



Minor Amendments to the Flagstaff Regional Plan, *Chapter 3: How This Plan Works*

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Introduction

- Chapter 3 is the nuts and bolts chapter of the Plan.
- Staff has proposed this amendment to clarify amendment categories, roles, & processes.
- Staff desires LESS discretion and need to make interpretations.



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Proposed Amendment

1. Changes to Major Plan Amendment Criteria
2. Clarifications regarding Minor Amendments
3. Clear and legally accurate description of Specific Plans
4. Clarification about roles and development processes
5. Non-substantive changes



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Amendment Criteria We covered last time

1a. No Change

- UGB
- Urban to Rural

1b. Minor to Major

- Goals and Policies/Amendment Criteria
- Special Districts
- Employment
- Parks/Open Space



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Summary of Issues (so far)



- Categories that fit the definition of major plan amendment but are currently not listed
- Minimize Bait and Switch and U-turns
- Close Special District and Parks/Open Space loopholes



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Amendment Criteria

We will cover tonight

1b. Minor to Major

- Activity Centers

1c. Uncertain

- Urban/Suburban Changes

1d. Major to Minor

- Rural/Suburban Changes
- Corridors and Great Streets

Footnote about Major Amendments
Exceptions for Specific Plans

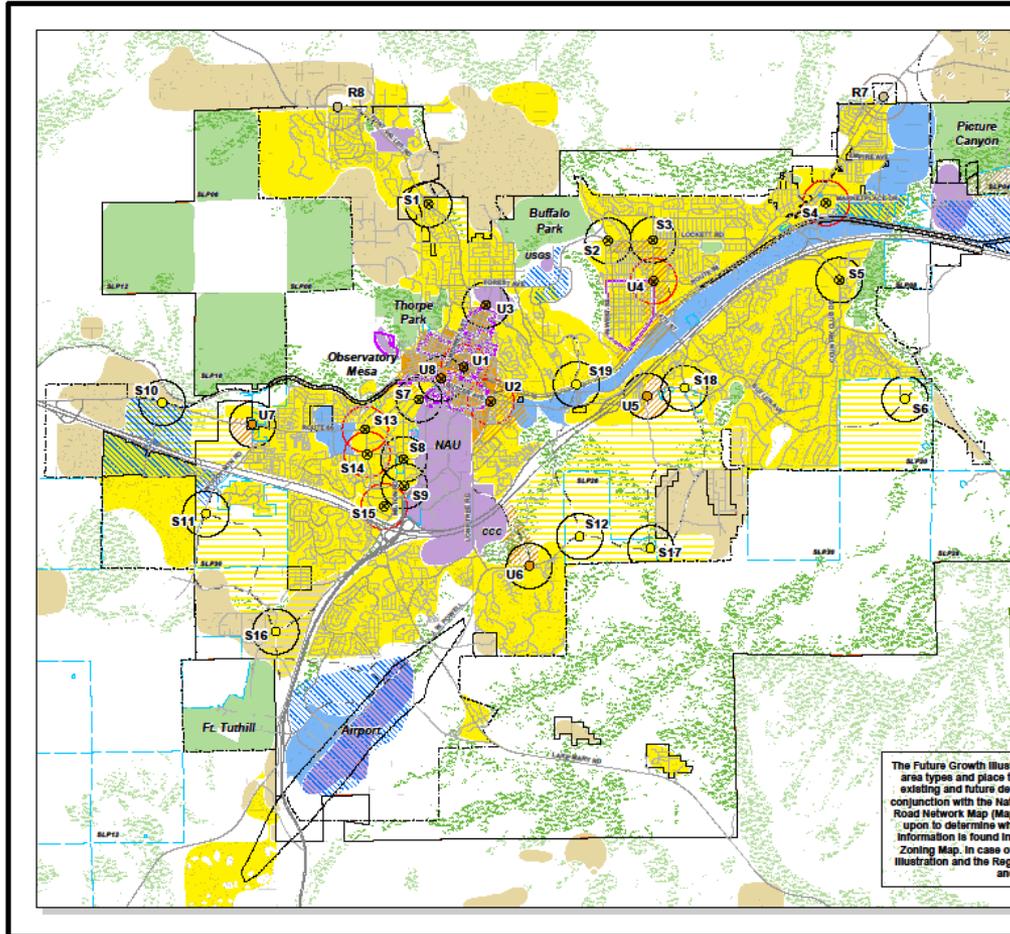


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Regional Plan Area and Place Types



AREA TYPES

Employment – BLUE

Urban – ORANGE

Suburban – YELLOW

Rural – TAN

Special District – PURPLE

Parks/Open Space – GREEN

PLACE TYPES

Activity Center – CIRCLE AND DOT

Corridor or Great Street – MAPS 25 and 12

Neighborhoods – ALL OTHER Urban, Suburban, Rural



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1b. Major Amendments Activity Centers

CURRENT

- Addition of a new activity center 

PROPOSED

- Addition or deletion of an activity center
- Moving the center of an activity center more than ½ mile from its original location.
- Reduction in the category of an activity center (urban to suburban, suburban to rural, or regional to neighborhood) without creating a proportional increase in the scale of an activity center elsewhere in the Flagstaff region.



