

Hidden Haven Estates (PZ-25-00087-02)

Regional Plan Analysis

Overview



Figure 1: Vicinity Map

Executive Summary

Hidden Haven Estates proposes a Concept Plan rezoning/PRD for single-family lots on 13.01 acres at 4200 Lake Mary Road (APNs: 105-05-001A, 105-05-002B/C/D). The proposal yields a gross density within the Flagstaff Regional Plan requirements for a suburban area. It also proposes minimum lots sizes over the requirement for a single-family subdivision, open-space tracts providing common space, on-site storm detention with LID, and utility extensions via Sioux Drive. Submitted materials include a project narrative, preliminary site plan, tree survey, topographic survey, preliminary drainage report/Drainage Impact Statement, Traffic Impact Statement, and a cultural resources survey. Water/Sewer Impact Analysis (WSIA), Fire Department review, final Tree Resource Protection Plan, final hydrology/LID designs, and draft

CC&Rs remain outstanding and will be submitted through the Preliminary Plat and construction document phases of the City of Flagstaff Review process.

At a high level, the project advances key Regional Plan objectives—housing production, efficient use of urban infrastructure, infill-style development, final verification of utility capacity (WSIA), hillside slope compliance, demonstration of the City’s 50% tree preservation, and provision of common space—while indicating intent to conform to Goals that promote LID, clustering, and pedestrian enhancements. Critical gaps that preclude unconditional conformity findings at this time include Fire Department acceptance of access and suppression, and finalized hydrology/LID, and CC&R commitments that allow for ADUs and maintenance. With the prioritized technical submittals and conditions recommended below, staff can make findings of conditional consistency with most applicable Goals.

Methodology

This analysis: (1) identified applicable Regional Plan Goal clusters (Goal IDs referenced in section headers), (2) reviewed the applicant’s narrative and confirmed available submittals, (3) assigned conformity statuses (Conforms / Partially Conforms / Insufficient Evidence), (4) summarized evidentiary basis, and (5) recommended specific, time-bound conditions and submittals necessary to demonstrate clear conformity at entitlement and prior to final plat/permits.

Narrative

Hidden Haven Estates requests a Concept Plan approval and rezoning from Rural Residential (RR) to Single-Family Residential (R1) that meets PRD development standards to permit a single-family subdivision. The PRD includes five required design elements: a front entry feature (80 sf), recreational amenities within a park/common space, CC&Rs permitting ADUs, and an enhanced pedestrian environment with seating. The site totals ~13.01 acres (net after streets ~10.80 acres). Primary access and utilities are proposed to extend from Sioux Drive with a water main loop to reduce dead-end mains. Stormwater is proposed to be managed on-site via extended detention basins in Common space Tracts A and B; ROCV for new impervious will be included in these tracts as well. Applicant anticipates that homes will include fire sprinklers and that final engineering will meet FD access standards. Preliminary analyses indicate tree canopy preservation can be met to City of Flagstaff Standards; applicant submitted Resource Protection plans with the preliminary plat to demonstrate or achieve the City’s 50% tree retention goal. Cultural survey draft submitted; Conditionally approved. WSIA has been completed and submitted. FD review is pending.

Goal-by-Goal Findings, Evidence, and Recommended Conditions

Environment & Natural Resources (Goals: E&C.2, E&C.3, E&C.5–E&C.7, E&C.10)

The Regional Plan promotes greenhouse gas reduction and carbon neutrality (E&C.2), climate resilience, native vegetation and urban forest protection, preservation of natural landforms, and minimization of night-sky impacts. The Hidden Haven Concept Plan advances these objectives through a clustered development pattern that minimizes disturbance and reduces edge length, thereby limiting impacts to the wildlife corridor (E&C.10), concentrating grading, and preserving significant portions of existing tree canopy and natural topography. Storm detention is located within common space tracts, integrating drainage functions with preserved natural areas and reducing the extent of engineered structures in developable portions of the site.

