



City of Flagstaff

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

Sara Dechter, CPM
(928) 213-2631
SDechter@flagstaffaz.gov

Community Development Division

PMPA

Date Received	Application for Major Regional Plan Amendment			File Number
Property Owner(s)	Title	Phone	Email	
Mailing Address			City, State, Zip	
Applicant(s)	Title	Phone	Email	
Mailing Address			City, State, Zip	
Project Representative)	Title	Phone	Email	
Mailing Address			City, State, Zip	
Requested Review	☐ Proposed Change to Urban Growth Boundary (UGB) ☐ Proposed Change to Area Types ☐ Proposed Change to Activity Centers and/or Corridors (Place Types)			

If the space below is insufficient for a complete response, please attach additional documentation.

Site Address		Parcel Number(s)		Subdivision, Tract & Lot Number	
Existing Regional Plan Area Type(s)			Proposed Regional Plan Area Type(s) and acreage		
Existing Regional Plan Place Type(s)			Proposed Regional Plan Place Type(s) and acreage		
Other type of Map Amendment and Map Number			Description of Map Amendment		
Property Information:		☐ Yes ☐ No Located in an existing Local/National Historic District? (Name: _____) ☐ Yes ☐ No Existing structures are over 50 years old at the time of application? ☐ Yes ☐ No Subject property is undeveloped land?			
Requested UGB Change (If Applicable)			Has a utility analysis been completed?		
Relevant Specific Plan (If Applicable)			Amendments needed to Specific Plan (If Applicable)		
Property Owner Signature(required)		Date:	Applicant Signature		Date:
For City Use					
Staff Assignments:	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

For City Use		
Date Filed:	File Number(s):	
P & Z Hearing Date:	Publication and Posting Date:	
Council Hearing Date:	Publication and Posting Date:	
Fee Receipt Number:	Amount:	Date:
Recommendation by Planning and Zoning Commission:		
☐ Approved		
☐ Denied		
☐ Continued		
Action by City Council:		
☐ Approved		
☐ Denied		

Application for Major Regional Plan Amendment

The information included below is intended to help an applicant complete the necessary forms and provide the required information in support of an application for a Major Amendment to the Flagstaff Regional Plan 2030. Major Plan Amendments are processed once per year as stipulated in ARS 9-461.06 (H).

In order to file an application, the applicant must have completed a pre-application meeting with the Planning Director and Comprehensive Planning Manager not more than one year before the application is filed. The application must be found to be complete to begin the 12 month timeline for review. The City Council hearing must take place within one year of the application being deemed complete or the application will be expire..

Major Regional Plan Amendments shall be submitted in compliance with the submittal requirements established in City Code Title 11-10.20.020. B (Supplemental Procedures for Major Plan Amendments). Minor plan amendments and Specific Plan Amendments may be processed simultaneously to a Major Plan Amendment, but Zoning Map amendments may not. If a Specific Plan Amendment is also required for the application, it must meet the content requirements of City Code Title 11-10.30.030.D (Format and Contents of Specific Plan).

Processing Information

- 1 Application(s) shall be made on the forms provided by the City which shall bear the signature of the owner of the property. If the applicant is other than the owner, the applicant shall also sign the application.
- 2 If an applicant submits modifications to a proposal that are more intensive than the original submittal and/or include a different area or place type, the modified application is subject to denial if all statutory (i.e. 60-day review), City noticing, public participation procedures and application submittal requirements cannot be met in a timely fashion to ensure their consideration at Planning and Zoning Commission and City Council public hearings in the same calendar year.
- 3 All applications shall be reviewed by staff to determine the completeness of the application prior to being released for the 60 day review period.
- 4 The Planning Director may request any additional information that is relevant to assist in the review of the Major Regional Plan Amendment or request that the required notifications be sent out to a larger area.
- 5 At least 60 days before notice of the first hearing of the Planning and Zoning Commission on a new, comprehensive update, an element, or a major amendment to the General Plan, the Planning Director shall transmit the proposal to the Planning and Zoning Commission and the City Council and shall submit a copy for review and further comment to:
 - a. Coconino County;
 - b. The Regional Planning agency within which the City is located;

- c. The Arizona Department of Commerce or any other state agency that is subsequently designated as the general planning agency for the state;
 - d. The Arizona Department of Water Resources for review and comment on the water resources element, if a water resources element is required; and
 - e. Any person or entity that requests in writing to receive a review copy of the proposal.
- 6 Each request for a Major Regional Plan Amendment is required to be advertised in the Arizona Daily Sun at least 15 calendar days but not more than 30 days prior to the first public hearing with the Planning and Zoning Commission.
 - 7 A Major Plan Amendment application is required to have two public hearings before the Planning and Zoning Commission at two locations. The Planning and Zoning Commission meets the second and fourth Wednesday of each month.
 - 8 The requested Major Regional Plan Amendment will be scheduled for a public hearing by the City Council in December of the year the application is submitted. A two-thirds majority vote of the City Council is needed for approval.

