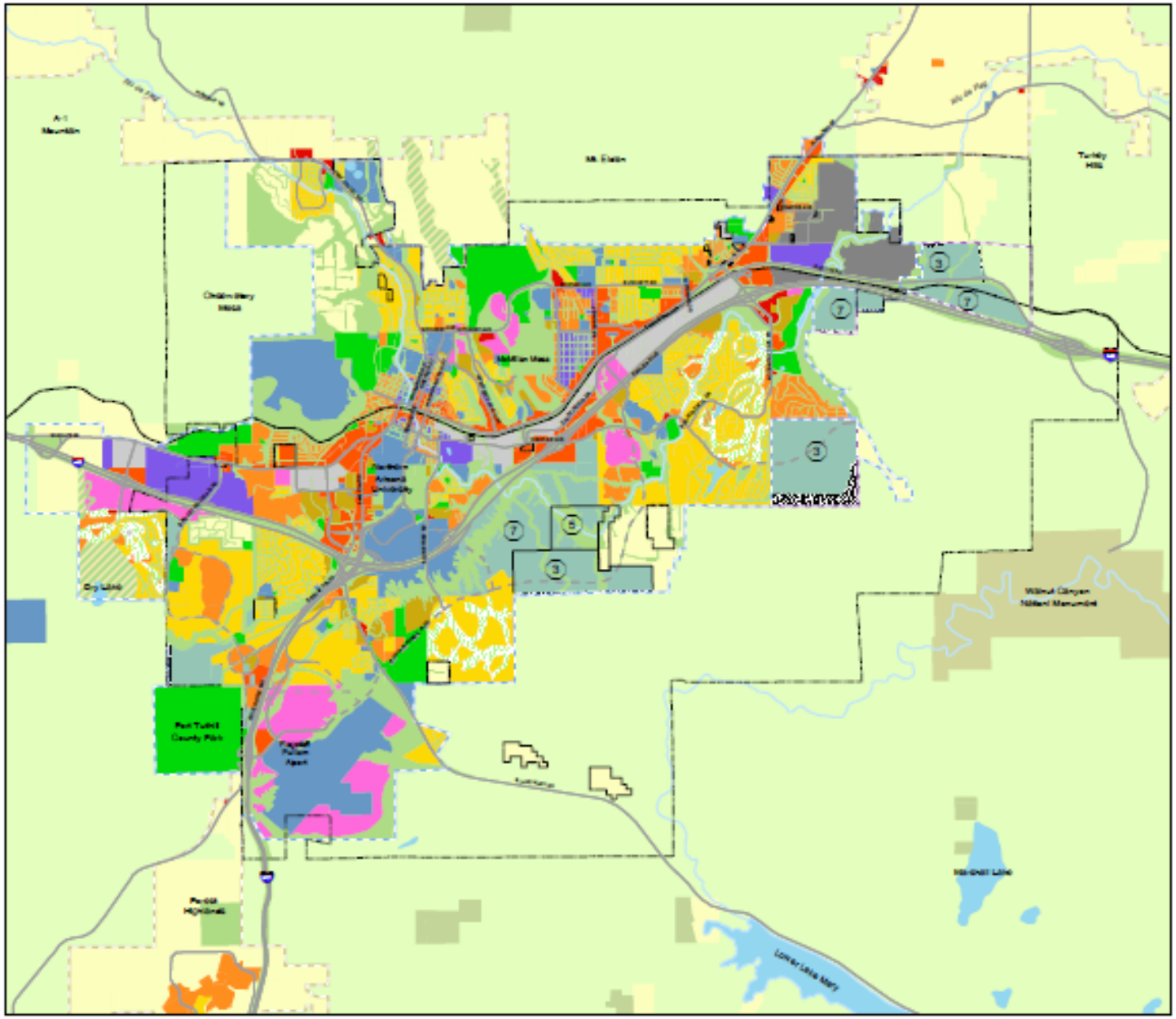
An Introduction to Sector Mapping

Regional Plan CAC – May 7, 2009



Flagstaff Area
REGIONAL LAND USE AND TRANSPORTATION PLAN

Map 4: City Land Use Plan

Land Uses

- Rural Agriculture (<1 du/ac)
- Very Low Density Residential (<1 du/ac)
- Low Density Residential (1-5 du/ac)
- Medium Density Residential (6-12 du/ac)
- High Density Residential (>12 du/ac)
- Mixed Use
- Commercial Neighborhood
- Commercial Regional/Community
- Office/Business Park - Light Industrial
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- Urban Growth Boundary - Stage 1
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- Existing Major Road
- Proposed Major Road
- Railroads
- Major Surface Water Features
- Required Average Densities (units per acre)

0.5 0 0.5 1 1.5 Miles

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SECTOR TYPES

O1	Preserved Open Sector	Open Space Conservancy / Green Infrastructure
O2	Reserved Open Sector	Urban Expansion Area
G1	Restricted Growth Sector	Tier 1
G2	Controlled Growth Sector	Tier 2
G3	Intended Growth Sector	Tier 3
G4	Infill Growth Sector	Urban Redevelopment Area / Urban Infill Area
SD	Special District	District by Assignment

