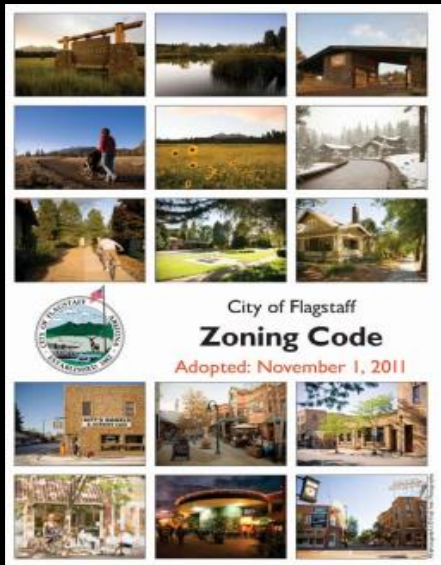


City Council

Updates to the Zoning Code High Occupancy Housing Plan



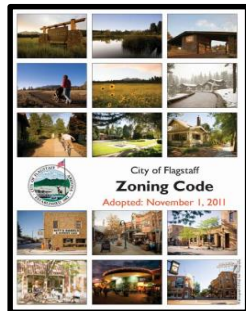
Dan Symer, AICP
Zoning Code Manager





Why did the City adopt the HOH Plan?

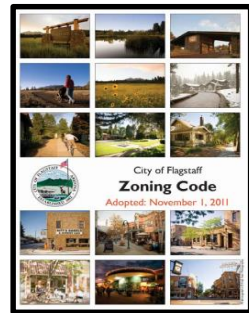
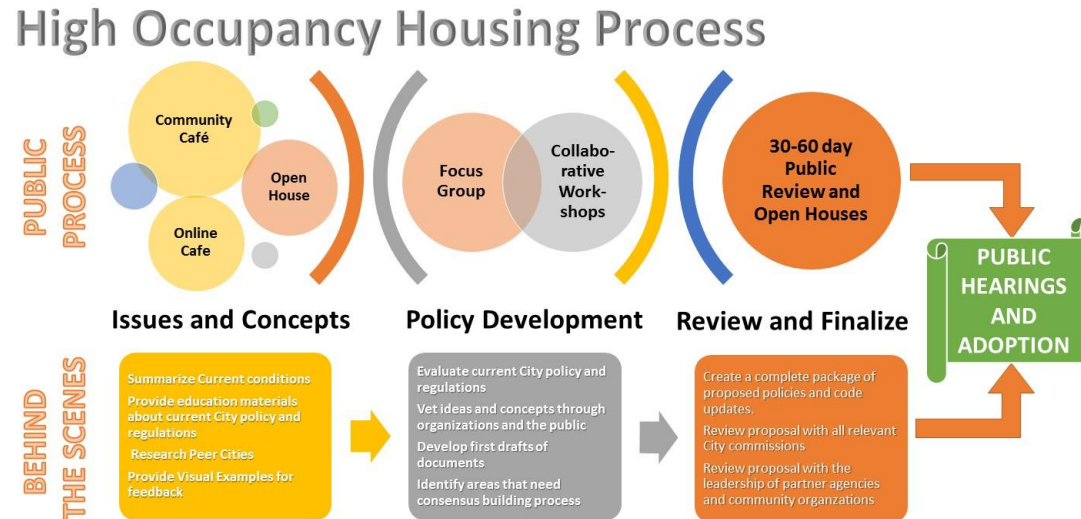
- **Fulfills the Regional Plan Policy NH.1.7. “Develop appropriate programs and tools to ensure the appropriate placement, design, and operation of new student housing developments consistent with neighborhood character and scale.”**
- **Refines the goal and policies pertaining to the location of HOH 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





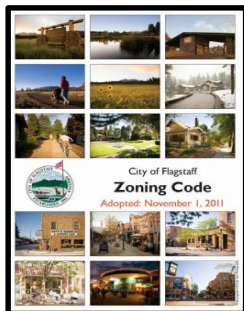
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Proposed Zoning Code Concepts from the HOH Plan

Purpose:

- Amend the Zoning Code to begin implementing the High Occupancy Housing (HOH) Plan.
- Replace the Rooming and Boarding provisions