Overview of Submittal Requirements

1. An applicant is required to submit the following; the Planning Director may require the submittal of additional materials to assist in the review of the Regional Plan amendment:
 - a. An executive summary clearly stating the proposed amendment with a description of the section of the Regional Plan for which the amendment is requested.
 - b. An analysis of the site, including a map, in terms of its physical characteristics, surrounding uses, adjacent streets and properties within 1,000 feet of the subject property, and the existing character of the area.
 - c. A land use analysis providing information about the proposed development, plans for any exception parcels, and a land use compatibility analysis.
 - d. A detailed narrative, as described in Title 11
 - e. Analysis of consistency with the goals and policies in the Regional Plan
 - (1) Cumulative impact of the proposal on land use categories within the City based on the Regional Plan Land Use map;
 - (2) Cumulative impact of the proposal on the supply of land zoned in the same category within the City;
 - (3) Impact on transportation and service needs;
 - (4) Impact and/or benefit to housing which may result from the proposal; and
 - (5) Impact on the implementation of the Regional Plan goals and policies resulting from the proposal.
 - f. Conceptual site or development plan at a size and scale as determined by the Planning Director to generally illustrate the development intended under the requested amendment
 - g. Impact studies for traffic, water/wastewater, police and fire services, schools, and public facilities and services
 - h. An economic development analysis
2. Fees established in the adopted fee schedule (Zoning Code Appendix 2, Planning Fee Schedule), are payable with the application, and are non-refundable. Additional fees for impact analyses are set by the responsible division.
3. The applicant shall provide a plan to carry out a neighborhood meeting that meets the requirements of City Code Title 11-10.20.020.D.1; Neighborhood Meeting, which shall be conducted at the cost of the applicant.
4. A correct and approved legal description and map of the property is required. Please note that legal descriptions must have been approved by the City before the requested amendment will be considered by the City Council. A legal description and map must be submitted on paper and an electronic copy of text/drawings (.pdf or .tiff file format) must be submitted on a CD.
5. All maps submitted shall include: scale and north arrow, legend, date prepared, and subject property boundary.
6. Provide hard copies as stated in the checklist and one electronic copy of the complete application and supplemental information.

Major Regional Plan Amendment

Application Checklist

Minimal Submittal Requirements:

As part of the Impact Analysis Scoping Meeting (required), the Comprehensive Planning Manager (CPM) assigned to your project will identify those items from this Application Checklist that will be required for Plan Amendment application submittal. An application that does not include all required items will be rejected. By signing the application, the applicant acknowledges that all required documents/information are included within the application.

If you have any questions regarding the information above or items indicated on this checklist, please contact your CPM at the contact information listed on Page 1 of this application checklist.

PART I – GENERAL REQUIREMENTS

Staff Use Only		Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
Req'd	Sub'd	
☒	☐	I.1 Major Regional Plan Amendment Application Checklist (this list)
☒	☐	I.2 Application Fee (check all that apply) ☐ Regional Plan Amendment - Land Use ☐ Regional Plan Amendment - Specific Plan Base fee \$ _____ + (Per acre fee \$ _____ x Number of acres _____) = *TOTAL: \$ _____ *Note: Fee is due at the date of application, please refer to the adopted fee schedule (Zoning Code Appendix 2, Planning Fee Schedule).
☒	☐	I.3 Completed Application for Major Plan Amendment Review – 1 copy The application must be signed by the applicant and the current property owner of record. If the property owner is unavailable to sign the application, a Letter of Authorization must be submitted.
☒	☐	I.4 Legal Description – 2 copies A correct and approved legal description (metes and bounds) and sketch of the subject property is required. Please note that legal descriptions must have been approved by the City before the requested amendment will be considered by the City Council. The legal description must be submitted as a hard copy and in an electronic (.pdf or .tiff) format.
☒	☐	I.5 Title Report – No older than 30 days from the submittal date – 1 copy Include complete Schedule A and Schedule B.
☒	☐	I.6 Citizen Participation Plan – 1 copy A plan for how the applicant intends to conduct the neighborhood meeting. This plan shall include the following information: - Property owners, citizens, jurisdictions, and public agencies within 300 feet of the development or that may be affected by the application, or a larger area if it is determined that the potential impact of the development extends beyond the required notification boundary by the Planning Director; - Proposed notification methods (e.g. mail, e-mail, newspaper, or posting of the subject property with a 4 foot by foot sign 10 day prior to the meeting) for persons and organizations identified above. - Form, structure, and agenda of the meeting (e.g. town meeting, workshop, charrette, or other appropriate public outreach technique). - Opportunities for those particularly affected parties to discuss and provide input on the applicant's proposal. - Location, date, and time of the neighborhood meeting. - Methods to keep the Planning Director informed of the status and results of the neighborhood meeting.
☒	☐	I.7 Neighborhood Notification – 1 copy Neighborhood notifications must include: - A list of all property owners and addresses (the Planning Director may expand this notification area) within 300 feet of the subject property, Homeowners Associations (HOAs) within 1,000 feet of the subject property as well as all organizations, associations and other interested persons or groups that have registered their names and addresses with the City as being interested in receiving such; - Pre-addressed stamped envelopes to such property owners, Homeowners Associations and citizens.
☒	☐	I.8 Coconino County Assessor's Map – 1 copy A map indicating book, map, and parcel numbers of the subject property as well as surrounding properties located within a minimum of 300 feet or a larger area as determined by the Planning Director.
☒	☐	I.9 Electronic Submittal – 1 copy An electronic copy of all submitted information (.pdf or .tiff format)