Building and site design are intended to exceed baseline code performance for energy and water efficiency. Homes will be allowed to be constructed to efficiency targets. CC&R's will not restrict dwellings from being electric-ready or utilizing cold-climate heat pumps for space heating and cooling where feasible. The homes can be designed with a clear, documented pathway to convert to all-electric systems if requested by the homeowner. Common-area improvements will prioritize lower-embodied-carbon materials when feasible, and operational measures such as recycling and landscape water budgets will be established through the CC&Rs to further reduce lifecycle emissions and water use.

The project also supports E&C.2 through renewable-energy readiness and transportation-related GHG reductions. The subdivision is organized in such a way that the roof layouts will have a significant portion of roof area facing south. This supports PV installation and creates more efficient electric production. CC&Rs will not restrict installation of private home chargers, roof-top solar, and EV circuits.

With that said, it should be noted that there is existing gas services on-site. This gas service will need re-alignment to comply with utility easements and regulations. Because of this, gas service will be available to all proposed homes, but the CC&Rs will not require homeowners to use said gas service.



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Multimodal access and connectivity measures complement these energy and emissions strategies. A Connectivity & Street Design plan will provide continuous sidewalks on internal streets, pedestrian cut-throughs in lieu of unnecessary cul-de-sacs, secure bicycle parking at the common amenity area, and internal trail links with connections to open space tracts, consistent with the Regional Plan's emphasis on walking and biking. The subdivision's proximity to existing NAIPTA routes will be reflected in safe walking routes to nearby bus stops. Together, these measures are designed to reduce vehicle miles traveled, support mode shift, and lower overall GHG emissions associated with the project while conserving key natural resources on site.

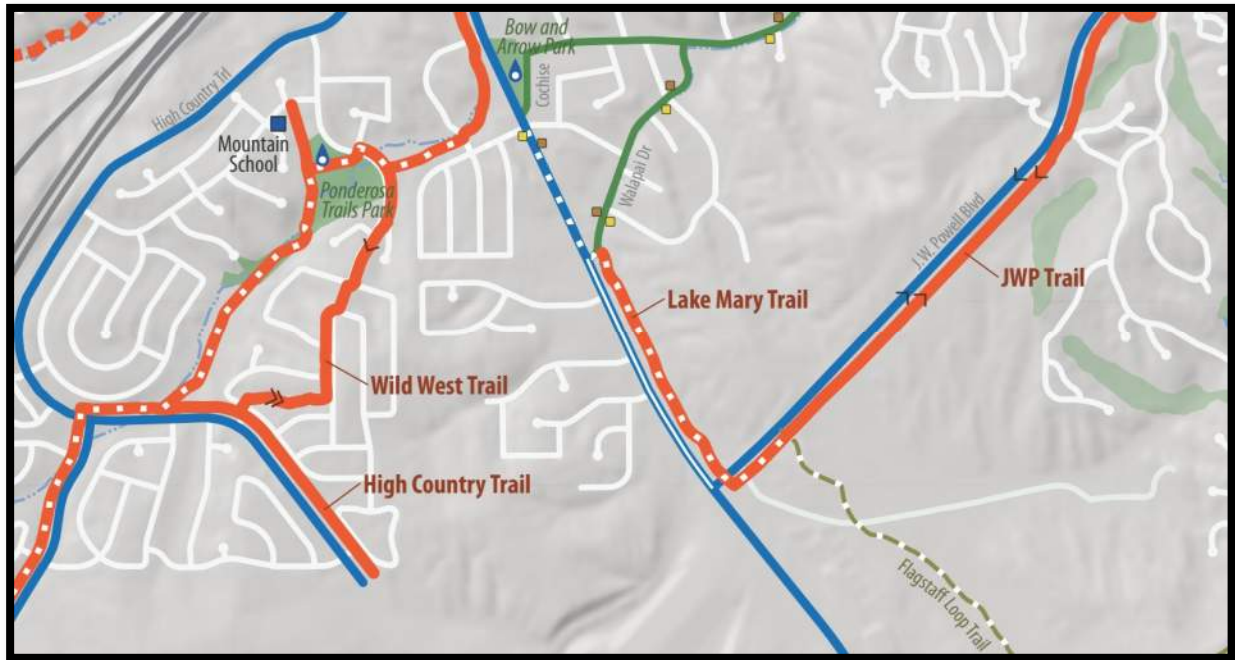
Growth Areas and Land Use & LU.13 (Goals: LU.1-LU.8, LU.5, LU.13)

