Welcome
Bellemont Area Plan Update
Community Open House
January 31, 2019
Tonight’s Agenda

6:00 – 6:20  Welcome & Introductions
6:20 – 7:00  Bellemont Area Plan Overview
7:00 – 7:50  Round Robin Workshop
7:50 – ?    Schedule, Implementation Plan & Conclusion
Bellemont Area Plan Update
Overview
What is an Area Plan?

- A land use plan (and more) for Bellemont today and tomorrow, with *your* 20-year vision of Bellemont’s future.

- Goals and policies guiding development and growth toward the vision.

- Amendment to Comprehensive Plan.
What is in an Area Plan?

- Vision Statements
- Chapters with historical and background information
- Goals and Policies
- Design Standards for commercial, industrial, and multi-family
- Maps & Appendix
What is an Area Plan?

Policies are place-specific to guide new and redevelopment projects that are:

- Conditional Use Permits
- Rezoning requests
- New Subdivisions
Why Update the 1985 Bellemont Area Plan?

- Due to significant building and growth, the Board of Supervisor’s selected Bellemont the first of 9 area plan updates.

- Align it with the 2015 Comprehensive Plan & 2013 Flagstaff Regional Plan.

February 14, 2019
<table>
<thead>
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<th>What has been done</th>
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<td>Monthly Committee meetings since May 25, 2017</td>
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<tr>
<td>Reviewed 1985 Plan &amp; identified current issues</td>
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<td>Drafted Vision, Goals and Policies to address issues</td>
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<td>Community Survey late 2017; Open House May 2018</td>
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<td>Continued to refine issues &amp; draft plan</td>
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<td>Open House #2 comments; public hearing process</td>
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What is Bellemont?
Planning Area = 3,204 acres

North Bellemont: Residential, Coconino National Forest, commercial traveler services

South Bellemont: Industrial, commercial, transportation, Camp Navajo, Veteran’s Cemetery
Bellemont Quick Facts

- Over 30 Commercial & Industrial Uses.
- Residential population in 2015 estimated at 731 in 320 + residences.
- Estimated Bellemont Residential Population in 2035 is ~ 3,000.
  - with land currently available and zoned.
A Vision for Bellemont

- Natural Resources & Environmental Quality
- Transportation
- Community Character & Values
- Growth, Development & Partnerships
Chapter: Community Character

Features important to Bellemont’s quality of life:

- Bellemont’s small town character – the best of urban and rural lifestyle
- North Bellemont primarily residential, a variety of housing, some commercial
- South Bellemont primarily industrial, trucking and commercial
- Connected, safe communities
- Dark Skies
- Camp Navajo’s proximity is an asset
Community Character Goals

**Cultural & Historic Resources:** Identify and promote Bellemont’s cultural and historic resources.

**Community Design:**

- Design residential development that preserves a small town feel while incorporating the best of urban and rural lifestyles.

- New commercial, industrial and mixed-use developments recognize and embrace Bellemont’s many historic and cultural design influences.
Community Character Goals

**Dark Skies:** Protect, preserve and improve Dark Night Skies in Bellemont.

**Natural Quiet:** Reduce effects of noise pollution to improve the natural quiet in Bellemont.
Chapter: Design Review Overlay

Aesthetics and design of built structures are important to Bellemont

Design Preferences and Features Identified

- Adopt design standards for materials, color, style
- Prefer residential design similar to existing
- Mixed use (commercial + residential) is supported
Chapter: Community Services

Issues identified

○ Postal Service
○ Infrastructure
○ Road maintenance
○ Support “aging in place”
Utilities & Infrastructure: Ensure that existing services and infrastructure are adequate or have the capacity to expand to accommodate existing development and new proposals.

Solid and Hazardous Waste: Existing developed commercial and industrial lands in Bellemont are evaluated as sources of potential soil and groundwater contamination.
Community Services Goals

Postal Service: Postal service to existing and new residential and business locations is improved.

Schools: Public and childhood education is available, and schools are conveniently located for all children enrolled in the local school district.

Community Connections. Bellemont is a socially vibrant and well-connected community that values services to enable residents to age in place.
Chapter: Land Use

Issues:

- Existing residential & commercial zoning sufficient
- Forest Service Land exchanges not preferred
- Create a town center for restaurants, coffee shops, retail, grocery
- Housing needed to attract neighborhood commercial
- Industrial uses preferred: wholesale/warehousing, manufacturing and auto/truck repair service
Land Use Goals

**Future Land Use:** The Build-Out Bellemont scenario for future growth is the preferred development alternative, where Bellemont continues to develop land that is currently available for development, while preserving open space and USFS land.

