STL Concept Zoning Map Amendments

Request Overview

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.

STL Concept Zoning Map Amendments

Entitlements Granted

The entitlements granted by this application are as follows:

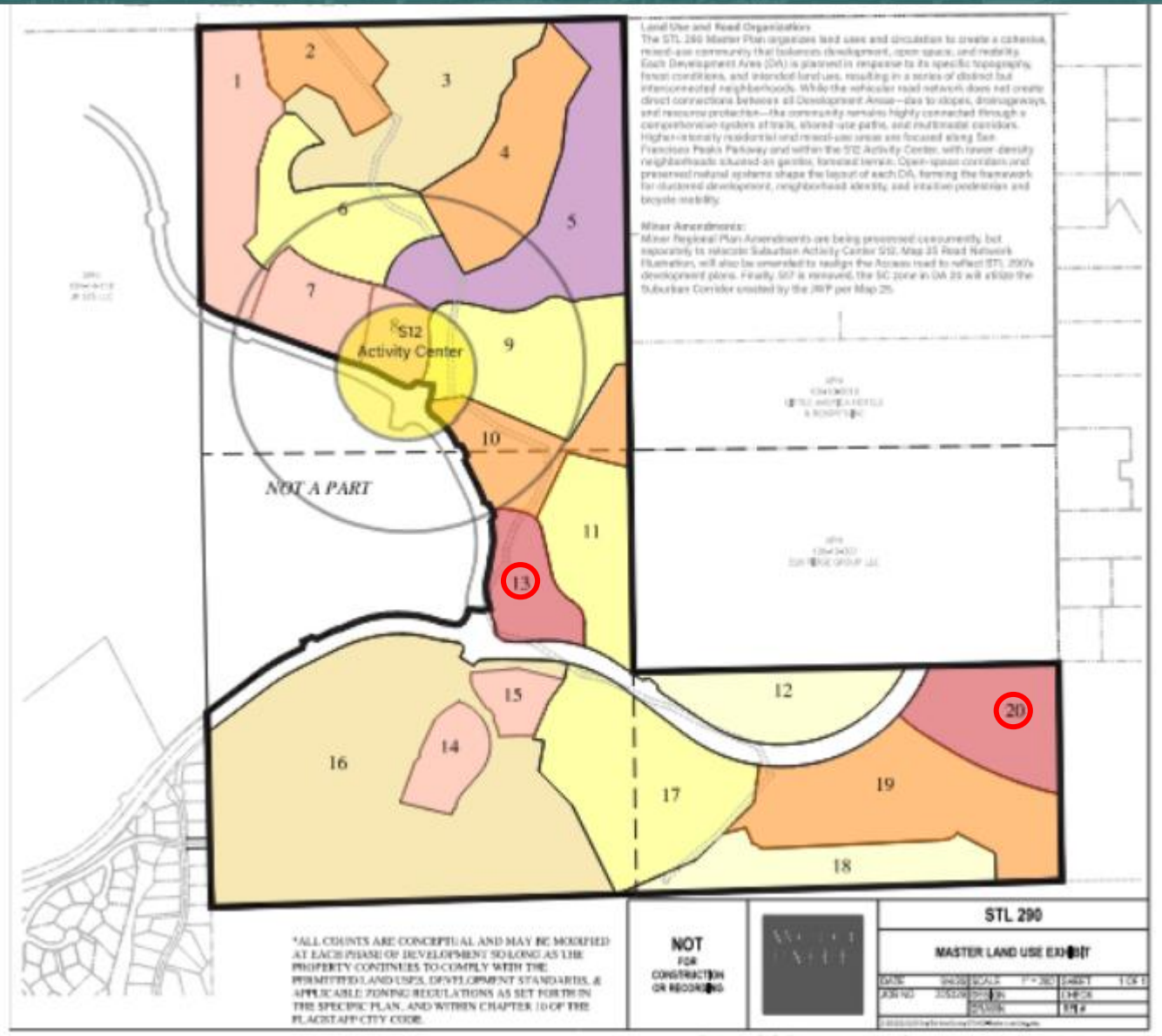
- between 605 – 1,312 dwelling units,
- a travel accommodations use of unlimited size,
- a range of commercial uses as listed in Table 2 of the Specific Plan.

Of the allowed dwelling units, between 298 – 386 units are prohibited from being single-family dwellings.

