

High Occupancy Housing Development Draft Concepts

- I. High Occupancy Housing Development Definitions.
 - A. This amendment introduces a new land use category definition to the Zoning Code for a High Occupancy Housing Development (HOHD). Based on the High Occupancy Housing Plan (HOHP) (Strategies to be Implemented by 2019, bullet 2, page 102), and public comments received during and after the HOHP development and adoption, a HOHD occurs in many forms. The most common characteristics of a HOHD include a large number of dwelling units per acre, bedrooms per acre, bedrooms per dwelling unit, and a ratio of bedrooms to sanitation facility (bathrooms) near to one-to-one.
 1. High Occupancy Housing Development: Is any of the following:
 - a. A mixed-use or multiple-family development that consists of one or more structures, or portion thereof, 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; and
 5. more than 10 percent of the dwelling units have four bedrooms, or more; or
 - b. A single-family attached or detached dwelling, duplex, or triplex, that contains one or more dwelling units 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: Is development that conforms with the definitions of High Occupancy Housing Development and Mixed-use.
 - B. 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 development in a Regional Activity Center be allowed up to 50 dwelling units per acre before being considered a HOHD if the development does not trip one of the other HOHD definition criteria?
 2. 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.
 - Should a lower density, such as 22 dwelling units per acre, be used to qualify a development as a High Occupancy Housing Development in Resource Protection Overlay?
- II. Conditional Use Permit Additional Criteria Considerations.
 - A. The purpose of Conditional Use Permits is to provide a process for reviewing uses that are permitted in an applicable zone, but that requires a discretionary review to ensure specific criteria are complied with, and the possible imposition of conditions to mitigate the effects of the use. The

Planning and Zoning Commission, and on occasion the City Council, decides whether or not to approve a Conditional Use Permit.

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.

In addition to the above criteria, a use that requires a Conditional Use Permit may be subject to additional criteria that are only applicable to a specific use.

B. Proposed Zoning Code Additional Conditional Use Permit Criteria for a High Occupancy Housing Development.

To address the goals and policies of the Regional Plan and High Occupancy Housing Plan HOHP, the proposed Zoning Code amendment includes adding additional Conditional Use Permit criteria specific to a HOHD.

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 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).
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).
4. The lot or parcel that contains the HOHD shall be connected to a permanent transit stop by a continuously improved pedestrian sidewalk or improved trail that does not exceed more than 1200 feet.
(Based on Regional Plan Policy E1.5, HOHP Policy 2.5)
5. The HOHD 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 is located.
(Based on Regional Plan Policies CC 2.8, CC 3.1, CC 3.2, NH 1.2, NH 1.7, LU 18.9, LU 18.14, HOHP Policy 2.1)
6. Property owner, and owner's management company or representative(s) shall operate the HOHD in accordance with an approved safety plan and, a "good neighbor" plan approved by the Flagstaff Police Department's Crime Free Multihousing program. The property owner shall obtain a new approval of the safety plan from the Flagstaff Police Department's Crime Free Multihousing program every two years, and each time there is a change in the property ownership, owner's management company and/or representative(s).
(Based on HOHP Policies 7.4 and 7.7, HOHP Strategies to be implemented 2023, bullet 7, page 105)

C. Follow Up Question Pertaining to the High Occupancy Housing Development Additional Conditional Use Permit Criteria.

1. Does the propose criteria capture your thoughts as it pertains to additional considerations that should be evaluated in the decision to approve or not approve a Conditional Use Permit for a High Occupancy Housing Development? If not, what other considerations should be incorporated?

III. Specific to Use Requirement.

A. Specific to use requirements are site planning, development, and operating standards for certain land uses. Typically, these requirements must be met prior to the issuance of a building permit for the development. To address the goals and policies of the Regional Plan and HOHP, the proposed Zoning Code amendment includes adding specific requirements for a HOHD.

B. Proposed Zoning Code Specific to Use Requirements for any High Occupancy Housing Development.

1. A mixed-use High Occupancy Housing Development shall comply with the mixed-use development standards of the Zoning Code.
(Based on HOHP Policies 2.2, 2.4, and 4.1)
2. Prior to the issuance of a building permit for the HOHD, the property owner shall obtain approval of a safety plan from the Flagstaff Police Department's Crime Free Multihousing program.

(Based on HOHP Plan Policy 7.7)

3. Prior to the issuance of a building permit for the HOHD, the property owner shall obtain approval of a "good neighbor" plan from the Flagstaff Police Department's Crime Free Multihousing program that all tenants are required to sign and comply with as part of the tenant's lease.

(Based on Regional Plan CC 3.1, on HOHP Plan Policy 7)

4. Prior to the issuance of a building permit for the HOHD, the property owner shall obtain approval of a waste management plan from the City's Public Works Director that shall be implemented to the reduce waste generated by the development.;

(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, the property owner shall obtain approval of a Conditional Use Permit for the property that would contain the HOHD.

