

Little America Hotels & Resorts, Inc. Major Plan Amendment Application

Flagstaff, Arizona



APPLICANT:

Little America Hotels & Resorts, Inc.
2515 E Butler Ave
Flagstaff, AZ 86004

PREPARED BY:

DESIGNWORKSHOP
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July 1, 2013

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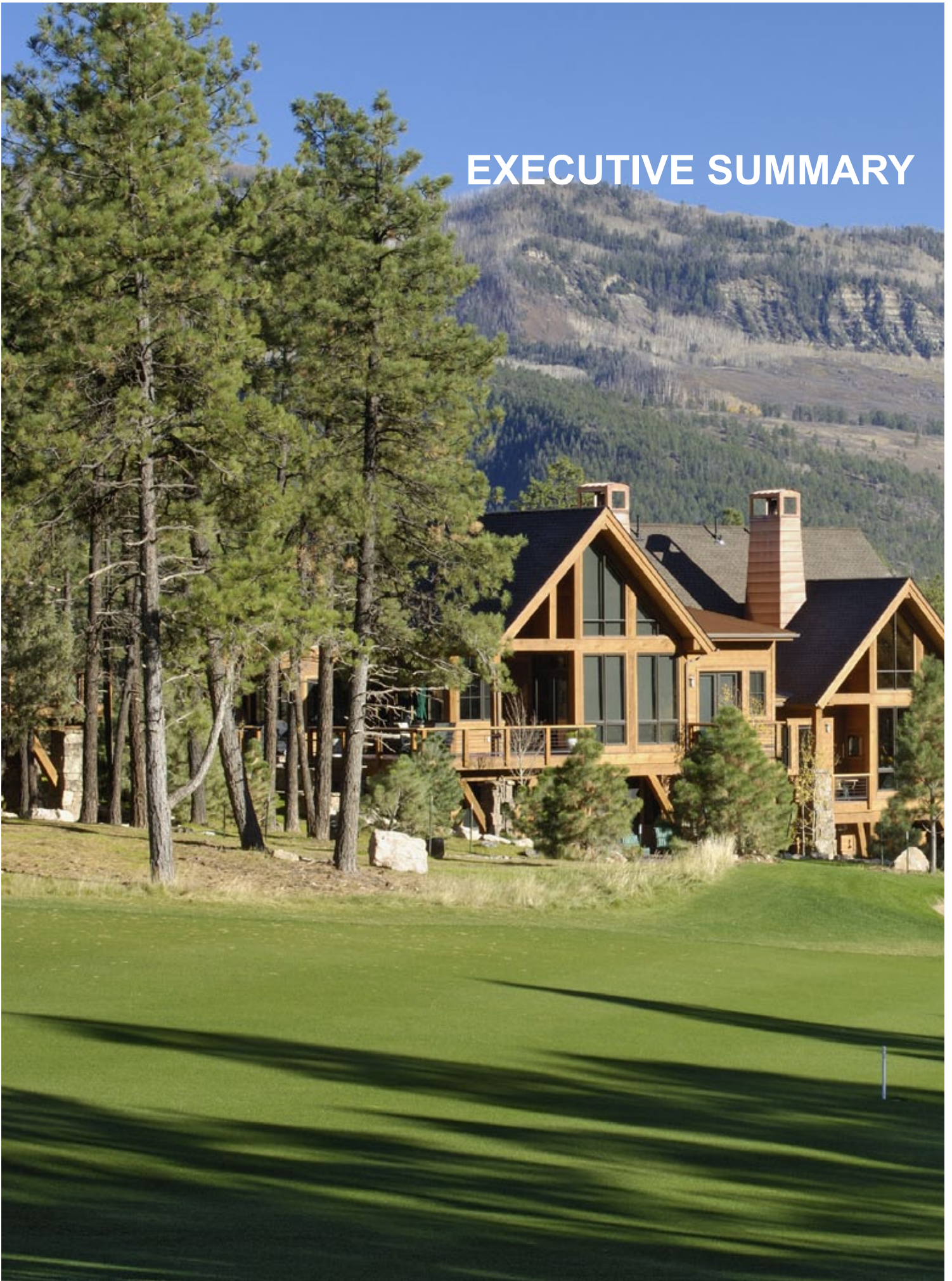
Exhibits (Bound Separately)

- Exhibit A: Legal Description and Site Acreage
- Exhibit B: Conceptual Development Plan at 200 Scale
- Exhibit C: Water / Wastewater Analysis
- Exhibit D: Traffic Impact Analysis
- Exhibit E: Drainage Impact Analysis
- Exhibit F: School Impact Analysis
- Exhibit G: Economic Development Analysis
- Exhibit H: Cultural Resource Study
- Exhibit I: Property Owners: Addresses, and Pre-Addressed Stamped Envelopes
- Exhibit J: Coconino County Assessor’s Map
- Exhibit K: Electronic Copy of Application

MAJOR REGIONAL PLAN AMENDMENT CHECK LIST

Initials indicate Items submitted. Applicant Staff X=Submitted or Pg. #		THE FOLLOWING MATERIALS ARE TO BE SUBMITTED IN WHOLE UPON APPLICATION. ANY MATERIALS MISSING SHALL CAUSE REJECTION OF THE APPLICATION.
X	_____	1. <u>Submission Requirements</u> 1.1. Narrative Analysis (electronic and paper copy required – <i>see below</i>) 1.2. Infrastructure and Community Impact Analysis (electronic and paper copy required – <i>see below</i>) 1.3. Citizen Participation Plan and Information (electronic and paper copy required – <i>see below</i>) 1.4. Ten (10) copies of conceptual or complete development plan drawings (24" x 36" sheets) 1.5. Electronic copy of all plans in either a pdf, jpeg, or tif file format 1.6. If the applicant is not the current landowner of the subject property, a signed and notarized statement shall also be filed attesting that the owner grants the applicant authority to represent the owner in this matter. 1.7. Legal description of the property 1.8. A non-refundable, processing fee All plans submitted with the application must be folded to approximately 8.5" x 11".
X	_____	
X	_____	
Exhibit B	_____	
Exhibit K	_____	
N/A	_____	
Exhibit A	_____	
From Owner	_____	
3	_____	
Exhibit A	_____	
Exhibit A	_____	2. <u>Narrative Analysis – Site and Land Use</u> 2.1. A Detailed Narrative Analysis shall address the following areas of concern as applicable: 2.1.1 Project title and date 2.1.2 Legal description of the parcel 2.1.3 Site acreage 2.1.4 Proposed Regional Plan Land Use category and descriptive use preferred 2.1.5 Why the proposed amendment is necessary (reason for request) 2.1.6 How the proposed change is consistent with the overall goals of the Regional Plan; if inconsistent, justify exception and propose plan amendment. 2.1.7 Impact on the implementation of the Regional Plan goals and policies resulting from the proposal 2.1.8 Cumulative impacts on the nearby and surrounding land uses 2.1.9 Cumulative impact of proposal on the supply of land zoned in the same category 2.1.10 Amount of land in the proposed use categories needed to meet the needs of the subject area and environs and of the community 2.1.11 Housing impact which may result from the proposal 2.1.12 Existing and proposed internal and external circulation (pedestrian, bicycle, autos) 2.1.13 Open Space concepts
4-5	_____	
5	_____	
70-76	_____	
66	_____	
63	_____	
65	_____	
4-5	_____	
64	_____	
15 & 49	_____	
51	_____	3. <u>Infrastructure and Community Impact Analysis</u> 3.1. Water/Wastewater Analysis 3.2. Traffic Impact Analysis 3.3. Drainage Impact Analysis 3.4. Police and Fire Protection Analysis 3.5. School Impact Analysis 3.6. Economic Development Analysis 3.7. Public Outreach Summary Report 3.8. Cultural Resource Study
Exhibit C	_____	
Exhibit D	_____	
Exhibit E	_____	
76	_____	
Exhibit F	_____	
Exhibit G	_____	
66	_____	
Exhibit H	_____	
Exhibit I	_____	
Exhibit J	_____	4. <u>Citizen Participation Plan and Information</u> 4.1. List of all property owners and addresses within 300 feet of the subject property 4.2. Coconino County Assessor's map indicating book, map, and parcel numbers or subject property as well as the surrounding property located within 300 feet 4.3. Any affected citizen groups or other interested parties 4.4. Pre-addressed stamped envelopes for all identified citizens and groups for public hearing notification 4.5. Citizen Participation Report as defined by Zoning Code Section 10-30.40.070
66	_____	
Master App.	_____	
66-68	_____	

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Project Title and Date (2.1.1): The Little America Neighborhood, July 1, 2013

The Little America Flagstaff Hotel sits on the northern edge of approximately 537 acres of ponderosa pine forest located south of East Butler Avenue and Interstate 40. Existing uses on the site include the Little America Hotel and the truck service area. The hotel consists of 247 sleeping rooms, approximately 10,500 square feet of indoor meeting space and outdoor facilities for weddings and events. The hotel also offers a full service restaurant and lounge, fitness center, heated outdoor pool, kids' playground and hiking trails. Approximately 500 acres remain undeveloped.

The property is owned by the R.E. Holding family, who built Little America Flagstaff in 1972. The owners have a long-standing tradition of operating hotels and resorts with a reputation for excellence and high quality. Their private, family-owned company includes Little America properties in Wyoming, Utah and Arizona, the Sun Valley Resort in Idaho, the Snowbasin Resort in Utah and the Westgate Hotel in San Diego. When they started in the hotel business in 1952, Earl and Carol Holding worked tirelessly at their first hotel property in Little America, Wyoming, doing everything from cooking and waiting tables to washing windows and making beds. Their attention to detail and commitment to customer satisfaction led to a profitable business that was able to grow throughout the West. The Holdings continue to emphasize customer service, well-maintained facilities and good value in each of their enterprises. One of the hallmarks of each location is the outstanding landscape of trees, lawns, flowers and water features to add to the guest experience.

Today the Little America Flagstaff is a favorite for travelers, vacationers and conventioners. Set amidst the beautiful surroundings of Flagstaff and the San Francisco Peaks, the Little America Hotel offers a respite from traveling, a few days away from the heat of the Arizona desert or a break from a long day of meetings. The swimming pool, playground, volleyball court and nature trails appeal to visitors of all ages and the close proximity to the Grand Canyon, Sedona and several national monuments offers inspiring sightseeing opportunities. The convention facilities are regularly utilized by state and local associations and it is not uncommon to see a wedding, reception or other event taking place in the outdoor space. The Little America property also appeals to and welcomes the residents of Flagstaff. The approximate 537 acres surrounding the Little America Hotel have never been fenced off, allowing residents of the community to enjoy the trails that run through the property including the popular trail that runs along the Rio de Flag. The Holdings have always maintained a strong connection with the land they own. Shortly after building the Little America property, hundreds of trees were planted around the hotel, resulting in a mature mountain landscape that helps blend the hotel into the surrounding landscape.

Little America Hotels and Resorts engaged Design Workshop to develop a master plan for the property in 2007. A preliminary plan was presented to the Holding family and initial meetings held with City staff, but it was decided that the time was not right to pursue development of the property. With signs of improving economic conditions, it became apparent in 2011 that the time was right to renew planning efforts for the development of the property. The 2007 plan was taken off the shelf, reviewed and revised to realize the vision of creating a destination resort with a resort hotel, conference facilities, along with mixed-use and residential neighborhoods.

Purpose of the Application

The land uses on the Little America property are Commercial Regional/Community (approximately 44 acres), urban open space (approximately 56 acres) and it is included in the Planning Reserve Area (PRA) (approximately 437 acres) on the Regional and City Land Use Plans. The applicant has developed a master plan for the property and now pursues land designations consistent with the master plan. As detailed within this application, the plan includes a variety of uses including hospitality, commercial, recreation and residential. Per Flagstaff City Code Section 11-20.20.020, a major amendment to the General Plan is required because the Little America Master Plan proposes an increase of intensity of residential land use in excess of 80 acres. The applicant seeks a Major Amendment to the General Plan at this time. This application includes the requirements of a major plan amendment as outlined in Division 11-10.20 Comprehensive Updates, New Elements and Major Amendments to the General Plan as well as additional information the applicant believes will assist City officials, interested stakeholders and the public in understanding the intent of the master plan.

Proposed Amendment and Description of Section for which Amendment is Proposed

The master plan for the Little America Neighborhood requires minimal amendments to the Flagstaff Area Regional Land Use and Transportation Plan (Regional Plan). The Compliance section of this application addresses the goals outlined in the Regional Plan and indicates the specific policies and strategies the master plan supports. There are no specific instances where the proposed development is in conflict with the General Plan with the exception of Map 3: Regional Land Use Plan map and Map 4: City Land Use Plan map.

The applicant requests the Planning Reserve Area be amended to include high density residential, medium density residential, low density , commercial regional/community and open space as shown on the Proposed Land Use Plan. The land adjacent to E. Butler Avenue is proposed to remain Commercial Regional/Community as shown on the Regional and City Land Use maps, although the configuration of the parcel changes.

Proposed Land Use and Amount of Land Required (2.1.4 & 2.1.10)

The proposed Regional Plan Land Use categories for the Little America Neighborhood are congruent with the land use descriptions in the Flagstaff

Area Regional and Use and Transportation Plan. The master plan has been designed in a manner that promotes efficient use of the land in order to create a destination resort and viable new community within the City of Flagstaff. The proposed uses include low, medium and high density residential, commercial regional/community and open space. The commercial area may include neighborhood commercial as well as office suites.

The table below provides a breakdown of the land uses shown on the Regional and City Land Use Plan maps and the proposed changes with the approximate acres in each new land use category indicated.

Little America Proposed Development - Land Use		
Current Land Use	Proposed Land Use	Acres
Commercial Regional/Community	Commercial Regional/Community	41.8
Planning Reserve Area	Commercial Regional/Community	9.7
Planning Reserve Area	Low Density Residential	25.7
Planning Reserve Area	Low Density Residential Amenity	182.1
Planning Reserve Area	Medium Density Residential	57.7
Planning Reserve Area	High Density Residential	71.0
Planning Reserve Area	Open Space	148.7
Total Acres		536.8

Summary of Reasons for Request (2.1.5)

The Little America Hotels & Resorts, owner and operator of successful hotels and resorts in the Western U.S., seeks to develop the approximate 537 acres surrounding the Little America Flagstaff Hotel (Little America). The vision for this property is a mixed-use community with hotel/meeting facilities to complement the existing Little America Hotel, retail, residential neighborhoods and recreational amenities including golf. The plan will benefit the City by adding quality hotel accommodations, additional recreational opportunities, a mixed-use neighborhood that includes retail and potentially office suites, as well as a diversity of housing types. In order to realize the vision of the master plan, the City's Regional Plan and the zoning designations for the land need to be amended.

Community Benefits

The Little America Neighborhood will provide several community and public benefits to the City of Flagstaff. Some of these benefits include the following:

- Increase City's tax base from lodging, retail, restaurant and recreational sales (such as golf) as well as through property tax from new commercial and residential property.
- The creation of approximately 500 jobs directly related to the Little America Neighborhood, primarily attributable to visitor-related spending.
- Housing opportunities including a diversity of densities and types.
- A new community destination that does not compete with, but rather complements downtown Flagstaff. Additional visitors and residents in the Little America Neighborhood will patronize Flagstaff's existing retail outlets and restaurants.
- A new hotel and supporting amenities that will complement the existing Little America Hotel and offer a new level of visitor experience within

the Flagstaff market with immediate access to golf and other proposed recreational activities.

- Additional community recreational facilities including a resort/public 18-hole golf course and an approximate five-mile trail system within the Little America property that connects to and expands the existing FUTS trail system, passive and active parks, a community garden as well as the potential for the activities listed on the Recreation Matrix - Potential Activity Program Summary.
- The addition of several parks within the proposed residential areas and throughout the Little America Neighborhood designed to complement the trail system and take advantage of the views.
- Restoration of existing and creation of new wetlands within the Rio de Flag corridor.
- A new neighborhood, designed with SMART goals in mind, with a diverse selection of housing types, a mix of uses including retail, recreation and tourist attractions all within walking distance of each other. The neighborhood will also offer pedestrian/bike trails and walkable streets with connections to the City's transit system.
- Reduce the number of curb cuts along E. Butler Avenue and the potential addition of a roundabout near the existing E. Butler Avenue and Harold Ranch Road intersection.

Supporting Key Points of Plan and Reports

The key points of the Little America Neighborhood master plan are outlined below.

- The proposed land uses on the Little America property generally correspond to the land uses on the Regional and City Land Use Plan and the City Land Use Plan maps as outlined below:
 - » The Little America master plan proposes commercial along E. Butler Avenue and I-40 as shown on Map 3: Regional and City Land Use Plan map and Map 4: City Land Use Plan maps (Land Use Plans).
 - » The Little America master plan proposes medium to high density residential on the property in the Planning Reserve Area, which is in line with the target densities for PRA land outlined in the Amendments and Updates section of the Regional Plan.
 - » There are commercial uses proposed on areas shown as residential for the hotel/conference center and golf clubhouse; however these support the mixed use proposed for the property.
- The master plan for the Little America Neighborhood supports the goals, policies and strategies of the Flagstaff Area Regional Land Use and Transportation Plan as indicated in the Compliance section of this application.
- Additional recreational opportunities open to residents, visitors and the Flagstaff community.
- Additional multi-use trails within the Little America Neighborhood with connections to the regional FUTS trails and the preservation of the popular trail along the Rio de Flag.
- Reduced curb cuts along E. Butler Avenue and an improved arrival to the Little America Hotel and the neighborhood.
- Improvements to and the addition of wetlands along the Rio de Flag will

enhance the experience of the popular and important corridor that runs through the City of Flagstaff.

- Substantially positive economic impacts to the City through increased revenues, additional jobs created by the Little America Neighborhood, and increased tourist and visitor related-spending.

Incompatibility Issues and Proposed Solutions

Applicant is not aware of any incompatibility issues.

Exception Parcels

Applicant is not aware of any exception parcels.

