

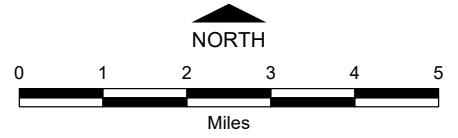
The Future Growth Illustration defines the geographic locations of area types and place types. It shows the spatial relationship of existing and future development and is intended to be used in conjunction with the Natural Environment Maps (Maps 6-8) and the Road Network Map (Map 25). This Illustration 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.

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

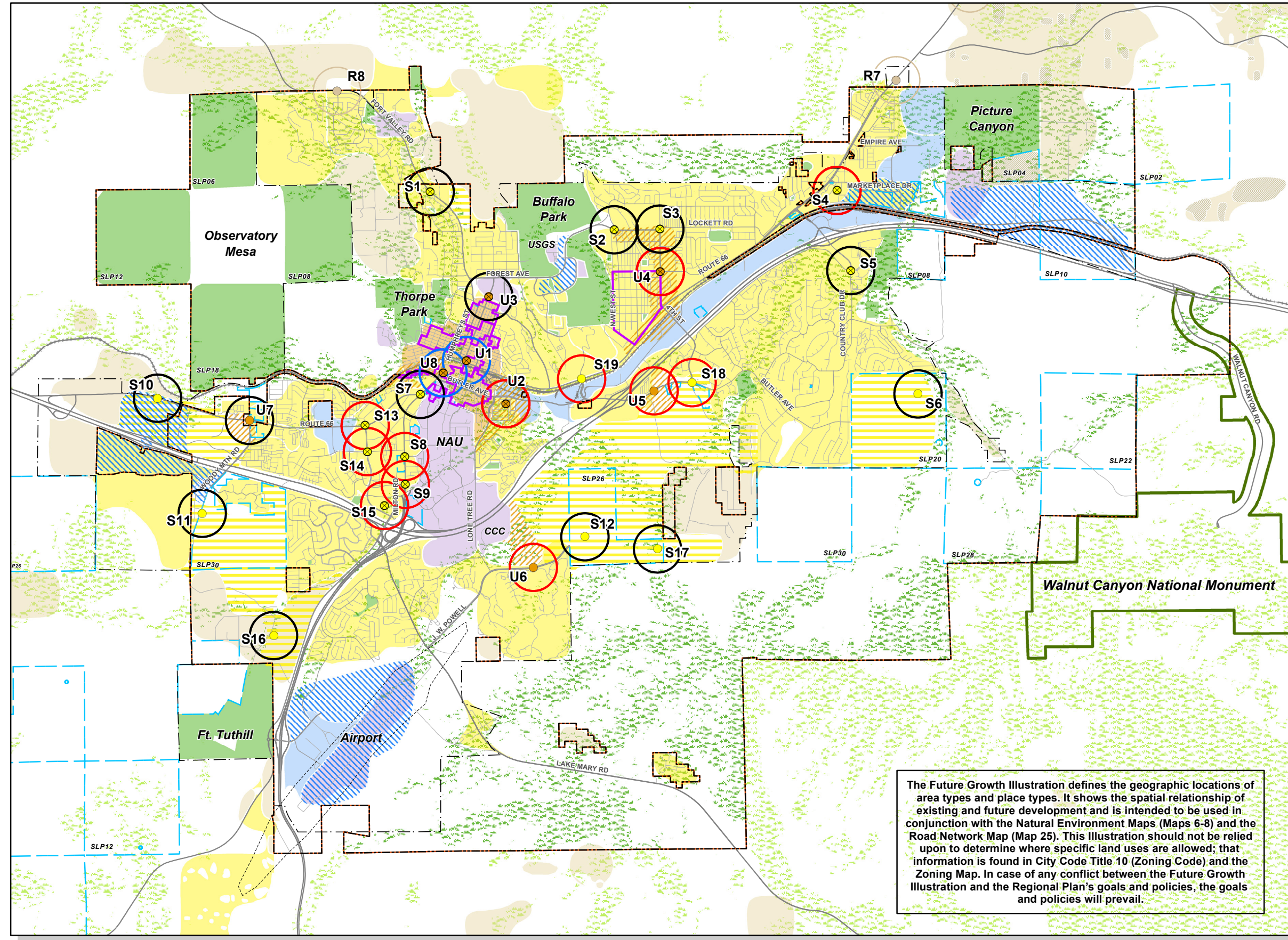
As amended June XX, 2020

Future growth illustrations and plans do not preclude private development entitlements. Please see [www.flagstaffmatters.com](http://www.flagstaffmatters.com) for an interactive GIS map.



FLAGSTAFF REGIONAL PLAN  
VISION 2030: PLACE MATTERS

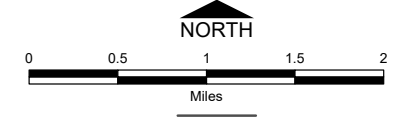
**Map 22:  
FUTURE GROWTH ILLUSTRATION**



- 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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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&amp;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 &amp; 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 &amp; 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		