

PLANNING AND DEVELOPMENT SERVICES REPORT
CONCEPT ZONING MAP AMENDMENT

PUBLIC HEARING
PZ-25-00159-01

DATE: September 25, 2026
MEETING DATE: October 28, 2026
REPORT BY: Alaxandra Pucciarelli

REQUEST:

A request for a Concept Zoning Map Amendment, by Symmetry Companies, to rezone approximately 72.14 acres from the Rural Residential (RR) zone with the Resource Protection Overlay (RPO) to the Suburban Commercial (SC) zone (20.49 acres), the Highway Commercial (HC) zone (23.69 acres), and the MR zone (27.9 acres) all with the RPO. This request is contingent on the approval of a Minor Regional Plan Amendment and a new Specific Plan. This is the second Concept Zoning Map Amendment, the first is the request to rezone to Single Family Residential (R1) zone.

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 approval, subject to conditions of approval.

PRESENT LAND USE:

The subject property is comprised of a portion of State Trust land located in portions or all of T21N, R7E, Section 26 in the City of Flagstaff, ASLD KE53-120834. The original parcel was approximately 400 acres. The land is undeveloped.

PROPOSED LAND USE:

A mixed-use development consisting of 785 proposed dwelling units, 120-key travel accommodation use, estimated 80,000 square feet of commercial space, and natural and recreational spaces. The associated applications allow for a variety of housing types, including single-family detached, single family attached, duplex, triplex, fourplex, garden style apartments, and multi-family condominiums.

ENTITLEMENTS GRANTED:

Although the applicant has indicated a proposed use for this site, by granting this rezoning application request, as well as the other requests associated with this project, Council will be granting the rights to develop a variety of types of development, including but not limited to the proposed land use. The entitlements granted by this application are as follows: between 605 – 1,312 dwelling units, a travel accommodations use of unlimited size, a range of commercial uses as listed in Table 2 of the Specific Plan. Of the allowed dwelling units, between 298 – 386 units are prohibited from being single-family dwellings.

NEIGHBORHOOD DEVELOPMENT:

See the attached area context map.

North: Little America Hotel undeveloped land; Estate Residential (ER) Zone
East: Undeveloped land, Rural Residential (RR) Zone and ER Zone
South: Coconino National Forest, Public Lands Forest (PLF) Zone
West: Juniper Point future residential subdivision, RR Zone
Pine Canyon, Single-family Residential (R1) Zone

I. Project Introduction

A. Background

The applicant is requesting a Minor Regional Plan Amendment to support the proposed Specific Plan and the rezonings of approximately 210 acres to accommodate a new residential subdivision, a resort, and commercial uses. The residential subdivision will contain parcels zoned RR, R1, and Medium Density Residential (MR). The extension of JWP Boulevard extends across the southern portion of the development site. The commercial zoning includes Development Area 5 to be rezoned to HC to allow the travel accommodation use and other uses identified in the Specific Plan. Also included are Development Areas 13 and 20 to be rezoned to SC to allow commercial uses identified in the Specific Plan.

The Concept Zoning Map Amendment application was submitted in August of 2025 and found complete in November of 2025. This was prior to the adoption of the new Regional Plan 2045. The application is being reviewed under the previous Regional Plan 2030.

B. Proposed Rezoning and Development Plan

To implement the overall specific area plan, two rezonings are required. The first rezoning applies to Development Areas 2, 4, 6, 9, 10, 11, 14, 15, 17, and 19—totaling approximately 139 acres—to be rezoned from RR with the RPO to R1 with the RPO. These areas will accommodate between 315-721 (443 target) dwelling units. This is the second rezoning request, to rezone 72.14 acres from the RR zone with the RPO to the Suburban Commercial (SC) zone (20.49 acres), the Highway Commercial (HC) zone (23.69 acres), and the MR zone (27.9 acres) all with the RPO.

