



REGIONAL PLAN AMENDMENT PRELIMINARY REVIEW

Applicable Development and Land Use Goals:

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.

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.

LAND USE GOAL 3

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

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.

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.

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.

INDUSTRY AND EMPLOYMENT GOAL 1

The community will enjoy a healthy, thriving economy with opportunities for quality and diversified employment of



REGIONAL PLAN AMENDMENT PRELIMINARY REVIEW

various economic levels for its residents with livable wages, and environmentally responsible industries that make a positive contribution to the community and the economy.

HOUSING AND NEIGHBORHOODS GOAL 1

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

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.

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.

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*.

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.

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.

NATURAL AND CULTURAL RESOURCES AND THE ENVIRONMENT GOAL 1

High standards will be maintained for protection and



REGIONAL PLAN AMENDMENT PRELIMINARY REVIEW

improvement of the region's quality of life offered by its natural and cultural, historic and archaeological resources and its natural environment.

Public Facilities and Service Impacts Goals:

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.

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.

TRANSPORTATION GOAL 2

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

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.

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.

COMMUNITY FACILITIES AND SERVICE GOAL 1

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