THE TEAM

Applicant

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Geomorphology, Inc.
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Phoenix, AZ 85027
623.889.0166

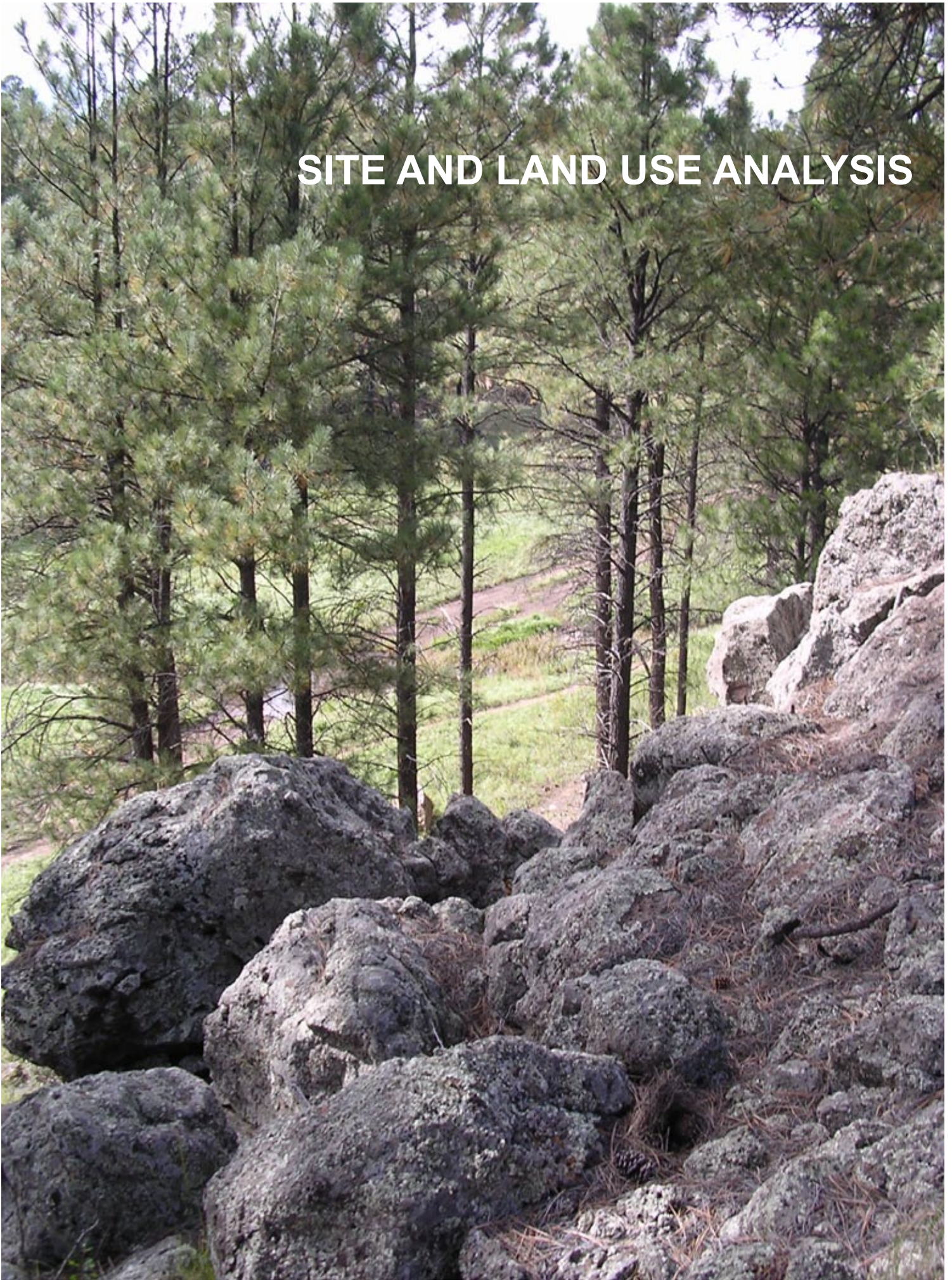
Felsburg Holt & Ullevig
300 South Syracuse Way, Ste 600
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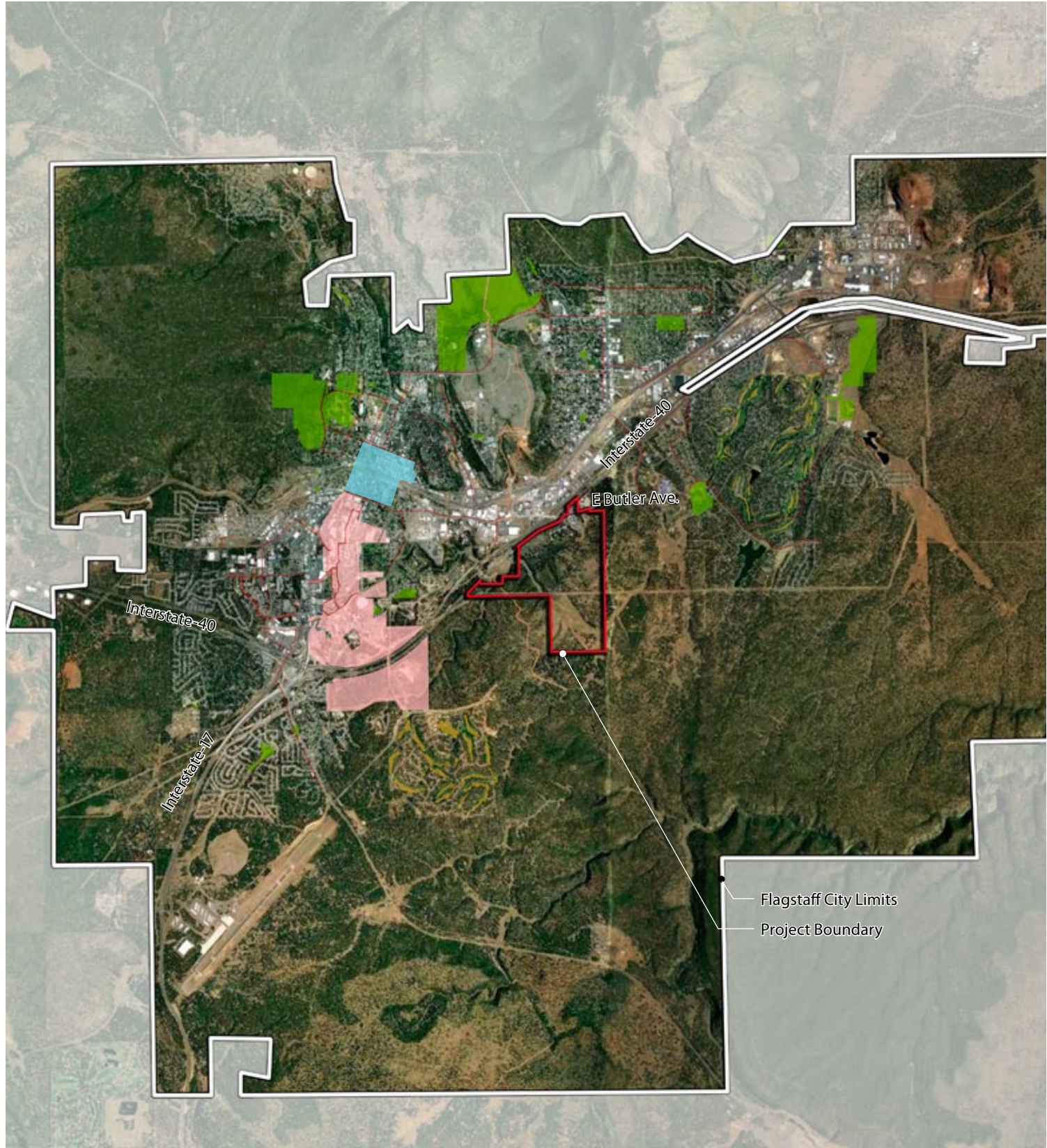
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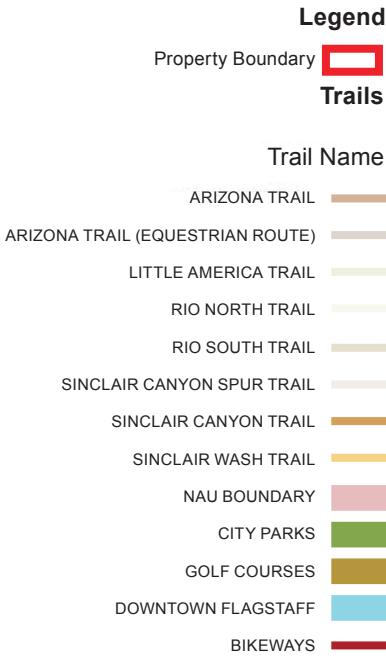
SITE AND LAND USE ANALYSIS





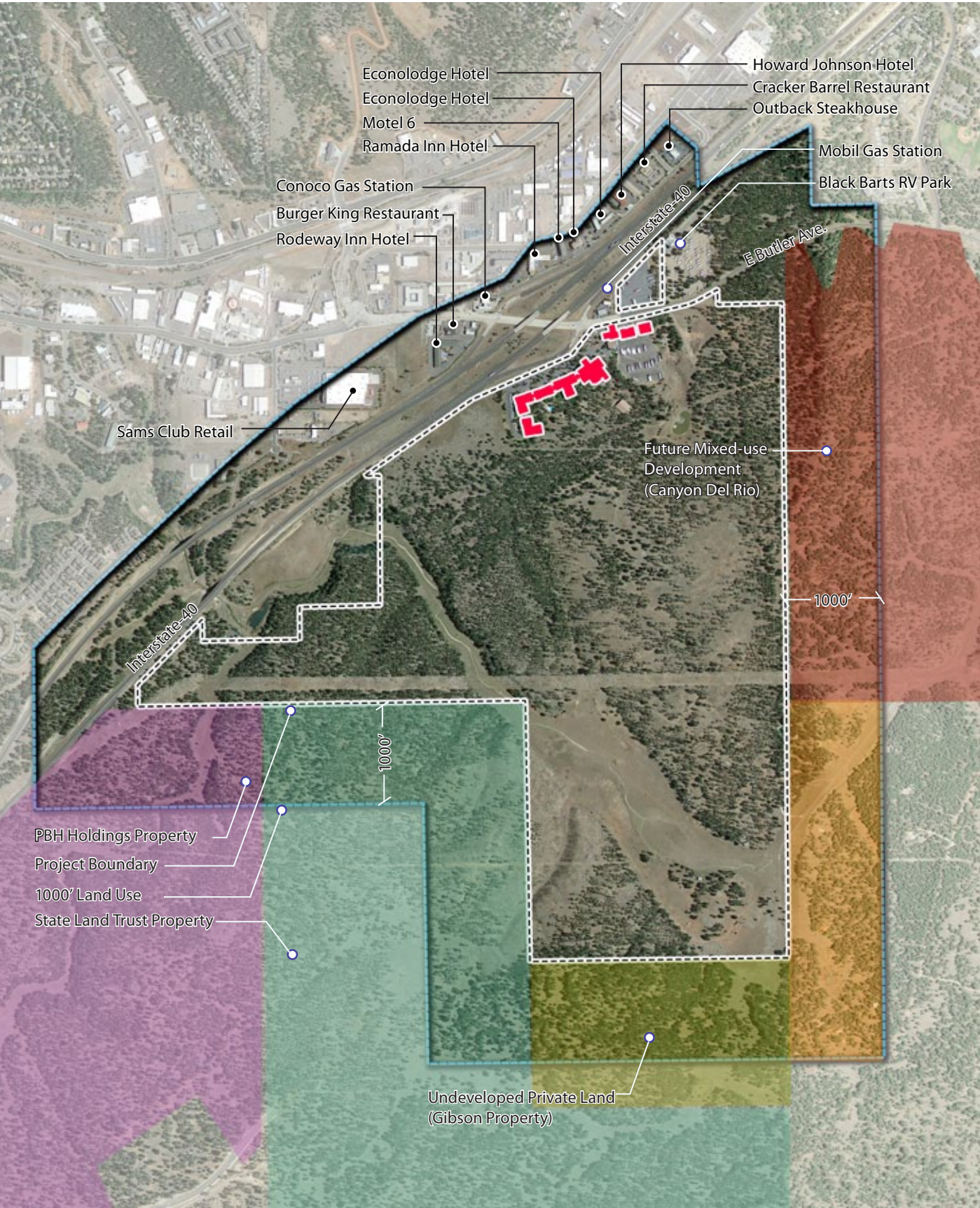
SITE CONTEXT

The City of Flagstaff (Pop. 65,870) covers 63.9 square miles, located at the northern terminus of Interstate-17, and its intersection with Interstate-40. The city population is in part supported by Northern Arizona University (with an approximate enrollment of 25,200), and the draw of outdoor recreation tourism. 679 acres of city parks, combined with 50 miles of paved and unpaved pedestrian/biking trails serve as both recreation and transportation resources. The Little America property lies at the center of Flagstaff city limits, providing an opportunity to enhance the existing city core development.



Not to scale

Source of Information:
City of Flagstaff Regional Land Use and
Transportation Plan



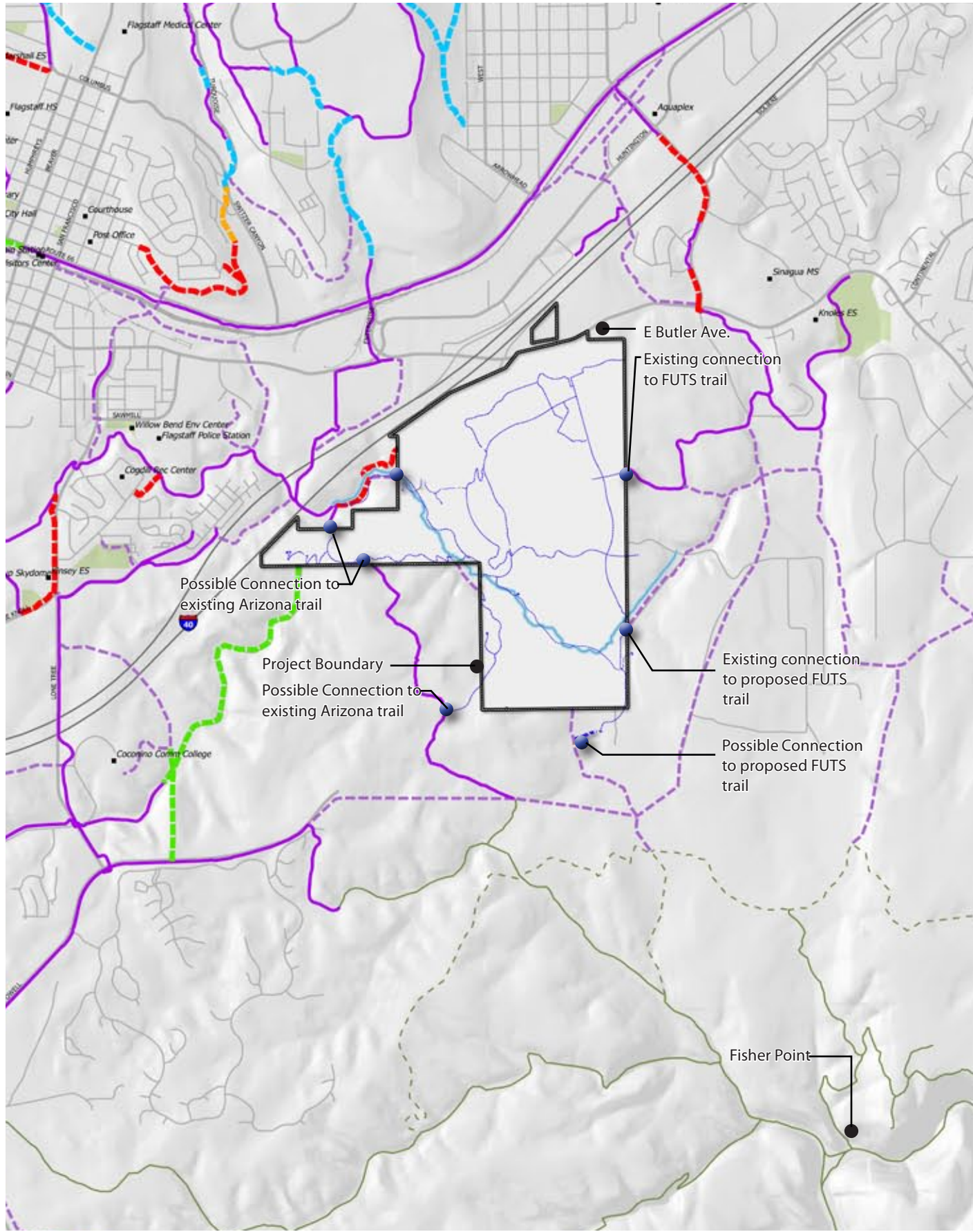
SURROUNDING LAND USE

Adjacent land use within 1,000 feet of the property boundary includes commercial, residential and State Land Trust property. Interstate 40 and E. Butler Ave. serve as a dividing line with commercial contained to the north, and residential and State Land Trust property to the south. There are two mixed-use developments proposed, one along the eastern boundary of the site (Canyon Del Rio), and Juniper Point along a portion of the southwestern boundary.

