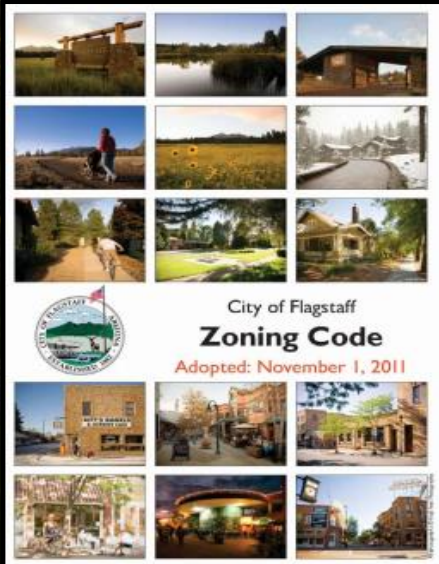


# City Council

## Updates to the Zoning Code High Occupancy Housing Plan



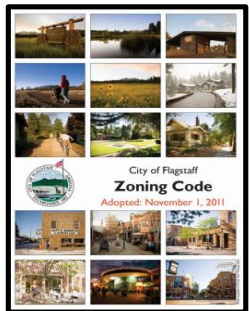
Dan Symer, AICP  
Zoning Code Manager





## Why did the City adopt the HOH Plan?

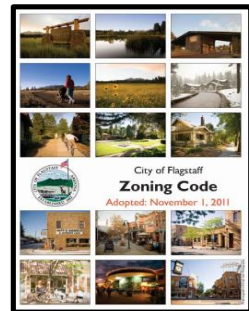
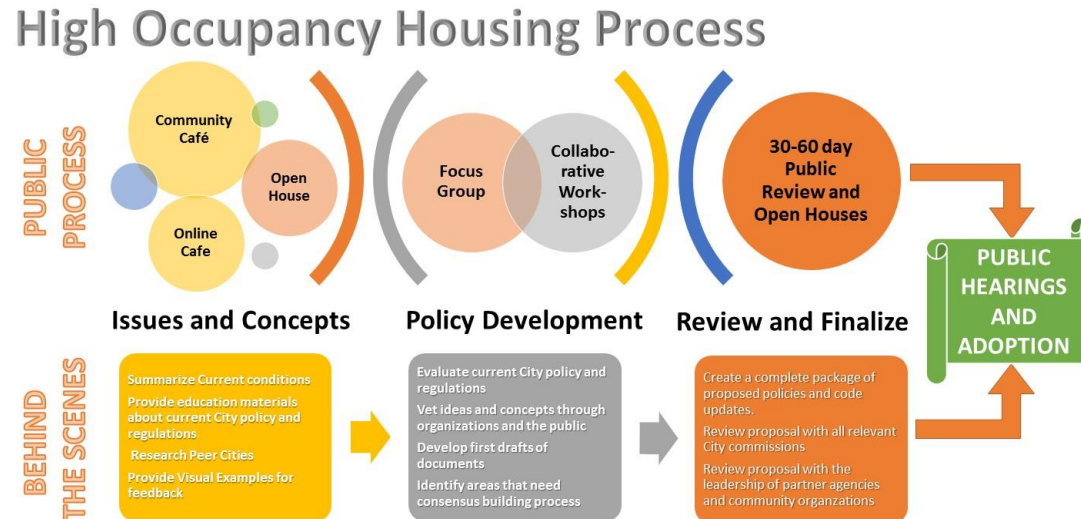
- **Fulfills the Regional Plan Policy NH.1.7. “Develop appropriate programs and tools to ensure the appropriate placement, design, and operation of new student housing developments consistent with neighborhood character and scale.”**
- **Refines the goal and policies pertaining to the location of HOH mixed use building in activity centers**
- **Preserve the of character of existing and historic neighborhoods**
- **Address public concerns related to large buildings and unintended consequences of past zoning in Flagstaff (1972, 2011).**





## What happened leading up to the HOH Plan

- 2015 HUB Rezoning case – spurred issues
- 2016 – Hub was approved using existing zoning case, was upheld on appeal
- 2016 – Student housing action plan external working group convened
- 2017 – 2018 Public participation for HOH plan

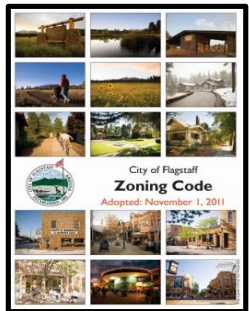




## Proposed Zoning Code Concepts from the HOH Plan

### Purpose:

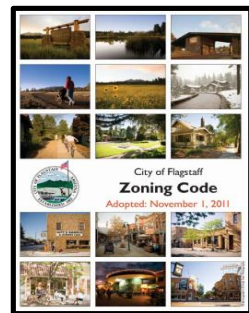
- **Amend the Zoning Code to begin implementing the High Occupancy Housing (HOH) Plan.**
  - **Modifying the building height in the Community Commercial (CC) zone**