The first part of this rezoning request is to rezone two Development Areas (13 and 20) to the SC zone. Development Area 13 is part of phase 2B and Development Area 20 is part of the final phase 5. Development Area 13 is referred to in the Specific Plan as the “Commercial Village” and is located at the intersection of JW Powell Boulevard and Ponavera, along the commercial suburban corridor. The Specific Plan lists the allowed uses as General Retail Business, Bars/Taverns, Farmers Markets and Flea Markets, Mixed Use, Restaurant, General Services, Indoor Commercial Recreation Facilities, Outdoor Public Uses, Office, and Public Parking in both Areas. Development Area 20 also allows Automobile Service Station and Convenience Store, and Public Services.

Both SC zoned parcels are allowed to include Residential uses along with the listed Commercial uses. Development Area 13 intends to develop 20 residential units as “Missing Middle Type 2” units or as part of a vertical mixed use development. The applicant defines “Missing Middle Type 2” as duplex, triplex, fourplex, townhome, multiplex or condo product types. The specific plan allows all residential uses in the SC zone.

The second part of the rezoning request is to rezone Development Area 5 to the HC zone. Development Area 5 is the location of the proposed “Lodge,” a travel accommodation use to be developed as part of phase 3. The parking for the lodge will be underground and surface lots. In addition, this Area is strongly encouraged to develop Restaurant, Bars/Tavern, and General Retail Business Uses. These additional uses will create an area that serves both residents and visitors, in line with the characteristics of a Neighborhood scale Suburban Activity Center.

The third part of the rezoning request is to rezone Development Areas 1, 7, and 8 to the MR zone. The Specific Plan identifies a possible range of housing types allowed in the MR zoned Development Areas. The applicant defines “Medium Density Residential Land Use” as providing single-family attached, condominiums, multi-family, multiplex, and garden style apartments. Single-family detached units are not supported in the MR zoned Development Areas. The specific plan states that all allowed uses in the MR zone are permitted except for one unit residential development.

The Specific Plan increases the required minimum density in the MR zoned Development Areas from the zoning code required 6 units per acre; up to 12 units per acre in Areas 1 and 7, and up to 11 units per acre in Area 8. These three

Development Areas are within the pedestrian shed of the S12 Activity Center and contribute to the Regional Plan's minimum required average density of 6 units per acre. These three Areas propose to provide 137, 109, and 50 residential units respectively.

As stated in the applicant's narrative, the architecture within the commercial, lodging, and medium-density areas of STL 290 will build upon the community's mountain-inspired theme while incorporating architectural details drawn from Flagstaff's historic structures, including influences from the city's early railroad-era buildings, timber-frame lodges, and masonry storefronts. These elements will be interpreted in a contemporary manner, blending traditional craftsmanship with modern form and function. Buildings will combine natural materials, timber, stone, and weathered steel, with clean, modern detailing to create a warm yet sophisticated architectural expression. Rooflines will incorporate a mix of low-slope and gable forms with extended overhangs, exposed structural elements, and articulated massing to establish rhythm and scale appropriate to both pedestrians and vehicles. Exterior façades will integrate wood siding, heavy timber accents, native stone bases, and rusted metal trim. Architectural detailing may include steel brackets, wood beam connections, and masonry pilasters, evoking the craftsmanship found in Flagstaff's early 20th-century architecture. Large windows and glass storefronts will activate the ground level and enhance transparency in the Commercial Village and lodge areas, creating a lively and inviting pedestrian realm. Complementary signage, lighting, and outdoor gathering spaces will reinforce this aesthetic, extending the architectural language into the streetscape. The material palette and color scheme will draw from the natural tones of the surrounding ponderosa forest and the city's historic masonry structures, ensuring that built forms feel rooted in both the landscape and Flagstaff's cultural heritage.

II. Concept Zoning Plan

On November 24, 2025, the Inter-Department Staff (IDS) deemed the application for Concept Zoning Map Amendment to be complete. If this rezoning is approved the applicant will need to submit for Site Plan review or Subdivision Plat prior to submitting civil plans or building permits.