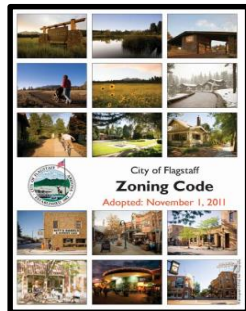




Proposed Zoning Code Concepts

Replace the Rooming and Boarding provisions with new HOH land uses:

- a. Definitions;
- b. Conditional Use Permit HOH Specific Criteria Considerations;
- c. Maximum bedroom densities.
- d. Specific to use property development criteria;
- e. Parking requirements and allowance; and
- f. Delete and replace the Rooming and Boarding land use in the zones





Why replace the rooming and boarding provisions?

- **Is based on leasing arrangements that are difficult to enforce;**
- **Allows the HOH style of development in locations in the City that are not supported by the Regional and HOH Plans.**
- **Does not have criteria pertaining to the maximum number of dwelling per units or number of bedrooms per acre.**
- **Does not address building mass, scale, or form.**
- **Requires significantly more parking, which may result in large parking garages and lots, which are typical associated with increased vehicle trips and limited use of other multi-model options.**

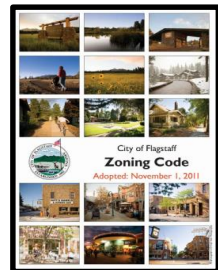


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Proposed Zoning Code Concepts, Definitions:

1. **High Occupancy Housing Development (HOHD):** Is any of the following:
 - a. **A mixed-use or multiple-family development, with three or more dwelling(s) units, and:**
 1. has a density greater than 29 dwelling units per gross acre;
 2. has a bedroom to gross acre ratio greater than 72.5;
 3. has a bedroom to dwelling unit ratio greater than 2.5;
 4. has a per dwelling unit bedroom to sanitation facility ratio less than 1.3, excluding 1- and 2-bedroom units; or
 5. more than 10 percent of the dwelling units have four bedrooms, or more.
 - b. **A single-family attached or detached dwelling, duplex, or triplex, that contains with four bedrooms or more, and a bedroom to sanitation facility ratio of less than 1.3,**
 - excluding developments in the Rural Residential (RR) and Estate Residential (ER) zones and an accessory dwelling units.
2. **Mixed-use High Occupancy Housing Development (MHOHD):** Is development that conforms with the definitions of High Occupancy Housing Development and Mixed-use.



(Strategies to be Implemented by 2019, bullet 2, page 102)