PART II – Major Plan Amendment

Staff Use Only		Description of Documents Required for Complete Application. No application shall be accepted without all items marked below. All plans shall be plotted at a scale for ease of reading and reproduction. The city's GIS topographic and other data, as well as the city's aerial photographs, are appropriate for use as the base layer for maps.
Req'd	Sub'd	
☒	☐	II.1 Cover Sheet (minimum 8.5" x 11") – 1 copy The cover sheet of the Major Regional Plan Amendment shall include the following: Administrative Data: - Property owner's name, address, and phone number - Developer's name, address, and phone number - Preparers name, address, and phone number - The name, address, and phone number of all consultants assisting with the application - Date of plan preparation Property Data: - Site address - Assessor's parcel number(s) - Site area (acres) - Existing area and place type(s) - Proposed area and place type(s) Project Data: - Development name <u>Residential</u> – General computation of proposed number of dwelling units by type and density <u>Commercial</u> – General computation of proposed non-residential (commercial/industrial) square footage, and use types <u>Open Space</u> – General description of proposed open space types - Proposed Development Phasing and timing
☒	☐	II.2 Executive Summary – 1 copy The executive summary shall include the following: - A summary of the reason(s) for the request; - Identification of supporting key points discussed in the narrative or other submitted studies; - Statement of community benefits to be accrued as through the proposed amendment; and - An introduction to the applicant's team (i.e. owner, developer, and/or representative), including contact information.
☒	☐	II.3 Description and Need for Proposed Amendment – 1 copy
☒	☐	II.4 Vicinity Map (minimum 8.5" x 11") – 1 copy The vicinity map, which may be divided into separate sheets, shall include the following: - The location of the subject property within the city relative to interstate highways, major arterials and collectors - Surrounding parcels and streets within 1,000 feet - An aerial photograph with the subject property highlighted with street names
☒	☐	II.5 Physical Characteristics Analysis Map(s) (minimum 11" x 17") – 1 copy The context analysis map(s) shall be drawn on an aerial photograph and shall identify the following within 1,000 feet of the subject property: - Subject property boundaries - Street names - Contour lines (minimum 2-foot intervals) - Significant natural resources (See Flagstaff Regional Plan Maps 7 and 8) - Topography of the site – Areas of slope (i.e. 0 to 16.99%, 17 to 24.99%, 25 to 34.99%, 35% and steeper) - Gateways and view corridors – Analysis to determine view corridors to and from the subject property - Drainage swales and stream corridors
☒	☐	II.6 Land Use Analysis Map(s) (minimum 11" x 17") – 1 copy The Land Use analysis map(s) shall be drawn on an aerial photograph and shall identify the following: - Built environment and land use context - Subject property boundaries - Existing Area and Place Types, Urban Growth Boundary and Corridors - Gateways identified in the Community Character Element - Existing zoning - Existing uses - Existing structures and other built improvements including residential building footprints built before 1946 or during the period of significance if established by an area plan and commercial building footprints that are over 50 years old at the time of application - Prehistoric and historic sites, structures, and routes - FEMA flood plain categories, if applicable

☒	☐	II.7 Concept Plan (minimum 11" x 17") – 1 copy A Conceptual plan must be provided at a size and scale as determined by the Planning Director to generally illustrate the development intended under the requested amendment; The Concept Plan should be a combination of maps and supporting documentation that should include the following: • Contour lines (minimum 2-foot intervals) • List of all uses proposed on the subject property • Identification of maximum building envelope for all proposed uses (identification of proposed building footprints is optional) • Location of existing improvements, buildings, and uses on the subject property • Conceptual representation of areas proposed for natural resource preservation (if the subject property is located within an area identified as having Significant Natural Resources on Map 7) • Conceptual representation of areas proposed for open space, civic space, parks, etc. • Conceptual representation of areas proposed for stormwater detention and description of Low Impact Development mitigations • Location, size, and type of existing and proposed utilities with a conceptual representation of points of connection and identification of high water demand uses • Land use buffering techniques, if applicable, • Incompatibility issues and proposed solutions • Any other information the applicant would like to submit in support of the requested amendment
☒	☐	II.7 Proposed Circulation Map (minimum 11" x 17") – 1 copy The Proposed Circulation Map shall be drawn on an aerial photograph and shall include the following • The Road Network Illustration (Map 25) from the Regional Plan and any proposed changes to corridors and activity centers • Existing and proposed internal and external circulation and pedestrian opportunities (include circulation plan); • Rights-of-way with street names, pedestrian facilities, transit facilities, FUTS, etc. • Conceptual representation of points of connection to rights-of-way, pedestrian facilities, FUTS, etc. • Proposed intersection improvements and signals
☒	☐	II.8 Project Narrative – 1 copy The narrative should include the following • Project title and date • Description of the applicable section of the Regional Plan for which the amendment is requested; • Statement of current zoning, and proposed zoning if applicable; • An explanation of why the proposed amendment is necessary and the public benefit that will be realized by the amendment; • Cumulative impact of the proposal on area and place types within the City based on the Future Growth Illustration; • Cumulative impact of the proposal on the supply of land zoned in the existing category for the property within the City; • Land Use buffering techniques, if applicable. • Incompatibility issues and proposed solutions. • Impact on transportation and service needs; • Impact and/or benefit to housing which may result from the proposal; and • Impact on the implementation of the Regional Plan goals and policies resulting from the proposal. • A description of how essential public services (i.e. water, wastewater, stormwater, solid waste) will be provided • An analysis of how the proposed amendment will benefit the community • Any additional information the applicant would like to submit in support of the requested amendment
☒	☐	II.9 Regional Plan Analysis of Goals and Policies – 1 copy • An explanation of how the proposed amendment(s) will affect the vision expressed in the written goals, objectives, and policies of the Regional Plan that are most relevant to the proposed amendment. When a proposed amendment(s) is inconsistent with Regional Plan goals, objectives, and policies, the proposed amendment(s) must include one of the following: ○ Justification for an exception to the written goals, objectives and policies; or ○ A proposal to modify or eliminate the inconsistent goals, objectives and policies