Figure 2: FUTS Trail Map

The Regional Plan encourages reinvestment, efficient use of existing urban infrastructure, housing diversity, and context-appropriate suburban design. Hidden Haven is located within existing City service boundaries and extends water and sewer from Sioux Drive, using a clustered R1/PRD layout and a gross density that is consistent with the Suburban Neighborhood range (2–13 u/ac). This pattern supports efficient infrastructure use while maintaining the quiet residential character anticipated for suburban areas.

The project advances LU.13 by creating a well-connected, walkable neighborhood with multimodal options and housing choices. The subdivision is organized around a primary spine road from Sioux Drive with a short secondary drive and only two short dead-end courts constrained by topography and adjacent USFS lands. Blocks are variable in size but laid out to minimize bicycle and pedestrian dead ends; the Concept Plan includes continuous sidewalks on primary streets, pedestrian cut-throughs in lieu of unnecessary cul-de-sacs, and internal multi-use trail links to open-space tracts.

Goals LU.13.1, LU.13.2, and LU.13.4 are specifically addressed through multimodal access and housing variety. The site lies within roughly 0.5 miles of existing NAIPTA transit stops (as documented in the TIS), and the project will provide safe walking routes toward those stops and coordinate with NAIPTA during traffic/engineering review to support feasible access

improvements. Internally, continuous sidewalks, trail links to open space, and secure bicycle parking at the common amenity area promote walking and biking as everyday modes of travel.

Housing diversity and intensity are provided within a predominantly single-family context. The project offers a range of lot sizes above the minimum allowed by City of Flagstaff Zoning Code, allowing varied building footprints and product types within the R1/PRD framework. CC&Rs will permit accessory dwelling units (ADUs) where appropriate, enabling a mix of for-sale single-family homes, smaller-lot units, and ADUs to broaden household types and tenure options in the neighborhood while remaining within the Suburban Neighborhood density range.

Public, park, and open-space expectations for Suburban Neighborhoods are also met. Hidden Haven provides dedicated common space across tracts for passive recreation and habitat preservation, locates storm detention within those tracts to reduce the developed footprint, and preserves tree canopy and natural landforms as part of the design. While no standalone commercial or employment centers are proposed on site, the plan supports compatible home-based businesses and includes neighborhood-scale amenities such as trails and picnic areas, consistent with the Suburban Neighborhood description and the Regional Plan’s goals for well-served, connected suburban communities.

Suburban Neighborhood Characteristics table (page IX-46)

<u>Desired Pattern</u> Well-connected neighborhoods, designed around an Activity Center.	Hidden Haven is a compact, single-access neighborhood organized around a primary spine road from Sioux Drive. Within the constraint of USFS land on three sides, the plan emphasizes internal connectivity: continuous sidewalks, pedestrian cut-throughs between short courts and the spine, and internal trails linking homes to open-space/amenity tracts. These tracts function as the neighborhood’s informal activity focus for daily recreation, gatherings, and access to nature.
<u>Block Size</u> Block size is variable... blocks are well organized, with few bicycle and pedestrian dead ends. Cul-de-sacs are minimized in the design of new neighborhoods.	Block size and shape are adapted to the site’s single access point and USFS boundaries. The layout uses one primary spine and a single tee intersection, resulting in only two short cul-de-sacs that are necessary due to topography and federal land edges. Bicycle and pedestrian “dead ends” are minimized by providing continuous sidewalks, short walking connections, and trail links so that residents can walk between streets and open-space tracts without backtracking, even where additional vehicle connections are impossible.