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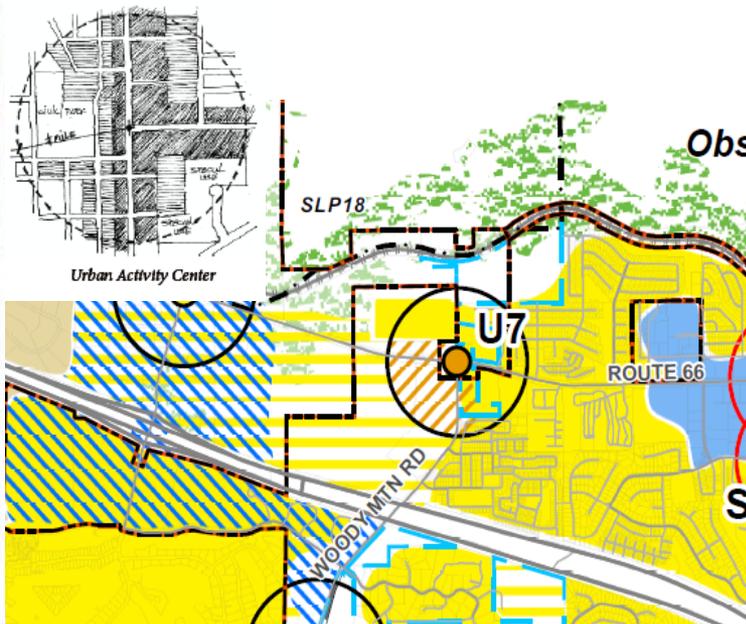
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1b. Major Amendments Activity Centers

Example 1: Deleting or Reducing the scale of an Activity Center



PROPOSED CRITERIA

- Addition or deletion of an activity center
- Reduction in the category of an activity center...

MAJOR AMENDMENT



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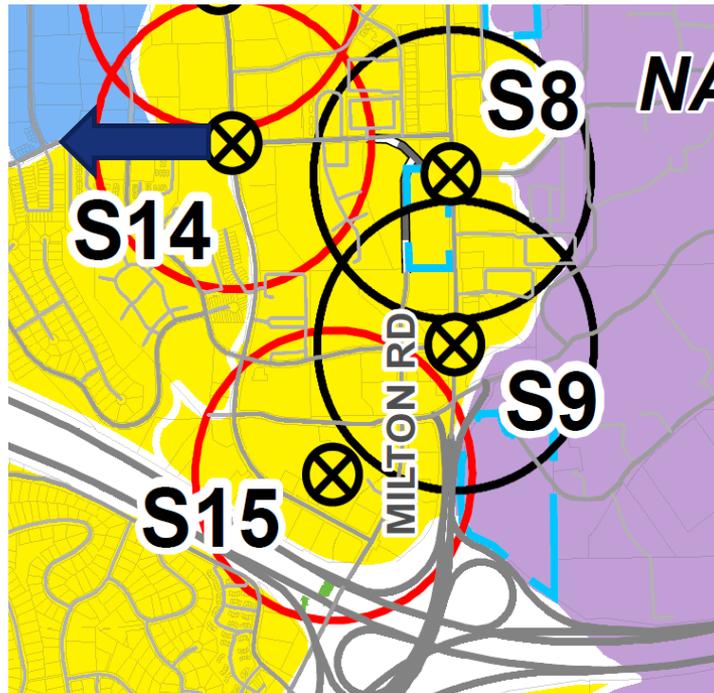
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1b. Major Amendments Activity Centers

Example 2: Moving an Activity Center



PROPOSED CRITERIA

Moving the center of an activity center more than ½ mile from its original location.

MINOR AMENDMENT



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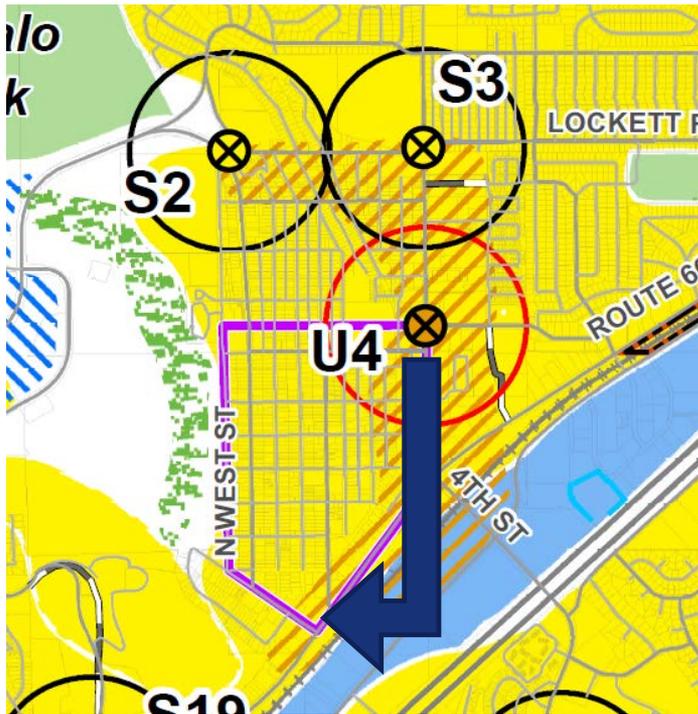
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1b. Major Amendments Activity Centers

Example 3: Moving an Activity Center



PROPOSED CRITERIA

Moving the center of an activity center more than 1/2 mile from its original location.

MAJOR AMENDMENT



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QUESTIONS?



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1c. Changes to Categories that would have Varied or Uncertain Outcomes



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1c. Major Amendments Urban/Suburban/Rural



Proposed Change to Area Types		
Protect employment areas	Any change to the boundaries of employment areas to urban, suburban, or rural area types	Any change from urban, suburban, or rural area types to employment area type
Expanding or changing the boundaries of one area type to another area type within the specified acreage thresholds	Urban to suburban greater than 10 acres	Urban to suburban less than or equal to 10 acres
	Urban to rural of any size	
	Suburban to urban greater than 10 acres	Suburban to urban less than or equal to 10
	Missing Category	Suburban to rural less than or equal to 5
	Rural to suburban greater than 20 acres	Rural to suburban less than or equal to 20
	Rural to urban of any size	

In RLUTP, acre thresholds were 40, 60 and 80 acres.