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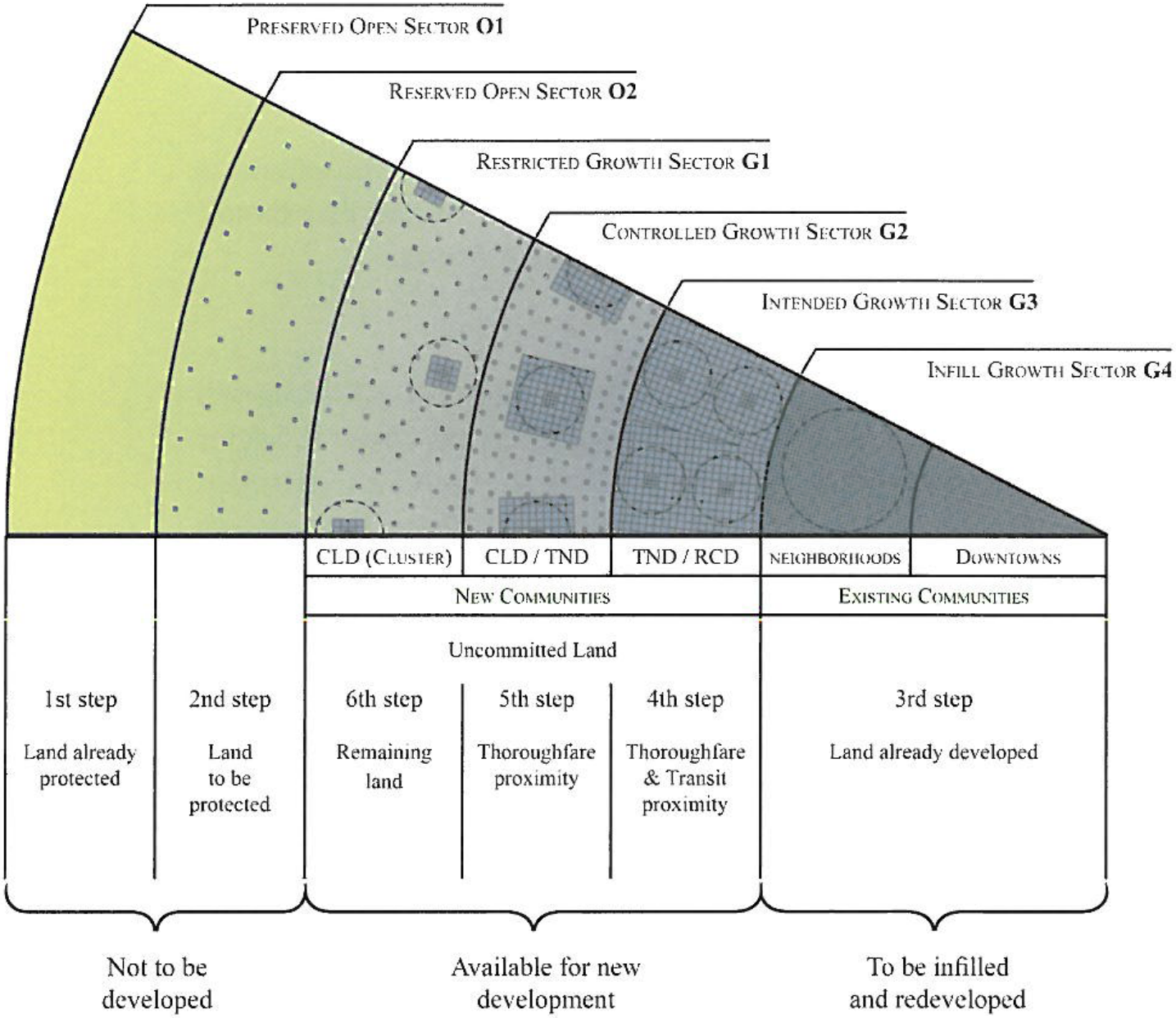
Determining Sectors (Article 2)



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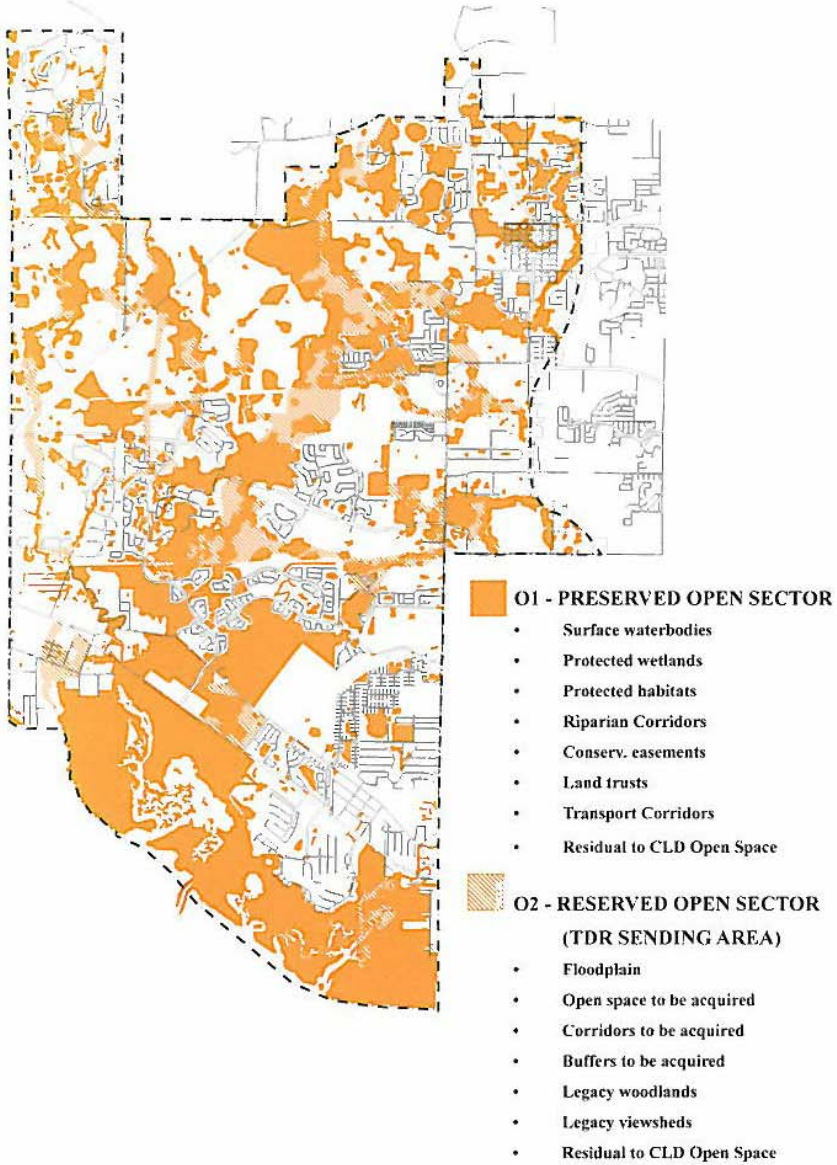
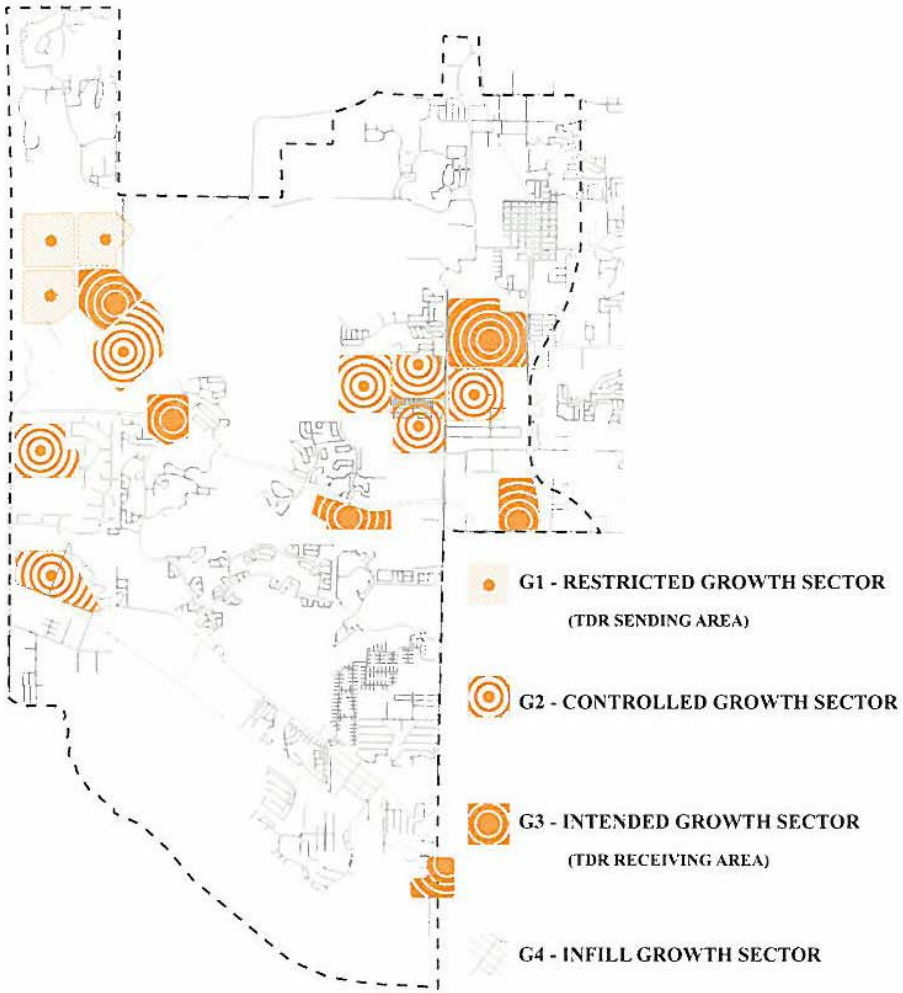
Step 1