A. Zoning – City of Flagstaff Zoning Code

If this Concept Zoning Map Amendment request is approved, approximately 72.14 acres will be rezoned from the Rural Residential (RR) zone with the Resource Protection Overlay (RPO) to the Suburban Commercial (SC) zone (20.49 acres), the Highway Commercial (HC) zone (23.69 acres), and the MR zone (27.9 acres) all with the RPO. Development of the site will be conditioned to the approved Specific Plan, the Building Footprint & Parking Areas document, and Development Agreement. The concept zone submission provided includes the general development site layout, character images, building footprints and parking areas, concept natural resource protection plan, open space areas, proposed road network, trails, and phasing. Proposed development that is in accordance with the approved Specific Plan, the Building Footprint & Parking Areas document, and Development Agreement will not require future modification of this zoning map amendment.

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 application 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 corridors, and the built environment and land use context.

ii. Resource Protection

There is a Resource Protection Overlay zone on the subject site, protecting floodplains, steep slopes, and native trees. The Zoning Code requires 50% of the tree resources to be saved in the R1 zone. However, the applicant has elected to be a part of the Tree resource pilot program and will work with City Planning and Fire staff to determine where

areas of tree resources shall be protected. A conceptual Natural Resource Protection Plan (NRPP) was submitted as part of this rezoning application, showing areas the applicant intends to maintain as undisturbed. If this rezoning application is approved, an NRPP in compliance with the provision of the Zoning Code will be required as part of any Site Plan or Preliminary Plat review. Staff will ensure compliance with the Zoning Code during Site Plan, Plat, and Civil Plan review.

iii. Common Space & Civic Space

The Flagstaff Zoning Code requires that a Planned Residential Development (PRD) provides a minimum of 15% of the development area to be Common Space. The Specific Plan identifies the Development Areas that will use the PRD standards and allows the required Common Space to be provided across the entire development site. The Specific Plan identifies the intended locations and areas of the required Common Space.

The Specific Plan also includes the planned development of four community parks: Central Park (DA 5 in phase 3), North Park (DA 1 in phase 4), Plaza Park (DA 13 in phase 2B) and East Park (DA 19 and 20 in phase 5).

iv. Pedestrian and Bicycle Circulation Systems

On-site pedestrian and bicycle circulation will be provided per the City Engineering Standards in conjunction with the proposed collector level roadway that will serve the interior of the project. A proposed road network and trail plan has been provided to show how internal site connections are intended. Final determinations of these connections will be determined during the site plan/plat review of the individual Development Areas. Flagstaff Urban Trail System (FUTS) trails will be provided along JW Powell Boulevard. The Arizona Trail currently crosses the property and will be realigned as the site develops, while maintaining public access. Staff will work with the applicant during the site plan/plat review to ensure that adequate facilities for pedestrians and bicycles are accommodated.

v. Compatibility and Architectural Design Standards

Compatibility does not mean “the same as” but rather refers to how well a new development is sensitive to the character of existing 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. Scale refers to similar or harmonious proportions, overall height and width, the visual intensity of the development, and the building massing. The Specific Plan allows for increased height in 13 development areas. Development areas 13 and 20 increase the maximum height from 35 ft to 60 ft. Development Area 5 increases the maximum height from 60 ft to 75 ft. Development Areas 1, 7, and 8 increase the maximum height from 35 ft to 60 ft. Continuity encompasses patterns of development and scale, but also site development, building forms, texture, materials, details, and colors. The application includes architectural character images of the proposed style, materials, and design elements to be used in the development.

vi. Landscaping

Landscaping plans are not required in conjunction with a Concept Zoning Map Amendment application. If this rezoning is approved, Staff will review the required landscape plans and ensure compliance with the Zoning Code during site plan review. The Specific Plan includes landscape character areas that will be applied to the development.

vii. Outdoor Lighting

Outdoor Lighting will be reviewed with each submitted Building Permit. The property is located in Lighting Zone 2.

viii. Parking

Parking will be reviewed with each future development application. The parking for the lodge will be underground and surface lots.

ix. Historic/Cultural Resources

A Cultural Resource Report was completed by the State of Arizona for the subject property prior to the property going up for sale. As a condition of the sale, the applicant has agreed that prior to any ground disturbance in areas not previously subject to a cultural resources survey, they shall arrange for a permittee of the Arizona State Museum to inspect the area for cultural, historical, and paleontological remains and submit two copies and a PDF copy of the inspection report to the Arizona State Land Department Cultural Resources Section for review and approval.