Legend

- Canyon Del Rio
- Gibson Property
- State Land Trust
- PBH Holdings, Juniper Point
- Individual Residential Lots





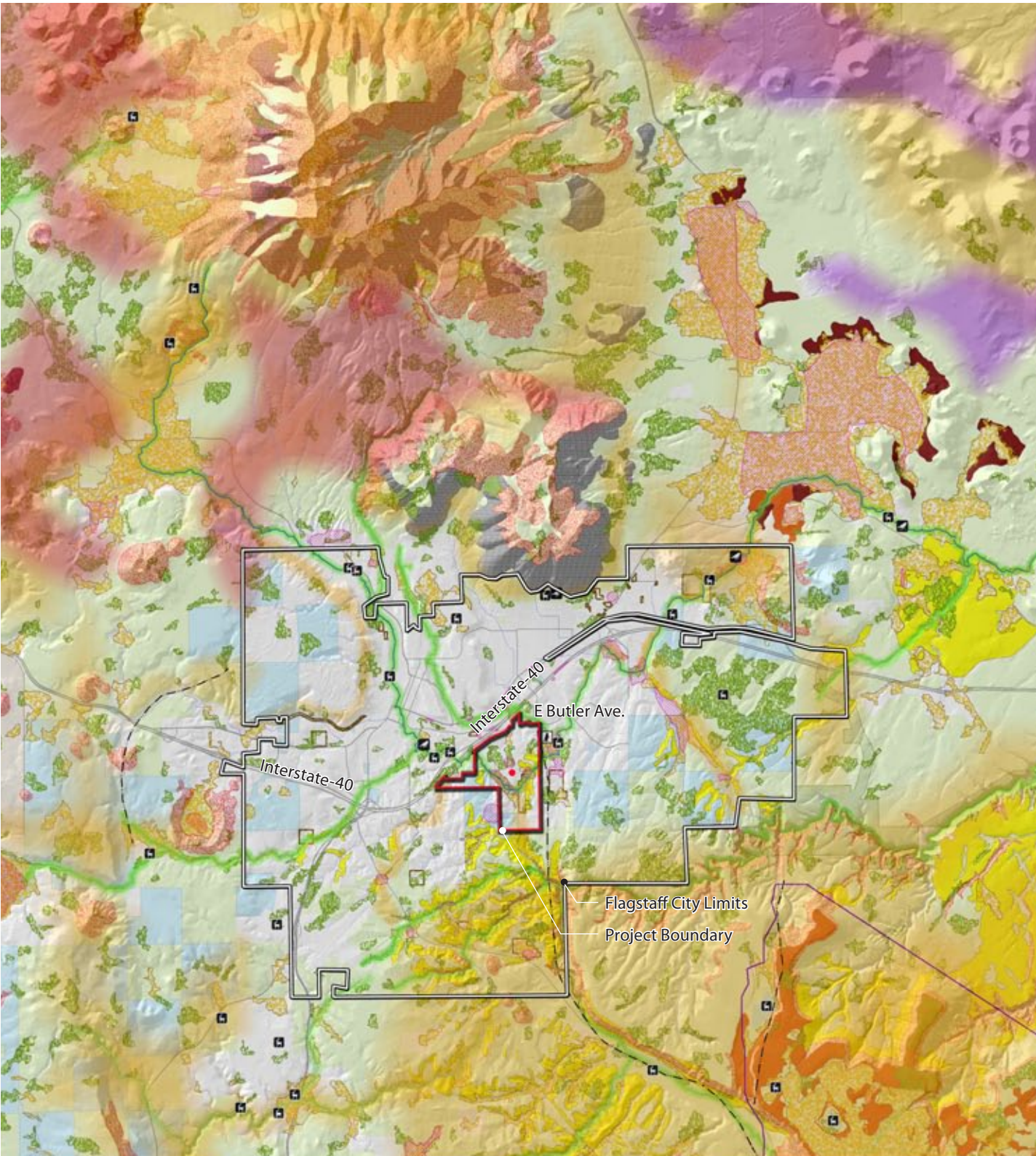
PROPOSED INTERNAL AND EXTERNAL TRAIL CONNECTIONS (2.1.12)

Trails within the project boundary will be incorporated in the master plan to take advantage of proposed and existing trails shown in the Flagstaff Urban Trails System (FUTS) plan. Approximately five miles of new trails will be provided for ideal connectivity with the Little America neighborhood and existing trails on adjacent property.



Source of Information:
Flagstaff Urban Trails System Master Plan 2011.





REGIONAL INVENTORY
EXISTING VEGETATION

By considering the regional inventory of vegetation, soils and wildlife habitat, an understanding of how the approximately 537 acres fit into a larger ecosystem is achieved. The master plan is sensitive to the environmental context.

Legend

- FMPO Boundary
- Flagstaff City Limits
- Rio de Flag
- Water Courses / Washes
- Lakes/Ponds
- WILDLIFE
 - Watchable Wildlife Areas
 - Foxglenn Prairie Dog Colony
 - NAZ Audubon Bird Sanctuary
 - National Audubon Anderson Mesa IBA
 - Prairie Dog Colonies
 - Wildlife Linkages
- VEGETATION
 - Stand Mean DBH >20"+
 - Grasslands and Openings
 - Potential Riparian Vegetation
 - Astragalus rusbyi
 - Penstemon clutei
- GEOLOGY
 - Fault Lines
 - Severe Hazard Erosion
 - Dacite Soils
 - Basalt Soils
 - Cinders & Ash Soils
 - Limestone Soils
- LAND MANAGING AGENCY
 - National Forest
 - State Trust Lands
 - National Monument
 - Navajo Army Depot



Not to scale

Source of Information:
City of Flagstaff Regional Plan 2012



EXISTING CONDITIONS

The Little America property encompasses approximately 537 acres within the city limits of Flagstaff. Existing buildings on the property at the time of the master planning process consist of the Little America Hotel and the Little America Travel Center. The E. Butler Ave. exit from I-40 provides the main means of property access, with Harold Ranch Road serving vehicular circulation on site. The Rio De Flag enters the property from the northwest, and exits the property at the southeastern boundary.

Legend

Existing buildings on site

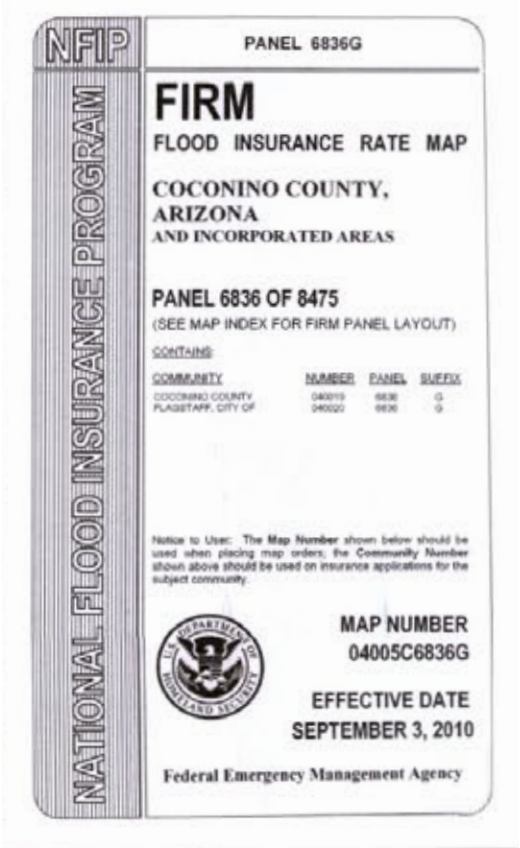
Buildings off site





FLOODPLAIN

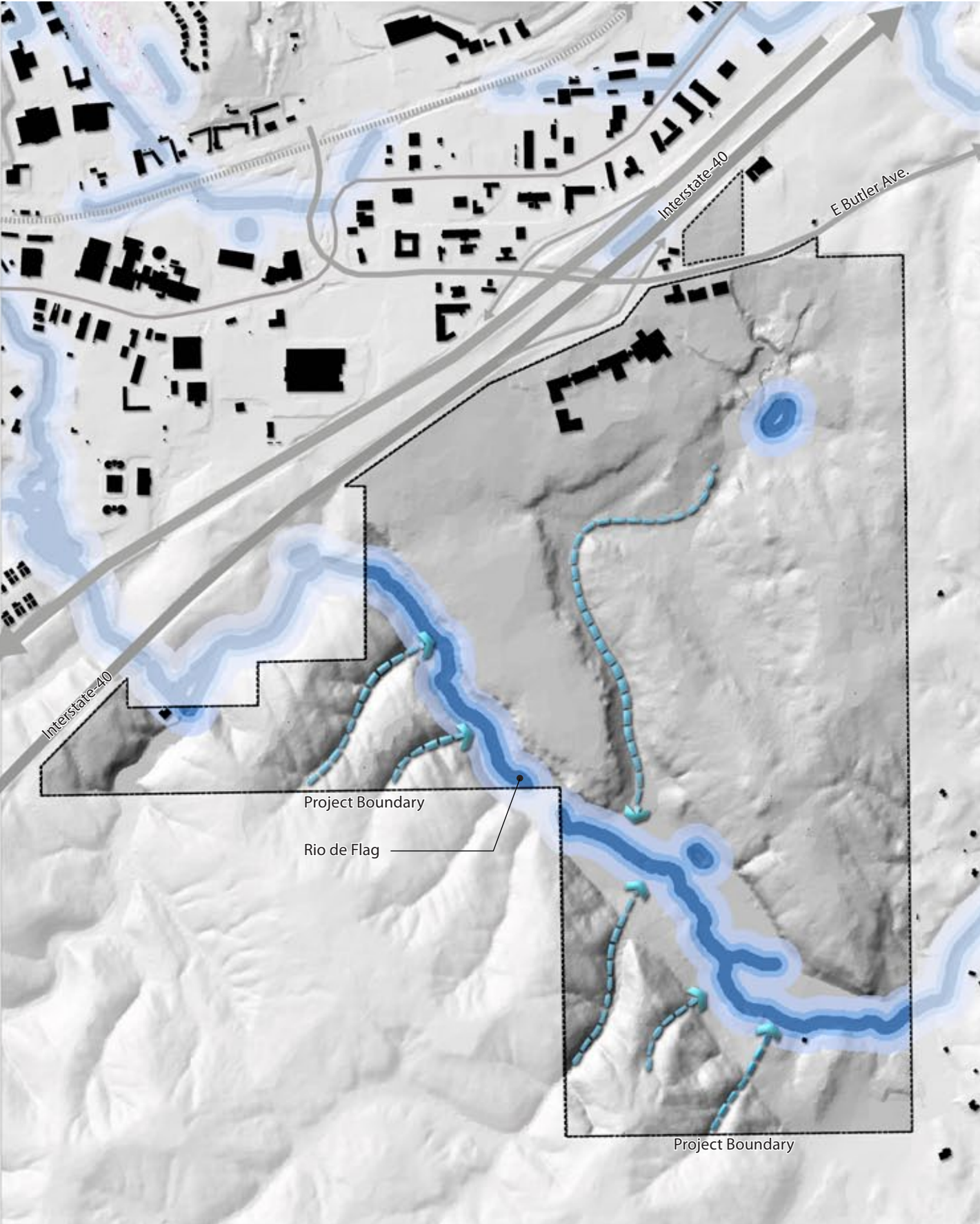
FEMA floodplain and floodway mapping represent a base flood area with a 1% annual chance (100-year flood) of being equaled or exceeded in any given year. FEMA FIRM maps available for the project site are numbered and referenced below.



Legend

- River Channel
- Floodway
- Floodplain





HYDROLOGY

Watershed drainage ways are represented by directional flow lines ultimately ending at the Rio de Flag. The single drainage in the central portion of the property serves approximately 367 acres, while the area south and west of the river is divided into five major onsite watershed basins.

Legend - Buffer Distance in Feet

- 50'
- 100'
- 200'
- Major site Drainage ways





ELEVATION

Elevations on site range from a low of 6,782' at the southeast edge of the property adjacent to the Rio de Flag, to a high point of 6,892' in the hills to the western edge of the property.

Legend- Elevation in Feet

	6,782-6,811
	6,811-6,833
	6,834-6,851
	6,852-6,867
	6,868-6,886
	6,887-6,908
	6,909-6,931
	6,932-6,953
	6,954-6,978
	6,978-7,040
	High Points
	Low Points



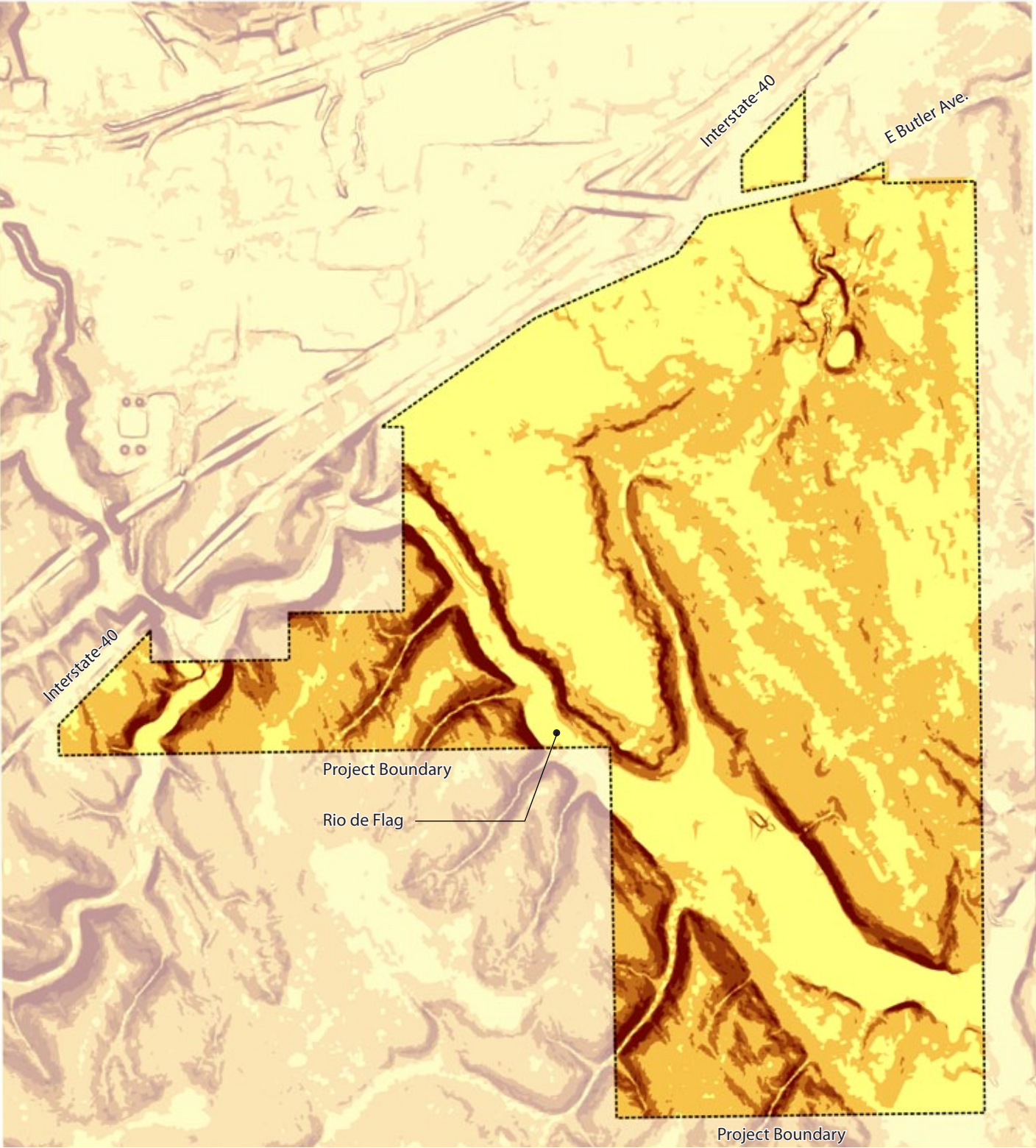
1"=400'



0

400






800



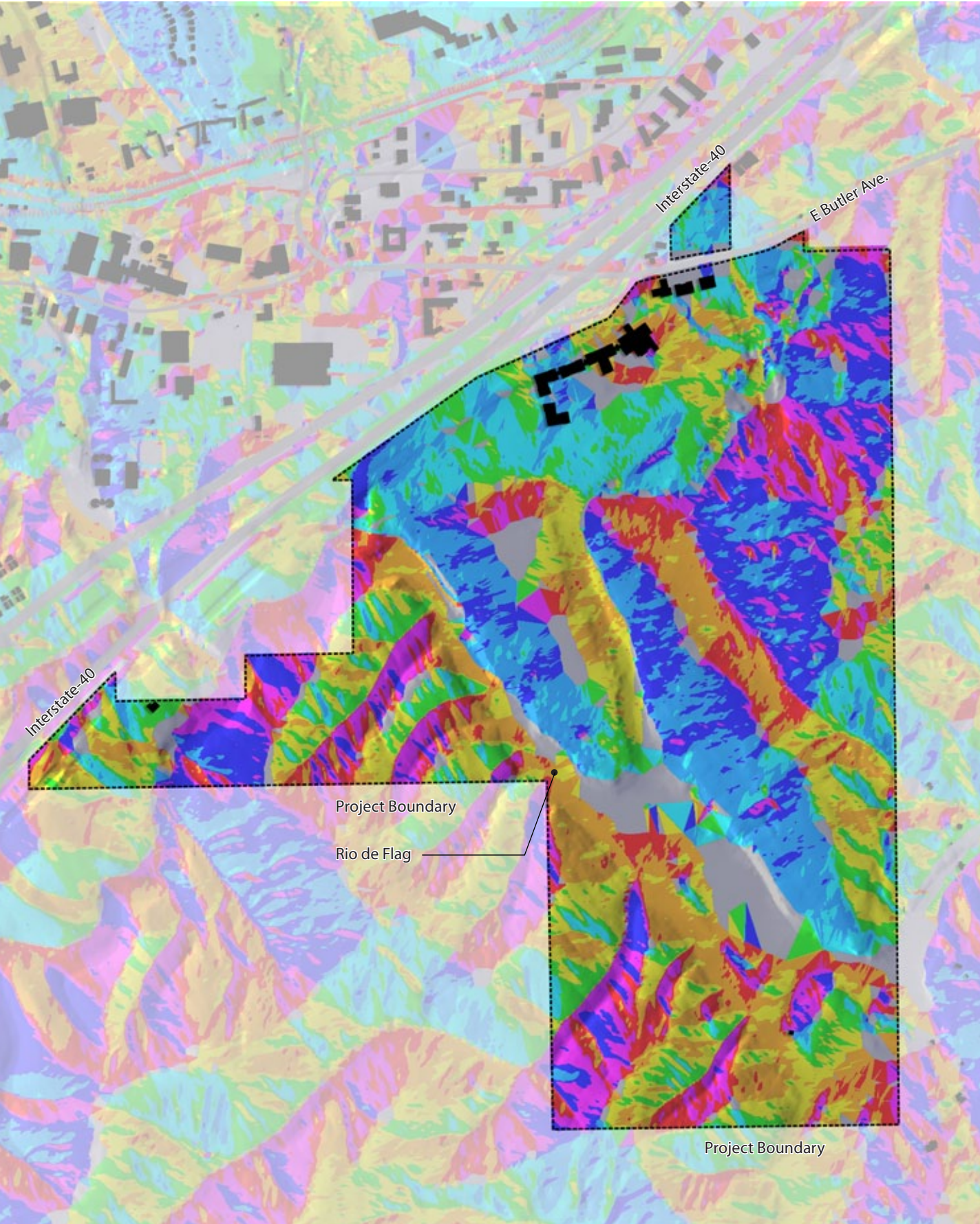
SLOPE ANALYSIS

The master plan adheres to City of Flagstaff guidelines for developable land. A minimum of 70% of slopes 17-25% are preserved. Slopes 25% and above are excluded from development entirely.

