

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT**

To: The Honorable Mayor and City Council

From: Neil Gullickson, AICP
Planning Development Manager
Community Development Division
928-779-7632, extension 7227

Date: December 2, 2008

Meeting Date: December 16, 2008



TITLE: CONSIDERATION OF PUBLIC HEARING FOR AMENDMENT TO THE REGIONAL LAND USE AND TRANSPORTATION PLAN (PC RLUTP 08-003) FOR A 31.9-ACRE PARCEL. THE ADDRESS OF THE SITE IS 1700 SOUTH NORTHWESTERN STREET. THE EXISTING LAND USE DESIGNATION IS PARKS, THE AMENDMENT IS TO MEDIUM DENSITY RESIDENTIAL DESIGNATION.

RECOMMENDED ACTION:

It is recommended that the City Council open the public hearing, receive citizen input, and close the public hearing.

ACTION SUMMARY:

The Flagstaff Planning and Zoning Commission conducted a public hearing to consider this request at its regular meeting of November 20, 2008. At the conclusion of the public hearing, the Planning and Zoning Commission voted (6-0) to forward the amendment request to the City Council with a recommendation for approval. State law requires that the Council hold this public hearing for discussion and public input purposes only. All substantive issues relating to this public hearing are included with the applicable reports to the Planning and Zoning Commission dated November 20, 2008, attached.

DISCUSSION:**BACKGROUND/HISTORY:**

This is the first of three applications on this agenda regarding Crestview Subdivision. A public hearing for a zoning district amendment and a resolution to modify the regional land use designation accompany this item.

The request is to change the site's land use designation from Parks to Medium Density Residential to reflect the density of the proposed Crestview Subdivision. The Medium Density Residential category calls for densities of five to twelve units per acre. The density of the proposed project is 6.36 dwelling units per acre.

The Medium Density Residential category is intended for a variety of housing types. Fifteen different types of housing are identified by the Land Development Code as potential housing

types for the land use category. Manufactured housing units are identified as an appropriate housing type. This category is located at a number of sites throughout the city including all phases of the adjacent Railroad Springs Subdivision. The development as proposed will be in conformance to the Medium Density Residential land use category.

As noted above the existing designation is Parks. Staff believes that when the Regional Plan was adopted in 2001, the city was aware that this area would be impacted by the Clay Avenue detention basin and a regional park. At that time a parks master plan was not available nor was the specific location of the detention basin known. The resulting designation was applied to this property in anticipation that it may be needed for one or the other of those projects. We know today that the detention basin is located to the west of this site and will not directly impact this development. We also have reviewed the parks master plan; it reveals that this site has not been considered for a park and that a regional park is recommended for the 100-acre site located to the west of this site and the detention basin. The city currently owns this proposed park location. The Parks and Recreation director has verified that they are not interested in this property as a park site.

A detailed analysis of the applicable general plan elements, sub-elements, and goals are included in the Planning and Zoning Commission report attached to the resolution report.

KEY CONSIDERATIONS:

The proposed land use modification is being processed in conjunction with a rezoning application and development agreement. A Preliminary Plat for Crestview Subdivision is proposed to be forwarded to the Council with the second reading of the zoning amendment ordinance if the first reading is successful.

Community Benefits and Considerations:

Community benefits and considerations regarding this proposal are addressed in the attached Regional Plan Report (PC RLUTP 08-003) to the Planning and Zoning Commission.

Community Involvement:

In accordance with state statute, notice of the public hearing was provided by placing an ad in the Daily Sun, posting notices on the property, and mailing a notice to all property owners within 300 feet of the site.

Financial Implications:

Not applicable to this public hearing.

Options and Alternatives:

No other options or alternatives are being considered as part of this public hearing.

Attachments/Exhibits:

- Notice of Public Hearing.
- Staff report to the Planning and Zoning Commission.