If, following receipt of ASLD Cultural Resources Section approval to proceed, any additional archaeological, paleontological, or historical site or object, or Human remains or funerary object that is at least fifty years old is discovered during the course of ground disturbing activities, all work shall cease and the grantee shall notify the Director of the Arizona State Museum pursuant to A.R.S. § 41-844, and the Arizona State Land Department Cultural Resources Section Manager.

B. Public Systems Impact Analysis

i. Transportation Impact Analysis (TIA)

City staff reviewed a STL 405 Master TIA sealed September 15, 2026. The following conclusions and recommendations have been documented in this study and made as a condition of City staff's approval:

The TIA evaluates three development horizon years: 2028, 2034, and 2045. A review of the detailed trip generation reveals that for the 2028 analysis horizon, the proposed development could generate 792 external trips over the course of a typical weekday, with 52 external trips (13 in/39 out) during the AM peak hour and 71 external trips (44 in/27 out) during the PM peak hour. In 2034 it is expected that the proposed development could generate an additional 3,274 daily external trips, with 91 additional external trips (54 in/37 out) during the AM peak hour and 244 external trips (120 in/124 out) during the PM peak hour. The total 2034 expected trips (2028 + 2034) is anticipated to be 4,066 daily trips, with 143 external trips (67 in/76 out) during the AM peak hour and 315 external trips (164 in/151 out) during the PM peak hour. In 2045 it is expected that the proposed development could generate an additional 7,816 daily external trips, with 439 additional external trips (160 in/279 out) during the AM peak hour and 635 external trips (358 in/277 out) during the PM peak hour. At full build (2028 + 2034 + 2045), the proposed development could generate 11,882 external trips over the course of a typical weekday, with 582 external trips (227 in/355 out) during the AM peak hour and 950 external trips (522 in/428 out) during the PM peak hour.

JW Powell Boulevard shall be connected to S Fourth Street prior to issuance of a building permit for any development within the Specific Plan area. The residential units in Development area 16 have prior approval and may move forward without this connection.

The TIA proposes mitigation for the proposed development to City transportation infrastructure, and City staff have conditioned approval on specific improvements. The staff memo outlining the conditions of approval is attached to this report. The Development Agreement shall include required improvements, timing, and proportional shares of the required improvements.

ii. Water and Wastewater Impact

A Water and Sewer Impact Analysis (WSIA) was completed on September 5, 2023. In December 2024, an extension request was made by the applicant. Water Services staff approved this request in October of 2025. The water and sewer commitments will now expire two years after the City's offsite improvement project to

upsized the off-site sewer trunk line is completed. The proposed development is located within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. Off-site improvements are discussed in more detail below. It is the developer's responsibility to design and construct all on-site, off-site, and connecting water and sewer infrastructure per the City of Flagstaff Engineering Standards.

Water system demand was based on 640 low density single family residential units, 590 medium-density single family residential units, and a 250-room resort. The current proposal is for 785 residential units and includes additional commercial uses. The WSIA was completed for the entire State Land parcel, however a portion of that property is now intended to be developed under Juniper Point. Approximately 66 single family dwelling units contemplated in the WISA are now designated to be part of the adjacent Juniper Point subdivision. Future development proposals will need to be compared to the existing WSIA. Additional demands may require a new or amended WSIA.

Water

Currently, no public water infrastructure exists on the property. To connect to the existing public water system, offsite waterline extensions will be necessary. The applicant shall obtain necessary utility easements.

The development proposes tapping into the existing water infrastructure at five possible locations. In the southern region of the development, an extension of the 20" water line within JW Powell Boulevard is proposed to extend through the new development. There is also an option for an 8" tie-in within the existing Pine Canyon neighborhood. There is an existing Public Utility Easement (PUE) to the shared property line but the waterline is in Pinyon Jay Drive and would need to be extended.