## Proposed Zoning Code Concept

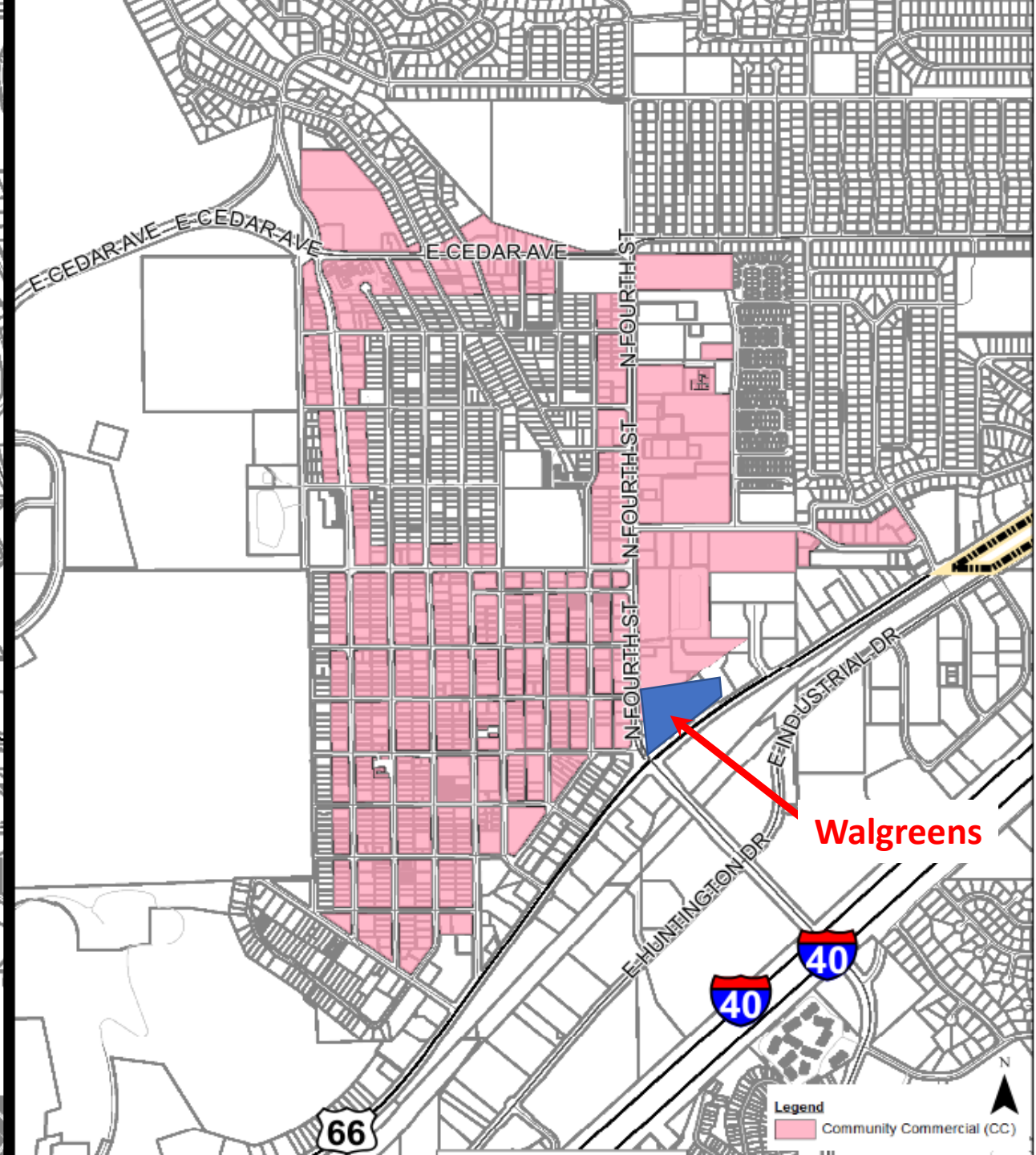
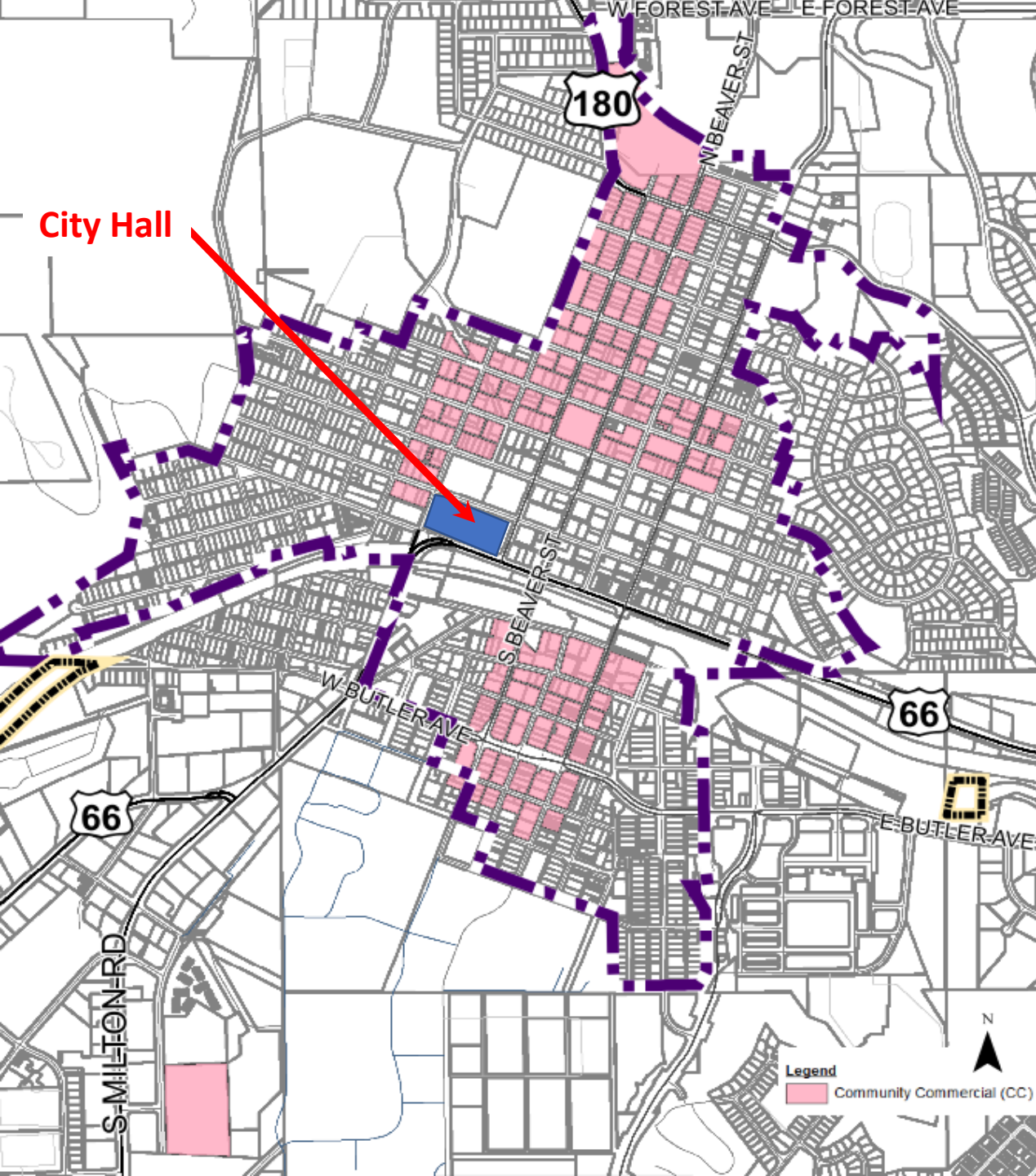
- **Modify the allowed building height from 60 feet to 45 feet**