Case No. PZ-19-00124



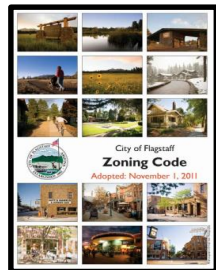
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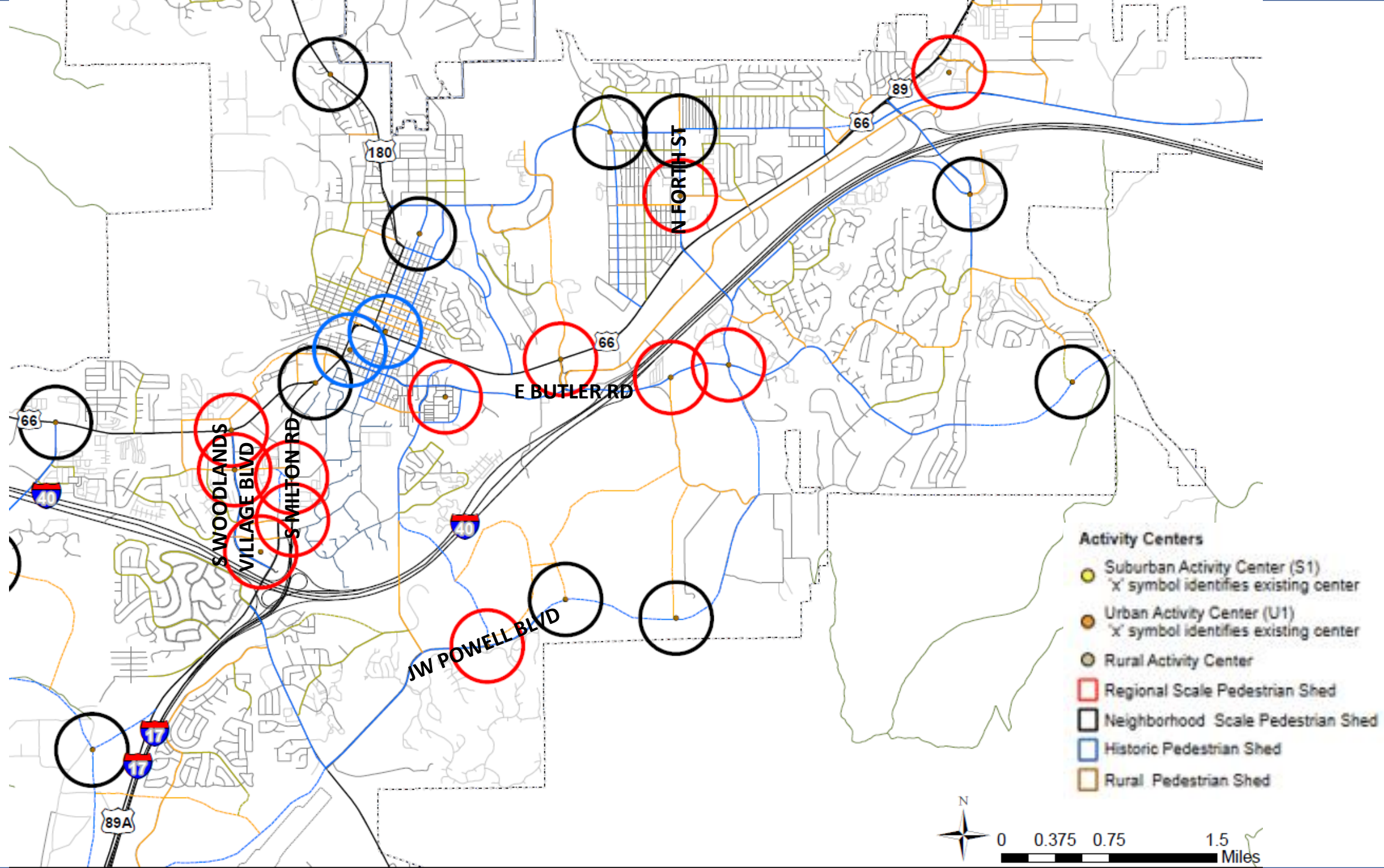


Proposed Zoning Code Concepts, Definitions:

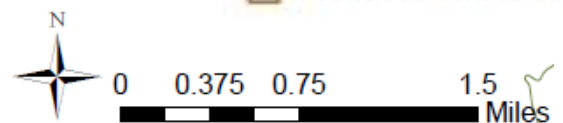
Follow Up Questions Pertaining to the High Occupancy Housing Development Definition:

1. The Regional Plan Policy LU.18.17. states, "Mixed-use developments over 50 dwelling units per acre should be located in regional-scale activity centers."
 - Should MHOHD in a Regional Activity Center be allowed up to 50 dwelling units per acre without a CUP before being considered a MHOHD if the development does not trip one of the other HOHD definition criteria?





- Activity Centers**
- Suburban Activity Center (S1)
'x' symbol identifies existing center
 - Urban Activity Center (U1)
'x' symbol identifies existing center
 - Rural Activity Center
 - ▭ Regional Scale Pedestrian Shed
 - ▭ Neighborhood Scale Pedestrian Shed
 - ▭ Historic Pedestrian Shed
 - ▭ Rural Pedestrian Shed



