Flagstaff Regional Plan 2030: Place Matters
The Flagstaff Regional Plan is organized into three overarching topics:

- Natural Environment
- Built Environment
- Human Environment

What’s in the Plan?
INNOVATION – A comprehensive approach to natural resources

The comprehensive approach to Flagstaff’s natural resources reflects the community’s assets of tourism and a high quality of life. The Plan incorporates more complete environmental goals and policies and integrates them into transportation, public facilities, and growth and land use elements.
The Plan is focused on place-making and supporting sustainable, compact development. The Plan emphasizes infill and redevelopment by identifying mixed use activity centers with enhanced connectivity to surrounding neighborhoods.
Public participation was central to the creation of the Plan. A Citizen Advisory Committee (CAC) provided a wide range of insight, while community design charrettes allowed for an interactive feedback process with the public.
It’s an “Area” Plan for the County
Planning Pyramid

Vision – Goals - Policies
Goal LU.14. Maintain the character of existing rural communities.

Policy LU.14.1. Maintain rural growth boundaries to preserve the integrity of open spaces identified in the Greater Flagstaff Open Spaces and Greenways Plan and updates.

Policy LU.14.2. Promote the coordination of the Flagstaff Regional Plan, Coconino County Comprehensive Plan, and area plans that takes into account local conditions and preferences of area residents.

Policy LU.14.3. Require future development in the unincorporated County areas to be consistent with the goals, policies, and conservation guidelines of the Coconino County Comprehensive Plan and any applicable local area plans.

Policy LU.14.4. Connect rural neighborhoods using roads, trails (equestrian, foot, and bicycle), and public access to the National Forest.

Policy LU.14.5. Promote cluster development as an alternative development pattern in appropriate locations as a means of preserving rural resources and to minimize service and utility costs.

Policy LU.14.6. Plan for development outside of the rural growth boundary to be very low density and to have integrated conservation design.

Policy LU.14.7. Establish opportunities for rural activity centers in specifically designated County areas with a range of uses, sizes, and designs appropriate to the communities they serve.

Policy LU.14.8. Locate commercial uses in the County in specifically designated activity centers intended to serve as focal points and meet local needs for the community, while avoiding a strip commercial pattern of development along the region’s major roadways.

Policy LU.14.9. Preserve the rural character, open spaces, wildlife corridors, and neighborhoods at the periphery or just outside of the planning area as defined by the FMPO boundary.
What does it say about Bellemont?

Rural Activity Center - small commercial and civic center
Suburban Area Type – expansion of residential area at low and medium density (up to 10 units per acre)
SUBURBAN AREA GOALS AND POLICIES

Goal LU.13. Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods.

Policy LU.13.1. Prioritize connectivity for walking, biking, and driving within and between surrounding neighborhoods.
Policy LU.13.2. Consider public transit connections in suburban development.
Policy LU.13.3. Consider retro-fitting suburbs for walkability and mixed-use.
Policy LU.13.4. Plan suburban development to include a variety of housing options.
Policy LU.13.5. Encourage developers to consider at least one floor of apartments or offices over commercial development in mixed-use and activity centers and corridors.
Policy LU.13.6. Include a mix of uses and access to surrounding neighborhoods in new suburban commercial development.
Policy LU.13.7. Include employment opportunities in all suburban activity centers.
Policy LU.13.8. Locate civic spaces, parks, and institutional uses within neighborhood pedestrian sheds.
Policy LU.13.9. Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks, and neighborhoods.
Policy LU.13.10. Protect wildlife corridors where appropriate.
Policy LU.13.11. Promote cluster development as an alternative development pattern in appropriate locations as a means of preserving resources and to minimize service and utility costs.
What does it say about Bellemont?

Employment Area Type - Linear business park with transportation access

Camp Navajo is a Special Districts (has own installation plan)
### Employment Area Goals and Policies

#### Goal LU.15. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.

Policy LU.15.1. Encourage the grouping of medical and professional offices, light industrial, research, and skill training with other necessary workforce services and transportation options.

Policy LU.15.2. Consider the compatible integration of residential uses and proposed employment centers to reduce vehicle trips and commute times.

Policy LU.15.3. Incorporate neighborhood/support retail and other commercial uses, including childcare facilities, within new and renovated employment centers.

Policy LU.15.4. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.

#### Goal LU.16. Establish heavy industrial areas that provide for the manufacturing of goods, flexible space, and intermodal facilities that are well maintained, attractive and compatible with adjoining nonindustrial uses.

Refer to Policy ED.3.9 in Chapter XIV - Economic Development.

Policy LU.16.1. Encourage the continued intensification, expansion, and protection of existing industrial, warehousing, and distribution uses from encroachment where appropriate.

Policy LU.16.2. Ensure new industrial areas are compatible with surrounding areas.

Policy LU.16.3. Locate new industrial areas near the rail line, major highways or the interstate, and ensure they are designed to be compatible with surrounding uses and gateway features.

Policy LU.16.4. Limit the impacts of truck traffic on residential areas.

Policy LU.16.5. Consider all health impacts on the community in the design of new industrial uses, such as wastewater treatment, traffic safety, noise, and other impacts.

### Special Planning Area Goals and Policies

#### Goal LU.17. Protect, manage, and enhance the region's Special Planning Areas to benefit the whole community.

Policy LU.17.1. Enhance connectivity and coordinated planning efforts with neighborhoods contiguous to special planning areas.
What does it say about Bellemont?

Resources - Riparian Areas, Big Pine Trees, Open Grasslands, Several Erosion Hazard Soils
Concentration of Natural Resource and Private Land

Resources - Riparian Areas, Big Pine Trees, Open Grasslands, Several Erosion Hazard Soils
Natural Resources Goals and Policies

Water Resources

Open Space

Environmental Planning & Conservation

Energy