PART III – REQUIRED REPORTS, STUDIES, ANALYSIS, & RELATED DATA

Staff Use Only		Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
Req'd	Sub'd	
☒	☐	III.1 Public Services and Facilities Analysis - 1 copies Part 1: Address the current condition and configuration of stormwater infrastructure in the drainage basin. Analyze proposed on-site mitigations and discuss their impacts on the location, density and intensity of uses, and the estimated downstream impact of the proposed development. Scoping meeting with Stormwater staff is required. Part 2: Address parks and open space, and any other relevant public facility or service as determined by the Planning Director.
☒	☐	III.2 Traffic Analysis or Report – 1 copies Address trip generation for existing and proposed place and area types, distribution/circulation, transit, intersection improvements, signals, impacts on local and arterial road planned capacities, and conformance with the all transportation goals and policies and the Road Network Illustration (Map 25). Scoping meeting with Traffic and Comprehensive Planning staff is required.
☒	☐	III.3 Water and Wastewater Impact Analysis – 1 copies Address capacity of the existing situation and required improvements, and conformance with the Water Resources goals and policies, the effect of the development on the 100 year water supply, use of reclaimed water and the City's water and sewer master plan. Scoping meeting with Utilities staff is required.
☒	☐	III.4 School Impact Analysis – 1 copies Provide a letter from the Flagstaff Unified School District that describes the impact of the proposed amendment on school enrollment and facilities. Please contact Comprehensive Planning staff for any additional submittal requirements.
☒	☐	III.5 Police and Fire Protection analysis – 1 copies Please contact Police and Fire staff for submittal requirements.
☒	☐	III.6 An Economic Development Analysis – 1 copies The Economic Development analysis analyzes and weighs the cumulative economic impacts of the proposed amendment, including if requested by the Planning Director, an economic impact study conducted by an economic consultant may be required.
☐	☐	III.7 Cultural Resource Study – 1 copies A Phase 1 cultural resource study or letter report may be required to show consistency with Regional Plan Goal CC.1. Even if it is not required, it is encouraged because it is a requirement of rezoning and in some cases could require changes to the concept plan in order to mitigate effects. All Phase 1 cultural resource studies must include the following information: • Introductory information (identification of the development, property owners, clients, study preparers, contents, and index) • A description of the study area and context and a description of the study boundaries and how these were determined • A description of existing conditions • A description of proposed work • A summary of research results; review of literature and records (AZSITE, ASLD, Government Land Office Maps, and Sanborn Maps, land use records and so forth) • A detailed description of the site history • A complete description and evaluation of the significance and integrity of actual and potential cultural resources • An evaluation of potential impacts of proposed work on actual or potential cultural resources including any indirect or residual impacts • Specific recommendations for mitigation of major impacts on actual or potential cultural resources • When appropriate, specific recommendations for additional research and documentation

PART IV – OTHER SUBMITTAL REQUIREMENTS

Staff Use
Only

Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

Req'd

Sub'd

☐☐

IV.1 Other Requirements

Please provide the following:

PART V – Comprehensive Planning Manager

No application shall be accepted without a **Comprehensive Planning Manager** signature below.

V.1 Comprehensive Planning Manager Contact Information

If you have any questions regarding this application checklist, please contact your **Comprehensive Planning Manager** (CPM). If you did not receive a completed copy of this checklist as part of your Major Plan Amendment review, please contact the CPM assigned to your Major Plan Amendment application.

CPM Name (print):

Phone: _____

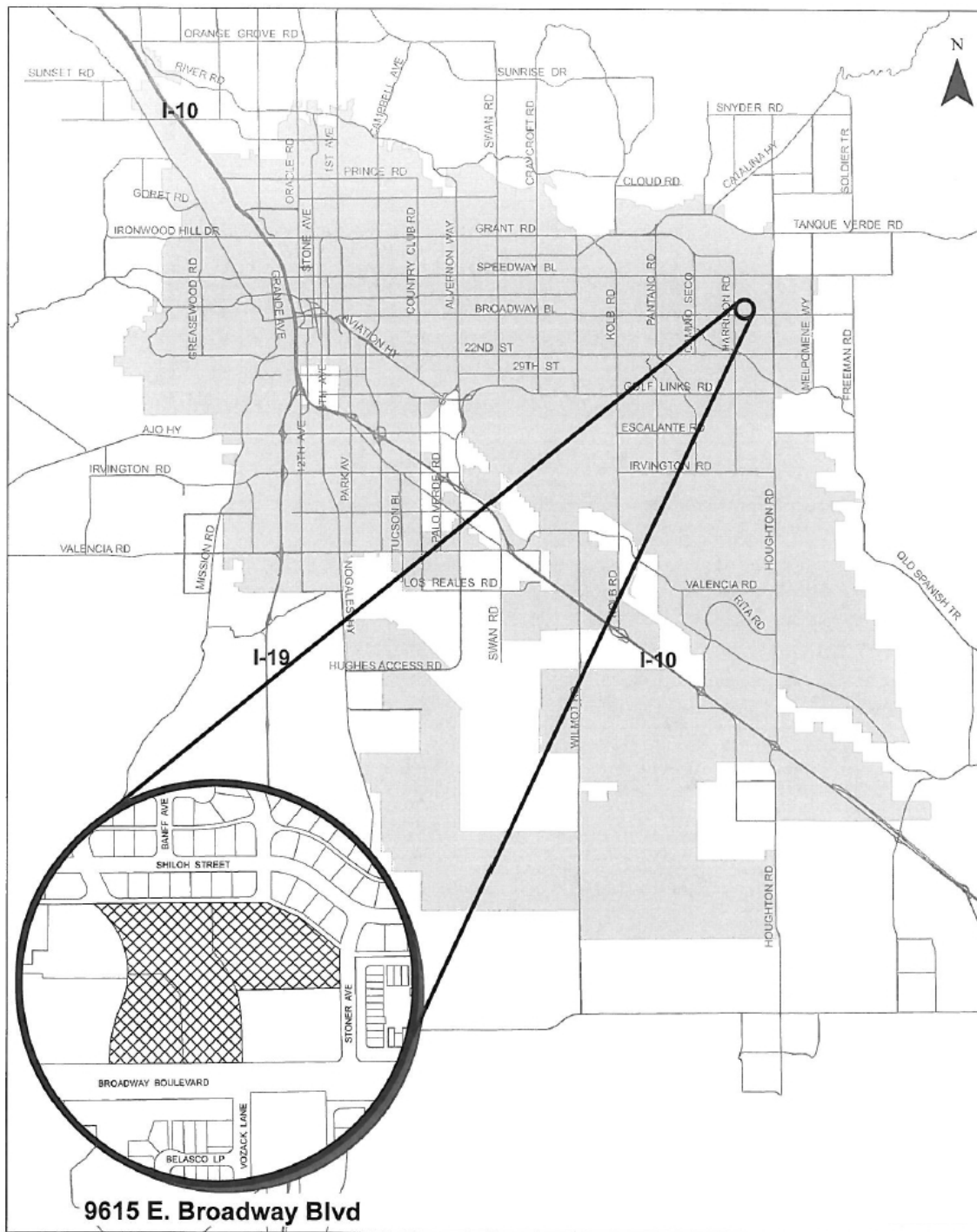
CPM E-mail:

