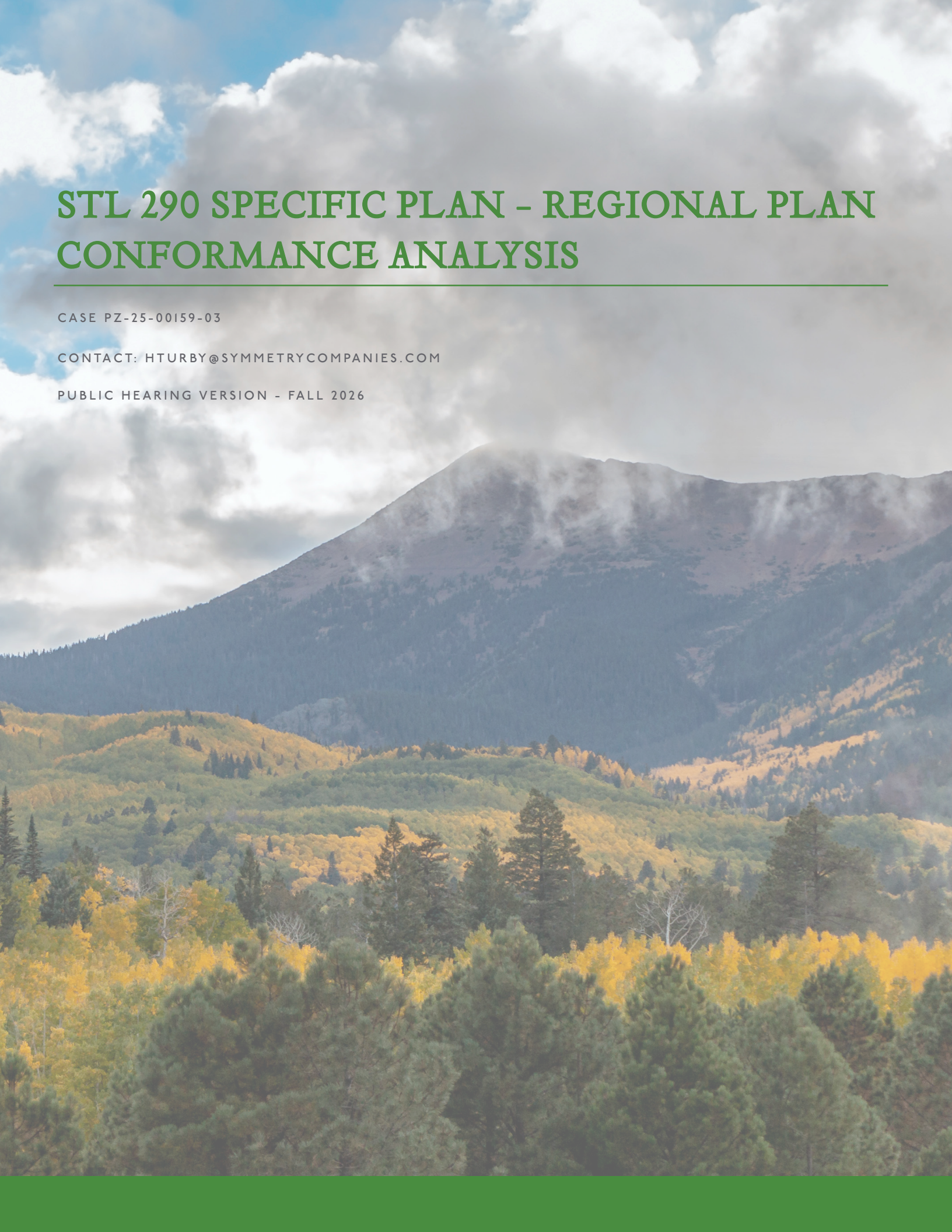




STL 290 SPECIFIC PLAN – REGIONAL PLAN CONFORMANCE ANALYSIS

CASE PZ-25-00159-03

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PUBLIC HEARING VERSION – FALL 2026

