

GROWTH AND LAND USE

Regional Plan Growth Illustration Changes

Existing Area Type change

Proposed change

- Special District removed
- Suburban - Existing removed
- Future Employment removed
- Mapping Error - Future Suburban removed

Proposed Area Types

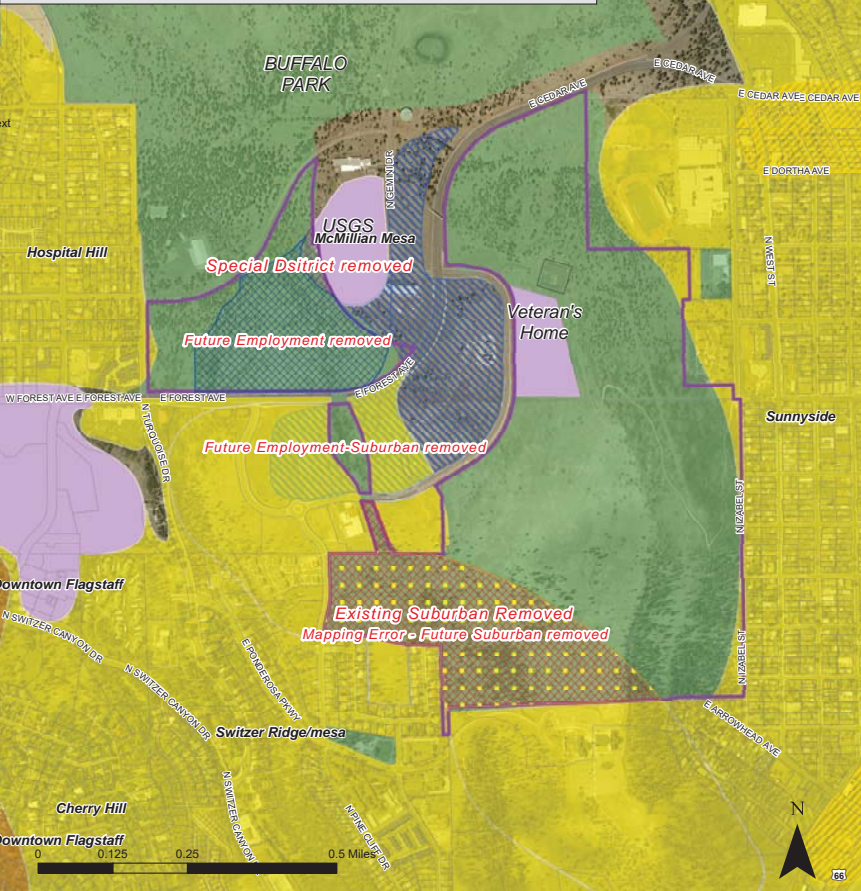
Existing Area Types

- Parks/Open Space
- Special Planning Area
- Rural - Existing
- Suburban - Existing
- Urban - Existing
- Employment - Existing

Future Area Types

- Employment - Future
- Rural - Future
- Special District
- Suburban - Future
- Urban - Future

FLAGSTAFF REGIONAL PLAN
2030
PLACE MATTERS



McMillan Mesa Natural Area Future Area Type Changes

The Regional Plan's Future Growth Illustration is calibrated to a model of future land uses that reflects how the growth patterns affect livability indicators such as water use, vehicle miles traveled, development footprint, and housing mix. Of particular importance to this model is the balance of "housing and employment land uses with the preservation and protection of our unique natural and cultural setting" (Goal LU.4). Because land that supports future employment opportunities is generally at risk for conversion to housing. The Regional Plan requires a more rigorous process to the examination of impacts for removing the "Employment" area type. In the case of the changes initiated by Proposition 413. The net loss of 23 acres of Employment or Special District area type translates to approximately 800 fewer jobs at build out. This created a conflict with Policy LU.16.1, which encourages protection of employment area from encroachment by other uses.

Acres of change due to Major Plan Amendments

Area Type	Acres Reduced	Acres Added	Net Acres
Parks/Open Space	0	318	+318
Existing Suburban	59	0	-59
Employment	36	0	-36
Special District	1.52	10	+8.48
Area in White	231	0	-231



Mapping Error Corrections

This amendment will also address a mapping error on the Future Growth Illustration. There are approximately 5 locations within the City limits that have overlapping, identical "Future" and "Existing" area types. The amendment will remove the "Future" or striped color in favor of the "Existing" or solid color on the map. It will also fill in gaps between polygons that inadvertently created "areas in white" There is no expected impact to any Regional Plan goals and policies or to any facilities or resources as a result of this correction.

Acres of Change due to Mapping Errors

Area Type	Acres Reduced	Acres Added	Net Acres
Future Urban	39.4	0	-39.4
Future Suburban	178.3	0.5	-177.8
Employment	0.75	5.3	+4.55

