

**RESOLUTION NO. 2020-51**

**A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, ADOPTING A MINOR PLAN AMENDMENT TO CHAPTER IX: GROWTH AND LAND USE OF THE FLAGSTAFF REGIONAL PLAN 2030, IN ASSOCIATION WITH THE SOUTHSIDE COMMUNITY SPECIFIC PLAN, AND ESTABLISHING AN EFFECTIVE DATE**

**RECITALS:**

WHEREAS, the City Council directed staff to work on specific plan for the Southside community in 2017; and

WHEREAS, the specific plan to be adopted is a result of that community and neighborhood input; and

WHEREAS, the Southside Community Specific Plan (Specific Plan) provides greater detail for the neighborhood than the Flagstaff Regional Plan 2030 (Regional Plan), including additional goals, policies, maps, illustrations and strategies in support of and conforming to the Regional Plan for the Southside community; and

WHEREAS, the Specific Plan includes all the elements required by law; and

WHEREAS, the Specific Plan proposes a map amendment to the Future Growth Illustration (Maps 21 and 22) of the Regional Plan to allow for the integration of Employment goals and policies in the Live/Make Center identified in the Specific Plan; and

WHEREAS, the Regional Plan Amendment would change 35.6 acres of Existing Suburban area type to Existing Employment area type; and

WHEREAS, the Specific Plan proposes a text amendment to page IX-35 in the Regional Plan next to the row heading "Employment" to change the statement "Industrial not appropriate for urban context" to "Industrial not appropriate for urban context unless allowed by a specific plan;" and

WHEREAS, the Planning and Zoning Commission, after notice and legally-required hearings, recommended approval of the Specific Plan and associated plan amendments; and

WHEREAS, all legal requirements for adoption of the Specific Plan and associated plan amendments have been met.

**ENACTMENTS:**

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:**

SECTION 1. The Flagstaff City Council hereby adopts the map and text amendments to the Regional Plan proposed with the Southside Community Specific Plan, effective October 1, 2020 (Exhibits 1 and 2).

SECTION 2. The Flagstaff City Council hereby amends the Regional Plan Chapter XVI to include an updated list of adopted amendments and Specific Plans incorporated by reference. (Exhibit 3).

SECTION 3. This resolution shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this first day of September, 2020.

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MAYOR

ATTEST:

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CITY CLERK

APPROVED AS TO FORM:

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CITY ATTORNEY

Exhibits:

- 1 - Proposed Regional Plan Amendment Description
- 2 - Replacement pages for Chapter IX Growth and Land Use of the Flagstaff Regional Plan 2030
- 3 - Replacement page for Chapter XVI Plan Amendments of the Flagstaff Regional Plan 2030

**Exhibit 1: Proposed Regional Plan Amendment Description**

The Southside Community Plan has also identified the need for an amendment to the Regional Plan’s Future Growth Illustration in the area types within the *U2 Regional Activity Center*. Public input indicated no desire to introduce a suburban development pattern to this area despite it being displayed as *Existing Suburban*. In fact, the current land use pattern is primarily Industrial due to the Light Industrial zoning district. Community feedback showed the desired development pattern as a mix of “Urban” and “Employment” area types. Therefore, a map amendment is proposed to change 35.6 acres of *Existing Suburban* within the Southside Community Plan area to *Existing Employment* area type. The *Future Urban* area type would remain overlaid due to the Urban Regional Activity Center.

A text amendment is also proposed to page IX-35 in the Regional Plan next to the row heading “Employment” to change the statement “Industrial not appropriate for urban context” to “Industrial not appropriate for urban context unless allowed by a specific plan.”