**Residential Land Use:** Bellemont provides a diverse mix of housing choices that support a lively range of rural small-town services and amenities.
**Land Use Goals**

**Rural Activity Center:** The Bellemont Area Plan contains a mix of residential development that supports a centralized, vibrant and active neighborhood-serving Rural Activity Center.

**Commercial and Industrial Land Use:** A regional commercial and industrial center is located on the south side of I-40 in South Bellemont.

**Military Compatibility:** Bellemont Area Plan’s Goals and Policies should complement the Army Compatible Use Buffer.
Future Land Use Map

Bellemont Area Plan:
Future Land Use Map

- Historic Route 66
- Rural A-Bound
- Proposed Rural Growth Boundary
- Area Plan Boundary
- Rural Growth Boundary
- Natural Gas Transmission Line
- Roads
- Pedestrian Linkage (Proposed)
- US 80 Route 66 (Future)
- Travel, Truck, Rec., Commercial
- Campground & RV Park
- Public/Semi-Public Services
- Residential
- Open Space & Natural Resources
- Industrial & Trucking
- Commercial, Retail & Lodging
- BNF Per Allow
- Pedestrian Linkage (Proposed)
- Rural Activity Center (Neighborhood Commercial)
- Right Of Way

CampNavajo
Bellemont Parcels
Potential Future Suburban Residential
Flood Zones
A, B, C, X annual chance of flooding

Miles
0 10 15
Chapter: Natural Environment, Open Space, Trails & Recreation

Protect:

- Open Space and Forest access
- Habitat
- Floodplain

Features important to Bellemont quality of life:

- Dark Skies
- Natural Environment
- Recreation and park facilities
Natural Environment, Open Space, Trails & Recreation Goals

**Air Quality**: Protect and preserve air quality in Bellemont

*Environmentally Sensitive Lands*: Preserve and enhance the natural qualities of environmentally sensitive lands within and adjacent to Bellemont.
Flood & Watershed:

- Minimize the risks to public safety posed by natural hazards
- Protect the floodplain from further development encroachment
- Protect Volunteer and Telephone Tank sub-watersheds from water pollution and contaminants carried by storm-water runoff, and from development that increases the risk of flooding to existing development
Soils & Vegetation

- The impacts of constructing on soils with development constraints is considered with all development proposals.

- Productive soil resources are protected from impacts of development and the spread of invasive weeds.

Wildlife: Protect, restore and conserve wildlife habitat and migration corridors.
Natural Environment, Open Space, Trails & Recreation Goals

**Open Space:** Protect and maintain open space on and access to National Forest lands within and adjacent to the Bellemont Area Plan

**Parks & Trails**

- Provide a variety of recreational, cultural and historic interpretive opportunities in Bellemont.
- Develop an integrated trail system for all users within Bellemont that links to a Regional trail system.
Chapter: Public Safety

Issues:

- Traffic issues at Pilot, I-40 ramp & bridge
- Lack of sidewalks and bike lanes
- Snow plowing (service is good)
- Emergency access and egress
- Wildfires on USFS land
- Protect Bellemont’s safe community
Chapter: Public Safety

Services important to Bellemont quality of life:

- Sheriff, fire and medical emergency services
- Community Connections
Public Safety Goals

WUI/Wildfire Management: Reduce the threat of catastrophic wildfire in Bellemont

Emergency Services and Law Enforcement: Promote a safe, crime-free Bellemont community
Public Safety Goals

**Traffic Safety and Emergency Management:**

- Maintain a high level of emergency management planning and public safety in Bellemont.

- Traffic conditions are improved that minimize conflicts between automobiles, trucks and travelers, and to enhance pedestrian and bicyclist safety.

- Alternative access routes and linkages in and out of Bellemont are in place to be utilized during emergency situations.
Chapter: Sustainability

Cross-topic Issues

- Energy efficiency in buildings
- Need for transportation options
- Water conservation
- Economic sustainability
Sustainability Goal

Sustainability & Resilience: Integrate the principles of sustainability, community resilience and adaptability into future residential, commercial and industrial developments in Bellemont
Chapter: Transportation/Circulation

Issues

- Existing roadway system concerns due to safety conflicts & traffic congestion with trucking traffic in North Bellemont
- Emergency egress lacking
- Need more pedestrian linkages and bicycle connections
Transportation/Circulation

Goals

- Existing, new and replacement transportation facilities should be constructed or reconstructed with a full range of pedestrian and bicycle amenities.

