STL 290
Minor Regional Plan Amendment

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Current Planning Manager
October 28, 2026

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

STL Minor Regional Plan Amendment

Request

A request for a Minor Amendment to the *Flagstaff Regional Plan 2030* (Regional Plan), by Symmetry Companies,

1. to move the center point of activity center (S12) north on Maps 21, 22, and 24;
2. remove activity center S17;
3. and realign the road network to follow the John Wesley Powell Boulevard future extension.

This Minor Regional Plan Amendment request is the precursor to three other entitlement cases including a new Specific Plan and two Concept Zoning Map Amendments.

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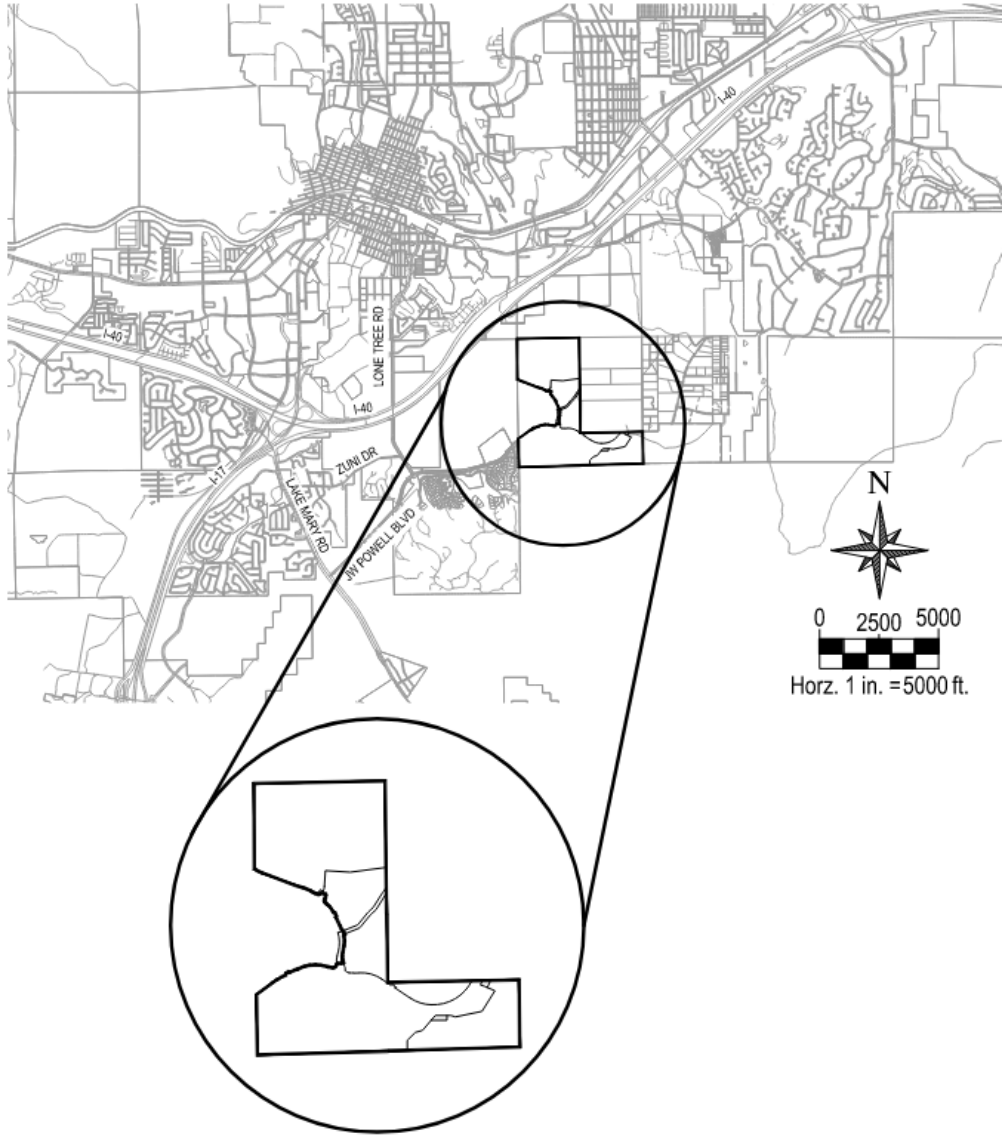
Subject Property

Existing Conditions

- The subject property is approximately 210 acres of undeveloped land.