Step 2



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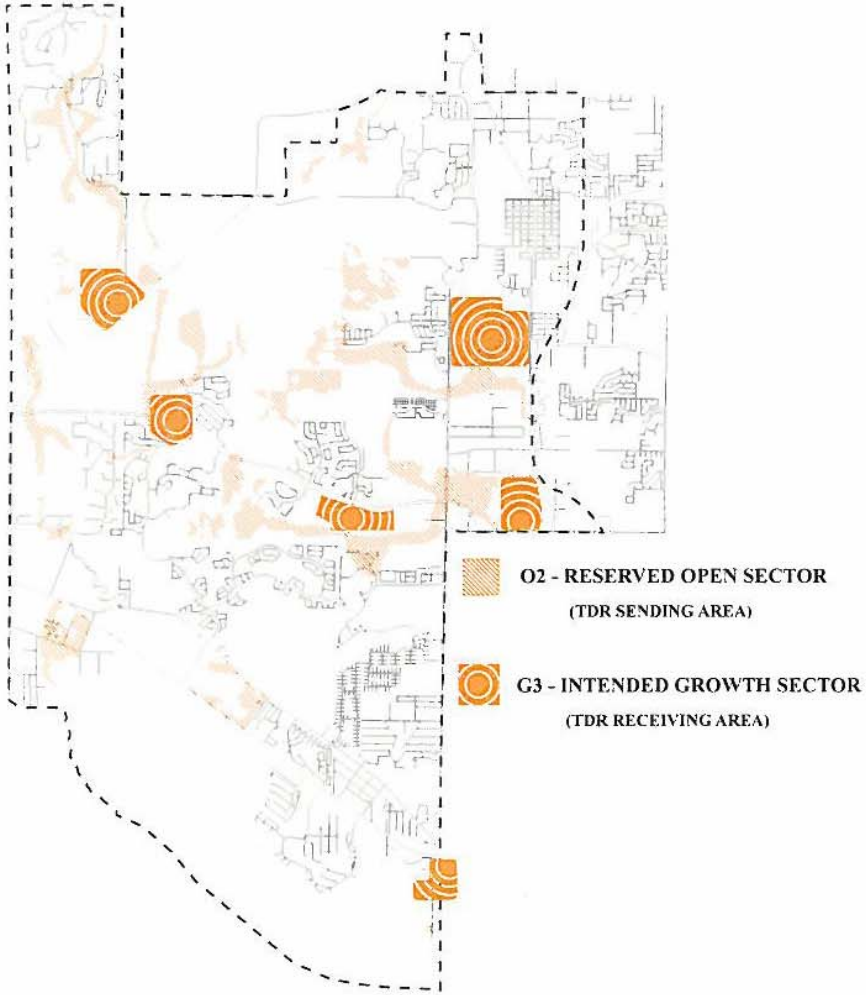
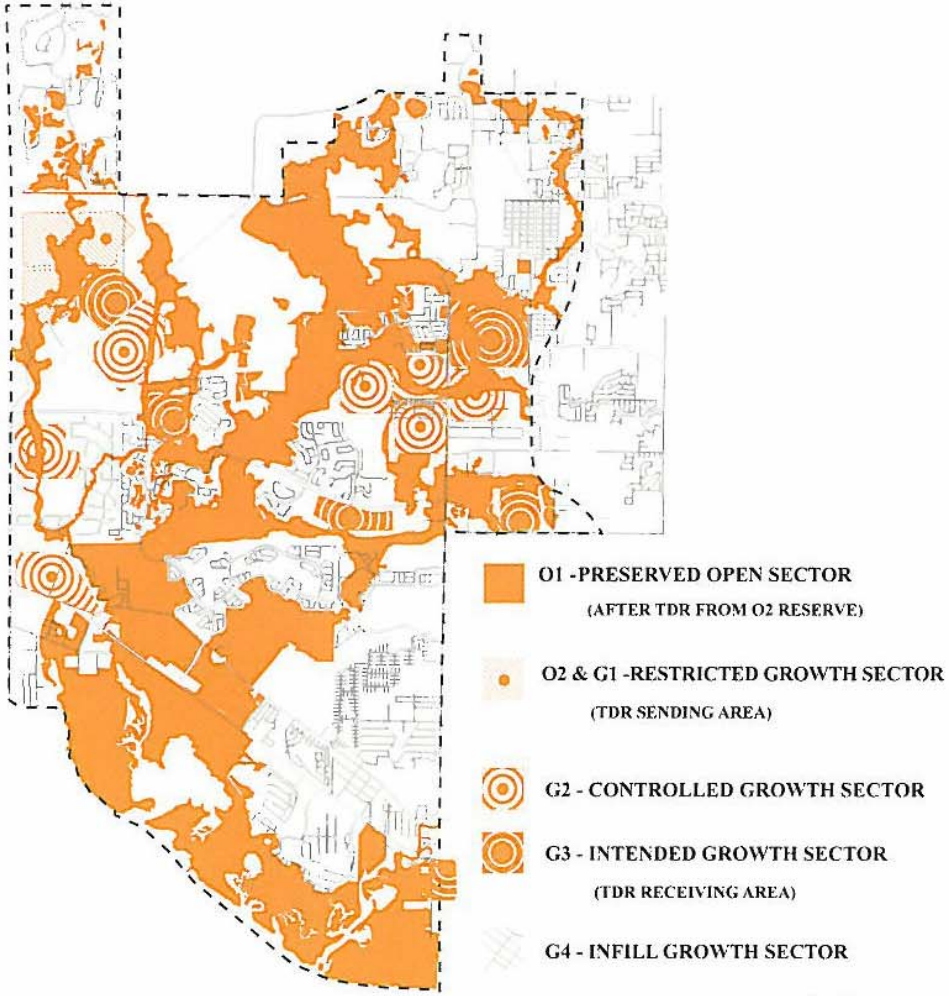
Step 3



