

Land Use Element

“A Balanced Land Use Pattern”

Introduction

Establishing a balance of land uses within the region promotes a healthy and prosperous community with long-term economic stability. A balanced community is able to provide employment, housing, recreation and service opportunities for its residents and at the same time, maintain and promote a healthy natural environment – Flagstaff’s most outstanding feature. The Flagstaff region continues to offer housing and commercial development choices within the rural, suburban or urban character. With a focus on attaining a more compact urban form with housing and business opportunities, the goal is to utilize efficient infrastructure, reduce sprawl, and encourage walkable neighborhoods and centers with amenities desired by the modern and educated workforce.

Principles for achieving a more Balanced Land Use Pattern are:

- Balancing future growth with available water resources and sewer capacity;
- Encouraging infill and redevelopment within the City’s existing urbanized area;
- Maintaining a compact development footprint through the retention of public lands, the acquisition of open space, and the protection of natural areas; and
- Providing a citywide mix of land uses to accommodate future housing, jobs, recreation, and retail services.

This element covers Growth Areas as well as land designations for future growth patterns. The *Growth Illustration* identifies locations in the Flagstaff region where various land uses and intensities of use are desired to fulfill the community vision. The *Growth Illustration* focuses on greatest potential for compact urban form, thus where infrastructure investment will have the most impact, and striving for flexibility and predictability in the development process. The *Growth Illustration* is not a Zoning Map, and the goals and policies of this plan are to be applied.

Flagstaff’s **historical pattern of land uses** were primarily the downtown commercial core, railroad and sawmill infrastructure, the university, residential and ranches. As new development emerges, whether public or private, it would be most advantageous for this new development to remain **contextual** while fulfilling the Flagstaff Regional Plan’s guiding principles. It is expected that Specific Area Plans for all activity centers, holistic planning for public facilities and civic spaces and more detailed redevelopment and neighborhood plans will define the context and particulars for development and conservation in a specific vicinity.

Trends

Growth Areas in the past 10 years have been primarily residential, with significant single-family subdivisions (Boulder Pointe, Ponderosa Trails, Anaszi Ridge)

Infill and redevelopment, as a major goal of the 2001 Regional Plan, did not see considerable fulfillment for reasons of insufficient utilities and infrastructure, as well as older parcel configurations not conducive to encouraging infill and redevelopment projects. Many infill and redevelopment projects brought forward for development were required to invest in major infrastructure upgrades, making projects at our community scale unrealistic. Successful projects to learn from were Sawmill at Aspen Place 40-acre commercial infill and Brownfield redevelopment; the Lumberyard Brewery redevelopment and historic preservation; and Barnett Delaney Perkins Eye Surgical Center redevelopment on Switzer Canyon Drive.

- For all **redevelopment TOOLS** - See definitions for Revitalization, Redevelopment, Infill Incentive Districts, Brownfields, Heritage Preservation and --
- See redevelopment and infill policies *Community Character* and *Economic Development*.
- See Redevelopment and Infill map xx.
- **Infill Incentive Districts**, by State Growing Smarter legislation ARS 9-499 provides for the designation of an infill incentive district if at least three of the following requirements are met:
 - Large number of vacant older or dilapidated buildings or structures
 - Large number of vacant or underused parcels or property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites.
 - Large number of buildings or other places where nuisances exist or occur.
 - Absence of development and investment activity compared to other areas in the city.
 - High occurrence of crime.
 - Continuing decline in population.
- If the governing body establishes an **infill incentive district**, it shall adopt an infill incentive plan to encourage development in the district. The plan may include:
 - Expedited zoning or rezoning procedures.
 - Expedited processing of plans and proposals.
 - Waivers of municipal fees for development activities as long as the waivers are not funded by other development fees.
 - Relief from development standards – *what does this mean?*
 - *Ideas for further:*
 - **Not subject to the Plan’s Major Amendment Process**
 - **Utilities infrastructure upgrade plan for targeted redevelopment / infill areas**
 - **Funding mechanisms employed from *Cost of Development Element***

Mixed-Use, as a global and national trend, is regarded as a means to promote compact, walkable urban form, has precedence in Flagstaff’s most historic structures; yet is currently lacking

necessary impetus for momentum. It is hoped that the focus on Activity Centers, with Specific Area Plans to soon follow the Regional Plan: Vision 2030, will provide the design and investment details needed for ----

Existing land developed and available for development establishes the confined space of the urban and suburban areas, as well as the potential for rural growth. With that in mind, thoughtful planning and cooperative efforts (between neighboring developers, with public / private partnerships, with various public entities) will produce ----

The following table outlines current land available for development, within the 2001 Regional Plan land use types.