Proposed Development

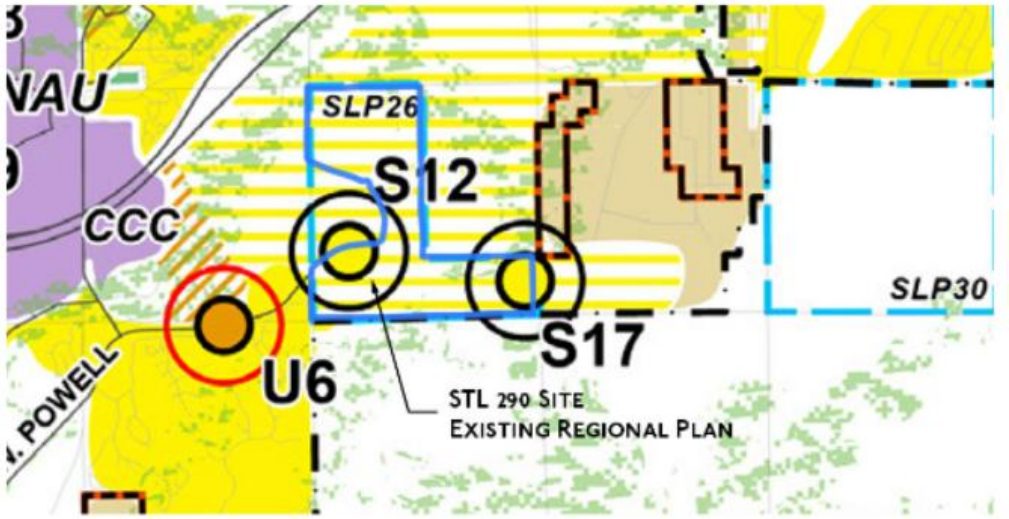
- A mixed-use development consisting of:
  - 785 proposed dwelling units,
  - 120-key travel accommodation use,
  - estimated 80,000 square feet of commercial space,
  - natural and recreational spaces.



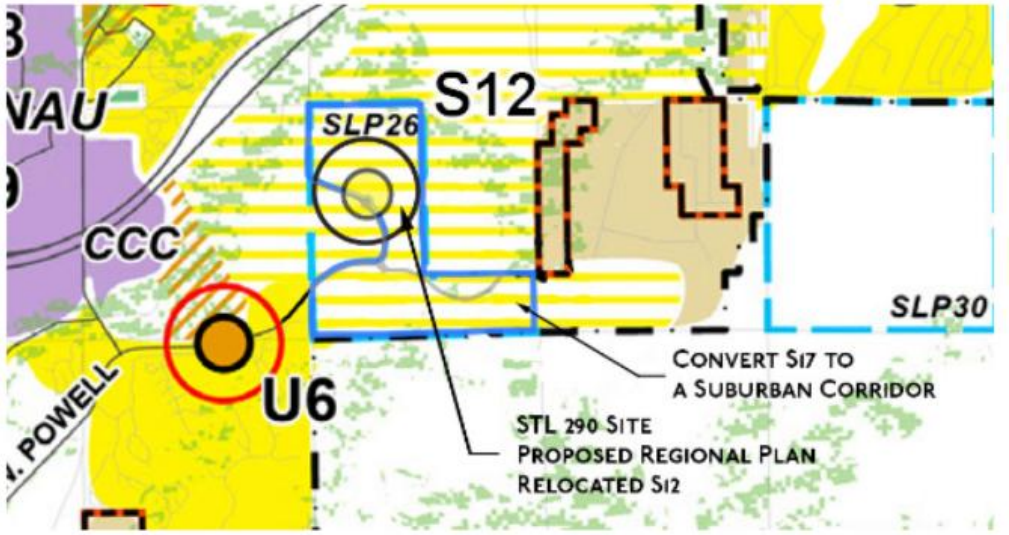
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Relocate future suburban activity center S12

- Move to the north near the proposed development of a travel accommodation use, referred to by the applicant as “the Lodge.”
- Along a proposed collector roadway.
- Connects to JWP Boulevard via internal streets and multimodal trails.