Step 4 - Conclusion



SmartCode Version 9.2

A5

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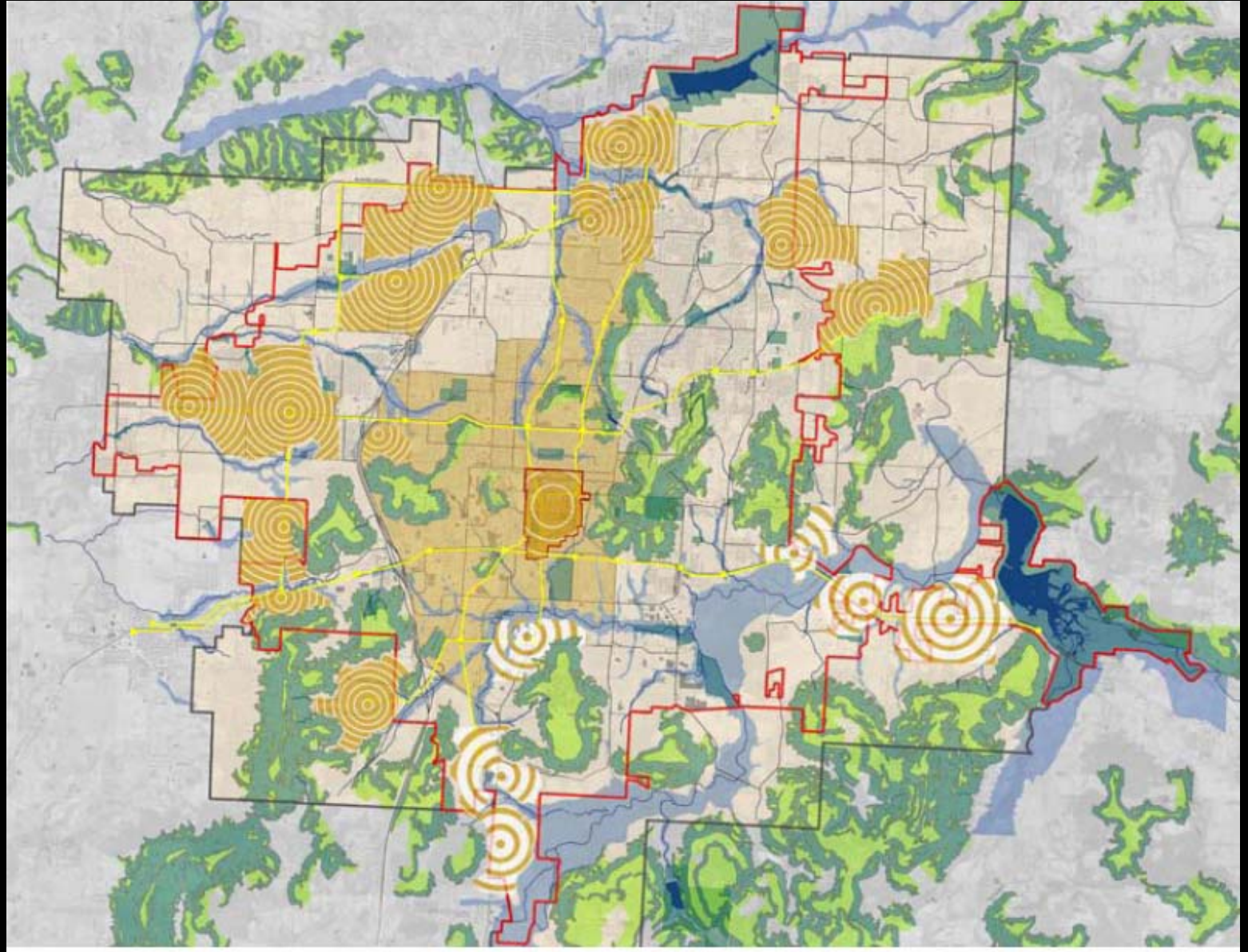

Planning Area
City Limits
Hilltops - Uphill from 15% slope or greater with a slope ranging from less than 15% to zero
Hillsides - 15% slope or greater
Parks and Protected Lands
Lakes
Rivers
Roads
Recommended Roads
Recommended Public Transportation
Flood Zones - Restricted Growth Sector
Growth Sector, Infill
Growth Sector, Intended
Intended Downtown Growth / Infill Sector (refer to Downtown Master Plan)
Growth Sector, Controlled

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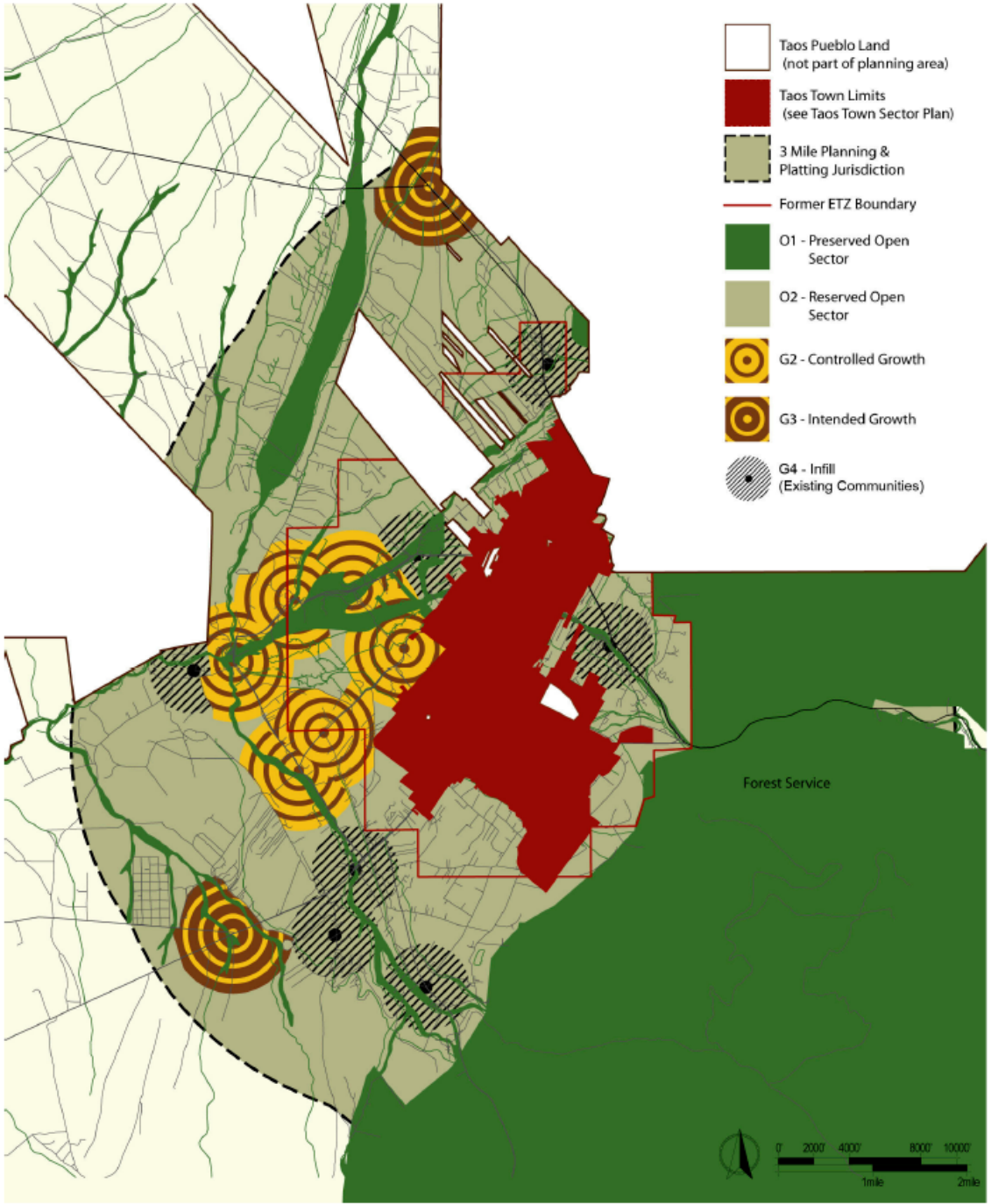
A RECOMMENDED REGIONAL PLAN