Mark Landsiedel

Department Head (*Acknowledgment that all reviews have been completed and required approvals initialed below.*)

INITIALS	RESPONSIBILITY	DATE	INITIALS	RESPONSIBILITY	DATE
	BIDS/PURCHASES			FINANCE/BUDGET	
	GRANTS			CONTRACTS	
<i>JKS</i>	LEGAL	<i>12/2/2008</i>	<i>gc</i>	IGAS	
				Dev. Services	<i>12/2/08</i>

DATE OF COUNCIL APPROVAL: _____



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: December 9, 2008

To: Mayor Presler through City Manager's Office

From: Neil Gullickson, Planning Development Manager

Subject: Items 6B, 6C and 6D December 9, 2008 Council agenda

Staff would like to ask the City council to continue the public hearings and related actions on items 6B, 6C and 6D to a special Council meeting on December 23, 2008..

Two of the scheduled items are public hearings that have been advertised and potentially will have public in attendance at tonight and next week's meeting. Staff recommends that the following procedure be considered for these items:

1. Announce as early as possible that the review has been rescheduled to December 23, 2008 at 5:30 in Council Chambers.
2. Accept any testimony from residents that are not able to attend the December 23, 2008 meeting.

FYI-Staff anticipates that ordinances for the rezoning and the development agreement will be available and will accompany the three items discussed above at the December 23, 2008 Council meeting.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a Public Hearing on Wednesday, November 12, 2008, at 4:00 p.m. at the APS room at Coconino County Community College, 2800 South Lone Tree Road. The City Council will hold a Public Hearing on December 16, 2008, at 5:30 p.m. to consider items 1 and 2 listed in Part A.

A. Explanation of Matters to be Considered:

(1) A proposed amendment to the Flagstaff Area Regional Land Use and Transportation Plan to change the land use designation from Parks to Medium Density Residential for the area described in Part B below.

(2) A proposed amendment to the official zoning map to rezone property from RR, Rural Residential to MH, Manufactured Home-District, for the area described in Part B below.

The rezoning and land-use change will allow for the platting of a 119-lot, manufactured-home, residential subdivision.

B. General Description of the Affected Area:

Approximately 31.9 acres, located at 1700 South Northwestern Street, Coconino County Assessor's parcel number is 112-01-022 located in the Southeast Quarter of Section 18, and the Northeast Quarter of Section 19, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, City of Flagstaff, Coconino County, Arizona, as shown on the adjacent map.

The requested zoning district for this item is referenced in Part A above; however, the Planning and Zoning Commission may recommend other zoning districts, as permitted by Section 10-10-004-0007 of the Land Development Code. The Council hearing for this item may be continued if the Planning and Zoning Commission has not given a recommendation.

Interested parties may file comments in writing regarding the proposed rezoning, or may appear and be heard at the hearing dates set forth above. Maps and information regarding the proposed rezoning are available at the City of Flagstaff, Planning and Development Services, 211 West Aspen Avenue.

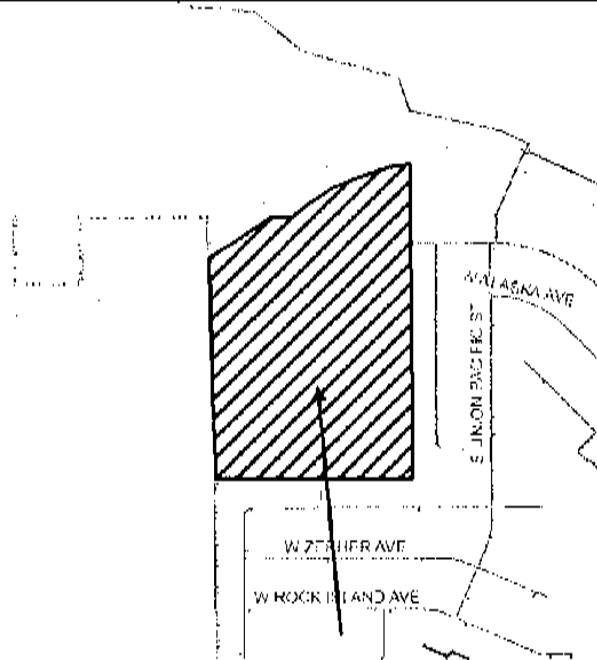
Unless otherwise posted, City Council meetings are held in the Council Chambers of City Hall, 211 West Aspen Avenue, Flagstaff, Arizona.

