment, establishes a development pattern that is both feasible and environmentally responsible. It enables the creation of three high-quality homes while avoiding unnecessary grading, respecting long-standing forest and slope protections, and ensuring that build-out occurs with the least possible impact on this highly visible, resource-rich outparcel.

A. Access and Circulation

Access to the Project is planned via a single shared driveway directly off the JWP, as allowed by Engineering Standards, meeting spacing standards per Table 13-10-006-01.

B. Pedestrian Connectivity

The Project's pedestrian circulation network will ensure that residents are afforded readily accessible and proximate access to amenities, adjoining developments, and the greater regional pedestrian network. Off-site pedestrian access will include the sidewalk along JWP, the FUTS along Lone Tree Road, and trailhead at northeast corner of Lone Tree and JWP.

C. Resource Preservation

The 4.3 acres contain dense canopy of Ponderosa Pine trees and a significantly sloping terrain. A Slope Analysis is included with this application. These slopes have been surveyed and accounted for as reflected in the analysis. In fact, 1.94 acres of the site make up slopes 17% and over. By code, at least 70%-100% of these 1.94 acres needs to be protected (.85ac 17-25%, .54ac 25-35%, and .07ac 35%+), for a total of 1.46ac of slope protection, making only 2.84 acres of the site acceptable, by city, standards for development. Another .66 acres of the site are made up of manmade slopes created by the JWP construction - making development in those areas unlikely. By developing the site at ER-RPO standards and within the Rural Neighborhood Regional Plan Policies, a majority of the slope and tree resources will remain untouched by the proposed development. If developed under the current code, the site would need to be graded flat and clear cut of its natural resources in order to fit the required nine to ten homes.

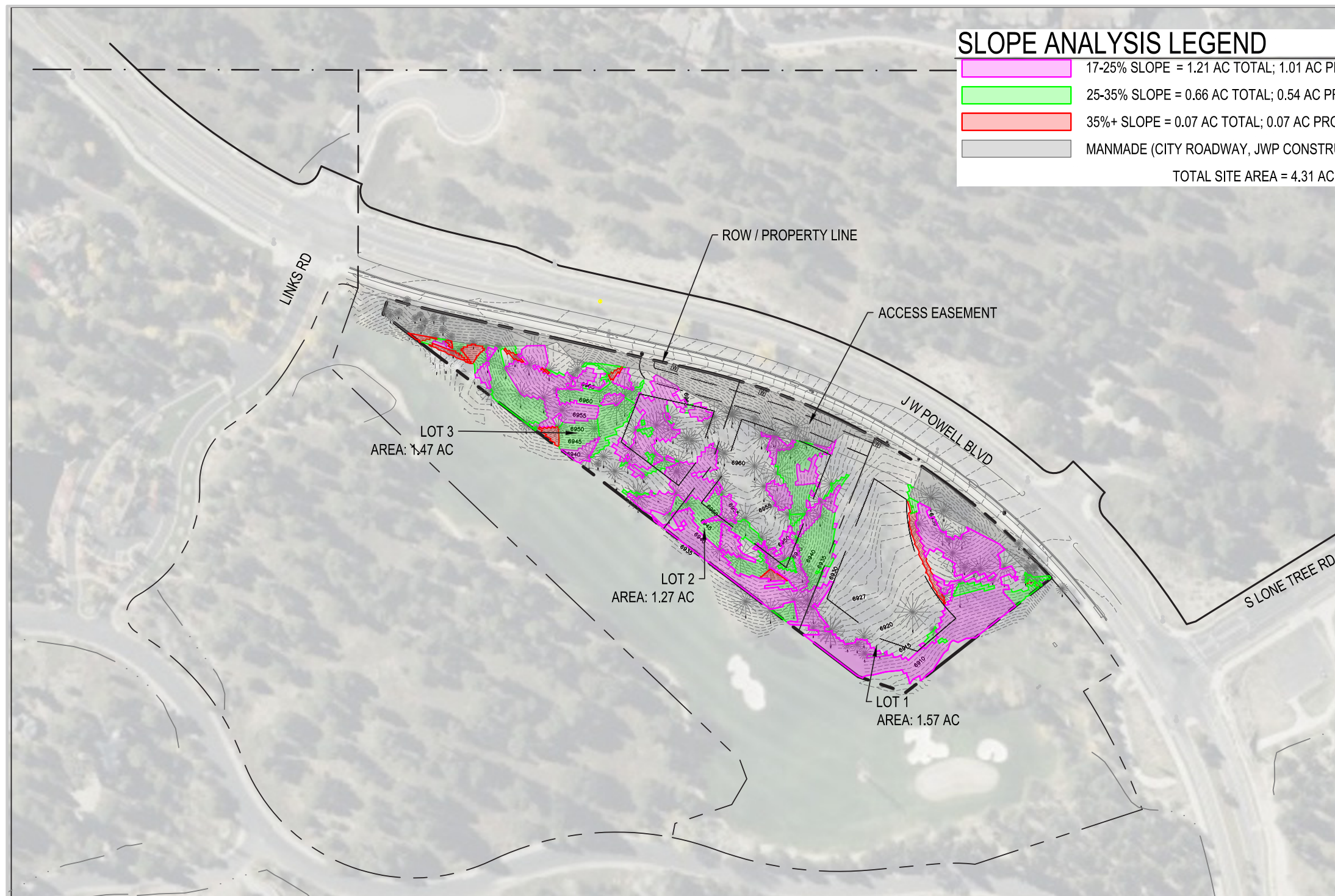
D. Infrastructure and Public Services

A Water and Sewer Impact Analysis (WSIA) was previously completed by the City for the entirety of Pine Canyon Estates. Water to the site will be provided by an 8-inch water main connecting to an existing 20-inch water main in the JWP. Water meters and domestic service lines will be provided for each lot. Sewer will be provided by an 8-inch sewer main connecting to an existing sewer manhole

SLOPE ANALYSIS LEGEND

	17-25% SLOPE = 1.21 AC TOTAL; 1.01 AC PROTECTED (0.85 AC; 70% MINIMUM PER CITY REQUIREMENTS)
	25-35% SLOPE = 0.66 AC TOTAL; 0.54 AC PROTECTED (0.54 AC; 80% MINIMUM PER CITY REQUIREMENTS)
	35%+ SLOPE = 0.07 AC TOTAL; 0.07 AC PROTECTED (100% MINIMUM PER CITY REQUIREMENTS)
	MANMADE (CITY ROADWAY, JWP CONSTRUCTION) = 0.66 AC
TOTAL SITE AREA = 4.31 AC	

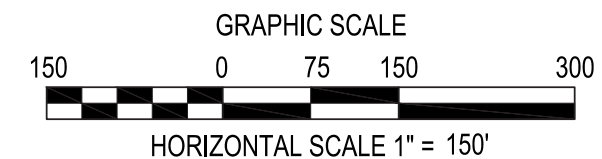
- NOTE:
- DETAILED PROTECTION OF RESOURCES DEPENDANT UPON FUTURE FINAL SITE LAYOUT DESIGN
 - ESTIMATED NUMBER OF LOTS: 1-4
 - TREE PRESERVATION TO MEET MINIMUM REQUIREMENTS AND EVALUATED WITH FUTURE DESIGN



WLB No. 322013A001

ENGINEERING • PLANNING • SURVEYING
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 TUCSON, PHOENIX, FLAGSTAFF, & LAS VEGAS, NV
 120 N. BEAVER STREET SUITE 100, FLAGSTAFF, AZ 86001
 PH.(928) 779-1500

PINE CANYON TRACT 25 SLOPE ANALYSIS AND RESOURCE PROTECTION



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Proposed Concept Rezone Plan

in the JWP. Sewer service will be provided to each lot by 4" sewer services.

E. Stormwater Management

This property was included in the prior Pine Canyon (previously named Fairway at the Peaks) Master Drainage Plan. This rezone to lower the site density will not increase the intensity of use as provided in the prior drainage plan, and therefore, no additional peak flow mitigation is required, as the site maintains drainage conformance. Stormwater flows will be routed to the east/northeast matching existing drainage patterns.

F. Utilities

The Property is within the service areas for APS (electric), UniSource (gas), and CenturyLink (communications).

G. Fire

The City's Fire Department provides fire coverage for the Property. The closest fire station is Station #1, located at 1972 South Thompson Street.

H. Police

The City's Police Department will be the police protection agency for the Property.

I. Schools

The project lies within the Flagstaff Unified School District. It is anticipated that elementary age children (K-5) will attend Kinsey Elementary School or Demiguel Elementary School. Middle school age children (6-8) will attend Sinagua Middle School. Flagstaff High School will serve grades 9-12. Approval of this Application will not endanger, jeopardize, or otherwise constitute a hazard to the Property or the surrounding area.

J. Construction Logistics

The Property is currently undeveloped. It is anticipated that the construction entrance/exit will be provided by the single-shared driveway to the JWP. Residential construction on each lot will be handled per code by each future owner's building permit application.

K. Phasing

The Property will be developed in one phase.

L. Project Benefit to Public & Community

Symmetry Companies recognize that quality community and high-quality development shapes the community character, opens-up economic opportunities, and improves livability for all residents. Approval of this project will provide numerous community benefits, including:

1. Compatible Land Use Transition

By maintaining a low density, Tract 25 provides a gentle transition in scale and character between the existing Pine Canyon neighborhood, the undeveloped high-density parcel across J.W. Powell Boulevard, and other surrounding zones. This prevents abrupt changes in building height, massing, and traffic intensity.

2. Preservation of Open Space, Tree Canopy and Slopes

A three-lot layout leaves significant portions of the 4-acre site undeveloped, allowing for the preservation of mature trees, natural vegetation, and wildlife habitat. In addition, the project can protect and maintain the site's natural slopes, minimizing grading impacts, preventing erosion, and retaining the land's natural form. These measures support the City's resource protection goals, safeguard scenic views, and help maintain the visual character of the corridor.

3. Minimal Traffic and Infrastructure Demand

With only three homes, the project generates very low daily vehicle trips and places minimal strain on City infrastructure, water, and sewer systems compared to higher-density alternatives.

4. Protection of Community Character

The design reinforces Flagstaff's established residential identity in the area, complementing Pine Canyon's architectural style, landscape features, and pedestrian-oriented circulation.

5. Opportunity for High-Quality Custom Housing

Large lot sizes allow for custom home development that can integrate sustainable building practices, energy efficiency measures, and context-sensitive design, serving as an example for future infill projects.

6. Increased Property Tax Base with Low Service Burden

Even with just three homes, the development increases the City's tax base while requiring minimal public services, making it fiscally positive for the City.

7. Support for Multimodal Connectivity

The site's proximity to FUTS trails and J.W. Powell Boulevard enables residents to access pedestrian and bicycle routes, encouraging alternative transportation and linking the project to broader community networks.

8. Climate-Responsive Landscaping and Water Use

The project can incorporate native/adapted plantings, and low-impact irrigation systems, aligning with City water conservation policies.

9. Enhancement of Corridor Aesthetics

Through thoughtful site design, landscape buffers, and preservation of natural features, Tract 25 can improve the visual appeal of this portion of the J.W. Powell corridor, supporting its role as a scenic gateway into the City.

10. Complement to Future Housing Diversity in the Corridor

While Tract 25 provides low-density housing, it complements the planned higher-density STL 340 project further down J.W. Powell, collectively ensuring a mix of housing types in the area to meet varied community needs.

Most importantly, the Tract 25 project will develop a vacant, underutilized parcel with a contextually appropriate development that provides additional housing opportunities within the City. As previously mentioned, the Property is currently zoned R1-RP0. It is primarily surrounded by other property zoned Rural Residential (RR), Estate Residential (ER), Single-Family Residential (R1), and Public Lands Forest (PLF). These zones are all highly compatible with a low-intensity, residential development like the proposed Project. In addition, the project is located across J.W. Powell Boulevard from a currently unbuilt high-density residential (HR) parcel. Tract 25 will be compatible with this future development by creating a balanced land use transition across the corridor, supporting multimodal connections through the FUTS trails and pedestrian linkages, and ensuring visual and functional cohesion through landscape buffers, building scale considerations, and coordinated infrastructure. The lower density of Tract 25 will act as a visual and functional buffer between the larger-scale buildings anticipated in the high-density parcel and the established Pine Canyon development. By stepping down in intensity, Tract 25 will help ease the transition in building scale, traffic activity, and neighborhood character, preventing abrupt changes in form and density while still reinforcing a connected community fabric. Further down the J.W. Powell corridor, the proposed STL 340 project will also contribute to a diversity of housing options, complementing Tract 25 and other planned developments, and supporting the City's goal of offering a full range of housing types in connected, well-designed neighborhoods. The proposed use is compatible with the surrounding area, including access, traffic, and a network of FUTS, pedestrian, bicycle, and vehicular circulation; tree resources; landscaping and screening; and efficient use of infrastructure. Approval of the project will serve the public interest, health, safety, convenience, and welfare, and will add to the public good. Development of the Property will enhance the Pine Canyon Estates and positively contribute to the City and community.

III. Conclusion

This low-density community prioritizes the preservation of trees and natural resources and offers a thoughtful, sustainable approach to growth. By protecting the region's unique forest ecosystems and minimizing environmental impact, such a development enhances resident's quality of life while supporting long-term ecological health. It creates a peaceful, nature connected living environment that fosters well-being, privacy, and a strong sense of place. Economically, it adds lasting value through increased property desirability and reduced infrastructure demands. This type of development not only reflects Flagstaff's commitment to environmental stewardship but also serves as a model for responsible development that balances growth with conservation.

In conclusion, we respectfully request that the City of Flagstaff grant the downzoning and Minor Regional Plan Amendment requested for this property. The current R1 zoning is incompatible given the significant hurdles to apply zoning and development code standards to a property encumbered with significant resources, thereby rendering it undevelopable. The surrounding properties have developed at a lower density, creating a precedent and expectation for properties to provide larger setbacks, more open space, and an abundance of preserved resources and viewsheds. The amount of developable land on this property does not allow for any more density than what is being proposed. This property only makes sense to be developed as three large lots; preserving the natural beauty of the resources on site, and blending seamlessly into the fabric of the existing community.





Appendix A – Regional Plan Conformance

i. 11-10.10.020.H Requirements

Executive Summary




The Regional Plan provides the City with guiding policies and goals to assist in the decision-making process. This project requests a Minor Regional Plan Amendment from Suburban Neighborhood to Rural Neighborhood. According to the Regional Plan, the current designation, Suburban Neighborhood, supports “Residential lots 2 to 13 units/acre,” and Rural Neighborhood supports “Residential lots typically 1 house per 1 to 10 acres - 0.2 to 1 units per acre. Accessory dwelling units/guest houses and barns allowed.” In addition to the Regional Plan Amendment, this application requests a rezone a from R1 Single-Family Residential to a more fitting and contextually appropriate Estate Residential zoning category. This is consistent with many of the Regional Plan Goals and Policies concerning land

AREA TYPES

SUBURBAN NEIGHBORHOOD CHARACTERISTICS	
Suburban areas have medium to low densities of people, residences, jobs and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities like the Flagstaff Urban Trail System (FUTS); some services and goods are available to the residents; the area may have access to public transportation.	
	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Existing Suburban *Symbol from Map 22</p> </div> <div style="text-align: center;">  <p>Future Suburban *Symbol from Map 22</p> </div> </div>
Desired Pattern	Well-connected neighborhoods, designed around an Activity Center.
Block Size	Block size is variable in Suburban Neighborhoods. Blocks are well organized, with few bicycle and pedestrian dead ends. Cul-de-sacs are minimized in the design of new neighborhoods.
Density Range	Residential lots 2 to 13 units/acre. Increased density is preferred within pedestrian shed of 6 units/acre +. For a change of density range, a specific plan or development master plan must be developed for the pedestrian shed. Residential Mixed-Use: 6 to 29 units/acre, outside of the pedestrian shed. Increased density closer to transit.
Intensity	Floor area ratios (FARs) of 0.2 and above. Suburban commercial, offices space, medical facilities, and institutional in commercial core of an activity center and along commercial corridors.
Air Quality	Consider long-term impacts to air quality by proposed development, see page IV-10.
Solar Access	Consider solar access for all development, allowing passive and active solar collection.
Residential	Quiet residential neighborhoods, consisting of single-family homes, duplexes, townhouses, and low-rise apartments, located toward the periphery of developed areas of the City. This classification may also include such supporting land uses as parks and recreation areas, religious institutions, and schools. A full range of services and infrastructure is required, including public transit and bike trails.
Commercial	Commercial development in suburban neighborhoods is minimal, such as home-based businesses and childcare. Refer to Suburban Activity Centers table on the following page for more commercial development options
Public/ Institutional	Uses like schools and churches create a central and well-connected neighborhood. Refer to Illustration of Suburban Character on pg. IX-48.
Employment	Home-based businesses are appropriate in Suburban Neighborhoods. Industrial uses and Research and Development are not appropriate outside of activity centers.
Parks	Suburban parks and recreation facilities are either publicly or privately owned and allow both active and passive activities, as well as special use functions like recreation centers, golf courses, and swimming pools. This category is inclusive of neighborhood parks, community parks, conservation parks and special purpose facilities. Future park development is contingent upon the density and intensity of proposed development. Refer to Chapter XV - Recreation and the City of Flagstaff and Coconino County Parks & Recreation Master Plans.
Open Space Public Space	Suburban open space areas are for public or private use. Open spaces include natural areas, greenways, trails, streetscapes, waterways, cemeteries, drainage ways, floodplains, corridors, wildlife refuges, wetlands, riparian areas, and preserves. They are used for passive recreation such as hiking, picnicking, bicycling, horseback riding, and fishing. Open space areas also may be preserved or restored for their aesthetic value, scenic areas and vistas, ecological value, archeological and historical significance, and wildlife habitat. Refer to Chapter IV - Environmental Planning & Conservation and Chapter V - Open Space.
Conservation	Refer to the Natural Resources maps in Chapter IV - Environmental Planning & Conservation.
Agriculture	Food production – yard gardens, community gardens, fruit trees, greenhouses and conservatories, animal husbandry.
Special Districts	Airport Business Park – Specific Plan needed; Flagstaff Cultural Center – Specific Plan needed; Coconino Community College campus; Innovation Mesa
Master Plans	Canyon del Rio

RURAL NEIGHBORHOOD CHARACTERISTICS

Rural areas have a low density of people, residences, jobs and activities; paved and unpaved two-lane roads with natural edges; minimal services and goods available to the residents; FUTS connectivity and public transit commuting opportunities may exist; abundant open spaces and agricultural uses.

<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Existing Rural *Symbol from Map 22</p> </div> <div style="text-align: center;">  <p>Future Rural *Symbol from Map 22</p> </div> </div>	
Desired Pattern	 <p style="text-align: right; font-size: small;">Photo credit: Coconino County</p>
Block Size	N/A – Refer to Coconino County Subdivision Ordinance
Density Range	Non-residential Commercial Uses are minimal and targeted for Rural Activity Centers. Cottage industry and home-based businesses, subject to regulations.
Intensity	Residential lots typically 1 house per 1 to 10 acres - 0.2 to 1 units per acre. Accessory dwelling units/guest houses and barns allowed.
Air Quality	Consider long-term impacts to air quality by controlled burns and use of wood stoves.
Solar Access	Consider solar access for all development, allowing passive and active solar collection.
Residential	Low-density, large lot, single-family homes in a rural setting found primarily on the urban fringe, abutting national forest land. The character of development is rural, with retained natural features and agricultural uses. Where sanitary sewer and potable water services are available, zoning may permit development of one acre lots. Rural development may be clustered to maximize protection of natural resources and open space. Typically surrounded by public lands, served by non-maintained roads and have no or limited public services.
Commercial	Commercial at intersections of major roads and rural activity centers. Home-based businesses – subject to regulations. Refer to Rural Activity Centers table on the next page.
Public/ Institutional	Public and quasi-public spaces are often open space, parks, schools, churches, and fire stations.
Industrial/ Business Park	Limited infrastructure is a barrier to Industrial and Business park opportunities.
Parks	Rural parks and recreation facilities are either publicly or privately owned and allow both active and passive activities, as well as special use functions like recreation centers, golf courses, and swimming pools. This category is inclusive of neighborhood parks, community parks, conservation parks and special purpose facilities. Future park development is contingent upon the density and intensity of proposed development. Refer to Coconino County Parks & Recreation Master Plan.
Open Space	Rural open space is public or private and primarily undeveloped landscape that provides scenic, ecological, or recreational opportunities, or are set aside for resource protection/conservation. Rural open Space includes areas of managed production such as forestland, rangeland, or agricultural land that is essentially free of visible obstruction.
Conservation	Refer to the Natural Resources Maps 7 and 8 for more information about wildlife corridors, habitat, meadows, soils, etc.
Agriculture	Food production, farming and ranches, equestrian activities, and animal husbandry
Transportation	Mostly auto mobiles, some public transit/ bike pedestrian opportunity but not a focus. Plenty of parking. Mix of public and private roads. Rural roads.
Special District	Fort Tuthill Master Plan and Landfill
Master Plans	County Area Plans: Doney Park, Timberline-Fernwood, Kachina Village Fort Valley, and Mountainaie

use, community character, environment, and housing, as described in detail below and as show in the Characteristic Charts included in the following pages.

Tract 25 is consistent with the City’s definition of Rural Neighborhood in several ways:

- **Low Density:** The proposed 3-lot subdivision results in approximately 0.69 dwelling units per acre, which is well within the low-density range expected of rural areas. This pattern also mirrors the existing character of Pine Canyon, which is relatively low density compared to other neighborhoods in Flagstaff.
- **Roadway Context:** The site is accessed from John Wesley Powell Boulevard (JWP), a two-lane roadway consistent with rural character. While JWP does not have a “natural edge” throughout, it terminates directly into National Forest land, reinforcing the rural edge condition.

- **Proximity to Open Space:** The property is directly adjacent to extensive open space, including undeveloped land and National Forest to the east. This relationship provides the abundant open space and natural backdrop that define Rural Neighborhoods.
- **Lack of Adjacent Commercial Services:** There are no commercial uses, and few activities located directly adjacent to the site. The property is primarily located in a residential area of town. This separation from urban services is consistent with rural character.
- **Transit and Connectivity:** JWP currently has no public transit service, which is characteristic of rural neighborhoods. While future transit service may be extended, the property's current condition reflects the rural standard of limited connectivity and reliance on personal vehicles or bicycles.

In combination, these factors demonstrate that Tract 25 embodies the intent of the Rural Neighborhood designation—providing low-density residential development in a setting defined by open space, forest adjacency, and minimal or yet to be developed / extended urban services.

Site Analysis

An analysis of the site has been conducted to evaluate its physical characteristics, the surrounding land uses within 1,000 feet of the subject property, and the existing character of the broader area. This analysis has been included as a part of Section II – Site Analysis.

Land Use Analysis

This amendment is necessary to ensure that the development pattern reflects the optimal use of land and resources while supporting long-term community and regional planning goals. The proposed amendment for Tract 25 seeks to reduce the residential density from R1 (2–5 dwelling units per acre) to Estate Residential (ER) with 0–1 dwelling units per acre due to site conditions that make higher-density development incompatible, including an abundance of natural resources and significant slopes exceeding 17%. This change revises the existing single-family residential designation to support fewer, single-family homes thereby preserving the low-density character and environmental integrity of the area. Development is expected to occur in a single phase over 2 to 5 years, with minimal internal road improvements due to the decreased density. Pedestrian access is designed through the adjacent FUTS trails. Natural buffering techniques such as landscaping and setbacks will ensure smooth transitions to adjacent properties, effectively minimizing any land use incompatibilities. Overall, the amendment prioritizes preservation, environmental quality, and compatibility with surrounding neighborhoods while responding to site-specific constraints.