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1c. Major Amendments Urban/Suburban/Rural

Most significant change proposed
to these categories

Why?

- Missing category
- Acre thresholds are arbitrary
- Acre thresholds are difficult to apply when the map is not parcel specific
- Area and Place types work together to determine the appropriate scale and context



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1c. Major Amendments Urban/Suburban/Rural

CURRENT

- Urban to suburban greater than 10 acres
- Suburban to urban greater than 10 acres

Rural to suburban greater than 20 acres
Will address under 1d: Major to Minor



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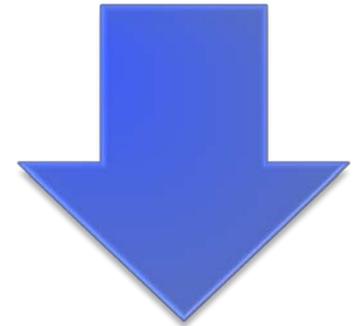




1c. Major Amendments Urban/Suburban/Rural

PROPOSED

- In activity centers, changes to area types that reduce the range of intensity, density and mix of uses, except where done to protect natural or cultural resources.



- In neighborhoods and along commercial corridors, more than ¼ mile from an activity center, changes from suburban to urban area types.



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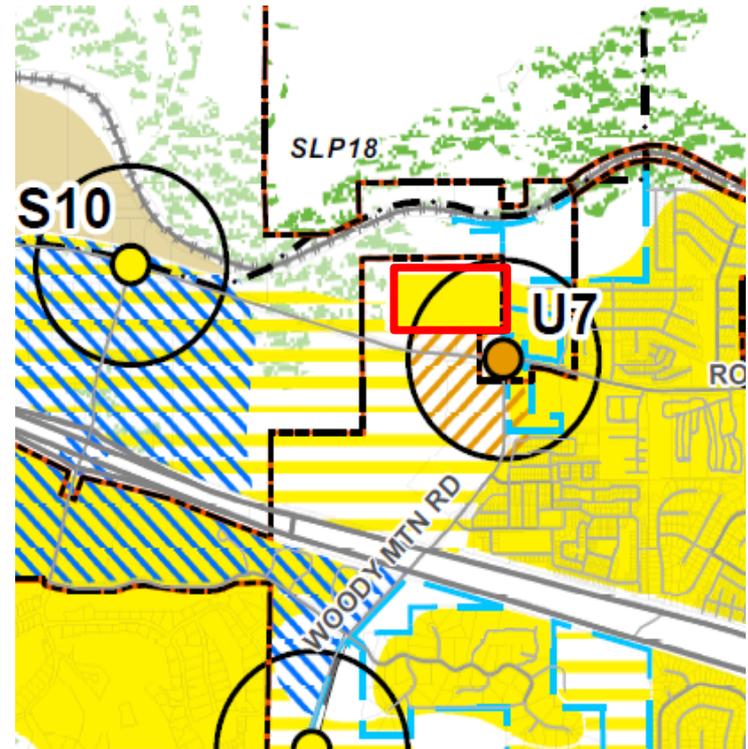
1c. Major Amendments Urban/Suburban

Example 1: Core Services Yard - Urban to Suburban in an Activity Center

Proposed Criteria

In activity centers, changes to area types that reduce the range of intensity, density and mix of uses, except where done to protect natural or cultural resources.

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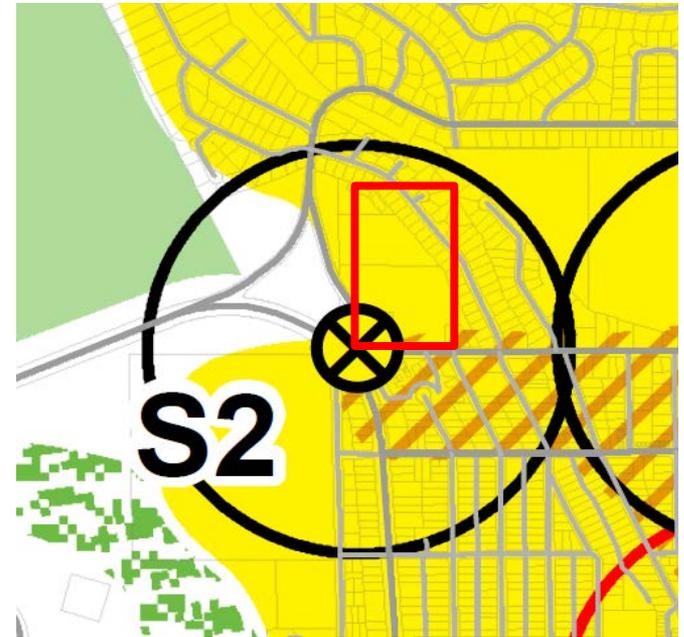


1c. Major Amendments Urban/Suburban

Example 2: Cedar and West St.
Suburban to Urban in an Activity Center

Proposed Criteria

In activity centers, changes to area types that reduce the range of intensity, density and mix of uses, except where done to protect natural or cultural resources.
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1c. Major Amendments Urban/Suburban

Urban Neighborhood Area-Place Type

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	Minimum 2 stories within a commercial core and on urban corridors
Block Size	300 X 300 to 300 x 600
Density Range	Minimum 8 units per acre. Increased density within the 1/4 mile pedestrian shed; exception for established Historic Districts.
Intensity	(FARs) of 0.5 +. Higher range of intensity within the commercial core of activity centers and corridors; exception for established Historic Districts.
Air Quality	Consider long-term impacts to air quality by proposed development. Refer to Air Quality Goal E&C.1.
Solar Access	Consider solar access for all development, allowing passive/active solar collection.