Legend

Symbol	Slope Percentage	Area in Acres
	0-5%	236.81
	5-16.9%	212.50
	17-24.9%	41.45
	25-35%	28.12
	>35%	17.87





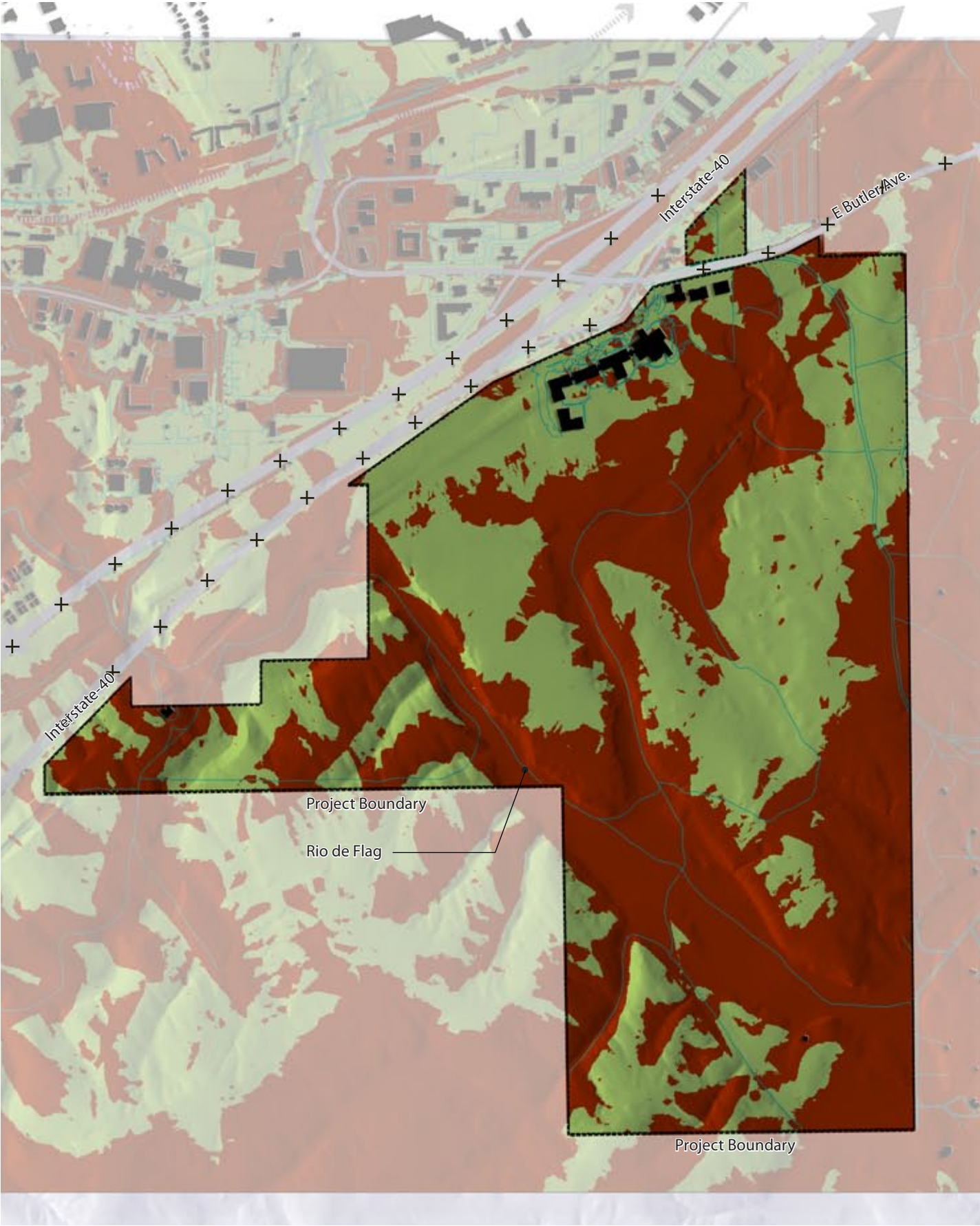
SOLAR ASPECT

Preferential locations for residential and mixed-use development would occur in south, south-east, or southwest facing aspect conditions. The least preferred location for development would include north, northeast and northwest aspect orientation. An opportunity exists to take advantage of solar orientation in providing natural lighting, passive heating/cooling, and renewable energy source capture, in development of the site.

Legend- Aspect

- Flat
- North
- Northeast
- East
- Southeast
- South
- Southwest
- West
- Northwest








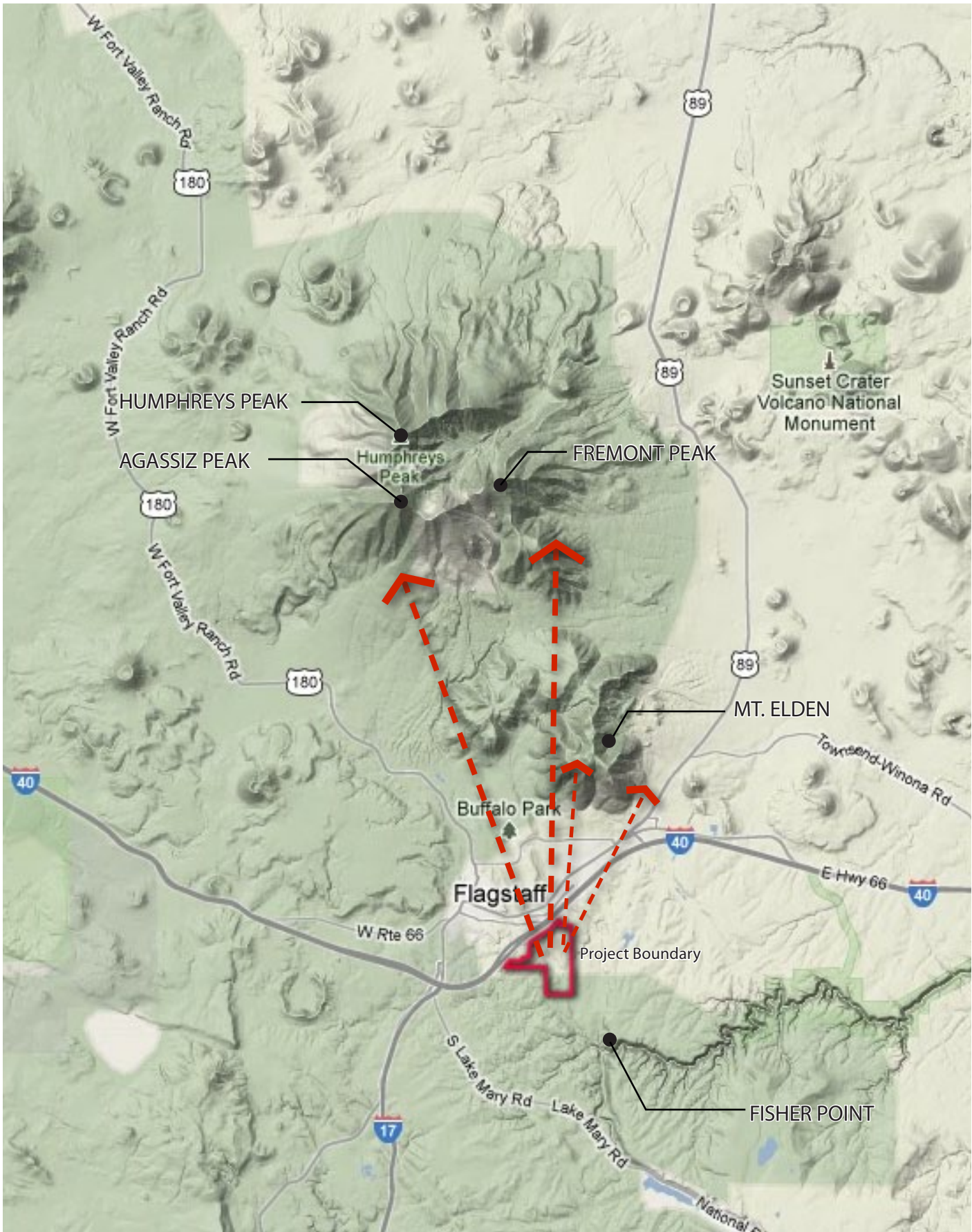
VIEWSHED

Observation points along Interstate-40 and E. Butler Avenue, were analyzed to determine the visual impact that development within the property would have along the site lines of major circulation routes. Areas in green represent some of the highest elevated topography that would be visible from the observation points. Areas shaded in red represent topography that would not be visible, a large portion of the non-visible area includes the Rio de Flag channel and drainage ways, along with areas in the north central and eastern portions of the property.

Legend- Visibility From Observation Point

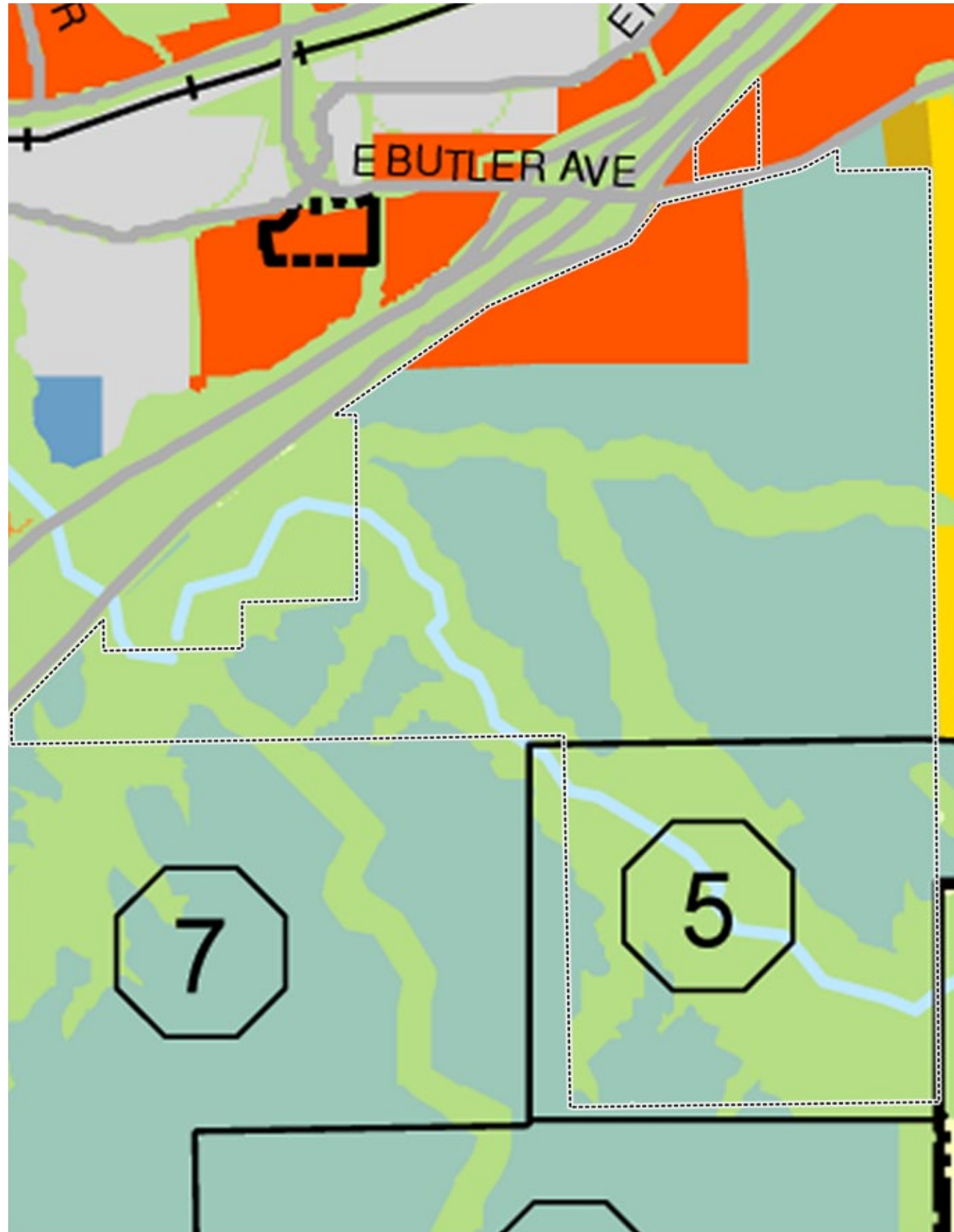
-  Not Visible
-  Visible
-  Observation Points





EXCEPTIONAL VIEWS

From the property looking north, there are exceptional views of three mountain peaks to the north of Flagstaff, Humphreys Peak (tallest mountain in AZ), Agassiz Peak, and Fremont Peak, collectively known as the San Francisco Peaks. There is a local cultural significance attached to the peaks, considered sacred areas by the Native American population. Views of these peaks will be preserved from many areas on the property.



EXISTING LAND USE

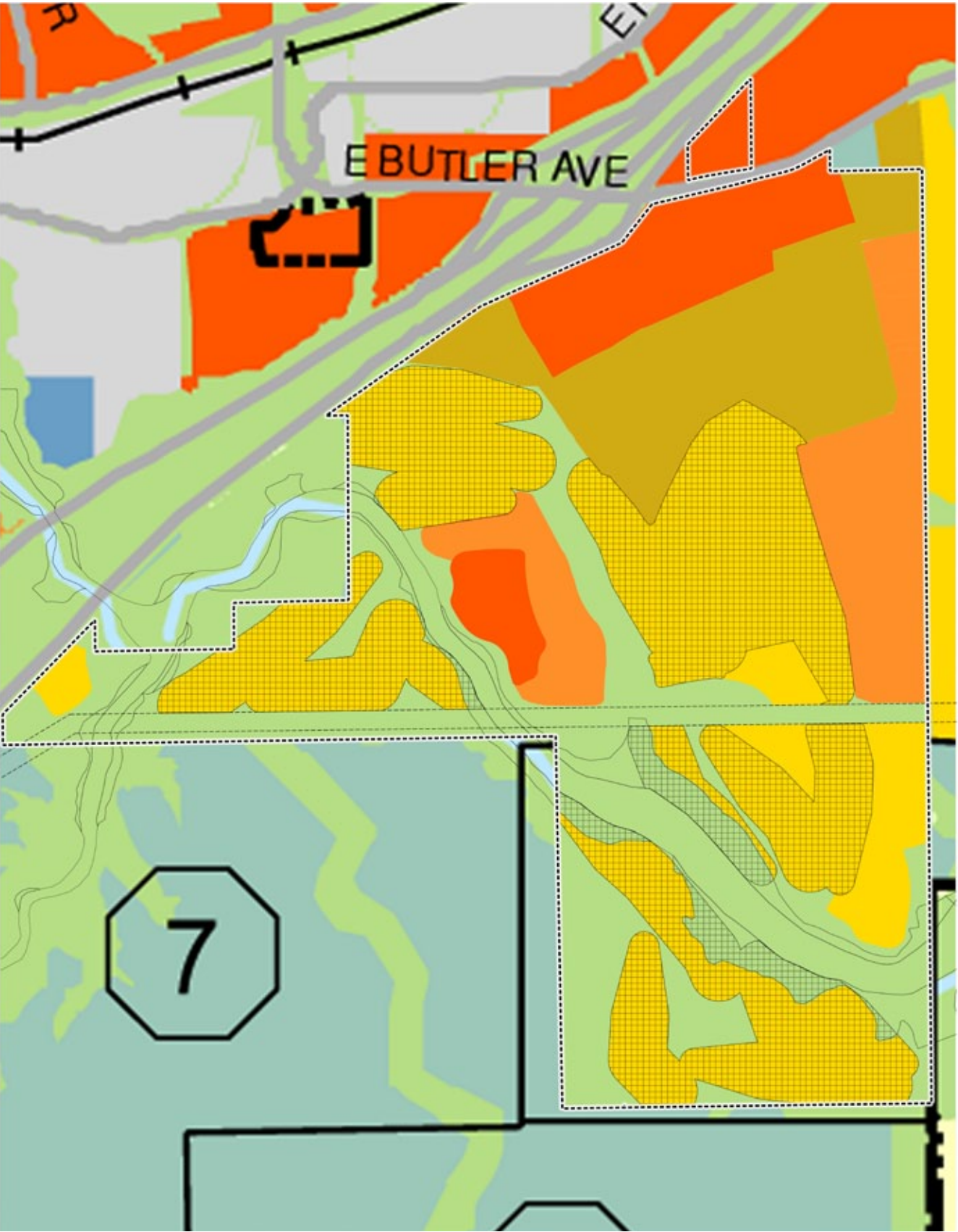
The existing land uses on the Little America property as shown on Map 3: Regional Land Use Plan and Map 4: City Land Use Plan of the Flagstaff Area Regional Land Use and Transportation Plan are Commercial Regional/Community (approximately 43.9 acres), Planning Reserve Area (approximately 437.1 acres) and Open Space (approximately 55.7 acres).