STL Concept Zoning Map Amendments

Development Areas (DA)

- The first part of this rezoning request is to rezone two DA (13 and 20) to the SC zone.
- DA 13 is referred to in the Specific Plan as the “Commercial Village”

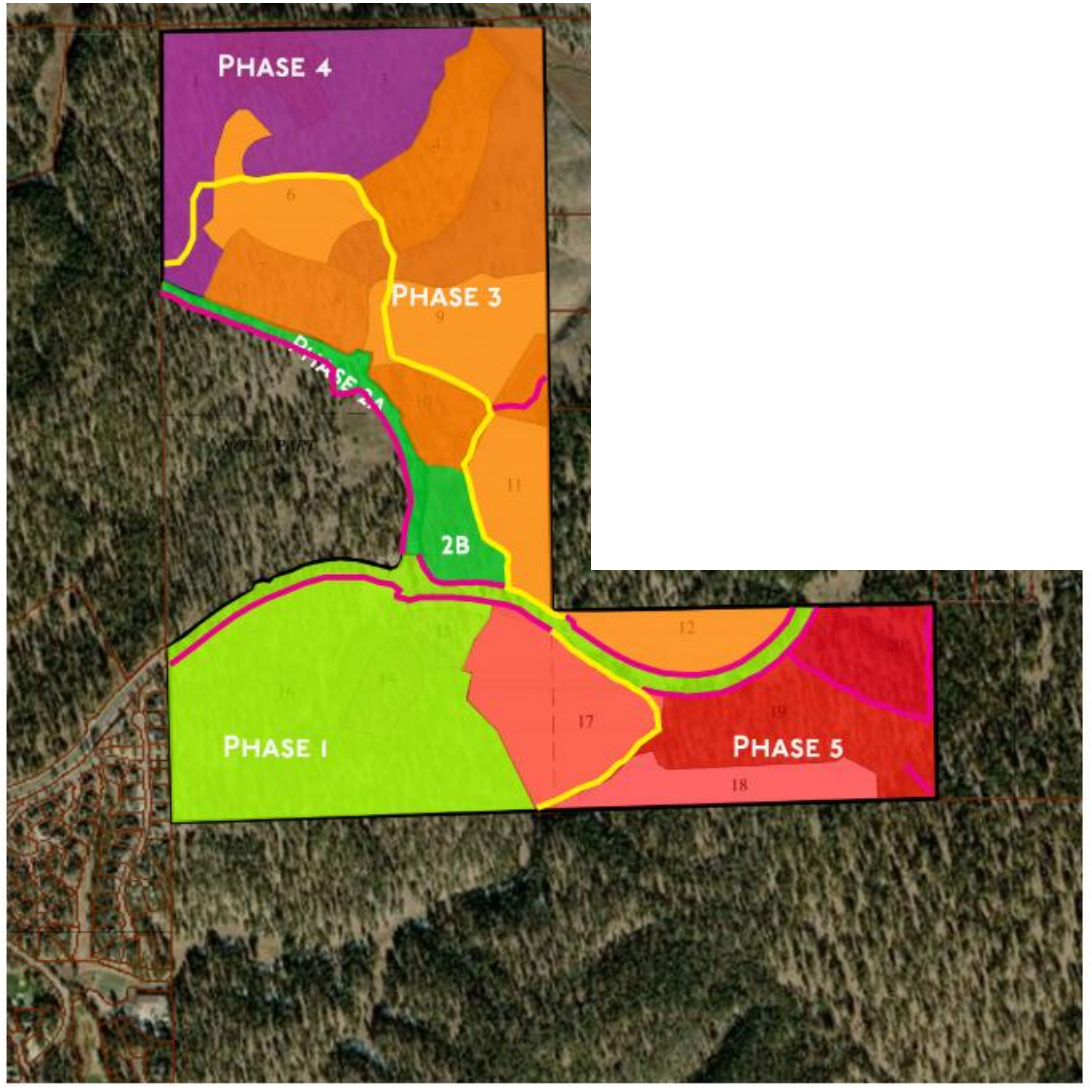


STL 290 DEVELOPMENT AREA MAP

STL Concept Zoning Map Amendments

Phases

- Phase 2B: DA 13