	Grand Total acres (development / reserved / vacant)	VACANT NOT FLOODWAY			Percentage of vacant land available for development <i>not in floodway, on 0-17% slope</i>
		0 - 17	17 - 25	25+	
*Based upon existing Regional Plan, 2001					
Commercial: Neighborhood	101.19	53.86	0.01		53%
Commercial: Office / Business Park - Light Industrial	932.28	144.96	3.20	0.61	16%
Commercial: Regional/Community	994.39	124.44	1.34	0.28	13%
Industrial: Heavy	651.79	55.58	18.65	91.92	9%
Industrial: Light/Medium	496.28	63.51	0.92	0.22	13%
Institutional: Church	40.59				0%
Institutional: College	33.23				0%
Institutional: Elementary School	106.05				0%
Institutional: High School	95.40				0%
Institutional: Hospital/Medical Center	35.52	1.61			5%
Institutional: Middle School	15.80				0%
Institutional: Museum	21.37				0%
Institutional: University	414.87	0.12			0%
Institutional	1,664.41	399.98	9.15	9.97	24%
Land Bank: PRA	2,145.22	2,013.75	75.34	13.35	94%
Land Bank: Public Multiple Use	16,595.52	218.65	21.67	23.87	1%
Open Space: Golf Course	527.82	51.79	10.28	3.47	10%
Open Space: Parks	1,173.36	67.92	1.51	1.18	6%
Open Space: Right of Way	1,501.57	100.55	0.38	0.02	7%
Open Space: Transition Zone	206.65	192.92	8.40	1.55	93%
Open Space: Urban Open Space	4,152.37	801.94	211.23	205.56	19%
Open Space: Water Feature	39.94				0%
Residential: High Density (>12 du/ac)	465.70	83.69	3.46	1.25	18%
Residential: Low Density (1-5 du/ac)	3,859.00	755.15	61.72	18.49	20%
Residential: Medium Density (6-12 du/ac)	1,592.35	276.77	12.06	2.89	17%
Residential: Mixed Neighborhood	619.95	252.95	1.47	0.98	41%
Residential: Very Low Density (<1 du/ac)	1,650.80	690.11	17.51	17.81	42%
ROW: Right of Way	1,696.86	78.33	1.17	0.66	5%
Traditional Neighborhood Design (blank)	184.47	152.51	21.88	7.38	83%
(blank)	7.19	0.00			0%
Grand Total	42,021.96	6,581.10	481.35	401.47	

Land Use Place Types

Understanding that the built environment continually evolves the landscape of a city and region, the Flagstaff Regional Plan strives to meet infrastructure needs [**predictability**], state the preference of growth direction while allowing the market to adapt within particular yet broad ranges [**flexibility**]. Focusing Land Use Types on fewer broad categories, with Natural Resources as an informative overlay, allows for development to -----

Types of Places and Applicable Land Use Categories

1. **NEIGHBORHOODS:** Rural, Suburban or Urban – with appropriate commercial nodes.
2. **COMMERCIAL / EMPLOYMENT:** Commercial, Office, and Retail – in Corridors, Activity Centers, Employment Centers or Nodes.
3. **MIXED-USE ACTIVITY CENTERS:** Varies by type of activity center, but generally includes: Downtown Mixed-Use, General Mixed-Use, Commercial, and High-Density Residential.
4. **PUBLIC/INSTITUTIONAL AREAS:** Public/Quasi-Public, Airport, and Education.
5. **INDUSTRIAL / BUSINESS PARK:** Is located
6. **PARKS, OPEN SPACE, AND CONSERVATION AREAS:** Natural Environment maps show the location of existing natural resources, parks, preserved Open Space, FUTS trails, and Forest Service Land.
7. **CORRIDORS:** All land use categories that are adjacent to the defined corridor—typically Mixed-Use, Commercial, Office, and High-Density Residential, that are typically transit-supportive and promote Transit-Oriented Design (TOD).
8. **COMMUNITY GATEWAYS:** All land use categories defined in vicinity of designated community gateways.
9. **SPECIAL DISTRICTS AND MASTER PLANS** BSU Master Plan, and Planned Community

Rural neighborhoods within the region, such as Doney Park, Kachina Village, and Timberline, for instance, have an grown with traditional notions of rural living, with services rendered by public and private rural and many times dirt roads; water and sewer by well and septic; low street connectivity and large expanses of open space.