Policy Assessment

In addition to discussing the goals of the Regional Plan, the City also requests an assessment of some of the policies supported – and not supported – by approval of the Application. Applicants strive to meet the goals and policies of the Regional Plan, and the Project recognizes the importance of cooperation between public interest and private development. Though the Project meets most of the Regional Plan's goals and policies, parts of the Regional Plan simply do not apply to the project – or the overall intent of the goal is met, but certain policy details cannot practicably be met. The following list provides a sample of some of the supported and unsupported policies.

Supported Policies:

Policy CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.

Response: Tract 25 supports this policy by preserving the site's natural features and steep slopes, allowing the natural landscape to remain a defining element of the built environment. The reduced density and larger lot sizes ensure that development is sensitive to and integrated with the natural setting at multiple scales.

Policy LU.2.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.

Response: The amendment protects cultural and natural resources by limiting development intensity, thereby safeguarding existing wildlife corridors and minimizing disturbance to sensitive habitats within the tract.

Policy LU.13.1. Prioritize connectivity for walking, biking, and driving within and between surrounding neighborhoods. .

Response: Tract 25 supports connectivity by providing direct access to the FUTS trail, which runs along the project boundary, enhancing opportunities for walking, biking, and driving between surrounding neighborhoods and open spaces.

Policy E&C.71. Design development proposals and other land management activities to minimize the alteration of natural landforms and maximize conservation of distinctive natural features.

Response: By reducing density and limiting site disturbance, Tract 25 minimizes alteration of natural landforms, preserving slopes and other distinctive natural features, and maximizing conservation throughout the development process.

Unsupported Policies:

Policy E&C.1.5. Seek feasible alternatives to reduce the smoke produced through prescribed burns and slash piles while continuing efforts to return fire to its natural role in the ecosystem.

Response: Tract 25 does not involve land management practices like prescribed burns or slash pile reduction; therefore, it neither addresses nor implements alternatives to reduce smoke from these activities.

Policy E&C.3.2. Review and revise existing regulations, standards, and plans (codes, ordinances, etc.) to reduce the community's vulnerability to climate change impacts.

Response: Tract 25 is a development-specific document, not a regulatory framework. It does not review, revise, or set citywide codes or ordinances related to climate change vulnerability.

Policy CC.2.4. Support restoration and rehabilitation of historic housing, buildings, structures, and neighborhoods.

Response: Tract 25 is new development on previously undeveloped land and does not involve historic properties or structures. No historic preservation elements are integrated.

Policy LU.1.1. Plan for and support reinvestment within the existing city centers and neighborhoods for increased employment and quality of life.

Response: Tract 25 develops a new area rather than reinvesting in existing city centers or neighborhoods, which is inconsistent with this policy's intent.

Policy NH.3.4. Reuse former brownfields, vacant buildings, and commercial buildings to provide new mixed-use and/or housing options.

Response: Tract 25 develops previously undeveloped land rather than redeveloping brownfields, vacant buildings, or commercial spaces.

The Tract 25 rezone is focused on new low-density development in a designated growth area. Many of the policies listed above relate to:

- Citywide regulatory changes (e.g., codes, ordinances)
- Historic preservation
- Downtown reinvestment
- Brownfield redevelopment

Because the Plan does not encompass these elements, it does not directly support or implement these policies.

Cumulative Impact – Future Growth Illustration

The proposed amendment for Tract 25 to reduce residential density aligns with the FutureGrowth Illustration by limiting development intensity in sensitive areas, thereby helping to balance growth across the City. This reduction in density supports preservation of natural resources and open space within the area, reducing cumulative impacts such as increased traffic, infrastructure demand, and environmental degradation. By maintaining lower density estate residential uses, the proposal contributes to protecting the character of established neighborhoods and natural landscapes while accommodating growth in more appropriate locations, helping to achieve the City's broader land use and sustainability goals.

Cumulative Impact – Land Supply

The proposed downzoning and Minor Regional Plan Amendment of Tract 25 from R1 to Estate Residential (ER) results in a modest reduction of approximately six residential units within the City's overall land supply. However, this decrease is minimal when viewed in context with nearby development, such as the STL 340 project located just down the street. STL 340 proposes to rezone approximately 163 acres to R1, allowing for 494 units, along with an additional 23.47 acres rezoned to MR for 222 units, substantially increasing housing capacity in the area. The STL 340 development offers a range of housing types, including single-family homes, townhomes, and multifamily units, addressing a variety of community needs and contributing to a balanced housing market. Therefore, the loss of six units from Tract 25's downzoning is insignificant in the broader housing supply picture and is balanced by the larger-scale growth occurring nearby, ensuring overall housing availability and diversity within the City.

Transportation Impacts

The transportation impacts of the Tract 25 project are expected to be minimal due to the significant reduction in residential density from Single Family to Rural and R1 to Estate Residential (ER). With fewer dwelling units proposed, traffic generation will be substantially lower compared to the original zoning designation. Existing roadway infrastructure is adequate to accommodate the anticipated low traffic volumes, requiring only minor or no improvements to internal circulation. Additionally, the project's proximity to the FUTS trail along its boundary enhances non-motorized transportation options, encouraging walking and biking connectivity to surrounding neighborhoods and recreational areas. Overall, the Tract 25 development is designed to maintain safe and efficient circulation while minimizing impacts on the local transportation network.

Impacts on Housing

The proposed MRPA of Tract 25 from Single Family to Rural / R1 to Estate Residential (ER) results in a reduced number of housing units, reflecting a shift toward larger lots and lower density development. While this means fewer total homes on the site, the amendment benefits the housing market by preserving a unique option for estate-style living, catering to households seeking larger properties and more privacy. This diversification of housing types complements nearby higher-density developments, such as STL 340, which adds significant numbers of single-family, townhome, and multifamily units. Together, these developments support a balanced and varied housing supply within the community, addressing different preferences and needs.

Impacts on Implementation of the General Plan

The proposed MRPA and down-zone of Tract 25 from Single Family to Rural and R1 to Estate Residential (ER) supports the implementation of the General Plan goals and policies by promoting the preservation of natural resources and maintaining the area's rural character. This aligns with policies encouraging sensitive development that respects natural landforms, slopes, and wildlife corridors, thereby enhancing community character and environmental quality. By reducing density, the proposal helps protect open space and minimizes infrastructure demands, consistent with sustainability goals. Additionally, the project complements broader housing strategies by contributing estate-style housing options while nearby developments provide increased density and housing diversity, together fostering balanced growth in accordance with the General Plan.

ii. Goal and Policy Analysis

Environmental Planning and Conservation

Goal E&C.2. Reduce greenhouse gas emissions.

Policy E&C.2.1. Encourage the reduction of all energy consumption, especially fossil-fuel generated energy, in public, commercial, industrial, and residential sectors.

Response: Tract 25 supports Goal E&C.2 to reduce greenhouse gas emissions by promoting a low-density, estate residential development that preserves natural open space and minimizes site disturbance. The reduced density limits additional vehicle trips and energy-intensive infrastructure, thereby decreasing overall fossil-fuel consumption associated with transportation and utilities. Additionally, the project's proximity to the FUTS trail encourages alternative transportation modes such as walking and biking, further

reducing reliance on fossil fuels in the residential sector. Through these measures, Tract 25 contributes to energy conservation and the reduction of greenhouse gas emissions in alignment with Policy E&C.2.1.

Goal E&C.5. Preserve dark skies as an unspoiled natural resource, basis for an important economic sector, and core element of community character.

Policy E&C.5.3. Continue to enforce dark sky ordinances.

Response: The project will comply with all applicable dark sky regulations as required by City code, ensuring that exterior lighting is designed and installed to minimize light pollution. With only three homes on four acres, the low-density design will inherently generate less overall lighting, further supporting the preservation of Flagstaff's dark skies as a valued natural resource and community asset.

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

Policy E&C.6.8. Disturbed areas for improvements and landscaping for new developments shall emphasize the use of native, drought-tolerant or edible species appropriate to the area.

Response: Tract 25 meets Goal E&C.6 and Policy E&C.6.8 by designing a low-density, three-lot subdivision that minimizes land disturbance and retains much of the site's natural vegetation, tree canopy, and slopes. By preserving large portions of the property in their natural state, the project maintains existing native plant communities and provides habitat continuity for local wildlife. Any disturbed areas necessary for improvements, such as driveways or utility connections, can be replanted with native, drought-tolerant species that are well-adapted to the Flagstaff region's climate, ensuring long-term sustainability with minimal irrigation needs. This approach protects and enhances ecosystem health while maintaining plant and animal diversity, in line with the City's ecological goals.

Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

Policy E&C.7.2. Favor the use of available mechanisms at the City and County level for the preservation of environmentally sensitive lands, including but not limited to public acquisition, conservation easements, transfer of development rights, or clustered development with open space designations.

Response: This project is truly encumbered by natural resources, slopes in particular. Nearly half of the site contains slopes greater than 17%. The site was not made to hold nine to ten dwelling units, and yet, the code and the Regional Plan have minimum densities each development has to meet. By working with the land instead of against it, as Policy E&C.7.2 suggests, we get a development that is much more compatible with the surrounding community and conserves the visual and environmental resources core to Flagstaff's character. Since Flagstaff does not allow for any type of mechanism to calculate density by developable area, a Minor Regional Plan Amendment and down zoning to ER-RPO is necessary to meet necessary City codes and ordinances.

Community Character

Goal CC.1. Reflect and respect the region's natural setting and dramatic views in the built environment.

Policy CC.1.3. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.

Response: Flagstaff's natural setting and dramatic views call for space and conscious development, not density for the sake of density. The Regional Plan states, "Community character is the combination of qualities and assets that establishes our unique sense of place and promotes a high quality of life for our residents and visitors." Suppose the City of Flagstaff demands two dwelling units per acre on this site, there would be no room for views, or trees, or slopes. This extreme density does not match the surrounding community character of the land around the site, and it does not support the city's goals for environmental preservation. The proposed low-density development, with three lots, is more fitting with the forested nature of this part of the city.

Goal CC.3. Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.

Response: Tract 25 meets Goal CC.3 by incorporating a low-density design that is sensitive to Flagstaff's established development patterns, natural setting, and architectural traditions. The project's large lot sizes, preservation of mature tree canopy, and protection of natural slopes reflect the community's historic emphasis on blending development with the surrounding landscape rather than

dominating it. Building designs can incorporate materials, colors, and forms that complement Flagstaff's mountain-town character, ensuring that the new homes harmonize with the natural environment and nearby neighborhoods. By balancing modest development with substantial open space preservation, Tract 25 enhances the community's visual identity while respecting the design traditions that contribute to Flagstaff's unique sense of place.

Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.

Policy CC.4.3. Employ design solutions that balance the interface of the natural and built environments, with the most urbanized core activity areas being the most built, and the most rural areas being the most natural.

Response: This site fits perfectly with Policy CC.4.3., it requires a design solution specific for the most natural area of town. This site cannot accommodate the same development standards applied to "normal" urban sites. The standard two dwelling units per acre would destroy the natural features of this site. A more nuanced approach to development, as the Regional Plan suggests, is needed in order to develop rural and resource rich sites such as this one.

Growth Areas and Land Use

Policy LU.1.6. Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.

Response: This is the final parcel of the Pine Canyon Master Plan and yet the City has rendered it undevelopable by its zoning code due to stringent development standards. This infill site, due to its excessive environmental challenges, requires flexibility, a tool the City claims to have in its tool box. This land would be much better served with three lots, than the nine-ten the code is requiring.

Goal LU.2. Develop Flagstaff's Greenfields in accordance with the Regional Plan and within the growth boundary.

Policy LU.2.5. Plan Greenfield development within the rural context to encourage formal subdivisions with shared infrastructure instead of wildcat development, and to protect open spaces, and access to public lands.

Response: This site is within Flagstaff's Urban Growth Boundary, aims to protect the sites natural resources, and provide access to shared and existing infrastructure.

Goal LU.3. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.

Policy LU.3.1. Within the urban, suburban, and rural context, use neighborhoods, activity centers, corridors, public spaces, and connectivity as the structural framework for development.

Policy LU.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.

Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.

Response: Rural areas have a range of densities; the Regional Plan recognizes this and supports the differences between the needs of different areas of Town. Some places can handle and should support a higher density. Still, as the land becomes more forested, especially where it abuts more rural and National Forested areas, these parts of the community should be scaled way back in terms of density. This site contains environmental resources that should be protected and developed differently from other sites. For that reason, over half of the site has been preserved. This rezone looks for flexibility, just as Policy LU.1.6. suggests, in overcoming the difficulty in developing an infill site with an overly encumbered environmental site. Meeting the density of the Suburban Neighborhood land use is incompatible with this site, and therefore, a Minor Regional Plan Amendment to Rural Neighborhood is necessary.

Transportation

Policy T.1.6. Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic.

Response: Residents will have access to the newly built sidewalks, FUTS, and bike trails along the JWP and Lone Tree Road networks, allowing residents to use alternative forms of transportation and potentially reduce vehicular use and traffic as a result.

Cost of Development

Goal CD.1. Improve the City and County financial systems to provide for needed infrastructure development and rehabilitation, including maintenance and enhancement of existing infrastructure.

Policy CD.1.5. Require that new development pay for a fair and rough proportional share of public facilities, services, and infrastructure.

Response: This project will pay its fair and rough proportional share of public facilities, services and infrastructure as needed to serve the site. With only three lots, this site will not be a burden on the City's infrastructure.

Neighborhoods, Housing & Urban Conservation

Goal NH.6. Neighborhood conservation efforts of revitalization, redevelopment, and infill are compatible with and enhance our overall community character.

Policy NH.6.1. Promote quality redevelopment and infill projects that are contextual with surrounding neighborhoods. When planning for redevelopment, the needs of existing residents should be addressed as early as possible in the development process.

Response: This project is an infill project; this out-parcel was never developed with the rest of Pine Canyon Estates and was left vacant due to the burdens of the zoning code's density requirements on the site. The project is now moving forward with a lower density within the context of the greater neighborhood and forested/resource rich context.

Recreation

Goal REC.1. Maintain and grow the region's healthy system of convenient and accessible parks, recreation facilities, and trails.

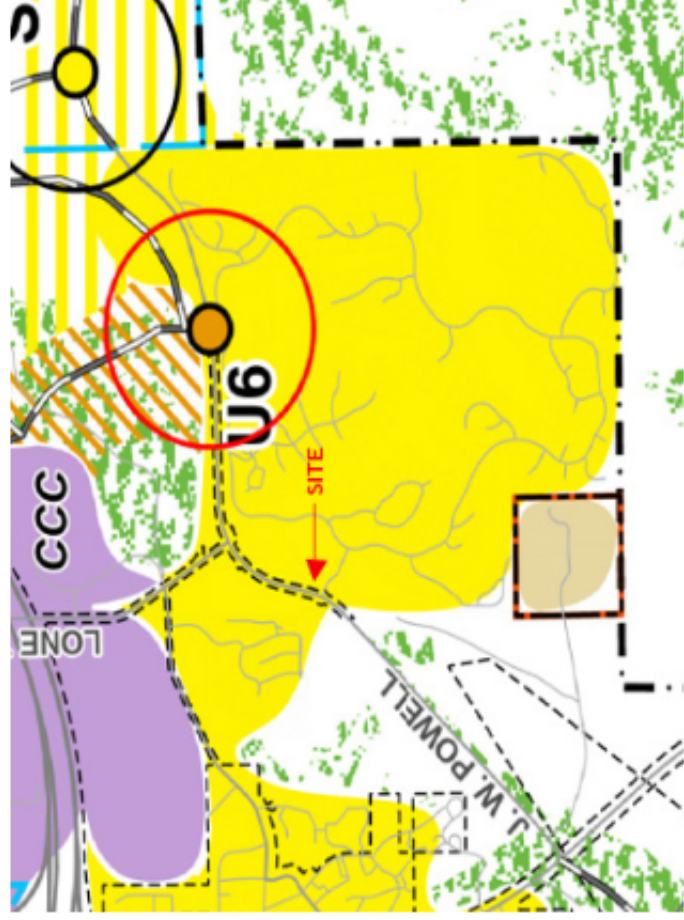
Policy Rec.1.1. Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.

Response: This project is in an incredible location for outdoor enthusiasts. Near the site, residents can access several trailheads or visit parks and outdoor areas, including a portion of the Arizona Trail that runs not far from the project site. Though the actual project site is small, the residents' access to outdoor areas and recreational sites in the Flagstaff and Northern Arizona Region is endless.

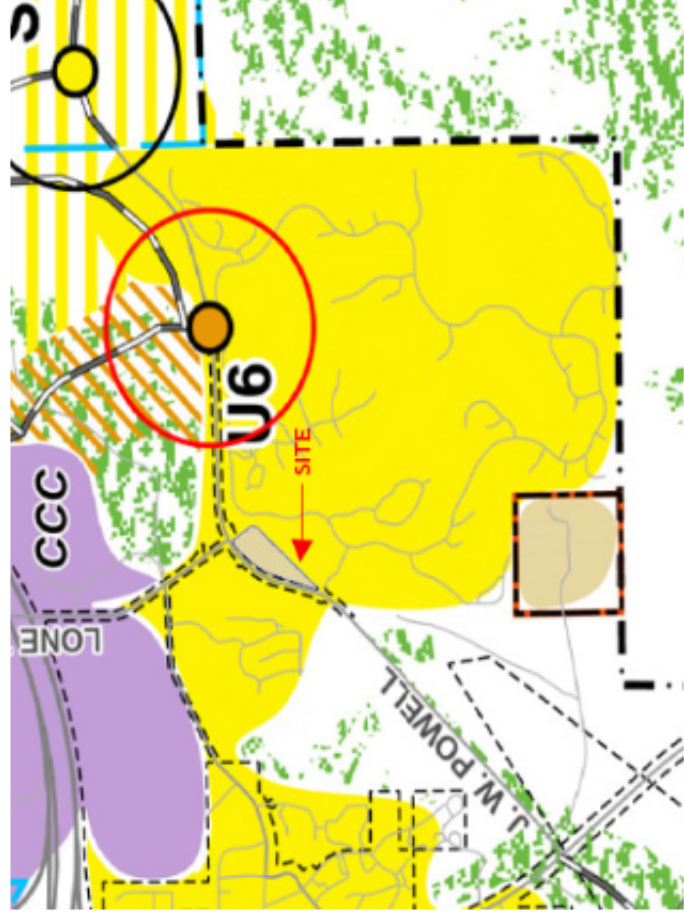


symmetry
COMPANIES

REGIONAL PLAN - GROWTH ILLUSTRATION



Current - Suburban Neighborhood



Requested - Rural Neighborhood

AREA TYPES

Rural

Historically, County areas were primarily developed as large ranches supporting the cattle and sheep industries, along with pinto bean and potato farming. Beginning in the 1950s, these areas were subdivided, primarily by large lot land divisions, keeping the rural roads and individual water and sewer systems (well or hauled water and septic). The rural areas are a mix of lot splits and subdivisions which tend to lead to a fragmented infrastructure system.

Planning For Rural Areas In The Context Of Form

Rural communities within the region, such as Fort Valley, Doney Park, and areas east of Flagstaff such as Cosnino, provide opportunities for traditional ideas of rural living characterized by low density development on large lots (typically from 1 to 5 acres), animal keeping (horses, cattle, and goats are common), and a quiet rural independent lifestyle in conjunction with proximity to open space provided by the Coconino National Forest. The more outlying areas often have the greatest opportunity to balance growth with natural resource amenities – where it is more critical to do so given that resources such as wildlife corridors, springs, and other resources are still relatively intact. Coconino County’s Comprehensive Plan supports integrated conservation design to meet this balance. The protection of natural and cultural areas is discussed in detail in Chapter IV - Environmental Planning and Conservation, Chapter V - Open Space, and Chapter XV - Recreation as well as on the Natural Environment maps in Chapter IV.

While some rural neighborhoods may include public utilities such as water, electricity, and natural gas, in the more outlying areas of the region, wells and septic tanks are common, and propane is used instead of natural gas. Most roads are unpaved and privately maintained, and there is low street connectivity.

To develop a project in a rural area type, refer to the Rural Neighborhood Characteristics Table (pg. IX-53), the Rural Activity Center Characteristics Table (pg. IX-54), and the Rural Corridor Characteristics Table (pg. IX-55). See also Illustration of Rural Character (pg. IX-56) and Rural Area Goals and Policies (pg. IX-58).

Rural areas have a low density of people, residences, jobs, and activities; paved and unpaved two-lane roads with natural edges; minimal services and goods available to the residents; FUTS connectivity and public transit commuting opportunities may exist; abundant open spaces and agricultural uses.

A Vision for Our Rural Areas

This Plan envisions that future rural development will continue to play an important part in the Flagstaff economy and northern Arizona’s characteristic lifestyle. There will always be residents who desire larger lots on the periphery of the City, greater privacy, or the ability to keep animals. Opportunities for local neighborhood serving commercial uses such as a convenience store, farm supply store, local gathering place (e.g., a coffee shop or restaurant), or post office, are ideal as local activity centers. Industrial opportunities will exist with dependant infrastructure provisions. Schools can be central community centers, along with rural civic spaces consisting of parks and national forest access points. In rural areas, FUTS trails, Forest Service Trails, and the Arizona Trail provide a comprehensive system for biking, hiking, and horse-back riding.

RURAL NEIGHBORHOOD CHARACTERISTICS

Rural areas have a low density of people, residences, jobs and activities; paved and unpaved two-lane roads with natural edges; minimal services and goods available to the residents; FUTS connectivity and public transit commuting opportunities may exist; abundant open spaces and agricultural uses.

Existing Rural
*Symbol from Map 22



Future Rural
*Symbol from Map 22

Desired Pattern



Photo credit: Coconino County

Block Size

N/A – Refer to Coconino County Subdivision Ordinance

Density Range

Non-residential Commercial Uses are minimal and targeted for Rural Activity Centers. Cottage industry and home-based businesses, subject to regulations.

Intensity

Residential lots typically 1 house per 1 to 10 acres - 0.2 to 1 units per acre. Accessory dwelling units/guest houses and barns allowed.

Air Quality

Consider long-term impacts to air quality by controlled burns and use of wood stoves.

Solar Access

Consider solar access for all development, allowing passive and active solar collection.

Residential

Low-density, large lot, single-family homes in a rural setting found primarily on the urban fringe, abutting national forest land. The character of development is rural, with retained natural features and agricultural uses. Where sanitary sewer and potable water services are available, zoning may permit development of one acre lots. Rural development may be clustered to maximize protection of natural resources and open space. Typically surrounded by public lands, served by non-maintained roads and have no or limited public services.

Commercial

Commercial at intersections of major roads and rural activity centers. Home-based businesses – subject to regulations. Refer to Rural Activity Centers table on the next page.

Public/
Institutional

Public and quasi-public spaces are often open space, parks, schools, churches, and fire stations.

Industrial/
Business Park

Limited infrastructure is a barrier to Industrial and Business park opportunities.