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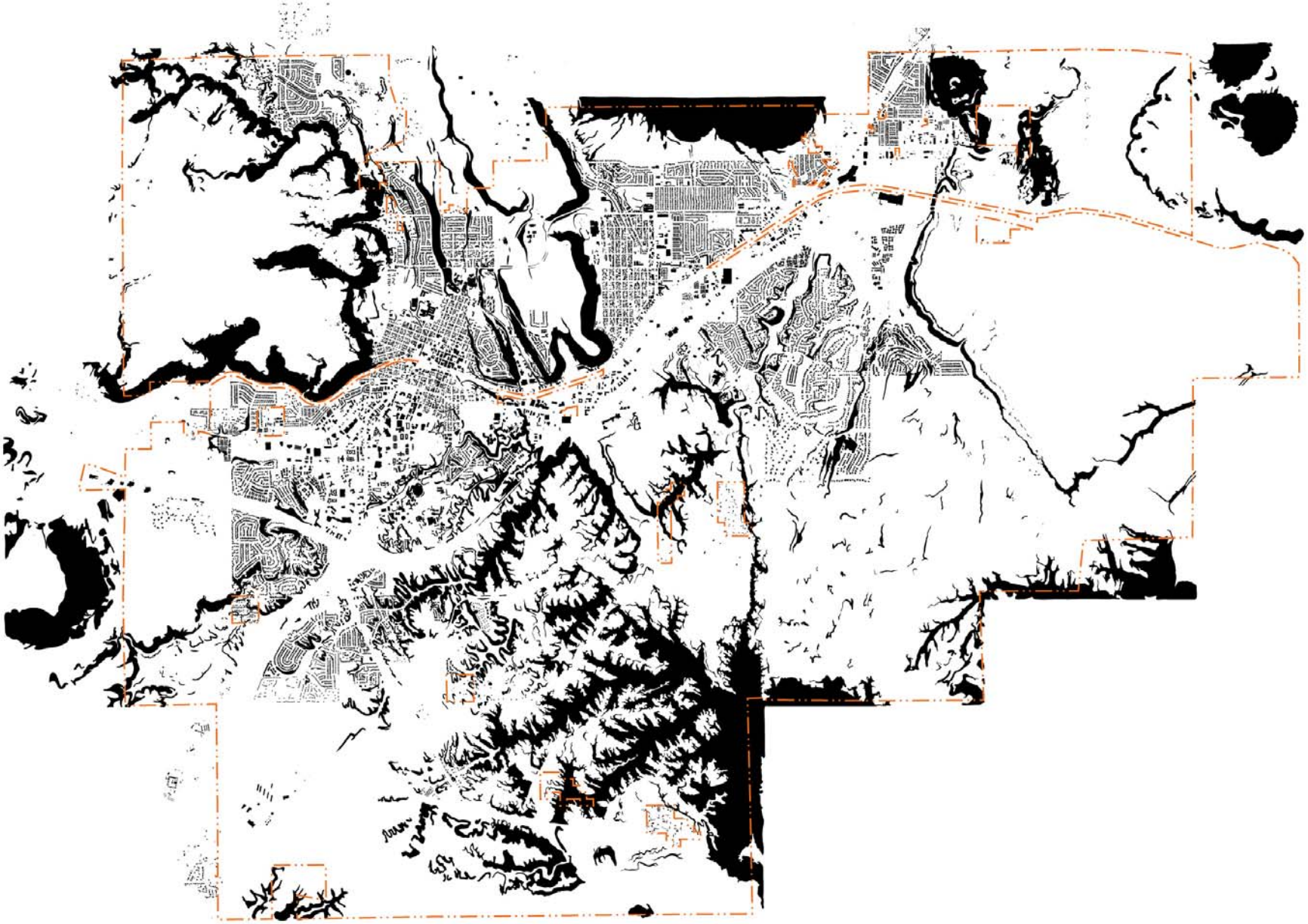
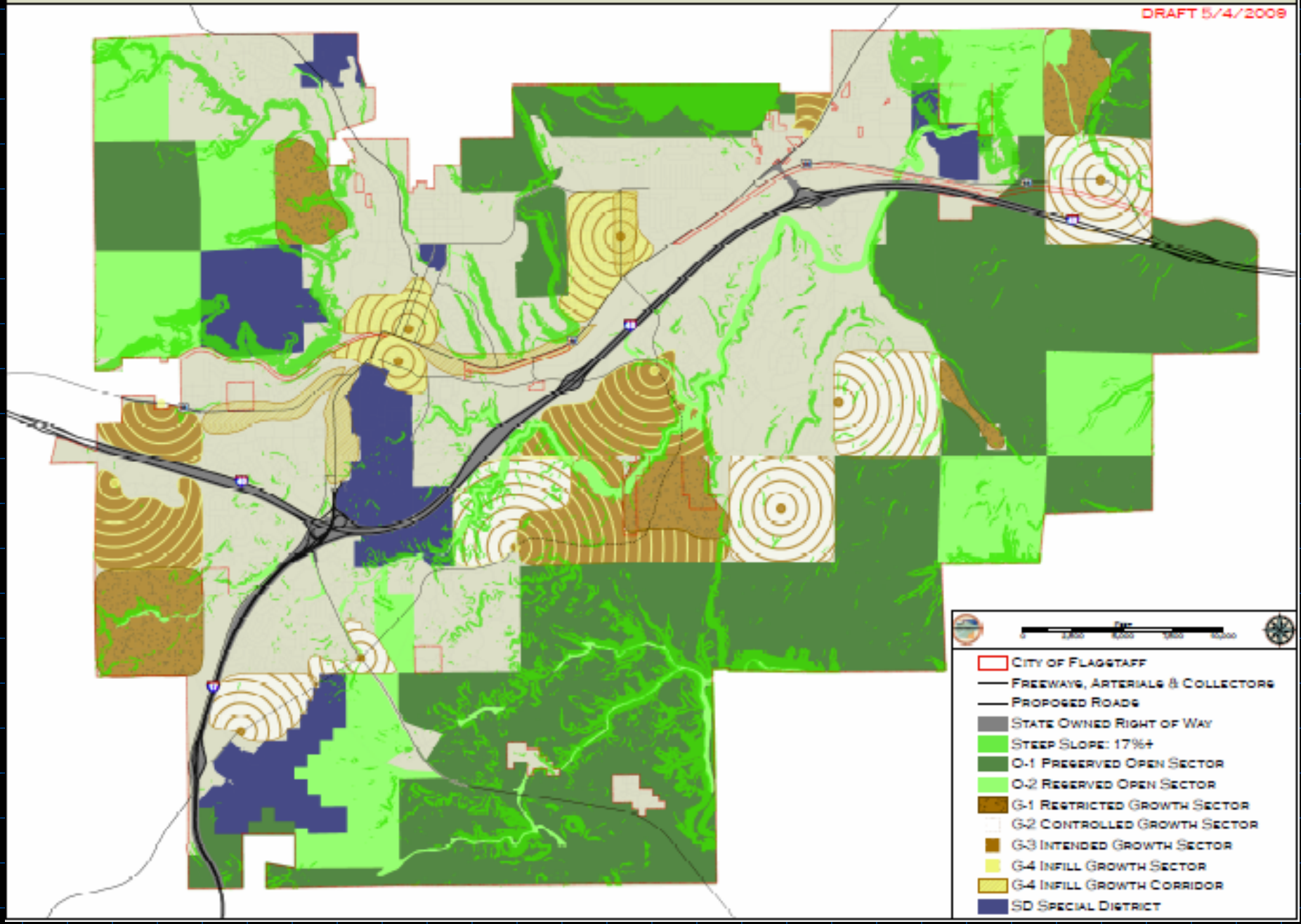