Legend

Land Uses	
	Rural Agriculture (<1 du/ac)
	Very Low Density Residential (<1 du/ac)
	Low Density Residential (1-5 du/ac)
	Medium Density Residential (6-12 du/ac)
	High Density Residential (>12 du/ac)
	Mixed Use
	Commercial Neighborhood
	Commercial Regional/Community
	Office/Business Park - Light Industrial
	Industrial Light/Medium
	Industrial Heavy
	Institutional
	Parks
	Urban Open Space
	Rural Open Space
	Recreational Amenity to support Low Density Land Use
	Planning Reserve Area
	Public Multiple Use
	Transition Zone
	National Monuments
	Flagstaff City Limits
	Urban Growth Boundary - Stage 1
	Urban Growth Boundary - Stage 2
	Rural Growth Boundary
	Existing Major Road
	Proposed Major Road
	Railroads
	Major Surface Water Features
	Required Average Densities (units per acre)



Not to scale



PROPOSED LAND USE

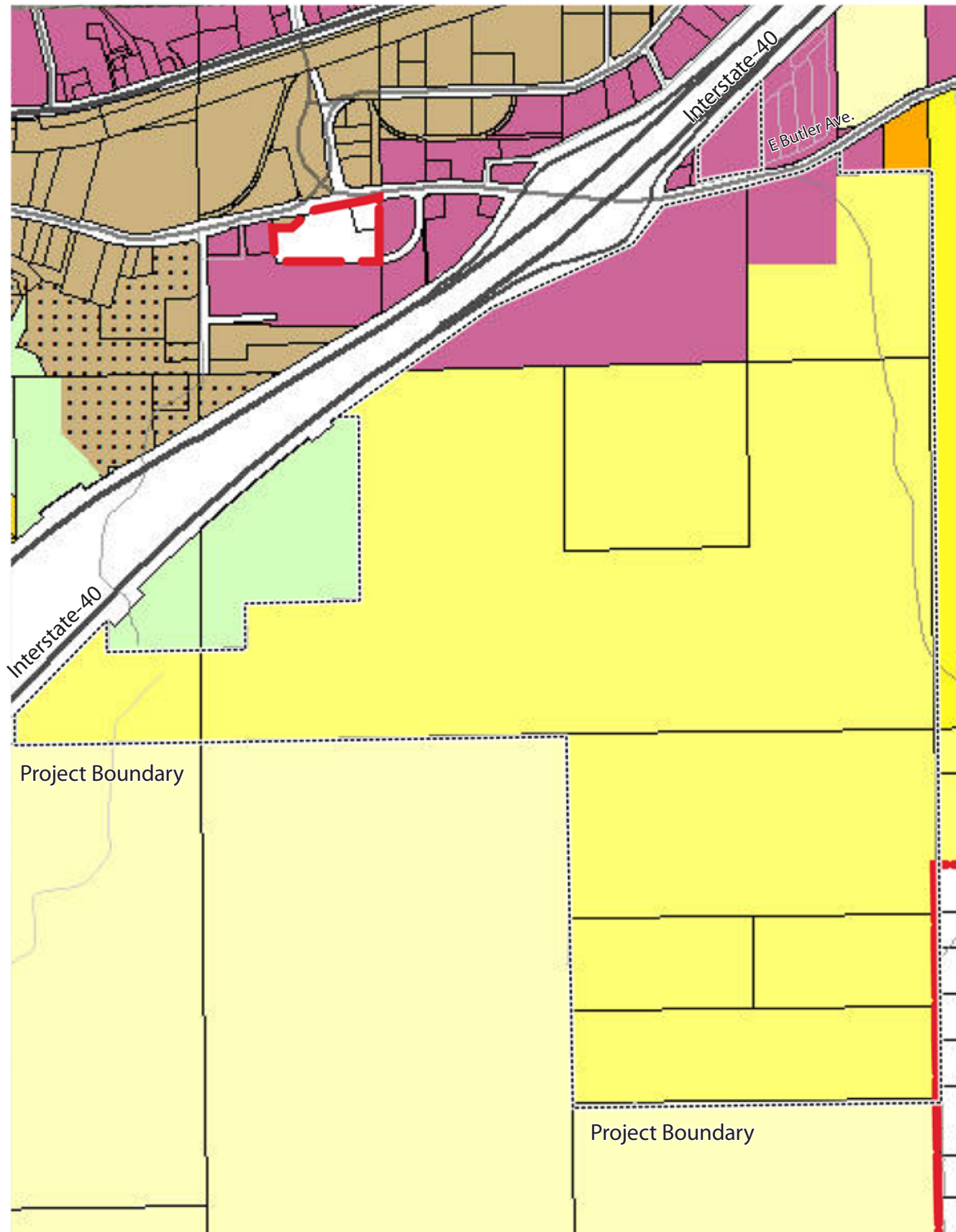
The proposed land uses for the Little America Neighborhood include Commercial Regional/Community, High Density Residential, Medium Density Residential, Low Density Residential, Residential Amenity and Urban Open Space. The Land Use chart included in the Amendments and Impacts section indicates the approximate acres in each land use category.

Legend

Land Uses

- Rural Agriculture (<1 du/ac)
- Very Low Density Residential (<1 du/ac)
- Low Density Residential (1-5 du/ac)
- Medium Density Residential (6-12 du/ac)
- High Density Residential (>12 du/ac)
- Mixed Use
- Commercial Neighborhood
- Commercial Regional/Community
- Office/Business Park - Light Industrial
- Industrial Light/Medium
- Industrial Heavy
- Institutional
- Parks
- Urban Open Space
- Rural Open Space
- Recreational Amenity to support Low Density Land Use
- Planning Reserve Area
- Public Multiple Use
- Transition Zone
- National Monuments
- Flagstaff City Limits
- Urban Growth Boundary - Stage 1
- Urban Growth Boundary - Stage 2
- Rural Growth Boundary
- Existing Major Road
- Proposed Major Road
- Railroads
- Major Surface Water Features
- Required Average Densities (units per acre)





Source of Information:
Flagstaff Zoning Code Ordinance 2011-20,
adopted 11/01/2011

EXISTING ZONING

The existing zoning map references Flagstaff Zoning Code Ordinance 2011-20, adopted 11/01/2011 for all zoning categories. Current zoning on the subject property includes two categories, Highway Commercial (approximately 53.4 Acres) represented in purple adjacent to Interstate 40 and E. Butler Ave., and Estate Residential (approximately 483.3 Acres) depicted in yellow.

Legend

Residential Zones:

- Rural Residential (RR)
- Estate Residential (ER)
- Single-family Residential (R1)
- Single-family Residential Neighborhood (R1N)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Manufactured Housing (MH)
- Recreational Amenity to support Low Density Land Use

Commercial Zones:

- Central Business (CB)
- Highway Commercial (HC)
- Commercial Service (CS)
- Community Commercial (CC)
- Suburban Commercial (SC)

Industrial Zones:

- Business Park (BP)
- Light Industrial (LI)
- Light Industrial Open (LI-O)
- Heavy Industrial (HI)
- Heavy Industrial Open (HI-O)

Resource and Open Space:

- Public Facility (PF)
- Public Lands Forest (PLF)
- Open Space (OS)

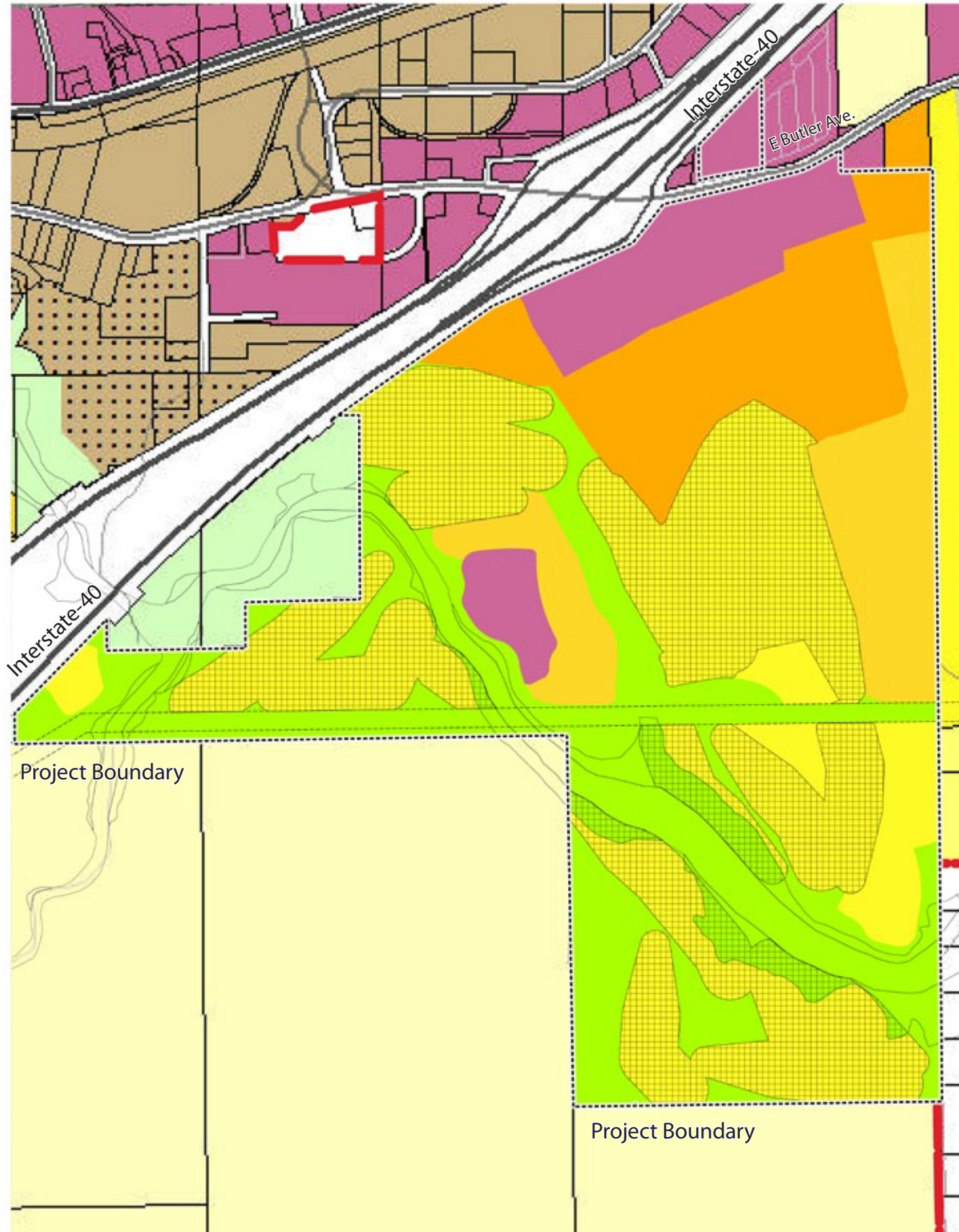
City Limits

Regulating Plan Boundary

Parcels



Not to scale



FOR DISCUSSION ONLY

PROPOSED ZONING

The proposed zoning for the Little America Neighborhood is provided for discussion purposes and includes Highway Commercial, Single Family Residential (R1), Recreational Amenity, Medium Density Residential (MR), High Density Residential (HR) and Open Space (OS). The Proposed Zoning chart included in the Amendments and Impacts section indicates the approximate acres in each zoning category.

Legend

Residential Zones:

- Rural Residential (RR)
- Estate Residential (ER)
- Single-family Residential (R1)
- Single-family Residential Neighborhood (R1N)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Manufactured Housing (MH)
- Recreational Amenity to support Low Density Land Use

Commercial Zones:

- Central Business (CB)
- Highway Commercial (HC)
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- Business Park (BP)
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- Heavy Industrial Open (HI-O)

Resource and Open Space:

- Public Facility (PF)
- Public Lands Forest (PLF)
- Open Space (OS)

City Limits

Regulating Plan Boundary

Parcels



MASTER PLAN



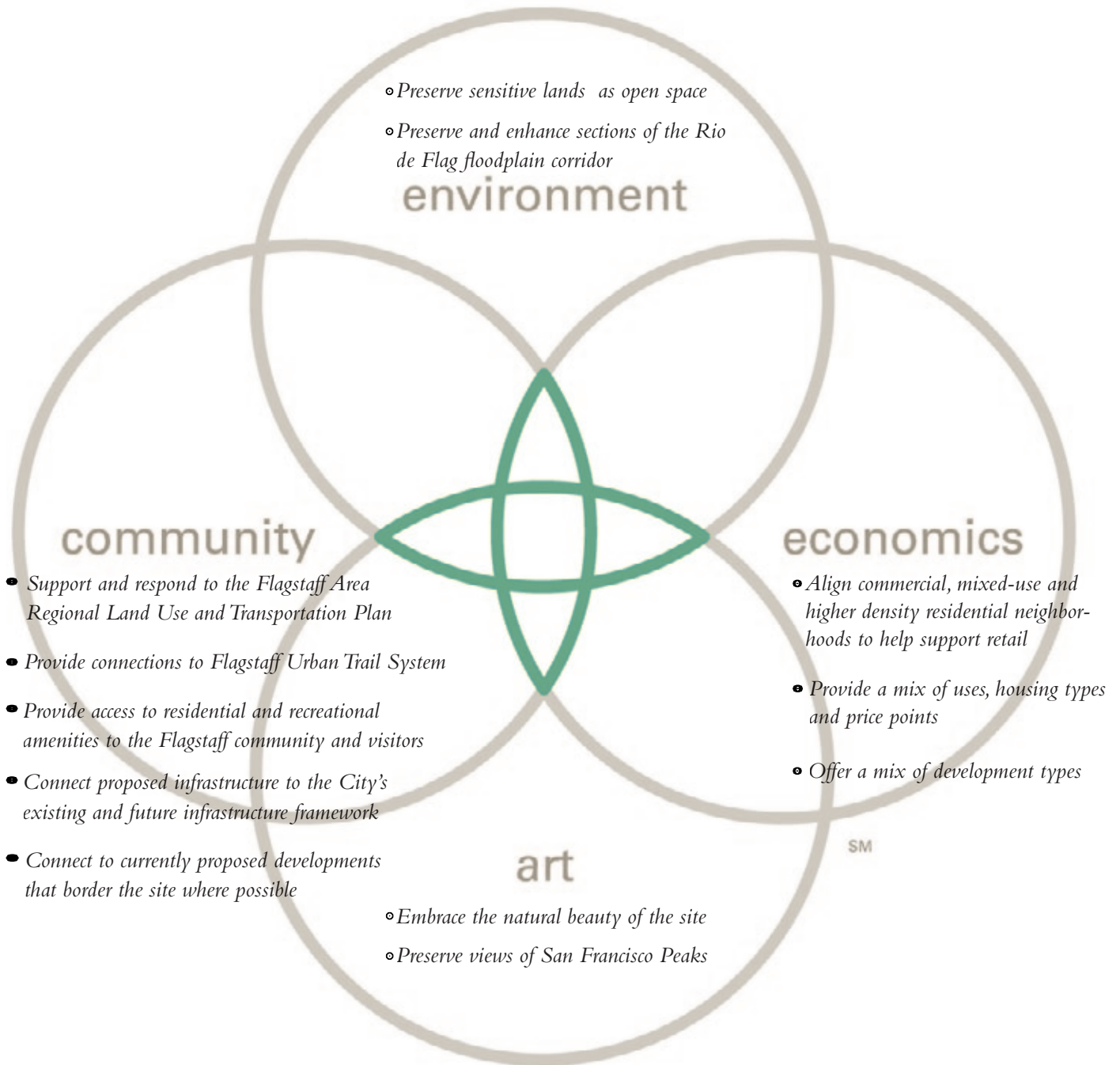
INTRODUCTION TO THE MASTER PLAN

The vision for the Little America property is a mixed-use, resort development with hotel and conference facilities, diverse residential, recreation, and parks and open space. The master plan capitalizes on the opportunities present on the property by creating a vibrant mixed-use, walkable neighborhood with a variety of destinations and recreational opportunities at virtually the center of the Flagstaff City limits. The proposed mixed-use area may include regional and community retail as well as potential office suites adjacent to I-40 and E. Butler Avenue with high density residential within walking distance. The proposed resort facilities include a new hotel and conference facilities that will expand and complement the current facilities at the Little America Flagstaff Hotel. Tree-lined, pedestrian-friendly streets and bike paths connect the diverse residential areas to the resort and commercial areas as well as the transit connections along E. Butler Avenue. Pocket parks are planned for the residential areas to provide passive and active recreational opportunities and the approximate 150 acres of open space preserves steep slopes, the floodplain and the utility easement that runs through the property. Recreational opportunities within the neighborhood include golf (residential amenity), bike trails, as well as the potential recreational activities included on the Recreation Matrix – Potential Activity Program Summary in this application.

PLANNING PRINCIPLES

The master plan has been designed with sustainability and respect for the environment as the foundation and underlying principles. Dr. Warren Flint, sustainability expert, considers sustainable design practices to be techniques that balance environmental, economic and social considerations. In his words, “Sustainability means working to improve human quality of life without damaging or undermining society or the environment, now or in the future. In this way, economic desires become accountable to an ecological imperative to protect the biosphere, and a social equity imperative to create equal access to resources and maximize human well-being.” In this context, everything in the community falls under consideration – from the decisions about how to treat stormwater to the proposed residential densities. The master plan for Little America Neighborhood expands on Dr. Flint’s philosophy by embracing and enhancing the aesthetic quality of the Little America property. The phenomenal views of the San Francisco Peaks are embraced as is the Rio de Flag that runs through the property.

The intent of this plan is to provide an economically-viable development while protecting the natural environment, conserving natural resources and embracing the natural beauty of the property. As a result, and in line with the principles set forth above, goals have been defined (as shown on the facing page) to help guide the plan for this neighborhood.



PROPOSED DEVELOPMENT

The master plan supports mixed-uses and a significant range of residential types within the 1,415 units proposed in the plan. These residential types include for rent/leasable apartments, stacked condominiums, brownstones, townhomes, duplex, detached patio homes, mix of single family detached homes, and resort residential (wrapping the resort parcel). For additional density detail, see the Proposed Development Chart on the Master Plan.

The new hotel and conference center is anticipated to include approximately 200 hotels rooms, 40,000 square feet of conference space and resort amenities including pool, spa, wedding/event space, tennis, etc. The commercial area may include neighborhood retail such as a local market, gas station, movie theater, restaurants and other goods and services for residents, visitors and commuters along with the potential of office suites above retail. Recreational opportunities include public parks, an 18-hole resort/public golf course and clubhouse as well as an integrated multi-use trail system connecting residents and visitors to homes, resort and recreational opportunities within the site and to the regional FUTS trails in Flagstaff.