- Phase 5: DA 20



PHASING MAP

STL Concept Zoning Map Amendments

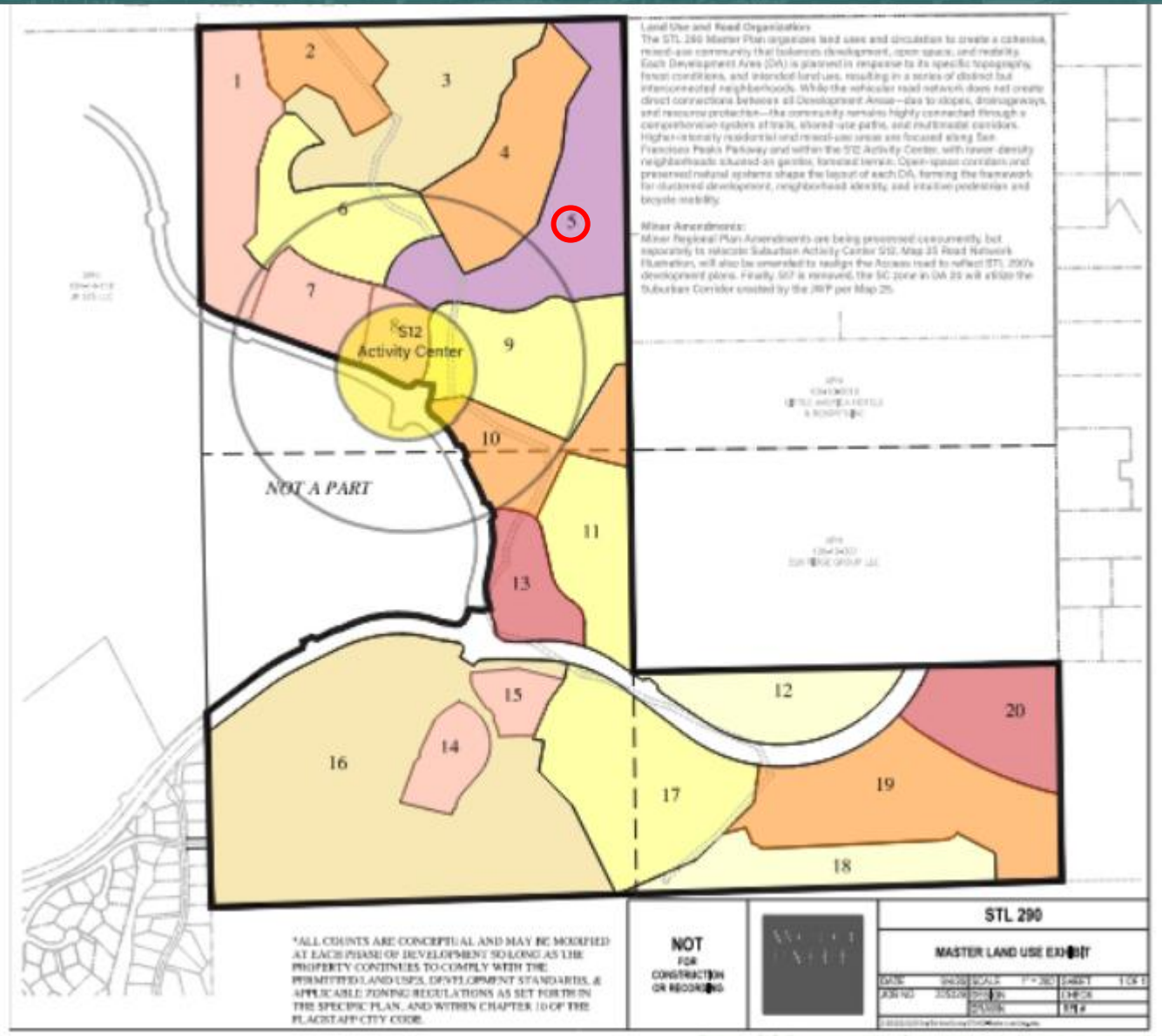
Allowed Uses in DA 13 and 20

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

STL Concept Zoning Map Amendments

Development Areas

- The second part of the rezoning request it to rezone DA 5 to the HC zone.
- DA 5 is the location of the proposed “Lodge”.