City of Flagstaff DRAFT Sector Plan



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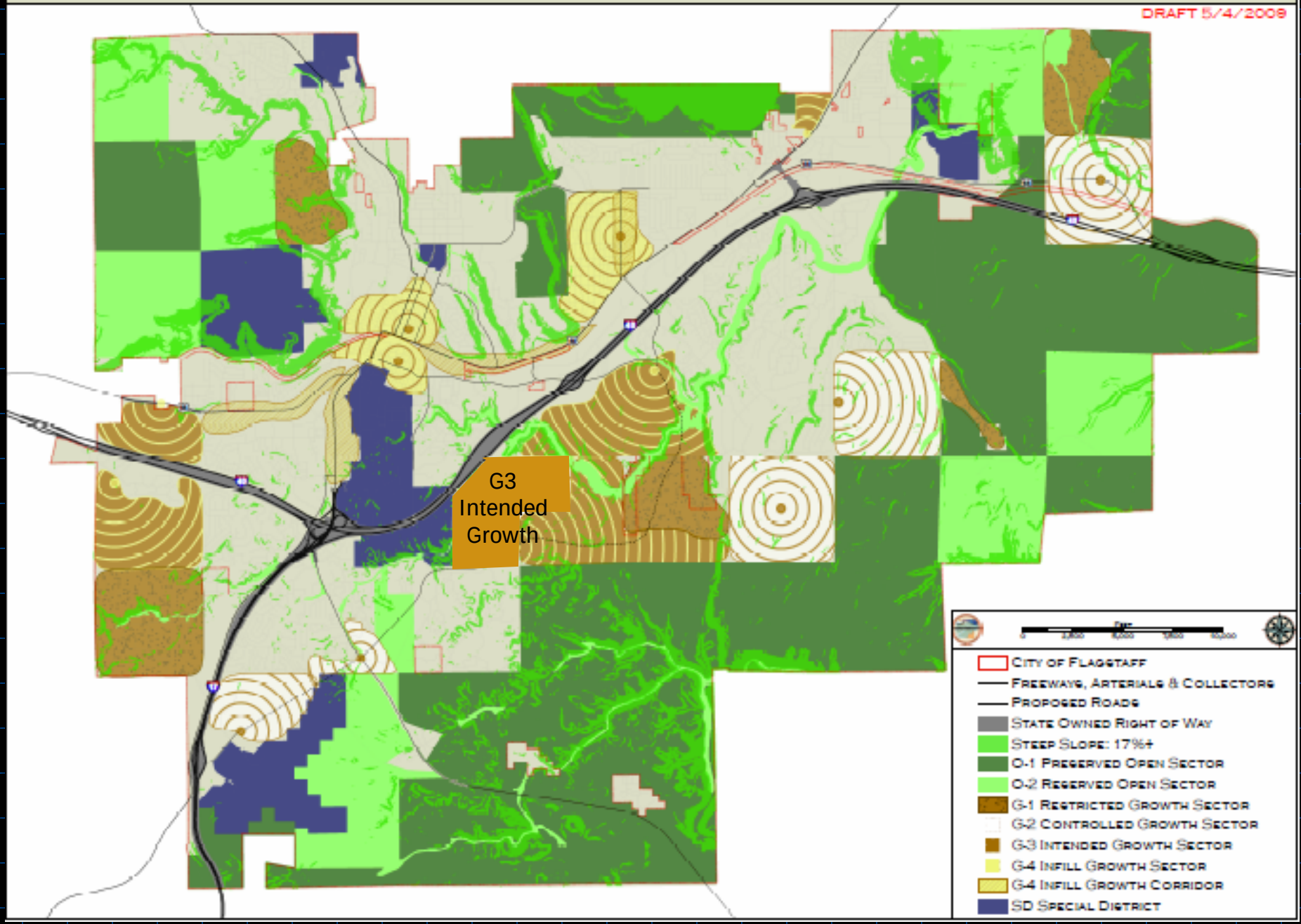

