

The Future Growth Illustration defines the geographic locations of area types and place types. It shows the spatial relationship of existing and future development and is intended to be used in conjunction with the Natural Environment Maps (Maps 6-8) and the Road Network Map (Map 25). This Illustration should not be relied upon to determine where specific land uses are allowed; that information is found in City Code Title 10 (Zoning Code) and the Zoning Map. In case of any conflict between the Future Growth Illustration and the Regional Plan's goals and policies, the goals and policies will prevail.

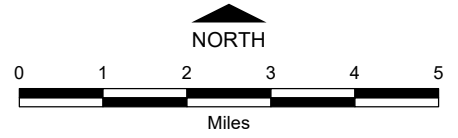
PROPOSED

Map 21:
FUTURE GROWTH ILLUSTRATION

- FMPO Boundary
- Urban Growth Boundary
- Rural Growth Boundary
- City Limits
- FutureActivityCenters**
 - Suburban Activity Center (S1)
'x' symbol identifies existing center
 - Urban Activity Center (U1)
'x' symbol identifies existing center
 - Rural Activity Center
- Regional Scale Pedestrian Shed
- Neighborhood Scale Pedestrian Shed
- Historic Pedestrian Shed
- Rural Pedestrian Shed
- Rural - Existing
- Rural - Future
- Suburban - Existing
- Suburban - Future
- Urban - Existing
- Urban - Future
- Special Planning Area
- Existing Employment/Light Ind.
- Future Employment
- Historic Areas
- State Land
- Areas in white retain their existing entitlements

As amended June XX, 2020

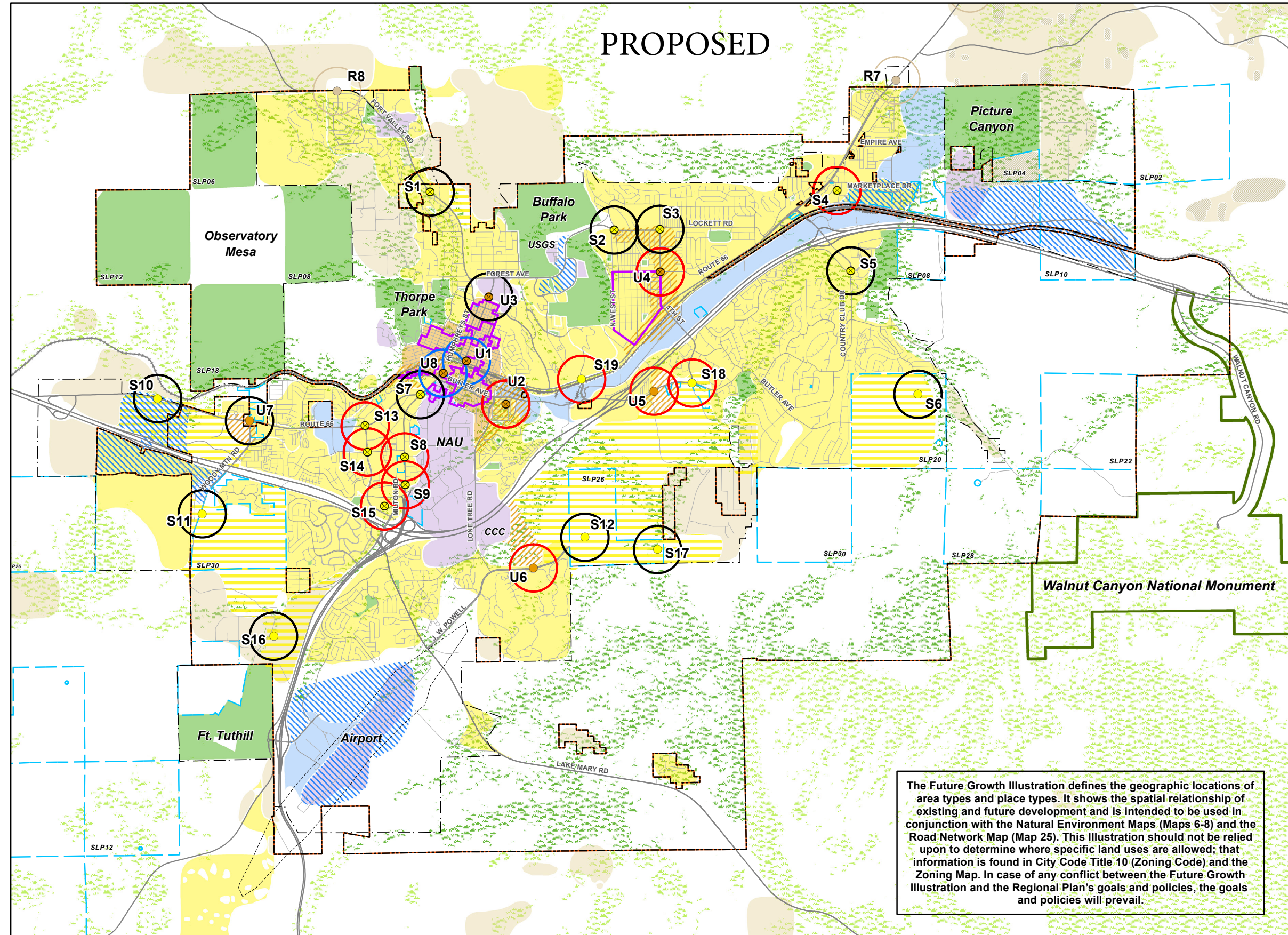
Future growth illustrations and plans do not preclude private development entitlements. Please see www.flagstaffmatters.com for an interactive GIS map.