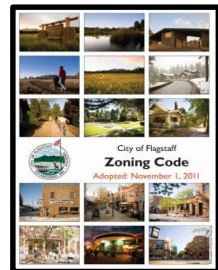


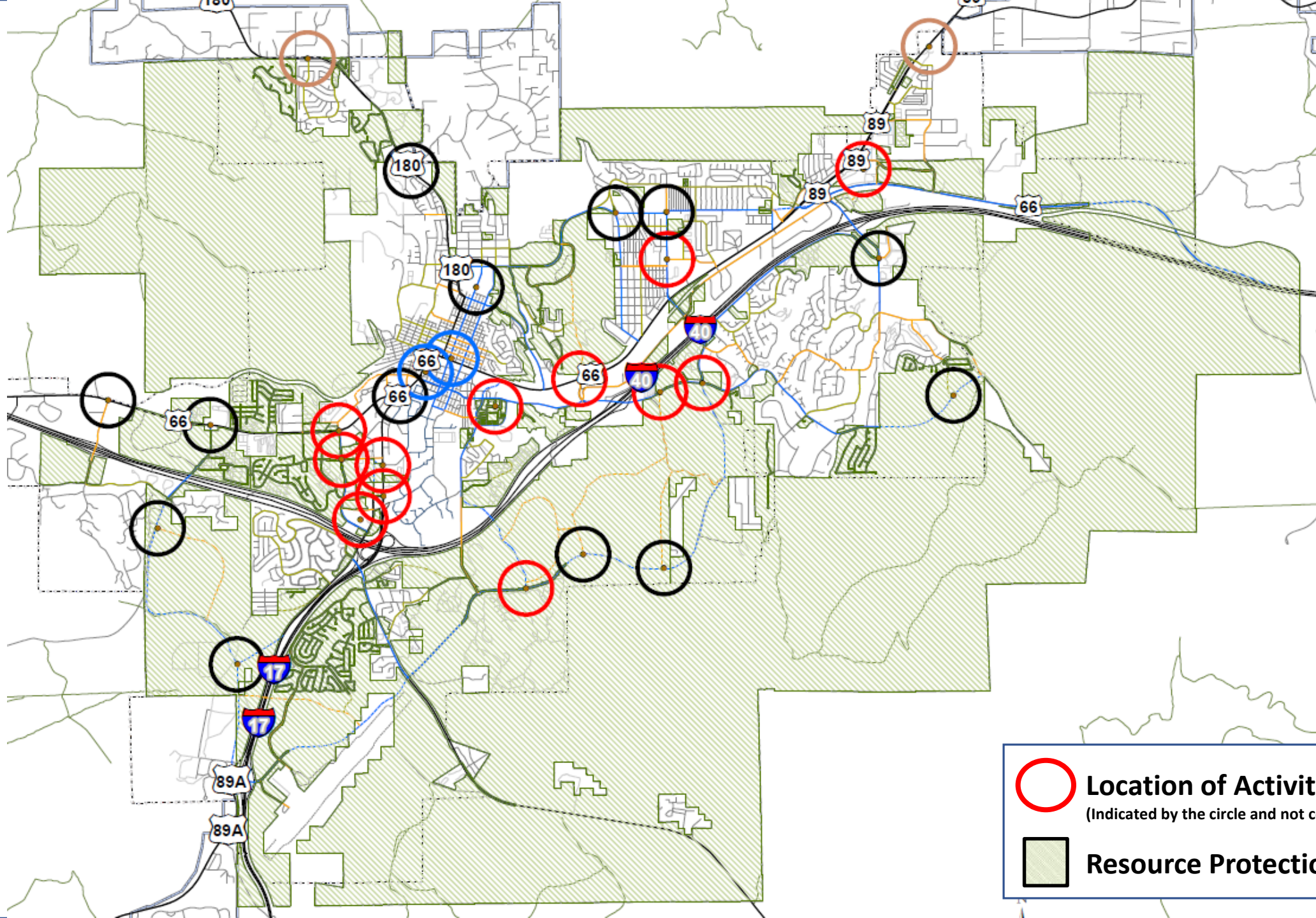
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Proposed Zoning Code Concepts, Definitions:

- **Except for mixed-use developments, the maximum density of a residential development in areas of the City that have the Resource Protection Overlay zone is 22 dwelling units per acre.**





-  **Location of Activity Centers**
(Indicated by the circle and not color specific)
-  **Resource Protection Overlay**



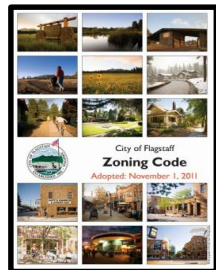
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Conditional Use Permit Criteria:

All uses that require a Conditional Use Permit are subject to the following criteria:

- 1. Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;**
- 2. Hazard to persons or property from possible explosion, contamination, fire or flood; and**
- 3. Impact on surrounding areas arising from unusual volume or character of traffic.**





