

# Proposed Regional Plan Amendment Tasks

*Updated January 2018*

## Introduction

Throughout the first year of using the Flagstaff Regional Plan 2030 (Regional Plan) in development and policy review, text and map clarifications and corrections were identified, which have a wide range of implications from minor editorial errors to clarifications. A short summary of these proposed amendments tasks is incorporated into the Regional Plan annual report. These amendment tasks are focused on clarifications and reducing redundancies that have led to confusion about the plan content. So far, the only amendments that will be made to the goals and policies of the Regional Plan are the result of the High Occupancy Housing Specific Plan, which is expected to be adopted by the Council next month. The remaining amendment tasks are not meant to take the place of substantive policy discussions that take place during the creation of a topical or area specific plan.

Staff has organized the identified clarifications and corrections into *Amendment Tasks* that are related to a common issue. Staff proposes that each amendment task be processed as a separate application. They have been organized in order of priority. When this report was first published, over eighty individual changes were identified. Over the last three years, three of the five amendment tasks have been completed. Some of the changes proposed were incorporated into the Regional Plan through other projects, such as the High Occupancy Housing Plan, in order to efficiently issue replacement pages, and use the time of the City Council and Planning and Zoning Commission. The current list is 34 possible changes. More changes may be identified as staff works on each amendment task and specific plan.

## **Flagstaff Regional Plan 2030: Place Matters Chapters**

- |       |   |       |   |
|-------|---|-------|---|
| I.    | This Is Our Plan                                    |       |   |
| II.   | This Is Flagstaff                                   | X.    | Transportation                                      |
| III.  | How This Plan Works<br><i>Last updated 2017</i>     |       | <i>Last Updated 2015</i>                            |
| IV.   | Environmental Planning &<br>Conservation            | XI.   | Cost of Development                                 |
| V.    | Open Space  | XII.  | Public Buildings, Services,<br>Facilities, & Safety |
| VI.   | Water Resources                                     | XIII. | Neighborhoods, Housing, &<br>Urban Conservation     |
| VII.  | Energy  | XIV.  | Economic Development                                |
| VIII. | Community Character                                 | XV.   | Recreation  |
| IX.   | Growth Areas & Land Use<br><i>Last Updated 2017</i> | XVI.  | Plan Amendments                                     |
|       |   | GL.   | Glossary  |

## **Amendment Task #2**

### **Future Growth Illustration Amendment to reflect Proposition 413: Greater Buffalo Park Initiative**

Make changes to Regional Plan Maps to reflect the voter initiative approved in 2016 related to City-owned properties on McMillan Mesa.

**Issue:** The Regional Plan Future Growth Illustration (Maps 21 and 22) currently shows the area designated as open space by Proposition 413 as an “Area in white,” Suburban, or Employment Area type. Map 25 currently shows a future road within this area that is explicitly prohibited by the initiative. Because of the reduction in Employment area type, this needs to be processed as a major plan amendment.

**Recommended Timeline: 2019**

### **Proposed Changes**

These proposed changes are not yet fleshed out in a page by page detail.

<b>Chapter</b>	<b>Proposed Change</b>	<b>Rationale</b>
<b>Maps 21 and 22</b>	.Change approximately 53 acres of Existing “Suburban” area type, 214 acres of “Areas in White,” and 33 acres of Future “Employment” area type to Parks/Open Space.	Consistency with the Proposition approved by voters
<b>Map 25</b>	Remove the extension of the corridor for Ponderosa Parkway from Route 66 to Gemini Drive from the Road Network Illustration	Consistency with the Proposition approved by voters

**Amendment Task #2**

**Chapter VII: Community Character**

Clarify the use of terminology “Great Streets” and “corridors” along with any qualifiers used in the Plan. Clarify the terminology of historic districts and neighborhoods.

**Issue:** Additions or extensions of Great Streets and corridors can trigger a major plan amendment for an application, but the terms are used with numerous qualifiers and in slightly different contexts throughout the Plan. There is a need to address the inconsistent treatment of the terms “road”, “corridors” and “Great Streets” in text of Regional Plan.

**Recommended Timeline: 2020**

**Proposed Changes**

These proposed changes are not yet fleshed out in a page by page detail.

Chapter	Proposed Change	Rationale
<b>VIII, IX and X</b>	Clean up language for great streets and corridors. Gateway corridors and Great Streets are used interchangeably and the use of corridors in this chapter is not consistent with its use in the Land Use and Transportation Chapters.	This proposal will involve cleaning up language so that it can be interpreted consistently across the Community Character, Land Use and Transportation Chapters. Inconsistencies in this area could result in legal issues for development review.
<b>VIII</b>	Remove language that Gateway corridors will require corridor plans.	Corridor plans for interstates or State highways adopted by the City are not enforceable without ADOT and FHWA cooperation.
<b>VIII-4</b>	Clarify that great streets are a subset of corridors and that corridors are identified in the transportation section.	Clarification
<b>VIII-2</b>	Corridors as Placemakers map does not exist. Redirect reference to Great Streets Map.	Editing error
<b>VIII-26</b>	Extend goal box CC.5. and make goal box CC.6. shorter	Editing error
<b>VIII-27</b>	replace image of observatory with another	Redundant image
<b>Map 14</b>	Should only display Historic Districts from local and state designations - Can display neighborhoods that do not have an official designation separately as “Historic Neighborhoods”	Clarification

**Amendment Task #3****Miscellaneous Edits**

All the items below can be processed as one minor amendment after the update of Title 11. There are numerous non-substantive writing and editing errors that need to be fixed in order to improve the readability of the document

**Issue:** Final editing of the Regional Plan was rushed to meet the election timelines and, therefore, many of the internal editing issues in the document were not completed.