JIM CRONK, Secretary
Planning and Zoning Commission

PROPOSED REGIONAL PLAN AMENDMENT AND REZONING

Regional Land Use Amendment from Parks to Medium Density

Rezoning from RR, Rural Residential to MH, Manufactured Home
District



Proposed Plan Amendment & Rezoning

ADDRESS: 1700 South Northwestern Street
APN: 112-01-022
ACRES: Approximately 31.9
City of Flagstaff, Coconino County

For further information, please contact:

Neil Gullickson
Planning Development Manager
211 West Aspen Avenue
Flagstaff, Arizona 86001
928-779-7631, extension 7227
Email: ngullickson@ci.flagstaff.az.us



**PLANNING AND DEVELOPMENT SERVICES
REGIONAL LAND USE AND TRANSPORTATION PLAN
AMENDMENT REPORT**

**PUBLIC HEARING
PC RLUTP 08-003**

DATE: October 30, 2008
MEETING DATE: November 12, 2008
REPORT BY: Neil Gullickson

REQUEST:

PC RLUTP 08-003; A request for an Regional Land Use and Transportation Plan by amending the Land Use Plan to change a 32-acre property located at 1700 South Northwestern Street from Parks to Medium Density Residential category.

STAFF RECOMMENDATION:

Staff recommends approval of RLUTP 08-003.

PRESENT LAND USE:

Undeveloped forested property.

PROPOSED LAND USE:

Manufactured home subdivision consisting of 119 lots.

NEIGHBORHOOD DEVELOPMENT:

North: Burlington Northern and Santa Fe rail lines.
South: Single-family, manufactured home subdivision, MH zoning district,
East: Clay Avenue regional detention facility, Coconino County,
West: Single-family, manufactured home subdivision, MH zoning district.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find that the proposed Regional Land Use and Transportation Plan amendment meets the requirements of Section 10-12-001-0001 of the City of Flagstaff Land Development Code.

In considering the request for an amendment to the City's Regional Plan, the goals and policies set forth as guidelines should be weighed against the requested change. However, the plan embodies long-term policy determination and guiding principles. "General Plans are not static documents; they recognize growth as a dynamic process, which will require revisions to the Plan as circumstances, prudent, and compelling reasons warrant."

STAFF REVIEW:

Introduction/Background Discussion

The developer, Mark Voigt, is processing several applications for Crestview subdivision. This is the first of three applications that are being considered; the second is the zoning map amendment; the third is a review of the preliminary subdivision plat

This parcel of land is 31.9 acres in size and is part of a parcel that was recently purchased from the Arizona State Land Department at auction. The purchase included one parcel of 53.5 acres that has been divided into two parcels. These parcels are divided on a north/south access by the city limit boundary. The thirty-two acres proposed for the Crestview Subdivision are located within the city limits and are the subject of this Plan amendment. The remaining 22-acres are proposed to be donated by the developer to the city and will be used for the Clay Avenue detention basin, which is currently under construction by the Corps of Engineers and the City of Flagstaff. The subdivision includes 119 lots that will each support a single-family manufactured home and a garage.

The site is located north of West Route 66 and south of the railroad tracks. The existing Railroad Springs subdivision abuts the development on the south and east. The Clay Avenue Detention Basin is located to the west, and the property borders the rail lines on the north.

A development agreement and affordability covenant have been developed by staff and the applicant to address on-and off-site development criteria and the terms regarding the affordable housing units. These documents are attached to the zoning amendment report for the Commission's review.

Regional Land Use Plan Amendment Request

The request is to change the site's land use designation from Parks to Medium Density Residential to reflect the density of the proposed Crestview Subdivision. The Medium Density Residential category calls for densities of five to twelve units per acre. The density of the proposed project is 6.36 dwelling units per acre.

The Medium Density Residential category is intended for a variety of housing types. Fifteen different types of housing are identified by the Land Development Code as potential housing types for the land use category. Manufactured housing units are identified as an appropriate housing type. This category is located at a number of sites throughout the city including all phases of the adjacent Railroad Springs Subdivision. In some areas a mix of single-family, duplexes, townhouses, and low-rise apartments would also be suitable provided that the average density of such an area does not exceed twelve dwellings per acre. This classification may also include such supporting land uses as neighborhood shops and services, parks and recreation areas, religious institutions and schools. A full range of urban services and infrastructure is required. The development as proposed will be in conformance to the Medium Density Residential land use category.

