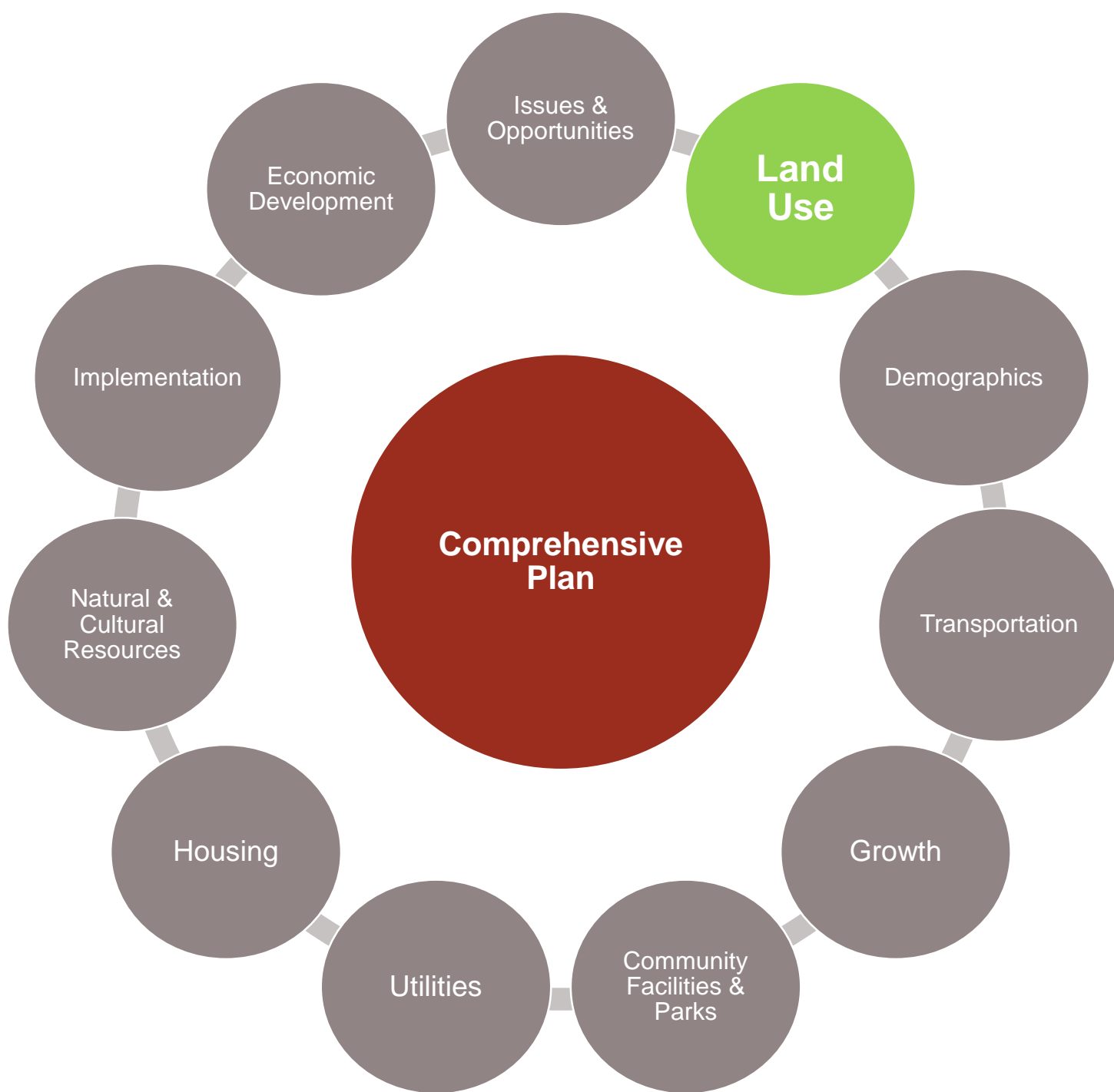


Navigating Farmington's Future: 2040 Comprehensive Plan

FUTURE LAND USE PLAN

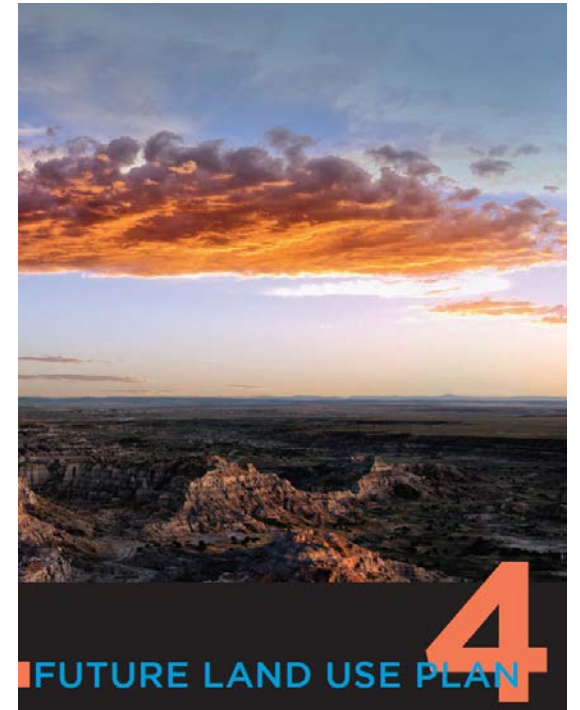




COMPREHENSIVE PLAN ELEMENTS



LAND USE PLAN & LAND USE PLAN MAP



- Community's guide and vision for future land uses in Farmington.
- Provides guidance for future decisions about zoning, development and infrastructure investments.
- Describes intended land uses and character attributes for future development throughout the city.
- Defines what constitutes "spot zoning".
- Related to zoning, but serves a different purpose.



FUTURE LAND USE PLAN VS. ZONING

Future Land Use Plan

Future:

Describes land uses and physical characteristics desired for the future.

General Intent:

Describes general land use designations, physical characteristics and future growth areas.

General Locations:

Does not follow every parcel, is rather based on an area or neighborhood.

Flexible Guide:

Makes recommendations for the future but is not legally binding.

Zoning Map and the UDC

Today:

Defines land uses and development attributes allowed on a specific site today.

Specific Requirements:

Defines specific permitted or special land uses, minimum or maximum attributes, and review procedures.

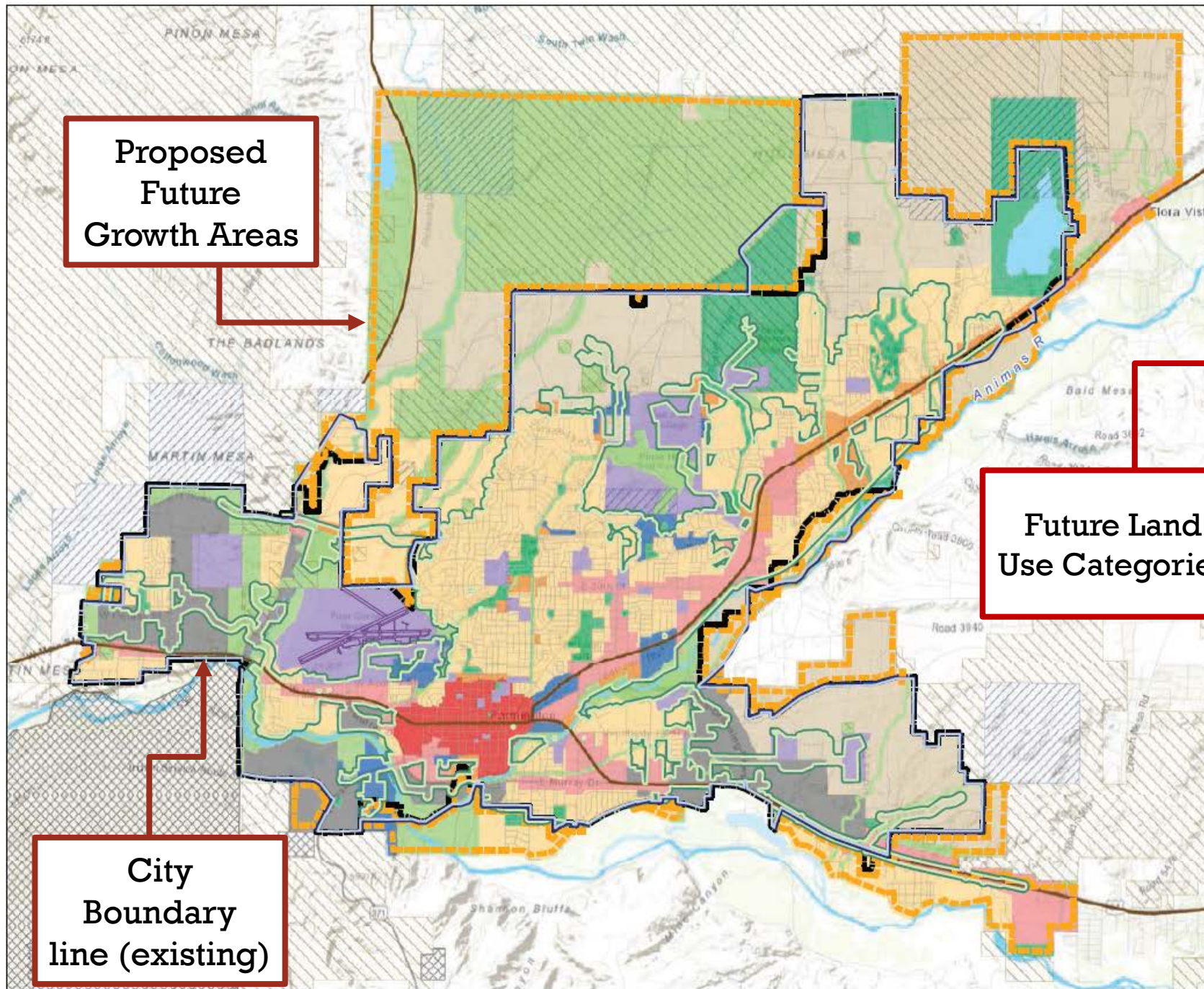
Site Specific:

Each parcel of land is assigned a specific zoning district.

Law:

The map and zoning ordinance are legal documents adopted by City Council.





**Proposed
Future
Growth Areas**

**Future Land
Use Categories**

**City
Boundary
line (existing)**

Farmington Future Land Use

- Municipal Water
- Sewer Districts
- City Boundary

Land Ownership

- State Lands
- Navajo Nation
- Bureau of Land Management

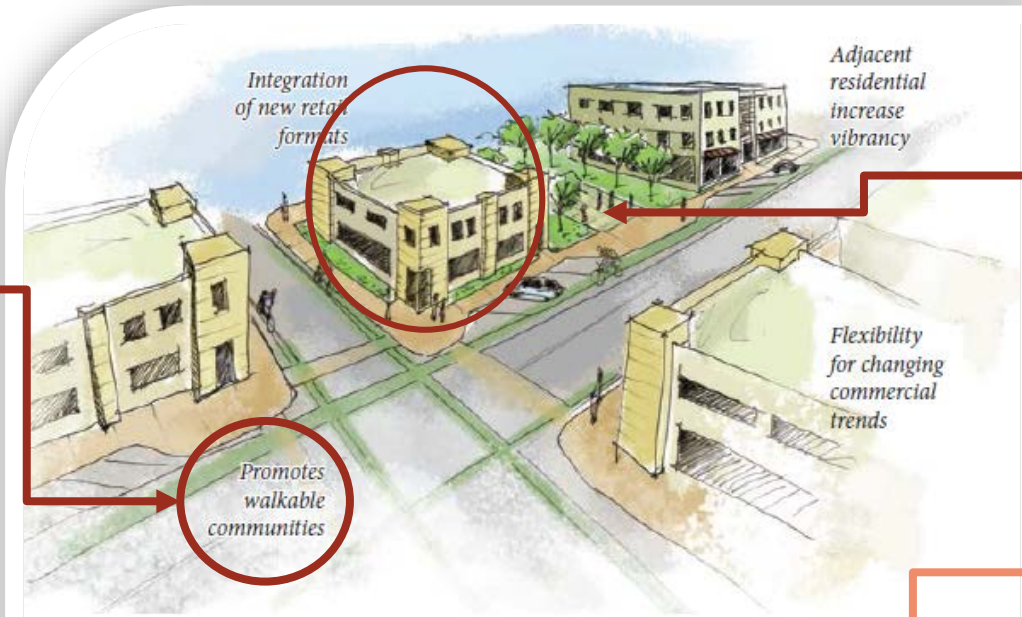
Future Land Use Plan (2020 Proposed Categories)

- Downtown
- Commercial Mixed Use
- Mixed Use Village
- Medium Density Residential
- Low Density Residential
- Employment Mixed Use
- Industrial
- Public Facilities
- Open Space
- Parks
- Future Growth Management Areas

*Printing Note:
For better legibility, this map should be printed separately from the rest of the document and on an 11x17 page.*



Desired character or features



Sample of building structure

Future Land Use Designation

Recommended Density and Zoning

Land Use Designation Narrative

Desired Location

PLANNING TRENDS...

have seen a combination of commercial to be commercial mixed use; knowing that this allows for some flexibility in transitioning uses from retail to something else (e.g., entertainment, office, church, etc). Current commercial corridors could transition into horizontal mixed use with some large parcels that could redevelop with higher density residential. Smaller footprint retail uses land more efficiently, promotes walkable communities, allows for a variety of transportation choices, improves access for emergency vehicles, and encourages the conservation of open space.