Parks

Rural parks and recreation facilities are either publicly or privately owned and allow both active and passive activities, as well as special use functions like recreation centers, golf courses, and swimming pools. This category is inclusive of neighborhood parks, community parks, conservation parks and special purpose facilities. Future park development is contingent upon the density and intensity of proposed development. Refer to Coconino County Parks & Recreation Master Plan.

Open Space

Rural open space is public or private and primarily undeveloped landscape that provides scenic, ecological, or recreational opportunities, or are set aside for resource protection/conservation. Rural open Space includes areas of managed production such as forestland, rangeland, or agricultural land that is essentially free of visible obstruction.

Conservation

Refer to the Natural Resources Maps 7 and 8 for more information about wildlife corridors, habitat, meadows, soils, etc.

Agriculture

Food production, farming and ranches, equestrian activities, and animal husbandry

Transportation

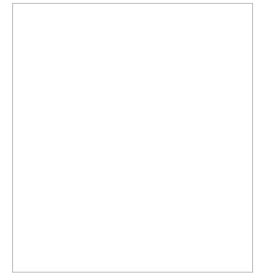
Mostly auto mobiles, some public transit/ bike pedestrian opportunity but not a focus. Plenty of parking. Mix of public and private roads. Rural roads.

Special District

Fort Tuthill Master Plan and Landfill

Master Plans

County Area Plans: Doney Park, Timberline-Fernwood, Kachina Village Fort Valley, and Mountaineer



Planning & Zoning Commission

5. C.

Meeting Date: 01/28/2026

From: Nancy Corbin-Fuller, Administrative Specialist

Information

TITLE:

New Item: Public Hearing: PZ-24-00236-01: A Concept Zoning Map Amendment request from Symmetry Companies to rezone approximately 4.3 acres located at 1381 E John W Powell Blvd (APN: 105-10-208A) from the Single-Family Residential (R1) zone within the Resource Protection Overlay Zone (RPO) to the Estate Residential (ER) zone within the RPO.

STAFF RECOMMENDED ACTION:

The applicant is requesting a continuance until March 11, 2026.

Attachments

- Staff Report
 - Application
 - Project Narrative and Regional Plan Analysis
 - Site Context and Analyses
 - Concept Zoning Plan and Concept Imagery
 - Legal Notice
 - Public Participation Plan and Record of Proceedings
-

PLANNING AND DEVELOPMENT SERVICES REPORT
CONCEPT ZONING MAP AMENDMENT

PUBLIC HEARING
PZ-24-00236-01

DATE: January 9, 2026
MEETING DATE: January 28, 2026
REPORT BY: Ben Mejia

REQUEST:

Symmetry Companies proposes rezoning approximately 4.3 acres from the Single-Family Residential (R1) zone in the Resource Protection Overlay (RPO) to the Estate Residential (ER) zone in the RPO. The site is generally located on the South side of E John Wesley Powell Boulevard (JWP) between S Links Road and S Lone Tree Road (APN: 105-10-208A). The applicant has proposed a Concept Zoning Map Amendment to support development of the site at a maximum density of 1 unit per acre. A Minor Regional Plan Amendment has been submitted in conjunction with the rezoning application to amend the area type designation.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Concept Zoning Map Amendment request to the City Council with a recommendation for denial.

PRESENT LAND USE:

The subject property ("Property") is a 4.3-acre vacant tract currently in the R1 zone. The property is within Pine Canyon and was created in November of 2002 as part of "Estates at Pine Canyon Unit 1" subdivision. The site was dedicated as a future development tract for uses including, but not limited to, Open Space, Tracts, Lots, and/or Public and Private Streets.

PROPOSED LAND USE:

The proposed zoning would allow a maximum of 4 units. The applicant proposes to subdivide the parcel to create 3 lots for single-family development.

NEIGHBORHOOD DEVELOPMENT:

See the attached area context map.

North: Vacant Land, zoned HR
East: Golf Course, zoned R1
South: Golf Course, zoned R1
West: Vacant Land, zoned HR

I. Project Introduction

A. Background/Introduction

In June of 2000, the City Council approved a rezoning request (Ordinance 2000-11) and a development agreement allowing the development of Pine Canyon, which includes a mixture of multifamily, estate twin houses (duplex units), estate homes, clubhouse and recreational facilities, maintenance and storage facilities, and an 18-hole private golf course with accessory facilities, located on approximately 660 acres. The primary entrance to Pine Canyon is located south of the intersection of Lone Tree Road and JWP. The project contemplated by the Development Agreement and as illustrated in the Concept Plan was to consist of residential development of no more than 1,170 dwelling units, consisting of 210 multifamily units, a minimum of 125 affordable housing units, 311 estate town houses, and 524 estate home sites.

The Development Agreement and Concept Zoning Plan do not establish a density bank for the reallocation of density, nor do they allow for density beyond what is permitted by the zone; however, they do establish maximum densities for conceptual parcels. To date, Pine Canyon has created 675 units in the form of lots and multifamily development.

The Concept Zoning Plan identifies the general site encompassing Tract 25 for duplex development and assigned a maximum density of 5.6 units per acre and assumed a 5-acre tract with 28 lots. When first subdivided, the tract area was 4.03 acres. In 2024, the applicant adjusted the lot line to increase Tract 25 to its current area of 4.3 acres.

When first developed, Pine Canyon was a greenfield site. Throughout Pine Canyon’s development, Tract 25 remained undeveloped. The development surrounding Tract 25 brought infrastructure to support the proposed density of Pine Canyon. With the infrastructure already in place, Tract 25 has been reviewed as an infill development project.

B. Proposed Rezoning and Development Plan

The applicant would like to develop the site with 3 single-family residential lots. The density range in the R1 zone is 2-6 units per acre and currently allows 9-26 units on the 4.3-acre site. The proposal does not meet the minimum density under the current zoning and requires a rezoning to the ER zone.

I. Concept Zoning Plan

An applicant requesting an amendment to the Zoning Map may elect to pursue either a “Direct to Ordinance with a Site Plan” or “Authorization to Rezone with a Concept Zoning Plan” per Section 10-20.50.040.D of the Zoning Code. An application for Authorization to Rezone with a Concept Zoning Plan separates the request to rezone from site plan or subdivision approval, allowing a rezoning case to be heard first.

On January 8, 2026, Inter-Department Staff (IDS) deemed the application for Concept Zoning Map Amendment to be complete. Should this rezoning be approved, the applicant will need to submit any required applications for their development plans.

A. Zoning – City of Flagstaff Zoning Code

If this Concept Zoning Map Amendment request is approved, approximately 4.3 acres will be rezoned to the ER zone. Development of the site will be restricted to the uses and development standards applicable to the ER zone. If a subdivision is proposed, a subdivision application will be required to demonstrate conformance with all applicable codes and standards.

i. Site Planning Standards

In accordance with Section 10-30.60.030 of the Zoning Code a site analysis was completed in conjunction with the concept plan for this project that examines the topography of the site, solar orientation, existing/native vegetation types, view corridors, climate, subsurface conditions, drainage swales and stream corridor, and the built environment and land use context. Access can be taken from JWP and would be constructed with development of the site.

ii. Resource Protection

The subject site is within the RPO. Preliminary analysis of the natural resources on-site was included with the site analysis. A Natural Resource Protection Plan will be required with development applications for this site and will be required to meet all Zoning Code standards.

iii. Common Space & Civic Space

The development of this site will be required to conform with the Zoning Code requirements in effect at the time of application review.

The development of 1-4 lots as shown in the concept zoning plan would not require common space or civic

space.

iv. Pedestrian and Bicycle Circulation Systems

A Flagstaff Urban Trail System (FUTS) trail crosses in front of the property along JWP.

v. Compatibility and Architectural Design Standards

Compatibility does not mean “the same as” but rather it refers to how well a new development is sensitive to the character of surrounding development. The Zoning Code breaks down compatibility into three categories: Patterns of Development, Scale, and Continuity.

Patterns of Development include streetscapes, site relationships, signage, and landscape features. The Concept Zoning Plan shows shared driveway access for all lots from JWP. The functional classification for JWP is Minor Arterial, residential driveways are not permitted to take access from JWP. A shared driveway serving three or more lots is classified as a commercial driveway and may take access from JWP. If development of the site were only for one or two lots, then the applicant would need to find an alternative point of access.

Scale refers to similar or harmonious proportions, overall height and width, the visual intensity of the development, and the building massing. The proposal supports large-lot, large home development compatible with Pine Canyon. The applicant states that the proposal will have a less intense visual impact making it comparable to the surrounding area, stating that higher density would require greater height. The R1 and ER zones have the same maximum height of 35 feet. North of the site is a vacant 15.2-acre parcel zoned HR, which was rezoned with the original concept zoning map amendment for Pine Canyon. The Concept Zoning Plan showed the HR parcel as being developed with 3-story buildings at a density of 14.08 units per acre.

Continuity encompasses patterns of development and scale, but also site development, building forms, texture, materials, details, and colors. Single-family homes are exempt from conformance with the Architectural Design Standards. The application includes concept imagery that demonstrates aesthetic continuity with development inside of Pine Canyon.

vi. Landscaping

No landscaping plan was reviewed as part of the concept rezoning application. Single-family residential development in ER zone is exempt from the Landscape Standards of the Zoning Code.

vii. Outdoor Lighting

The subject property is located within Lighting Zone II and is allowed a total of 5,000 lumens per acre for residential lots.

viii. Parking

One parking space per single-family residential unit will be required for the development.

ix. Historic/Cultural Resources

The application was reviewed and approved by the Historic Preservation Officer, who determined that no cultural resource study was required.

B. Public Systems Impact Analysis

Analysis for impacts to traffic, water services, and stormwater were conducted with the original rezoning of Pine Canyon. The proposal does not warrant additional impact studies.

II. Zoning Map Amendment Findings

An application for a Concept Zoning Map Amendment shall be submitted to the Planning Director and shall be reviewed

and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

Zoning Map Amendments shall be evaluated based on the following findings:

A. 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 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

i. General Plan/Flagstaff Regional Plan (FRP 2030) Process and Analysis Summary

When staff performs a Regional Plan (the "Plan") analysis, staff reviews all maps, text, and goals and policies to determine which are the most relevant in relation to the proposed application. The Plan's Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan provide supplemental information for the interpretation of goals and policies. In the case of any conflict between the Future Growth Illustration and the Plan's goals and policies, the goals and policies will prevail. The Future Growth Illustration has two types of land use designations: "Area Types" describe the place-making context of Urban, Suburban, Rural, or Employment, and "Place Types" such as activity centers, corridors, and neighborhoods provide the framework for the density, intensities, and mix of uses within the area types.

The subject property is designated as existing Suburban Neighborhood area type. The Suburban Neighborhood area type includes a density of 2-13 units per acre. To meet conformance with the Regional Plan, the applicant proposes a minor Regional Plan amendment to re-designate this site from Suburban Neighborhood to Rural Neighborhood.

The Rural Neighborhood area type includes low-density, large lot, single-family homes in a rural setting found primarily on the urban fringe allowing for density at 1 unit per acre. A request for an amendment to the Flagstaff Regional Plan 2030 has been filed by the applicant, and a separate staff report has been prepared to analyze their request.

ii. Applicable General Plan Goals and Policies

As part of its review, staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. The relevant goals and policies can be found below and within the applicant's comprehensive plan analysis. The applicant's analysis is provided in the narrative attached to this staff report. The following is a discussion of how the project generally meets or conflicts with goals and policies in each relevant chapter.

a. Environmental Planning & Conservation (Air Quality, Climate Change and Adaptation, Dark Skies, Ecosystem Health, Environmentally Sensitive Lands, Natural Quiet, Soils, and Wildlife)

Goal E&C.2. Achieve carbon neutrality for the Flagstaff community by 2030.

Policy E&C.2.2. Promote investments that create a more connected and efficient community, decrease emissions from transportation and building energy, and strengthen climate resiliency.

Policy E&C.2.4. Promote developments that help the community achieve carbon neutrality through strategies that reduce the project's emissions from transportation, energy, and

consumption.

Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

Policy E&C.7.2. Favor the use of available mechanisms at the City and County level for the preservation of environmentally sensitive lands, including but not limited to public acquisition, conservation easements, transfer of development rights, or clustered development with open space designations.

The FRP 2030 provides guidance in the City's mission of carbon neutrality and environmental stewardship. Policies E&C.2.2 and E&C.2.4 promote the creation of a connected and efficient community and the decrease in carbon emissions by the reduction in energy demand and consumption. The infrastructure that supports this site was developed to account for the full residential capacity of this site. By reducing the density of this site, the proposal reduces the efficiency of the City's infrastructure system. The proposal is requested to support the development of large single-family homes on large lots, resulting in an inefficient use of construction materials and land to provide fewer single-family units.

Development of the site is burdened by challenging topography, some of which must be preserved in conformance with the natural resource protection provisions of the Zoning Code. While this site is not identified as environmentally sensitive in the FRP 2030, the preservation requirements of the Zoning Code necessitate careful consideration in site planning of this site. Policy E&C.7.2 envisions development patterns such as clustering, open space designations, and transfer of development rights as the mechanisms for environmental protection. A framework for transfer of development rights has not been established in the City but its consideration in the policy indicates the Plan's desire to address the needs of environmental protections without sacrificing development potential. The proposal considers meeting the minimum requirements of natural resource protection through reducing the intensity of development. The result of the proposal is the preservation of resources on one site at the loss of the site's development potential.

b. Community Character (Scenic Resources and Natural Setting, Heritage Preservation, Community Design, and Arts, Sciences and Education)

- Goal CC.1.** Reflect and respect the region's natural setting and dramatic views in the built environment.
- Policy CC.1.2.** Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.
- Policy CC.1.6.** Encourage cluster development to preserve open space, viewsheds, and scenic vistas.

As stated previously in this report, the site contains natural resources in the form of steep slopes and forest resources that present a challenge in its development. While the natural resource protection requirements remain the same whether this site is developed under the R1 zone or the proposed ER zone, the applicant contends that by reducing the development intensity, the site can be developed to meet the minimum requirements for natural resource preservation.

Staff believes that the Zoning Code provides the means for development of this site to meet the required resource protection at different design scales, as supported in Policy CC.1.2. Development clustering, promoted in Policy CC.1.6, is permitted with Planned Residential Development (PRD) standards and allows for reduced lot sizes and setbacks. The Zoning Code has also been revised to reduce the parking requirements to 1 space per residential unit for development that does not constitute multi-family, resulting in less land required to be set aside for vehicles on each lot.

The Zoning Code acknowledges the Impact that natural resource protection has on sites reaching their full development potential and includes relief in the form of exemptions for resources in public rights-of-way and the recently adopted Forest Resource Pilot Program. The Forest Resource Pilot Program provides a methodology to achieve development that is both fire-conscious and preserves significant tree resources. However, most of the resources on this site are slope, which is not addressed in the pilot program.

c. Growth Areas & Land Use (Reinvestment, Greenfield, Urban Area, Suburban Area, Rural Area, Employment Area, Special Planning Area, and Activity Centers)

Goal LU.1. Invest in existing neighborhoods and activity centers for the purpose of developing complete, and connected places.

Policy LU.1.6. Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.

Goal LU.3. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.

Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.

Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.

Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing Infrastructure and services.

Policy LU.5.3. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.

Goal LU.6. Provide for a mix of land uses.

Policy LU.6.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.

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.

Policy LU.13.11. Promote cluster development as an alternative development pattern in appropriate locations as a means of preserving resources and to minimize service and utility costs.

The FRP 2030 promotes harmonious transitions between area types, as stated in Policy LU.3.4. The surrounding neighborhood has either developed or is proposed to be developed in general conformance with the suburban area type. Pine Canyon, while not yet achieving the minimum density of the R1 zone, exceeds the maximum density of the Rural area type of 1 unit per acre. To the north of the project site is a vacant HR parcel with entitlement to develop at the maximum density supported in the Suburban area type. The proposal to rezone the site to accommodate development at the lowest density category, does not serve as a transition between the HR zoned parcel and Pine Canyon's R1 zone, but instead acts as a buffer, keeping density away.

The FRP 2030 promotes infill development in areas where existing infrastructure can support higher densities and identifies infill as preferable to peripheral expansion. The FRP 2030 acknowledges that infill and redevelopment projects are often burdened by current Code requirements and encourages opportunities for flexibility from development standards in Policy LU.1.6. The Zoning Code and Engineering Standards have established mechanisms for relief from several provisions that may prohibit

Infill development. The proposal does not evaluate the use of Code relief such as Minor Modifications to Engineering Standards, Minor Modifications to Development Standards, or the Forest Resource Pilot Program in meeting the development standards of the existing zone. The project narrative states that the proposal would allow development of the site without the need of any flexibility from standard requirements. By reducing residential density in an area with adequate infrastructure, the proposal shifts the responsibility for meeting the City's housing needs to greenfield development. While the applicant presents this shift as a public benefit, it conflicts with the Regional Plan's stated goals and policies for infill development. Although the applicant characterizes the project as infill development and suggests it could serve as a model for future infill projects, the proposal does not meaningfully address applicable infill goals and policies such as stated in Goals LU.1 and LU.5.

The Regional Plan encourages the use of a variety of housing types and development styles to encourage variety in the housing stock. There is broad policy support for not just single-family homes meeting the minimum lot size of the zone, but also duplex or multifamily projects and the use of clustered developments such as what is allowed by PRD standards. Staff requested that the applicant include in their analysis whether multifamily or clustered development could not be utilized to develop the site as currently zoned. The project narrative states that multifamily development is prohibited by the Homeowner's Association regulations and that clustered development through PRD standards created small lots that were incompatible with the applicant's financial model. These challenges are self-imposed and do not contribute to the finding of conformance with the Regional Plan.

d. Transportation (Mobility and Access, Safe and Efficient Multimodal Transportation, Environmental Considerations, Quality Design, Pedestrian Infrastructure, Bicycle Infrastructure, Transit, Automobile, Passenger Rail and Rail Freight, Air Travel, and Public Support for Transportation)

Goal T.1. Improve mobility and access throughout the region.

Policy T.1.6. Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic.

The site directly abuts on its northern boundary the FUTS trail along JWP. The proposal to reduce density also reduces the number of residents that may benefit this Infrastructure. Staff finds the proposal to be contrary to the intent of Policy T.1.6. to increase availability of alternate modes of travel.

e. 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.

Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.

Policy NH.3.5. Encourage and incentivize affordable housing.

The FRP 2030 encourages a variety of housing types to support housing affordability. The proposal requests a reduction in density to accommodate the development of large homes on large lots and states that neither small lots nor multifamily development is harmonious with the existing development pattern of Pine Canyon or the applicant's financial model. By removing the opportunity for this site to provide alternative forms of housing apart from single-family homes on large lots, this proposal is not in support of the goal of NH.3.

Upon review of all relevant FRP 2030 goals and policies, staff has determined that the proposal does not

meet the requirements of this finding.

B. Finding #2

To meet the finding, the proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff (the “City”); and will add to the public good as described in the General Plan.

The applicant states that the proposal contributes to the public good in the following ways:

1. **Compatible Land Use Transition:** The applicant believes that single-family homes at 1 unit per acre is more compatible with existing development and would serve as a gentle transition between the HR parcel to the north and the primarily single-family residential development of Pine Canyon.
2. **Preservation of Open Space, Tree Canopy and Slopes:** The applicant believes that the rezoning will preserve more natural resources than if developed under the existing zoning.
3. **Minimal Traffic and Infrastructure Demand:** The applicant believes that the proposal will have less strain on infrastructure than if developed under current zoning.
4. **Protection of Community Character:** The applicant states that the development complements Pine Canyon’s established development pattern and aesthetic.
5. **Opportunity for High-Quality Custom Housing:** The applicant believes that large-lot development allows for custom homes that can use sustainable and energy-efficient building practices.
6. **Increased Property Tax Base with Low Service Burden:** The applicant believes that the proposal will contribute to the City’s property taxes without a significant increase to municipal services.
7. **Support for Multimodal Connectivity:** The applicant believes that the development of 1-4 lots along the FUTS trail will encourage the use of alternative transportation.
8. **Climate-Responsive Landscaping and Water Use:** The applicant states that the project can incorporate native landscaping and low-impact irrigation systems.
9. **Enhancement of Corridor Aesthetics:** The applicant believes that the project will be visually appealing for people travelling along JWP.
10. **Complement to Future Housing Diversity in the Corridor:** The applicant states that lowering density on this site balances the applicant’s plans for higher-density development on other sites in the area.

Staff does not believe that the proposed project will be detrimental to the health, safety, convenience, or welfare if developed in accordance with existing codes. The applicant has not made any commitment to a contribution to the public good. Instead, the proposal relies on meeting the minimum requirements of the Zoning Code as well as undefined potential outcomes including possible use of native landscaping and the possible use of sustainable building practices. Staff does not believe that the proposal meets the requirements of this finding.

C. 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 concluded that the site was served by sufficient infrastructure to support the development of this site under the ER zone. The IDS team based its conclusion on the review of all applicable codes and requirements.

II. CITIZEN PARTICIPATION

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with

January 28, 2026

requests for Concept Zoning Map Amendments. In accordance with State Statute, notice of the public hearing was provided by posting notices on the property, and mailing a notice to all property owners within 300 feet of the site excluding rights-of-way.

The applicant held one neighborhood meeting regarding this case on October 15, 2025. The meeting was held virtually and there were three attendees. A Citizen Participation summary, attached, was prepared. Per the summary, no questions, comments, or concerns were raised. The meeting included a description of the project from the applicant and opportunity to ask questions. Since no concerns were raised in the neighborhood meeting and due to the low attendance, the applicant requested that the requirement for the second neighborhood meeting be waived. This request was accepted by the Planning Director.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, forward the Concept Zoning Map Amendment request to the City Council with a recommendation for denial.