PROPOSED PHASING / TIMING

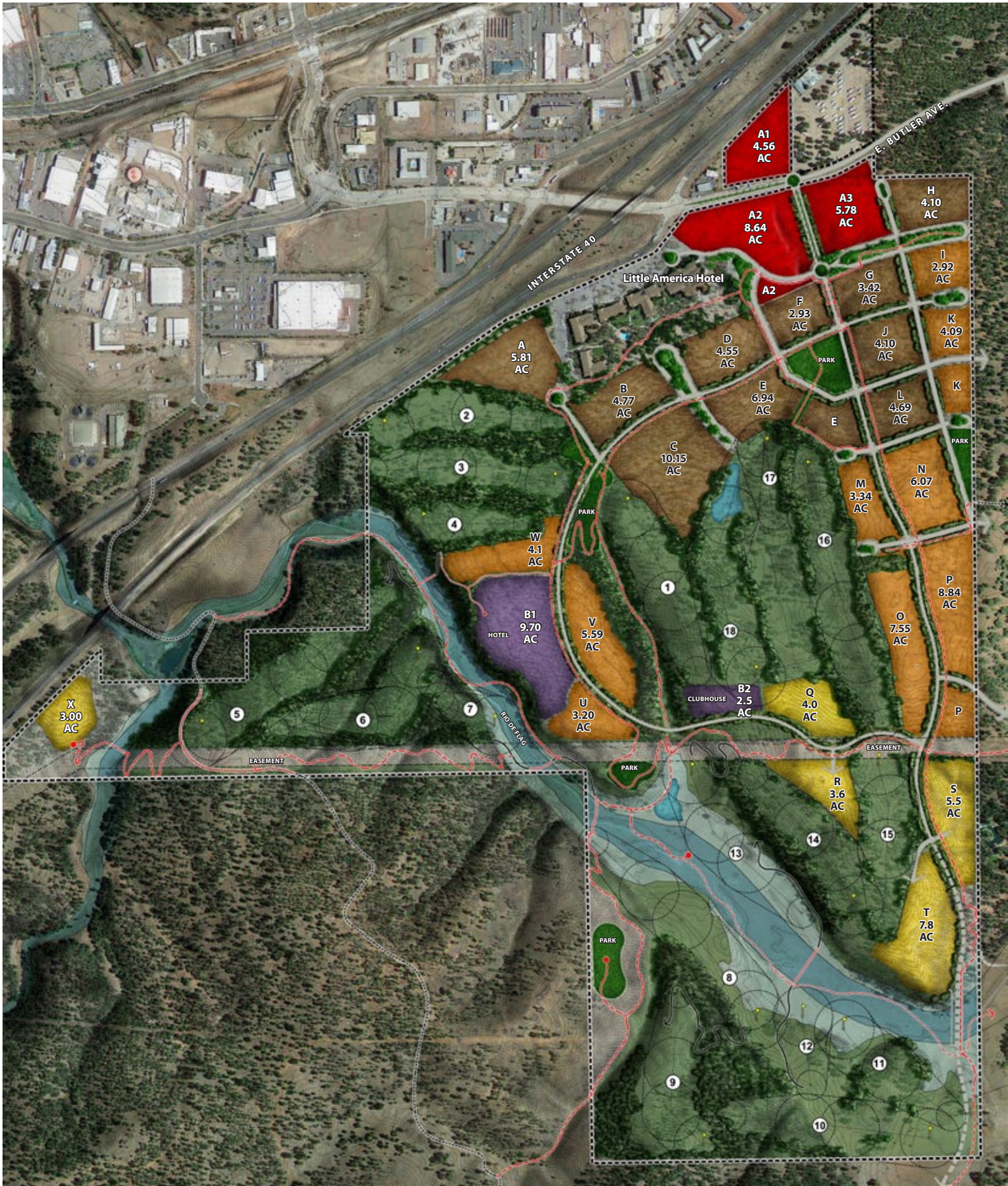
Phasing of the plan is anticipated over a 12-year period, starting three years after zoning approval with roughly the same number of units released to market each of the 12 years. The development phases will begin in the north and move progressively toward the south. This will capitalize on the existing infrastructure and connections to E. Butler Ave. and the adjacent neighborhoods, with a new connection on the south edge of the property possibly needed during later phases and in conjunction with the extension of John Wesley Powell Blvd. and 4th Street. The specific phasing of and need for this southern connection is still to be determined.

LAND USE COMPATIBILITY AND LAND BUFFERING TECHNIQUES

The proposed residential density along the eastern boundary is compatible to what is currently proposed on the neighboring Canyon del Rio property. The plan also includes roads and open space connections to that adjacent development.

On the north property boundary, along Interstate 40, the plan proposes the preservation of the existing Little America Hotel, apartments, and a commercial/retail area consistent with the Regional and City Land Use Plan maps and in keeping the uses on the northern edge of the property along E. Butler Ave. which are primarily commercial.

On the south and west boundaries of the property, trails and open space (including golf) are proposed adjacent to existing open space land. Due to a power line easement at the southern boundary to the west, as well as the desire to provide adequate buffering along the southern boundary to the east, a minimum 50 feet of existing trees and vegetation are preserved along this entire boundary.



MASTER PLAN

LEGEND

- Commercial

Resort

Parks

Golf Course

Open Space

Floodway

Floodplain
- Low Density Residential

Medium Density Residential

High Density Residential

Ponds

Existing Trails

Proposed Trails

Little America Proposed Development - Residential			
	Acres	Units/Acre	Total Units
Area A	5.81	20.0	116
Area B	4.77	14.0	67
Area C	10.15	14.0	142
Area D	4.55	16.0	73
Area E	6.94	14.0	97
Area F	2.93	18.0	53
Area G	3.42	18.0	62
Area H	4.10	20.0	82
Area I	2.92	12.0	35
Area J	4.10	16.0	66
Area K	4.09	12.0	49
Area L	4.69	14.0	66
Area M	3.34	12.0	40
Area N	6.07	12.0	73
Area O	7.55	12.0	91
Area P	8.84	12.0	106
Area Q	4.00	4.0	16
Area R	3.60	4.0	14
Area S	5.50	4.0	22
Area T	7.80	4.0	31
Area U	3.20	8.0	26
Area V	5.59	8.0	45
Area W	4.10	8.0	33
Area X	3.00	4.0	12
Developed Acres / Total Units	121.1		1,415

Little America Proposed Development - Commercial			
	Acres	Commercial / Conf Sq Ft	Hotel Rooms
Existing Little America Hotel	19.12		
Area A1	4.56	49,658	
Area A2 -Redevelop Service Area	8.64	94,090	
Area A3	5.78	62,944	
Area B1-Hotel/Conference Center	9.70	40,000	200
Totals w/o Service Area	47.80	157,034	200

*Commercial in Areas A1, A2 & A3 calculated at .25 Floor Area Ratio (FAR)

Little America Proposed Development - Recreation			
	Acres*	Commercial / Conf Sq Ft	Hotel Rooms
Golf-Recreational Amenity	182.06		
Area B2-Clubhouse	2.50	20,000	
Open-space-Parks	9.59		
Open-space-Trails	4.14		
Totals	198.29	20,000	0

*Acres for parks and trails are approximate.



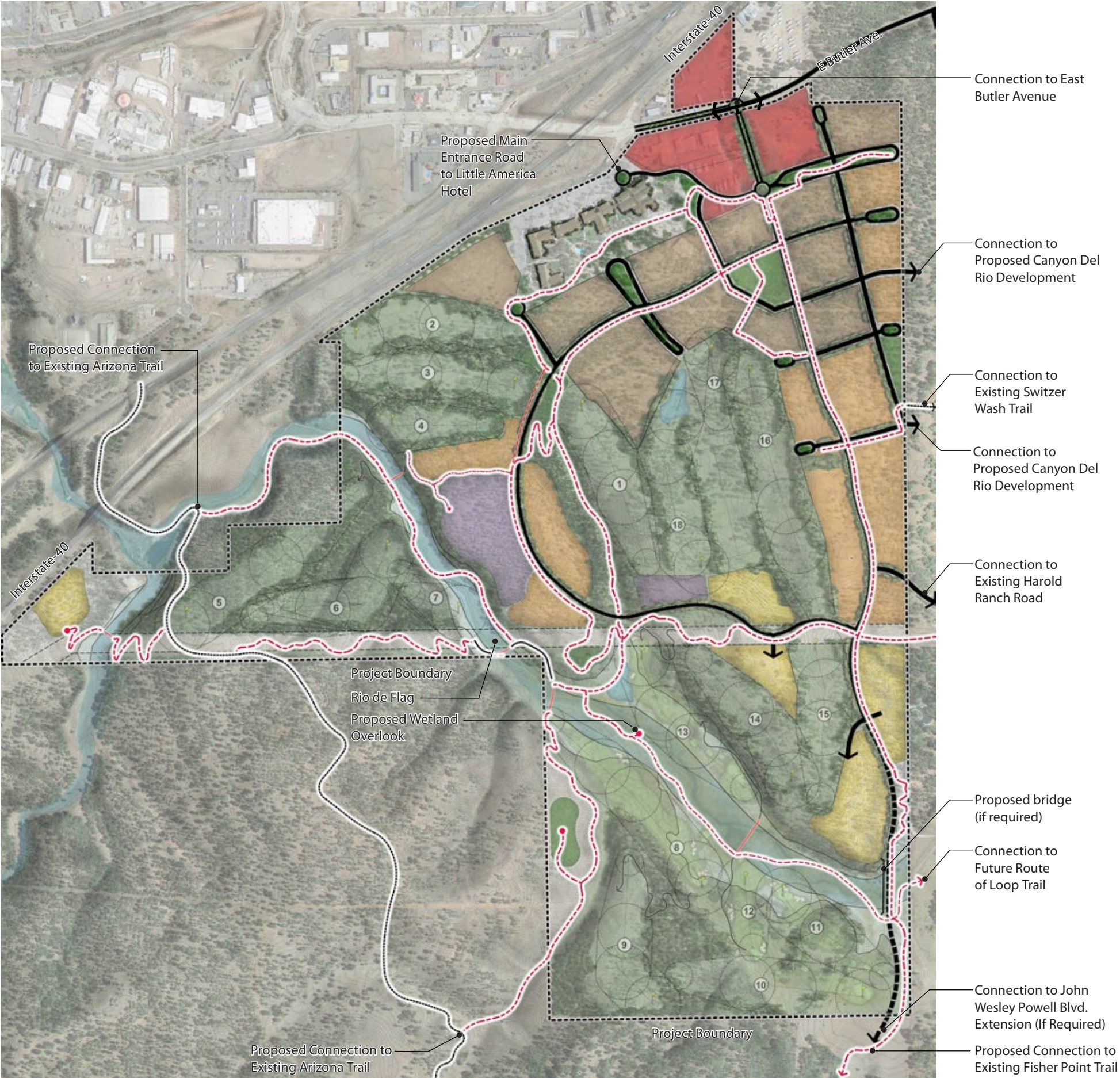
Not to scale

CIRCULATION PLAN (2.1.12)

The road and trail networks within the Little America Neighborhood have been designed to provide connectivity to the areas within the property, as well as to existing and proposed roads and trail systems outside the property. The roads connect to E. Butler Ave. to the north, as well as to the proposed roads within the Canyon del Rio property to the east. Discussions regarding the extension of John Wesley Boulevard are underway and the potential connection to the extension to Fourth Street has been included if it is required. The approximate five miles of multi-use trails within the property provide for pedestrian and bicycle connections to the mixed-use retail area, the resort and amenities, to E. Butler Avenue and the transit lines that run along that road, as well as to the regional FUTS trail and known destinations outside the property boundary. Additionally, the streets will include pedestrian-friendly sidewalks providing additional pedestrian and bicycle access opportunities.

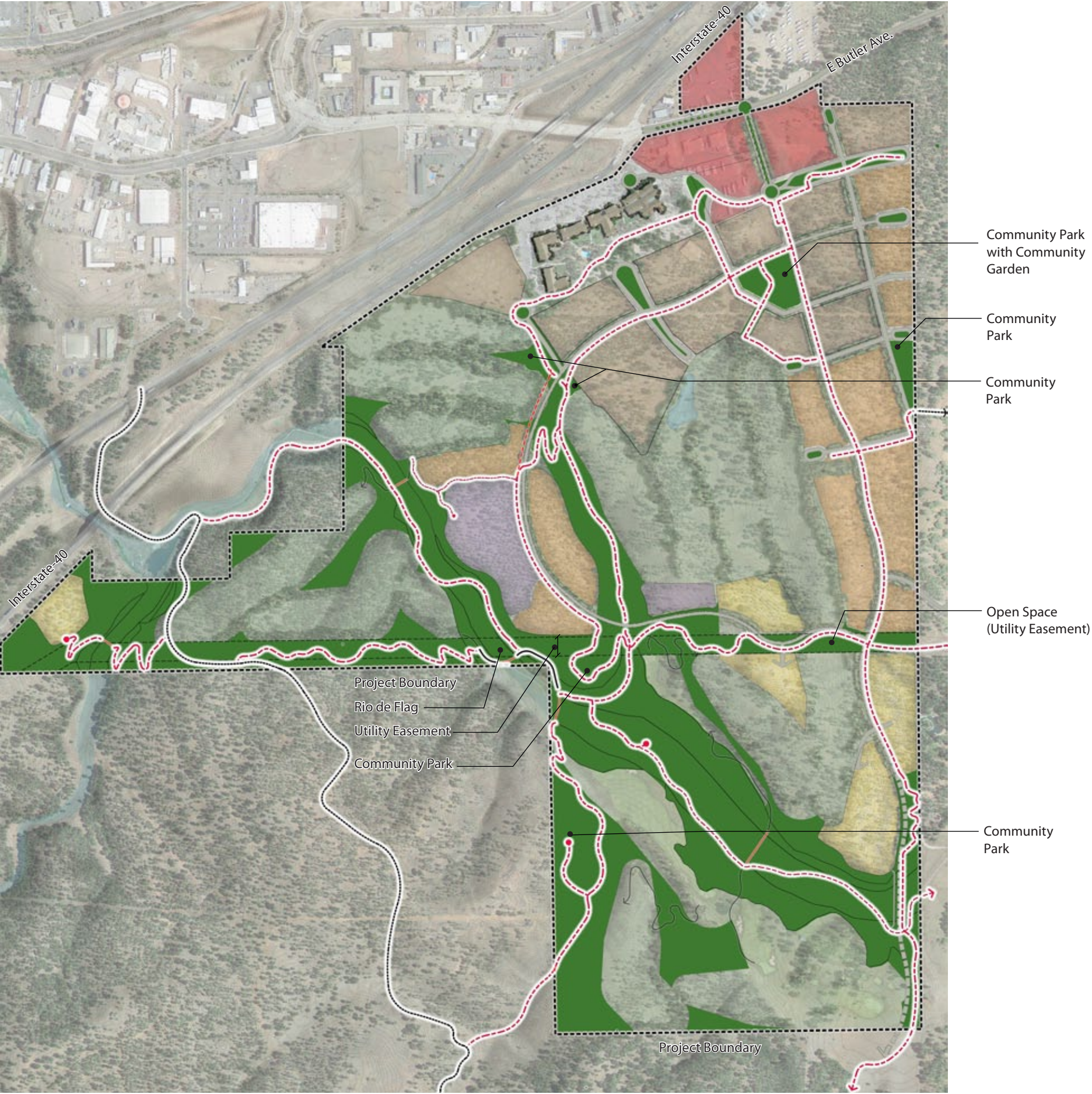
LEGEND

- Existing Trails
- Proposed Trails
- Proposed Road
- Proposed Road (If Required)
- Proposed Bridge (If Required)
- Proposed Cart Path- Paved
- Boardwalk Crossing (Over Rio de Flag)



OPEN SPACE, PARKS AND TRAILS PLAN
(2.1.13)

The open space is comprised of the undisturbed areas, floodplain, steep slopes, and the utility easement. The focus of the trail system is to provide connections within the site as well as to the existing FUTS trail system. This not only continues existing recreational land use by the public, but also adds and improves access to the natural environment. The variety of parks allows for a breadth of uses and programming, from passive to active and structured to informal.



LEGEND

- Open Space
- Existing Trails
- Proposed Trails






NOT TO SCALE

RECREATION MATRIX - POTENTIAL ACTIVITY PROGRAM SUMMARY

The recreational activities listed below may be available within the Little America Neighborhood and may be provided by others. Some of these activities may include a fee for use.

POTENTIAL ACTIVITY PROGRAM SUMMARY

The recreational activities listed below may be available within the Little America Neighborhood and may be provided by others. Some of these activities may include a fee for use.

ACTIVITY	SEASON												
													
SPORT / FITNESS													
Adventure Sports Park													
Archery													
Area Tours*													
Community Garden													
Croquet													
Downhill Skiing/Snowboarding*													
Golf													
Guided Camping Trips*													
Hiking/Backpacking*													
Ice Skating													
In-line Skating													
Indoor Fitness													
Internal Trail System													
Jogging/Running													
Ice Hockey													
Mountain Biking													
Mountaineer/Rock Climbing*													
Nature Walks/Wildlife Viewing													
Nordic Skiing*													
Outdoor Climbing Wall													
Road Biking													
Skateboard Park													
Sledding/Snow Play													
Snowshoeing													
Spa/Fitness Center w/Pool													
Sport Therapy Center													
Sports Field													
Tennis													
Telemark Skiing*													
Volleyball													
ART / CULTURAL / ENTERTAINMENT													
Art Galleries													
Art & Craft Shows													
Art / Theatre Classes													
BBQ / Picnic													
Botanic Garden													
Children's Activities / Playground													
Conference Center													
Dining													
Learning Camps													
Movies													
Museum													
Music Festivals / Events													
Non-Denominational Chapel													
Performance Pavillion													
Shopping													
Total Activities	27				39				40				39

* Off site.

*Off-site

SUSTAINABLE DESIGN BENCHMARK - THE DAYBREAK COMMUNITY

Design Workshop has proven expertise in environmentally sustainable and socially-responsible community design. The Daybreak Community is one such example that was used as a benchmark for the Little America in the following ways:

Social Well Being

Public landscapes form the backbone of the social and cultural systems. Each component of the system, including miles of passive trails, recreational features, sporting activities, performance space and native demonstration gardens, is carefully programmed to play a specific role in community life. Designed to encourage face-to-face interaction and to connect residents with each other, every home is located within one-quarter mile walking distance of a park or the extensive trail system which links neighborhoods.

Environmental Stewardship

Public landscapes shift the prevailing paradigm of greening the desert with extensive water use by demonstrating a way to create beautiful and rich environments with responsible water use. All stormwater that falls on the site is captured, cleaned and infiltrated into the ground through a series of connected bio-swales, basins and constructed wetlands before reaching the Rio de Flag during large storm events. The system reduces runoff-related pollution, prevents downstream flooding and helps to recharge the local aquifer. The design eliminates the need for any connections to the city's municipal stormwater system.

Economic Prosperity

The parks and open-space system creates value in the community for the land owner, homeowners and future tenants. The use of on-surface stormwater management systems eliminates stormwater impact fees and greatly reduces underground piping, infrastructure and maintenance.