<u>Density Range</u> Residential lots 2–13 units/acre; higher within pedestrian shed; 6–29 u/ac for mixed-use outside shed.	Hidden Haven proposes single-family lots on 13.01 acres (gross), for a density comfortably within the 2–13 u/ac Suburban Neighborhood range. The R1/PRD framework with smaller lot sizes (above the COF minimum) allows modest intensity while preserving open space and tree canopy, consistent with suburban character and future flexibility for “missing-middle” forms if appropriate. No residential mixed-use is proposed on this site.
<u>Intensity</u> FAR ≥ 0.2; suburban commercial/offic e/medical/instit utional in activity center cores/corridors.	The project is purely residential with supporting common space and does not introduce commercial or institutional floor area. Intensity is provided through efficient lot layout and clustering rather than higher FARs. Any future commercial or institutional uses would be directed toward designated Suburban Activity Centers and corridors, not within this interior neighborhood.
<u>Air Quality</u> Consider long-term impacts.	Hidden Haven supports air quality goals by: (1) clustering to shorten infrastructure and reduce disturbed area; (2) allowing PV panel installation and allowing EV chargers, encouraging low-emission vehicles; (3) providing sidewalks and internal trails to support walking and biking; and (4) using extended detention and LID-type drainage to protect downstream air and water quality by limiting dust and erosion.
<u>Solar Access</u> Consider solar access for all development, allowing passive and active solar.	Homes are oriented and detailed to allow rooftop solar (PV-ready roofs with conduit) and to take advantage of passive solar access where feasible. The clustering and open-space configuration help limit excessive shading between buildings, improving opportunities for active and passive solar systems on individual homes.
<u>Residential</u> Quiet residential neighborhoods... may include parks, recreation, religious, schools; full services including transit and bike trails.	Hidden Haven is a quiet, for-sale single-family neighborhood at the urban periphery, consistent with the Residential description. It incorporates neighborhood-scale recreation in open-space/amenity tracts with trails and picnic areas and is within walking distance (~0.5 miles) of existing NAIPTA transit stops. Sidewalks, internal trails, and connections to open space support bike and pedestrian movement; core utilities are extended from Sioux Drive, providing full urban services.
<u>Commercial</u> Minimal;	No new commercial buildings are proposed. The subdivision supports the guideline of minimal interior commercial by relying on existing

home-based businesses and childcare; larger uses in activity centers.	commercial/services in nearby centers and by allowing typical home-based businesses through CC&Rs and City regulations. Childcare or other neighborhood-scale services, if pursued, would be integrated in a manner consistent with zoning and the Suburban Neighborhood role.
<u>Public / Institutional</u> Schools, churches create central and well-connected neighborhoods.	While no school or church is proposed within Hidden Haven, the circulation and open-space pattern are designed so that, if such uses located nearby, the subdivision's sidewalks, internal trails, and single clear access to Sioux Drive will provide convenient and safe connections. The common open-space and amenity areas function as small neighborhood focal points, reinforcing a sense of place.
<u>Employment</u> Home-based businesses are appropriate; industrial/R&D not outside activity centers.	The plan is residential and does not introduce industrial or research uses. It is compatible with home-based businesses (subject to City regulations), aligning with the Suburban Neighborhood guidance that employment here should be small-scale, home-based, and not industrial in character.
<u>Parks</u> Suburban parks and recreation facilities, public or private; range of park types based on density/intensity .	Hidden Haven provides privately owned common space in tracts that function as neighborhood-scale parks. These tracts support passive recreation (trails, seating, picnicking) and integrate stormwater features, consistent with the Suburban parks description. The amount and character of open space match the project's modest density and suburban context.
<u>Open Space / Public Space</u> Natural areas, greenways, trails, corridors, floodplains, wildlife habitat, etc.	The project's open-space tracts preserve existing trees, natural landforms, and wildlife corridor, and host stormwater basins as part of a greenway-type system within the subdivision. Trails and pedestrian connections provide passive recreation (walking, biking, picnicking) and visual access to preserved natural areas, directly reflecting the open-space description in the table.
<u>Conservation</u> Refer to Natural Resources maps.	Hidden Haven's clustered layout, common space, and tree and slope preservation strategy are designed to be compatible with mapped natural resources and adjacent USFS lands. Detention, LID-style drainage, and wildlife-corridor sensitivity (via clustering and open-space placement)

	support conservation objectives associated with the Natural Resources maps.
<u>Agriculture</u> Yard gardens, community gardens, fruit trees, etc.	While no dedicated community garden is mapped, the single-family lots and open-space design allow room for private yard gardens and small-scale food production (e.g., fruit trees) consistent with CC&Rs and City standards. This supports the potential for household-level urban agriculture envisioned in the Suburban Neighborhood characteristics.
<u>Special Districts</u> (Airport Business Park, Cultural Center, etc.)	Hidden Haven is not within a designated special district and does not propose one. It is a conventional Suburban Neighborhood that complements, rather than competes with, planned special districts elsewhere in the city.