Date: _____

CPM Signature: _____

Date Received		Application for Impact Analysis Scoping Meeting				File Number	
Site Address:			Project Name:			Parcel Number	
Property Owner(s)			Title	Phone	Email		
Mailing Address					City, State, Zip		
Applicant(s)			Title	Phone	Email		
Mailing Address					City, State, Zip		
Project Representative			Title	Phone	Email		
Mailing Address					City, State, Zip		
Existing Regional Plan Area and Place Type				Subdivision, Tract & Lot Number			
Zoning District		Proposed Plan Area and Place Type		Flood Zone		Size of Site (Sq. ft. or Acres)	
Property Information:		☐ Yes ☐ No Located in an existing City of Flagstaff Historic District? (Name: _____) ☐ Yes ☐ No Existing structures are over 50 years old at the time of application? ☐ Yes ☐ No Existing structures are pre-World War II housing? ☐ Yes ☐ No Subject property is undeveloped land?					
Estimation of proposed use(s) within Regional Plan Map Amendment ¹ :							
Use:	Number of Units	# of Affordable Units	# of Acres Per Use	Building Square Feet			
Single Family							
Duplex:							
Multi-Family:							
Mixed Use							
Commercial: Office							
Commercial: Retail							
Commercial: Restaurant							
Commercial: Service							
Commercial: Hotel							
Commercial: Other							
Industrial:							
Institutional:							
Other:							
1. These estimations are the basis for impact analyses required for a Regional Plan amendment.							
Submittal Requirements: Incomplete Submittals will not be accepted		☐ Physical Characteristics Analysis Map		☐ Vicinity Maps			
		☐ Concept Phasing Map		☐ Land Use Analysis Map			
		☐ Concept Plan		☐ Proposed Circulation Map			
Property Owner Signature		Date:		Applicant Signature		Date:	
For City Use							
Staff Assignments	Planner	Public Works/Utilities	Engineer	Fire	Stormwater		
For City Use							
File Number	Fee Receipt #			Date			
Action:							

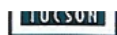
PROJECT NAME: Street Address



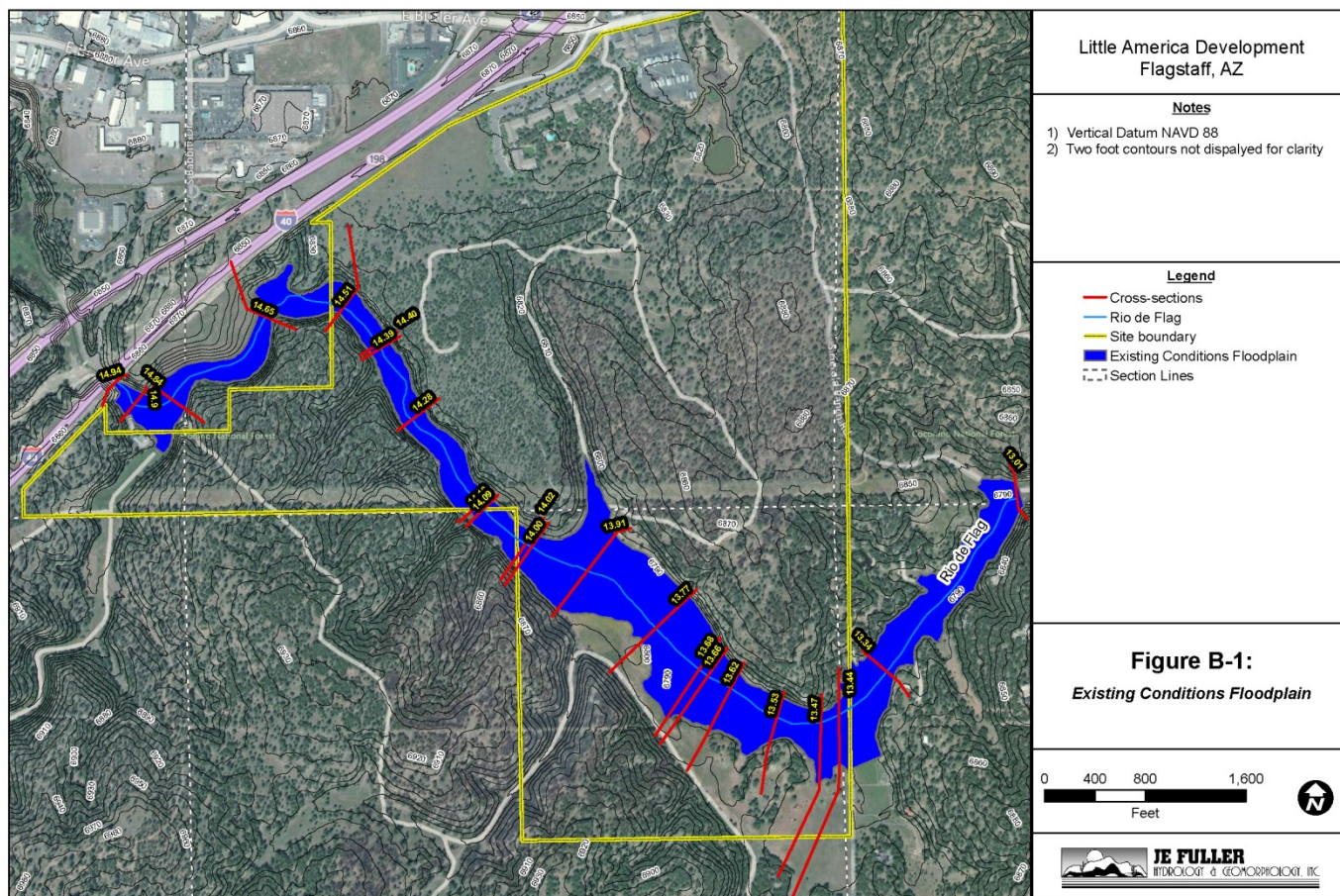
Sample Vicinity Map, Sheet 2 :