Attachments:

- Application
- Project Narrative and Regional Plan Analysis
- Site Context and Analyses
- Concept Zoning Plan and Concept Imagery
- Legal Notice
- Public Participation Plan and Record of Proceedings



City of Flagstaff

Community Development Division

211 W. Aspen Ave
 Flagstaff, AZ 86001
 www.flagstaff.az.gov

P: (928) 213-2618
 F: (928) 213-2609

Date Received	Application for Concept Zoning Map Amendment			File Number
Project Name PINE CANYON TRACT 25				
Site Address SE CORNER JWP AND LINKS RD	Parcel Number(s) 10510208A	Subdivision & Lot Number	Site Acreage 4.3A	
Existing Zoning District R1-RPO	Proposed Zoning District ER-RPO	Existing Regional Plan Area and Place Type SUBURBAN-FUTURE		
Existing Use VACANT UNDEVELOPED		Proposed Use SINGLE-FAMILY RESIDENTIAL		
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing Local/National Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?			
Type of Zoning Map Amendment (Small, Medium, Large or Multi-Phase) SMALL				
Property Owner(s) TLC PC LAND INVESTORS LLC		Phone SEE APPLICANT		
Mailing Address SEE APPLICANT		City, State, Zip	E-mail SEE APPLICANT	
Applicant(s) SYMMETRY COMPANIES, PETER BURGER/TODD SEVERSON		Phone (602) 616-6828		
Mailing Address 8601 N SCOTTSDALE ROAD, SUITE 335, SCOTTSDALE, ARIZONA, 85253		City, State, Zip	E-mail TSEVERSON@SYMMETRYCOMPANIES.COM	
Project Representative(s) SYMMETRY COMPANIES, HILLARY TURBY		Phone (512) 636-2117		
Mailing Address 8601 N SCOTTSDALE ROAD, SUITE 335, SCOTTSDALE, ARIZONA, 85253		City, State, Zip	E-mail HTURBY@SYMMETRYCOMPANIES.COM	
Property Owner Signature (required) 	Date 5/7/25	Applicant Signature 	Date 5/7/25	
For City Use				
Date Filed:		File Number(s):		
P & Z Hearing Date:		Publication and Posting Date:		
Council Hearing Date:		Publication and Posting Date:		
Fee Receipt Number:	Amount:	Date:		
Action by Planning and Zoning Commission:		Action by City Council:		
<input type="checkbox"/> Approved		<input type="checkbox"/> Approved		
<input type="checkbox"/> Denied		<input type="checkbox"/> Denied		
<input type="checkbox"/> Continued		<input type="checkbox"/> Continued		
Staff Assignments	Planning	Engineering	Fire	PW/Water Services
				Stormwater



PINE CANYON TRACT 25 APPLICATION FOR MINOR REGIONAL PLAN AMENDMENT AND REZONE

SYMMETRY COMPANIES, LLC

CASE NUMBERS: PZ-24-00236-01 & PZ-24-00236-02

CONTACT: HTURBY@SYMMETRYCOMPANIES.COM | (512) 636-2117

MAY 13TH 2025 - UPDATED DECEMBER 3RD 2025



DEVELOPMENT TEAM

Property Owner:

TLC PC LAND INVESTORS LLC

8601 N Scottsdale Road, Suite 335,
Scottsdale, Arizona 85253

Developer:

SYMMETRY COMPANIES

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Brian Joerger, P.E., CFM
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bjoerger@wlbgroup.com

PROJECT DATA

PROJECT NAME: Pine Canyon Tract 25

CASE NUMBERS: PZ-24-00236-01 & PZ-24-00236-02

SITE ADDRESS: SE Corner of JWP and Links Road

ASSESSOR'S PARCEL NUMBER: I05I0208A

SITE AREA (ACRES): 4.3 Acres

PROPOSED LOTS: 1-4 (3 Proposed)

EXISTING ZONING CLASSIFICATION: Single Family Residential – Resource Protection Overlay (RI-RPO)

PROPOSED ZONING CLASSIFICATION: Estate Residential – Resource Protection Overlay (ER-RPO)

EXISTING REGIONAL PLAN CLASSIFICATION: Suburban Neighborhood

PROPOSED REGIONAL PLAN CLASSIFICATION: Rural Neighborhood

DATE OF PLAN PREPARATION: May 13, 2025 - Updated December 3, 2025

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I. Introduction

This Narrative is included with the Application for Minor Regional Plan Amendment and Rezone (the “Application”) submitted by Symmetry Companies, LLC (“Symmetry”), an Arizona-based developer with ten years of experience creating welcoming communities that are both refined and comfortable. Symmetry proposes to amend the Regional Plan (minor) and rezone the approximate 4.3 acres located just outside of the main entry to Pine Canyon Estates, and east of the intersection of John Wesley Powell Boulevard and Links Road (“Property”).

The Applicant is proposing a Minor Regional Plan Amendment from Suburban Neighborhood to Rural Neighborhood and a rezone from Single Family Residential—Resource Protection Overlay (R1-RPO) to Estate Residential—Resource Protection Overlay (ER-RPO) for Tract 25 (“Application”). See Legal Description. The Application proposes a 3-lot community that makes the most appropriate use of this uniquely shaped and currently underutilized out parcel. The project preserves significant open space and severe slopes while still providing much-needed housing at approximately 0.69 dwelling units per acre (du/ac).

A. Location and Context

The property is comprised of approximately 4.3 acres of vacant, unimproved land located southeast of the Pine Canyon main entry, outside of the main gates, adjacent to John Wesley Powell Boulevard, as shown on the Aerial Map below. The property slopes Northwest to Southeast and contains dense canopy Ponderosa Pine trees as well as other resources shown on the Slope Analysis Plan. There are no known heritage resources on the Property.

The Overall Property is generally surrounded to the north by vacant, undeveloped property owned by Towns on Lone Tree Owner LLC and zoned High Density Residential - Resource Protection Overlay (HR-RPO), to the northeast by Coconino Community College zoned Public Facility, to the south by Pine Canyon Estates zoned Single Family Residential - Resource Protection Overlay (R1 -RPO), to the southwest by the US Forest Service zoned Rural Residential - Resource Protection Overlay (RR-RPO), and to the west by the Pinnacle Pines development zoned Medium Density Residential - Resource Protection Overlay (MR-RPO).

The 4.3 acres benefit from panoramic scenic view corridors to the San Francisco Peaks, Humphreys Peak, and Pine Canyon Golf Course, which will be preserved and celebrated as a unique community asset. The property is accessible and visible from John W. Powell Boulevard (“JWP”) and Lone Tree Road.

B. Property History and Development Issues

The history of Tract 25 demonstrates that the property has long been recognized as heavily constrained and unsuitable for conventional R1 development patterns. Under the original Pine Canyon Zoning and Development Agreement, the “Greater Parcel”—which included today’s Tract 25, the land under Golf Hole 14 “Tract Q,” and the area later platted as the Ghost Tree Subdivision (future Tract 23), was designated DC-2. In 2024, the legal boundary for Tract 25 was adjusted to accommodate a small portion of Tract Q (formerly golf course), after turf was removed from the Pine Canyon golf course. The DC-2 district, shown on the original Concept Plan, could theoretically accommodate up to 28 duplex units, with duplexes listed as an allowed use in the R1 zone. The Development Agreement, however, made clear that all development must respond to site constraints and stated that:

“Site design will be derived from an analysis of the existing resources and constraints on the site, including slopes and forested areas. Development of the site shall be designed to work with and minimize disruption to resources and be considerate of higher quality forest resources.”

AERIAL MAP



Tract 23 (Tract 25's neighbor to the south) was originally planned for duplexes under the Concept Plan, but even that site, significantly less constrained than Tract 25, was flagged by staff as having slope and resource protection issues, and was developed with single-family detached homes. As documented in the City's staff report for the Tract 23 Pre-Plat, the steep and forested conditions made development difficult within the R1-RPO standards. Tract 25 contains more extensive resource areas, steeper slopes, and narrower buildable areas than Tract 23, meaning the same challenges exist, but are intensified (33.75% of Tract 23 included slopes from 17-34.9% slopes - 26% of the site consists of 17-24.9% slopes, and 7.67% of the site consists of 25-34.9% slopes, and no 35+ slopes. Meanwhile, 45.16% of Tract 25 includes slopes from 17-over 35% slopes - 28.14% of the site consists of 17-24.9% slopes, 15.34% of the site consists of 25-34.9% slopes, and 1.6% of the site consists of slopes 35% and over).

In 2020, a preliminary-plat was submitted for The Estates at Pine Canyon Pine Bluff. Within that staff report, staff notes that, "The site has significant topography requiring the applicant to create larger lots to ensure that resource standards are met." Staff defends the lower density proposed by the project (1.48 units per acre - where 2.0 is required), by stating that, "The overall density of the Pine Canyon development meets the minimum density standards for the R1 zone." Because this parcel was one of the last to be developed within Pine Canyon, the lower density of this parcel was deemed acceptable - the same circumstances apply to Parcel 25.

In 2022, Symmetry submitted a proposal to develop a 39-unit, 3-story townhouse project on Tract 25. The accompanying materials (including necessary engineering justifications) documented the site's extreme topographic limitations, noting that the property's shape, narrowness, and 50-foot elevation change made horizontal development infeasible. That application further stated that the severe slopes and drainage easement forced vertical construction and height modifications, evidence that R1 standards could not reasonably be met even through a PRD or alternate product types. The townhome proposal for Tract 25 was abandoned upon further analysis due to excessive land development costs (wall terracing) required to construct the proposed product type and stay within the City's resource requirements.

Given this history, and under today's zoning and development standards, a 3-lot split represents the highest and best use of Tract 25. Without rezoning, the site cannot reasonably be developed because of overlapping and restrictive requirements, specifically:

- Urban cul-de-sac standards (13-23:10-04-010)
- R1 building form and property development standards (10-40.30.030)
- Resource Protection Standards (10-50.90.060)
- Subdivision Standards and Regulations (11-20.70 - Lot Design & Street Design)

If developed under R1, the property would require 9-10 lots arranged around a cul-de-sac. A standard cul-de-sac with a 63' radius consumes 12,661 square feet (0.29 acres)—a disproportionate impact on one of the few buildable portions of the property. Lot design standards within the zoning code dictate that, "Lots be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography", "no subdivision shall create lots which are physically unsuitable for improvement due to size or shape, steepness of terrain, location of watercourses, problems of sewage or driveway grades, or other natural physical conditions", and "buildable area shall be determined by setback requirements and the location of natural topographic features." Further, street design standards mandate that, "street design is appropriate for underlying topography and in relation to existing streets." The smallest R1 lot, combined with steep slope protections renders conventional R1 development functionally impossible without variances, grading waivers, or substantial disturbance to resources the Development Agreement specifically intended to protect.

C. R1 Development Standards Cannot be Achieved on the Site - Even with Minimum Lot Sizes

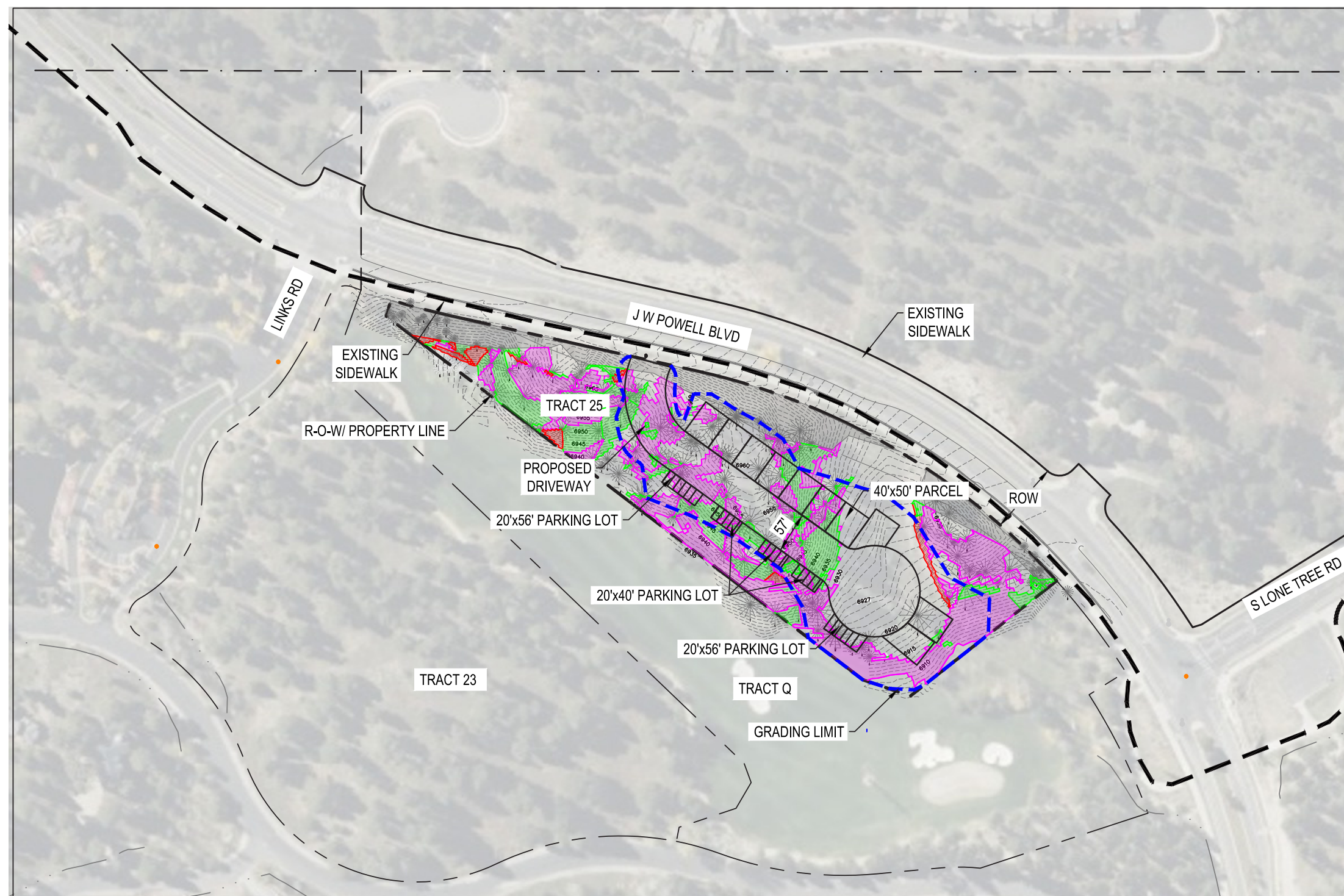
To further demonstrate in good faith that R1 development standards—PRD or otherwise—are not physically achievable on this site, Symmetry engaged its engineers to prepare a test-fit plan using the smallest conceivable lot size: 2,000 sq. ft. (40' × 50'). These lot dimensions are far below any typical residential product; by comparison, nearby Tract 23 lots within Pine Canyon generally measure 75' × 100'-150'. A 40' × 50' lot could accommodate only a 30'-35' × 40' home, most likely a one-bedroom, one-bath unit. This home size is typically only found in Build-for-Rent communities, where extensive shared amenities offset the restricted private living area. This site, due to its limited size, steep slopes, and significant resource protection requirements, could not accommodate those amenities (pools, trail systems, parks) without further degrading sensitive resources.

Even under this extreme and unrealistic scenario, the layout failed to meet the slope preservation requirements of the Resource

TOTAL SITE AREA = 4.31 AC

LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING BOUNDARY
- FUTS TRAIL
- GRADING LIMITS
- PROPOSED 40'x50' PARCEL
- 17-25% SLOPE=1.21 AC TOTAL; .56 AC PROTECTED (.85 AC= 70% MIN PER CITY REQUIREMENTS)
- 25-35% SLOPE=.66 AC TOTAL; .38 AC PROTECTED (.53 AC= 80% MIN PER CITY REQUIREMENTS)
- 35%+ SLOPE=.07 AC TOTAL; .05 AC PROTECTED (.07 AC =100% MIN PER CITY REQUIREMENTS)
- MANMADE (CITY ROADWAY, JWP CONSTRUCTION)=.66 AC
- EXISTING TREE



NOTES:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 EXISTING USE: UNDEVELOPED
 RESOURCES: IN RESOURCE PROTECTION PLAN, SEE SHEET C3.1 FOR MORE INFORMATION.
 FINAL LOTS LINES, LOT COUNT, AND SETBACKS BY FUTURE ANALYSIS ASSOCIATED WITH FUTURE DESIGN, AND TO MEET MINIMUMS PER CITY ZONING REQUIREMENTS.

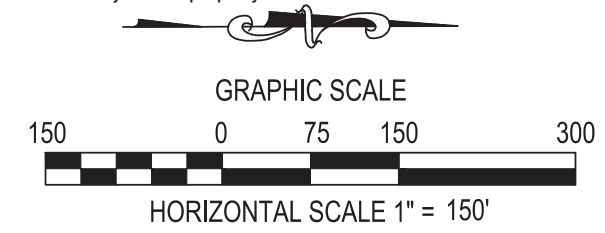
PROPOSED GRADING INTENT:
 -DRIVEWAYS WILL BE GRADE TO CONNECT BUILDING PADS AND GARAGES TO JW POWELL BLVD, WITH A SINGLE JW POWELL BLVD DRIVEWAY CONNECTION.
 -BUILDING PADS TO SUPPORT THE BUILDING TYPES INTEGRATED INTO THE EXISTING TERRAIN WILL BE GRADED AND COORDINATED WITH THE BUILDING DESIGN.
 -DETAILS OF GRADING DESIGN AND CONFIGURATIONS WILL BE PART OF OTHER, FUTURE APPLICATION DOCUMENTS. WHAT IS NOTED HERE IS CONCEPTUAL GENERAL INTENT ONLY.

In general grading limits are based on: Road is graded so off-street parking meets City standards for slopes; Road and cul-de-sac meet typical fire truck turning slope limitations; Grading is mostly fill; Lot slopes are at 6% max. This ties building pads to the roadway elevations; Grading limit fill slopes and cuts slopes are based on a 2:1 (typical of City roadway cross sections); and, Terraced walls, meeting City requirements for height and terrace width, are only incorporated where 2:1 fill slopes would extend beyond the property line (i.e. south and east of the cul-de-sac)...walls are not depicted.

The WLB Group Inc.
WLB
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**PINE CANYON TRACT 25
 PRD SLOPE ANALYSIS EXHIBIT**



DECEMBER 2025

PRD Hypothetical Slope Analysis

Protection Overlay, which mandate preservation of:

- 50% of forest resources,
- 70% of slopes between 17-24.99% (only 46% provided),
- 80% of slopes between 25-34.99% (only 57% provided), and
- 100% of slopes over 35% (only 71% provided).

The engineering analysis confirmed that even attempting to place such minimized lots on Tract 25 triggers unavoidable grading impacts across protected slopes, resulting in RPO non-compliance before considering realistic cut-and-fill requirements. In practice, the grading necessary to make any roadway and building pads compliant would push disturbance well beyond the theoretical lot lines and the roadway envelope, making any R1 development pattern impossible without multiple variances or substantial zoning relief.

Engineering analysis of topography and grading further reinforces this conclusion. To build anything to current City code, the roadway and building pads must be tied to achievable grades. Roadway design must meet standard fire-truck turning slope limitations, requiring carefully controlled grades and a compliant cul-de-sac geometry. Because of the steep natural terrain, most of the required grading would be fill, and building pads must maintain maximum slopes of approximately 6%, a constraint that forces pad elevations to follow roadway elevations. Standard 2:1 cut and fill slopes were used wherever possible, consistent with typical City roadway section assumptions, and in combination with terraced walls in locations where even 2:1 slopes would extend beyond the property boundary, particularly south and east of the depicted cul-de-sac.

Taken together, the extreme lotting scenario and the required roadway and grading design demonstrate that even the smallest lots, placed at maximum density, cannot reasonably comply with R1 or PRD-based R1 standards on Tract 25. The site's topography, slope protection requirements, forest resources, and required roadway geometry make such a pattern fundamentally infeasible.

D. Financial Model

Even if the PRD product worked on the site, Symmetry Companies does not construct residential products that fit on 40' x 50' lots, nor would such a product be consistent with the character of Pine Canyon or its Design Guidelines (a requirement of the Flagstaff Subdivision Standards - Lots be designed appropriately for the location and character of the proposed development, street improvements, and underlying topography). The Pine Canyon Guidelines limit each lot to one single-family residence and one guest house, with no more than 50% of the gross lot area—or 10,000 sq ft, whichever is less—disturbed. These requirements make multi-family or micro-lot products impractical or non-compliant. Mountain Vistas at Pine Canyon was developed as a duplex community, however, this community operates under a separate HOA from the rest of Pine Canyon. The duplex lots are also an average size of 50'x115', far larger than the 40'x50' test lots. Development of the same duplex style homes and lot sizes, as this neighborhood would far exceed the resources needed to protect Tract 25.

In addition, Symmetry's financial modeling demonstrates that the highest and best use of the property is a traditional three-lot-subdivision consistent with the surrounding Pine Canyon development pattern. Any attempt to build higher-density housing here would require:

- Extensive grading,
- Maximum slope disturbance,
- Expensive retaining systems,



Photos of the Site

- Roadway widening beyond the city standard cross-section, and
- Product types that Symmetry does not build and that do not meet Pine Canyon's market expectations.

The rezoning to ER-RPO therefore represents the only feasible and environmentally responsible solution, allowing for development that respects the site's limitations, meets the Design Guidelines, and avoids the need for variances, height modifications, or code relief.

Taken together, the parcel's history, original zoning intent, prior development attempts, engineering analysis, and financial feasibility work all support that a three-lot ER-RPO subdivision is the highest and best use of Tract 25. This approach preserves significant natural resources, avoids mass grading, aligns with Pine Canyon's development pattern, and produces a realistic and code-consistent development outcome for one of the community's most constrained parcels.

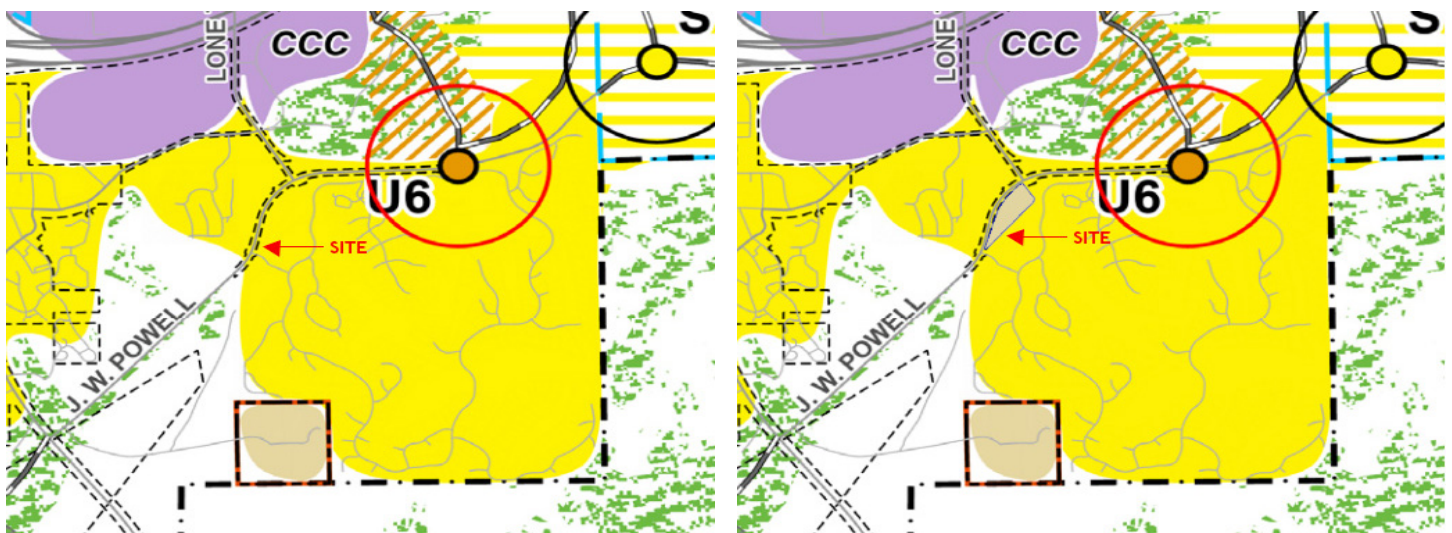
E. Regional Plan Overview

The City's 2030 Regional Plan ("Regional Plan") outlines the community's vision for the region's future. It provides a framework for maintaining and improving the community's character and natural environment while accommodating suitable growth and development. This envisioned development has been carefully crafted to support the objectives detailed in the Regional Plan concerning new residential developments within the City's planning boundaries.

The Property is located within the City's Urban Growth Boundary. The Growth Illustration Map within the Regional Plan designates the Property as Suburban-Existing land use, as shown on the Regional Plan— Growth Illustration Map below. The current Regional Plan designation supports residential lots two to thirteen units per acre. Unless the density on this site is calculated using the developable area only, it is impossible given the resources on the site to provide the density needed to develop within the Suburban Neighborhood plan designation. The proposed Regional Plan designation, Rural Neighborhood, supports one house per 1 to ten acres or .2 to 1 units per acre. This site is 4.3 acres. With three (3) proposed lots on 3 acres of land, the proposed density is .69 dwelling units per acre, well within the recommended density of the Rural Neighborhood Regional Plan designation. This modest project has been designed to be developed at a low density to complement and mirror the surrounding development and complies with the Regional Plan, as described below.