Rural Land Use	
Residential – Commercial – Conservation & Recreation	
MAP SYMBOL	
CHARACTERISTICS	Rural areas, <ul style="list-style-type: none"> •
DESIRED PATTERN	
SIZE	Residential lots typically 1 house per 1 to 10 acres = 0.2 to 2 DU per acre.
DENSITY RANGE	Non-residential Commercial Uses are minimal and targeted for Rural Activity Centers. Typical floor area ratios (FARs) of between _____ and _____. Residential Mixed-Use: not applicable for Rural locations. Accessory dwelling units / guest cottages?
MIX OF USES	See 'Rural Centers'
LOCATION	
DESIGN PRINICIPLES	
TRANSPORTATION	Rural roads
ZONE DISTRICTS	

Suburban neighborhoods within the region, such as Continental Country Club, Ponderosa Trails and NoHo (North of the Hospital) are drivable in nature, with varying degree of density and intensity. Commercial uses within Suburban areas are, -----; streets are paved and sometimes include sidewalk, curb and gutter; water and sewer by public utilities; and expanses of open space provided as neighborwoods, parks, opens space, trails and golf courses.

Suburban Land Use	
Residential – Commercial – Mixed-Use – Conservation & Recreation	
MAP SYMBOL	
CHARACTERISTICS	Suburban areas, Commercial @: <ul style="list-style-type: none"> • Corridor • Activity Center • Node
DESIRED PATTERN	<i>Photo examples here</i>
SIZE	Residential lots typically between 2 and 7 acres with a maximum of ____ for any one parcel. For a change in density range, a Development Master Plan must be developed for the whole growth area. Give policy reason for different – i.e. proximity to infrastructure, services, transit. Policy for density relationship with zero-net energy / water development & multi-modal systems.
DENSITY RANGE	Non-residential Commercial Use Typical floor area ratios (FARs) of between 0.5 – 2.0 Residential Mixed-Use: Greater than ____ units per acre.
MIX OF USES	See ‘Suburban Centers’
LOCATION	
DESIGN PRINICIPLES	
TRANSPORTATION	
ZONE DISTRICTS	

Urban neighborhoods are walkable, typically mixed-use, and _____

Urban Land Use	
Residential – Commercial – Mixed-Use – Public Spaces & Recreation	
MAP SYMBOL	
CHARACTERISTICS	Urban Areas •
DESIRED PATTERN	<i>Photo examples here</i>
SIZE	Residential lots typically between ____ and ____ acres.
DENSITY RANGE	Non-residential Commercial Use Typical floor area ratios (FARs) of between 0.5 – 2.0 Residential Mixed-Use: Greater than 8 units per acre.
MIX OF USES	See ‘Urban Centers’
LOCATION	
DESIGN PRINICIPLES	
TRANSPORTATION	
ZONE DISTRICTS	

Industrial areas and Business Parks are essential land uses for employment and job growth. Activity Centers are all considered employment-base growth, as mixed-use is highly encouraged. Yet sufficient industrial and business park space is vital to ensure adequate space for the diversity of jobs required for a resilient economy.

Industrial / Business Park	
Commercial – Businesses – Light Industrial – Services - Parking	
MAP SYMBOL	
CHARACTERISTICS	----- •
DESIRED PATTERN	<i>Photo examples here</i>
SIZE	-
DENSITY RANGE	Non-residential Commercial Use Typical floor area ratios (FARs) of between 0.5 – 2.0 Residential Mixed-Use: Greater than ____ units per acre.
MIX OF USES	See -
LOCATION	Airport Business Park (<i>light industrial / office / retail</i>) McMillan Mesa Business Park Innovation Mesa Industrial: Bellemont Industrial Avenue / Butler Avenue <i>State Land Section 10?</i>
DESIGN PRINCIPLES	
TRANSPORTATION	
ZONE DISTRICTS	