Suburban Areas

Within suburban-design goal context, the project's lot sizes, street sections, and proposed utility looping support compact, conventional suburban development patterns. The proposal's open-space tracts and clustering illustrate intent to preserve resources and provide neighborhood amenities. Final engineering must demonstrate that road cross-sections, pedestrian facilities, and service provision (water, sewer, solid waste) meet suburban-level standards without creating off-site detriment.

Open Space & Recreation (Goals: OS.1 series; REC.1 series)



Figure 3: Proposed Open Space Improvements - Picnic Area

Open-space and recreation goals promote integration of recreational and natural areas, accessible trails, and clearly defined maintenance responsibilities. Hidden Haven meets these goals by committing to common space distributed across dedicated tracts that preserve existing tree canopy, natural landforms, and portions of the wildlife corridor while also accommodating neighborhood-serving amenities.

Within these open-space tracts, the Concept Plan includes internal soft-surface trail segments, a picnic/gathering area, and seating that provide passive recreation opportunities and visual relief consistent with suburban character. Trail segments and pedestrian connections are designed to connect directly to internal sidewalks and to offer routes from the neighborhood to the open spaces, supporting everyday use by residents of varied ages and abilities.

Long-term stewardship of these open spaces and amenities will be established through CC&Rs and a homeowners' association or comparable mechanism, which will identify maintenance obligations for landscape, trails, and recreational features. In this way, the project not only preserves and highlights the site's natural assets but also provides functional, accessible neighborhood recreation consistent with the OS.1 and REC.1 goal framework of the Regional Plan.

Water Resources / Stormwater / Soils (Goals: WR.1–WR.6; Low Impact Development; Soils)

Water resource goals prioritize low impact development (LID), downstream protection, and erosion control. Hidden Haven advances these goals by managing stormwater on site, sizing detention to match the required runoff control volume, and locating extended-detention basins within common space tracts so that hydrologic functions are integrated with preserved natural areas. The preliminary drainage report demonstrates the project's intent to comply with City drainage criteria by evaluating pre- and post-development conditions and identifying necessary storage and outlet structures to avoid adverse downstream impacts.

The project is planned to incorporate LID principles by emphasizing distributed detention, flow attenuation, and use of natural topography to slow, store, and infiltrate runoff where feasible. Detention facilities in the open-space tracts, combined with preserved vegetation and minimized disturbance through clustering, help reduce peak flows, limit erosion potential, and protect downstream channels and water quality. Future geotechnical and soils investigations will guide detailed LID design—such as confirming infiltration rates, side slopes, and basin configurations—to ensure that facilities function effectively and maintain slope stability.

Erosion and sediment control will be addressed through best management practices during construction, coordinated with final grading and drainage plans to protect disturbed areas and adjacent natural resources. Long-term operations and maintenance responsibilities for stormwater facilities will be established through CC&Rs or similar mechanisms so that detention basins, inlets, and conveyance elements remain functional over the life of the subdivision. Collectively, these measures align the project with Regional Plan goals for responsible water resource management and LID-oriented subdivision design.

In the existing condition, all on-site drainage runs towards the existing dead end of E. Sioux Drive along the northern property line. The site receives water from an off-site watershed of approximately 28.37 acres to the south and east. In the developed condition, site drainage patterns will generally remain unaltered. The proposed sidewalks, houses, and other impervious areas will all flow towards the roadways which will intercept the water and direct it towards a detention pond located near the northern entry drive. This detention pond will be sized to attenuate the 2-yr, 10-yr, and 100-yr storm events. The total flow leaving the site at the northern property line will be attenuated to predevelopment flow rates.