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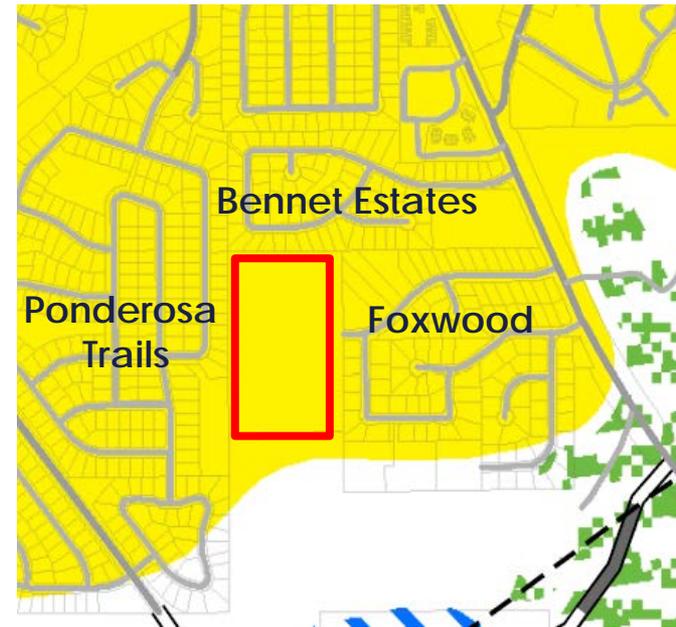
1c. Major Amendments Urban/Suburban

Example 3: Suburban to Urban in Neighborhood

Proposed Criteria

In neighborhoods and along commercial corridors, more than ¼ mile from an activity center, changes from suburban to urban area types.

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QUESTIONS?



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1d. Current Major Amendment Categories proposed as Minor



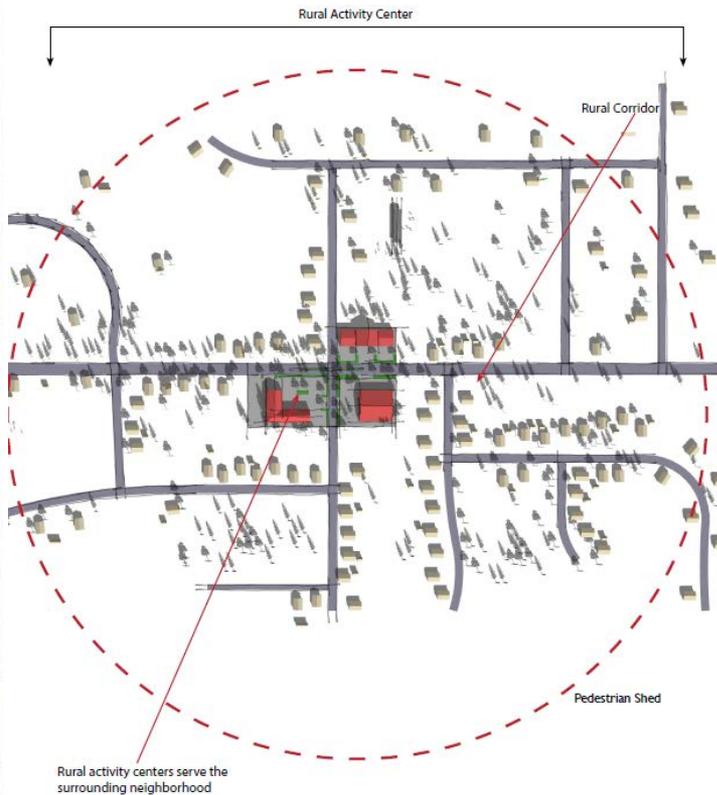
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1d. Major Amendments Rural to Suburban



CURRENT CRITERIA

Any change from Rural to Suburban more than 20 acres

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PROPOSED CRITERIA

In neighborhoods and along commercial corridors, more than ¼ mile from an activity center, changes from suburban to urban area types.