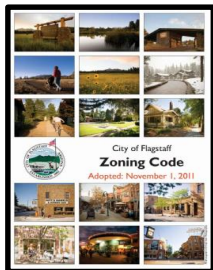
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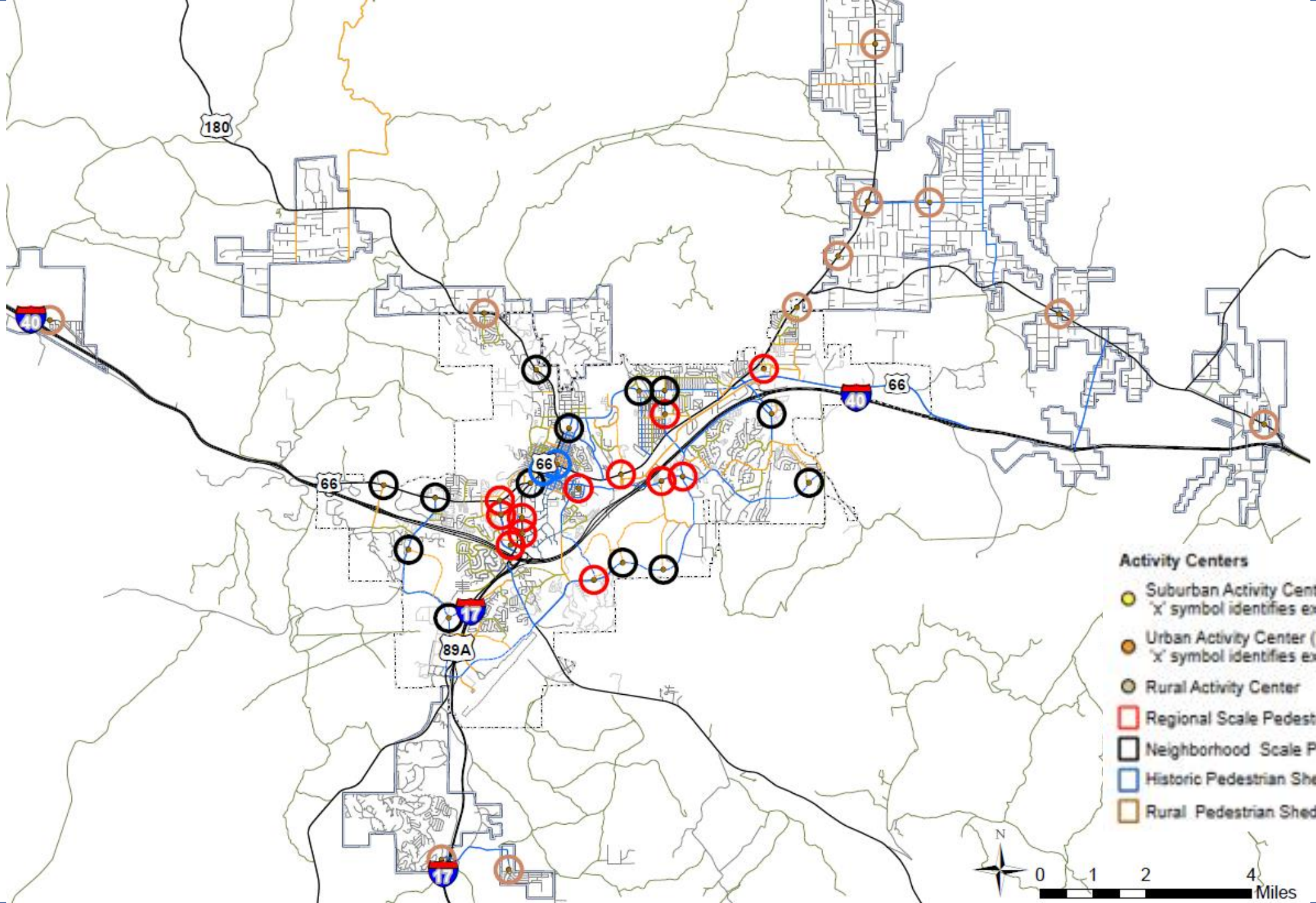


Conditional Use Permit HOH Specific Criteria Considerations:

- 1. The property owner has submitted plans that demonstrate how the development can be converted from a high occupancy housing development, without substantial structural or substantial plumbing modifications, to a traditional multiple-family development consisting of studio, 1 bedroom, 2 bedroom, and 3 bedroom units;**
- 2. The HOHD and MHOHD is located in an activity center delineated in the General Plan.**

(Based on Regional Plan Policies LU 7.1, LU 18.2, LU 18.7, LU 18.14, HOHP Policies 2.1 and 2.6).