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PROPERTY DATA

PROJECT NAME: STL 290 Specific Plan

CASE NUMBER: PZ-25-00159-03

SITE ADDRESS: 290 Acres of State Land Department Certificate #53-120834

SITE AREA (ACRES): 293.85 Acres (405 original acres minus lotted area of DA 16 & 70-acres of land developed with Juniper Point)

PROPOSED RESIDENTIAL UNITS: 605-1,312 - 290 Acres (785 target)

EXISTING REGIONAL PLAN CLASSIFICATION: Suburban Neighborhood with Activity Center (SI2) and (SI7)

PROPOSED REGIONAL PLAN CLASSIFICATION: Suburban Neighborhood, Removal of SI7 and use of existing JWP Suburban Corridor, and a Relocation of (SI2), and a Realignment of Map 25 (Road Network Illustration) creating a Suburban Corridor at the corner of JW Powell BLVD and the Ponavera Boulevard

PROPOSED LAND USE: Residential, Travel Accommodations, and Commercial Uses

EXISTING ZONING CLASSIFICATION: Rural Residential - Resource Protection Overlay (RR-RPO)

PROPOSED ZONING CLASSIFICATIONS: RR-RPO, RI-RPO, MR-RPO, SC-RPO, HC-RPO

PUBLIC HEARING VERSION - Fall 2026

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This Specific Plan application includes background information and a narrative discussion, including an executive summary, purpose and intent statements, images, renderings, etc., which are intended to illustrate the overall character and vision for the development. The images do not necessarily convey final design concepts, colors, and materials. The images within this application are preliminary and conceptual, and intended to be illustrative of the character and quality of the development and may be modified during the final design and site plan approval(s). Final uses, density, open space and programming, building footprints, etc. will be determined at time of final design and site plan approval(s) in accordance with the applicable regulations.

REGIONAL PLAN CONFORMANCE ANALYSIS

A. Introduction

This Conformance Analysis supplements Section II.D of the STL 290 Specific Plan by providing a policy-by-policy evaluation of how the Specific Plan furthers applicable goals and policies of the Flagstaff Regional Plan 2030. It is intended to document consistency for the Minor Regional Plan Amendments and associated rezonings processed concurrently with the Specific Plan.

For each goal or policy, a brief Conformance Statement summarizes how the Specific Plan implements or advances the Regional Plan's direction within the Planning Area.

B. Environmental Planning and Conservation (E&C)

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

Policy E&C.2.1 – Encourage reduction of energy and material consumption.

Conformance: The Specific Plan reduces energy demand by concentrating homes, lodging, and neighborhood commercial uses within walkable proximity, lowering vehicle miles traveled. Buildings will meet contemporary energy-efficient construction standards, including high-performance envelopes, daylighting, shading, and solar-ready design, reducing operational energy consumption and material use consistent with Policy E&C.2.1.

Goal E&C.3 – Prepare community systems to be resilient to climate impacts.

Policy E&C.3.1 – Minimize climate-related hazards through proactive planning.

Conformance: The land use pattern protects drainageways, slopes, and continuous forest stands, providing natural buffers against wildfire, heat, and stormwater impacts. Clustered development limits disturbance and preserves large, resilient open space networks, strengthening long-term community adaptability while maintaining safe, shaded pedestrian routes.

Goal E&C.5 – Preserve dark skies as an unspoiled natural resource.

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

Conformance: The Specific Plan requires fully shielded fixtures and low-spectrum lighting throughout all development areas, including the lodge and commercial uses. Lighting will comply with the City's Outdoor Lighting Code enforced by the Community CC&Rs, preserving sky quality near Lowell Observatory and Naval Observatory facilities.

Goal E&C.6 – Protect and improve ecosystem health and native plant and animal communities.

Policies E&C.6.2, E&C.6.3, E&C.6.4, E&C.6.8 – Forest restoration; ecosystem conservation; protection of riparian features; native landscaping.

Conformance: The plan preserves major ponderosa pine stands, drainage corridors, and wildlife movement routes, consistent with Policies E&C.6.2–6.4. Roads and development footprints avoid sensitive slopes and ephemeral drainages. Disturbed areas will be revegetated with native, drought-tolerant species per Policy E&C.6.8.