(Based on the proposed definition of HOHD)

C. Follow Up Question Pertaining to the Specific to Use Requirements for any High Occupancy Housing Development.

1. Does the propose requirements capture your thoughts as it pertains to this use?

IV. Vehicle Parking Requirement Considerations.

- A. The purpose of the Zoning Code's parking requirements are to regulate and ensure that developments provide adequate motor vehicle parking, and meet different community goals. As it

pertains to the residential parking requirements, the Zoning Code has different requirements for different dwelling unit types.

In accordance with the HOHP Strategies to be implemented by 2019, bullet 3, the parking regulations for residential development are recommended to be modified to be based on the bedrooms in a unit.

During and after the public outreach and hearings on the HOHP, and comments received to date of the Southside Plan, single, duplexes, and triplexes that are considered HOHD (based on the proposed definition) have the greatest negative impacts pertaining to overflow parking on the streets of the neighborhood. On the other hand, larger HOHDs with managed private parking has not shown to have a significant impact on the streets of a neighborhood.

- B. Proposed Zoning Code Parking Requirement Amendment for a High Occupancy Housing Developments with Three Dwelling Units or Less:
 - 1. High Occupancy Housing Developments, with three dwelling units, or less (single-family, duplex, and triplex):
 - 1 parking space per bedroom.
- C. Follow Up Question Pertaining to the Parking Requirement for a High Occupancy Housing Developments with Three Dwelling Units or Less.
 - 1. Is the proposed parking requirement for any High Occupancy Housing Development that contains three dwelling units or less (single-family, duplex, and triplex) appropriate?
- D. Proposed Zoning Code Parking Requirement Amendment Options for a High Occupancy Housing Development with Four Dwelling Units and Above.
 - 1. For consideration, three options are proposed. These are:
 - Option 1
 - 1 parking space per bedroom.
 - Example using the "The Standard" mixed-use development as an example, the residential parking requirement would be:
 - $942 \text{ bedrooms} \times 1 \text{ space per bedroom} = 942 \text{ spaces}$
 - Note: The total parking requirements for a development based on Option 1 above would be allowed to be reduced for transit incentives and providing high-security bicycle parking.
 - Option 2
 - First 100 bedrooms: 0.90 parking spaces per bedroom.
 - Remaining bedrooms greater than 100: 0.80 parking space per bedroom.
 - Example using the "The Standard" mixed-use development as an example, the residential parking requirement would be:
 - $942 \text{ bedrooms} \rightarrow (100 \times 0.90 \text{ space per bedroom}) + (842 \times 0.80 \text{ space per bedroom}) = 764 \text{ spaces}$
 - Option 3 (This option is based on the City's 2015 parking study of student housing developments)
 - 0.77 parking space per bedroom.

- Example using the "The Standard" mixed-use the development as an example, the residential parking requirement would be:

- $942 \text{ bedrooms} \times 0.77 \text{ space per bedroom} = 726 \text{ spaces}$

Note: The total parking requirements for a development based on Option 2 and 3 would not be allowed to be reduced for transit incentives and providing high-security bicycle parking. These ratios have a reduction for transit and bike parking built into the ratios.

- E. Follow Up Questions Pertaining to the Parking Requirement for any High Occupancy Housing Developments with four dwelling units and above.
 - 1. Which of the above options would be appropriate for any High Occupancy Housing Developments with four dwelling units and above? If one of the options is not appropriate, what do you think the parking requirements should be?

V. Parking Reductions Concepts.

- A. To address and incentivize the goals and policies of the Regional Plan and the HOHP pertaining to multi-modal transportation (walking, cycling, public transit, etc.) and alternative transportation options, the proposed Zoning Code amendment includes adding specific options to reduce a High Occupancy Housing Development's parking requirement.
- B. Concept 1. Proposed Zoning Code Amendment Pertaining to Reductions for Providing Free Annual Transit Passes to Residents:
 - 1. A HOHD shall be allowed up to a maximum 20% reduction in the total required parking for providing free transit passes to residents, subject to the following criteria:
 - a. The reduction may not be used for a Single Family Residential, Duplex, or Triplex HOHD
 - b. May only be used for developments that have a parking requirement of 50 spaces, or greater.
 - c. The number of free annual parking passes to be provided shall be at least equal to the number of parking spaces that are reduced.
 - d. The property owner's requirement to provide the free parking passes shall be perpetual.
 - e. The lot or parcel that contains the HOHD shall be connected to a permanent transit stop with a continuously improved pedestrian sidewalk or improved trail that does not exceed more than 1200 feet.