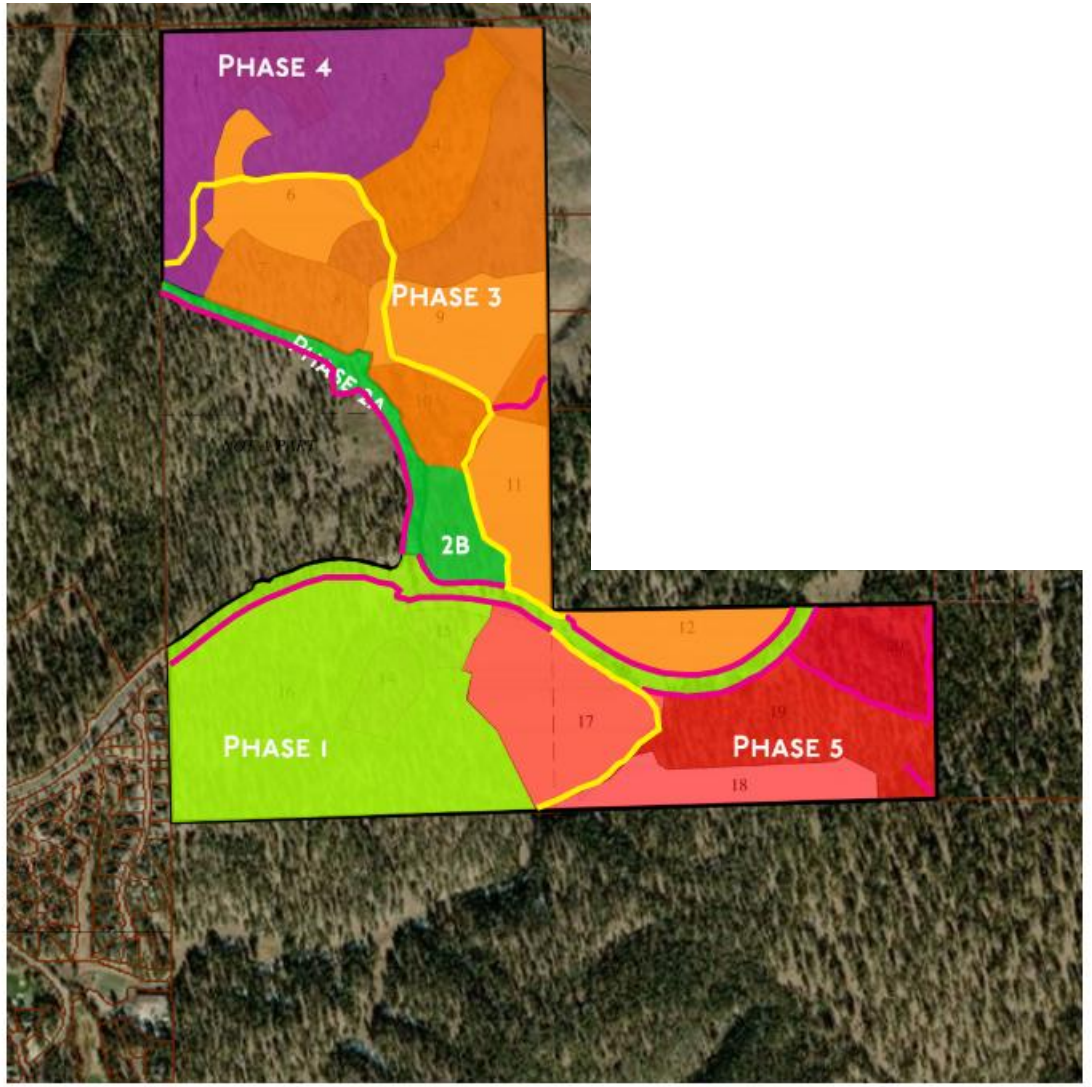


STL 290 DEVELOPMENT AREA MAP

STL Concept Zoning Map Amendments

Phases

- Phase 3: DA 5



PHASING MAP

STL Concept Zoning Map Amendments

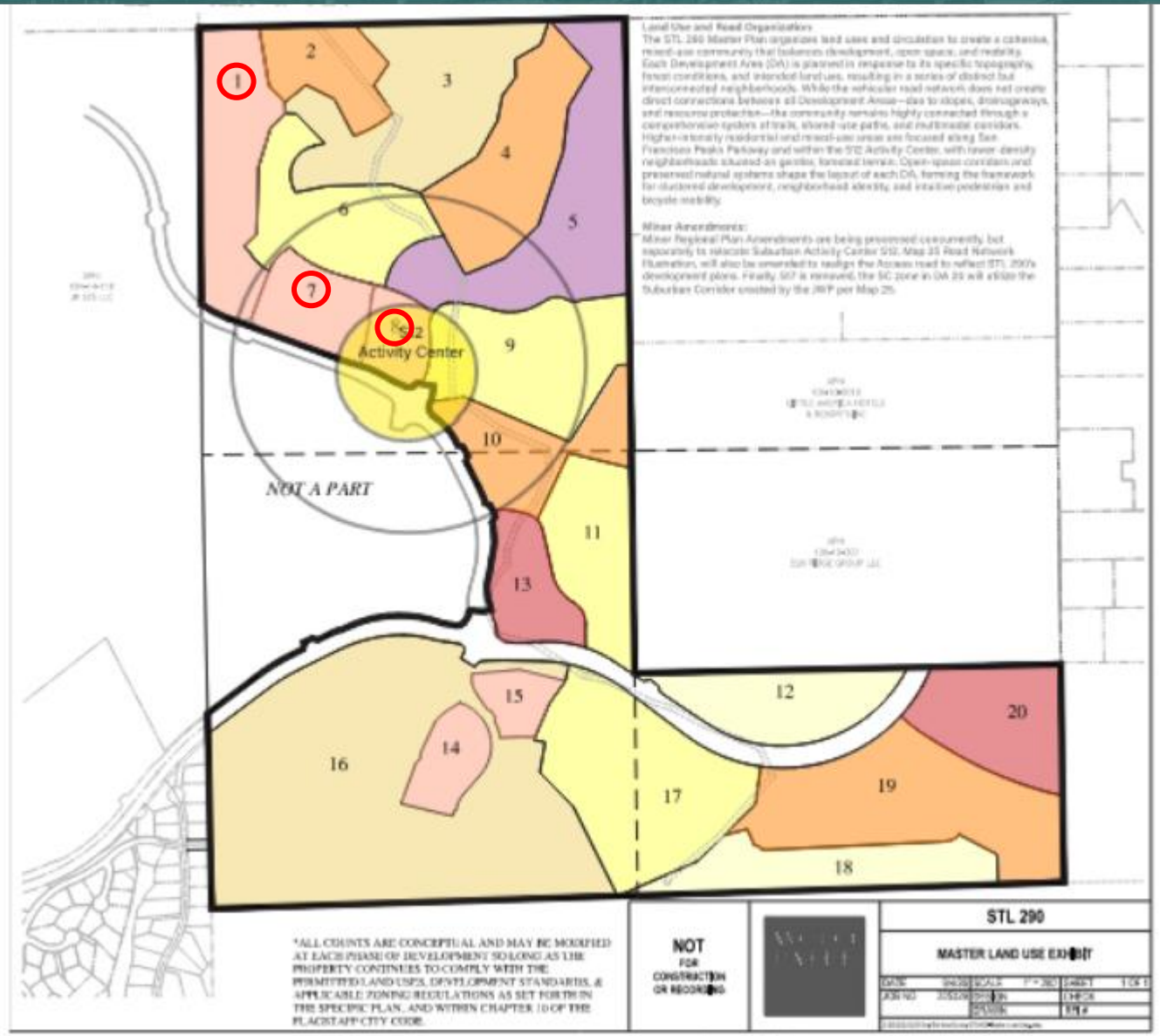
Allowed Uses in DA 5

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

STL Concept Zoning Map Amendments

Development Areas

- The third part of the rezoning request is to rezone DA 1, 7, and 8 to the MR zone.