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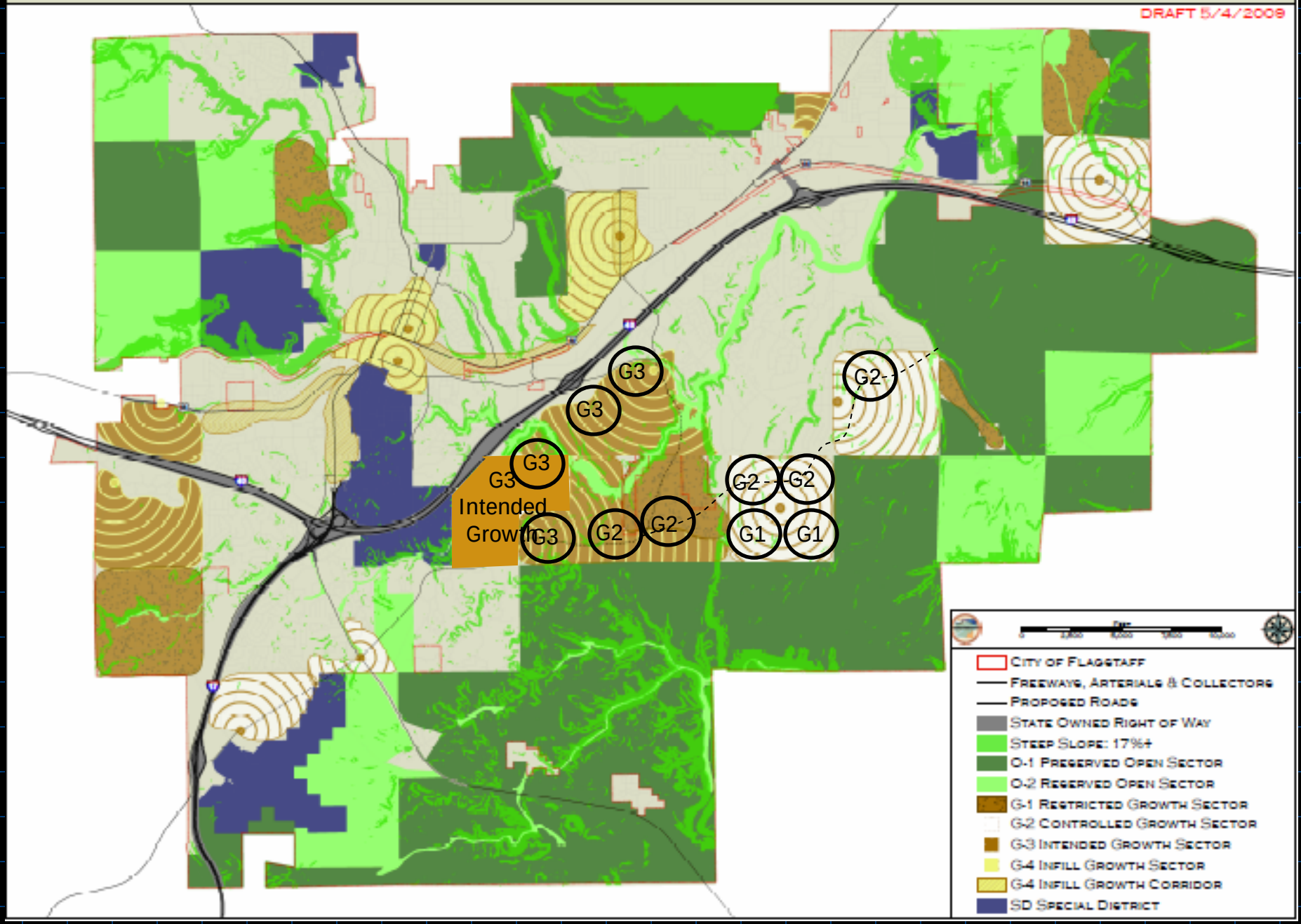

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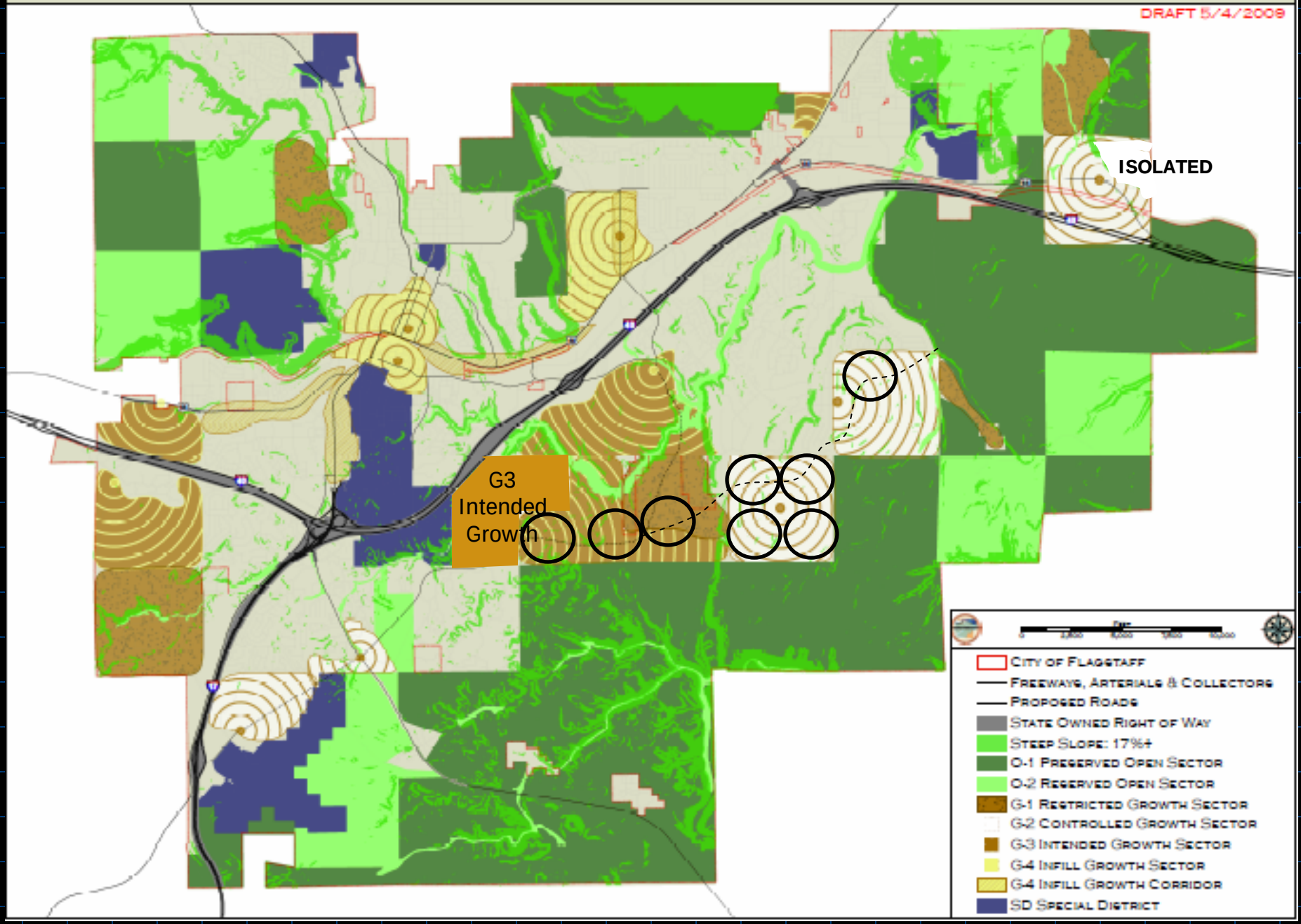