FLAGSTAFF REGIONAL PLAN VISION 2030: PLACE MATTERS

PROPOSED

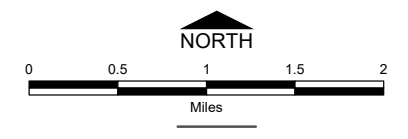
**Map 22:
FUTURE GROWTH ILLUSTRATION**



- Urban Growth Boundary
- City of Flagstaff
- Future Activity Center**
 - Suburban Activity Center (S1)
'x' symbol identifies existing center
 - Urban Activity Center (U1)
'x' symbol identifies existing center
 - Rural Activity Center
- Regional Scale Pedestrian Shed
- Neighborhood Scale Pedestrian Shed
- Historic Pedestrian Shed
- Rural Pedestrian Shed
- Rural - Existing
- Rural - Future
- Suburban - Existing
- Suburban - Future
- Urban - Existing
- Urban - Future
- Special Planning Area
- Existing Employment/Industrial
- Future Employment
- Historic District
- Park/Open Space
- Concentration of Natural Resources (see Figure 8)
- RTP Future Road Network
- Areas in white retain their existing entitlements
- Fly Zone

As amended June XX, 2020

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**FLAGSTAFF REGIONAL PLAN
VISION 2030: PLACE MATTERS**

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URBAN NEIGHBORHOOD CHARACTERISTICS

Urban areas have a higher density of people, residences, jobs and activities; buildings are taller and close to the street; streets and sidewalks are in a grid pattern of relatively small blocks; the area is walkable and a variety of services and goods are available; served by public transportation and with various forms of shared parking (lots, garages, etc.) and street parking.