EXISTING REGIONAL PLAN MAP

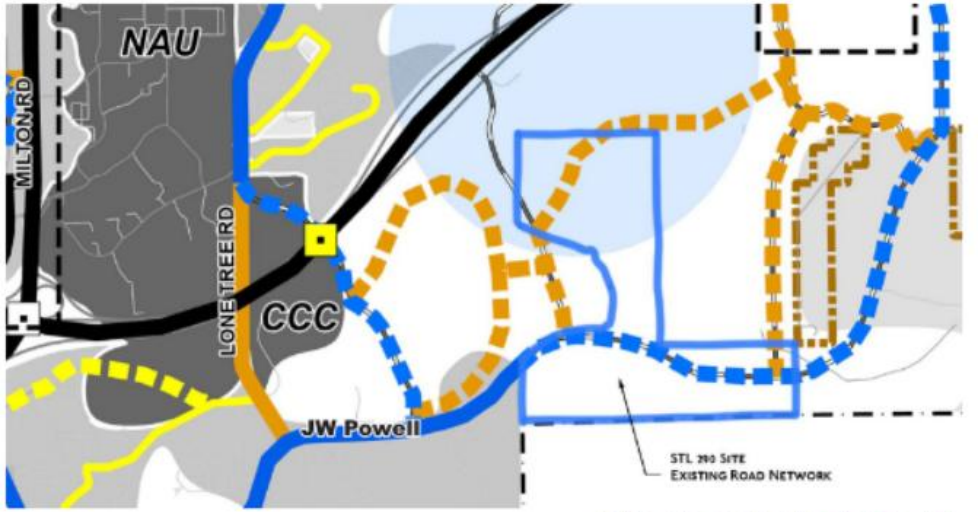


PROPOSED REGIONAL PLAN MAP

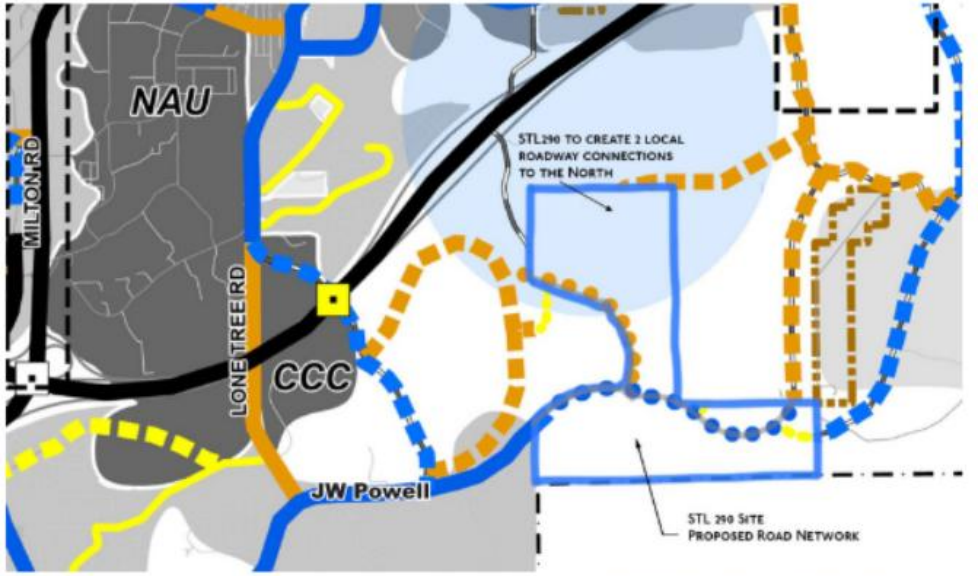
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Amend Map 25, the Road Network Illustration

- Align the Future Circulation Commercial Corridor with the JWP Boulevard and the Future Access Commercial Corridor with the applicant's proposed collector roadway.
- The amendment changes the east portion of the road alignment, sending the future circulation road to the north rather than the east. Where JWP Boulevard used to connect to the east, the amendment now shows a short length of Future Residential Access Residential Corridor.