**Recommended Timeline: 2020-2021***Text Edits*

<b>Page #</b>	<b>Proposed Change</b>	<b>Rationale</b>
<b>I-4</b>	delete first bullet point at bottom: "a mandate for development"	Remove redundancy in the list
<b>II-11</b>	Add explanation to the Growth Scenarios form the report that describes the process in detail.	Based on issues that have been confusing to the public.
<b>II-12</b>	change "full report" to "citation"	The full report is not in the appendix.
<b>V</b>	Review Open Space Chapter for inconsistencies with Management Plans.	This chapter was written at a very early stage of the City's open space program and much progress has been made in managing and developing the program. It may be worthwhile to update the background text of this chapter to reflect that work.
<b>VII-3</b>	Extend goal box E.1. to end of line	Editing error
<b>VII-5</b>	Extend goal box E.2. to end of line	Editing error
<b>IX-7</b>	change "planning boundary" to "jurisdiction" in aggregates box	Factual error
<b>IX-19</b>	Refer to policy NH.6.1.	Editing error
<b>IX-32</b>	LU..5. policy needs to be renumbered as L.U.5.8	Editing error
<b>IX-53</b>	Density and intensity are backwards; switch content in second column	Editing error
<b>IX-54</b>	Change "density range" to "Intensity"	Editing error
<b>IX-59</b>	Employment Center should be Employment Area Type	Employment Areas
<b>IX-59</b>	Need intro to list of types of employment areas before Office, R&D...	non-sequitur
<b>IX-59, IX-60</b>	Incorporate Regional Plan interpretation into the Employment Area Type section (See below)	Clarification
<b>IX-61</b>	Needs a sentence or two about the scale of special planning areas versus uses that are similar in type but without a campus-like setting	Clarification
<b>IX-62</b>	Change "potentially new" to "future"	Consistency issue

Proposed Regional Plan Amendments

Page #	Proposed Change	Rationale
X-14	Repeated graphs, change to Total Ridership chart	Editing error
Glossary	List all in-text definitions (often in boxes) in the Glossary with the relevant page #	Editing error
Glossary	Add “Areas in white retain their existing entitlements” to the Glossary	Not described in the document currently.
Glossary	Need definitions for commercial corridor, and level of service.	Missing information
Appendix B-9	Policy LU..5 should be LU.5.8	Editing error

*Map Edits*

Map #	Map Edit
Map 7	Clarify map legend reference to Terrestrial Ecosystem Survey. This legend reference refers to an entire dataset rather than the more limited attribute that is displayed.
Map 12	Babbitt route is incorrect on this map
Map 12	Open Space/Preserved information in legend is wrong
Map 17	Update for current land ownership (Observatory Mesa and Picture Canyon still show as State lands)
Map 27	missing segments of Southern Beulah realignment near Tuthill

**Other Possible Plan Amendment issues that need further dialogue**

There have been several issues that are more complex than a clean-up measure, which have been part of the public dialogue about the new Regional Plan. There is no specific proposal about how address them at this time, but there are committees and staff efforts to bring them forward in the future. There interdisciplinary and intergovernmental discussions are the most appropriate means of examining Regional Plan policy issues because they are comprehensive. All of these topics could result in updated or new Regional Plan goals and policies, changes to the Future Growth Illustration or development of a Specific Plan.

**Intergovernmental efforts**

Potential Topics	Project	Partners	Timeline
<b>Dark Skies and West Route 66 activity centers</b>	Joint Land Use Study	County and the Naval Observatory	2015-2018
<b>Affordable housing, Economic development, Transportation</b>	Bellemont Area Plan update	Coconino County	2017-2018
<b>Transportation, Growth and Land Use, Community Character</b>	Master Plan for Milton Road and US 180	ADOT, FMPO, County	2017-2018

**City-initiated planning efforts**

Potential Topics	Project	Lead/ Partners	Timeline
<b>Growth and Land Use, Transportation, Environment and Conservation, Neighborhoods, Housing and Urban Conservation</b>	Southside Neighborhood Plan	<b>Comprehensive Planning/Southside Community Association</b>	2017-2018
<b>Transportation</b>	Active Transportation Master Plan	<b>FMPO/Planning and Development Services/Engineering</b>	2015-2018
<b>Transportation</b>	Transportation Master Plan	<b>Engineering/ Planning and Development Services/Public Works</b>	2018-2019
<b>Transportation, Public Buildings, Services, Facilities, &amp; Safety</b>	JW Powell Public Facilities Specific Plan,	<b>Engineering/ Comprehensive Planning/ Property Owners</b>	2018-2020