Community Character / Design / Heritage (Goals: CC.1–CC.4, CC.2 heritage)



Figure 4: View to San Francisco Peaks from Hidden Haven Subdivision

Community Character goals emphasize context-sensitive design, viewshed protection, and appropriate treatment of cultural resources. Hidden Haven’s PRD-style clustering, front entry feature, and pedestrian seating areas support a compatible neighborhood scale and layout that respond to surrounding residential and forested conditions. Cultural resources have been evaluated through a formal survey process, and final cultural clearance/mitigation was approved by the City of Flagstaff Heritage Preservation Committee on 4/16/26, demonstrating that the project appropriately addresses CC.2 heritage and related policies.

The subdivision’s architectural and landscape approach further advances these goals by establishing clear style guidelines contained within an HOA enforced architectural style book that ensure new homes are visually cohesive and respectful of the forested setting. Design standards call for natural materials, color palettes—including local natural stone accents, earth-tone browns, and subdued greens—, and shared design elements – like entry patios, to



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integrate buildings with existing topography and tree canopy and to reduce visual contrast from public vantage points, preserving a mountain-neighborhood character. Landscaping and site design will emphasize native plantings, permeable and naturalistic hardscape, and low-impact grading so that architecture and landscape function as a unified, place-based composition consistent with the Regional Plan's community character objectives.

Transportation (Goals: T.1–T.5, T.8)

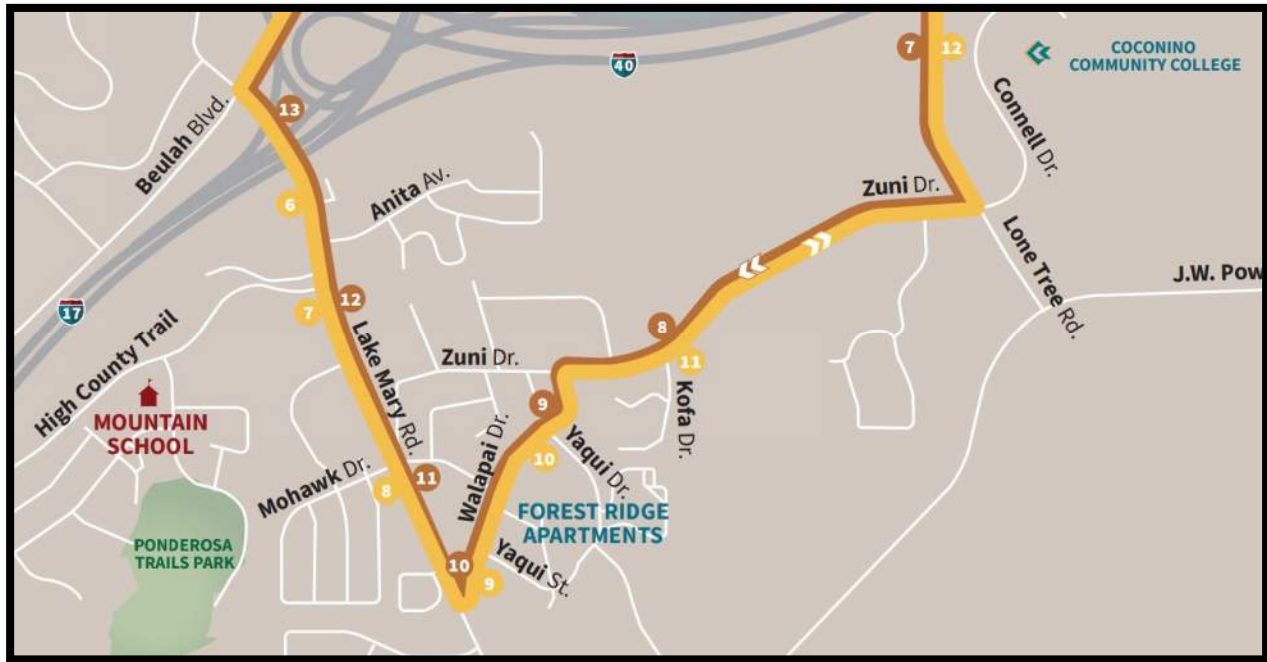


Figure 5: NAIPTA Routes - 2 Bus stops within 0.5 miles of Hidden Haven Subdivision