EXISTING ROAD NETWORK MAP

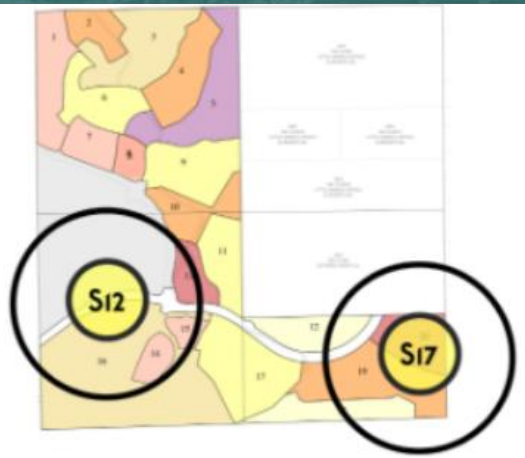


PROPOSED ROAD NETWORK MAP

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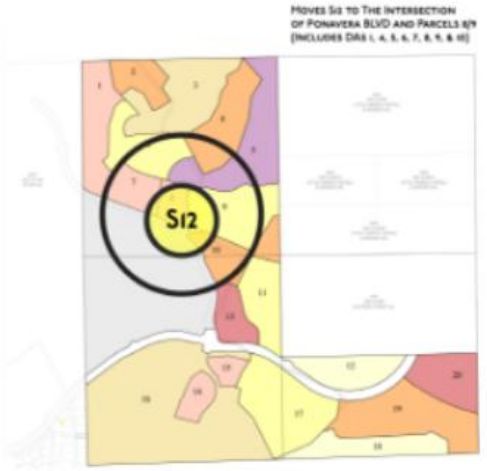
Remove Activity Center S17

- S17 is identified as a Neighborhood scale Future Suburban Activity Center.
- The applicant states the existing designation of JWP Boulevard as a Suburban Corridor better aligns with site constraints.



STL 290 SITE
EXISTING ACTIVITY CENTERS

EXISTING ACTIVITY CENTERS MAP



STL 290 SITE
PROPOSED ACTIVITY CENTERS

PROPOSED ACTIVITY CENTERS MAP

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Findings

The Planning and Zoning Commission shall find that the proposed Minor Regional Plan Amendment meets the requirements of the General Plan and Subdivision Code (City Code Title 11). In considering the request for an amendment to the Plan, the goals and policies should be considered to ensure that the requested change to the Future Growth Illustration is in conformance with the overall vision. "The Flagstaff Regional Plan establishes the vision for the future growth and development of Flagstaff and its surrounding area through goals and policies" (p.III-4). "General plans are not static documents; they recognize growth as a dynamic process, which may require revisions to the plan as circumstances or changes warrant" (p.III-1).

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Regional Plan Vision

- “The Greater Flagstaff community embraces the region’s extraordinary cultural and ecological setting on the Colorado Plateau through active stewardship of the natural and built environments. Residents and visitors encourage and advance intellectual, environmental, social, and economic vitality for today’s citizens and future generations.”

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Request 1: Relocate S12

- Suburban Activity Centers have a pattern of commercial uses as the primary anchor with supporting residential around it.
- The Regional Plan does consider the preservation of natural spaces, through Goal LU.4. Balance housing and employment land uses with the preservation and protection of our unique natural and cultural setting, as well as Goal CC1. Reflect and respect the region's natural setting and dramatic views in the built environment.
- The proposed Zoning Map Amendments would allow for a target of 484 units within the pedestrian shed of the activity center, resulting in 7.19 units per acre.

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Request 2: Amend Map 25

- Area to the north is mapped as “Identify Road Network Solutions through Future Study.”
- Regional Plan 2045 also shows the area to the north as an area subject to future connectivity study, without any planned streets shown in the area on Map 25.
- Aligns the Map with the current JW Powell road alignment.
- A Suburban Corridor “serves larger capacities of vehicles and people, with more intense land uses and pedestrian safety is a priority in this setting. These corridors will be wider with faster speed limits, and will emphasize safe pedestrian and bicycle crossings. Local roads access suburban corridors through a hierarchy of functional road classifications. Shops and services are in buildings that front the street.”

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Request 3: Delete S17

- The removal of an activity center would push intensity and density along the corridor rather than cluster it around an activity center.

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Citizen Participation Plan

- The applicant held three neighborhood meetings for this application, in addition to a proposed Specific Plan and the Concept Zoning Map Amendments.
- These meetings were held on March 30, June 4, and September 10, 2026, at 5:30 PM. The first meeting had 5 attendees, the second meeting had 4 attendees, and the third meeting had 2 attendees.
- There were no questions or comments from the attendees.

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Recommendation

- Staff recommends the Planning and Zoning Commission forward the Minor Regional Plan Amendment request to the City Council with a recommendation for approval in accordance with the findings.