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

- C. Follow Up Questions pertaining to the proposed transit reductions provisions for High Occupancy Housing Developments.
 - 1. Is the reduction amount sufficient, or too high? If the reduction is too high, what should the reduction be? Should there be additional criteria? If so, what additional criteria do you recommend?
- D. Concept 2. Proposed Zoning Code Amendment to Incorporate a Reduction in the Requirement for Providing Additional High-security Bike Parking Spaces.
 - 1. A HOHD 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 monitored bike room, bike lockers, etc.) spaces, up to a maximum of 10 percent of the total parking required. The high-security bike parking spaces provided to achieve

a reduction are in addition to the minimum required high-security bike parking requirements for an HOHD.

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

E. Follow Up Questions pertaining to the proposed high-security bike parking reduction provisions for a High Occupancy Housing Developments.

1. Is the reduction amount sufficient, or too high? If the reduction is too high, or too low, what should the reduction be? Should there be additional criteria? If so, what additional criteria do you recommend?

F. Concept 3. Proposed Zoning Code Amendment to Incorporate a Reduction in the Requirement for Providing Additional High-security Bike Parking Spaces.

1. A High Occupancy Housing Development that provides car share options with dedicate parking for the vehicles within the development is being considered as a method to reduce a development's required number of parking spaces. Car share is a method of providing vehicles for persons to use when they do not have their own vehicle. Car share programs allow residents to rent a vehicle when needed, typically by the hour, day, etc. Therefore, the general intent is to reduce the number of parking spaces that are provided for each bedroom or dwelling unit.

There are a variety of different car share programs. Zipcar, Enterprise CarShare, Car2go, Maven, and UHaul CarShare are some companies that provide carshare services. Zipcar and Enterprise CarShare operate in and around Northern Arizona University.

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

G. Follow Up Questions pertaining to providing a parking reduction for the incorporation of in any High Occupancy Housing Developments.

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

H. Follow Up Question pertaining to the total parking reduction for any HOHD.

1. Please provide your thoughts on the maximum amount that the parking requirements for a High Occupancy Housing Development should be allowed to be reduced. e.g. 5%, 10% 20%, etc.

VI. Maximum Bedrooms per Acre Allowances for the Medium Density Residential (MR) and High Density Residential (HR) zone.

A. The proposed Zoning Code amendment is intended to address the Strategies to be Implemented by 2019, bullet 2, page 102, of the HOHP that recommends adding maximum bedroom densities to the Medium Density Residential (MR) and High Density Residential (HR). Currently, these zones do not have maximum bedroom per acre density regulations. Consistent with the HOHP, the proposed bedrooms per acre is based on the allowed unit densities of the zone multiplied by 2.5.

B. The Proposed Zoning Code Amendment to Add Maximum Bedrooms per Acre Density Regulations to the Medium Density Residential (MR) and High Density Residential (HR)

1. Medium Density Residential (MR):
 - a. Maximum bedrooms per acre outside of the Resource Protection Overlay: 35
(2.5 bedrooms per dwelling unit x 14 dwelling units per acre = 35 bedrooms per acre)
 - b. Maximum bedrooms per acre in the Resource Protection Overlay: 22.5
(2.5 bedrooms per dwelling unit x 9 dwelling units per acre = 22.5 bedrooms per acre)
2. High Density Residential (HR) maximum bedrooms per acre: 72.5
 - a. Maximum bedrooms per acre outside of the Resource Protection Overlay: 72.5
(2.5 bedrooms per dwelling unit x 29 dwelling units per acre = 72.5 bedrooms per acre)
 - b. Maximum bedrooms per acre in the Resource Protection Overlay: 55
(2.5 bedrooms per dwelling unit x 22 dwelling units per acre = 55 bedrooms per acre)

VII. Deletion of the Rooming and Boarding Land Use.

- A. One of the objectives of the HOHP is to replace the Rooming and Boarding land use with the HOHD land use (Strategies to be implemented by 2019, bullet 2, page 102).
 - The Rooming and Boarding land use is defined in the Zoning Code as: A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities and sororities.

The Rooming and Boarding land use would still be allowed, although the use would be considered a HOHD.

- B. Currently, the Rooming and Boarding land 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)

C. Follow-up Questions pertaining to the Replacement of Rooming and Boarding

1. When the Rooming and Board land use is replaced with the High Occupancy Housing Development land use should it remain as a conditional use, or should it be in removed from any one of the following zones:
 - Manufactured Housing (MH),
 - Estate Residential (ER),
 - Medium Density Residential (MR),
 - High Density Residential (HR)?
2. The High Occupancy Housing Plan implies that a HOHD is to be part of a mixed-use development. Currently, the Rooming and Boarding land use does not require a commercial

component to be part of a rooming and boarding development. Should HOHD be allowed as a Conditional Use Permit in a commercial zone without being a mixed-use development?