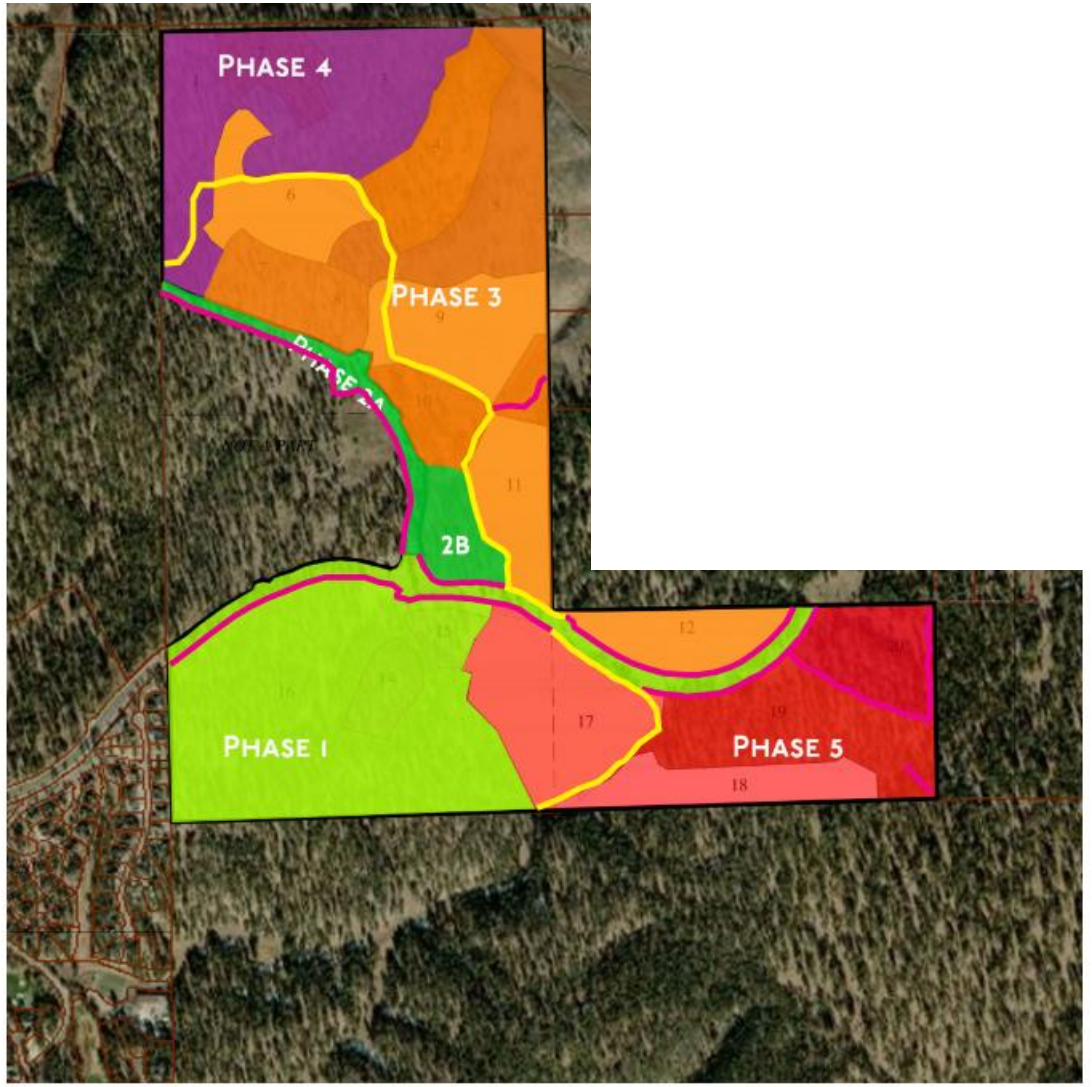


STL 290 DEVELOPMENT AREA MAP

STL Concept Zoning Map Amendments

Phases

- Phase 3: DA 7 and 8
- Phase 4: DA 1



PHASING MAP

STL Concept Zoning Map Amendments

Allowed Uses in DA 1, 7 and 8

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

STL Concept Zoning Map Amendments

Concept Zoning Plan Review

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.

STL Concept Zoning Map Amendments

Resource Protection, Common Space & Civic Space, Pedestrian and Bicycle Circulation Systems

Refer to the previous Concept Zoning Map Amendment

STL Concept Zoning Map Amendments

Compatibility and Architectural Design Standards

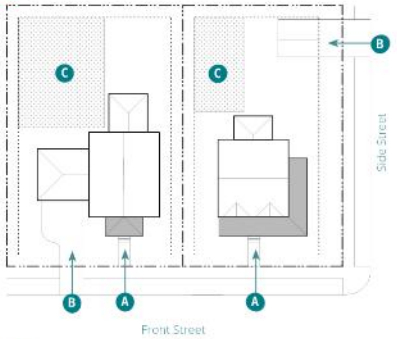
- The Specific Plan allows for increased height in 13 development areas.
- DA 13 and 20 increase the maximum height from 35 ft to 60 ft.
- DA 5 increases the maximum height from 60 ft to 75 ft.
- DA 1, 7, and 8 increase the maximum height from 35 ft to 60 ft.
- The application includes architectural character images of the proposed style, materials, and design elements to be used in the development.

STL Concept Zoning Map Amendments

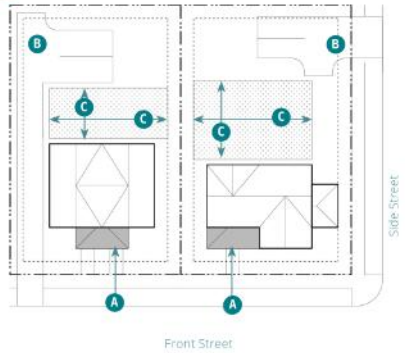
TEAM FLAGSTAFF
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SAMPLE RESIDENTIAL BUILDING FOOTPRINTS & PARKING AREAS