MINOR AMENDMENT



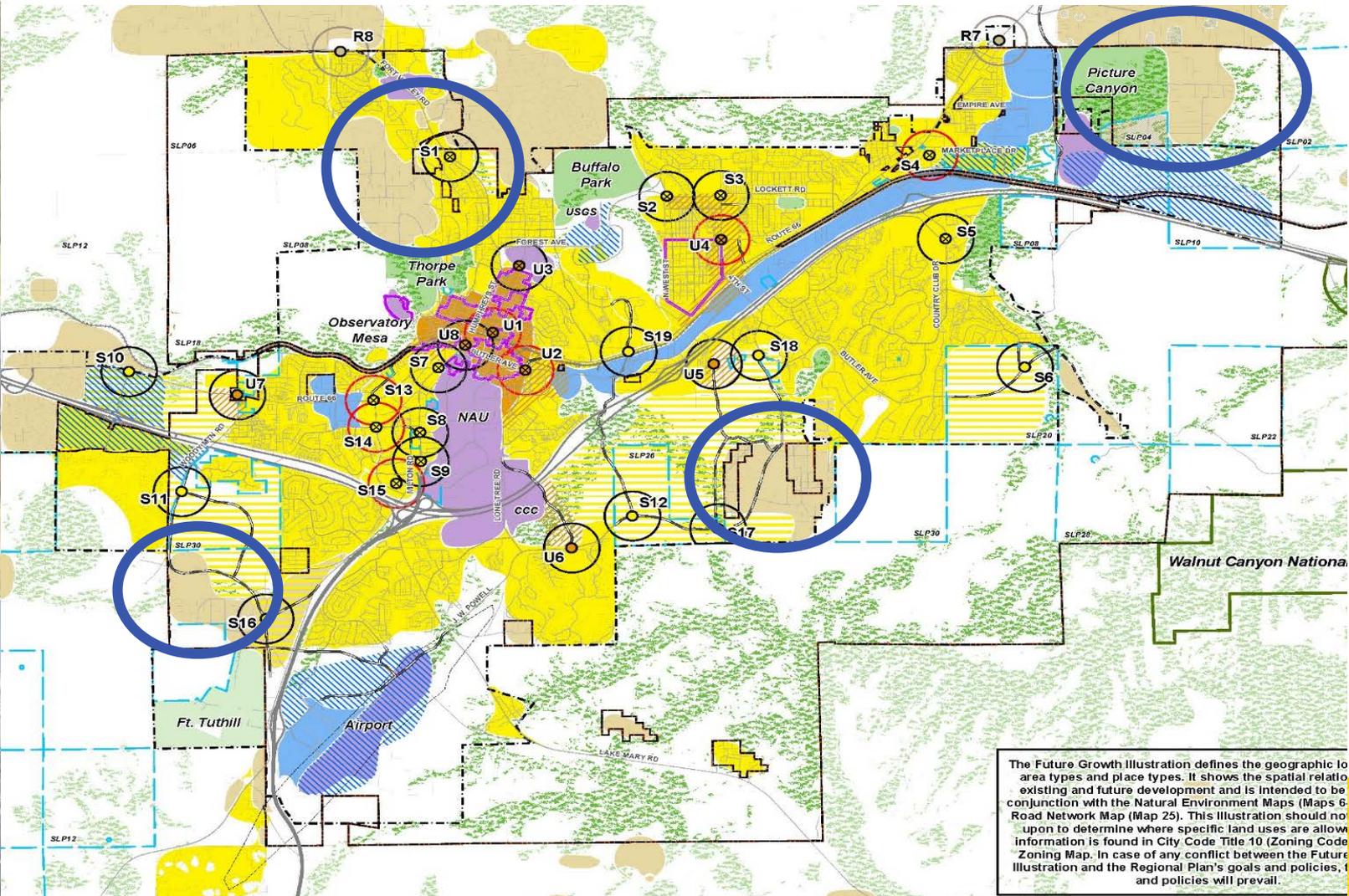
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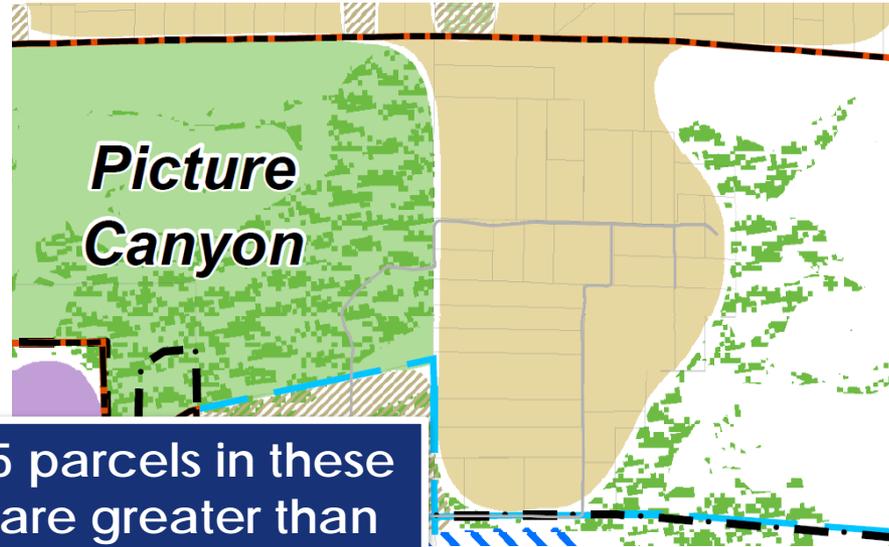