As noted above the existing designation is Parks. Staff believes that when the Regional Plan was adopted in 2001, the city was aware that this area would be impacted by the Clay Avenue detention basin and a regional park. At that time a parks master plan was not available nor was the specific location of the detention basin known. The resulting designation was applied to this property in anticipation that it may be needed for one or the other of those projects. We know today that the detention basing is located to the west of this site and will not directly impact this development. We also have reviewed the parks master plan; it reveals that this

site has not been considered for a park and that a regional park is recommended for the 100-acre site located to the west of this site and the detention basin. The city currently owns this proposed park location. The Parks and Recreation Director have verified that they are not interested in this property as a park site.

The proposed amendment does not fall into any of the categories that define major amendments as listed in the Regional Plan and the LDC and is, therefore, considered a minor amendment. Minor amendments involve changes of a localized nature usually affecting relatively small land areas. They do not substantially alter the substance or intent of Regional Plan goals and policies.

Staff has included excerpts from the Land Use and Growth Management Element of the Flagstaff Area Regional Land Use and Transportation Plan that are applicable to the request. The applicant has also included a narrative regarding the proposed land use amendment, which is attached to this report.

Applicable General Plan Elements, Sub-Elements and Goals

The following goals are applicable to the proposed land use amendment.

GOAL LU-1, LAND USE

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 provides a choice of housing types and supporting non-residential uses within walking distances.

POLICY LU1.4—ENCOURAGE DEVELOPMENT WITHIN THE URBAN GROWTH BOUNDARY

"Lands designated for compact development shall be made more attractive to develop than lands outside the Urban Growth Boundary (UGB). By aligning public policies and investments with this policy, the Regional Plan can assure preservation of open space lands outside the UGB, thus preserving the character of the community and minimizing sprawling development."

POLICY LU1.5—PROVIDE FOR NEW MIXED-USE NEIGHBORHOODS

"The Regional Plan designates new development areas within the Urban Growth Boundary for development as mixed-use neighborhoods. The criteria for these areas include average densities, a mix of mutually supportive and integrated residential and non-residential land uses, and a network of interconnected streets, and pedestrian and bicycle connections. Designated areas include Canyon del Rio and the West Side Areas, and may include other future areas identified as Planning Reserve Areas. Additionally, existing older neighborhoods, such as Southside, Sunnyside, and parts of downtown, may be suitable for limited and sensitively designed mixed-use development."

POLICY LU1.7—PROMOTE INFILL DEVELOPMENT

"If properly designed, infill development can serve an important role in achieving quality, mixed-use neighborhoods. The Regional Plan promotes infill development in the city's Urban Growth Boundary, in preference to development of outlying or more remote lands adjacent to the city. Development of infill areas in the city shall occur in a manner that is in character and context with existing, surrounding development. In

some instances, sensitively designed, high quality infill development can help stabilize and revitalize existing older neighborhoods.”

GOAL HN 1, HOUSING AND NEIGHBORHOODS

The supply of affordable home ownership, rental, and special needs housing units affordable to low- and moderate-income households will be increased.

GOAL HN2

“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.”

GOAL OSPR 1, OPEN SPACE, PARKS, RECREATION & TRAILS

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 LU1.9, PROMOTE QUALITY DESIGN

“The Regional Plan promotes quality design and development. Particular emphasis shall be placed on improved character of the public realm, including attention to streetscape design and sensitivity to neighborhood character and context for new development in or near existing neighborhoods....”

Policies Analysis

Crestview demonstrates a compact design that compliments the existing development near the site. The development further provides primary type of housing, which can be delivered at somewhat lower final cost than traditional, single-family construction.