- Activity Centers**
- Suburban Activity Center (S1)
'x' symbol identifies existing center
 - Urban Activity Center (U1)
'x' symbol identifies existing center
 - Rural Activity Center
- Pedestrian Sheds**
- Regional Scale Pedestrian Shed
 - Neighborhood Scale Pedestrian Shed
 - Historic Pedestrian Shed
 - Rural Pedestrian Shed



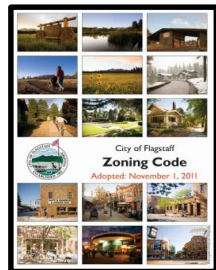
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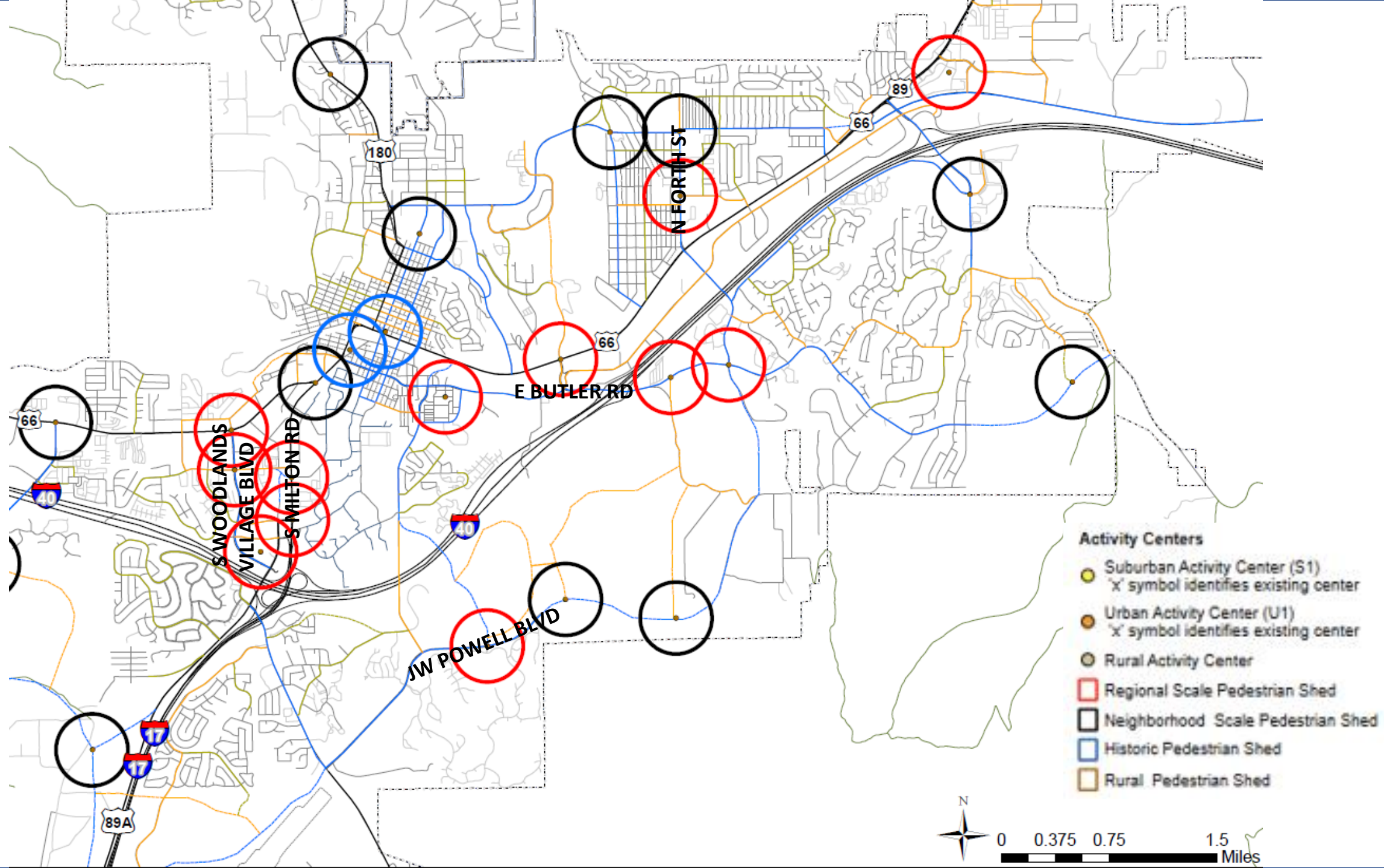
Conditional Use Permit HOH Specific Criteria Considerations:

3. The HOHD that contains more than 50 dwelling unit per acre or 125 bedrooms per acre, shall be located in a regional activity center delineated in the General Plan.

(Based on Regional Plan Policy LU 18.17).



Case No. PZ-19-00124



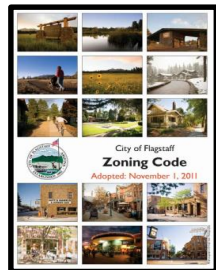


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Conditional Use Permit HOH Specific Criteria Considerations:

4. The lot or parcel that contains the HOHD shall be connected to a stop on the permanent transit network by a continuously improved pedestrian sidewalk or improved trail that does not exceed more than 1200 feet.
5. The HOHD and MHOHD is designed with a character, including mass, scale, height, colors and other elements, that is compatible with the existing structures of the neighborhood were the HOHD and MHOHD is located.
6. Obtain an approved safety plan and, a “good neighbor” plan approved by the Flagstaff Police Department’s Crime Free Multihousing program.





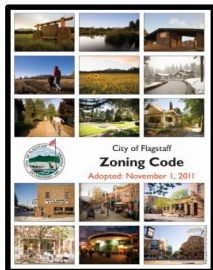
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Conditional Use Permit HOH Specific Criteria Considerations:

Planning Commission Comments:

- **The concept of compatibility as a Conditional Use Permit criterion needs to be more specific.**
- **We need to incorporate strict criteria that assists in protecting the City's character and historic buildings and neighborhoods by including proximity requirements for large scale HOHDs.**
- **Incorporate requirements for a compatibility study of a HOHD within and/or near a historic building and neighborhood by an independent qualified architectural historian to determine the compatibility, impact and relationship that the HOHD may have on these structures and areas.**





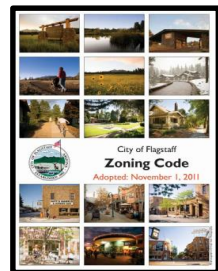
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Proposed Zoning Code Specific to Use Requirements for any HOHD

- 1. A MHOHD shall comply with the mixed-use development standards.**
(Based on HOHP Policies 2.2, 2.4, and 4.1)
- 2. Prior to the issuance of a building permit, approval of a safety plan is required.**
(Based on HOHP Plan Policy 7.7)
- 3. Prior to the issuance of a building permit, approval of a “good neighbor” is required.**
(Based on Regional Plan CC 3.1, on HOHP Plan Policy 7)
- 4. Prior to the issuance of a building permit, approval of a waste management plan is required;**
(Based on HOHP Plan Policy 6.1)
- 5. Prior to the final approval of a subdivision that creates one or more lots or parcels that would contain a development conforming to the definition of a HOHD and MHOHD, approval of a Conditional Use Permit is required.**

(Based on the proposed definition of HOHD)





Parking – What is the right balance?

- Risks of providing too much parking
 - **Contrary to Climate Action and Adaption Plan**
 - **Increases trip generation**
 - **Free parking is not free – it gets incorporated into the cost of housing**
 - **Technology may change the demand for parking**
 - **Discourages multi-modal transportation**
 - **Reduces the ability to adaptively reuse historic properties.**



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Parking – What is the right balance?