Goal E&C.7 – Give special consideration to environmentally sensitive lands.

Policy E&C.7.1 – Minimize alteration of natural landforms.

Conformance: Roadway alignments and building envelopes follow existing topography where feasible. Steep slopes, rock outcrops, and drainageways remain as preserved open space, ensuring development blends into the forested landscape and limits grading and landform modification.

Goal E&C.9 – Protect soils through conservation practices.

Policy E&C.9.2 – Minimize disturbance, compaction, and erosion.

Conformance: Clustered development reduces the extent of disturbance, while construction activities must follow best

practices for erosion control, soil protection, and vegetation preservation. Open space areas retain natural groundcover and watershed function.

Goal E&C.10 – Protect indigenous wildlife, habitats, and movement areas.

Policies E&C.10.2, E&C.10.3, E&C.10.6 – Conserve wildlife habitat, protect sensitive ecosystems, maintain wildlife corridors.

Conformance: Continuous forested areas and drainage corridors are preserved to maintain habitat and migration pathways. Sensitive riparian vegetation, ephemeral drainages, and wildlife linkages are avoided or integrated into open space, ensuring long-term habitat resilience across the site.

C. Open Space (OS)

Goal OS.1 – Maintain a system of open lands, corridors, and greenways.

Policies OS.1.4, OS.1.5 – Use open space for non-motorized connectivity; integrate open space qualities into the built environment.

Conformance: The Specific Plan designates open space corridors that align with drainageways, forest resources, and the Arizona Trail/FUTS. These corridors are used for trails, passive recreation, and visual relief, integrating open space into neighborhoods and the Activity Center.

D. Water Resources (WR)

Goal WR.3 – Satisfy water demands through sustainable and renewable resources.

Policy WR.3.4 – Use reclaimed water and rainwater harvesting where appropriate.

Conformance: The Plan anticipates reclaimed water for landscape irrigation and encourages rainwater harvesting where feasible, reducing demand on potable supplies and supporting sustainable water management.

Goal WR.5 – Manage watersheds and stormwater.

Policy WR.5.2 – Incorporate pedestrian access, trails, and watchable wildlife into natural watercourses when practical.

Conformance: Drainageways are preserved and enhanced as open space features and trail corridors, creating opportunities for non-motorized access, wildlife viewing, and watershed protection.

E. Energy and Climate (E/E&C)

Goal E.1 – Increase energy efficiency.

Policy E.1.4 – Promote cost-effective, energy-efficient technologies and design.

Conformance: All buildings will follow modern energy codes and utilize high-efficiency insulation, windows, and mechanical systems. Street networks and multimodal routes reduce energy demand by shortening vehicle trips and promoting walking and biking.

Goal E.2 – Expand renewable energy production and use.

Policies E.2.1, E.2.4 – Support small-scale renewable generation.

Conformance: Solar-ready design is required for residential, commercial, and lodging structures. This enables cost-effective installation of photovoltaic systems and aligns with the City's renewable energy objectives.

F. Community Character (CC)

Goal CC.1 – Reflect the region's natural setting and views.

Policies CC.1.1, CC.1.2, CC.1.6 – Preserve natural features; integrate setting into design; encourage cluster development.

Conformance: The plan clusters development to preserve significant stands of ponderosa pine, drainage corridors, and sloped terrain. Neighborhoods are designed around natural features, maintaining viewsheds and reinforcing Flagstaff's mountain character.

Goal CC.2 – Preserve and manage heritage resources.

Policy CC.2.3 – Mitigate development impacts on heritage resources.

Conformance: Although no known resources exist on-site, all ground disturbance must follow State Land Department protocols. Discovery procedures, survey requirements, and stop-work provisions ensure cultural resource protection.

Goal CC.4 – Promote contextual, high-quality design.

Policies CC.4.2, CC.4.4, CC.4.6 – Integrate utilities; design human-scale streets; utilize landscaping for aesthetics.

Conformance: Utilities and streetscapes are integrated into the site's natural forest character. Roadways include sidewalks, landscaping, and pedestrian-scaled lighting. Native plantings and preserved forest stands define neighborhood edges and corridor character.