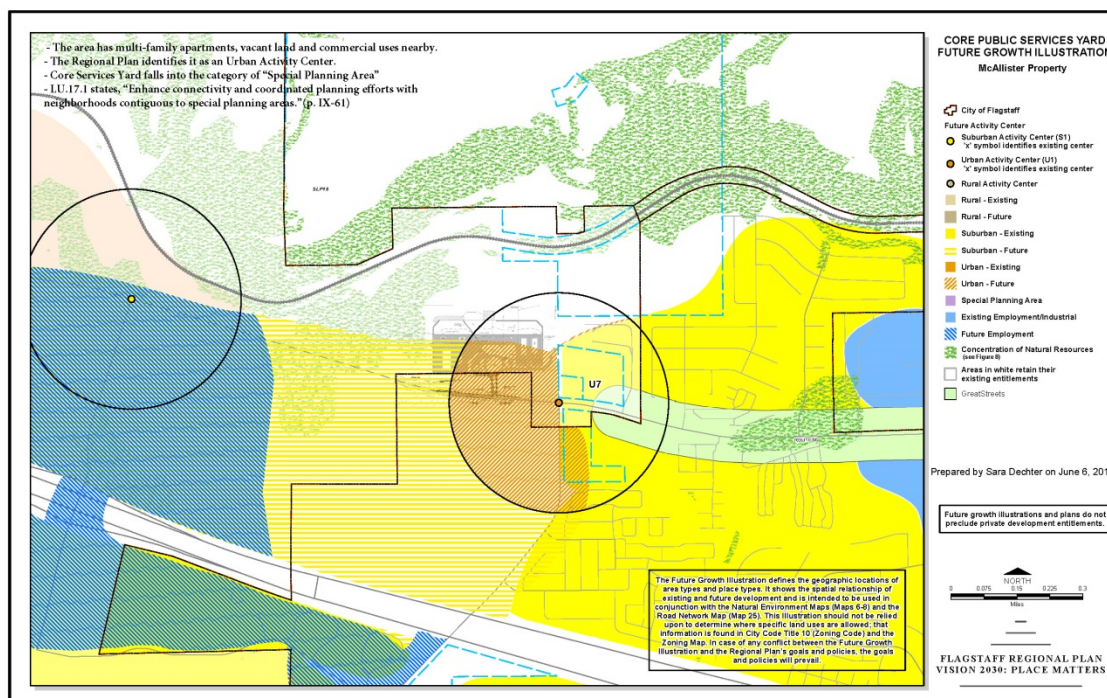
PROJECT NAME: Street Address



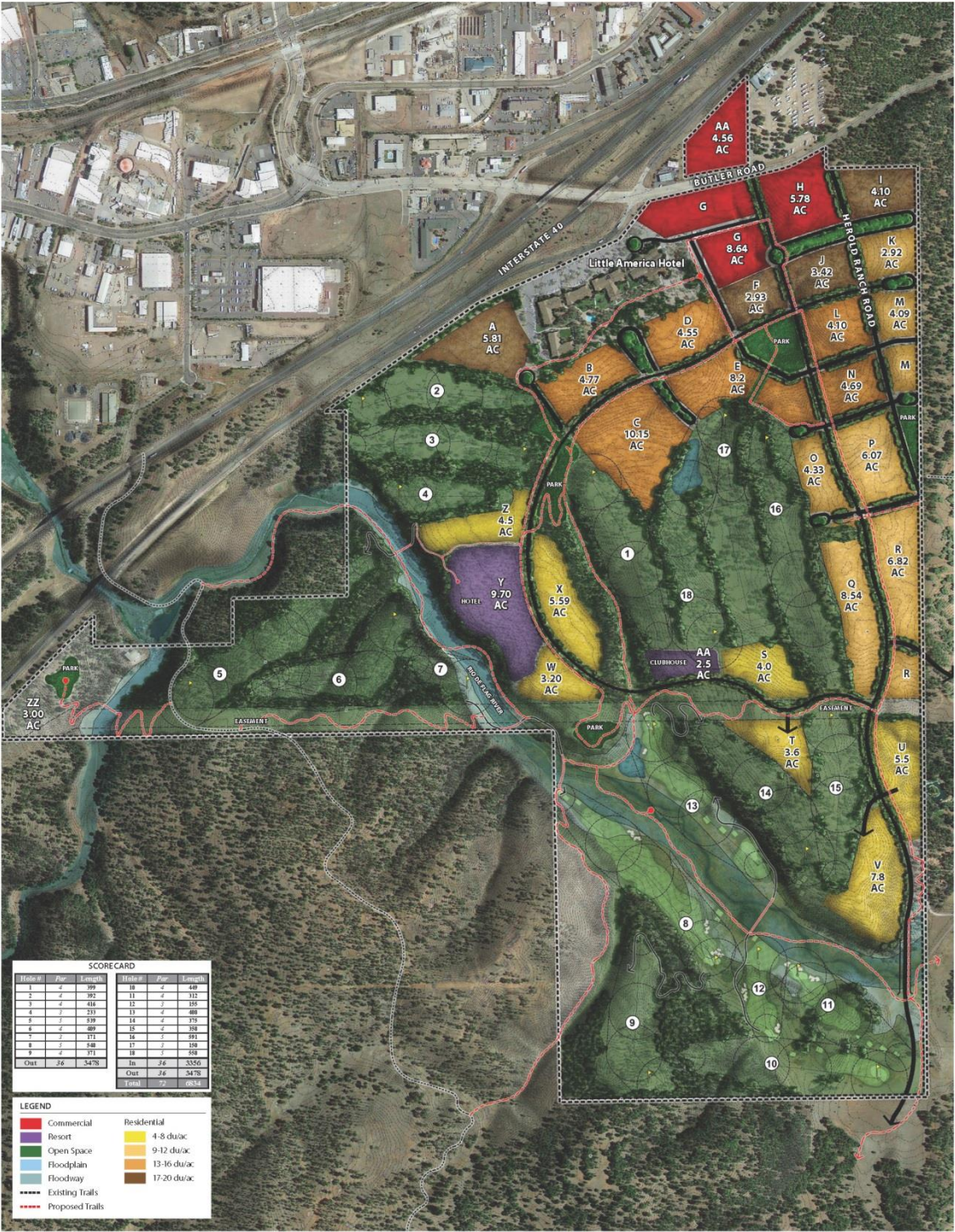
Sample Physical Characteristics Map :