In the northern region of the development, there are three proposed locations to tie into the existing 27" water main in Bow and Arrow Wash. The locations are all dependent on coordination with the adjacent Juniper Point Development to the west. A 12" waterline within the proposed road to the Juniper Point neighborhood will provide the connection between the existing waterlines in JW Powell Boulevard and the 27" main in Bow and Arrow Wash. This connection will be required to provide a second source of water to the development. In addition, two 8" waterline alternate connections are shown to connect to the Juniper Point development.

Wastewater

There is no sewer infrastructure on the property. The existing public sewer interceptor in the Rio De Flag will be utilized for this project. The sewer main varies in size with 24", 36", and 42" pipe diameters, increasing in diameter from west to east. The sewer main crosses one corner of the property, but in other connection locations, offsite sewer extensions will be required to reach the existing public system.

The development proposes to connect to the existing sewer infrastructure at seven locations. In the southern region of the development, an 8" sewer within JW Powell Boulevard is proposed to extend through the new development. A range of 8"-12" sewer mains collect the wastewater from the Specific Plan area.

iii. Stormwater Analysis

A Drainage Impact Analysis, stamped July 2026, was reviewed by City staff. The report draws the following conclusions:

1. The minimum level of post-development on-site LID stormwater storage is included within the 19 ac-ft of storage required for the Site as a result of the rezoning and is in compliance with the City of Flagstaff Low Impact Development Manual (LIDM).
2. Based on the results of the hydrologic modeling, it was demonstrated the application of the Master Stormwater Storage Plan there shall be no increase in the ponding elevation at “Lake Continental”.
3. Per the Preliminary Drainage Report, site discharge locations will be shown to have no increase in peak discharge during the Civil Design Phases.
4. The Site’s post-development impact on the Rio De Flag floodplain was assessed and the impacts are considered negligible. Any rise in water surface elevation allowance is generally for peak flow timing impacts based on elongated peak flow duration due to peak flow mitigation requirements.
5. The Site’s post-development Stormwater LID Plan and Stormwater Storage Strategy Plan were determined and as development progresses shall be implemented accordingly or updates will be required as necessary to maintain adherence to this Drainage Strategy Plan.
6. At a minimum, each phase of the development will include the LID facilities from the Stormwater LID and Strategy Plan. Interim Storage and/or LID facilities may be required for project phasing and will be addressed as development progresses within future Drainage Reports.
7. The Site’s Drainage Impact Analysis (DIA) includes a Stormwater Strategy Plan and master Low Impact Development (LID) plan for the fully developed Site. The DIA Strategy Plan shall either be implemented with each phase or Detention/Retention and LID must stand alone for each phase. Interim temporary storage facilities may be required for phasing.

III. **Zoning Map Amendment Findings**

An application for a 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. Flagstaff Regional Plan 2030 and STL 290 Specific Plan 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 which provide the framework for the density, intensities, and mix of uses within the area types.

The subject property lies within the Urban Growth Boundary, an area explicitly designated for responsible, well-planned expansion, and carries a Suburban Land Use classification under the Regional Plan. This designation supports a mix of uses and neighborhood-scaled development that balance housing, recreation, and employment opportunities. The applicant is requesting a Minor Regional Plan Amendment in order to be found in compliance with the Regional Plan 2030. The zoning Map amendment must also be found to be in compliance with the proposed STL 290 Specific Plan.

ii. Applicable General Plan Goals and Policies

Staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. The following is a discussion of how the project generally meets and conflicts with some of the most relevant goals and policies. The applicant has provided their own analysis as part of their narrative.