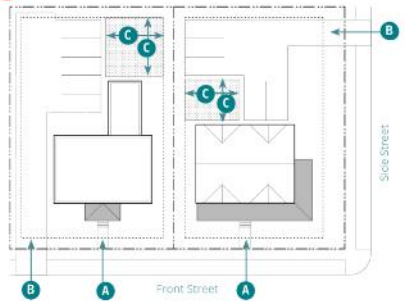
1 Single-Family Detached



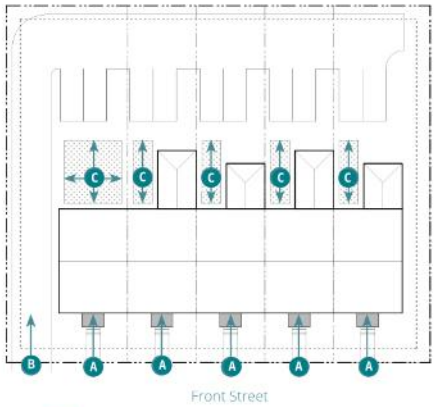
2 Duplex



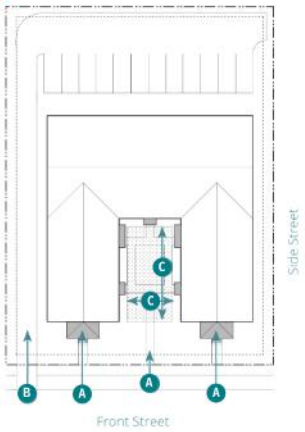
3 Three/Fourplex



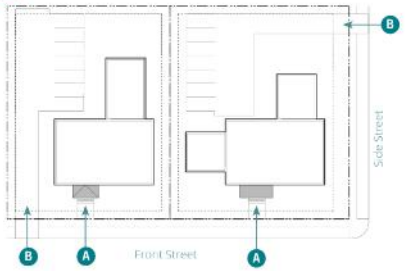
4 Single-Family Attached (Town-homes)



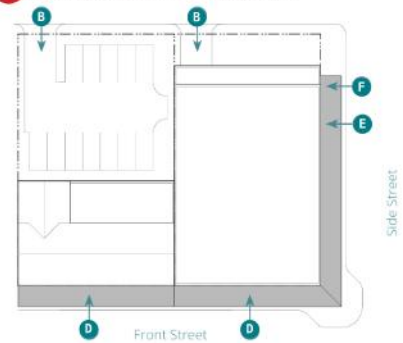
5 Multi-Family (Courtyard)



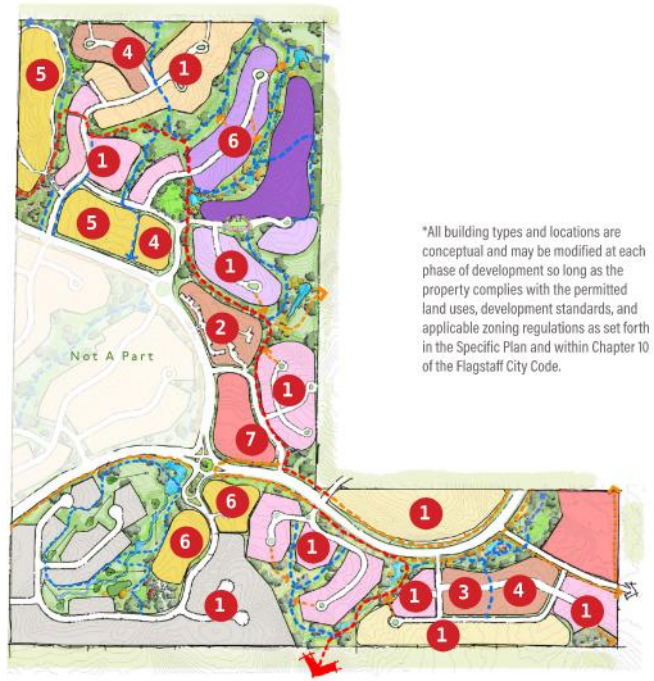
6 Multi-Family (Multiplex/Condos)



7 Multi-Family (Condo Above Commercial)



- A Main Entry Location
- B Driveway and Parking
- C Open Space
- D Upper Floor Units to be accessed by common entry along front or side street
- E Ground Floor shops to have individual entries along the adjacent street
- F On corner design sites, units in a wing or accessory structure to enter from side street



*All building types and locations are conceptual and may be modified at each phase of development so long as the property complies with the permitted land uses, development standards, and applicable zoning regulations as set forth in the Specific Plan and within Chapter 10 of the Flagstaff City Code.