Sample Land Use Analysis Map :



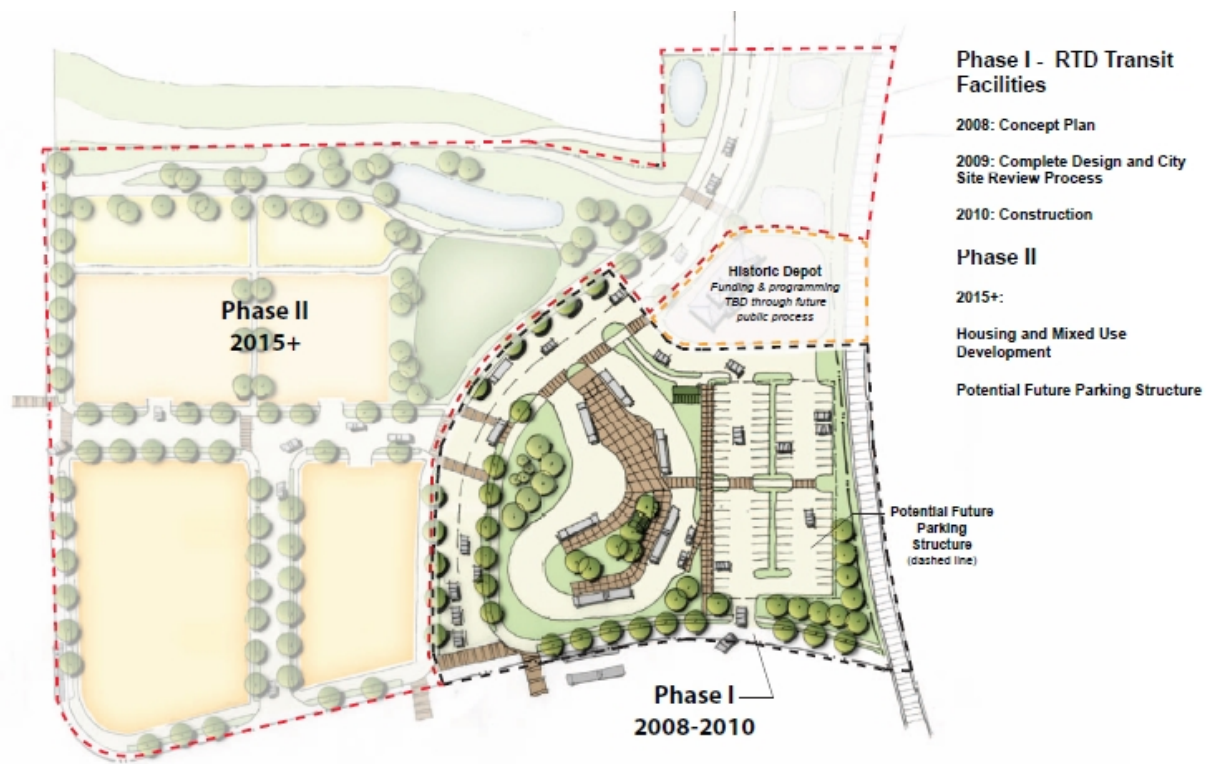
Sample Concept Land Use Plan:



Little America Flagstaff
Little America Hotels and Resorts, Inc.

17 April 2013

Sample Concept Phasing Map



Samples of Proposed Land Uses

Housing Types	
50% affordable mix of for-sale and for-rent	
	Apartments / Condos • Generally two to five stories. • Can be made accessible for seniors or people with disabilities. • Would support ground-level commercial. • Units accessed by interior central hallway.
	Stacked Flats • Generally two to five stories. • Can be accessed by multiple street-level entries. • Can be made accessible for seniors or people with disabilities. • Would not support ground-level commercial. • Could be single level, two story or three story arrangement.
	Brownstones / Townhomes • Often three story units, could also include one and two story units. • Can be made accessible for seniors or people with disabilities. • Would not support ground-level commercial. • Generally accessible by street level entry.
	Lofts / Efficiencies • Can be included in apartments / condos and stacked flats. • Generally an economical housing choice. • Can be made accessible for seniors or people with disabilities.
	
	
	
	

Samples of Proposed Open Space, Civic Space and Parks

Public Spaces

Courtyards

- small, private gardens with nooks for individual activity
- communal amenities, such as swimming pools
- community gardens, spaces for classes and activities
- small and large group gathering areas



a garden-style courtyard provides space for dining and passive recreation, such as reading a book



courtyards can be built on underground parking structures, as is the one shown above



courtyards can provide communal amenities, like swimming pools

Rooftops

- passive enjoyment: plazas or gardens
- active recreation: pools, tennis courts
- outstanding views of the Flatirons and Foothills
- with sustainable design, rooftop gardens can reduce ambient air temperature and reduce stormwater runoff



rooftop gardens can combine paving and planting elements



rooftop gardens often utilized raised planters



rooftop gardens can be planted on above-ground or below-ground parking structures. photo: www.greenrooft.com