A chapter-by-chapter analysis of the Regional Plan against this application has been conducted to support the Project's conformance with the Regional Plan. An analysis is also part of this Application, demonstrating that the development proposal supports and furthers the goals and policies of the Regional Plan—see Appendix A.

REGIONAL PLAN - GROWTH ILLUSTRATION



Current - Suburban Neighborhood

Requested - Rural Neighborhood

II. Development Proposal

This proposal divides the parent parcel into three Estate Residential lots, resulting in an overall density of approximately 0.69 dwelling units per acre. Each lot will comply with all applicable Estate Residential development standards in Flagstaff Zoning Code Table 10-40.30.030.C. The site is conceived as a small, low-density enclave of large-lot single-family homes situated on the urban fringe, adjacent to the Coconino National Forest and surrounded on three sides by the Pine Canyon golf course. The development vision emphasizes a semi-rural character, abundant natural resources, and careful stewardship of existing terrain and vegetation.

Given the property's frontage along John W. Powell Boulevard, each homesite will provide pedestrian connections to JWP and Lone Tree Road, offering residents convenient and safe access to the broader Flagstaff Urban Trail System (FUTS) network. This approach ensures that the residential lots integrate seamlessly with the area's existing circulation patterns and regional connectivity.

The project has been intentionally designed to reflect and reinforce the established development pattern of the surrounding area. To that end, the application proposes zoning that is less intensive than the current R1 designation and than what is contemplated under the Regional Plan's existing land use classification. Under R1 standards, the site would be required to accommodate at least nine lots—likely ten—arranged around a cul-de-sac that alone would consume nearly a third of the site's buildable area. The parcel's irregular shape, extensive slope and forest resource protections, and right-of-way/circulation constraints make such a configuration both impractical and environmentally disruptive.

By contrast, the Estate Residential (ER-RPO) zone is uniquely suited to the site's physical conditions and existing context. Three large lots allow development to blend with surrounding custom homes, produce a far more compatible street scene, and preserve the site's most valuable natural resources. This lower-intensity development also minimizes new traffic on JWP, reduces visual impact from public vantage points, and maintains the semi-rural character that defines the southern edge of Pine Canyon.

In summary, this targeted downzoning, paired with a Minor Regional Plan Amendment, establishes a development pattern that is both feasible and environmentally responsible. It enables the creation of three high-quality homes while avoiding unnecessary grading, respecting long-standing forest and slope protections, and ensuring that build-out occurs with the least possible impact on this highly visible, resource-rich outparcel.

A. Access and Circulation

Access to the Project is planned via a single shared driveway directly off the JWP, as allowed by Engineering Standards, meeting spacing standards per Table 13-10-006-01.

B. Pedestrian Connectivity

The Project's pedestrian circulation network will ensure that residents are afforded readily accessible and proximate access to amenities, adjoining developments, and the greater regional pedestrian network. Off-site pedestrian access will include the sidewalk along JWP, the FUTS along Lone Tree Road, and trailhead at northeast corner of Lone Tree and JWP.

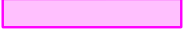
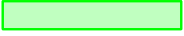


C. Resource Preservation

The 4.3 acres contain dense canopy of Ponderosa Pine trees and a significantly sloping terrain. A Slope Analysis is included with this application. These slopes have been surveyed and accounted for as reflected in the analysis. In fact, 1.94 acres of the site make up slopes 17% and over. By code, at least 70%-100% of these 1.94 acres needs to be protected (.85ac 17-25%, .54ac 25-35%, and .07ac 35%+), for a total of 1.46ac of slope protection, making only 2.84 acres of the site acceptable, by city, standards for development. Another .66 acres of the site are made up of manmade slopes created by the JWP construction - making development in those areas unlikely. By developing the site at ER-RPO standards and within the Rural Neighborhood Regional Plan Policies, a majority of the slope and tree resources will remain untouched by the proposed development. If developed under the current code, the site would need to be graded flat and clear cut of its natural resources in order to fit the required nine to ten homes.

D. Infrastructure and Public Services

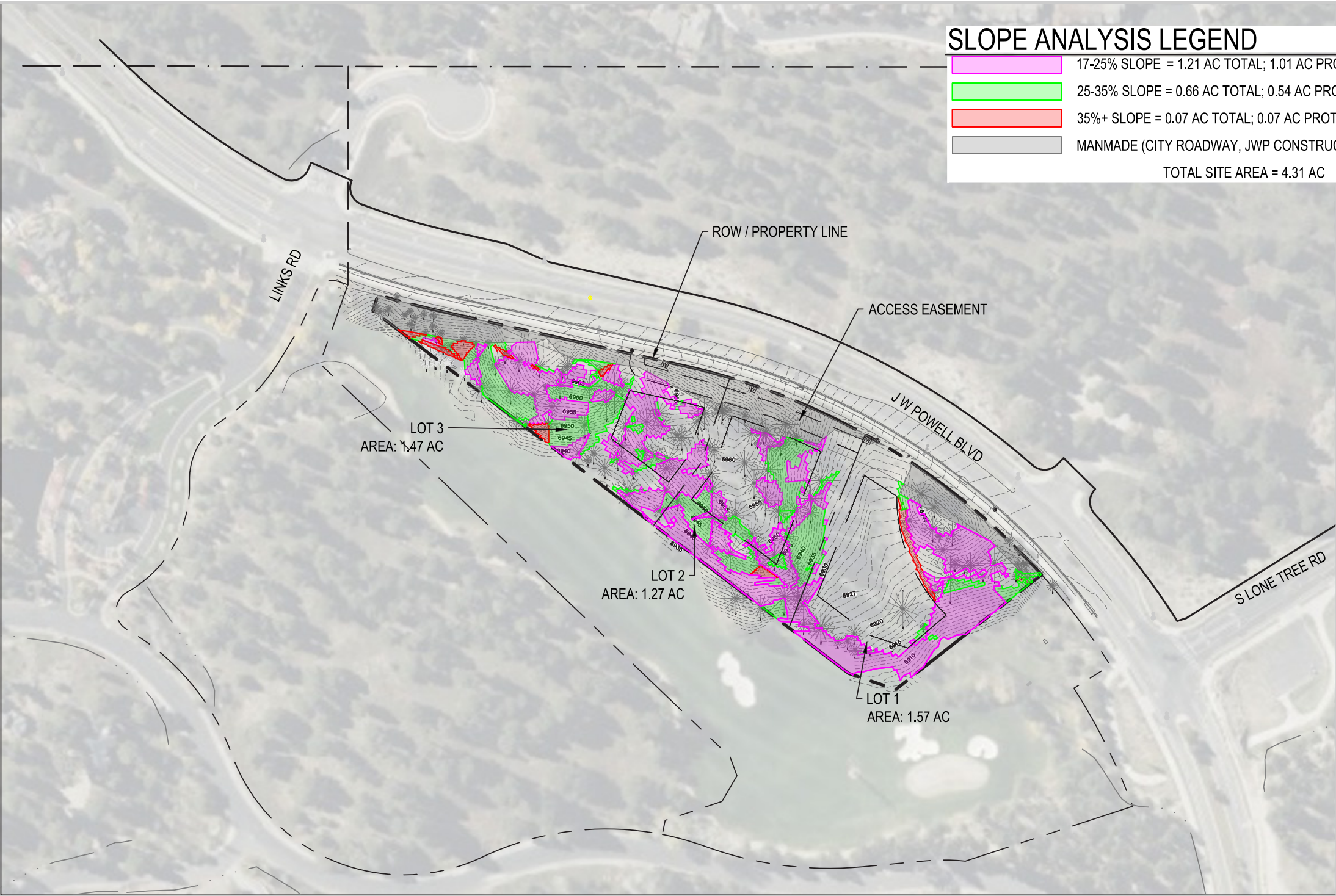
A Water and Sewer Impact Analysis (WSIA) was previously completed by the City for the entirety of Pine Canyon Estates. Water to the site will be provided by an 8-inch water main connecting to an existing 20-inch water main in the JWP. Water meters and domestic service lines will be provided for each lot. Sewer will be provided by an 8-inch sewer main connecting to an existing sewer manhole

SLOPE ANALYSIS LEGEND

	17-25% SLOPE = 1.21 AC TOTAL; 1.01 AC PROTECTED (0.85 AC; 70% MINIMUM PER CITY REQUIREMENTS)
	25-35% SLOPE = 0.66 AC TOTAL; 0.54 AC PROTECTED (0.54 AC; 80% MINIMUM PER CITY REQUIREMENTS)
	35%+ SLOPE = 0.07 AC TOTAL; 0.07 AC PROTECTED (100% MINIMUM PER CITY REQUIREMENTS)
	MANMADE (CITY ROADWAY, JWP CONSTRUCTION) = 0.66 AC

TOTAL SITE AREA = 4.31 AC

- NOTE:
- DETAILED PROTECTION OF RESOURCES DEPENDANT UPON FUTURE FINAL SITE LAYOUT DESIGN
 - ESTIMATED NUMBER OF LOTS: 1-4
 - TREE PRESERVATION TO MEET MINIMUM REQUIREMENTS AND EVALUATED WITH FUTURE DESIGN



The WLB Group Inc.

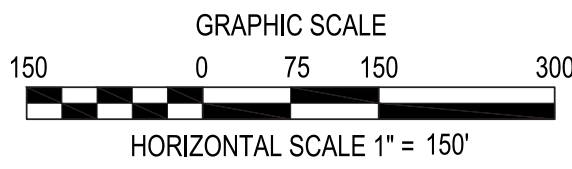
WLB

ENGINEERING • PLANNING • SURVEYING
LANDSCAPE ARCHITECTURE • URBAN DESIGN

OFFICE LOCATIONS:
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WLB No. 322013A001

**PINE CANYON TRACT 25
SLOPE ANALYSIS AND RESOURCE PROTECTION**



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in the JWP. Sewer service will be provided to each lot by 4" sewer services.

E. Stormwater Management

This property was included in the prior Pine Canyon (previously named Fairway at the Peaks) Master Drainage Plan. This rezone to lower the site density will not increase the intensity of use as provided in the prior drainage plan, and therefore, no additional peak flow mitigation is required, as the site maintains drainage conformance. Stormwater flows will be routed to the east/northeast matching existing drainage patterns.

F. Utilities

The Property is within the service areas for APS (electric), UniSource (gas), and CenturyLink (communications).

G. Fire

The City's Fire Department provides fire coverage for the Property. The closest fire station is Station #1, located at 1972 South Thompson Street.

H. Police

The City's Police Department will be the police protection agency for the Property.

I. Schools

The project lies within the Flagstaff Unified School District. It is anticipated that elementary age children (K-5) will attend Kinsey Elementary School or Demiguel Elementary School. Middle school age children (6-8) will attend Sinagua Middle School. Flagstaff High School will serve grades 9-12. Approval of this Application will not endanger, jeopardize, or otherwise constitute a hazard to the Property or the surrounding area.

J. Construction Logistics

The Property is currently undeveloped. It is anticipated that the construction entrance/exit will be provided by the single-shared driveway to the JWP. Residential construction on each lot will be handled per code by each future owner's building permit application.

K. Phasing

The Property will be developed in one phase.

L. Project Benefit to Public & Community

Symmetry Companies recognize that quality community and high-quality development shapes the community character, opens-up economic opportunities, and improves livability for all residents. Approval of this project will provide numerous community benefits, including:

1. Compatible Land Use Transition

By maintaining a low density, Tract 25 provides a gentle transition in scale and character between the existing Pine Canyon neighborhood, the undeveloped high-density parcel across J.W. Powell Boulevard, and other surrounding zones. This prevents abrupt changes in building height, massing, and traffic intensity.

2. Preservation of Open Space, Tree Canopy and Slopes

A three-lot layout leaves significant portions of the 4-acre site undeveloped, allowing for the preservation of mature trees, natural vegetation, and wildlife habitat. In addition, the project can protect and maintain the site's natural slopes, minimizing grading impacts, preventing erosion, and retaining the land's natural form. These measures support the City's resource protection goals, safeguard scenic views, and help maintain the visual character of the corridor.

3. Minimal Traffic and Infrastructure Demand

With only three homes, the project generates very low daily vehicle trips and places minimal strain on City infrastructure, water, and sewer systems compared to higher-density alternatives.

4. Protection of Community Character

The design reinforces Flagstaff's established residential identity in the area, complementing Pine Canyon's architectural style, landscape features, and pedestrian-oriented circulation.

5. Opportunity for High-Quality Custom Housing

Large lot sizes allow for custom home development that can integrate sustainable building practices, energy efficiency measures, and context-sensitive design, serving as an example for future infill projects.

6. Increased Property Tax Base with Low Service Burden

Even with just three homes, the development increases the City's tax base while requiring minimal public services, making it fiscally positive for the City.

7. Support for Multimodal Connectivity

The site's proximity to FUTS trails and J.W. Powell Boulevard enables residents to access pedestrian and bicycle routes, encouraging alternative transportation and linking the project to broader community networks.

8. Climate-Responsive Landscaping and Water Use

The project can incorporate native/adapted plantings, and low-impact irrigation systems, aligning with City water conservation policies.

9. Enhancement of Corridor Aesthetics

Through thoughtful site design, landscape buffers, and preservation of natural features, Tract 25 can improve the visual appeal of this portion of the J.W. Powell corridor, supporting its role as a scenic gateway into the City.

10. Complement to Future Housing Diversity in the Corridor

While Tract 25 provides low-density housing, it complements the planned higher-density STL 340 project further down J.W. Powell, collectively ensuring a mix of housing types in the area to meet varied community needs.

Most importantly, the Tract 25 project will develop a vacant, underutilized parcel with a contextually appropriate development that provides additional housing opportunities within the City. As previously mentioned, the Property is currently zoned R1-RP0. It is primarily surrounded by other property zoned Rural Residential (RR), Estate Residential (ER), Single-Family Residential (R1), and Public Lands Forest (PLF). These zones are all highly compatible with a low-intensity, residential development like the proposed Project. In addition, the project is located across J.W. Powell Boulevard from a currently unbuilt high-density residential (HR) parcel. Tract 25 will be compatible with this future development by creating a balanced land use transition across the corridor, supporting multimodal connections through the FUTS trails and pedestrian linkages, and ensuring visual and functional cohesion through landscape buffers, building scale considerations, and coordinated infrastructure. The lower density of Tract 25 will act as a visual and functional buffer between the larger-scale buildings anticipated in the high-density parcel and the established Pine Canyon development. By stepping down in intensity, Tract 25 will help ease the transition in building scale, traffic activity, and neighborhood character, preventing abrupt changes in form and density while still reinforcing a connected community fabric. Further down the J.W. Powell corridor, the proposed STL 340 project will also contribute to a diversity of housing options, complementing Tract 25 and other planned developments, and supporting the City's goal of offering a full range of housing types in connected, well-designed neighborhoods. The proposed use is compatible with the surrounding area, including access, traffic, and a network of FUTS, pedestrian, bicycle, and vehicular circulation; tree resources; landscaping and screening; and efficient use of infrastructure. Approval of the project will serve the public interest, health, safety, convenience, and welfare, and will add to the public good. Development of the Property will enhance the Pine Canyon Estates and positively contribute to the City and community.

III. Conclusion

This low-density community prioritizes the preservation of trees and natural resources and offers a thoughtful, sustainable approach to growth. By protecting the region's unique forest ecosystems and minimizing environmental impact, such a development enhances resident's quality of life while supporting long-term ecological health. It creates a peaceful, nature connected living environment that fosters well-being, privacy, and a strong sense of place. Economically, it adds lasting value through increased property desirability and reduced infrastructure demands. This type of development not only reflects Flagstaff's commitment to environmental stewardship but also serves as a model for responsible development that balances growth with conservation.

In conclusion, we respectfully request that the City of Flagstaff grant the downzoning and Minor Regional Plan Amendment requested for this property. The current R1 zoning is incompatible given the significant hurdles to apply zoning and development code standards to a property encumbered with significant resources, thereby rendering it undevelopable. The surrounding properties have developed at a lower density, creating a precedent and expectation for properties to provide larger setbacks, more open space, and an abundance of preserved resources and viewsheds. The amount of developable land on this property does not allow for any more density than what is being proposed. This property only makes sense to be developed as three large lots; preserving the natural beauty of the resources on site, and blending seamlessly into the fabric of the existing community.





Appendix A – Regional Plan Conformance

i. 11-10.10.020.H Requirements

Executive Summary




The Regional Plan provides the City with guiding policies and goals to assist in the decision-making process. This project requests a Minor Regional Plan Amendment from Suburban Neighborhood to Rural Neighborhood. According to the Regional Plan, the current designation, Suburban Neighborhood, supports “Residential lots 2 to 13 units/acre,” and Rural Neighborhood supports “Residential lots typically 1 house per 1 to 10 acres - 0.2 to 1 units per acre. Accessory dwelling units/guest houses and barns allowed.” In addition to the Regional Plan Amendment, this application requests a rezone a from R1 Single-Family Residential to a more fitting and contextually appropriate Estate Residential zoning category. This is consistent with many of the Regional Plan Goals and Policies concerning land

AREA TYPES

SUBURBAN NEIGHBORHOOD CHARACTERISTICS	
Suburban areas have medium to low densities of people, residences, jobs and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities like the Flagstaff Urban Trail System (FUTS); some services and goods are available to the residents; the area may have access to public transportation.	
	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Existing Suburban *Symbol from Map 22</p> </div> <div style="text-align: center;">  <p>Future Suburban *Symbol from Map 22</p> </div> </div>
Desired Pattern	Well-connected neighborhoods, designed around an Activity Center.
Block Size	Block size is variable in Suburban Neighborhoods. Blocks are well organized, with few bicycle and pedestrian dead ends. Cul-de-sacs are minimized in the design of new neighborhoods.
Density Range	Residential lots 2 to 13 units/acre. Increased density is preferred within pedestrian shed of 6 units/acre +. For a change of density range, a specific plan or development master plan must be developed for the pedestrian shed. Residential Mixed-Use: 6 to 29 units/acre, outside of the pedestrian shed. Increased density closer to transit.
Intensity	Floor area ratios (FARs) of 0.2 and above. Suburban commercial, offices space, medical facilities, and institutional in commercial core of an activity center and along commercial corridors.
Air Quality	Consider long-term impacts to air quality by proposed development, see page IV-10.
Solar Access	Consider solar access for all development, allowing passive and active solar collection.
Residential	Quiet residential neighborhoods, consisting of single-family homes, duplexes, townhouses, and low-rise apartments, located toward the periphery of developed areas of the City. This classification may also include such supporting land uses as parks and recreation areas, religious institutions, and schools. A full range of services and infrastructure is required, including public transit and bike trails.
Commercial	Commercial development in suburban neighborhoods is minimal, such as home-based businesses and childcare. Refer to Suburban Activity Centers table on the following page for more commercial development options
Public/ Institutional	Uses like schools and churches create a central and well-connected neighborhood. Refer to Illustration of Suburban Character on pg. IX-48.
Employment	Home-based businesses are appropriate in Suburban Neighborhoods. Industrial uses and Research and Development are not appropriate outside of activity centers.
Parks	Suburban parks and recreation facilities are either publicly or privately owned and allow both active and passive activities, as well as special use functions like recreation centers, golf courses, and swimming pools. This category is inclusive of neighborhood parks, community parks, conservation parks and special purpose facilities. Future park development is contingent upon the density and intensity of proposed development. Refer to Chapter XV - Recreation and the City of Flagstaff and Coconino County Parks & Recreation Master Plans.
Open Space Public Space	Suburban open space areas are for public or private use. Open spaces include natural areas, greenways, trails, streetscapes, waterways, cemeteries, drainage ways, floodplains, corridors, wildlife refuges, wetlands, riparian areas, and preserves. They are used for passive recreation such as hiking, picnicking, bicycling, horseback riding, and fishing. Open space areas also may be preserved or restored for their aesthetic value, scenic areas and vistas, ecological value, archeological and historical significance, and wildlife habitat. Refer to Chapter IV - Environmental Planning & Conservation and Chapter V - Open Space.
Conservation	Refer to the Natural Resources maps in Chapter IV - Environmental Planning & Conservation.
Agriculture	Food production – yard gardens, community gardens, fruit trees, greenhouses and conservatories, animal husbandry.
Special Districts	Airport Business Park – Specific Plan needed; Flagstaff Cultural Center – Specific Plan needed; Coconino Community College campus; Innovation Mesa
Master Plans	Canyon del Rio

RURAL NEIGHBORHOOD CHARACTERISTICS

Rural areas have a low density of people, residences, jobs and activities; paved and unpaved two-lane roads with natural edges; minimal services and goods available to the residents; FUTS connectivity and public transit commuting opportunities may exist; abundant open spaces and agricultural uses.

<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Existing Rural *Symbol from Map 22</p> </div> <div style="text-align: center;">  <p>Future Rural *Symbol from Map 22</p> </div> </div>	
Desired Pattern	 <p style="text-align: right; font-size: small;">Photo credit: Coconino County</p>
Block Size	N/A – Refer to Coconino County Subdivision Ordinance
Density Range	Non-residential Commercial Uses are minimal and targeted for Rural Activity Centers. Cottage industry and home-based businesses, subject to regulations.
Intensity	Residential lots typically 1 house per 1 to 10 acres - 0.2 to 1 units per acre. Accessory dwelling units/guest houses and barns allowed.
Air Quality	Consider long-term impacts to air quality by controlled burns and use of wood stoves.
Solar Access	Consider solar access for all development, allowing passive and active solar collection.
Residential	Low-density, large lot, single-family homes in a rural setting found primarily on the urban fringe, abutting national forest land. The character of development is rural, with retained natural features and agricultural uses. Where sanitary sewer and potable water services are available, zoning may permit development of one acre lots. Rural development may be clustered to maximize protection of natural resources and open space. Typically surrounded by public lands, served by non-maintained roads and have no or limited public services.
Commercial	Commercial at intersections of major roads and rural activity centers. Home-based businesses – subject to regulations. Refer to Rural Activity Centers table on the next page.
Public/ Institutional	Public and quasi-public spaces are often open space, parks, schools, churches, and fire stations.
Industrial/ Business Park	Limited infrastructure is a barrier to Industrial and Business park opportunities.
Parks	Rural parks and recreation facilities are either publicly or privately owned and allow both active and passive activities, as well as special use functions like recreation centers, golf courses, and swimming pools. This category is inclusive of neighborhood parks, community parks, conservation parks and special purpose facilities. Future park development is contingent upon the density and intensity of proposed development. Refer to Coconino County Parks & Recreation Master Plan.
Open Space	Rural open space is public or private and primarily undeveloped landscape that provides scenic, ecological, or recreational opportunities, or are set aside for resource protection/conservation. Rural open Space includes areas of managed production such as forestland, rangeland, or agricultural land that is essentially free of visible obstruction.
Conservation	Refer to the Natural Resources Maps 7 and 8 for more information about wildlife corridors, habitat, meadows, soils, etc.
Agriculture	Food production, farming and ranches, equestrian activities, and animal husbandry
Transportation	Mostly auto mobiles, some public transit/ bike pedestrian opportunity but not a focus. Plenty of parking. Mix of public and private roads. Rural roads.
Special District	Fort Tuthill Master Plan and Landfill
Master Plans	County Area Plans: Doney Park, Timberline-Fernwood, Kachina Village Fort Valley, and Mountainaie

use, community character, environment, and housing, as described in detail below and as show in the Characteristic Charts included in the following pages.