The project is to be located on a 31.9-acre parcel that is surrounded by urban growth, primarily retail and residential uses. Furthermore, the property is located within the West Route 66 corridor, thus the property is located very close to a wide range of services and employment, which reduces the length of shopping/service/work trips of day-to-day goods/services/employment. Additionally, a neighborhood center consisting of 10,500 square feet exist at the northeast corner of the intersection of Railroad Springs Boulevard and Route 66, combined with a completed 3,600 square foot convenience store with a fueling facility, which will provide additional day-to-day goods/services/employment

The proposed development of 119 manufactured housing is additional housing to an existing mixed land use neighborhood. The existing and proposed addition to the neighborhood allows residents to walk and bicycle to parks, work, shopping, other supporting land uses and other neighborhoods through a coordinated pedestrian system of sidewalks and existing and proposed expansions of the Flagstaff Urban Trail System. Currently, the FUTS trail is constructed adjacent to Railroad Spring Boulevard and connects the subdivision to recreational/open space areas within the subdivision as well as Observatory Mesa. The City is currently designing a FUTS extension that will connect the neighborhood to Plaza Viejo/Old Town Spring and

Downtown neighborhoods through a separated crossing under the railroad, as well as an overpass adjacent to the existing railroad crossing of Route 66/Milton Road.

Crestview will add to the FUTS system by providing connections with the exiting Tunnel Springs system, continue to and through the site and ultimately make connection to the Clay Avenue detention basin access way and to West Route 66.

The developer has agreed to participate by providing twelve (12) developed lots where initial sales price will be available to purchasers that can qualify for loans based on incomes that will support 125 to 150-percent of the Area Median Income. The developer will also provide fifteen (15) sites with accessory dwelling units.

On-site, three (3) open space areas are provided. These spaces include rock outcroppings, forested areas and trails. The developer will provide amenities within the open spaces, which are intended to encourage daily use by the residents of the subdivision.

Crestview has worked to provide quality design elements that will both integrate this development with the adjacent developments by incorporating similar housing types, lot sizes and amenities. He is also providing unique qualities to this development by pushing the primary structures forward and incorporating front porches and locating detached garages to the rear of the lots, taking the emphasis off of the vehicle when these lots are viewed from the street.

While it is not necessary to list all the possible policies or strategies of the Regional Land Use Plan, it should be apparent that several policies address the need for additional housing, particularly when the neighborhood is developed with compatible and interconnected land uses, such as townhomes/manufactured housing/neighborhood commercial. This land use combination creates a mixed land use neighborhood.

PUBLIC FACILITIES AND SERVICE IMPACT ANALYSIS:

Traffic/Access/Pedestrian/Bicycle Impact

Please review the accompanying zoning amendment report of this item.

Water System Analysis

Please review the accompanying zoning amendment report of this item.

Sewer System Analysis

Please review the accompanying zoning amendment report of this item.

OTHER REQUIREMENTS

Site Concept Plan (if applicable)

A copy of the concept plat is attached to the zoning amendment report.

Review and Recommended Actions by other Boards and Commissions

The Development Review Board reviewed this land use change. The minutes from the meeting are attached.

Public Input

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with request-for-land-use amendments. In accordance with state statute, notice of the public hearing was provided by placing an ad in the Daily Sun, posting notices on the property, and mailing a notice to all property owners within 300 feet of the site. Please review staff's comments regarding the Citizen Input Plan that was submitted as part of the zoning amendment application.

Staff has received four letters (attached), three from residents opposing the development and one from Mark Winkelman, State Land Commissioner in support of the Plan amendment. A summary of concerns from the applicant's public meeting is also attached for the Commission's review.

RECOMMENDATION:

Staff believes that the proposed amendment is supportable under the guidelines of the Flagstaff Area Regional Land Use and Transportation Plan, and recommends recommend approval of the amendment to the City Council.

ATTACHMENTS:

- Regional Plan Amendment Application
- Applicants Narrative Analysis
- Location Map.
- DRB Minutes of October 9, 2008.
- Four letters regarding the development.
- Summary of Concerns.

JUSTIFICATION FOR THE MINOR AMENDMENT
TO THE REGIONAL PLAN
FOR THE CRESTVIEW COMMUNITY

BACKGROUND

The parcel known as Crestview was formerly State of Arizona Land designated for auction for the benefit of the State Public School fund. The parcel has been planned as an extension of the current Railroad Springs Development which is adjacent to Crestview to the east and south. The developer of Railroad Springs submitted a planning permit and a request to the State to auction this property for private development and the continuation of their project. As Railroad Springs units 2 and 3 were developed, streets and utilities were extended to the border of the Crestview/State property. The publicly dedicated streets of Adirondack and Northwestern were stubbed out and barricaded at the property boundary in anticipation of the continued development onto the Crestview/State property.