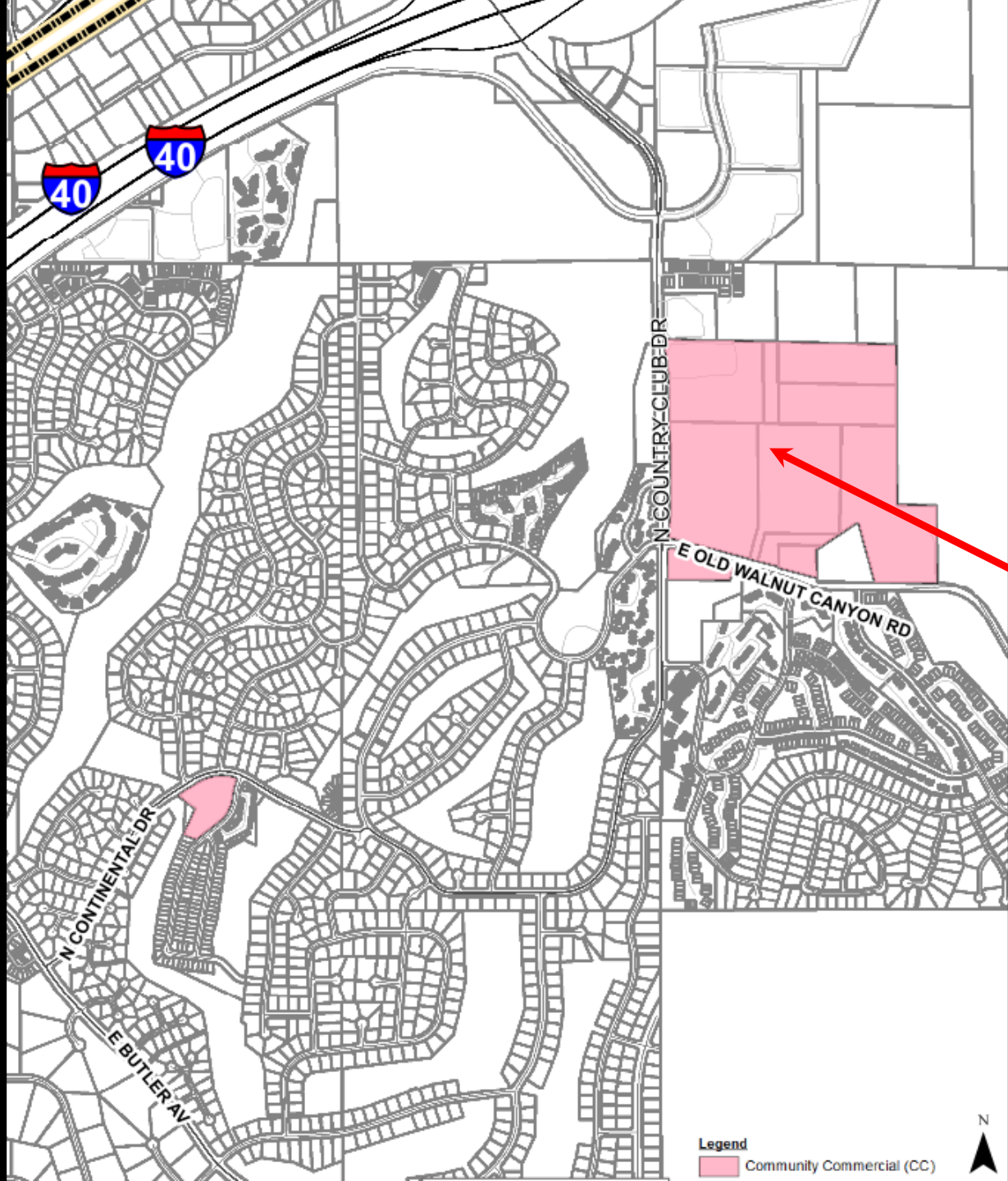




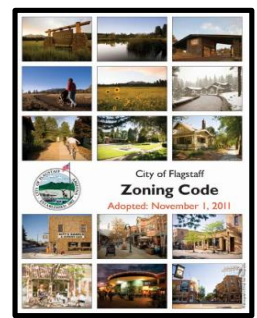
## Why propose a lower building height in the CC Zone?