Tract 25 is consistent with the City’s definition of Rural Neighborhood in several ways:

- **Low Density:** The proposed 3-lot subdivision results in approximately 0.69 dwelling units per acre, which is well within the low-density range expected of rural areas. This pattern also mirrors the existing character of Pine Canyon, which is relatively low density compared to other neighborhoods in Flagstaff.
- **Roadway Context:** The site is accessed from John Wesley Powell Boulevard (JWP), a two-lane roadway consistent with rural character. While JWP does not have a “natural edge” throughout, it terminates directly into National Forest land, reinforcing the rural edge condition.

- Proximity to Open Space: The property is directly adjacent to extensive open space, including undeveloped land and National Forest to the east. This relationship provides the abundant open space and natural backdrop that define Rural Neighborhoods.
- Lack of Adjacent Commercial Services: There are no commercial uses, and few activities located directly adjacent to the site. The property is primarily located in a residential area of town. This separation from urban services is consistent with rural character.
- Transit and Connectivity: JWP currently has no public transit service, which is characteristic of rural neighborhoods. While future transit service may be extended, the property's current condition reflects the rural standard of limited connectivity and reliance on personal vehicles or bicycles.

In combination, these factors demonstrate that Tract 25 embodies the intent of the Rural Neighborhood designation—providing low-density residential development in a setting defined by open space, forest adjacency, and minimal or yet to be developed / extended urban services.

Site Analysis

An analysis of the site has been conducted to evaluate its physical characteristics, the surrounding land uses within 1,000 feet of the subject property, and the existing character of the broader area. This analysis has been included as a part of Section II – Site Analysis.

Land Use Analysis

This amendment is necessary to ensure that the development pattern reflects the optimal use of land and resources while supporting long-term community and regional planning goals. The proposed amendment for Tract 25 seeks to reduce the residential density from R1 (2–5 dwelling units per acre) to Estate Residential (ER) with 0–1 dwelling units per acre due to site conditions that make higher-density development incompatible, including an abundance of natural resources and significant slopes exceeding 17%. This change revises the existing single-family residential designation to support fewer, single-family homes thereby preserving the low-density character and environmental integrity of the area. Development is expected to occur in a single phase over 2 to 5 years, with minimal internal road improvements due to the decreased density. Pedestrian access is designed through the adjacent FUTS trails. Natural buffering techniques such as landscaping and setbacks will ensure smooth transitions to adjacent properties, effectively minimizing any land use incompatibilities. Overall, the amendment prioritizes preservation, environmental quality, and compatibility with surrounding neighborhoods while responding to site-specific constraints.

Policy Assessment

In addition to discussing the goals of the Regional Plan, the City also requests an assessment of some of the policies supported – and not supported – by approval of the Application. Applicants strive to meet the goals and policies of the Regional Plan, and the Project recognizes the importance of cooperation between public interest and private development. Though the Project meets most of the Regional Plan's goals and policies, parts of the Regional Plan simply do not apply to the project – or the overall intent of the goal is met, but certain policy details cannot practicably be met. The following list provides a sample of some of the supported and unsupported policies.

Supported Policies:

Policy CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.

Response: Tract 25 supports this policy by preserving the site's natural features and steep slopes, allowing the natural landscape to remain a defining element of the built environment. The reduced density and larger lot sizes ensure that development is sensitive to and integrated with the natural setting at multiple scales.

Policy LU.2.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.

Response: The amendment protects cultural and natural resources by limiting development intensity, thereby safeguarding existing wildlife corridors and minimizing disturbance to sensitive habitats within the tract.

Policy LU.13.1. Prioritize connectivity for walking, biking, and driving within and between surrounding neighborhoods. .

Response: Tract 25 supports connectivity by providing direct access to the FUTS trail, which runs along the project boundary, enhancing opportunities for walking, biking, and driving between surrounding neighborhoods and open spaces.

Policy E&C.71. Design development proposals and other land management activities to minimize the alteration of natural landforms and maximize conservation of distinctive natural features.

Response: By reducing density and limiting site disturbance, Tract 25 minimizes alteration of natural landforms, preserving slopes and other distinctive natural features, and maximizing conservation throughout the development process.

Unsupported Policies:

Policy E&C.1.5. Seek feasible alternatives to reduce the smoke produced through prescribed burns and slash piles while continuing efforts to return fire to its natural role in the ecosystem.

Response: Tract 25 does not involve land management practices like prescribed burns or slash pile reduction; therefore, it neither addresses nor implements alternatives to reduce smoke from these activities.

Policy E&C.3.2. Review and revise existing regulations, standards, and plans (codes, ordinances, etc.) to reduce the community's vulnerability to climate change impacts.

Response: Tract 25 is a development-specific document, not a regulatory framework. It does not review, revise, or set citywide codes or ordinances related to climate change vulnerability.

Policy CC.2.4. Support restoration and rehabilitation of historic housing, buildings, structures, and neighborhoods.

Response: Tract 25 is new development on previously undeveloped land and does not involve historic properties or structures. No historic preservation elements are integrated.

Policy LU.1.1. Plan for and support reinvestment within the existing city centers and neighborhoods for increased employment and quality of life.

Response: Tract 25 develops a new area rather than reinvesting in existing city centers or neighborhoods, which is inconsistent with this policy's intent.

Policy NH.3.4. Reuse former brownfields, vacant buildings, and commercial buildings to provide new mixed-use and/or housing options.

Response: Tract 25 develops previously undeveloped land rather than redeveloping brownfields, vacant buildings, or commercial spaces.

The Tract 25 rezone is focused on new low-density development in a designated growth area. Many of the policies listed above relate to:

- Citywide regulatory changes (e.g., codes, ordinances)
- Historic preservation
- Downtown reinvestment
- Brownfield redevelopment

Because the Plan does not encompass these elements, it does not directly support or implement these policies.

Cumulative Impact – Future Growth Illustration

The proposed amendment for Tract 25 to reduce residential density aligns with the FutureGrowth Illustration by limiting development intensity in sensitive areas, thereby helping to balance growth across the City. This reduction in density supports preservation of natural resources and open space within the area, reducing cumulative impacts such as increased traffic, infrastructure demand, and environmental degradation. By maintaining lower density estate residential uses, the proposal contributes to protecting the character of established neighborhoods and natural landscapes while accommodating growth in more appropriate locations, helping to achieve the City's broader land use and sustainability goals.

Cumulative Impact – Land Supply

The proposed downzoning and Minor Regional Plan Amendment of Tract 25 from R1 to Estate Residential (ER) results in a modest reduction of approximately six residential units within the City's overall land supply. However, this decrease is minimal when viewed in context with nearby development, such as the STL 340 project located just down the street. STL 340 proposes to rezone approximately 163 acres to R1, allowing for 494 units, along with an additional 23.47 acres rezoned to MR for 222 units, substantially increasing housing capacity in the area. The STL 340 development offers a range of housing types, including single-family homes, townhomes, and multifamily units, addressing a variety of community needs and contributing to a balanced housing market. Therefore, the loss of six units from Tract 25's downzoning is insignificant in the broader housing supply picture and is balanced by the larger-scale growth occurring nearby, ensuring overall housing availability and diversity within the City.

Transportation Impacts

The transportation impacts of the Tract 25 project are expected to be minimal due to the significant reduction in residential density from Single Family to Rural and R1 to Estate Residential (ER). With fewer dwelling units proposed, traffic generation will be substantially lower compared to the original zoning designation. Existing roadway infrastructure is adequate to accommodate the anticipated low traffic volumes, requiring only minor or no improvements to internal circulation. Additionally, the project's proximity to the FUTS trail along its boundary enhances non-motorized transportation options, encouraging walking and biking connectivity to surrounding neighborhoods and recreational areas. Overall, the Tract 25 development is designed to maintain safe and efficient circulation while minimizing impacts on the local transportation network.

Impacts on Housing

The proposed MRPA of Tract 25 from Single Family to Rural / R1 to Estate Residential (ER) results in a reduced number of housing units, reflecting a shift toward larger lots and lower density development. While this means fewer total homes on the site, the amendment benefits the housing market by preserving a unique option for estate-style living, catering to households seeking larger properties and more privacy. This diversification of housing types complements nearby higher-density developments, such as STL 340, which adds significant numbers of single-family, townhome, and multifamily units. Together, these developments support a balanced and varied housing supply within the community, addressing different preferences and needs.

Impacts on Implementation of the General Plan

The proposed MRPA and down-zone of Tract 25 from Single Family to Rural and R1 to Estate Residential (ER) supports the implementation of the General Plan goals and policies by promoting the preservation of natural resources and maintaining the area's rural character. This aligns with policies encouraging sensitive development that respects natural landforms, slopes, and wildlife corridors, thereby enhancing community character and environmental quality. By reducing density, the proposal helps protect open space and minimizes infrastructure demands, consistent with sustainability goals. Additionally, the project complements broader housing strategies by contributing estate-style housing options while nearby developments provide increased density and housing diversity, together fostering balanced growth in accordance with the General Plan.

ii. Goal and Policy Analysis

Environmental Planning and Conservation

Goal E&C.2. Reduce greenhouse gas emissions.

Policy E&C.2.1. Encourage the reduction of all energy consumption, especially fossil-fuel generated energy, in public, commercial, industrial, and residential sectors.

Response: Tract 25 supports Goal E&C.2 to reduce greenhouse gas emissions by promoting a low-density, estate residential development that preserves natural open space and minimizes site disturbance. The reduced density limits additional vehicle trips and energy-intensive infrastructure, thereby decreasing overall fossil-fuel consumption associated with transportation and utilities. Additionally, the project's proximity to the FUTS trail encourages alternative transportation modes such as walking and biking, further

reducing reliance on fossil fuels in the residential sector. Through these measures, Tract 25 contributes to energy conservation and the reduction of greenhouse gas emissions in alignment with Policy E&C.2.1.

Goal E&C.5. Preserve dark skies as an unspoiled natural resource, basis for an important economic sector, and core element of community character.

Policy E&C.5.3. Continue to enforce dark sky ordinances.

Response: The project will comply with all applicable dark sky regulations as required by City code, ensuring that exterior lighting is designed and installed to minimize light pollution. With only three homes on four acres, the low-density design will inherently generate less overall lighting, further supporting the preservation of Flagstaff's dark skies as a valued natural resource and community asset.

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

Policy E&C.6.8. Disturbed areas for improvements and landscaping for new developments shall emphasize the use of native, drought-tolerant or edible species appropriate to the area.

Response: Tract 25 meets Goal E&C.6 and Policy E&C.6.8 by designing a low-density, three-lot subdivision that minimizes land disturbance and retains much of the site's natural vegetation, tree canopy, and slopes. By preserving large portions of the property in their natural state, the project maintains existing native plant communities and provides habitat continuity for local wildlife. Any disturbed areas necessary for improvements, such as driveways or utility connections, can be replanted with native, drought-tolerant species that are well-adapted to the Flagstaff region's climate, ensuring long-term sustainability with minimal irrigation needs. This approach protects and enhances ecosystem health while maintaining plant and animal diversity, in line with the City's ecological goals.

Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

Policy E&C.7.2. Favor the use of available mechanisms at the City and County level for the preservation of environmentally sensitive lands, including but not limited to public acquisition, conservation easements, transfer of development rights, or clustered development with open space designations.

Response: This project is truly encumbered by natural resources, slopes in particular. Nearly half of the site contains slopes greater than 17%. The site was not made to hold nine to ten dwelling units, and yet, the code and the Regional Plan have minimum densities each development has to meet. By working with the land instead of against it, as Policy E&C.7.2 suggests, we get a development that is much more compatible with the surrounding community and conserves the visual and environmental resources core to Flagstaff's character. Since Flagstaff does not allow for any type of mechanism to calculate density by developable area, a Minor Regional Plan Amendment and down zoning to ER-RPO is necessary to meet necessary City codes and ordinances.

Community Character

Goal CC.1. Reflect and respect the region's natural setting and dramatic views in the built environment.

Policy CC.1.3. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.

Response: Flagstaff's natural setting and dramatic views call for space and conscious development, not density for the sake of density. The Regional Plan states, "Community character is the combination of qualities and assets that establishes our unique sense of place and promotes a high quality of life for our residents and visitors." Suppose the City of Flagstaff demands two dwelling units per acre on this site, there would be no room for views, or trees, or slopes. This extreme density does not match the surrounding community character of the land around the site, and it does not support the city's goals for environmental preservation. The proposed low-density development, with three lots, is more fitting with the forested nature of this part of the city.

Goal CC.3. Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.

Response: Tract 25 meets Goal CC.3 by incorporating a low-density design that is sensitive to Flagstaff's established development patterns, natural setting, and architectural traditions. The project's large lot sizes, preservation of mature tree canopy, and protection of natural slopes reflect the community's historic emphasis on blending development with the surrounding landscape rather than

dominating it. Building designs can incorporate materials, colors, and forms that complement Flagstaff's mountain-town character, ensuring that the new homes harmonize with the natural environment and nearby neighborhoods. By balancing modest development with substantial open space preservation, Tract 25 enhances the community's visual identity while respecting the design traditions that contribute to Flagstaff's unique sense of place.

Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.

Policy CC.4.3. Employ design solutions that balance the interface of the natural and built environments, with the most urbanized core activity areas being the most built, and the most rural areas being the most natural.

Response: This site fits perfectly with Policy CC.4.3., it requires a design solution specific for the most natural area of town. This site cannot accommodate the same development standards applied to "normal" urban sites. The standard two dwelling units per acre would destroy the natural features of this site. A more nuanced approach to development, as the Regional Plan suggests, is needed in order to develop rural and resource rich sites such as this one.

Growth Areas and Land Use

Policy LU.1.6. Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.

Response: This is the final parcel of the Pine Canyon Master Plan and yet the City has rendered it undevelopable by its zoning code due to stringent development standards. This infill site, due to its excessive environmental challenges, requires flexibility, a tool the City claims to have in its tool box. This land would be much better served with three lots, than the nine-ten the code is requiring.

Goal LU.2. Develop Flagstaff's Greenfields in accordance with the Regional Plan and within the growth boundary.

Policy LU.2.5. Plan Greenfield development within the rural context to encourage formal subdivisions with shared infrastructure instead of wildcat development, and to protect open spaces, and access to public lands.

Response: This site is within Flagstaff's Urban Growth Boundary, aims to protect the sites natural resources, and provide access to shared and existing infrastructure.

Goal LU.3. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.

Policy LU.3.1. Within the urban, suburban, and rural context, use neighborhoods, activity centers, corridors, public spaces, and connectivity as the structural framework for development.

Policy LU.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.

Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.

Response: Rural areas have a range of densities; the Regional Plan recognizes this and supports the differences between the needs of different areas of Town. Some places can handle and should support a higher density. Still, as the land becomes more forested, especially where it abuts more rural and National Forested areas, these parts of the community should be scaled way back in terms of density. This site contains environmental resources that should be protected and developed differently from other sites. For that reason, over half of the site has been preserved. This rezone looks for flexibility, just as Policy LU.1.6. suggests, in overcoming the difficulty in developing an infill site with an overly encumbered environmental site. Meeting the density of the Suburban Neighborhood land use is incompatible with this site, and therefore, a Minor Regional Plan Amendment to Rural Neighborhood is necessary.

Transportation

Policy T.1.6. Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic.

Response: Residents will have access to the newly built sidewalks, FUTS, and bike trails along the JWP and Lone Tree Road networks, allowing residents to use alternative forms of transportation and potentially reduce vehicular use and traffic as a result.

Cost of Development

Goal CD.1. Improve the City and County financial systems to provide for needed infrastructure development and rehabilitation, including maintenance and enhancement of existing infrastructure.

Policy CD.1.5. Require that new development pay for a fair and rough proportional share of public facilities, services, and infrastructure.

Response: This project will pay its fair and rough proportional share of public facilities, services and infrastructure as needed to serve the site. With only three lots, this site will not be a burden on the City's infrastructure.

Neighborhoods, Housing & Urban Conservation

Goal NH.6. Neighborhood conservation efforts of revitalization, redevelopment, and infill are compatible with and enhance our overall community character.

Policy NH.6.1. Promote quality redevelopment and infill projects that are contextual with surrounding neighborhoods. When planning for redevelopment, the needs of existing residents should be addressed as early as possible in the development process.

Response: This project is an infill project; this out-parcel was never developed with the rest of Pine Canyon Estates and was left vacant due to the burdens of the zoning code's density requirements on the site. The project is now moving forward with a lower density within the context of the greater neighborhood and forested/resource rich context.

Recreation

Goal REC.1. Maintain and grow the region's healthy system of convenient and accessible parks, recreation facilities, and trails.

Policy Rec.1.1. Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.

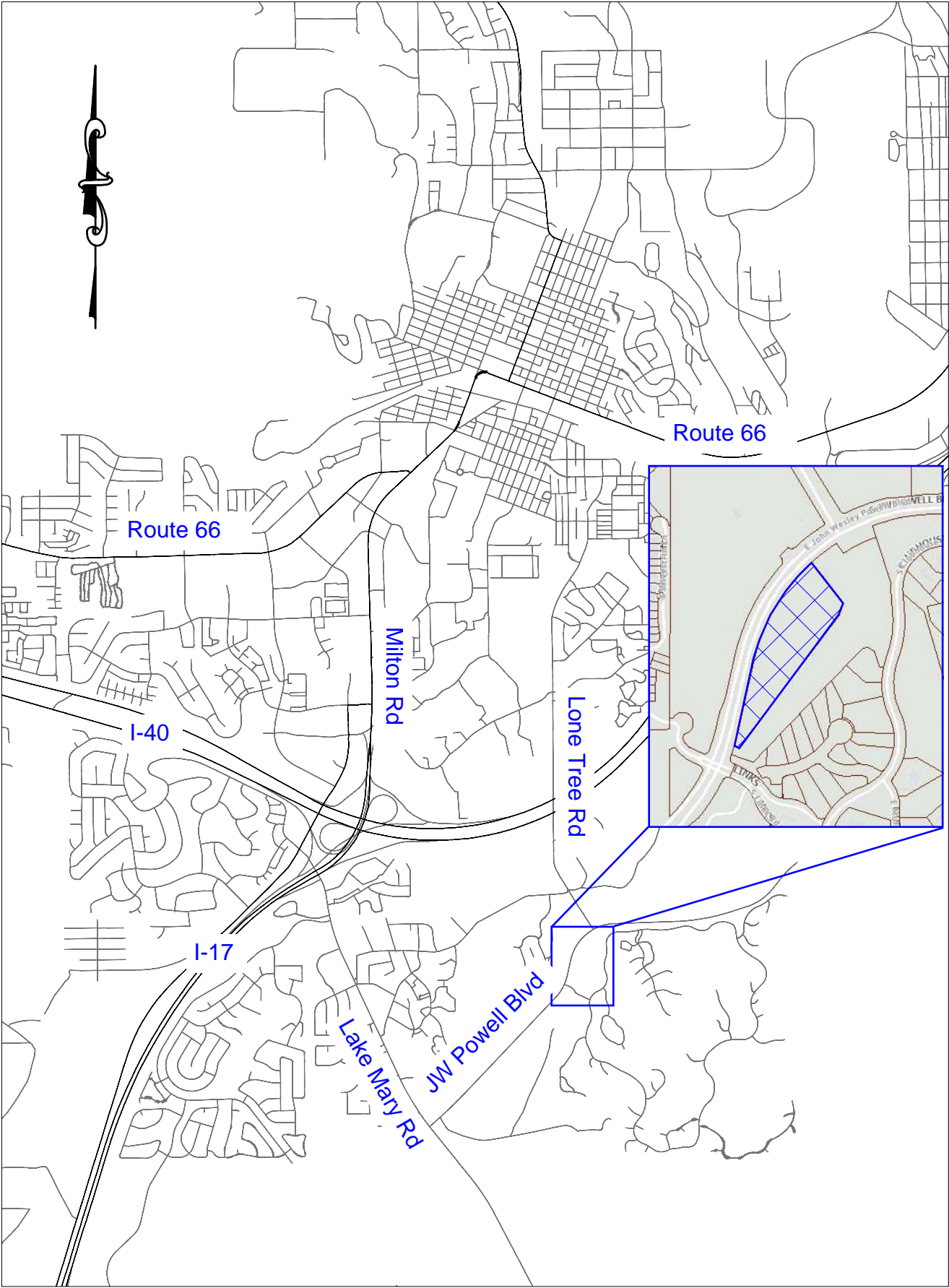
Response: This project is in an incredible location for outdoor enthusiasts. Near the site, residents can access several trailheads or visit parks and outdoor areas, including a portion of the Arizona Trail that runs not far from the project site. Though the actual project site is small, the residents' access to outdoor areas and recreational sites in the Flagstaff and Northern Arizona Region is endless.



symmetry
COMPANIES

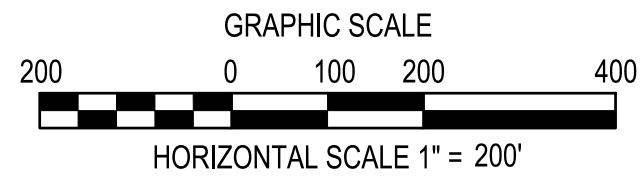
Pine Canyon Tract 25 Zoning Amendment

Figure 1: Vicinity Map



LEGEND

- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL
- RURAL RESIDENTIAL
- PROPERTY BOUNDARY