The Regional Plan calls for a balanced, context-sensitive multimodal transportation system that improves access, safety, and connectivity while minimizing environmental impacts. Hidden Haven supports these goals by organizing circulation around a primary spine road from Sioux Drive with a short secondary drive and only two short dead-end courts, which are limited by topography and adjacent USFS lands. This layout minimizes cul-de-sacs, provides clear neighborhood circulation, and supports a functional hierarchy of local streets consistent with Goal T.8. A Traffic Impact Statement (TIS) has been prepared and conditionally approved, demonstrating that the project's street network and access points can operate safely and efficiently within the broader system.

Internally, the Concept Plan provides continuous sidewalks along primary streets, pedestrian cut-throughs in lieu of unnecessary cul-de-sacs, and trail links to open-space tracts, which together enhance walkability and support Goals T.1, T.2, and T.5 for safe and connected pedestrian infrastructure. Bicycle access is accommodated through internal street and trail connections and secure bike parking at the common amenity area. The subdivision's proximity to existing NAIPTA transit stops (documented in the TIS), coupled with planned signed walking routes toward those stops, reinforces the Regional Plan's emphasis on multimodal access (T.1, T.7).

The project also advances T.3 environmental and T.4 quality-of-life goals by integrating transportation design with LID/stormwater features where feasible, maintaining neighborhood-scale street widths, and incorporating traffic-calming elements appropriate to a suburban residential context. The CC&rs will not restrict EV infrastructure located at the homes, this further supports a shift toward lower-emission travel and complements the project's broader energy and GHG-reduction commitments.

Although the Suburban Neighborhood characteristics state that cul-de-sacs should be minimized, Hidden Haven's site is uniquely constrained on three sides by USFS lands, leaving only a single connection point to the existing public right-of-way on Sioux Drive. Within this context, the subdivision minimizes cul-de-sacs to the extent practicable by organizing circulation around one primary spine road that extends from Sioux Drive and a single tee-intersection, resulting in only two short dead-end courts needed to serve interior lots. No realistic opportunities exist for additional vehicular or future street connections to non-USFS properties. To uphold the intent of the Regional Plan, the layout complements these necessary cul-de-sacs with continuous sidewalks, pedestrian cut-throughs that shorten walking distances, and internal trail connections to open-space tracts, thereby maintaining a high level of pedestrian and bicycle connectivity even where additional street connections are physically and jurisdictionally infeasible.

Public Facilities, Safety & Fire (Goals: PF.1–PF.3)

Public facilities and safety goals require that new development provide adequate emergency access, fire suppression capability, and fair-share infrastructure. Hidden Haven is designed with engineered street sections and access from Sioux Drive that accommodate emergency vehicle movements and turning radii consistent with Fire Department standards. There is also a looped water main extension to support both domestic and fire flow reliability. Hydrant locations and spacing are planned to meet City and Fire Department criteria, ensuring that all lots are within effective coverage.

The project further advances PF.1–PF.3 by committing to residential fire sprinklers in all homes, enhancing life safety and mitigating wildfire- and structure-fire risk in the wildland–urban interface context. Water and Sewer Impact Analysis (WSIA) work is being coordinated with the City to confirm available capacity and any needed off-site improvements so that the development contributes its fair share toward utility infrastructure. Together, these design features and commitments demonstrate that Hidden Haven is consistent with the Regional Plan’s goals for safe, well-served neighborhoods supported by adequate public facilities and fire protection.

Neighborhoods, Housing & Urban Conservation (Goals: NH.1, NH.3, NH.4)



Figure 6: Neighborhood Character - Single Family Detached Housing

Neighborhood and housing goals encourage a variety of housing options, pedestrian-oriented design, and the allowance of accessory dwelling units (ADUs) where appropriate. Hidden Haven contributes for-sale single-family homes within an existing service area, in a pattern that supports quiet residential character while introducing diversity through a range of lot sizes and product types within the R1/PRD framework. This variety helps accommodate different household sizes and lifecycle stages, consistent with NH.1 and NH.3.