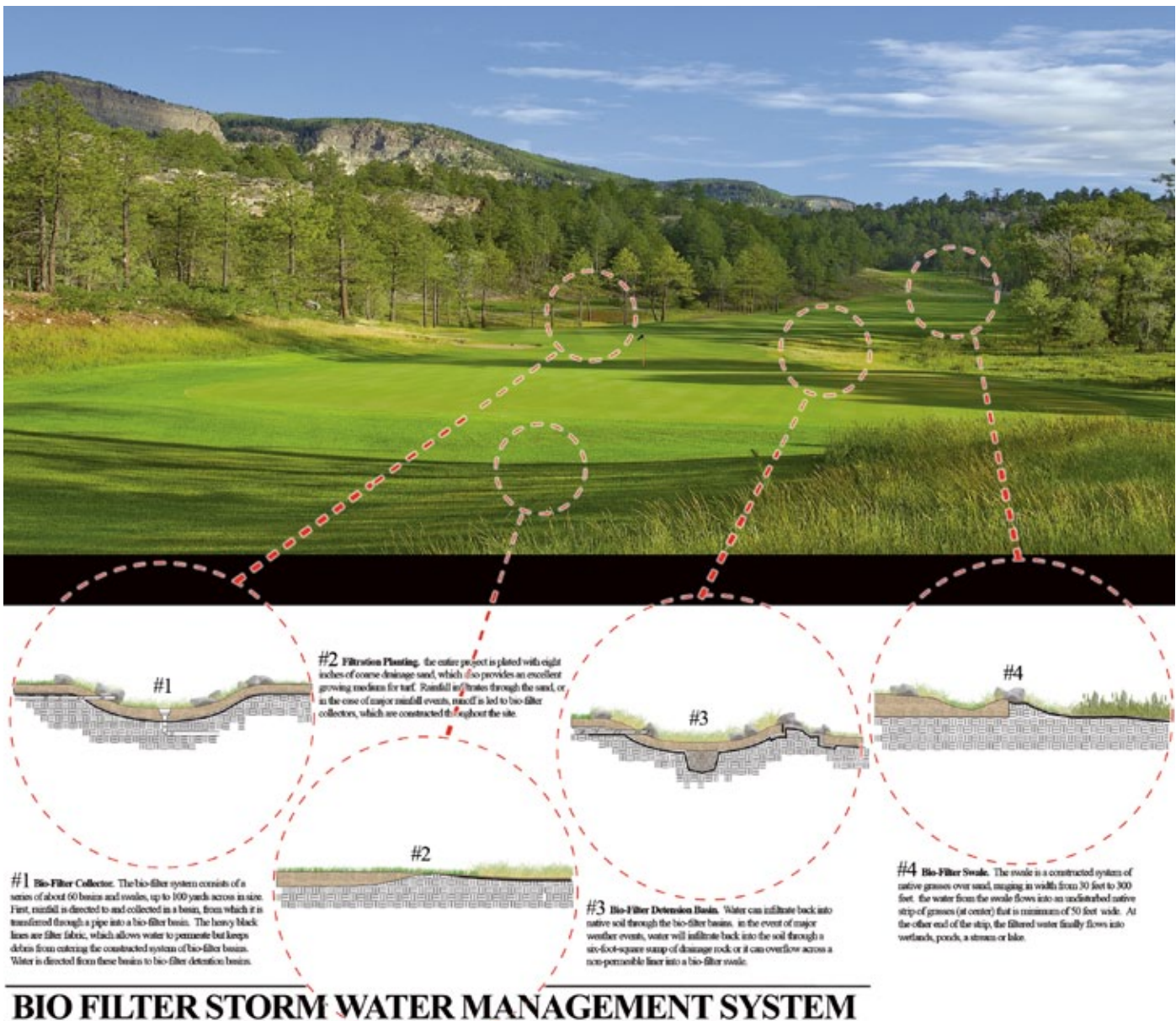




SUSTAINABLE DESIGN BENCHMARK - GLACIER CLUB GOLF COURSE

Design Workshop has proven expertise in sustainable and context-sensitive golf course design. By designing golf courses to act as a kidney for the rest of the development, it can collect stormwater run-off and filter it before it enters or is released back into the natural system. The Glacier Club golf course is one such example and can be used as a benchmark in the following areas:

- Use of native grasses outside fairways and minimize turf (see graphic on the facing page)
- Creation of a natural filtration system of bio-filter swales and constructed wetlands to address water quality before it enters the Rio de Flag (see the graphic below detailing the bio filter stormwater management system)
- Adding acres of new wetlands
- Establishing miles of trails for hiking and mountain biking that stretch across the site and connect to the regional trail network
- Planting of new trees
- Preservation and augmentation of the site's existing forests, clearing strategically for fire breaks (see graphic on facing page)
- Creating fire breaks through golf routing and roads
- Repurposing existing trees and underbrush cut down as mulch for landscaped areas
- Increasing residential home supply and home value in the area
- Creating an important regional draw





PRECEDENT IMAGES - PARKS, TRAILS AND OPEN SPACE



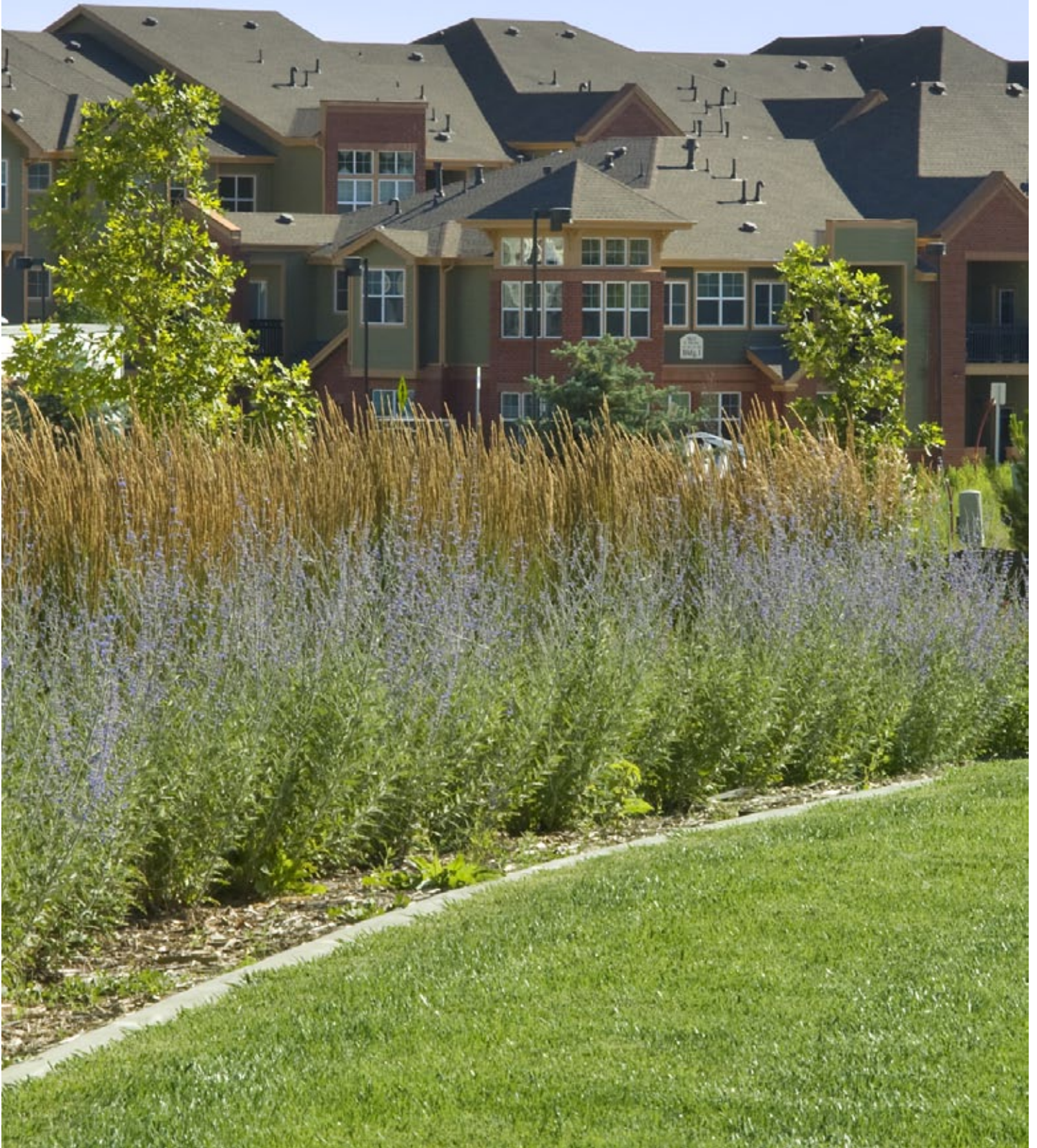
PRECEDENT IMAGES - RESORT AND RESIDENTIAL



PRECEDENT IMAGES - MIXED USE



AMENDMENTS AND IMPACTS



PROJECT DESCRIPTION AND NEED FOR AMENDMENT

The Little America property is located within the Urban Growth Boundary for the City of Flagstaff and has commercial regional/ community and urban open space land uses and is identified as a Planning Reserve Area (PRA) on the Regional and City Land Use Plan maps. The property spans two PRA categories: the first requiring an average density of five units per acre and the second requiring an average density of seven units per acre. The current zoning for the property is Highway Commercial and Estate Residential allowing one residential unit per acre. In order for the vision of this property to be realized, amendments to Map 3: Regional Land Use Plan map and Map 4: City Land Use Plan map as well as the zoning for this property will be required. The applicant proposes to amend the Regional and City Land Use maps as described below. An application to amend the zoning for this property will be submitted following approval of this Major Plan Amendment application.

REQUESTED GENERAL PLAN AMENDMENTS

The proposed Little America Neighborhood is in compliance with the goals, policies and strategies in the Flagstaff Area Regional Land Use and Transportation Plan (explained in detail in the next section) with the exception of Map 3: Regional Land Use Plan map and Map 4: City Land Use Plan map. The applicant seeks amendments to these land use maps as illustrated in the Site and Land Use Analysis section of this application.

The Little America property includes approximately 536.75 acres. Approximately 437 acres is identified as a Planning Reserve Area, 44 acres identified as Commercial Regional/Community and approximately 56 acres as open space (rural flood plain) on the Regional and City Land Use Plan maps. The applicant requests the land uses be amended to Low Density Residential, Medium Density Residential, High Density Residential, Commercial Regional/Community and Open Space as indicated on the Proposed Land Use Plan and in the table below.

PROPOSED REGIONAL PLAN LAND USE CATEGORY (2.1.4 AND 2.1.10)

The proposed land use categories for the Little America Neighborhood align the vision for the property with the land use descriptions in the Flagstaff Area Regional Land Use and Transportation Plan. The master plan has been designed in a manner that promotes efficient use of the land in order to create a destination resort and viable new community within the City of Flagstaff. The proposed uses include low, medium and high density residential and commercial regional/community, and open space. The existing land use categories as well as the proposed new land use categories are indicated in the Site and Land Use Analysis section of the application and in the table below. The approximate acres in each land use category are also included in the table below.

Little America Proposed Development - Land Use		
Current Land Use	Proposed Land Use	Acres
Commercial Regional/Community	Commercial Regional/Community	41.8
Planning Reserve Area	Commercial Regional/Community	9.7
Planning Reserve Area	Low Density Residential	25.7
Planning Reserve Area	Low Density Residential Amenity	182.1
Planning Reserve Area	Medium Density Residential	57.7
Planning Reserve Area	High Density Residential	71.0
Planning Reserve Area	Open Space	148.7
Total Acres		536.8

CUMULATIVE IMPACT ON NEARBY AND SURROUNDING LAND USES (2.1.8)

The proposed land use change for the Little America Neighborhood is primarily for the Planning Reserve Area (PRA), which is approximately 437 acres of vacant land. According to the FMPO Map and Vacant Parcels chart provided by the City, there are approximately 2,179 parcels / 3,797.3 acres of vacant land designated for residential land use. The proposed land use change removes eight parcels and approximately 502 acres from this category. The commercial land within the Little America property boundary is currently designed as a commercial land use and zoned highway commercial and therefore does not affect the vacant land within the City of Flagstaff. The chart below details the change cumulative impact of the proposed land use change.

The proposed commercial use along the northern boundary of the property is compatible with the uses along E. Butler Ave. as well as the land use and zoning maps. The proposed residential uses along the eastern boundary are compatible with the currently proposed land uses on the neighboring Canyon del Rio property. The land uses along the southern and southwest boundaries are compatible with the currently undeveloped land surrounding the property.

City of Flagstaff Vacant Lands within City			Little America Property		Remaining Vacant Lands within City	
Land Use	Parcels	Acres	Parcels	Acres *	Parcels	Acres
Residential Use	2,179	3,797.3	8	502.4	2,171	3,294.9
Commercial Use	132	562.6	2	0.0	130	562.6
Industrial Use	70	285.4	0	0.0	70	285.4
Institutional Use	416	2,384.8	0	0.0	416	2,384.8
Totals	2,797	7,030.1	10	502.4	2,787	6,527.7

* Acres Are Approximate

Source: City of Flagstaff & Coconino County

IMPACT AND/OR BENEFIT TO HOUSING THAT RESULT FROM PROPOSAL (2.1.11)

The Land Summary chart provided by the City in April 2013 estimates that there is a demand for 726 acres of single family and 184 acres of multi-family homes as well as 338 acres of retail and service within the City through the year 2050. The land supply for these uses is 1,303 acres for single family, 179 acres for multifamily and 346 for retail and services. The current land uses for the Little America Neighborhood are Commercial Regional/Community (approximately 44 acres) and Planning Reserve Area (approximately 437 acres). The Land Summary chart provided by the City notes indicate that “All lands designated planning reserve area within the City are placed in the Single Family category, none in commercial” thus the 437 acres in the Planning Reserve Area are included in the residential land supply.

For purposes of this analysis, it is assumed that approximately 14 percent of the residential in the Little America Neighborhood will be single family and 86 percent will be multi-family resulting in approximately 26 acres of single family housing and 129 acres of multi-family housing. Using these assumptions the proposed Little America Neighborhood will fulfill approximately 3.5 percent of the projected demand for single family housing and 70 percent of the projected demand for multi-family housing through 2050 (see chart below). Based on the preliminary plans for the neighboring properties, Juniper Point to the southwest and Canyon del Rio to the east, the proposed developments appear to be predominately single family lots, which may fulfill a larger portion of the demand for single family homes within the City while the Little America Neighborhood fulfills a larger portion of the demand for multi-family homes.

	DEMAND in Acres			LAND SUPPLY	Surplus/ (Deficit)	Little America
	2010-2030	2030-2050	Total	Total	Total	Proposed Acres *
Residential						
Single Family	526	200	726	1,303	577	26
Single Family Attached	182	156	338	638	300	
Multifamily	105	80	184	179	(5)	129
Non-residential						
Retail & Service	159	180	338	346	8	51
Parks						
Neighborhood	31	23	54		(54)	10
Community	100	75	176		(176)	
Regional	154	116	270		(270)	

* Proposed Acres Are Approximate

Source: City of Flagstaff

The demand for retail and services within the City is projected at 338 acres through the year 2050. The proposed 51 acres of commercial retail and services will fulfill approximately 15 percent of this demand. The commercial parcels near E. Butler Avenue and I-40 are anticipated to be neighborhood-focused with retail and services to serve the Little America Neighborhood and surrounding neighborhoods. The proximity of the highway indicates that retail and services for commuters is also appropriate in this area. Additionally, a proposed new hotel/conference facility will complement the existing Little America Hotel with additional accommodations and conference space. Retail

and other amenities commonly found in a resort hotel including restaurants, bars, a gift shop, swimming pool, tennis courts and possibly a spa will also be provided on this parcel as well as individually owned homes.

The approximate 154 acres of residential land use indicated in the above table represents 1,415 residential units. The chart following includes the anticipated population and housing trends from the Draft Community Profile for the Flagstaff Regional Plan. It is anticipated that the City will have a deficit of residential units moving forward. The proposed Little America Neighborhood will fulfill approximately 21 percent of the deficit by the year 2030. For purpose of this analysis, it is assumed that development will begin in approximately five years (three years after zoning approval), continuing over a 12-year period with roughly the same number of units (approximately 115 units) released to the market each year and concluding prior to year 2030.

Year	Population			Household Size ³	Residential Units		Surplus/ (Deficit)	Proposed Units
	General ¹	NAU ²	Visitor		Demand ⁴	City of Flagstaff-Projected		
2020	77,500	9,000	2,777,053	2.55	33,922	27,336	(6,586)	360
2030	87,000	11,000	2,974,057	2.55	38,431	31,836	(6,595)	1,415
2050	106,000	16,000	3,410,981	2.55	47,843	40,836	(7,007)	1,415

¹General Population is for City of Flagstaff
²NAU Population is total enrollment less campus population
³2020 Estimated Household size used for 2030 and 2050
⁴Demand calculated using General and Student population for the City of Flagstaff
Source: City of Flagstaff

CUMULATIVE IMPACT ON SUPPLY OF LAND ZONED IN SAME CATEGORY WITHIN CITY (2.1.9)

The existing zoning on the property is Highway Commercial (approximately 53 acres) and Estate Residential (approximately 483 acres). Maps illustrating the existing and proposed zoning for the Little America Neighborhood are included in the Site and Land Use Analysis section of this application for review and discussion. The proposed acres within each zoning category are included in the table below.

Little America Proposed Development - Proposed Zoning		
Current Zoning	Proposed Zoning	Acres
Highway Commercial	Highway Commercial	41.8
Estate Residential	Highway Commercial	9.7
Estate Residential	R1 - Single Family Residential	25.7
Estate Residential	R1-Single Family Residential Amenity	182.1
Estate Residential	MR - Medium Density Residential	57.7
Estate Residential	HR - High Density Residential	71.0
Estate Residential	Open Space	148.7
Total Acres		536.8

The proposed zoning for the Little America property has been added to the acreage total within the City of Flagstaff. The zoning categories affected are listed below. It should be noted that approximately 42 acres are currently zoned commercial and proposed to remain commercial zoning and an additional 9.7 acres zoned Estate Residential are proposed for Commercial

zoning. The cumulative impact on amount of land in the affected zoning categories is included in the table below.

Cumulative Impact on Supply of Land in Proposed Zones			
REGULATION Description	City Sum Acres	Little America⁴	Total
Highway Commercial ¹	1,165.86	(1.9)	1,163.96
Single-family Residential ²	3,830.14	208.5	4,038.60
Medium Density Residential	746.84	72.3	819.09
High Density Residential	999.27	24.9	1,024.18
Open Space ³	268.18	135.4	403.53
¹ Total acres proposed 51.5; currently have 53.4 acres zoned commercial			
² Includes recreational use for low density housing (golf and clubhouse)			
³ Includes floodplain, steep slopes and utility easement			
⁴ Acres are approximate			

Source: City of Flagstaff

IMPACT ON TRANSPORTATION & SERVICE NEEDS

Existing and planned road system around the project is sufficient to accommodate the traffic generated by this project. Please see the Transportation Impact report included as Exhibit D to this application.

The impact of the Little America Neighborhood on the services is outlined throughout this application.