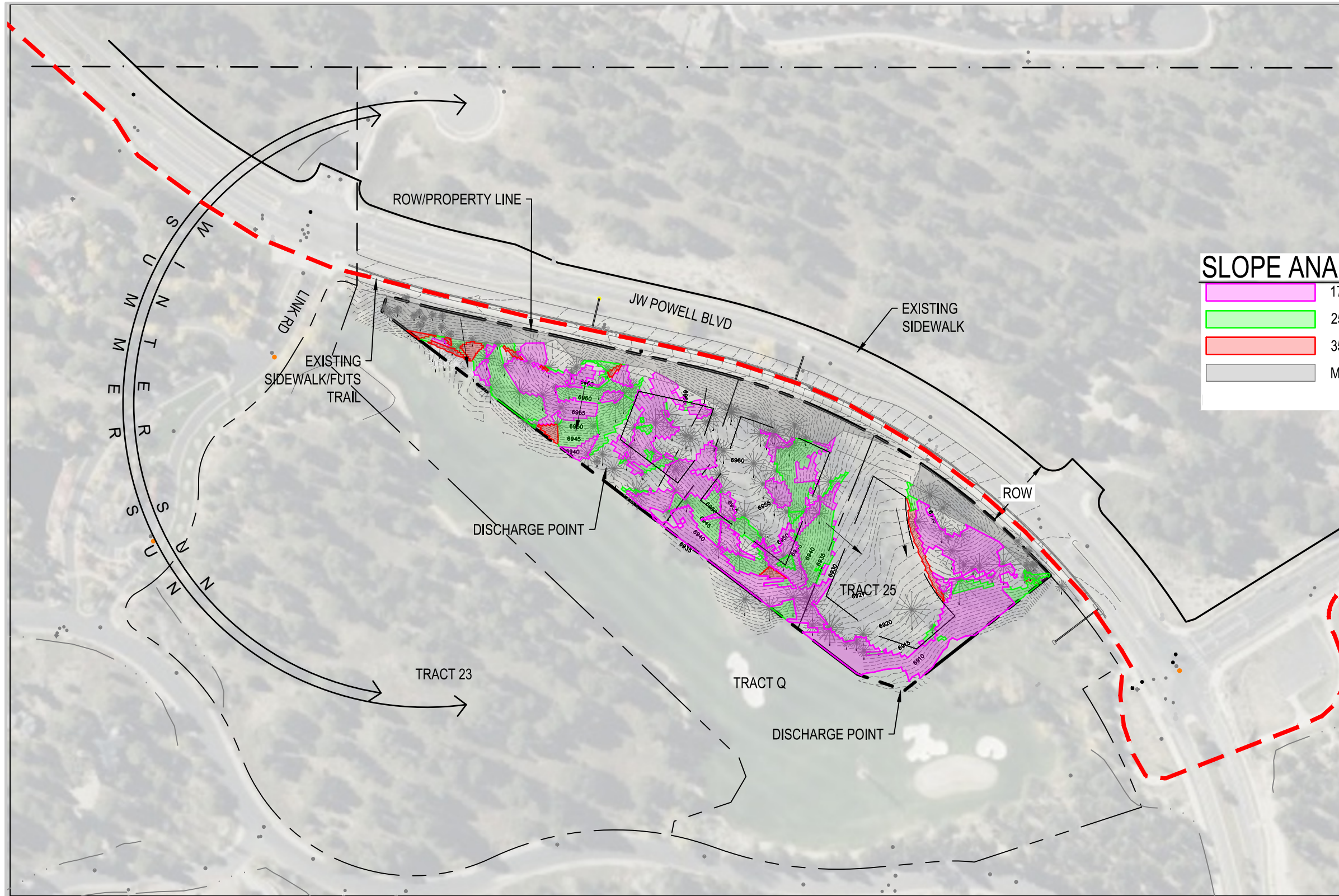
PINE CANYON TRACT 25
CONTEXT ANALYSIS MAP



ENGINEERING • PLANNING • SURVEYING
LANDSCAPE ARCHITECTURE • URBAN DESIGN
OFFICE LOCATIONS:
TUCSON, PHOENIX, FLAGSTAFF, & LAS VEGAS, NV
120 N. BEAVER STREET SUITE 100, FLAGSTAFF, AZ 86001
PH.(928) 779-1500

WLB No. 322013A001

SCALE: 1" = 200'
JUNE 2025
PAGE C2.0



LEGEND

-----	MAJOR CONTOUR (5')
-----	MINOR CONTOUR (1')
- - - - -	EXISTING BOUNDARY
⊗	VALVES
⊕	HYDRANT
☼	TREES
- - - - -	FUTS TRAIL

NOTES:
EXISTING USE: UNDEVELOPED

SLOPE ANALYSIS LEGEND

	17-25 (CITY REQUIREMENT: 70% PROTECTION) = 1.21 AC
	25-35 (CITY REQUIREMENT: 80% PROTECTION) = 0.66 AC
	35+ (CITY REQUIREMENT: 100% PROTECTION) = 0.07 AC
	MANMADE (CITY ROADWAY, JWP CONSTRUCTION) = 0.66 AC

TOTAL SITE AREA = 4.31 AC

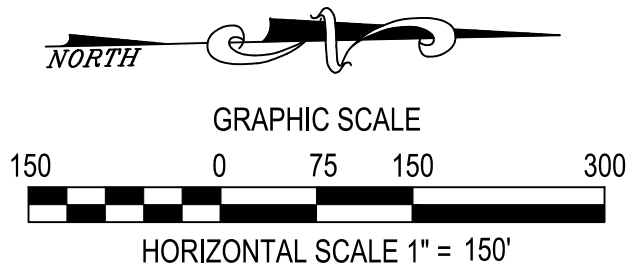
NOTE:
DETAILED PROTECTION OF RESOURCES
DEPENDANT UPON FUTURE FINAL SITE LAYOUT
DESIGN

SOLAR ORIENTATION OR ASPECT:
SOLAR EXPOSURE FROM THE EAST, WEST, AND SOUTH.

EXISTING OR NATIVE VEGETATION TYPES:
THE PROPERTY IS COVERED BY NATIVE PONDEROSA
PINES TREES, ESPECIALLY ON THE HILL PORTIONS OF
THE SITE. SOME NATIVE GRASS CAN BE FOUND IN THE
AREAS NOT COVERED BY THE PONDEROSA PINE TREE
CANOPIES.

CLIMATIC CONSIDERATIONS:
THE SITE WILL TAKE ADVANTAGE OF THE SOUTHERN
AND WESTERN SOLAR EXPOSURE IN ORDER TO MINIMIZE
THE BUILDUP OF SNOW AND ICE AND REDUCE WINTER
MAINTENANCE FOR THE DRIVEWAYS.

SUBSURFACE CONDITIONS:
ACCORDING TO USDA WEB SOIL SURVEY, THE MAJORITY
OF THE SITE IS A TORTUGAS-DAZE COMPLEX AND A
TORTUGAS COBBLY AND GRAVELLY LOAM, WITH A HSG
RATING OF D. THE NORTHERN PART OF THE SITE IS A
JACQUES CLAY LOAM WITH A HSG RATING OF C.



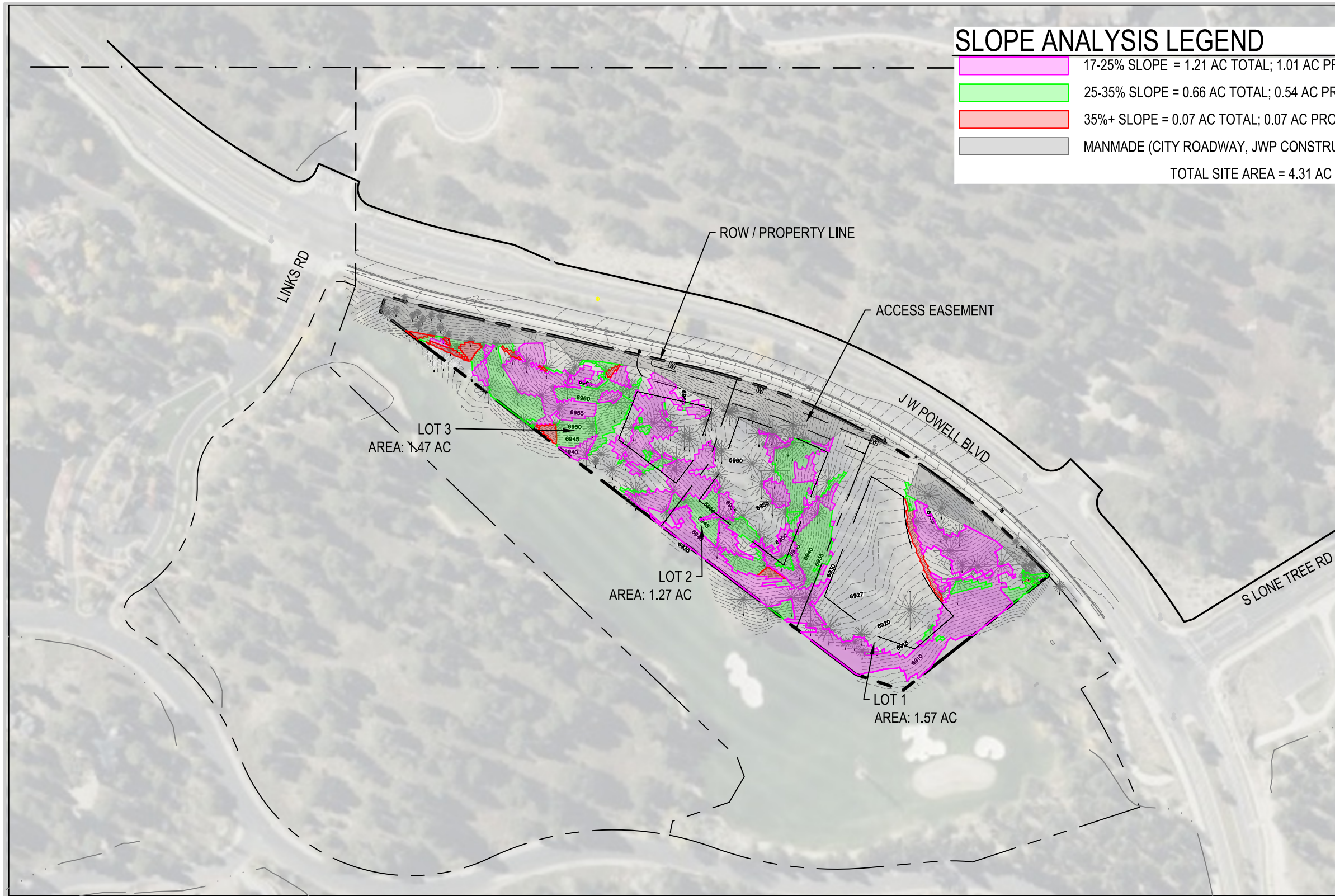
SLOPE ANALYSIS LEGEND

- 17-25% SLOPE = 1.21 AC TOTAL; 1.01 AC PROTECTED (0.85 AC; 70% MINIMUM PER CITY REQUIREMENTS)
- 25-35% SLOPE = 0.66 AC TOTAL; 0.54 AC PROTECTED (0.54 AC; 80% MINIMUM PER CITY REQUIREMENTS)
- 35%+ SLOPE = 0.07 AC TOTAL; 0.07 AC PROTECTED (100% MINIMUM PER CITY REQUIREMENTS)
- MANMADE (CITY ROADWAY, JWP CONSTRUCTION) = 0.66 AC

TOTAL SITE AREA = 4.31 AC

NOTE:

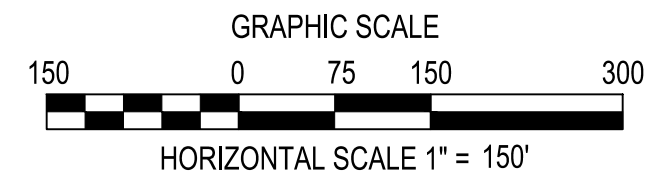
- DETAILED PROTECTION OF RESOURCES DEPENDANT UPON FUTURE FINAL SITE LAYOUT DESIGN
- ESTIMATED NUMBER OF LOTS: 1-4
- TREE PRESERVATION TO MEET MINIMUM REQUIREMENTS AND EVALUATED WITH FUTURE DESIGN

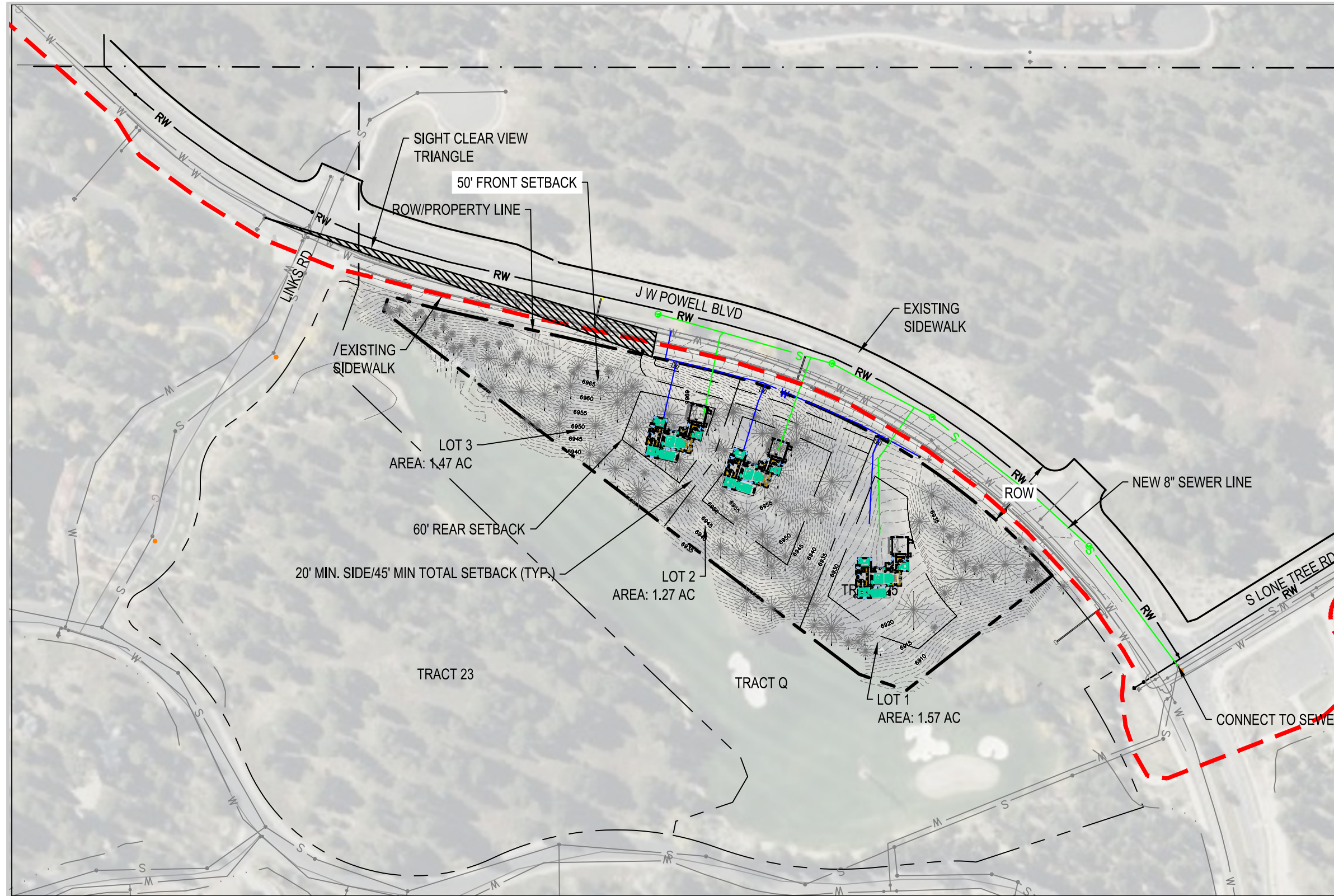


WLB No. 322013A001

ENGINEERING • PLANNING • SURVEYING
 LANDSCAPE ARCHITECTURE • URBAN DESIGN
 OFFICE LOCATIONS:
 TUCSON, PHOENIX, FLAGSTAFF, & LAS VEGAS, NV
 120 N. BEAVER STREET SUITE 100, FLAGSTAFF, AZ 86001
 PH.(928) 779-1500

PINE CANYON TRACT 25 SLOPE ANALYSIS AND RESOURCE PROTECTION



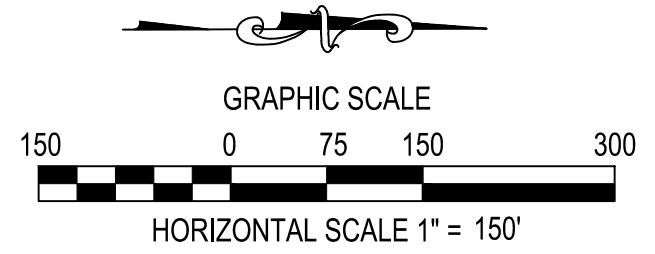


LEGEND

	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING BOUNDRY
	PROPOSED BOUNDRY
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING WATERLINE
	PROPOSED WATERLINE
	WATER VALVES
	FIRE HYDRANT
	TREES
	WATER METER
	FUTS TRAIL

NOTES:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 EXISTING USE: UNDEVELOPED
 RESOURCES: IN RESOURCE PROTECTION PLAN, SEE SHEET C3.1 FOR MORE INFORMATION.
 ESTIMATED NUMBER OF LOTS: 1-4
 FINAL LOTS LINES, LOT COUNT, AND SETBACKS BY FUTURE ANALYSIS ASSOCIATED WITH FUTURE DESIGN, AND TO MEET MINIMUMS PER CITY ZONING REQUIREMENTS.

PROPOSED GRADING INTENT:
 -DRIVEWAYS WILL BE GRADE TO CONNECT BUILDING PADS AND GARAGES TO JW POWELL BLVD, WITH A SINGLE JW POWELL BLVD DRIVEWAY CONNECTION.
 -BUILDING PADS TO SUPPORT THE BUILDING TYPES INTEGRATED INTO THE EXISTING TERRAIN WILL BE GRADED AND COORDINATED WITH THE BUILDING DESIGN.
 -DETAILS OF GRADING DESIGN AND CONFIGURATIONS WILL BE PART OF OTHER, FUTURE APPLICATION DOCUMENTS. WHAT IS NOTED HERE IS CONCEPTUAL GENERAL INTENT ONLY.



ARCHITECTURAL AND GARAGE CHARACTER IMAGES



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, January 28, 2026, at 4:00 p.m. and the Flagstaff City Council will hold a Public Hearing on Tuesday, February 17, 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 4.3 acres from the Single-Family Residential (R1) zoning with the Resource Protection Overlay (RPO) to the Estate Residential (ER) zoning with the Resource Protection Overlay (RPO) for the purpose of allowing a residential development with 1-4 proposed single-family units.

General Description of the Affected Area:

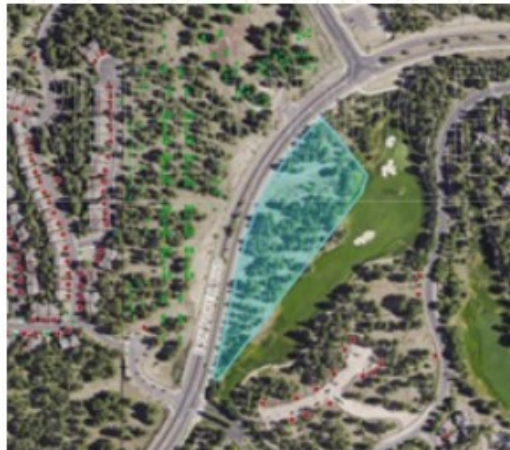
Approximately 4.3 acres located at 1381 E John W Powell Blvd City of Flagstaff, Coconino County Assessor's Parcel Number 105-10-208A.

The Council hearing for this item 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 Single-Family Residential (R1) to Estate Residential (ER)
for the purpose of allowing a residential development
with 1-4 proposed single-family units



ADDRESS: 1381 E John W Powell Blvd

APN: 105-10-208A

ACRES: Approximately 4.3 Acres, City of Flagstaff Coconino County

FOR FURTHER INFORMATION, CONTACT

Ben Mejia, Senior Planner
Planning & Development Services
211 West Aspen Avenue
Flagstaff, Arizona 86001
(928) 213 2616
ben.mejia@flagstaffaz.gov



Publish: January 10, 2026



PINE CANYON TRACT 25 NEIGHBORHOOD MEETING PLAN

SYMMETRY COMPANIES, LLC

CASE NUMBERS: PZ-24-00236-01 & PZ-24-00236-02

CONTACT: HTURBY@SYMMETRYCOMPANIES.COM | (512) 636-2117

MAY 13TH, 2025 - UPDATED DECEMBER 23RD, 2025



DEVELOPMENT TEAM

Property Owner:	TLC PC LAND INVESTORS LLC 8601 N Scottsdale Road, Suite 335, Scottsdale, Arizona 85253
Developer:	SYMMETRY COMPANIES 8601 N Scottsdale Road, Suite 335, Scottsdale, Arizona 85253 Peter Burger /Todd Severson (602) 616-6828 Tseverson@symmetrycompanies.com
Prepared By:	SYMMETRY COMPANIES Hillary Turby (512) 636-2117 hturby@symmetrycompanies.com
Engineer:	WLB GROUP 120 N. Beaver Street Suite 100, Flagstaff, AZ 86001 Brian Joerger, P.E., CFM (928) 890-9268 bjoerger@wlbgroup.com

PROJECT DATA

PROJECT NAME: Pine Canyon Tract 25
CASE NUMBERS: PZ-24-00236-01 & PZ-24-00236-02
SITE ADDRESS: SE Corner of JWP and Links Road
ASSESSOR'S PARCEL NUMBER: 10510208A
SITE AREA (ACRES): 4.3 Acres
PROPOSED LOTS: 1-4 (3 proposed)
EXISTING ZONING CLASSIFICATION: Single Family Residential – Resource Protection Overlay (RI-RPO)
PROPOSED ZONING CLASSIFICATION: Estate Residential – Resource Protection Overlay (ER-RPO)
EXISTING REGIONAL PLAN CLASSIFICATION: Suburban Neighborhood
PROPOSED REGIONAL PLAN CLASSIFICATION: Rural Neighborhood

DATE OF PLAN PREPARATION: May 13, 2025 - Updated December 23rd, 2025

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Rezoning – Neighborhood Meeting Plan

A. Introduction

TLC PC Land Investors LLC / Symmetry Companies, LLC (“Symmetry”) is the owner and developer of the approximate 4.3-acre parcel of land in the City of Flagstaff known as APN 105-10-208A (the “Property”). Symmetry is currently processing an application for Minor Regional Plan Amendment and to rezone the Property is shown in teal on the Aerial Map, below.

The purpose of this Neighborhood Meeting Plan is to ensure that applicants pursue early and effective citizen participation with the community in order to provide citizens, property owners, and stakeholders an adequate opportunity to learn about the application, and to facilitate ongoing communication between citizens, property owners, and/or stakeholders and the applicant.

B. Neighborhood Meeting.

In accordance with Section 10-20.30.060.A of the Zoning Code, Symmetry will plan to hold two neighborhood meetings prior to being heard by the Planning & Zoning Commission, subject to the potential waiver of the second meeting by the Director pursuant to Section 10-20.30.060.G. The date, time, and location of the neighborhood meetings will be coordinated with City Staff. It is anticipated the neighborhood meetings may include a presentation by Symmetry, followed by a question/answer with citizens, property owners, and stakeholders. The meeting will be held on a virtual-only meeting platform.

C. Neighborhood Meeting Notification

In accordance the Zoning Code, notification letters will be sent via first class mail to each real property owner citizen, jurisdiction and public agency within a 300-foot radius of the Project, and homeowner associations groups, etc. on the City’s “Registry of Persons and Groups” as provided by the City, and City Staff (collectively, “Affected Parties”) within 1,000 feet of the property. The current property owners within 300 feet of the Project, and other affected parties, are listed in Tab B.

The notification letter will set forth the purpose and substance of the development proposal; the time, date, and place (or virtual meeting weblink) of the neighborhood meeting; and contact information for the applicant/representative and City Staff. A sample notification letter is attached at Tab A.

The letters will be mailed a minimum of fifteen (15) calendar days prior to the neighborhood meeting. In addition, the applicant will provide City Staff with information regarding the neighborhood meeting, which the City may post on its website.

Symmetry will also install one (1) sign that is at least 4-feet by 4-feet in a location visible from public right-of-way setting forth the purpose, time, date, and place (or virtual meeting weblink) of the neighborhood meeting. The sign will be posted at the intersection of

AERIAL MAP



Links Road and JWP a minimum ten (10) business days prior to the neighborhood meeting.

D. Opportunities for Input.

Affected Parties may provide input during the neighborhood meeting. In addition, interested parties may call or email the applicant's representative, Hillary Turby of Symmetry Companies, at (512) 636-2117 or hturby@symmetrycompanies.com for more information. Ms. Turby's contact information will be provided on the neighborhood meeting notification.