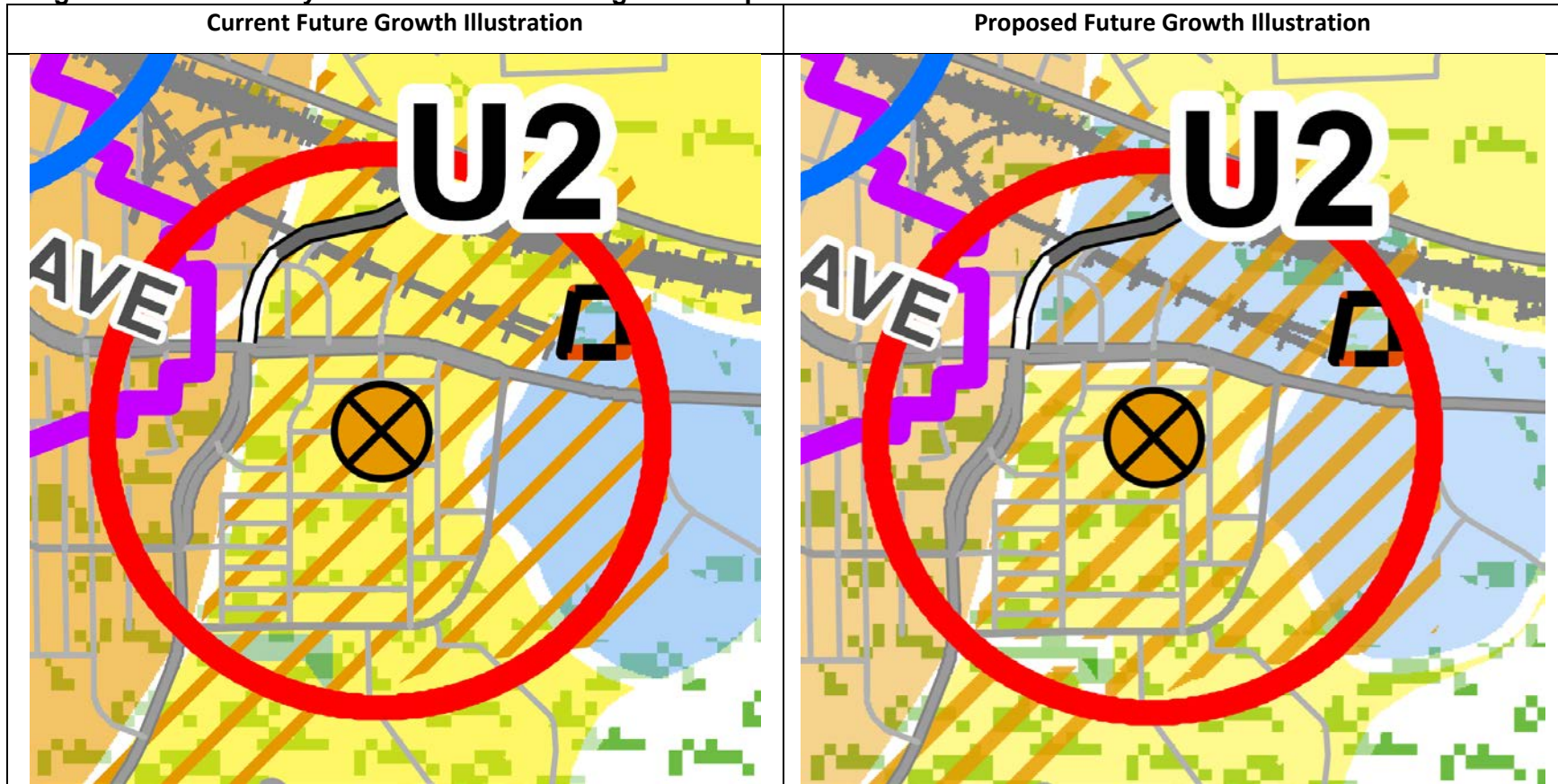
**Current Text Page IX-35**

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. Research and Development offices, medical, services, professional offices, retail, hotel, and restaurants as part of urban form and within mixed-use development.

**Proposed Text Page IX-35 (bold and underline text is new)**

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 <b><u>unless allowed by a specific plan.</u></b> Research and Development offices, medical, services, professional offices, retail, hotel, and restaurants as part of urban form and within mixed-use development.

**Regional Urban Activity Center and Surrounding Area Proposed Amendment**



These amendments will be incorporated into the table in Chapter XVI: Plan Amendments along with the adoption of the Specific Plan by reference.