- **Other issues**
 - **Neighborhood nuisance issues – blocked driveways, low availability for residents**
 - **Winter parking ordinance enforcement**
 - **Uniformity requirement for the zoning code**

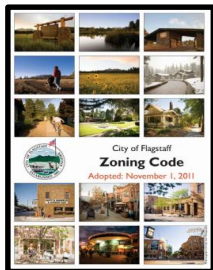


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Proposed Vehicle Parking Requirement Considerations

- 1. HOHD and MHOHD, with three dwelling units, or less (single-family, duplex, and triplex):**
 - **1 parking space per bedroom.**





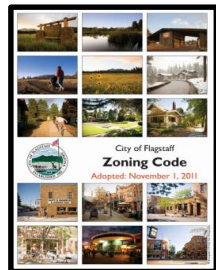
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Proposed Vehicle Parking Requirement Considerations

2. HOHD and MHOHD, with Four Dwelling Units and Above:

- **Option 1 – Current rooming and Boarding requirement**
 - **1 parking space per bedroom**
- **Option 2**
 - **First 100 bedrooms: 0.90 parking spaces per bedroom**
 - **Remaining bedrooms greater than 100: 0.80 parking space per bedroom.**
- **Option 3 – Ratio supported by 2017 Student Housing Parking study**
 - **0.77 parking space per bedroom**





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Proposed Vehicle Parking Reduction Considerations

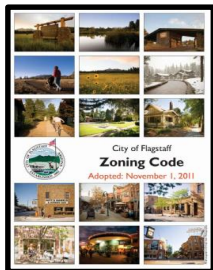
Transit:

1. A HOHD shall be allowed up to a maximum 20% reduction in the total required parking for providing free transit passes to residents

- **Criteria:**

- a. **The reduction may not be used for a Single Family Residential, Duplex, or Triplex HOHD**
- b. **Shall have parking requirement of 50 spaces, or greater.**
- c. **Annual parking passes shall be at least equal to the number of parking spaces that are reduced.**
- d. **Requirement shall be perpetual.**
- e. **Shall be within 1200 feet of a permanent transit stop**

(Based on HOHP Policies 3.1, 3.3, and 3.5)





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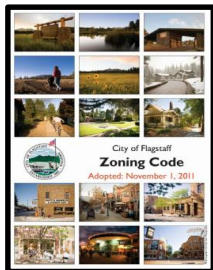


Proposed Vehicle Parking Reduction Considerations

Bike Parking:

- 1. A HOHD and a MHOHD with a parking requirement equal to or greater than 50 parking spaces may be allowed to reduce the parking requirements by one parking space for every four high-security (a separate secured and monitor bike room, bike lockers, etc.) spaces, up to a maximum of 10 percent of the total parking require**

(Based on Regional Plan Policies E1.5, and T1.6 and HOHP Policies 3.1, 3.2 and 3.3)





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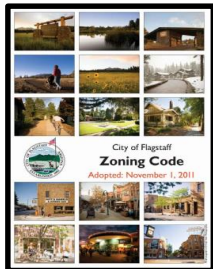


Proposed Vehicle Parking Reduction Considerations

Car Share:

1. Should the parking requirements of a HOHD and MHOHD be allowed to be reduced when carshare facilities and vehicles are provided in a HOHD and MHOHD?
2. What considerations should be required to allow a reduction in the parking requirements of HOHD and MHOHD when carshare facilities and vehicles are provided?

(Based on High Occupancy Housing Plan, Strategies to be implemented by 2023, bullet 1, page 106)





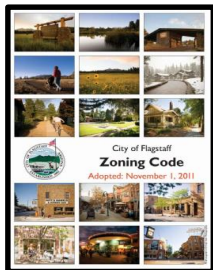
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Proposed Replacement of the Rooming and Boarding Land Use

The use is allowed as a conditional use with the approval of a Conditional Use Permit in the following:

- **Residential Zones:**
 - **Manufactured Housing (MH)**
 - **Estate Residential (ER)**
 - **Medium Density Residential (MR)**
 - **High Density Residential (HR)**
- **Commercial Zones:**
 - **Suburban Commercial (SC)**
 - **Community Commercial (CC)**
 - **Highway Commercial (HC)**
 - **Commercial Service (CS)**
 - **Central Business (CB)**





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Proposed Zoning Code Concepts

City Council Comments, Questions and Discussion