G. Growth Areas & Land Use (LU)

Goal LU.2 – Develop greenfields consistent with Regional Plan guidance.

Policies LU.2.1, LU.2.2, LU.2.3 – Mix of housing; coordinate with surroundings; protect natural resources.

Conformance: The plan provides diverse housing types, preserves natural resources, and aligns new neighborhoods with the JWP corridor and adjacent developments. Wildlife movement areas and drainageways are integrated into the land use pattern.

Goal LU.3 – Reinforce sense of place.

Policy LU.3.1 – Use neighborhoods, activity centers, and corridors as the development framework.

Conformance: STL 290 is organized around neighborhoods, open space corridors, and a lodge-anchored activity center, with multimodal connections forming the structural backbone of the community.

Goal LU.5 – Encourage compact, clustered development.

Policies LU.5.3–5.6 – Cluster to preserve resources; concentrate commercial and density; align density with infrastructure.

Conformance: Higher-density housing and commercial uses are concentrated near Ponavera Boulevard. R1 areas cluster units to preserve forest health, reduce grading, and maintain large open space areas.

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

Policies LU.6.1, LU.6.3, LU.6.4 – Diverse housing; mixed-use neighborhoods; recreation access.

Conformance: STL 290 includes lodging, commercial, and multiple residential densities with direct connections to parks and trail systems, supporting a complete suburban neighborhood.

Goal LU.7 – Provide efficient public services.

Policies LU.7.1, LU.7.3 – Concentrate development where services exist; show adequate service availability.

Conformance: The plan aligns with JWP infrastructure extensions and coordinates with City utilities. Development intensity is directed to areas with feasible water, sewer, and roadway capacity.

Goal LU.13 – Expand suburban housing, employment, and neighborhood services.

Policies LU.13.1–13.11 – Connectivity; transit; housing diversity; mixed-use; wildlife protection; cluster design.

Conformance: The land use pattern distributes housing types around connected trail and open space corridors. Commercial and lodging uses provide nearby employment. Wildlife routes are preserved, and neighborhoods utilize clustered patterns to reduce ecological impacts.

H. Activity Centers & LU.18

Goal LU.18 – Develop well-designed activity centers.

Policies LU.18.1, LU.18.2, LU.18.4, LU.18.7-18.13 – Contextual design; mixed uses; housing variety; transitions in density; corridor frontage; higher density near centers.

Conformance: The relocated S12 Activity Center is anchored by a lodge and visitor-oriented commercial uses, reflecting its suburban mountain context. Housing diversity is provided through medium-density and Missing Middle units within the pedestrian shed. Density increases along Ponavera Boulevard, with natural buffers protecting the lodge setting and surrounding forest. Corridor-facing uses reinforce frontage and walkability, while residential transitions maintain compatibility.

I. Transportation (T)

Goal T.1 – Improve mobility and access.

Policies T.1.2, T.1.5, T.1.7 – Complete Streets; efficient modal interaction; coordinate infrastructure.

Conformance: Streets support pedestrians, cyclists, and vehicles with safe crossings and multimodal paths. Mobility routes connect neighborhoods, parks, and the lodge, coordinated with JWP improvements.

Goal T.2 – Improve transportation safety and efficiency.

Conformance: Traffic-calming design, multimodal corridors, and separated pedestrian routes enhance safety. Trails and sidewalks offer alternatives to short internal vehicle trips.

Goal T.3 – Provide transportation infrastructure that protects natural environments.

Policies T.3.3, T.3.7, T.3.8 – Couple transportation with land use; reduce habitat impacts; promote transit and biking.

Conformance: Roadways avoid slope and drainage features, minimizing habitat fragmentation. Extensive bicycle and pedestrian connections reduce congestion and emissions.

Goal T.4 – Enhance corridor character.

Policy T.4.2 – Design attractive, safe gateway corridors.

Conformance: Ponavera Boulevard and JWP are framed by preserved forest stands, native plantings, and context-sensitive architecture, creating a visually cohesive gateway.