- **The allowed a building height of sixty (60) feet that does not correspond with the lower building heights of existing developments;**
- **Have the greatest overlap of historic small-scale traditional neighborhoods that could be negatively impacted by the influx of large-scale developments;**
- **Have significant overlap with low income communities that may be displaced by gentrification and redevelopment; and**
- **Contain localized limited utility capacity to support large scale High Occupancy Housing developments.**





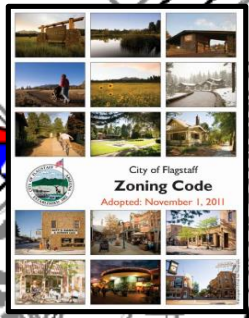
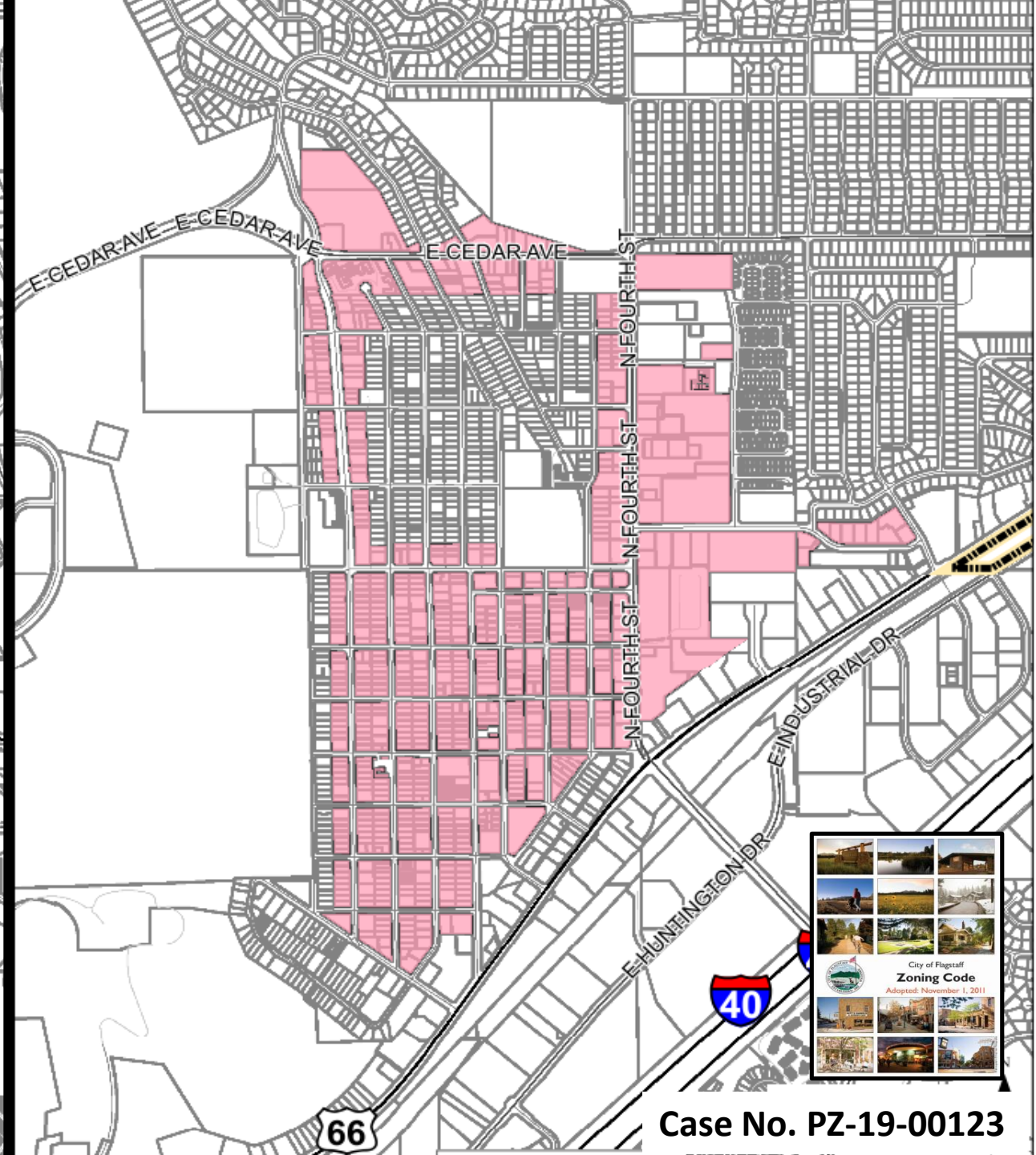
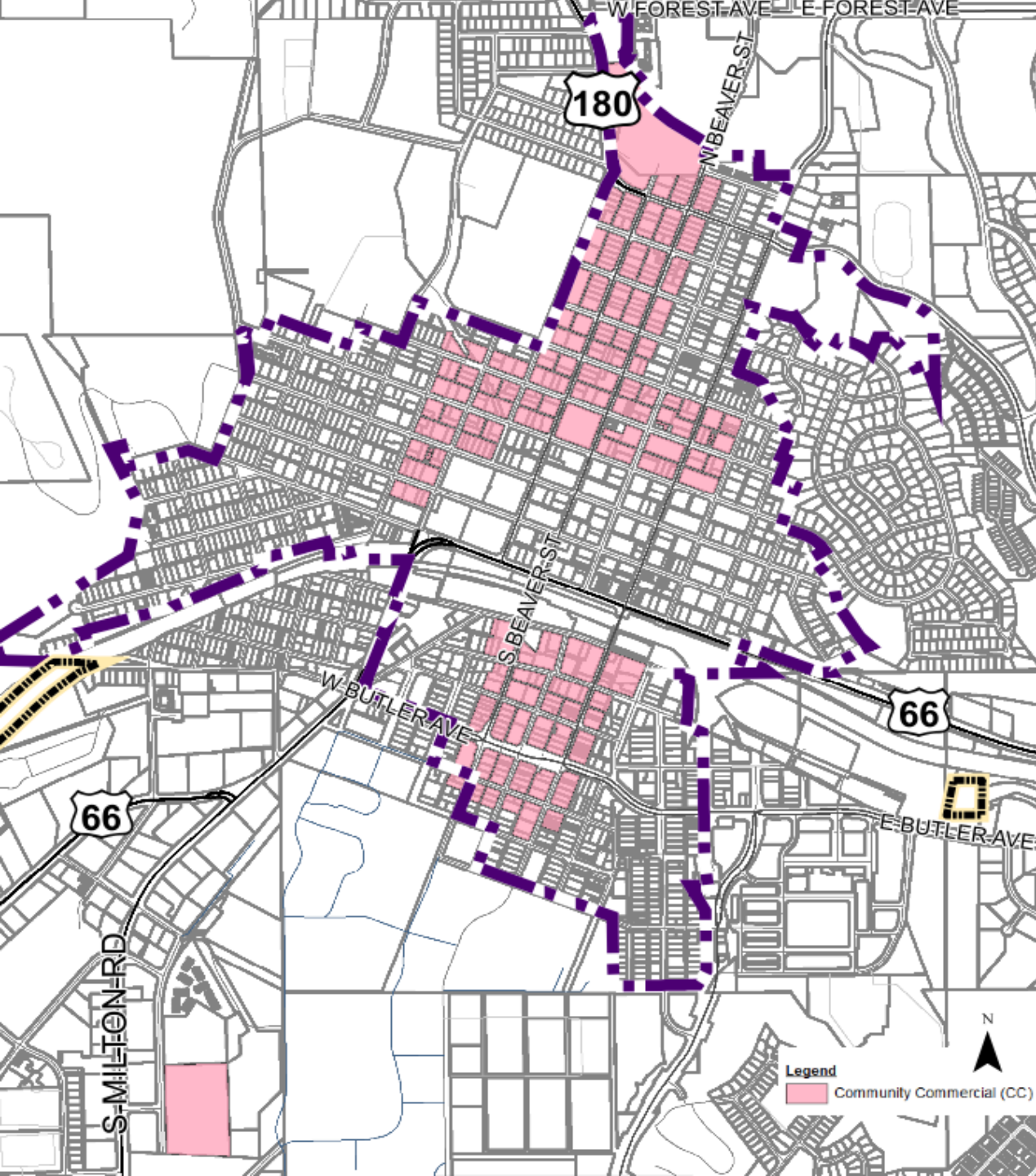
**Continental Park**