IMPACT ON IMPLEMENTATION OF THE GENERAL PLAN (2.1.7)

The proposed development within the Little America Neighborhood is significantly consistent with the goals, policies and strategies in the Flagstaff Area Regional Land Use and Transportation Plan. The proposed development of the Little America Neighborhood will enable the City to accomplish many of the goals by supporting the strategies as indicated in the Compliance section of this application.

PUBLIC OUTREACH SUMMARY REPORT (3.7 AND 4.5)

Stakeholder Groups (4.3)

The Applicant and the City identified the following stakeholders and public groups as those having interest in the planning of land in the Major Plan Amendment. Individual meetings were held over the dates of March 26-27, 2013 with the groups listed below:

- Flagstaff Chamber of Commerce
- Flagstaff Unified School District
- Friends of Flagstaff's Future
- Friends of the Rio de Flag
- Northern AZ Realtors Association
- Open Space Commission
- Sierra Club

The stakeholder meetings were held at the Little America Hotel with the exception of the Northern AZ Realtors Association, which was held at their office in Flagstaff. The number of representatives from each group ranged from two to approximately five. The proposed master plan was presented to each group using a PowerPoint presentation, which included a discussion of the vision for the property, analysis completed prior to planning, and the overall master plan. Each land use was also described including the commercial, residential and recreational uses. Following the presentation the discussion was opened to Q&A and comments from the groups. The feedback listed below outlines the comments and questions most commonly heard and the last section outlines the revisions made to the master plan as a result of the discussions.

Stakeholder Feedback

- Will the golf course have public access?
- Please keep the amenities as open to the public as possible. Continental works well.
- Overall very interesting plan. Shows a lot of thought. The FUTS trail is an amenity to guests and a benefit to the community
- Several groups want to designate RDF as a greenway. This preserves that.
- Rio de Flag is an important part of community. Please design around it rather than view it as nuisance.
- There are sections of the Rio that are not in good shape and could be improved.
- Rio de Flag trail very accessible, wildlife incredible.
- Not happy with trails running up and out of the Rio de Flag corridor.
- Put the FUTS trail along the Rio de Flag.
- Best bicycle route to Fisher Point runs along property line with State Land Trust.
- Have you done public trails in other communities?
- Embrace the winter and offer snow play activities.
- May want to consider sledding hills as a recreation. Probably regret saying this because water would go back into the Rio de Flag.
- There were several comments regarding the use of reclaimed and potable water.
- Do you have water rights for golf course?
- Include water features.
- Would love to see water go to grow food.
- Have Little America be the icon for the community.
- What other features help promote environmental sustainability on golf course?
- Is affordable housing part of this plan? It seems that the higher density at northern end would qualify.
- Affordability is important in this community.
- Consider moderately priced homes, possibly single story.
- The current entrance to the hotel is hard to find and difficult to access. Are you changing it?
- Would like to see high density residential within commercial area, places where people want to live rather than transient population.
- Want to see walkable neighborhood – have it all linked.

- More native landscaping.
- What is the potential for the existing Little America and truck stop to go away and be part of commercial property?

Revisions to Plan as a Result of Stakeholder Meetings

- Since there were several comments regarding public and private development in the area, Wally Huffman explained that the vision behind the Little America Neighborhood is modeled after Sun Valley Resort in Idaho. Sun Valley is the least private “private” resort in the nation. The roads, most trails (with the exception of where safety is a concern), golf and all amenities are open to the public.
- The proposed golf holes along the Rio De Flag were rerouted in order to maintain the trail, while ensuring public safety for those utilizing the trail system.
- Restoration of certain sections of the Rio de Flag to enhance the natural systems and remove invasive and noxious weeds is being investigated.
- Stormwater run-off will be captured on the property through the use of natural drainage systems and biofilter basins (detention). Water during a stormwater event will not be released into the Rio de Flag.
- A biofilter system, wetlands and detention ponds will ensure that no irrigation or stormwater run-off from the golf course goes directly into the Rio de Flag.
- A community garden has been incorporated into plan.
- Recreational opportunities in addition to golf and public trails were considered and a list of potential recreational activities compiled. The Recreation matrix – Potential Activity Program included in this application includes activities that may be provided. These activities may be developed by the owner or others and may include a charge for use.
- The proposed landscape plan will consider a high percentage of drought-tolerant plan material.
- The design of the golf and open space systems will strongly consider the creation of habitat for birds, butterflies, etc.

A photograph of a landscaped area, likely a garden or park, featuring a variety of plants. In the foreground, there are dense green bushes and tall, thin purple flowers. A row of bright red flowers is visible in the middle ground. The background shows a paved path curving through more greenery and a hillside. The word "COMPLIANCE" is overlaid in white capital letters in the upper right corner.

COMPLIANCE

COMPLIANCE WITH GENERAL PLAN (2.1.6)

The proposed master plan for the Little America Neighborhood complies with the policies and strategies outlined in the Flagstaff Area Regional Land Use and Transportation Plan as indicated below. The goal in each category is included in *italics* and the applicant's response regarding compliance is in regular text. If the policy and/or strategy does not apply to the Major Plan Amendment for the Little America Neighborhood, it is not included below.

LAND USE GOAL 1

Greater Flagstaff will have a compact land use pattern within a well-defined boundary that shapes growth in a manner that preserves the region's natural environment, livability, and sense of community. Flagstaff will continue to offer the primary types of housing design developments that have defined its land use patterns: the conventional and traditional neighborhood scale which provide a choice of housing types and supporting non-residential uses within walking distances.

- Policies LU1.3 & LU1.5: The master plan for the Little America Neighborhood is within the Urban Growth Boundary and proposes compact mixed-use development that meets the required average density for the Planning Reserve Areas in which it is included.
- Policy LU1.4: Access to public lands is maintained through the inclusion of trails within the Little America Neighborhood that connect to the regional FUTS trail system.
- Strategy LU1.6(a): The extension of John Wesley Powell Boulevard is being discussed by a consortium of property owners in the area including the owners of the Little America property. The extension of this proposed road and associated infrastructure are being investigated with regard to alignment, costs and financial responsibility.
- Policy LU1.11: The master plan for the Little America property includes the key elements of traditional neighborhood design, including mixed land uses, walkable neighborhoods, a diversity of housing types and a trail system that offers alternative transportation options. The master plan is designed to complement the existing development by placing commercial and high density housing near E. Butler Avenue to invigorate activity near the transportation corridor and by reducing density to the east to complement the potential development at Canyon del Rio.

LAND USE GOAL 2

The integrity of individual communities in the county will be supported by maintaining separation between existing communities; respecting existing area plans, as well as encouraging consistency with the Regional Plan; and preserving the integrity of open space boundaries identified in the Greater Flagstaff Open Spaces and Greenways Plan, as a major defining element of the Region's Growth Area Boundaries.

- The Little America property is within the urban growth boundary, therefore, the policies for rural growth areas are not applicable to this application.

LAND USE GOAL 3

The Regional Land Use and Transportation Plan will be coordinated with state and federal land management policies.

- While the Little America property does not border Forest Service Lands, it does share a border with State Land Trust land. It is understood that this land is intended to be sold to benefit the state's educational system; however, at this time it remains undeveloped. The master plan includes recreation and open space areas that border the State Land Trust property. Connections to trails that run through State Land Trust land are included in the plan.

COMMERCIAL DEVELOPMENT GOAL 1

Shopping and service areas will be convenient to residents as well as visitors to the region in a manner that meets their needs, while remaining compatible with surrounding land uses.

- Policy C1.1: Commercial opportunities are present in the Little America Neighborhood and they have been placed near the transportation corridor along E. Butler Avenue and I-40 to maximize access to the retail and services for residents and visitors. The commercial area generally coincides with the location of Commercial Regional/Community on the Regional and City Land Use Plan maps.
- Strategy C1.3(a): Future commercial development is included within the mixed-use area and is intended to offer a variety of ground floor retail providing the goods and services necessary to meet the needs of the neighborhood, surrounding community and visitors. The possibility of office suites above the retail may be included and can be accommodated to further serve the neighborhood. The buildings will be designed to blend with the neighborhood and serve as an amenity to residents and commuters on E. Butler Avenue and I-40.
- Strategy C1.3(b): Adequate surface parking will be included within the commercial areas. The parking areas will include landscaping to soften the appearance from the road and within the development.
- Policy C1.4: The trail system within the Little America Neighborhood will extend to the commercial area providing an alternative transportation opportunity to residents.

COMMERCIAL DEVELOPMENT GOAL 2

Downtown Flagstaff will continue to serve as the focal point of the community, as established by development intensity, land use, building height, and high quality urban design.

- Strategy C2.1(a): Design guidelines will be established for the commercial area of Little America Neighborhood that will complement the traditions of the community as well as the Little America Neighborhood.
- Strategy C2.1(b): The commercial development in the Little America Neighborhood will complement rather than compete with the role of the downtown area as the focal point of the community and region.

COMMERCIAL DEVELOPMENT GOAL 3

Commercial uses in the county will be located in activity centers in specifically designated areas intended to serve as focal points for the community in which they are located, and they will provide opportunities to meet area resident needs locally, while avoiding a strip commercial pattern of development along the region's major roadways.

- Strategy C3.1(a): Commercial development at Little America is designed to serve as an activity center for the neighborhood via road and pedestrian links to the neighborhood.

INDUSTRY AND EMPLOYMENT GOAL 1

The community will enjoy a healthy, thriving economy with opportunities for quality and diversified employment of various economic levels for its residents with livable wages, and environmentally responsible industries that make a positive contribution to the community and the economy.

- Policy IE1.4: The Little America Neighborhood is centrally located within the City of Flagstaff near a variety of transportation facilities including I-40 and E. Butler Avenue, which includes a bus line.
- Policy IE1.5: The expanded hotel/conference center, golf course and retail will provide employment opportunities while a variety of housing units will give employees the opportunity to live in the area near where they work.

HOUSING AND NEIGHBORHOODS GOAL 2

New neighborhoods will be built and support will be given to existing neighborhoods that integrate a variety of housing types and densities with amenities, services, and retail to ensure opportunities for a variety of household income levels.

- Strategy HN2.1(a): The Little America master plan is designed as a mixed-use community with commercial/retail, a variety of housing types and recreational opportunities linked by an internal trail system allowing residents to walk or bike to employment, retail, parks and recreation.
- Policy HN2.2: Connectivity within the Little America Neighborhood is achieved through the road system designed to provide landscaped sidewalks and an integrated trails system that creates loops through the neighborhood and connects to the regional FUTS system.
- Policy HN2.4: The entire Little America property will employ an “open” concept. There will be no gated communities and all amenities, including golf, the trail system and other recreational amenities, will be open to residents and visitors. There may be a fee for use of the facilities.

HOUSING AND NEIGHBORHOODS GOAL 3

Development patterns designed to maintain the open character of rural areas, protect open lands, and to protect and maintain sensitive environmental areas will be promoted.

- Policy HN3.1: The proposed medium to high density of all areas within the Little America Neighborhood encourages clustered development. A

variety of multi-family and small lot single family homes will be offered within the community.

OPEN SPACE, PARKS, RECREATION & TRAILS GOAL 1

The region will have a balanced system of open lands, natural areas, wildlife corridors and habitat areas, trails, greenways, parks and recreation facilities as guided by the Greater Flagstaff Area Open Spaces and Greenways Plan, the City of Flagstaff Urban Open Spaces Plan, the City's Long Range Master Plan for Parks, Recreation and Open Space, and County Area Plan Open Space Objectives.

- Policy OSPR1.3: The proposed trail system within the Little America property creates pedestrian and bicycle connections to the residential and commercial areas within the property and to the regional trail system by connecting to the FUTS trail system.
- Policy OSPR1.6: Open space and parks are an important element of the master plan for the Little America Neighborhood. Passive and active parks, along with a community garden are included to encourage health and wellness, community activity and gathering areas.

COMMUNITY CHARACTER AND DESIGN GOAL 1

A sense of connection will be maintained in the built environment to the region's natural setting and dramatic views.

- Policy CD1.1: The scenic views in Flagstaff served as a foundation for the development of the Little America property. Recreation and residential areas have been sited to offer residents and visitors views of the San Francisco Peaks.

COMMUNITY CHARACTER AND DESIGN GOAL 2

The Flagstaff region will continue to protect its unique character that reflects its forested setting of ponderosa pine trees, piñon and juniper vegetation, and meadows through quality design and development. Emphasis will be placed on quality design in both the public realm—streets, civic buildings, and other public spaces—as well as the private realm—commercial buildings, work places, and housing. Preservation of vegetation and wildlife are part of the quality design and development process.

- Policy CD2.1: Design guidelines will be established for the Little America Neighborhood that encourage quality design, complements the neighborhood's setting and embraces the resort nature of the project.
- Policy CD2.2: Streetscape designs will comply with road cross sections and landscape design standards.
- Policy CD2.4: The archeological survey conducted on the Little America property found no historic properties affected in the APE for direct effects.
- Strategy 2.5(a): Neighborhood parks and the potential for a community garden are an integral component of the Little America master plan as public gathering places to encourage community interaction.
- Strategy 2.5(b): Parking lots will be designed and landscaped to visually break up large areas of surface parking and be screened from the public right-of-way.
- Strategy CD2.5(c): Design guidelines will be established for the Little

America Neighborhood.

- Policy CD2.6: Sustainable development is an important consideration in the Little America master plan.

NATURAL AND CULTURAL RESOURCES AND THE ENVIRONMENT GOAL 1

High standards will be maintained for protection and improvement of the region's quality of life offered by its natural and cultural, historic and archaeological resources and its natural environment.

- Strategy NCR1.2(b): The resort/public golf course will utilize reclaimed water. Additionally, the neighborhood parks and streetscape within the development will use reclaimed water to reduce the use of potable water.
- Strategy NCR1.2(c): Detention ponds have been incorporated into the golf course design in order to capture stormwater run-off within the site.
- Policy NCR1.6: Landscape buffers will be utilized for residential areas near E. Butler Avenue and I-40 in order to reduce traffic noise.
- Policy NCR1.9: The Little America Neighborhood Design Guidelines will include strategies to reduce night glare and ensure adherence with the City's Dark skies initiatives.
- Policy NCR1.10: The archaeological survey conducted on the Little America property found no historic properties affected in the APE for direct effects.
- Policy NCR1.12: A complete analysis of the existing conditions on the Little America property was conducted prior to the commencement of planning. As such, the ecosystem and sensitive areas have been identified and avoided where possible. The master plan proposes to restore portions of the Rio de Flag that have been overtaken by noxious weeds and restore natural vegetation to these areas in an effort to improve not only the stream corridor but the plant and wildlife is supports.
- Policy NCR1.18: Floodplain and wetland restoration along the Rio de Flag will be completed in order to remove noxious weeds along the main flow channel.

COST OF DEVELOPMENT GOAL 1

Having accomplished almost ten years of successful implementation of the Land Development Code, the City seeks to establish a development fee schedule which will enhance the City's ability to provide adequate off-site improvements and facilities for new development and implement the Growing Smarter provision for cost of development.

- Policies and strategies related to cost of development are included in the Community Facilities and Services Element.

TRANSPORTATION GOAL 1

A safe, convenient, user-friendly transportation system will be developed throughout the region, addressing both short and long-term needs, and emphasizing alternative transportation modes while reducing dependency on the automobile.

- Policy T1.1: The major roads within the Little America Neighborhood have been designed to accommodate multi-modal transportation

alternatives including single-occupant, multi-occupant vehicles and public transit. Sidewalks and trails provide opportunities for pedestrian and bicycle transportation within the neighborhood with connectivity to the regional FUTS trail system.

- Policy T1.2: The road network within the Little America Neighborhood includes connection to the regional road system including E. Butler Avenue as well as connections to the proposed Canyon del Rio development to the east. A potential road connection to John Wesley Powell road to the south is being investigated.
- Strategies T1.2(a)(b) & (c): Design of the roads, required signaling, cross sections, design and connectivity will adhere to the guidelines established by the City and County.
- Strategy T1.9: The roads within the Little America Neighborhood will be pedestrian and bike friendly with landscaped sidewalks enabling transportation within the neighborhood. The proposed trail system provides connections to the regional FUTS trail system.

TRANSPORTATION GOAL 2

An enhanced public transit system will be promoted as an integral part of the region's overall transportation system.

- Policy T2.3(a): The major roads within the Little America Neighborhood have been designed to accommodate multi-modal transportation alternatives including multi-occupant vehicles and public bus transit.

TRANSPORTATION GOAL 3

The region's development pattern will support a diverse range of transportation choices, including transit, walking and bicycling, as well as driving.

- Policy T3.1: The existing and future trails on the Rural Open Spaces and Trails Plan has been incorporated into the master plan for the Little America property. The trail system within the property provides access not only within the property but takes advantage of possible links to the greater regional FUTS trail system.
- Policy T3.2: The design of the Little America Neighborhood promotes pedestrian-friendly access through the use of sidewalks and a comprehensive trail system that links the residential areas to the commercial and recreational uses on the property.

TRANSPORTATION GOAL 4

The Region's transportation system will be developed and managed with attention both to supply-side (e.g., new roads) and to demand-side strategies.

- Policy T4.1: Employment centers including retail, office and the existing Little America Hotel are located on E. Butler Avenue providing employees with easy access to regional transit lines along this road. Residents of the neighborhood can utilize the pedestrian-friendly trail system and/or sidewalks along the roads to access public transportation or E. Butler Ave.

COMMUNITY FACILITIES AND SERVICE GOAL 1

Infrastructure and public services will be provided in an efficient, equitable and effective manner.

- Policy CFS1.1 (c): The proposed phasing plan for Little America has been developed to enable logical expansion of public facilities to serve the neighborhood. All standards for services for new developed will be complied with.

COMPLIANCE WITH PUBLIC SERVICES & FACILITIES ELEMENT

- This is covered under Community Facilities and Service Goal.

COMPLIANCE WITH PUBLIC SAFETY ELEMENT (3.4)

- The master plan shows four means of access to the Little America Neighborhood: one directly onto E. Butler Avenue and three to the east through the proposed Canyon del Rio development to 4th Street. A potential fifth access point is shown to the south pending the decision to extend John Wesley Boulevard and the need for this connection.
- The Little America Neighborhood falls within the jurisdiction of the Flagstaff Fire Department. The closest existing fire station to the Little America property is on Butler Road and a second proposed fire station included on Map 19: Regional Fire Protection Plan – Districts and Station map is located in the vicinity of the proposed Little America Neighborhood. The close proximity of the fire stations would enable the levels of service standards for the City of Flagstaff as outlined in the General Plan to be met.