- a. Environmental Planning & Conservation
The development plan for these areas meets Goal E&C.6. Protect, restore, and improve ecosystem health and maintain native plant and animal communities diversity across all land ownerships in the Flagstaff region. Development is concentrated in areas away from nature stream corridors and steep slopes.
- b. Open Space
The development plan meets Regional Plan 2030 Goal OS.1 The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health. The area is designed with an extensive trail system , community parks, and open spaces.
- c. Water Resources
Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary; supports development in this area, bringing necessary infrastructure into the area for future development.
- d. Community Character
Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region. The Specific Plan outlines design goals to support this Regional Plan policy.
- e. Growth Areas & Land Use
Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff’s favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options. Goal LU.13. Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods. Policy LU.6.3. Encourage new mixed-use neighborhoods in appropriate locations within the growth boundary. The inclusion of Commercial zoned areas and MR zoned areas encourages a diversity of uses and housing types.
- f. Economic Development
Policy CD.6.1 Support and promote the diversification and specialization of the tourism sector, with heritage, eco-, and adventure tourism. The proposed “Lodge” will bring a new resort style lodging option to the community.

Staff believes that the proposed application meets 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. Staff do not believe that the proposed project will be detrimental to the public interest, health, safety, convenience, or welfare. Staff also believes that the proposed amendment will add to the public good.

Staff have identified the following Community Benefits and Public Good:

The MR zoned development areas aim to provide 296 dwelling units (280 – 333 dwelling units are allowed) within proximity to parks, trails, shops, and services, advancing Flagstaff’s goals for housing affordability and accessibility. Development Areas 1, 7, and 8 prohibit single-family units, encouraging some diversity of housing types. The development proposal does not propose any Affordable Housing units but suggests that the increase in the number of units will help address Flagstaff’s Housing Crisis.

The proposed development transforms currently undeveloped property within Flagstaff’s designated Urban Growth Boundary into a productive, mixed-use community that balances housing, tourism, and open space in a sustainable manner.

The development invests in public infrastructure, delivering new roadway, trail, and utility infrastructure. This includes the extension of JW Powell Boulevard and Ponavera Boulevard, along with regional trail connections and Arizona Trail realignment. These improvements expand access, strengthen regional mobility, and benefit the broader Flagstaff community.

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 reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements, as well as impact analyses for the site.

IV. DEVELOPMENT AGREEMENT

A draft development agreement has been prepared. The primary purpose of this agreement is to set out roles and responsibilities in regard to the following (not limited to):

- Resources
- Planned Residential Development design elements
- Sequencing of parks, common space, and internal trails
- Off-site transportation infrastructure improvements
- Off-site water and sewer infrastructure improvements

V CITIZEN PARTICIPATION

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with Regional Plan Amendment request. In accordance with State Statute and the Flagstaff Zoning Code, notice of the public hearing was provided by placing an ad in the Daily Sun, posting notices on the property, and mailing a notice to all property owners and homeowners’ associations within 1,000 feet of the site excluding rights-of-way.

The applicant held two neighborhood meetings: the first on March 30, 2026, at 5:30 p.m., and the second on June 4, 2026, also at 5:30 p.m. A third meeting was held on September 10, 2026, at 5:30 p.m. to allow the City to provide notice for a meeting on its website. All meetings were held virtually. Five individuals attended the first meeting, four individuals attended the second meeting, and two individuals attended the third meeting. A Citizen Participation Report, attached, was prepared. The meetings included a presentation from the applicant. There were no questions or comments from the attendees.

As of the date of this report, no public comments have been received by staff.

RECOMMENDATION:

Staff recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation approval, in accordance with the findings, and subject to the following conditions, which will be included in the zoning map amendment ordinance:

1. The subject property must be developed in accordance with the approved STL 290 Specific Plan, as amended, and the Building Footprints & Parking Areas document.
2. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
3. All terms, conditions, and restrictions detailed within the STL 290 Development Agreement, as amended, must be fully satisfied.
4. The subdivision of the development must align with the approved zoning boundaries.
5. In the event the property is rezoned and the Developer fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert the zoning back to the former classification of Rural Residential (RR), per Section 10-20.50.060 of the Zoning Code.

Attachments:

- Application
- Legal Description
- Site Area Analysis
- Project Narrative and Regional Plan Analysis (same as minor regional plan attachment)
- Record of Proceedings (same as minor regional plan attachment)
- Building Footprints & Parking
- Concept Natural Resource Protection Plan
- TIA Conditions of Approval