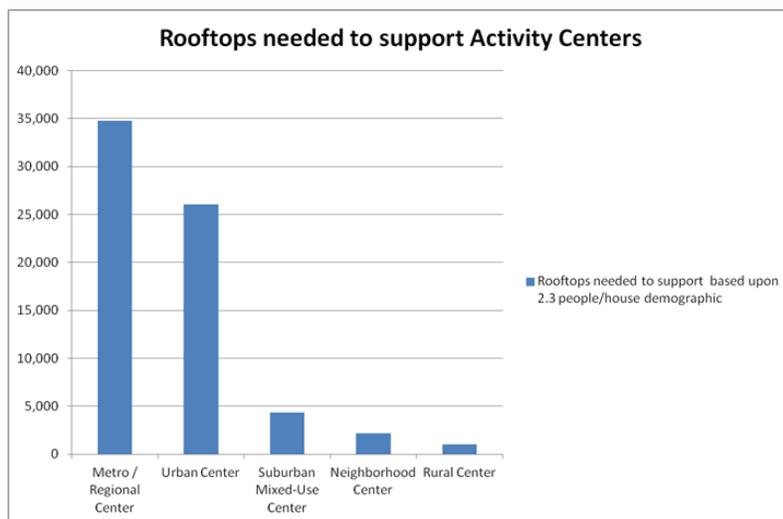
Commercial Corridors are part of the Flagstaff region’s historic development, and can be contextual and complimentary with _____.

Commercial Corridor	
Gateway - Commercial – Businesses – Services – Parking – Urban Design	
MAP SYMBOL	
CHARACTERISTICS	----- •
DESIRED PATTERN	<i>Photo examples here</i>
SIZE	-
DENSITY RANGE	Non-residential Commercial Use Typical floor area ratios (FARs) of between 0.5 – 2.0 Residential Mixed-Use: Greater than ____ units per acre.
MIX OF USES	See -
LOCATION	Milton Road Route 66 Fourth Street Humphrey’s Street
DESIGN PRINICIPLES	
TRANSPORTATION	
ZONE DISTRICTS	

Activity Centers

	Urban	Suburban	Rural
Regional Center	1. Historic Downtown & Central Business District	3. Flagstaff Mall & Automall	
Corridors	2. East Flagstaff Center: Fourth Street / Cedar Avenue <i>Regional Urban Corridor</i>	Milton Road Corridor	
		Fourth Street Corridor	
		Cedar Avenue Corridor	
		Butler Avenue Corridor- Little Am to Sawmill	
Neighborhood Center	Humphrey's Basha's Center	Cedar Avenue Center	89A / Silversaddle
	University Center (<i>future</i>)	Woodlands Village Shopping Center	Townsend/Winona / Slayton Ranch
		Country Club & Cortland Blvd	Ft Valley Rd / Peakview
		Sawmill	Kachina
		JWPowell / Lone Tree (<i>Future</i>)	
		Butler / I-40	
		Butler / Fourth St (<i>Future</i>)	
Employment Center	FMC Medical Campus	Airport Business Park	Bellemont
	Northern Arizona University	Innovation Mesa	East Flag – Twin Arrows

See 'Activity Centers Strategic Investment Strategies': <http://www.mwcog.org/uploads/committee-documents/Z11dWFIZ20120828142809.pdf>



Activity Center Types

Regional Centers - URBAN

MAP SYMBOL	
CHARACTERISTICS	<p>Urban Regional Centers serve local residents, MSA residents and visitors. Each of Flagstaff’s regional centers is unique in scale, development, intensity, and mix of uses – much of which depends on whether they are walkable urban or drivable suburban. They typically include large-scale employment and retail uses, high-density residential and mixed-use development. Urban Regional activity centers in Flagstaff are:</p> <p>Walkable Urban -</p> <ul style="list-style-type: none"> • Historical Downtown • Flagstaff Central District • University Center (<i>future</i>)
DESIRED PATTERN	<p><i>Photo examples here</i></p> 
SIZE	Typically between ____ and ____ acres.
DENSITY RANGE	Non-residential Mixed-Use: Typical floor area ratios (FARs) of between 0.5 – 2.0 Residential Mixed-Use: Greater than ____ units per acre.
MIX OF USES	<p>Historical Downtown – service & government jobs, education, offices, retail, restaurant and tourism-related.</p> <p>Flagstaff Central District – as above and with residential opportunities</p> <p>University Center (<i>future</i>) – education, offices, retail, restaurants and student-related; residential mixed-use.</p>
LOCATION	Ease of access and located to minimize the impacts of traffic on neighborhoods.
DESIGN PRINCIPLES	Corridor and Gateway Design – Walkable Urban -
TRANSPORTATION	Street design _____. Easy-to-access parking available via garages, shared lots and street parking. Transit stops and routes centrally located. Bicycle access and parking abundant. Very walkable.
ZONE DISTRICTS	