E. Methods to Keep City Staff Informed.

The applicant will ensure that City Staff remains informed of the status and results of the neighborhood meeting by providing copies, upon completion, of the Citizen Participation Plan, final Notice of Neighborhood Meeting, and Citizen Participation Report. Written public comments received by the Applicant will be sent to the City and included in the Citizen Participation Plan.

F. Record of Proceedings.

Upon completion of the citizen review process, a Citizen Participation Report will be submitted to the City documenting the final notification letter and mailing lists; sign-in sheets/registration from the neighborhood meeting; results/summary of neighborhood meeting; correspondence, phone calls, meetings, etc. with Affected Parties; and affidavits/certification of Neighborhood Meeting notification and/or site posting. A summary of the citizen participation process will also be sent (via first class mail or email) to those that attended the neighborhood meeting and provided their name and contact information.

G. Public Hearing.

City Staff shall schedule the application for a public hearing with the Planning & Zoning Commission and the City Council. The applicant shall notice all public hearings in accordance with Section 10-20.30.080 of the Zoning Code.

H. Schedule.

Rezoning Submittal	May 13, 2025
2nd Rezoning Submittal, 1st MRPA Submittal	June 26, 2025
3rd Rezoning Submittal, 2nd MRPA Submittal	Aug. 28, 2025
Neighborhood Meeting 1	Oct. 15, 2025
Neighborhood Meeting 2 (if not waived)	Waived by Staff on Oct. 29, 2025
Planning & Zoning Commission	January 28th, 2026
Council Hearing	February 17th and March 3rd, 2026

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor, Neighborhood Association, or Interested Citizen:

Symmetry Companies (the "Applicant"), is the owner of a 4.3-acre parcel of land generally located southeast of JWP and Links Road directly east of the Pine Canyon entrance (the "Property"). The Applicant is currently processing a rezoning and minor regional plan amendment application to support a density range of 1-4 units, as shown on the enclosed Aerial Map and Site Plan. The Applicant is a well-known developer in Flagstaff with experience in creating residential communities, including several projects within Pine Canyon.

The purpose of the neighborhood meeting is to inform neighbors and have discussion on the proposal of the application for a Minor Regional Plan Amendment to amend the area type of a 4.3 acre parcel (APN: 105-10-208A) from Suburban Neighborhood to Rural Neighborhood and a Zoning Map Amendment to rezone from R1- RPO to ER-RPO. The proposal supports a density range of 1 to 4 units, and is the best use of this underutilized out parcel, preserving open space and severe slopes while also providing much-needed housing. To blend into the current context of the area, a lower-density Estate Residential zone has been requested to utilize the more applicable density requirements within the development standards. The proposed density of 1-4 units, will blend into the existing built environment and provide a much more pleasant street scene, limit traffic onto JWP, and limit visual obstructions from the roadway. Overall, this downzoning will deliver more homes to the area while doing the least harm possible to the environment.

In order to facilitate development of the Project, the Applicant filed the following application with the City of Flagstaff ("City"):

1. Case Nos: PZ-24-00236-01: Zoning Map Amendment & PZ-24-00236-02: Minor Regional Plan Amendment

The purpose of this correspondence is to inform you that the Applicant will be holding a virtual neighborhood meeting to discuss the proposed applications.

Virtual Meeting

Date: October 15th, 2025

Time: 5:30pm - 6:30pm

Meeting Link: https://gblaw.zoom.us/webinar/register/1717575420905/WN_rrwV-5MDTEy9_mbAQx-rQXA



The Rezoning application will also be heard by the Planning & Zoning Commission and the City Council. The specific meeting dates have not been set at this time, but an additional notification letter will be sent providing the dates, times, and locations of the meetings once they are scheduled.

The City Planner assigned to this case is Ben Mejia, he can be reached at: 928-213-2616 or ben.mejia@flagstaffaz.gov. The complete application can be viewed at Flagstaff City Hall Front Counter.

Should you have any questions or would like more information, please do not hesitate to contact me at (512) 636-2117 or hturby@symmetrycompanies.com. Thank you.

Sincerely,

Hillary Turby

NOTICE OF PUBLIC HEARING

Dear Neighbor, Neighborhood Association, or Interested Citizen:

Symmetry Companies (the "Applicant"), is the owner of a 4.3-acre parcel of land generally located southeast of JWP and Links Road directly east of the Pine Canyon entrance (the "Property" APN 10510208A). The Applicant is currently processing a rezoning and minor regional plan amendment application to support a density range of 1-4 units, as shown on the enclosed Aerial Map and Site Plan. The Applicant is a well-known developer in Flagstaff with experience in creating residential communities, including several projects within Pine Canyon.

The Applicant is proposing a Minor Regional Plan Amendment from Suburban Neighborhood to Rural Neighborhood and to rezone the Property from Single Family Residential—Resource Protection Overlay (R1-RPO) to Estate Residential—Resource Protection Overlay (ER-RPO) ("Application"). The proposal supports a density range of 1 to 4 units, and is the best use of this underutilized out parcel, preserving open space and severe slopes while also providing much-needed housing. To blend into the current context of the area, a lower-density Estate Residential zone has been requested to utilize the more applicable density requirements within the development standards. The proposed density of 1-4 units, will blend into the existing built environment and provide a much more pleasant street scene, limit traffic onto JWP, and limit visual obstructions from the roadway. Overall, this downzoning will deliver more homes to the area while doing the least harm possible to the environment.

In order to facilitate development of the Project, the Applicant filed the following application with the City of Flagstaff ("City"):

1. Case Nos: PZ-24-00236-01: Concept Zoning Map Amendment & PZ-24-00236-02: Minor Regional Plan Amendment

The purpose of this correspondence is to inform you that Case No. PZ-24-00236-01 & PZ-24-00236-02 will be heard at the January 28th, 2026 Planning and Zoning Commission and the February 17th and March 3rd, 2026 City Council Hearings. These are public hearings, and you are encouraged to attend if you have any questions or concerns about the proposed Minor Regional Plan Amendment and Rezoning. Any interested person or authorized agent may appear and be heard.

Planning Commission Hearing

Date: January 28th, 2026

Time: 4 p.m.

**Location: Council Chambers, City Hall,
211 W Aspen Ave**

Virtual Option and Comments: <https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>

City Council Hearing

Date: February 17th, 2026

Time: 3 p.m.

**Location: Council Chambers, City Hall, 211
W Aspen Ave**

Virtual Option and Comments: <https://www.flagstaff.az.gov/328/Meeting-Protocols-Information>

The City Planner assigned to this case is Ben Mejia, he can be reached at: 928-213-2616 or ben.mejia@flagstaffaz.gov. The complete application can be viewed at Flagstaff City Hall Front Counter during business hours.

Should you have any questions or would like more information, please do not hesitate to contact me at (512) 636-2117 or hturby@symmetrycompanies.com. Thank you.

Sincerely,

Hillary Turby

Pine Canyon Tract 25 Zoning Amendment

Figure 1: Vicinity Map

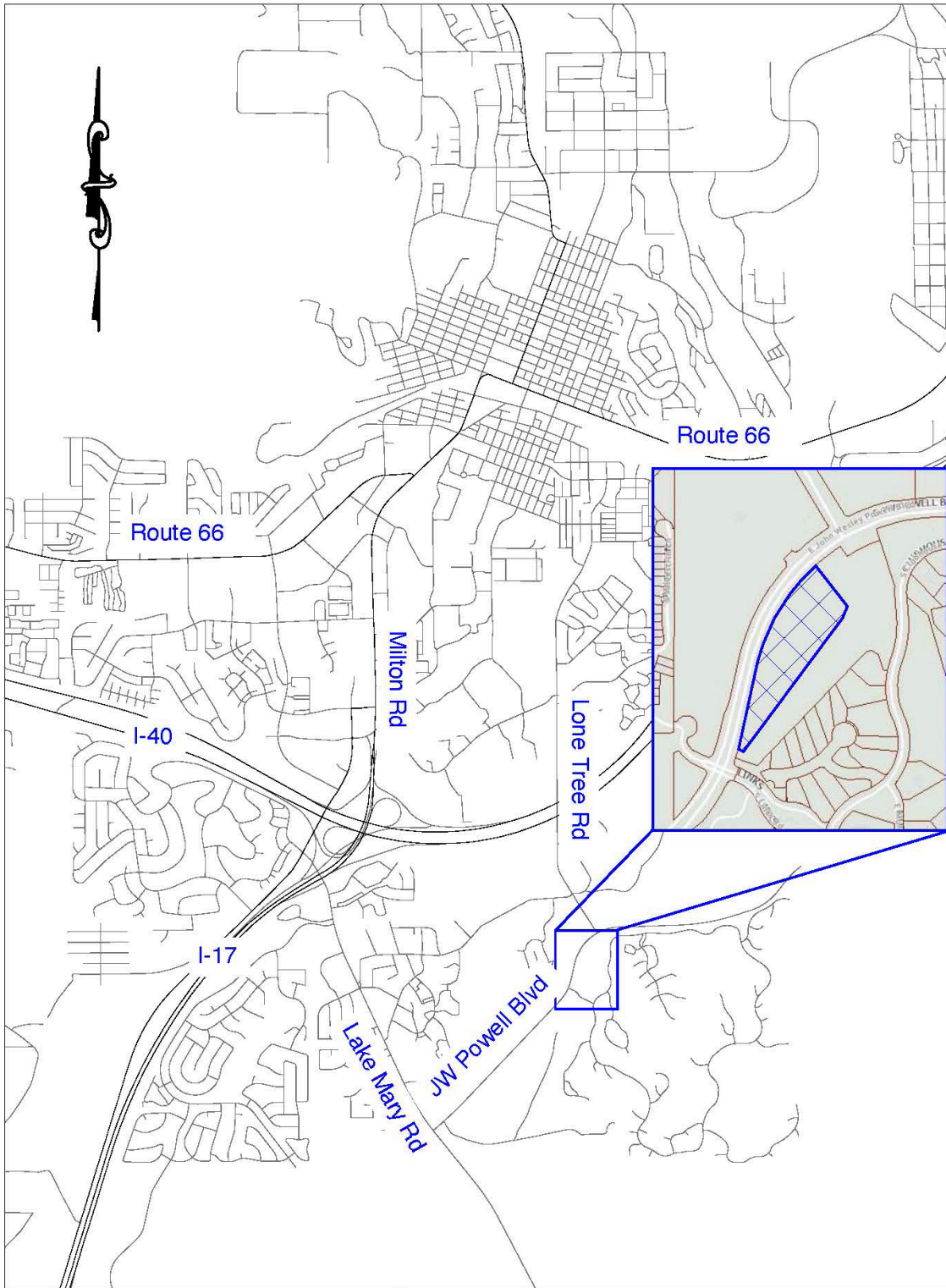




Figure 2: Aerial View

Tab B - Property Owner's Within 300'

300' Buffer Parcels			
APN	Site Address	Owner Name	Mailing Address
10510205A	1380 E JW Powell Blvd Flagstaff, AZ 86005	Towns on Lone Tree Owner LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510172A	Flagstaff, AZ 86005	TLC PC Golf LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510541	Flagstaff, AZ 86005	Ghost Tree at Pine Canyon LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510001F	1201 E JW Powell Blvd Flagstaff, AZ 86005	Pine Canyon Parcel 1 LLC	PO Box 4515 Scottsdale, AZ 85261
10510001D	3210 S Links Rd Flagstaff, AZ 86005	TLC PC Infrastructure LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510539	Flagstaff, AZ 86005	Ghost Tree at Pine Canyon LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510530	Flagstaff, AZ 86005	Tegeler Troy Trust DTD 02-19-08	7175 E Camelback Rd Scottsdale, AZ 85251
10510531	Flagstaff, AZ 86005	Ghost Tree at Pine Canyon LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510532	Flagstaff, AZ 86005	Ghost Tree at Pine Canyon LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510533	Flagstaff, AZ 86005	Ghost Tree at Pine Canyon LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510534	Flagstaff, AZ 86005	Ghost Tree at Pine Canyon LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510535	Flagstaff, AZ 86005	Currier Living Trust DTD 03-27-12	20732 N 101st St Scottsdale, AZ 85255
10510549	Flagstaff, AZ 86005	Jorde Farms 3 LLC	PO Box 4515 Scottsdale, AZ 85258
10510550	Flagstaff, AZ 86005	Jorde Farms 3 LLC	PO Box 4515 Scottsdale, AZ 85258
10510159C	Flagstaff, AZ 86005	PC Village Association Inc	PO Box 10000 Prescott, AZ 86304
10510529	Flagstaff, AZ 86005	Ghost Tree at Pine Canyon LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510256A	2648 E Telluride Dr Flagstaff, AZ 86005	PC Village Association Inc	PO Box 10000 Prescott, AZ 86304
10510165	3410 S Clubhouse Cir Flagstaff, AZ 86005	TLC PC Golf LLC	8601 N Scottsdale Rd No 335 Scottsdale, AZ 85253
10510171	211 W Aspen Ave Flagstaff, AZ 86001	City of Flagstaff	211 W Aspen Ave Flagstaff, AZ 86001

1000' Buffer Home Owners Association (HOA)	
HOA	HOA Address
Pinnacle Pines Community Association	PO Box 10000 Prescott, AZ 86304
PC Village Association Inc	PO Box 10000 Prescott, AZ 86304

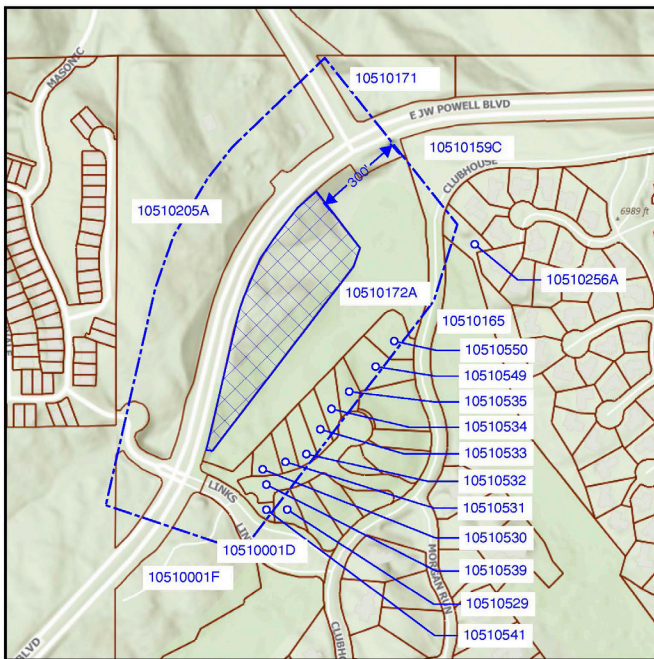


Figure 3: Parcel View

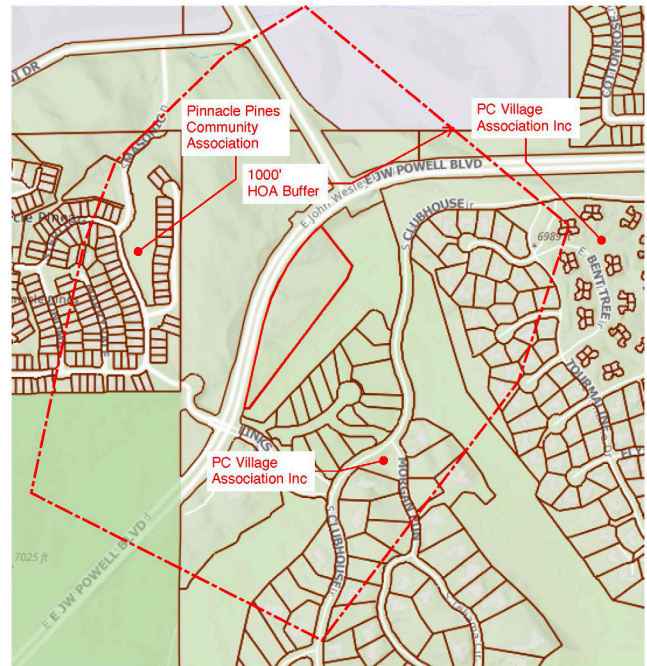


Figure 3.1: Parcel View with 1000' HOA Buffer

City of Flagstaff

Public Hearing

**Planning and Zoning Commission, January 28th, 2026, at 4 p.m.
City Council, February 17th, 2026, at 3 p.m.**

- LOCATION:** Council Chambers, City Hall, 211 W Aspen Ave
- REQUEST/PROPOSAL:** A Minor Regional Plan Amendment and Concept Zoning Map Amendment from Suburban Neighborhood to Rural Neighborhood and R1-RPO to ER-RPO
- GENERAL LOCATION:** A 4.3-acre parcel of land - APN 10510208A located southeast of JWP and Links Road
- CASE NUMBERS:** PZ-24-00236-01 & PZ-24-00236-02
- APPLICANT CONTACT:** Hillary Turby, Symmetry Companies
(512) 636-2117 or
hturby@symmetrycompanies.com

**City of Flagstaff Planning & Development Services Division
Ben Mejia, Senior Planner: (928) 213-2616**

Posted on January 9th, 2026



symmetry
COMPANIES



PINE CANYON TRACT 25 RECORD OF PROCEEDINGS

SYMMETRY COMPANIES, LLC

CASE NUMBERS: PZ-24-00236-01 & PZ-24-00236-02

CONTACT: HTURBY@SYMMETRYCOMPANIES.COM | (512) 636-2117

OCTOBER 17TH, 2025



DEVELOPMENT TEAM

Property Owner:	TLC PC LAND INVESTORS LLC 8601 N Scottsdale Road, Suite 335, Scottsdale, Arizona 85253
Developer:	SYMMETRY COMPANIES 8601 N Scottsdale Road, Suite 335, Scottsdale, Arizona 85253 Peter Burger /Todd Severson (602) 616-6828 Tseverson@symmetrycompanies.com
Prepared By:	SYMMETRY COMPANIES Hillary Turby (512) 636-2117 hturby@symmetrycompanies.com
Engineer:	WLB GROUP 120 N. Beaver Street Suite 100, Flagstaff, AZ 86001 Brian Joerger, P.E., CFM (928) 890-9268 bjoerger@wlbgroup.com

PROJECT DATA

PROJECT NAME: Pine Canyon Tract 25
CASE NUMBERS: PZ-24-00236-01 & PZ-24-00236-02
SITE ADDRESS: SE Corner of JWP and Links Road
ASSESSOR'S PARCEL NUMBER: 10510208A
SITE AREA (ACRES): 4.3 Acres
PROPOSED LOTS: 1-4 (3 proposed)
EXISTING ZONING CLASSIFICATION: Single Family Residential - Resource Protection Overlay (RI-RPO)
PROPOSED ZONING CLASSIFICATION: Estate Residential - Resource Protection Overlay (ER-RPO)
EXISTING REGIONAL PLAN CLASSIFICATION: Suburban Neighborhood
PROPOSED REGIONAL PLAN CLASSIFICATION: Rural Neighborhood

DATE OF PLAN PREPARATION: OCTOBER 17TH, 2025

TRACT 25 - Minor Regional Plan Amendment and Rezone Request

Neighborhood Meeting Record of proceedings

A. Introduction

TLC PC Land Investors LLC / Symmetry Companies, LLC (“Symmetry”) is the owner and developer of the approximate 4.3-acre parcel of land in the City of Flagstaff known as APN 105-10-208A (the “Property”). Symmetry is currently processing an application for Minor Regional Plan Amendment and to rezone the Property that is shown in teal on the Aerial Map, below.

The purpose of this Record of Proceedings is to certify that a neighborhood meeting was noticed and conducted as required under Flagstaff Code 10-20.30.060, and to document Symmetry’s public outreach about the Application.

B. Public Involvement Techniques

In accordance with 10-20.30.060.A of the Zoning Code, Symmetry has held one neighborhood meeting October 15th, 2025, at 5:30 p.m. The meeting was held virtually. Symmetry is requesting relief from the second meeting due to the lack of response from the first meeting.

B.i October 15th, 2025 Neighborhood Meeting.

The meeting commenced at 5:30 p.m. with a total of three attendees present (one resident of Pine Canyon, one other member of the public, and the Pine Canyon HOA General Manager), and the presentation began shortly thereafter at 5:35 p.m. The presentation proceeded without interruption, as no questions were raised by those in attendance. The presenter asked many times if the attendees had questions and made them aware of how to reach out to the applicant if they did not feel comfortable asking questions in front of a group. Despite these pleas for participation, no questions or comments were made. The meeting concluded promptly at 5:50 p.m.

Notification letters for this meeting were sent on September 24th, 2025 via first class mail to each real property owner citizen, jurisdiction and public agency within a 300-foot radius of the Project, and HOAs, etc. on the City’s “Registry of Persons and Groups” as provided by the City, and City Staff (collectively, “Affected Parties”) within 1,000 feet of the property. No letters were returned as undeliverable. A list of the Affected Parties and a copy of this letter were previously submitted to the City as part of the Neighborhood Meeting Plan included with the Application.

In addition to the notification letters, a four-by-four-foot sign was posted at the intersection of Links Road and John Wesley Powell Boulevard. This sign was posted in a location that is visible from the public right-of-way and listed the purpose, time, date, and URL/QR code of the neighborhood meeting. A copy of this sign, as well as a dated photograph were previously submitted to the City as part of the Neighborhood Meeting Plan included with the Application.

Symmetry has not received any other correspondence

AERIAL MAP



regarding this application, phone, email, or otherwise.

C. Summary Of Concerns

As there were no questions or comments made at the meeting and no other correspondence from members of the public, there are no known concerns regarding the project.

D. Conclusion

As shown above, no issues were raised by participants in the neighborhood meeting, and only two real members of the public (outside of the Applicant team or Property team) attended the meeting. As such the applicant requests relief from the second required meeting due to a lack of public interest and response regarding the application. Symmetry welcomes any additional questions from the City or the public regarding the Application and looks forward to further productive discussions, as needed.

TRACT 25 - Minor Regional Plan Amendment and Rezone Request

Neighborhood Meeting List of Attendees

The following individuals attended the October 15th, 2025 neighborhood meeting to discuss Symmetry's MRPA and Rezone application. Note: SK aka Sean Krieg (Gammage and Burnham) is a member of the project team, Heather Cogswell is the Manager of the Pine Canyon HOA, and John Fechter and Jill Navran registered for the meeting but did not attend.

Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Sean Krieg	skrieg@gbllaw.com	10/15/2025 05:19:43 PM	10/15/2025 05:52:32 PM
Panelist Details				
Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Lindsay Schube	lschube@gbllaw.com	10/15/2025 05:20:23 PM	10/15/2025 05:52:32 PM
Yes	Hillary Turby	hturby@symmetrycompanies.com	10/15/2025 05:22:48 PM	10/15/2025 05:52:32 PM
Attendee Details				
Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	S K	S	K	skrieg2@asu.edu
Yes	Kevin J Mendivil	Kevin J	Mendivil	mjksped@cox.net
Yes	Kevin J Mendivil	Kevin J	Mendivil	mjksped@cox.net
Yes	James Folkers	James	Folkers	jamesf1@aol.com
Yes	Heather Cogswell	Heather	Cogswell	Hcogswell@hoamco.com
No	John	John	Fechter	john.fechter@bluemediamedia.com
No	Jill	Jill	Navran	Jill.navran@nau.edu



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COMPANIES