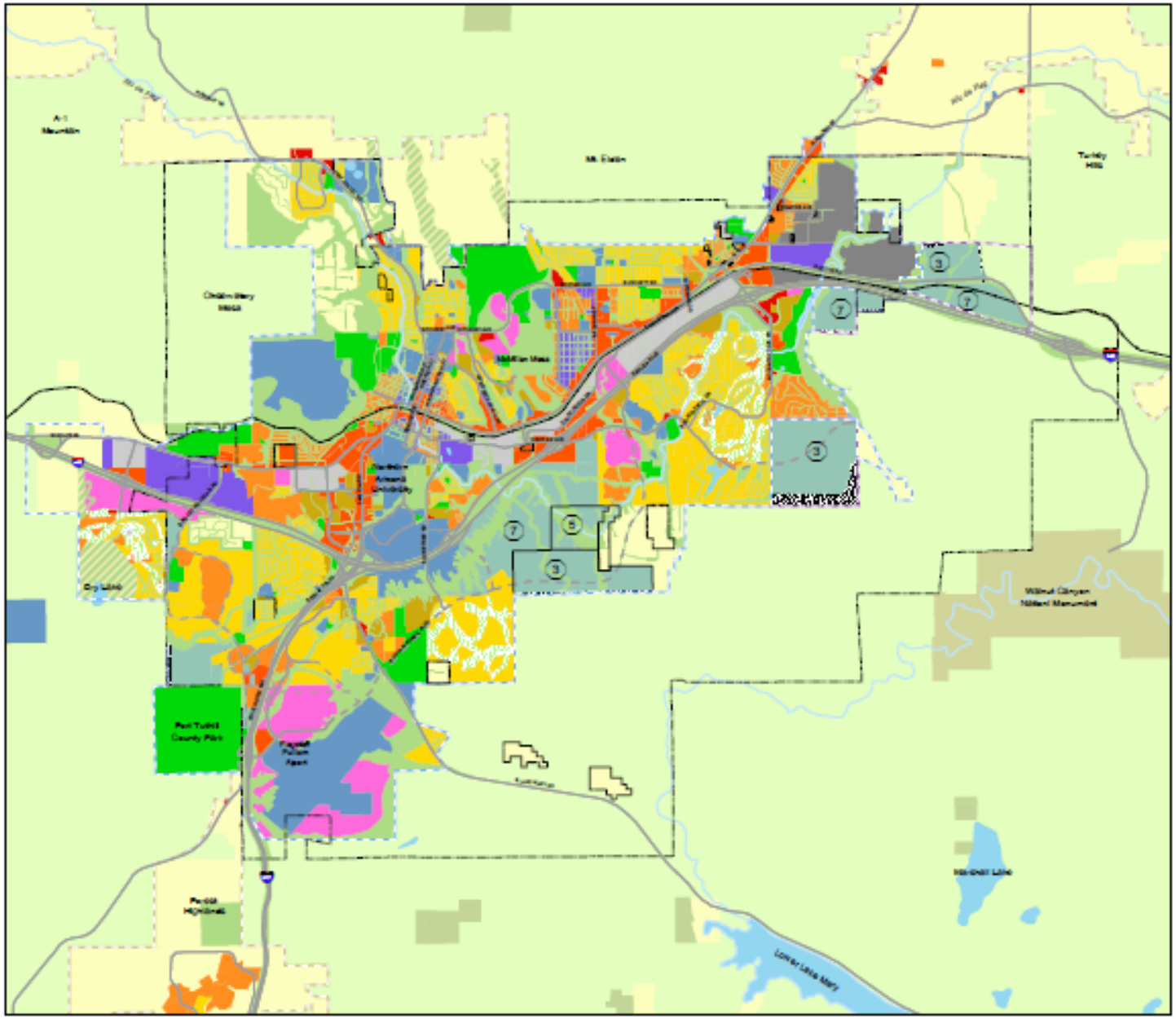

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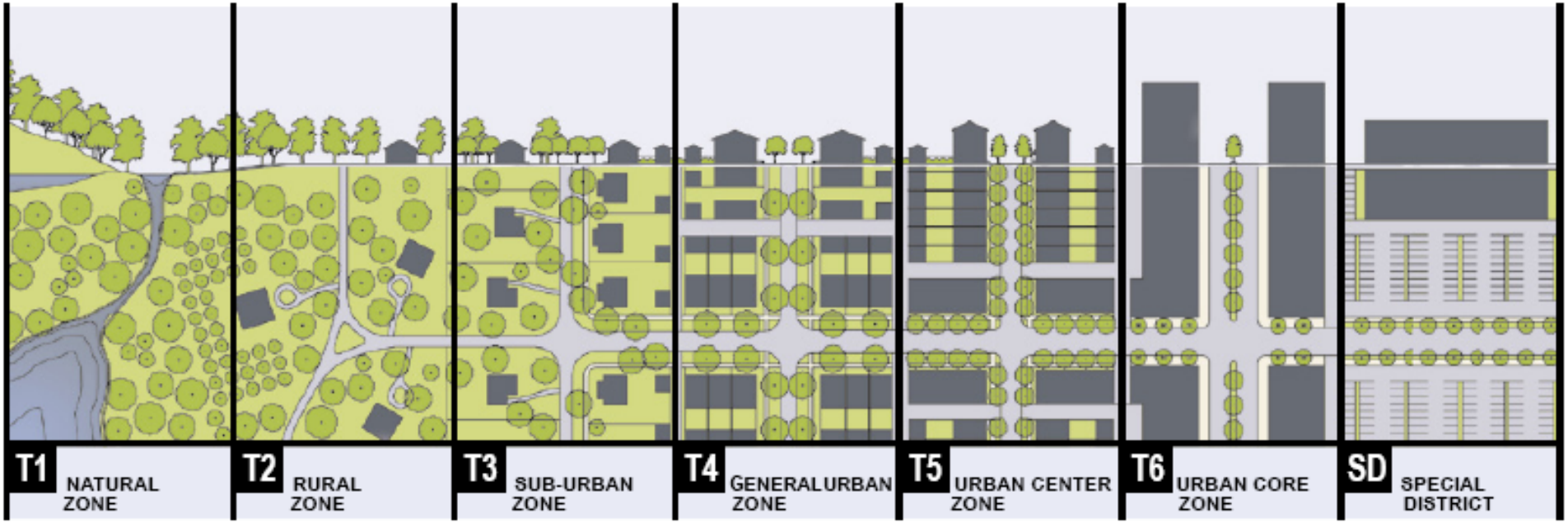

A Typical Rural-Urban Transect, with Transect Zones

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Thank you!

"The future belongs to those who believe in the beauty of their dreams."
Ms. Eleanor Roosevelt

THE 4 Cs OF GOOD PLANNING

- **C**ompact
- **C**onnected
- **C**omplete
- **C**onvivial

Courtesy of Andres Duany

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