Activity Center Types

Regional Centers - SUBURBAN

MAP SYMBOL	
CHARACTERISTICS	<p>Urban Regional Centers serve local residents, MSA residents and visitors. Each of Flagstaff’s regional centers is unique in scale, development, intensity, and mix of uses – much of which depends on whether they are walkable urban or drivable suburban. They typically include large-scale employment and retail uses, high-density residential and mixed-use development. Urban Regional activity centers in Flagstaff are:</p> <p>Drivable Suburban -</p> <ul style="list-style-type: none"> • Flagstaff Mall • Woodlands Village Center <i>(future potential)</i> • Butler / I-40 <i>(Little America – future potential)</i> • Milton Road Corridor <i>(with extreme make-over)</i> • Fourth Street Corridor <i>(with extreme make-over)</i> • Butler Avenue Corridor <i>(employment / business potential)</i>
DESIRED PATTERN	 <p><i>Photo examples here</i></p>
SIZE	Typically between ____ and ____ acres.
DENSITY RANGE	<p>Non-residential Mixed-Use: Typical floor area ratios (FARs) of between 0.5 – 2.0</p> <p>Residential Mixed-Use: Greater than ____ units per acre. 2+ Stories with street frontage activities.</p>
MIX OF USES	<p>Flagstaff Mall – -----</p> <p>Woodlands Village Center -----</p> <p>Butler / I-40 <i>(future)</i> -----</p> <p>Milton Road <i>(future)</i> -----</p> <p>Fourth Street Corridor <i>(future)</i> -----</p> <p>Butler Avenue <i>(future)</i> -----</p>
LOCATION	Ease of access and located to minimize the impacts of traffic on neighborhoods.
DESIGN PRINCIPLES	Corridor and Gateway Design – Suburban -
TRANSPORTATION	Street design _____. Easy-to-access parking available via garages, shared lots, lots and street parking. Transit stops available. Bicycle access and parking. Pedestrian safety.
ZONE DISTRICTS	

Activity Center Types	
Neighborhood Centers - URBAN	
MAP SYMBOL	
CHARACTERISTICS	<p>Neighborhood Centers are intended to meet the needs of a group of neighborhoods and local residents. They are characterized as destinations that include grocery store anchors, small-scale retail and service uses, moderate housing opportunities, and mixed-use development.</p> <p>Walkable Urban -</p> <ul style="list-style-type: none"> • Humphrey’s Basha’s Center
DESIRED PATTERN	<div style="display: flex; align-items: center;">  <p style="margin-left: 10px;"><i>Photo examples here</i></p> </div>
SIZE	Typically between ____ and ____ acres.
DENSITY RANGE	<p>Non-residential Mixed-Use: Typical floor area ratios (FARs) of between 0.5 – 2.0</p> <p>Residential Mixed-Use: Greater than ____ units per acre.</p> <p>2+ Stories with street frontage activities.</p>
MIX OF USES	Humphrey’s Basha’s Center <i>(future potential)</i> – -----
LOCATION	Ease of access and parking available to minimize the impacts of traffic on neighborhoods.
DESIGN PRINCIPLES	Urban Walkable -
TRANSPORTATION	Street design _____. Easy-to-access parking available via shared lots, lots and street parking. Transit stops central. Bicycle access and parking abundant. Pedestrian-oriented.
ZONE DISTRICTS	

Activity Center Types

Neighborhood Centers - SUBURBAN

MAP SYMBOL	
CHARACTERISTICS	<p>Neighborhood Centers are intended to meet the needs of a group of neighborhoods and local residents. They are characterized as destinations that include grocery store anchors, small-scale retail and service uses, moderate housing opportunities, and mixed-use development.</p> <p>Drivable Suburban -</p> <ul style="list-style-type: none"> • Cedar Avenue Center • Butler / Fourth <i>(future)</i> • Country Club / Cortland Blvd • Sawmill • JWPowell / Lone Tree <i>(future)</i> • Cedar Avenue Corridor
DESIRED PATTERN	<p><i>Photo examples here</i></p> 
SIZE	Typically between ____ and ____ acres.
DENSITY RANGE	<p>Non-residential Mixed-Use: Typical floor area ratios (FARs) of between 0.5 – 2.0</p> <p>Residential Mixed-Use: Greater than ____ units per acre.</p> <p>2+ Stories with street frontage activities.</p>
MIX OF USES	<p>Cedar Avenue Center <i>(future potential)</i> – -----</p> <p>Butler / Fourth <i>(future potential)</i> – -----</p> <p>Country Club / Cortland Blvd <i>(future potential)</i> – -----</p> <p>Sawmill <i>(future potential)</i> – -----</p> <p>JWPowell / Lone Tree <i>(future potential)</i> – -----</p> <p>Cedar Avenue Corridor <i>(future potential)</i> – -----</p>
LOCATION	Ease of access and parking available to minimize the impacts of traffic on neighborhoods.
DESIGN PRINCIPLES	
TRANSPORTATION	<p>Street design _____. Easy-to-access parking available via shared lots, lots and street parking. Transit stops central. Bicycle access and parking available. Pedestrian safety.</p>