**Legend**  
Community Commercial (CC)

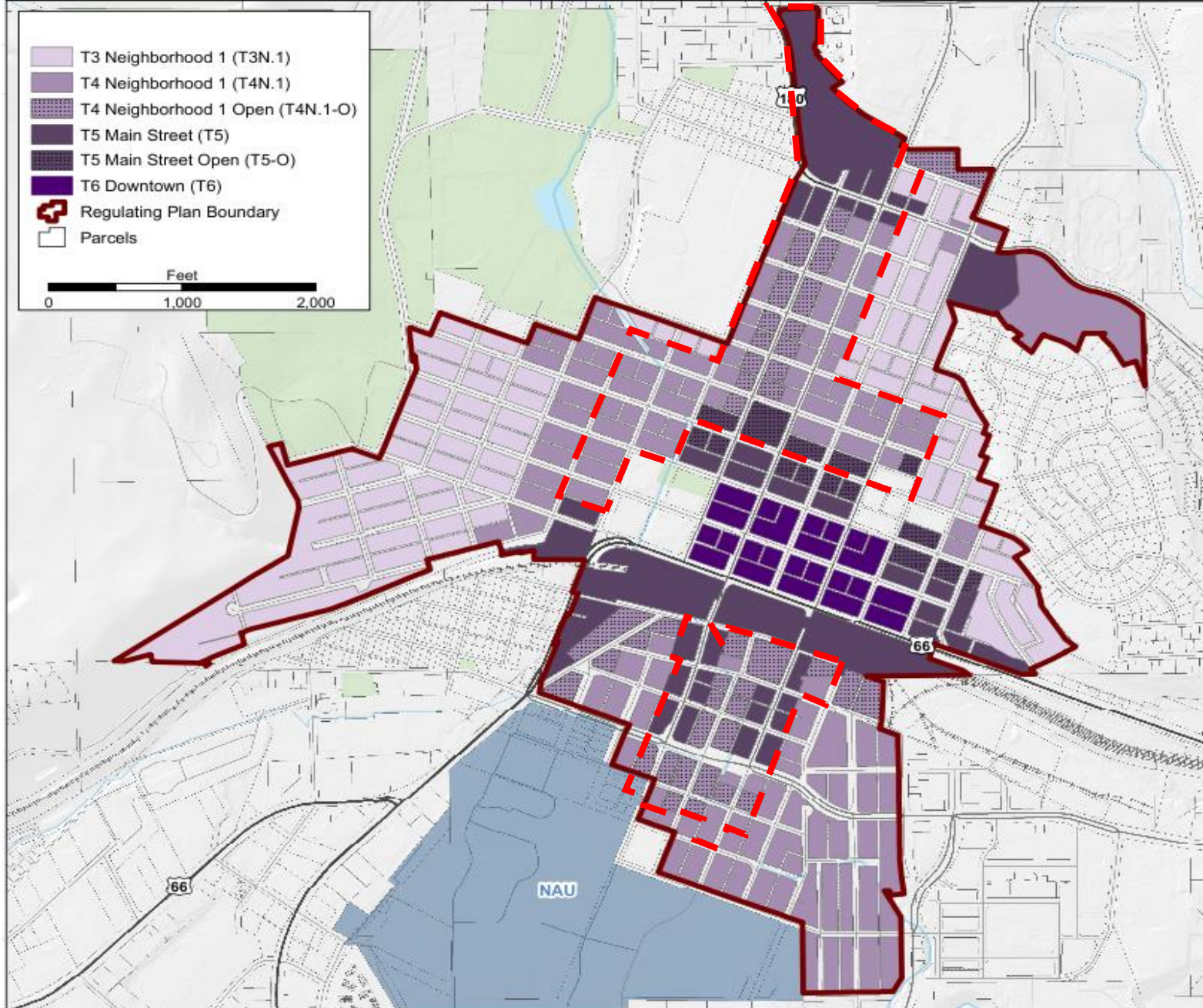


**Case No. PZ-19-00123**

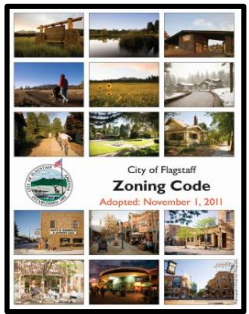


Case No. PZ-19-00123