Goal T.5 – Increase pedestrian infrastructure.

Policies T.5.1-T.5.4 – Provide accessible, continuous, safe pedestrian routes.

Conformance: Sidewalks and trail systems are continuous throughout the community, with shade, visibility, and rest areas integrated into open space corridors.

Goal T.6 – Provide safe bicycle infrastructure.

Policies T.6.2, T.6.4 – Connected bikeways; accommodate all rider experience levels.

Conformance: A network of shared-use paths, FUTS-aligned trails, and low-stress neighborhood routes ensures connectivity for riders of all abilities.

Goal T.7 – Support future transit where feasible.

Policies T.7.1-T.7.3 – Plan for transit readiness.

Conformance: While transit is not currently programmed, roadway and land use patterns preserve opportunities for future stops, shuttle service, and multimodal access.

J. Cost of Development (CD)

Goal CD.1 – Provide infrastructure for growth.

Policy CD.1.5 – New development pays its fair and proportional share of facilities, services, and infrastructure.

Conformance: STL 290 participates in JWP cost-sharing and extends utilities along Ponavera Boulevard, delivering infrastructure necessary for long-term corridor development.

K. Public Facilities (PF)

Goal PF.3 – Provide high-quality emergency response and public safety services.

Policy PF.3.3 – Locate law enforcement facilities within prescribed response times.

Conformance: The Specific Plan coordinates with the City's public safety providers and supports potential future facilities or substations in proximity to the Planning Area, ensuring appropriate response times as development occurs.

L. Neighborhoods, Housing, & Urban Conservation (NH)

Goal NH.1 – Maintain healthy, diverse neighborhoods.

Policies NH.1.4, NH.1.6 – Activity nodes; complete neighborhoods; protect natural features.

Conformance: The plan integrates a lodge-anchored activity center, diverse housing, parks, and trails while preserving sensitive landforms and forest systems.

Goal NH.3 – Provide housing opportunities at multiple price points.

Policies NH.3.1–NH.3.3 – Diverse housing types; ADUs; affordability tools.

Conformance: Missing Middle housing, duplexes, cottage courts, and medium-density units provide multiple ownership and rental options, increasing attainable supply consistent with City policy.

Goal NH.4 – Ensure safe, sanitary housing and promote green practices.

Policies NH.4.1, NH.4.4, NH.4.6 – Expand availability; encourage energy-efficient building; consider transit.

Conformance: Homes follow modern safety and energy codes. Medium-density areas are placed near primary corridors to support future transit compatibility.

M. Economic Development (ED)

Goal ED.6 – Support year-round tourism and specialized recreation.

Policies ED.6.1, ED.6.3, ED.6.4 – Diversified tourism; high-altitude training; promote economic benefits.

Conformance: The lodge and trail network support eco-tourism and athletic training. Commercial uses complement tourism and provide resident services.

Goal ED.8 – Strengthen commercial districts through investment in activity centers.

Conformance: The Commercial Village and lodge create a mixed-use node with year-round economic activity, supported by nearby residential neighborhoods and extensive trail and park connections.

N. Recreation (REC)

Goal REC.1 – Maintain and grow a healthy system of parks, recreation facilities, and trails.

Policy REC.1.1 – Integrate active and passive recreation sites within walking distance.

Conformance: Parks, greens, and open space corridors are distributed throughout STL 290, all linked by sidewalks and FUTS-aligned trails, ensuring walkable access to recreation.

O. Conclusion

The STL 290 Specific Plan demonstrates strong overall conformance with the Flagstaff Regional Plan 2030 across all applicable goals and policies, including environmental stewardship, water resource sustainability, multimodal mobility, housing diversity, suburban neighborhood design, economic vitality, and open space integration. The Specific Plan maintains and advances the intent of the Regional Plan by promoting compact, connected, context-sensitive, and environmentally responsible growth within the City's southern growth area. The Activity Center functions effectively within the site's forested terrain, natural drainage systems, and topographic conditions, achieving the outcomes envisioned by the Regional Plan through a form that is more appropriate to STL 290's unique setting.



symmetry
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