ZONE DISTRICTS	
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Activity Center Types

Rural Center

MAP SYMBOL	
CHARACTERISTICS	<p>Rural Centers are intended to meet the needs of a group of rural neighborhoods and local residents. They are characterized as destinations that a few amenities.</p> <p style="padding-left: 40px;">Drivable Rural -</p> <ul style="list-style-type: none"> • -
DESIRED PATTERN	<i>Photo examples here</i>
SIZE	Typically between ____ and ____ acres.
DENSITY RANGE	Non-residential Horizontal Mixed-Use: Typical floor area ratios (FARs) of between _____. 1+ Stories with street frontage activities.
MIX OF USES	Grain Store, small groceries and supplies, gas station, etc.
LOCATION	Ease of access and parking available to minimize the impacts of traffic on neighborhoods.
DESIGN PRINICIPLES	
TRANSPORTATION	Street design _____. Easy-to-access parking available via shared lots, lots and street parking. Transit stops central. Bicycle access and parking available. Pedestrian safety.
ZONE DISTRICTS	

Retrofit Areas

Examples

Goals and Policies

From 2001 Regional Plan:

GOAL LU1

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 LU1.1—Develop a Structural Framework for the Regional Land Use and Transportation Plan

The *Regional Plan* sets the framework for implementing the region's desired land use pattern as defined by Districts, activity centers, corridors, and public lands/multiple-use open spaces

CAC Notes: – 71% retain, 28.6% modify

- Strategy more important than policy.
- Finger vote was to keep the policy.

Policy LU1.2—Establish an Urban Growth Boundary

The *Regional Plan* establishes an Urban Growth Boundary (UGB) for lands within and adjacent to the city, identifying areas that are presently suitable for urban development, areas that are suitable for future urban development, and areas to be preserved as open lands

CAC Notes: – 71.4% retain, 7.1% reject, 21.4% modify

- reword the policy as follows:

“Maintain the urban growth boundary - The urban growth boundaries shall be maintained and shall identify areas that are either presently suitable or will be suitable in the future for development.”

Policy LU1.3—Designate Areas to be Reserved for Future Urban Development

Lands suitable for future urban development have been specifically identified and designated in the *Regional Plan* as Planning Reserve Areas within the Urban Growth Boundary. These lands shall serve as a “holding area” for future urban development.

CAC Notes: **“Designate areas for future urban development.”**

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.

CAC Notes: keep policy as is

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 includes 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 Area, 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.

CAC Notes: **Appropriate locations; smart growth; community character; vote was to keep policy, questions on language.**

Policy LU1.6—Require Urban Development to Locate within City Boundaries

In order to ensure that all urban development can be provided with adequate public facilities and services, it is the policy of this *Regional Plan* that all urban land uses shall be located within the Urban Growth Boundary, within the city's corporate boundary limits. The *Regional Plan* encourages urban land uses to locate only within incorporated areas in order to obtain City services, utilities, and fire protection. The City shall consider the annexation of land into the city limits when the annexation of such property is consistent with the goals and policies of the *Regional Land Use and Transportation Plan*.

CAC Notes: "Annexation of areas adjacent to the city limits is strongly encouraged when the proposed redevelopment requires urban infrastructure"

- Five fingers Vote of staff recommendation.

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.

CAC Notes: Needs more work about what infill means.

- Five finger vote on the Bold and middle two sentences
- This policy is in "Community Character" AND "Economic Development"

Policy LU1.8—Promote Targeted Redevelopment

The *Regional Plan* identifies areas in the city that may be appropriate for redevelopment due to substandard physical conditions. The intent is to promote and facilitate redevelopment of targeted areas, including consideration of specific area plans, active participation by the City in redevelopment projects, and identification of potential financing sources for projects. Objectives include targeting redevelopment to specific, identified areas; orientation towards resident ownership of housing; stabilization and preservation of existing neighborhoods; and quality design that fosters a sense of neighborhood and community

CAC Notes: Clearly define 'redevelopment'; move to Community Character

- This policy is in "Community Character" AND "Economic Development"

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. Quality design shall be an important element in successful infill development and redevelopment. In addition, plan policies have been developed which address design standards that minimize risks due to natural hazards, such as floods and wildfire.