Commercial Mixed Use

DESCRIPTION	DESIRED FUTURE DENSITY AND INTENSITY	ALLOWED ZONING
Commercial Mixed Use hosts a variety of retail and services from gateway shopping areas, to large malls or commercial centers to gyms, hospitality and entertainment services, outdoor recreation, and places of worship. These areas are located in nodes and along major arterials and provide a variety of regional, job-creating, civic, and medical uses. Building types may include free-standing, mid-rise, retail, office, and medical buildings in a unified campus-like setting with high quality design integrated with urban elements such as pedestrian connectivity and green space. Benefits to developers include less impervious surfaces, more street frontage, and dedication of local roads. If developed as mixed use, it will typically be horizontal mixed use and community parks (e.g. large parcels redeveloped with smaller format retail and multifamily density residential).	Density: 10-14 DU/Acre; FAR: > 0.25	CB, MU, LNC, GC, OP

GENERAL LOCATION

Generally located along East Main Street and other major corridors like 20th Street, East Murray Drive, and the far eastern extent of Highway 64.



FUTURE LAND USE CATEGORIES



Industrial

- Manufacturing, assembly, warehousing, distribution, processing areas, flex space, small office and light industrial.
- Located in areas with convenient access to transportation corridors. Should be buffered from residential areas.
- Density: N/A; FAR: >2.0



Downtown

- Office, housing, restaurants, specialty retail, lodging, urban residential living, and cultural activities/services.
- Consists of the Downtown MRA. Pedestrian and bike amenities/connections are emphasized.
- Density: 15+ DU/Acre; FAR: 2.0+



Commercial Mixed Use

- Flexible with a wide variety of retail, services, commercial centers, entertainment, outdoor recreation etc. Mixed use developments (horizontal or vertical) with multifamily density residential.
- Located along major arterial corridors with high levels of traffic.
- Density: 10-14 DU/Acre; FAR: >0.25



FUTURE LAND USE CATEGORIES



Mixed Use Village

- Variety of shops, services, neighborhood commercial and high density residential. Provides commercial services for residents living in the immediate and surrounding areas.
- Located in between commercial and medium density residential areas. Emphasizes walkable areas and enhancing the multi-modal transportation network.
- Density: 10-25 DU/Acre; FAR: >0.5



Public Facilities

- Supports civic, institutional uses (offices, schools, airport, libraries, museums etc.). Can be standalone or mixed with other uses.
- Located throughout the City with a focus on creating multi-functional public spaces.
- Density: N/A; FAR: 0.25-2.5



Employment Mixed Use

- Focuses on integrated live/work developments with medium to high density residential. Wide range of employment and service types.
- Located near urban or community centers. Highly connected with access to major arterials and transit systems.
- Density: 8-20 DU/Acre; FAR: >0.25



FUTURE LAND USE CATEGORIES



Medium Density Residential

- Wide range of housing options including single-family, multi-family, townhomes, duplexes, live/work units and group care homes.
- Spread throughout the City with an emphasis on being walkable and bikeable to city amenities.
- Density: 4-20 DU/Acre; FAR: N/A



Low Density Residential

- Consists typically of single-family residences built on larger lot sizes.
- Generally located at the outer edges of the City limits with access to arterials.
- Density: <4 DU/Acre; FAR: N/A



FUTURE LAND USE CATEGORIES



Parks

- Variety of outdoor recreation activities including golf, parks, playgrounds, sports fields, swimming pools, picnicking areas and floodplain areas. Used to buffer incompatible land uses.
- Located throughout the City. Many of which are integrated into residential neighborhoods.
- Density: N/A; FAR: N/A



Openspace

- Protects natural values and provides undeveloped land to be used as buffering between land uses.
- Typically held by the BLM, State of New Mexico or other public entities and is to be remain as open space or be developed for recreational purposes.
- Density: N/A; FAR: N/A



ZONING AND FUTURE LAND USE DESIGNATIONS

Future Land Use Designation	Existing Zoning Compatibility Recommendation																			
	IND	PIP	GC	CB	LNC	MU	OP	SF-MH	MF-H	MF-M	MF-L	SF-A	SF-5	SF-7	SF-10	RE-20	RE-1	RE-2	RA	
Industrial	Compatible	Compatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible
Downtown	Incompatible	Incompatible	Compatible	Compatible	Incompatible	Compatible	Compatible	Incompatible	Compatible	Compatible	Compatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible
Commercial Mixed Use	Incompatible	Incompatible	Compatible	Compatible	Compatible	Compatible	Compatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible
Mixed Use Village	Incompatible	Incompatible	Compatible	Incompatible	Compatible	Compatible	Incompatible	Incompatible	Compatible	Compatible	Compatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible
Public Facilities	Compatible	Incompatible	Incompatible	Incompatible	Incompatible	Compatible	Compatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible
Employment Mixed Use	Compatible	Compatible	Incompatible	Incompatible	Compatible	Compatible	Compatible	Incompatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
Medium Density Residential	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Compatible	Incompatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible
Low Density Residential	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
Parks	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
Open Space	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible	Incompatible





DISCUSSION & QUESTIONS