The current owner of the property bought the 54 acres of State Land in the summer of 2008. The Crestview community is proposed as a continuation of the adjacent manufactured home community of Railroad Springs. In 2001, the City of Flagstaff adopted the Regional Land Use and Transportation Plan in November of 2001. At that time the plan designated all of the State land as open space despite the obvious intent of the State to target this parcel for auction and private development. There is no evidence or correspondence to or from the City of Flagstaff and the State Land Department to designate this as open space. In discussions with City staff and members of the Regional Plan Committee, there is a suggestion that the boundaries of the "Clay Avenue Detention Project" were not known at that time.

The total land area owned by Crestview is 54 acres. Of the 54 acres approximately 32 acres are contained within the proposed Crestview community and represent the minor amendment request to the Regional Land Use and Transportation Plan. The balance of the acreage is intended to be donated to the City of Flagstaff since it is encumbered by the Detention

Basin project. It is assumed this will be designated open space as part of this flood control project.

JUSTIFICATION FOR THE MINOR AMENDMENT TO THE REGIONAL LAND USE AND TRANSPORTATION PLAN

Notwithstanding the obvious reasons for the amendment as stated in the previous background section, the proposed Crestview community respectfully request that the minor amendment be granted based on the following factors:

1. The proposed plan would easily accommodate the proposed zoning and conform to current and past development and land uses in the immediate area. Crestview's boundaries are contiguous with compatible manufactured home zoning on the east and south. The existing "Hidden Hollow" mobile home park touches the southwest corner of the Crestview community.
2. This region of west Flagstaff has traditionally contained manufactured home, commercial and employment uses in the immediate area of Crestview. This area generally includes land both north and south of Route 66 and west of Woodland Village Blvd and east of Woody Mountain Road. The Crestview proposal is a compatible and complimentary use in this regional context.
3. Railroad Springs is built out and is no longer selling new units. Railroad Springs contained almost 600 home sites and was completed in approximately 7 years. There are a few manufactured homes being completed just to the east of Railroad Springs. The proposed manufactured zoning category for Crestview does create any kind of over supply of this zoning category in this region. For the most part, the manufactured housing inventory has been exhausted.
4. The 119 proposed manufactured housing sites on 32 acres meets the current land needs within the general area and environs of the community. The proposed product and even design guidelines and home owner association standards are to be identical to the adjacent Railroad Springs community in order to provide a seamless transition of land use.
5. When Crestview was an anticipated extension of the Railroad Springs land use, traffic impact was included into the design and construction of streets connected Crestview to Railroad Springs. Traffic impact studies were completed when both Adirondack and Northwestern

were extended and then barricaded to the Crestview property as part of the adjoining Railroad Springs community.

6. Impacts on existing facilities and systems have been accounted for in the planning for the Crestview community. Water, sewer, streets and dry utilities have already been sized and extended to the site. Assuming approval of the plan, Crestview will extend an oversized sewer line through its community to serve a greater area west of the project and the Detention Basin Open Space which lies to the west of Crestview. In summary major service connections are in place and existing utilities have been sized to serve the proposed land use.
7. The proposed 119 units of manufactured housing will provide a much needed supply of affordable housing not only within the immediate area but to the entire Flagstaff community.