CAC Notes: Move to Community Character

- This policy is in "Community Character"

Policy LU1.10—Place Emphasis on all Transportation Modes

The *Regional Plan* provides for key roadway connections, with highest priority for missing pieces in core parts of the street grid system, including north/south connections. All commercial and residential areas shall include full accommodation for pedestrian and bicycle travel and transit access.

CAC Notes: Move to Circulation

Policy LU1.11—Place Emphasis on and Encourage Traditional Neighborhood Development and Redevelopment Design

The *Regional Plan* promotes the creation and establishment of neighborhood units with mixed land uses, a variety of dwelling types, activity centers that are walkable, alternate modes of transportation routes, and design that is sensitive to existing surrounding development.

CAC Notes:

GOAL LU2

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.

Policy LU2.1—Establish Rural Growth Boundaries

The *Regional Plan* establishes Rural Growth Boundaries for lands in unincorporated areas of the county that are suitable for rural development. The primary objective of these areas shall be to define the extent of lands within the county that are suitable for rural development, preserve their character, retain open lands separating these communities, and to protect public multiple-use lands designated as priority for open space retention from conversion to private use for development. In general, residential development in unincorporated areas shall be in accordance with existing zoning, except as provided for in Strategy CFS1.1(d).

Policy LU2.2—Establish Opportunities for Rural Activity Centers

The *Regional Plan* incorporates opportunities for activity centers in specifically designated areas in the county. These centers shall be characterized by a defined range of uses as appropriate to each individual location and community, and by size limits and design standards so as to maintain a scale appropriate to the community it serves.

Policy LU2.3—Promote the Coordination of Regional Plan and Area Plans

The *Regional Plan* includes recommendations that apply to areas that currently have area plans in place, or for which area plans shall be developed in the future or are currently under development. The intent is that, over time, the policies of the *Regional Plan* shall be incorporated into area plans, in a manner that takes into account local conditions and preferences of area residents.

Policy LU2.4—Cluster Development as an Alternative Development Pattern

The County shall continue to allow cluster development in appropriate locations as a means of preserving rural resources, such as wildlife habitat and open space, and to minimize service and utility costs.

Policy LU2.5—Restrict Development At the Periphery of the Planning Area

Rural character should be preserved in areas that are at the periphery or just outside the boundaries of the Planning Area, as defined by the Flagstaff Metropolitan Planning Organization boundary

GOAL LU3

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

Policy LU3.1—The City and County Shall Work with Federal and State Agencies to Better Manage Future Urban Lands in a Manner Consistent with City and County Planning Policies

Policy LU3.2—Pursue Master Planning and Establish Open Space Buffers on Lands Adjacent to Forest Service Lands.

Where appropriate and feasible, conserve a buffer of open space lands adjacent to Forest Service urban interface wildlands.

Policy LU3.3—Mitigate the Impacts of Usage on Forest Service Lands

The City and County shall work with the Forest Service and residents to mitigate impacts of usage on Forest Service lands.

Policy LU3.4—Work Towards Determining Appropriate Levels of Recreational Uses in Urban Interface Area

The Forest Service, in conjunction with the City and County, will work towards determining the most appropriate levels of recreational uses, relationships, and interactions that should occur on the urban interface Forest Service lands.

COMMERCIAL DEVELOPMENT

GOAL C1

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.

CAC Notes: **“Commercial development shall be well designed and appropriately located while remaining compatible with surrounding land use.”**

The Committee was agreement with the staff recommendation.

Five finger vote: 5/4/3

Policy C1.1—Designate Commercial Areas According to their Role and Function in the Region

Commercial areas are designated as community/regional, neighborhood commercial, or regional activity centers, district activity centers, and rural activity centers, depending on scale, location and intensity of use. Community and regional shopping centers should be located in planned commercial centers in the city, in or near existing or planned major activity centers in the region. The development of commercial areas in linear, “strip” configurations along roadways shall be discouraged.

CAC Notes: **“Commercial development shall be targeted to identified regional, neighborhood, urban or rural activity center or to other planned commercial areas” with an accompanying map.**

Five Finger vote: 5/4

Policy C1.2—Apply Design and Locational Standards for Large Retail Commercial Developments Including “Big-Box” Retail

Large retail establishments (“big-box” retail) shall be permitted only in regional and community-scale shopping centers, in areas of the city where adequate access and services can be provided, and shall be required to meet a basic level of architectural variety, compatibility of scale with surrounding areas, pedestrian and bicycle access, and mitigation of negative impacts such as large parking areas.