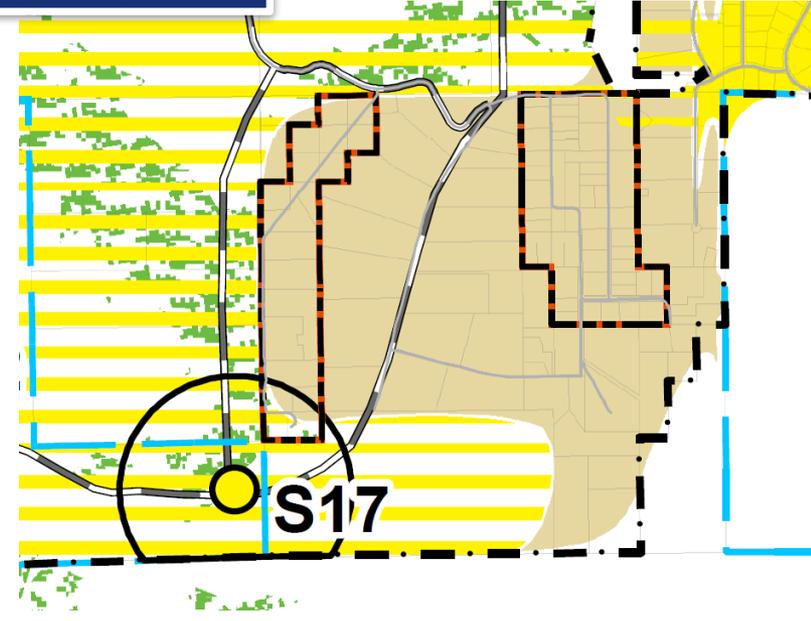
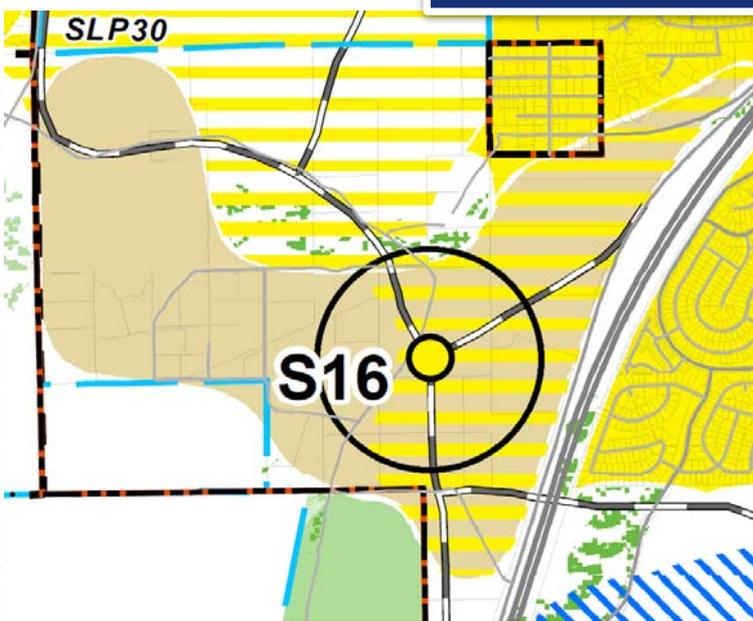
1d. Major Amendments Rural to Suburban



The Future Growth Illustration defines the geographic location of area types and place types. It shows the spatial relationship between existing and future development and is intended to be used in conjunction with the Natural Environment Maps (Maps 6 and 7), the Road Network Map (Map 25), and the Future Growth Illustration. This Illustration should not be used to determine where specific land uses are allowed. For more information, see 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 Regional Plan's goals and policies will prevail.



Only 15 parcels in these areas are greater than 20 acres. (~7%)



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1d. Major Amendments Rural to Suburban

Why did staff propose to make Rural to Suburban a Minor Amendment?

- As written, 93% of applications would be minor unless parcels are combined.
- Desired density for Suburban and Rural Neighborhoods have caps:
 - 0.2 to 1 units/acre in Rural
 - 2 to 10 units/acre in Suburban
 - 8+ units/acre in Urban
- Site Plan availability



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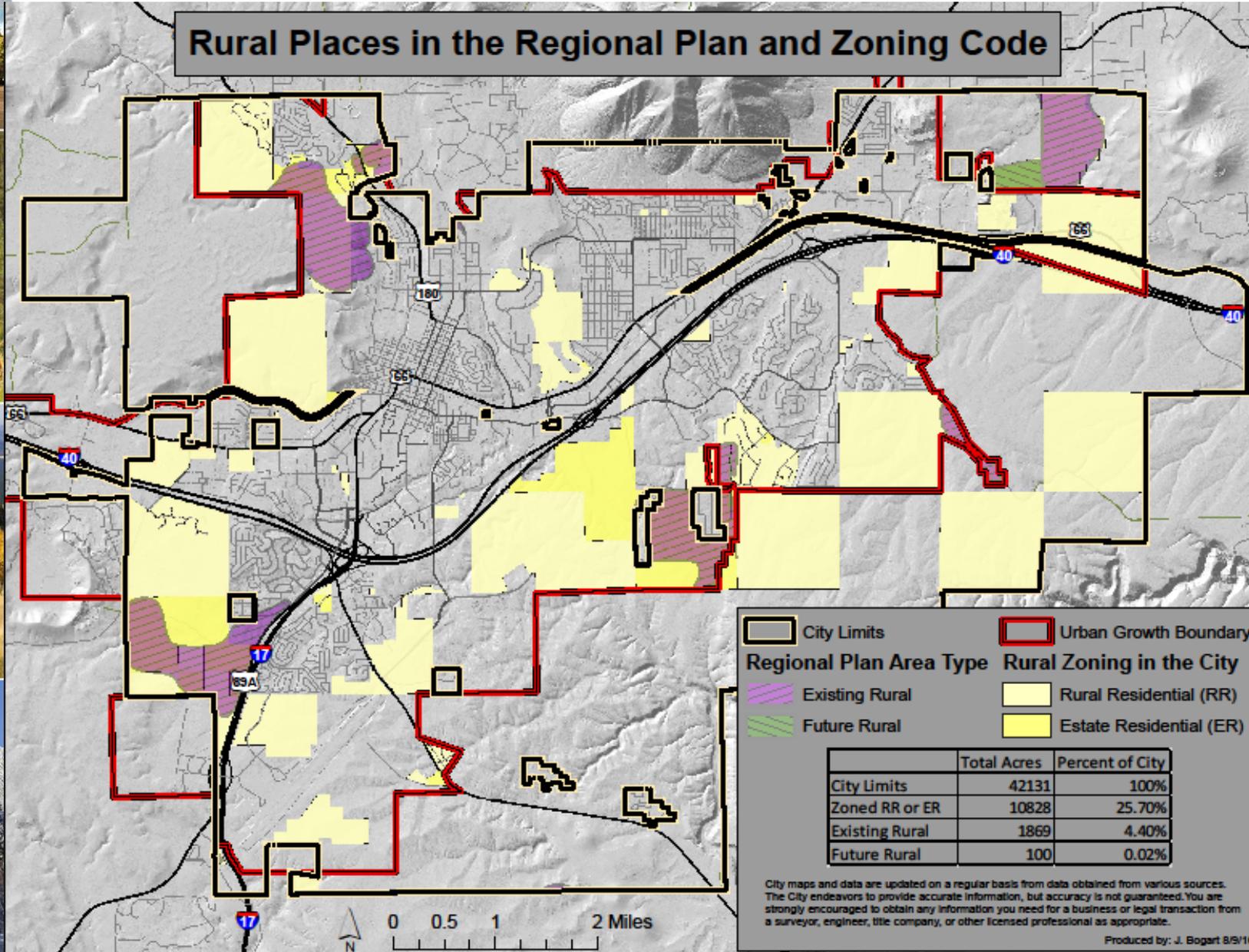
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Rural Zoning & Area Type