	Existing Urban Area *Symbol from Map 22		Future Urban Area *Symbol from Map 22
Desired Pattern	Mix of missing middle housing, such as apartments, townhomes, live-work units, and triplexes, and single family housing on smaller lots.		
Block Size	300 X 300 to 300 x 600		
Density Range	8 to 29 units per acre. Increased density within the ¼ mile pedestrian shed; In established Historic Districts, consider the scale and context of historic resources when establishing new property rights.		
Intensity	(FARs) of 0.5 + for new urban neighborhoods. Intensity within established Historic Districts and Historic Neighborhoods is similar to historic structures within one block of the site.		
Air Quality	Consider long-term impacts to air quality by proposed development. <i>Refer to Air Quality Goal E&C.1.</i>		
Solar Access	Consider solar access for all development, allowing passive/active solar collection.		
Corridors	<i>Refer to Urban Corridor Characteristics table, pg. IX-37</i>		
Mixed-Use	Urban mixed-use includes supporting land uses such as neighborhood shops and services, residential, business offices, urban parks and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required as well as high pedestrian, bicycle, and transit connectivity.		
Residential	Residential uses in urban neighborhoods may be incorporated into mixed use projects. A variety of rental and ownership opportunities are encouraged. Affordable housing is highly valued in urban neighborhoods.		
Commercial	Commercial development is to be located within activity centers and along corridors.		
Public/ Institutional	As part of mixed-use development – vertical preferred. Make easily accessible to urban neighborhood and connected with transit and FUTS.		
Employment	Industrial not appropriate for urban context <u>unless allowed by a specific plan</u> . Research and Development offices, medical, services, professional offices, retail, hotel, and restaurants as part of urban form and within mixed-use development.		
Parks	Urban Parks can be publicly or privately owned and designated for recreation use, allowing for both active and passive activities, as well as special use functions. May include special facilities and neighborhood and community parks. Future park development is contingent upon density and intensity of proposed development; and this Plan’s policies outline the need for recreational opportunities for all residents and visitors. Refer to Chapter XV - Recreation.		
Open Space Public Space	Open Space in urban areas include greenways, streetscapes, waterways, cemeteries, floodplains, riparian areas, corridors, boulevard viewsheds, and public plazas and squares and are used for passive activities. These spaces may be restored for their aesthetic value, vistas, and archaeological and historic significance. <i>Refer to Chapter IV - Environmental Planning & Conservation and Chapter V - Open Space.</i>		
Conservation	<i>Refer to Natural Resources Maps 7 and 8, and ‘Considerations for Development’ in Chapter IV - Environmental Planning & Conservation.</i>		
Agriculture	Urban food production – potted vegetables, greenhouses and conservatories, roof-top gardens, animal husbandry, and community gardens.		
Special Planning Areas	Northern Arizona University to become more urban. <i>Refer to NAU Master Plan.</i>		
Master Plans	Presidio West; Juniper Point		



PLAN AMENDMENTS

Effective Date	Resolution Number and Date	Description of Amendment	Pages Changed
November 19, 2015	2015-35 October 20	La Plaza Vieja Neighborhood Specific Plan Minor Plan Amendment, incorporated by reference	XVI-1
December 17, 2015	2015-36 November 17	Maps 21 and 22: Future Growth Illustrations Minor Plan Amendment - New area type of Existing Suburban (Core Services Yard)	IX-26-29
December 31, 2015	2015-38 December 1	Map 25: Road Network Illustration Major Plan Amendment and related text edits	IX-35-57 X-1, X-4-5, X-18-22 (In Chapter X, one page of content was deleted)
April 21, 2016	2016-08 March 22	Maps 21 and 22: Future Growth Illustration Minor Plan Amendment - Adding Existing Suburban on McMillan Mesa	IX-26-29
May 5, 2016	2016-09, 2016-10, 2016-11, and 2016-12 April 5	Maps 21 and 22: Future Growth Illustrations Minor Plan Amendments - Add City-Owned parcels to Parks/Open Space area type	IX-26-29
January 5, 2017	2016-31 December 6	Chapter III: How This Plan Works - Amended the Major Plan Amendment Criteria, information concerning plan amendments and specific Plans, and other related text.	III-1-15
February 16, 2017	2017-04 January 17	Chapter III: How This Plan Works - Amended the Major Plan Amendment Criteria for Category 5: Area Types - Urban/Suburban/Rural	III-14

Effective Date	Resolution Number and Date	Description of Amendment	Pages Changed
April 20, 2017	2017-08 March 21	Maps 21 and 22: Future Growth Illustrations Minor Plan Amendment Change the area type designation of approximately 20 acres of real property located at 3620 W Schultz Pass road from Area in White area type to Parks/Open Space area type	IX-26-29
March 22, 2018	2018-08 February 20	High Occupancy Housing Specific Plan Minor Plan Amendment, incorporated by reference	XVI-2
March 22, 2018	2018-09 February 20	Regional Plan Amendments proposed through the High Occupancy Housing Specific Plan process.	VIII-15, IX-1, IX-16-17, IX-25-29, IX-33-37, IX-40, IX-42, IX-46-47, IX-63-70, X-6-7, XII-5, GL-6, Appendix A
November 15, 2018	2018-50 October 16	Regional Plan Amendment to make land use and road network designations consistent with the McMillan Mesa Natural Area to clarify the extent of surrounding land uses on City property, and to correct mapping errors.	IX-26-29, X-4-5
June XX, 2020	2020-XX July XX	Regional Plan Amendments proposed through the Southside Community Specific Plan process.	IX-35, IX-26-29
June XX, 2020	2020-XX July XX	Southside Community Specific Plan Minor Plan Amendment, incorporated by reference	XVI-2