The subdivision is planned as a walkable neighborhood with continuous sidewalks along primary streets, pedestrian cut-throughs to reduce walking distances, and internal trail connections to open-space tracts and common amenities. These features support everyday walking, neighborhood interaction, and access to recreation areas, aligning with the pedestrian-orientation emphasis of NH.3 and NH.4. CC&Rs will allow ADUs where permitted by



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zoning, enabling homeowners to add secondary units over time; this flexibility broadens tenure choices, supports intergenerational living and small rentals, and advances the Regional Plan's goals for housing variety and incremental neighborhood evolution.

Cost of Development / Fiscal (Goals: CD.1 series)

Cost of development goals require that new projects pay a fair and proportionate share of the public improvements and services they necessitate. Hidden Haven is being planned to comply with these goals by identifying necessary on- and off-site infrastructure—such as water system extensions and any capacity-related improvements—and by coordinating with the City on appropriate impact fees and cost responsibilities.

The project's location within existing service boundaries and its use of looped water and sewer connections help leverage existing infrastructure efficiently, limiting the extent of entirely new systems while ensuring that any required upgrades attributable to the development are properly assigned. New infrastructure and associated fee structure will address off-site improvements, impact fees, and financial assurances so that the subdivision contributes equitably to the capital and operating costs of public facilities consistent with the CD.1 fiscal responsibility framework of the Regional Plan.

Conclusion

Hidden Haven Estates presents a development that materially advances key Regional Plan goals across environment, land use, transportation, housing, and fiscal responsibility. The project adds for-sale homes within existing City service boundaries at a density that fits the Suburban Neighborhood range, while using a clustered layout to protect tree canopy, topography, and a wildlife corridor. A portion of the site is dedicated as common space in tracts that integrate stormwater detention with preserved natural areas, provide passive recreation, and maintain visual and ecological continuity with surrounding forest lands.

The subdivision's circulation and neighborhood form are designed to create a well-connected, walkable suburban pattern consistent with LU.13 and the Transportation goals. A primary spine road from Sioux Drive, short secondary drive, and only two constrained dead-end courts are paired with continuous sidewalks, pedestrian cut-throughs in lieu of unnecessary cul-de-sacs, and internal multi-use trail links to open space. Secure bicycle parking at the common amenity area and signed walking routes toward nearby NAIPTA bus stops support multimodal travel. Street sections, emergency access geometry, and a looped water and sewer network are designed to meet safety and service standards while leveraging existing infrastructure efficiently.

The project also advances sustainability and community character objectives. CC&Rs will not restrict EV chargers, PV panel installation, or all-electric construction to support Flagstaff's carbon-neutrality goal. HOA enforced architectural guidelines emphasize context-sensitive design using natural stone accents, earth-tone browns, and subdued greens, together with native landscaping and low-impact grading, to preserve a mountain-neighborhood character and blend the subdivision into its forested setting.

From a housing and neighborhood perspective, Hidden Haven delivers quiet single-family character while supporting variety through a range of lot sizes and ADU-permissive CC&Rs, broadening household types and tenure options in line with NH.1, NH.3, and NH.4.

Cost-of-development goals are met by locating the project within existing service areas, extending looped utilities, and using a Development Agreement and impact fees to assign fair-share responsibility for off-site and system improvements. Taken together, these land use, design, infrastructure, and sustainability commitments demonstrate that Hidden Haven Estates is consistent with, and in several respects exceeds, the intent of the Regional Plan goals applicable to this site.

Appendix — Documents Reported Available for Review (as submitted)

- Project narrative (M.E.S. Project No. 25-069, Descriptive Narrative, dated January 20, 2025)
- Preliminary site/Concept Plan – Revised and Submitted
- Tree survey (digital model) — Resource Protection Plan Submitted with Preliminary Plat.
- Topographic survey - Submitted
- Preliminary drainage report & Drainage Impact Statement— submitted.
- Traffic Impact Statement — submitted; Conditionally Approved.
- Cultural resources draft survey — submitted; Conditionally Approved.
- Water & Sewer Impact Analysis — Submitted.
- Fire Department review — not yet performed.
- Draft CC&Rs — not provided.