

**Zoning Code Manager**  
**Proposed 2019 and Extended Work Plan**

The proposed 2019 and extended work plan for the Zoning Code Manager is provided in staff's recommended alphabetical order of priority. The proposed work plan consists of several objectives to address the community's input and expectations, development trends, enforcement, implementation, legal decisions, and state requirements. Many of the identified tasks below are on-going implementation items that will be completed individually or concurrently. For example, the tasks identified in "A" crosses over into all sections of the work plan. The individual items and tasks may be brought forward to the City Council separately, in small groups or in related larger amendments. Also, with the assistance of a consultant and Current Planning and Engineering staff, several tasks are anticipated to be worked on concurrently.

As indicated above, task "A" is an on-going set implementation tasks that will be address throughout work program. While staff is working on tasks "B", "C", "D" and "E", it is anticipated that a consultant will be utilized to work on task "F", "G" and "H". These tasks are in order of complexity, and the approximate time frames that are anticipated to complete the field and analysis work. It is anticipated that the consultant's field and analysis work will be nearing completion in a similar timeframe that staff will be completing task "E". Therefore, it is anticipated that staff will begin drafting of the code amendments based in the field and analysis work for items "F", "G" and "H".

**A. Administrative and miscellaneous modifications to the zoning and subdivision code**

*(Anticipated Completion – on going)*

1. Evaluate and modify where necessary to:
  - Simplify text and provide clarification of requirements
  - Remove redundancy and conflicting requirements
  - Address code enforcement issues
  - Parking on private property, include recreational parking
  - Dwelling units and beds density ratios
  - Relocate requirements into more appropriate locations within the city code.
  - Use consistent language and uniform processes that are used in the building, engineering and fire codes
  - Correct spelling, grammar and cross-references
  - Establish a more contemporary and user-friendly zoning and subdivision code.
2. Evaluate and modify where necessary to accommodate changes to the Arizona Revised Statutes:
  - Legal protest regulations
  - Mobile vending regulations
  - Sober living homes (potential modification may be necessary to address new Arizona Department of Health Services standards that are anticipate this year)

**B. Updates to the outdoor lighting code provisions**

*(Anticipated Completion – Summer, 2019)*

**C. Updates to the planning and engineering development exactions code provisions**

*(Anticipated Completion – Summer/Fall, 2019)*

1. Coordinate with Development Engineer staff to evaluate and modify where necessary the Engineering and Zoning Code to update the development exactions provisions

**D. Updates to subdivision and dedications/releases code provisions**

*(Anticipated Completion – Winter, 2019)*

**E. Updates to the Zoning Code to address Resource Protection Standards**

*(Anticipated Completion – Winter, 2019 / Spring, 2020)*

**F. La Plaza Vieja Neighborhood Specific Plan**

*(Anticipated Completion – Spring, 2020)*

1. Analysis of neighborhood characteristics
2. Create a conservation overlay zoning district for the neighborhood

**G. High Occupancy Housing Specific Plan**

*(Anticipated Completion – Summer, 2020)*

1. Evaluate and modify where necessary the:
  - Rooming and Boarding definition and related criteria
  - Downtown regulating plan transect locations
  - Block, building form, height and type standards
  - Subdivision standards to preservation and/or creation of alley networks throughout Downtown and the surrounding neighborhoods;
  - Residential sustainable building and energy efficiency incentives
  - Historic preservation flexibility provisions for projects in development standards and guidelines
  - Off-street parking requirements and location standard (This is also an implementation strategy of the Climate Action & Adaption Plan)
  - multimodal transportation performance standards receive a parking reduction.

**H. Climate Action & Adaption Plan**

*(Anticipated Completion – Fall/Winter, 2020)*

1. Evaluate and modify where necessary the:
  - Landscape requirements (xeriscape)
  - Development incentives and standards for promote climate change resiliency and emissions reductions
    - Incentives for affordable housing (This is also an implementation strategy of the High Occupancy Housing Specific Plan)

**I. Review and update the City's design review requirements**

*(Anticipated Completion – Fall/Winter, 2020)*

1. Review and update the building design requirements for development
2. Evaluate and determine viability of Design Review Board/Commission, which may include city code modifications to implement a Board/Commission

**J. Southside Community Specific Plan (if necessary)**

*(Depending on City Council adoption date, the anticipated completion – Winter, 2020)*