Pedestrian & Multi- Use Paths

- emphasize pedestrians & bikers
- create an active, non-vehicular network connecting homes, shops, jobs, and transit
- activate neighborhoods
- places to exercise, places to relax, places to meet your neighbors



wide and pedestrian-scale street front on multi-use paths



multi-use paths may also provide space to sit and relax



a network of paths can provide for access and recreation

Streetscape

- sets the tone and character of the development
- enhance the pedestrian experience
- attract residents, businesses, visitors
- create a special place
- reflect the seasons and local events



pedestrian space, storefronts, and furnishings make streets living spaces

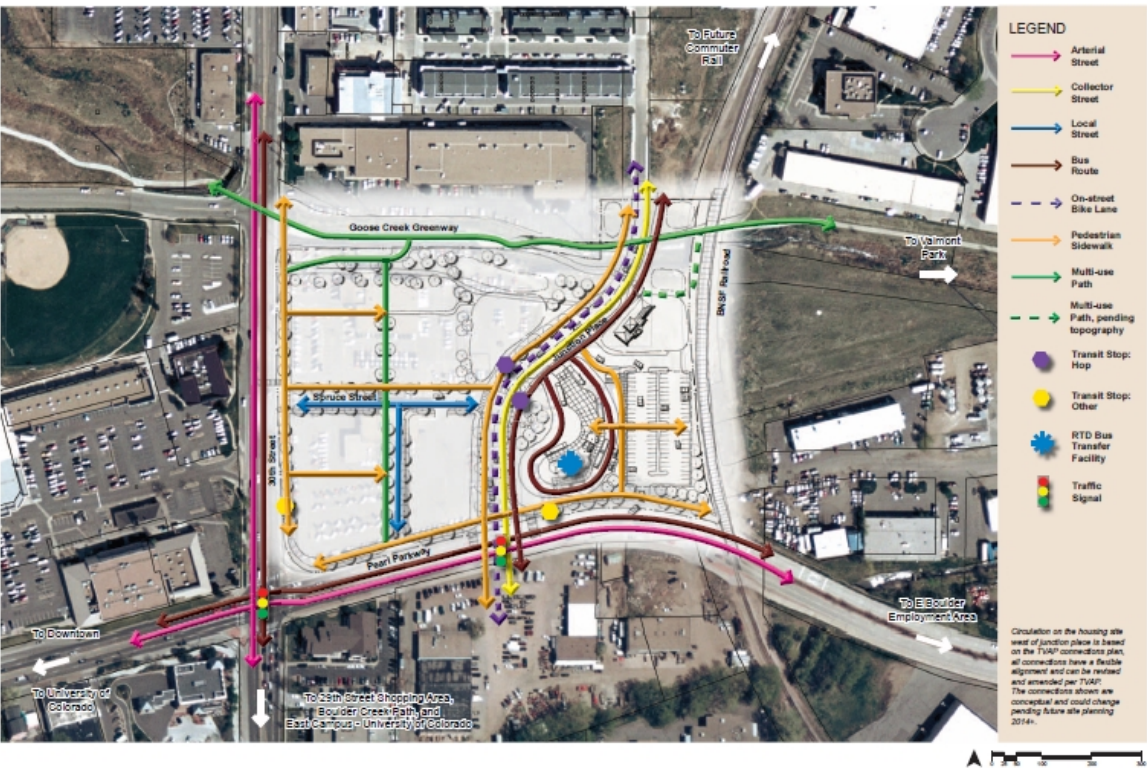


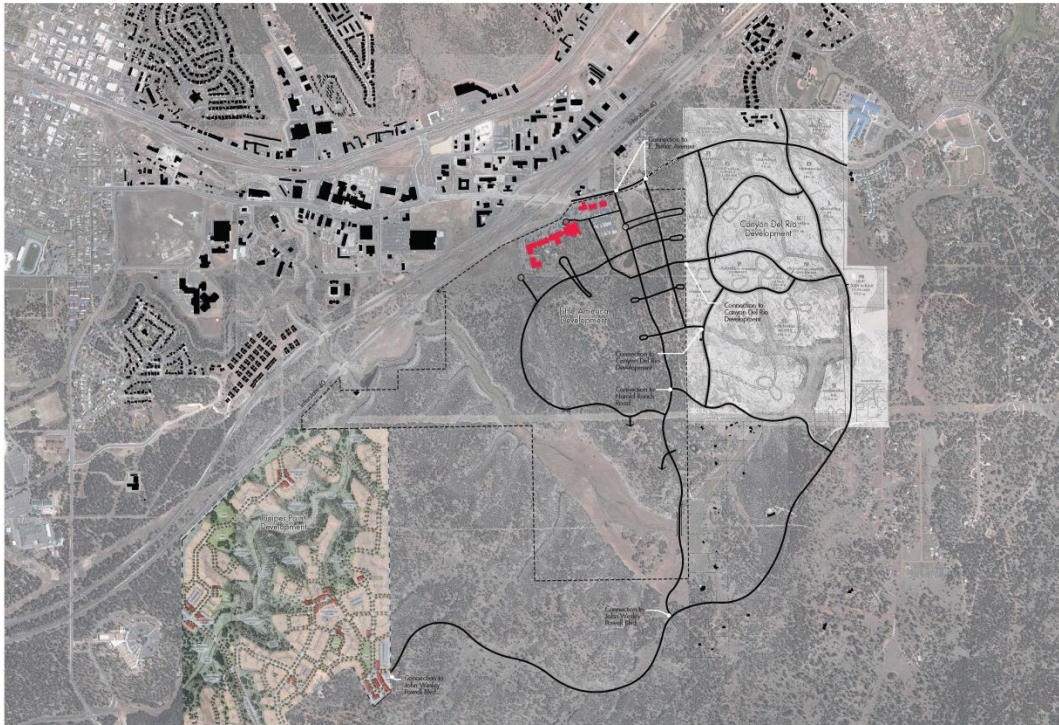
sidewalks are opportunities for seating and landscaping



streetscape design can add color and create an interesting and exciting public environment

Sample Proposed Circulation Map





CIRCULATION PLAN (2.1.12)

The road network within the Little America Neighborhood has been designed to provide connectivity to the area within the property boundary as well as to existing and proposed developments outside the boundary. The roads connect to E. Saffel Ave. to the north as well as to the proposed roads within the Canyon del Rio property to the east. Discussions regarding the extension of John Wesley Powell Boulevard are underway and the potential connection to the extension to Fourth Street has been included.



LEGEND

- Proposed Road
- Proposed Road (If Required)
- Proposed Bridge (If Required)

Little America Flagstaff
Application for Major Plan Amendment