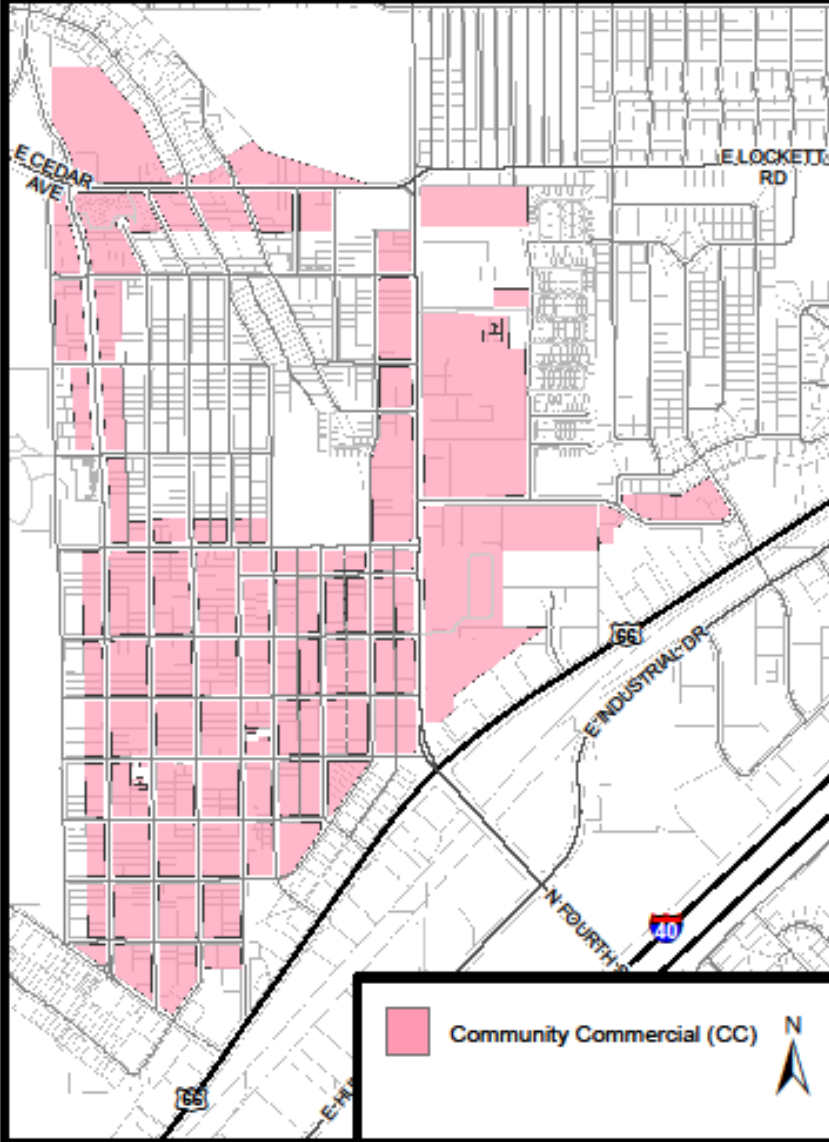
# Downtown Regulating Plan



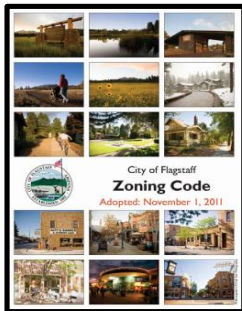
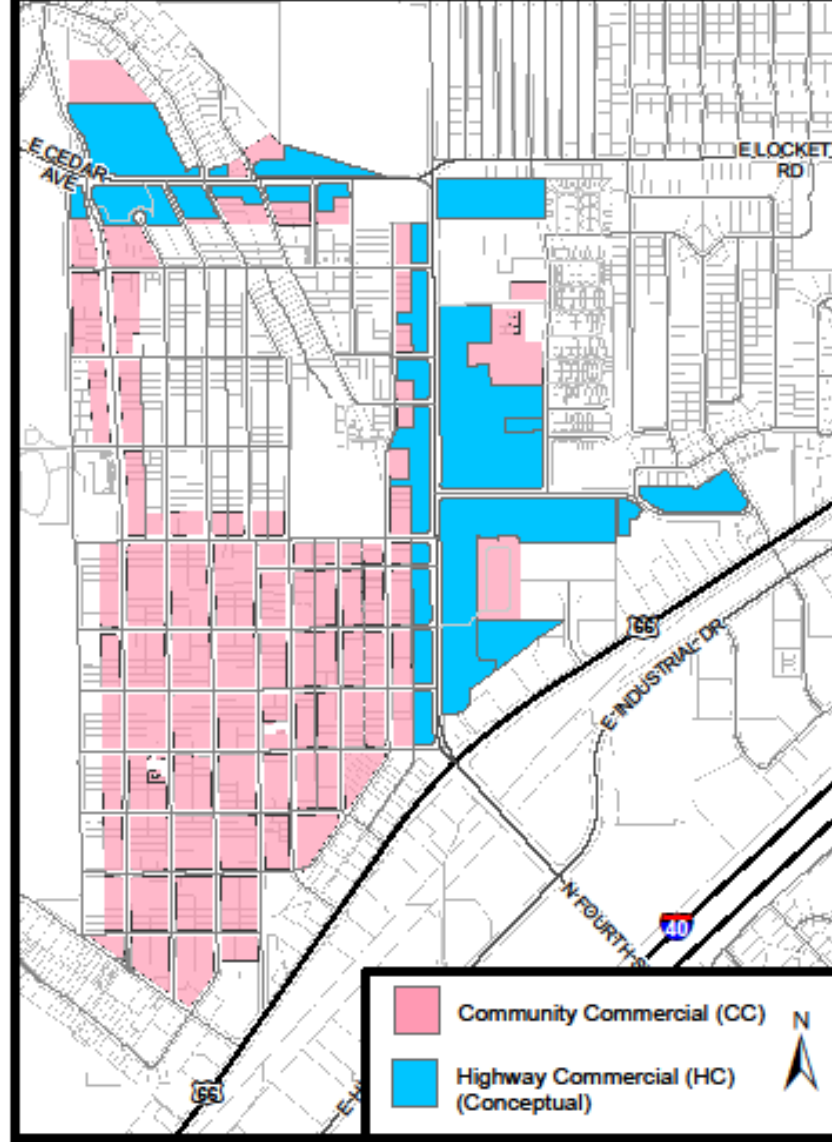
