

**PLANNING AND DEVELOPMENT SERVICES REPORT
FLAGSTAFF REGIONAL PLAN 2030 AMENDMENT**

PUBLIC HEARING
PZ-15-00140-01

DATE:
MEETING DATE:
REPORT BY:

February 19, 2016
February 24, 2016
Jennifer Mikelson

REQUEST

A minor *Flagstaff Regional Plan 2030* amendment request by the City of Flagstaff to change the area type designation on Map 21 and 22 from Existing Suburban, to Park/Open Space for approximately 5.31 acres located off Highland Avenue.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward the minor *Flagstaff Regional Plan 2030* amendment to the City Council with a recommendation for approval.

PRESENT LAND USE

The site is currently undeveloped, located off Highland Avenue on two parcels totaling 5.31 acres.

PROPOSED LAND USE

The site may become a neighborhood park servicing Boulder Point and other west Flagstaff neighborhoods depending upon available funding.

NEIGHBORHOOD DEVELOPMENT

North: Vacant / Mountain Trail Apartments; Medium Density Residential (MR) /Highway Commercial (HC) zones
East: Commercial shopping center; Highway Commercial (HC) zone
South: Interstate 40
West: Vacant; Medium Density Residential (MR) zone

REQUIRED FINDINGS

The Planning and Zoning Commission shall find that the proposed *Flagstaff Regional Plan 2030* (FRP30 or the 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 in the Plan should be considered to ensure that the requested change to the Future Growth Illustration is in conformance to the overall vision of the Plan. “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).

STAFF REVIEW

Introduction/Background Discussion

This request is the first of two related items on the Commission’s agenda; the second item is identified as a Zoning Map amendment request.

The applicant, City of Flagstaff Recreation Department, is requesting a minor Plan amendment to ensure conformance with a proposed Zoning Map amendment to designate city owned property with Public Facility (PF) zoning. The change in area type from Existing Suburban to Park/Open Space will affect approximately 5.31 acres of land depicted on the Future Growth Illustration (Maps 21 and 22). The amendment table on page III-9 of the Plan states that a minor

Plan amendment is appropriate for the designation of any land for open space. In this instance, the Public Facility (PF) zoning category is considered a Park/Open Space land use category given the development and use restrictions of that zone. Most public parks in the city are also zoned Public Facility (PF). Formalizing the Parks/Open Space area type over the subject site will formerly designate the intended land use of the subject property, and will enact the deed restrictions placed on both parcels.

The subject property is located off Highland Avenue in the Woodlands Village Unit 3 subdivision. Details about future park facilities and other improvements to the site will be determined by the Parks Department.

Flagstaff Regional Plan 2030 Amendment Request

As discussed in the “How This Plan Works” chapter (page III-4), the *Flagstaff Regional Plan 2030* is used in the regulatory decision-making process by the Planning & Zoning Commission, City Council and city staff. The Commission and the Council are responsible for making development decisions such as zoning map amendments or annexations, approval which depends on whether the proposed changes or projects are consistent with the Plan’s goals and policies. The Future Growth Illustration on Maps 21 (regional scale) and 22 (city scale) and the text of the Plan will provide supplemental information for the interpretation of goals and policies. In case of any conflict between the Future Growth Illustration and the Plan’s goals and policies, the goals and policies will prevail. The Future Growth Illustration displays broad land use categories, called “area types,” which describe the placemaking context of Urban, Suburban, Rural, Special Planning Area, Park/Open Space, or in some cases, Area in White. Areas in White retain existing entitlements and have no other assigned area type. In most cases, these parcels are public lands held by the Forest Service or city.

Attached are exhibits comparing the existing and proposed Future Growth Illustrations. The Plan’s maps and any applicable text should be considered in the context of the Plan’s goals and policies. A discussion of the FRP30 goals and policies is provided below.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Recreation

Goal REC.1. Maintain and grow the region’s healthy system of convenient and accessible parks, recreation facilities, and trails.

Policy Rec.1.1. Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.

Neighborhoods, Housing, and Urban Conservation

Goal NH.1. Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.

Policy NH.1.1. Preserve and enhance existing neighborhoods.

Applying the Parks/Open Space area type reflects its intended use as a neighborhood park and permanently protects the property for that use. A future recreational facility will enhance the existing neighborhood character and quality of life in the area. The proximity of the site to Boulder Point residents and other west Flagstaff neighborhoods creates a healthy and well-connected community. Goals and policies in support of such public recreational opportunities and neighborhood preservation are reflected in the FRP30.

Policy Analysis: In summary, appropriate zoning and area type designations ensure that the subject site will serve as an active recreation facility for the surrounding neighborhood and the greater community. The list below identifies several key points and community benefits supporting (+) the proposed amendment:

- + This easily accessible site promotes connectivity with existing neighborhoods and residential areas.
- + A new public park facility will fill the need for the comparatively underserved west side of Flagstaff.
- + Removal of the Existing Suburban area type will fulfil the deed restrictions placed on the land.

PUBLIC SYSTEMS IMPACT ANALYSIS

No public service impact analysis was required.

OTHER REQUIREMENTS

Citizen Participation: Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with the Zoning Map amendment request. In accordance with Arizona Revised Statute and Section 10-20.30.080 (p. 20.30-9) of the Zoning Code, notice of the public hearings was provided by placing an ad in the Daily Sun, posting notices on the property, and mailing a notice to all property owners within 600 feet of the subject property. The mailing asked residents and property owners to attend the October 19, 2015 Parks and Recreation Commission meeting as a venue for discussion. The Commission did not meet quorum for their advertised meeting, but a public meeting for the rezoning was still held with the applicant and other city staff present. No members of the public attended this meeting and there were no email inquiries about this Plan amendment.

RECOMMENDATION

Staff believes that the proposed amendment to the regional plan is supportable under the guidelines of the *Flagstaff Regional Plan 2030*, and would recommend approval of the proposed amendment.

ATTACHMENTS

- Minor Regional Plan amendment application
- Future Growth Illustration – existing/proposed
- Public hearing legal advertisement