IMPACT ON GOALS AND POLICIES CONTAINED WITHIN THE REGIONAL LAND USE AND TRANSPORTATION PLAN

The proposed Crestview community will advance the goals and objectives of the Regional Land Use and Transportation Plan in the following key areas:

1. The proposed Crestview community will increase "the supply of affordable home ownership, rental and special needs housing units to affordable to- low and moderate income households". The proposed 119 home sites are intended to be priced well within the 150% of adjusted median income for the Flagstaff area. Home pricing is projected within the \$225,000 to \$250,000 range on average. In addition, Crestview has pledged to reserve 10% of its home for the formal "Affordable Housing" program that will ensure affordability to qualified potential home owners that need but cannot afford housing at the current time.
2. Crestview will add to "a balanced system of open lands, natural areas, wildlife corridors and habitat areas, trails greenways, parks and recreation facilities" as set forth in the "Greater Flagstaff Area Open Spaces and Greenway Plan" and the City's "Long Range Master Plan for Parks, Recreation and Open Space". It should be noted that the Crestview property is not identified as a site for potential open space or a park. However, Crestview anticipates being a part of these objectives by donating approximately 22 acres within in the Clay Avenue Detention Basin and Park. Contained within the donated basin area are several stands of forest that will remain untouched by

the basis^N construction including one rather large lava dome that is quite unique and a natural asset well worth saving in perpetuity. An additional key feature of the proposed Crestview community is to provide and construct a major portion of the "Flagstaff Urban Trail System" (FUTS) across Lowell Observatory property and continuing the trail across the north boundary of Crestview and actually building a trail connection into the adjoining "Detention Basin/Park project. This will provide much needed connectivity to the FUTS project in providing this connection that does not presently exist. Moreover, there are several interesting major rock outcropping and stunning formations that will be preserved as a buffer to the northern boundary of Crestview that are adjacent and can be enjoyed when using the FUTS improvement. On site, Crestview will have a central spine trail that connects to the FUTS improvements. In addition a smaller lava dome will be preserved as natural open space near the entrance to the community. In summary, Crestview will provide a great deal of open space, trail improvements and onsite trails and natural areas. All of these components serve the goals and objectives of the various planning documents that affect this area.

In light of the proposed open space elements as described above, the proposed Crestview community complies with the Regional Plan objectives on the implementation of "Urban Open Spaces Plan" and its functions in designating open space and corridors:

- Preservation of significant natural areas characterized by unusual terrain, scenic vistas, unique geologic formations, dense or unique vegetation, or wildlife habitat. (Crestview is preserving two major lava cones, rock outcroppings on northern boundary and several large stands of trees within its donation to the Clay Avenue Detention Basin/Open Space.)
- The greenbelt principle; that is, the use of linear open space to define and control development. (Crestview is providing property to create open space on its northern border which contains a linear FUTS improvement)
- Preservation of open space for recreational use such as hiking skiing, bicycling, nature studies, and other similar uses. (Again, Crestview proposes to complete a section of the FUTS which connects the trail to the east across Lowell Observatory property along the northern border of the property and a connection on the new retention basin

- property. Hiking and biking opportunities will be expanded in this entire region with this improvement.)
- Utilization of open space lands to prevent encroachment into floodplains. (Crestview proposes to donate 22 acres of setback floodplain acres within the new detention basin.
 - Utilization of open space lands for retention of aesthetic and recreational values of such land in proximity to and within the city. (The donated "basin/open space acreage is located on the city limit boundary and is intended to be a City of Flagstaff open space/park facility.)
 - Preservation of open space lands for future land use needs. (The donated property and FUTS trail and setback area of Crestview, represent a preservation of open space lands for the future.
 - Utilization of open space lands as non-motorized transportation corridors between various land uses. (The proposed FUTS connection provides linkage from the western boundary of Flagstaff to parts to the east along the "railroad FUTS" trail.)
 - Preservation of "soft edge" to the city. (With Crestview's western border on the city limits boundary, the donation of 22 acres provides this area of Flagstaff with a "soft edge" with the detention basin/open space area lying to the west.)
 - Preservation of wildlife corridors. (Crestview with a clear connection on its northern boundary of a setback/open space area, as well as FUTS trail, does provide this connection through the property as opposed to blocking access.)

CONCLUSION

While the inclusion of this former state land parcel and now private parcel's inclusion into the 2001 Regional Land Use and Transportation Plan remains somewhat of a mystery, the merits of the proposed Crestview community fit well within this overall master plan for the City of Flagstaff. Obvious on key element is the affordability of the proposed housing offered within the Crestview proposed community. Also, Crestview is proposing to donate approximately 22 acres of what will be permanent open space as well as connected a much need FUTS element and accompanying open space.