**Community Commercial (CC)**



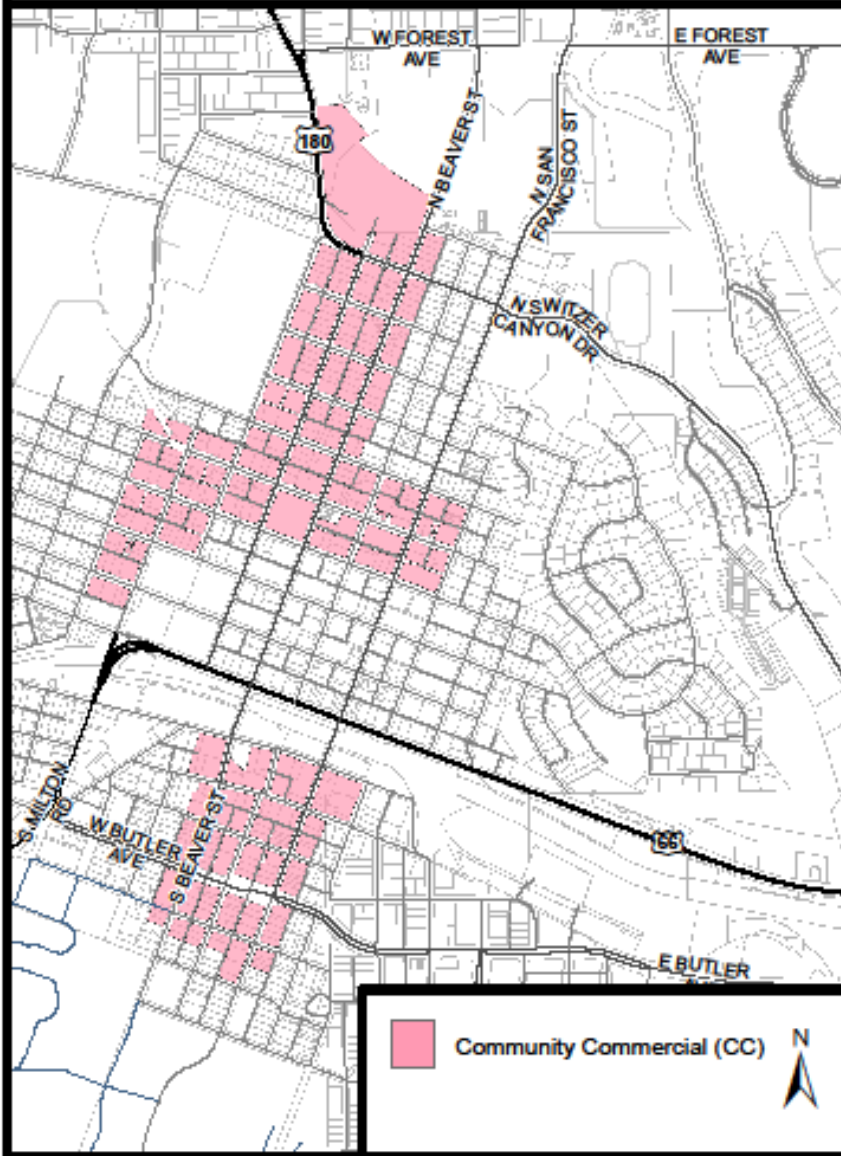
Existing Locations of the Community Commercial (CC) in the Sunnyside Neighborhood Area