Rural Places in the Regional Plan and Zoning Code



- City Limits
- Urban Growth Boundary
- Regional Plan Area Type**
- Existing Rural
- Future Rural
- Rural Residential (RR)
- Estate Residential (ER)

	Total Acres	Percent of City
City Limits	42131	100%
Zoned RR or ER	10828	25.70%
Existing Rural	1869	4.40%
Future Rural	100	0.02%

City maps and data are updated on a regular basis from data obtained from various sources. The City endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate.



1d. Major Amendments Rural to Suburban

- **Option A:** Treat all changes from Rural to Suburban as minor amendments (original proposal)
- **Option B:** Keep current category.
- **Option C:** Only require a major amendment for Rural area types more than ¼ mile from an activity center



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1d. Major Amendments Rural to Suburban

OPTION B

Keep Current Criteria
for Major Category

- In activity centers, changes to area types that reduce the of intensity, density, and mix of uses³ except where done to protect natural or cultural resources.
- In neighborhoods and along commercial corridors more than 1/4 mile from an activity center, changes from suburban to urban area types.
- Rural to suburban greater than 20 acres

- Addition or deletion of an activity center

OPTION C

Integrate into Major Category
for Urban/Suburban/Rural

- In activity centers, changes to area types that reduce the of intensity, density, and mix of uses³ except where done to protect natural or cultural resources.
- In neighborhoods and along commercial corridors more than 1/4 mile from an activity center, changes from from rural to suburban or suburban to urban area types.

- Addition or deletion of an activity center

Staff recommends Options A or C



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1d. Major Amendments Rural to Suburban

OPTION A

Minor Amendments

- Conditions of Approval for Zoning
- More detailed plans
- Fewer public meetings/ shorter timeline

OPTION C

Major Amendments

- More public comment opportunities
- No Conditions of Approval
- Possibility of Bait-and-Switch

Staff recommends Options A or C



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QUESTIONS?



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1d. Major Amendments Corridors and Great Streets

CURRENT



- Any commercial activities proposed outside of the activity center and along a corridor that is not contiguous to the activity center.



- This category does not trigger a change to any map or text in the Flagstaff Regional Plan. It is essentially amending nothing.
- Can't ask applicants to pay for an amendment that doesn't amend the plan

BOTTOM LINE: Unenforceable



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1d. Major Amendments Corridors and Great Streets

CURRENT

- Addition of a corridor or great street; Specific Plan needed.
- Extension of a corridor or great street more than a 1/4 mile in length.



- Adding roads is an essential part of subdivisions and implementing the Regional Plan.
- Future areas and corridors to not represent complete street system that would meet our policies and Engineering Standards.
- Not every decision about new roads or extensions is made by a development application



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What's the Difference?

Major Amendment

- Big Picture
- Concept-level information about development of the site. No dedications or final routes for infrastructure.

Minor Amendment

- Details
- Specific information about traffic, infrastructure, land uses, natural environment, community character. Can be accompanied by dedications and a development agreement that addresses costs.