STL Concept Zoning Map Amendments

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SAMPLE BUILDING FOOTPRINTS & COMMERCIAL PARKING AREAS

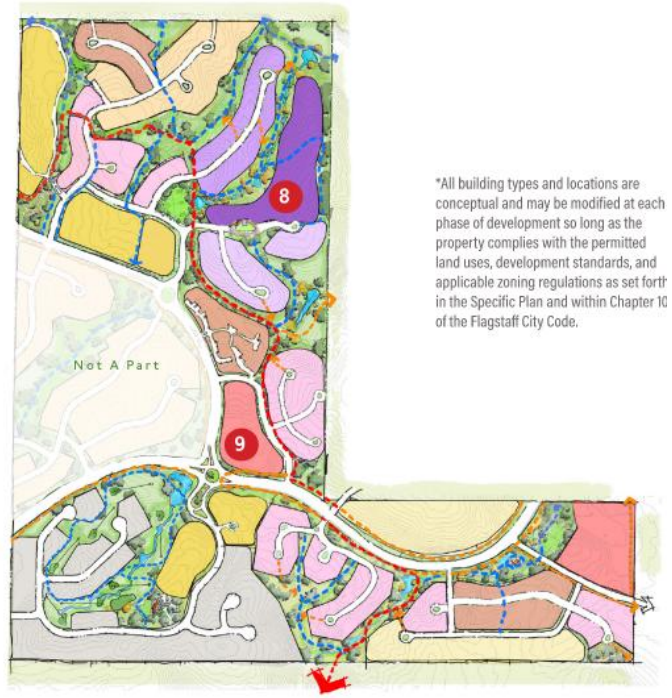
8 Family Lodge



9 Commercial Village



- A Family Lodge
- B Lodge Parking Located within Below-Grade Garage and Surface Level Lots
- C Commercial Village
- D Plaza Park
- E Parking Areas Conceptually Located on the Side or Behind Commercial Structures



*All building types and locations are conceptual and may be modified at each phase of development so long as the property complies with the permitted land uses, development standards, and applicable zoning regulations as set forth in the Specific Plan and within Chapter 10 of the Flagstaff City Code.

Public Systems Impact Analyses

Refer to previous Concept Zoning Map Amendment for TIA, WSIA, and DIA.

STL Concept Zoning Map Amendments

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.

STL Concept Zoning Map Amendments

Flagstaff Regional Plan 2030

- Development site is within the Urban Growth Boundary.
- Suburban Land Use classification - supports a mix of uses and neighborhood-scaled development that balance housing, recreation, and employment opportunities.
- Request for a Minor Regional Plan Amendment in order to be found in compliance with the Regional Plan 2030.
- The Concept Zoning Map Amendment must also be found to be in compliance with the proposed STL 290 Specific Plan.

STL Concept Zoning Map Amendments

Applicable Goals and Policies

Environmental Planning & Conservation

- 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.

Open Space

- 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.

Applicable Goals and Policies

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.

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.

STL Concept Zoning Map Amendments

Applicable Goals and Policies

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.

Applicable Goals and Policies

Economic Development

- Policy CD.6.1 Support and promote the diversification and specialization of the tourism sector, with heritage, eco-, and adventure tourism.

STL Concept Zoning Map Amendments

Finding #2

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). DA 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.
- The development invests in public infrastructure, delivering new roadway, trail, and utility infrastructure.

STL Concept Zoning Map Amendments

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.

STL Concept Zoning Map Amendments

Development Agreement

A draft development agreement has been prepared. The primary purpose of this agreement is to set out roles and responsibilities in regard to the following:

- Steep Slopes required to be protected will be reviewed wholistically.
- Forest Resources and participation in the City's Forest Resource Pilot Program.
- Planned Residential Development design elements.
- Phasing will require a Master Phasing Plan approved by the Planning and Development Services Director and City Engineer.
- In lieu of constructing the required transportation improvements, the developer agrees to pay a total of $7.7 million. Payment is divided into four equal amounts and tied to the number of dwelling unit building permits (200, 260, 320, 400).

STL Concept Zoning Map Amendments

Development Agreement

- Off-site water and sewer infrastructure improvements required by the WSIA.
- The Arizona Trail shall remain open, accessible and safely passible during construction.
- JW Powell shall connect to Fourth Street before issuance of any building permit beyond DA 14, 15, and 16.

STL Concept Zoning Map Amendments

Citizen Participation Plan

- The applicant held three neighborhood meetings on March 30, June 4, and September 10, 2026, at 5:50. The first meeting had 5 attendees, the second meeting had 4 attendees, and the third meeting had 2 attendees.
- There were no questions or comments from the attendees.

STL Concept Zoning Map Amendments

Recommendation

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

1. The subject property must be developed in accordance with the approved STL 290 Specific Plan, as amended, and the Building Footprints & Parking Areas document.
2. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
3. All terms, conditions, and restrictions detailed within the STL 290 Development Agreement, as amended, must be fully satisfied.

STL Concept Zoning Map Amendments

Recommendation

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

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.