CAC Notes: **“Well designed large retail establishments (big box retail) shall be in regional and community scale shopping center within the Urban Growth Boundary where adequate multi-modal access and infrastructure can be provided. Big Boxes shall be “pre configured” for reuse after their initial use is no longer viable.”**

Five finger vote: 5/4

Policy C1.3—Include a Mix of Uses in New Commercial Development and Redevelopment

New development shall include a mix of uses in the city and county, avoiding large, single-use buildings and dominating parking areas.

CAC Notes: **Encourage a mix of uses in new commercial development and redevelopment where appropriate.**

Five finger vote on Ben’s recommendation. 5/4

Policy C1.4—Promote A High Quality Urban Environment in all Commercial Development Areas

The physical environment of commercial development areas shall promote air quality and a high quality urban environment that provides for walking, bicycling, and transit opportunities.

CAC Notes: **PROMOTE A QUALITY URBAN ENVIRONMENT IN ALL COMMERCIAL DEVELOPMENT AREAS.** Five finger vote: 5/4/3. This will require more discussion and detail.

Policy C1.5—Design and Establish Neighborhood Commercial Centers

Neighborhood commercial centers in the city are designed as pedestrian oriented gathering places with a mix of retail, office, and service uses, providing the goods and services necessary to meet the needs of the neighborhood while reflecting the identity and character of the surrounding residential neighborhoods.

CAC Notes: **“Encourage the establishment of neighborhood commercial centers where appropriate.”**

Five finger Vote: 5/4

GOAL C2

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.

CAC Notes: Unanimous to keep
Moved to "Community Character"

Policy C2.1—Reinforce the Role of Downtown

The role of Downtown shall be reinforced by making Downtown more accessible; supporting a variety of uses as a focal point for the entire region; improving the appearance of the area; and promoting the preservation of the original architecture of historic buildings.

CAC Notes: "The improvement of downtown shall be supported through design and historic preservations standards, additional multi-modal access, improved parking, enhanced appearance and appropriate densities."

Five finger Vote: 5/4

GOAL C3

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.

Policy C3.1—Define Appropriate Uses for Activity Centers

Activity centers shall be characterized by a defined range of uses appropriate to each individual location and community, which may include small-scale retail, offices, schools, transit stops, parks, or other civic uses and other business and personal services designed to meet the needs of area.

Policy C3.2—Regulate Resort Commercial Use Siting

Large resort commercial uses may only be sited in appropriate locations that can be adequately served by water, sewer, and other public facilities and services, and shall be discouraged from locating in remote areas, where adequate public facilities and services cannot be provided, or in areas that have a potential negative impact on existing developed areas.

INDUSTRY AND EMPLOYMENT

GOAL IE1

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 IE1.1—Expand Basic Employment Within the Flagstaff Area

The *Regional Plan* supports the expansion of basic employment within the Flagstaff area that meets various income levels by providing locations for new companies and allowing companies on existing sites, where appropriate, to expand or diversify their operations.

Policy IE1.2—Protect Existing Industrial Land and Existing Employment Areas

With the majority of new jobs being created by existing business and industry, existing industrial and employment areas shall be protected against the encroachment of other land uses which may be detrimental to their continued success, the potential for future industrial development, or future necessary industrial relocations.

Policy IE1.3—Support Environmentally Appropriate Industry

The City and County shall promote the preservation and enhancement of its significant features of the natural environment, high quality educational and scientific resources, and low levels of environmental pollution by focusing on attracting those companies that make a good fit with the community.

Policy IE1.4—Designate Appropriate Location for Employment Uses

Employment uses requiring the movement of goods and materials shall locate in areas convenient to rail, air, or highway facilities within or near employment districts to minimize the necessity for intra-city movement of goods.

Policy IE1.5—Designate Appropriate Employment Centers

Major employers shall locate within designated mixed-use employment centers as areas for basic employment uses including light manufacturing, offices, corporate headquarters, and other uses of similar character that will also include a variety of complementary uses, such as business services, lodging for business travelers, convenience retail, child care, restaurants, and multi-family housing.

Policy IE1.6—Provide for Home Occupations

Continue to promote home occupations and cottage industries to provide expanded employment opportunities and reduction in traffic congestion.