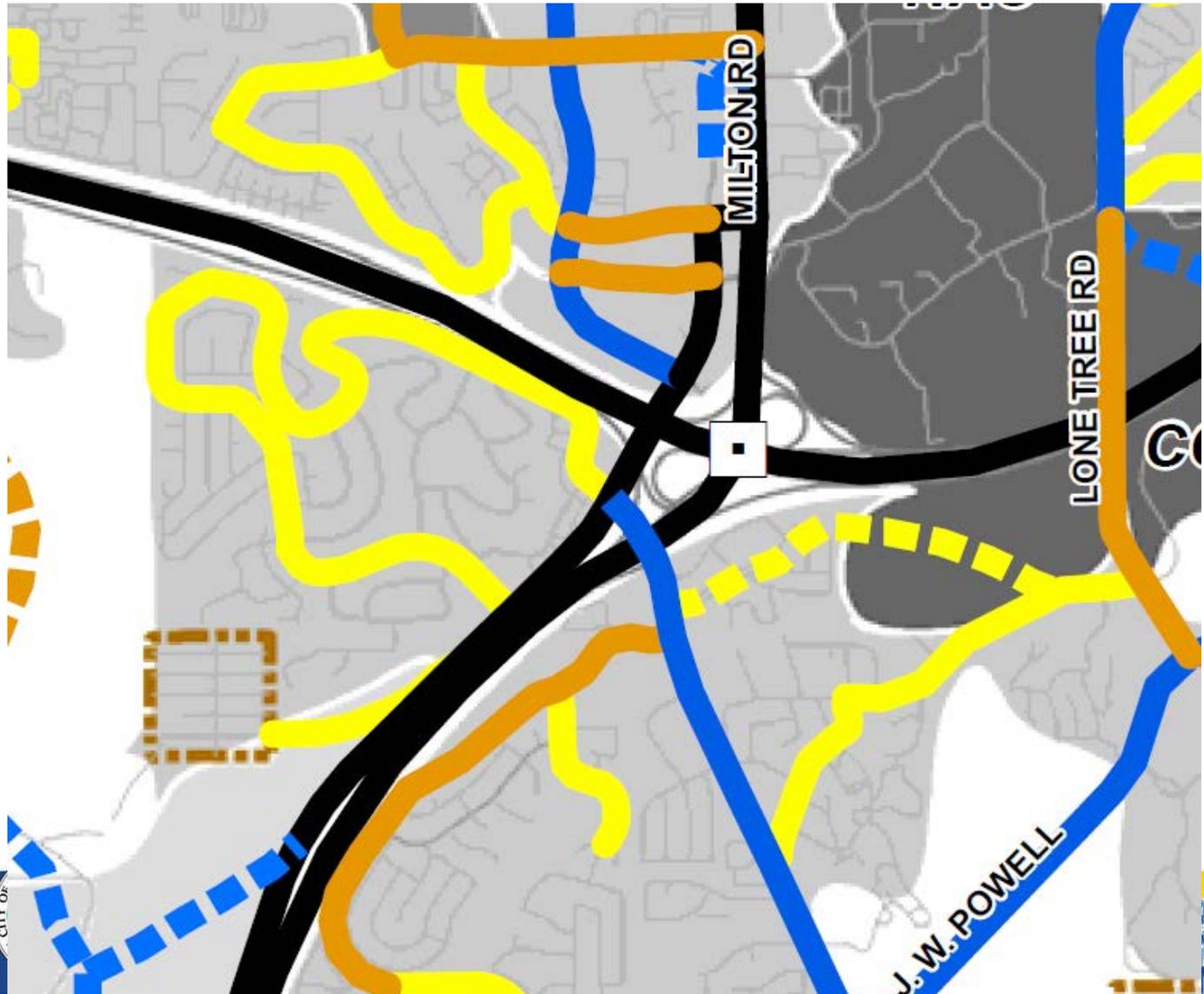


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1d. Major Amendments Corridors and Great Streets



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1d. Major Amendments Corridors and Great Streets





1d. Major Amendments Corridors and Great Streets

Issues with current categories

1. Only addition/ no deletion category
2. New roads are common and necessary in newly subdivided areas
3. Land use and transportation were integrated at a Citywide scale through scenario planning models.
4. The need for a road may not be identified until later in the subdivision process or through a process outside of development review.



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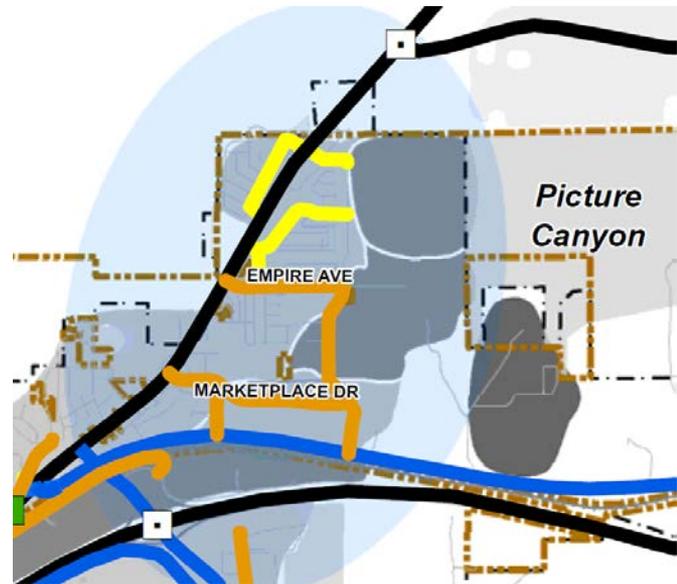


1d. Major Amendments Corridors and Great Streets

Issues with current categories

5. Commercial Activities category is an amendment with nothing to amend. No map or text would change in this scenario. It is a conformity issue.

6. The blue bubble areas show the need for roads but adding future road will require an amendment.



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1d. Major Amendments Corridors and Great Streets

PROPOSED

No major amendment categories specific to Corridors or Great Streets.

All amendments would be processed as minor amendments either with an application or part of the annual Regional Plan update.



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1. Major Amendments Exceptions for Specific Plans

1. This category excludes changes that are the result of a Specific Plan from the major amendment timeline

- Urban Growth Boundary
- Urban/Suburban/Rural Area Types
- Activity Centers
- Goals and Policies



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1. Major Amendments Exceptions for Specific Plans

ONLY EXEMPTED FROM ANNUAL TIMELINE

Even though Specific Plans are minor amendments,

- Title 11 required the Same Process for Public Notice and hearings as a Major
- Specific Plans usually have a longer and more involved timeline
- Still require a 2/3rds majority
- Specific Plans are comprehensive and have more analysis requirements.



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QUESTIONS?



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Summary of Issues

- Address categories that fit the definition of major plan amendment but are currently not listed
- Minimize Bait and Switch and U-turns
- Close Special District and Parks/Open Space loopholes
- Complete categories for activity centers



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Summary of Issues



- Address missing categories and arbitrary acre thresholds
- Make sure categories can be tied to plan content and are decisions that will be made by development applications
- Duplicative processes for Major Amendments and Specific Plans



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Next time....

2. Clarifications regarding Minor Amendments
3. Clear and legally accurate description of Specific Plans
4. Clarification about roles and development processes
5. Non-substantive changes



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Conclusions

- As a whole, the amendments proposed would increase the number of situations that require a major plan amendment.
- The amendments will resolve inconsistencies between other laws and the Regional Plan.
- Categories being made minor have localized impacts and ensure decisions made by any process are treated the same.



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