- Local cultural and historic landmarks, and recreational opportunities are incorporated into new roadway and transportation construction design.

- Bellemont is well represented as a community and as an interstate highway service provider in regional and local transportation planning efforts.
Transportation Goal: Promote railway and trucking-related opportunities in South Bellemont.

Transit and Multi-Modal Goal: Promote public transportation opportunities in Bellemont.

Regional Trails and National Bicycle Routes Goal: Bellemont is a bicycle-friendly community with safe, designated cycling linkages to the broader region.
Issues:

- Protecting water quality is a primary concern
- Inadequate water and wastewater connections in South Bellemont to serve commercial and industrial operations, and for fire suppression
Water Resources/Wastewater Treatment Goals

*Water Sources, Water Supply and Conservation:* Conserve and protect existing groundwater resources without compromising natural systems dependent on the same water supply.

*Wastewater Treatment and Disposal:* Promote best practices in the treatment and disposal of wastewater to conserve and protect water quality and mitigate environmental impacts.
Community Updates

Bellemont Postal Service
Shadow Mountain Road Improvements
Current/Upcoming ADOT Projects
Bellemont TIUP Work

- Reconstruct crossroad and ramp transitions (yellow)
- Replace Guardrail to current standards
- Replace bridges superstructure over east and west bound I-40
- 9 cal day closure of Transwestern to replace bridge superstructure
- Anticipate Spring/Summer for AC, Fall for Bridge
## Current and Upcoming Construction

### Current Construction
- I-40, Cataract to Parks
- I-17 Northbound, County line to I-40
- I-40 Bridges over I-17 and Beulah Blvd

### Upcoming Construction
- Bellemont Bridges – FY2019
- I-40 Spot Repair (MP190-195) – FY2019
- I-17 Southbound, County Line to I-40 – FY2021
- I-40, A-1 Mtn Rd TIUP – FY2020
- I-40, W Flagstaff TI – FY TBD
- I-40, I-17 to Walnut Canyon Rd – FY2021
- SR64, Pipeline Rd to Air Park – FY2021
Open House Round-Robin Workshop
Open House Format

- Round-robin rotation – 10 minutes at each of 5 tables to review policies
- Read policies, talk to Committee, provide written comments – are these on the right track, was anything substantial missed?
- Detailed questions? Talk to staff or committee members tonight.
Schedule, Implementation Plan & Conclusion
Schedule & Public Process

February 2019  Committee review Open House comments; revise plan
March 2019  BOS preview
April 2019  Begin public approval process

Planning & Zoning Commission then Board of Supervisors
More Comments?

Review and comment on-line

http://www.coconino.az.gov/FormCenter/Community-Development-18/Bellemont-Area-Plan-Update-Submit-Your-C-179
Before You Go…

- Use numbered “dots” to prioritize Implementation Plan

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<tr>
<th>Priority</th>
<th>Implementation Task</th>
<th>Who will implement</th>
<th>Anticipated timeframe</th>
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<tr>
<td>1</td>
<td>Seek Regional Plan amendments to align Regional Plan maps with the Area Plan Future Land Use Map and policy recommendations.</td>
<td>Coconino County Community Development, City of Flagstaff Community Development</td>
<td>Initiate in late 2019 or early 2020</td>
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<td>2</td>
<td>Develop emergency action plans for the entire Bellemont community, specifically identifying emergency access routes.</td>
<td>Coconino County Emergency Management, Ponderosa Fire District, US Forest Service</td>
<td>Initiate in 2019</td>
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<td>1</td>
<td>Ensure all Bellemont addressing is 911 compliant for accurate and timely emergency response.</td>
<td>Coconino County GIS, Public Works, Community Development, Ponderosa Fire District</td>
<td>Complete in 2019</td>
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<td>4</td>
<td>Complete the location and installation of USPS cluster boxes throughout Bellemont.</td>
<td>Coconino County Public Works, US Postal Service</td>
<td>Complete in 2020</td>
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<td>5</td>
<td>Seek commitments to provide utilities for future development throughout Bellemont.</td>
<td>Utility Source, Bellemont businesses, other utilities</td>
<td>Ongoing</td>
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- Visit Flagstaff Meadows 1 & 2 HOA
Thank you for coming!!