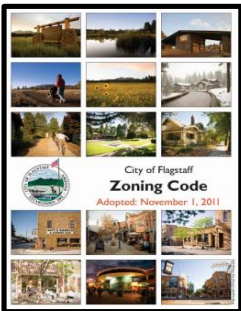
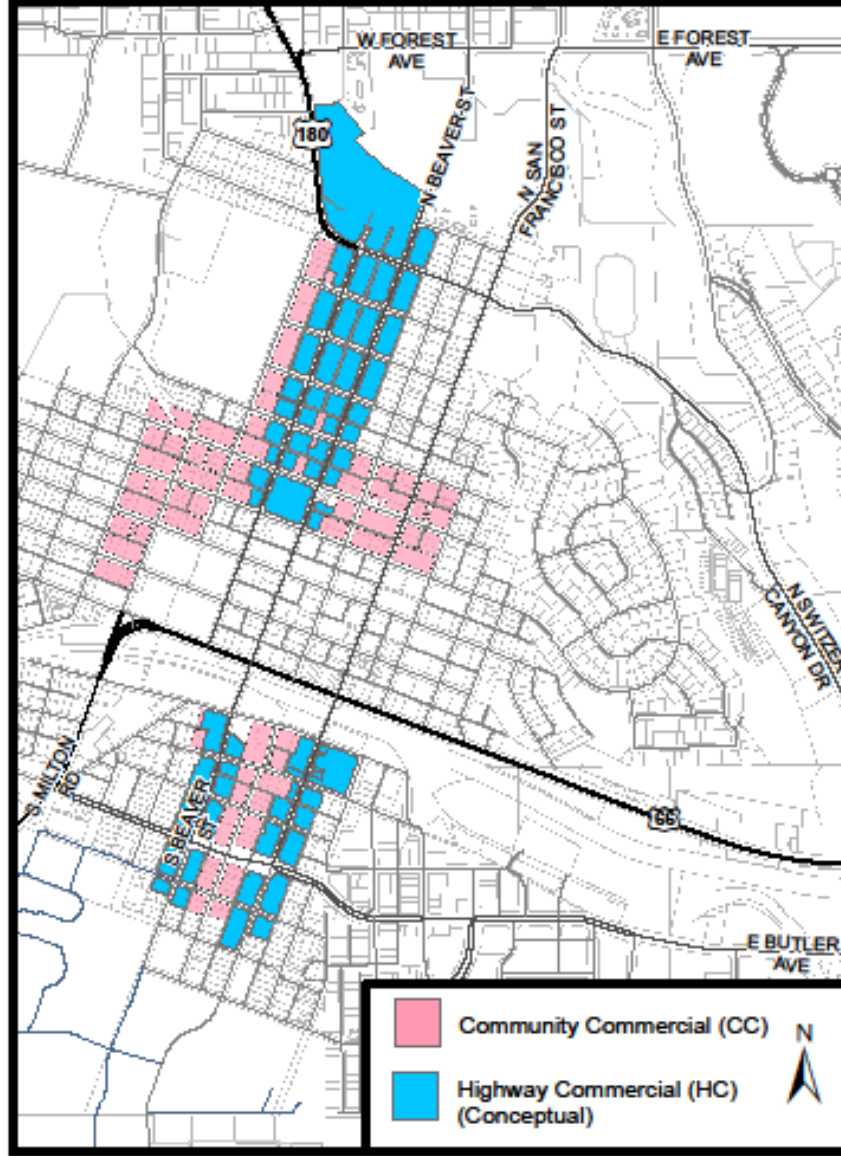
Conceptual locations to Rezone to Highway Commercial (HC) in the Sunnyside Neighborhood Area



Existing Location of the Community Commercial (CC) in the Southside and North of Downtown Neighborhood Areas



Conceptual locations to Rezone to Highway Commercial (HC) in the Southside and North of Downtown Neighborhood Areas





# City Council Work Session



## Proposed Zoning Code Concepts

- **Modify the allowed building height from 60 feet to 45 feet**

## City Council Questions and Comments

