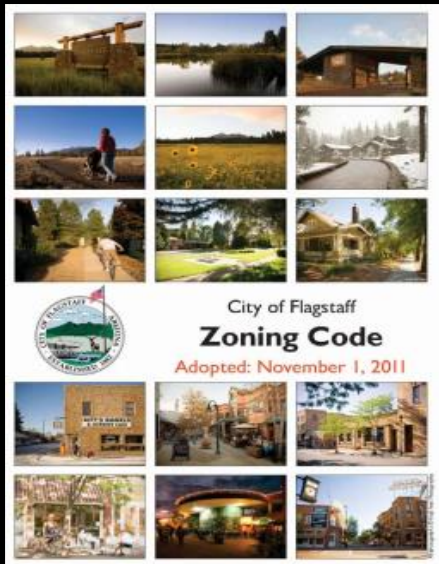


Updates to Zoning Code 2020 - High Occupancy Housing Specific Plan

City's Request to
Amend the Zoning Code
Case PZ-19-00125



Dan Symer, AICP
Zoning Code Manager

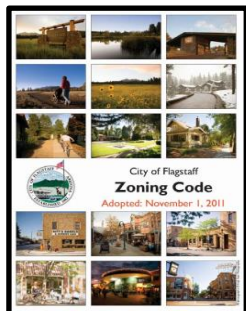
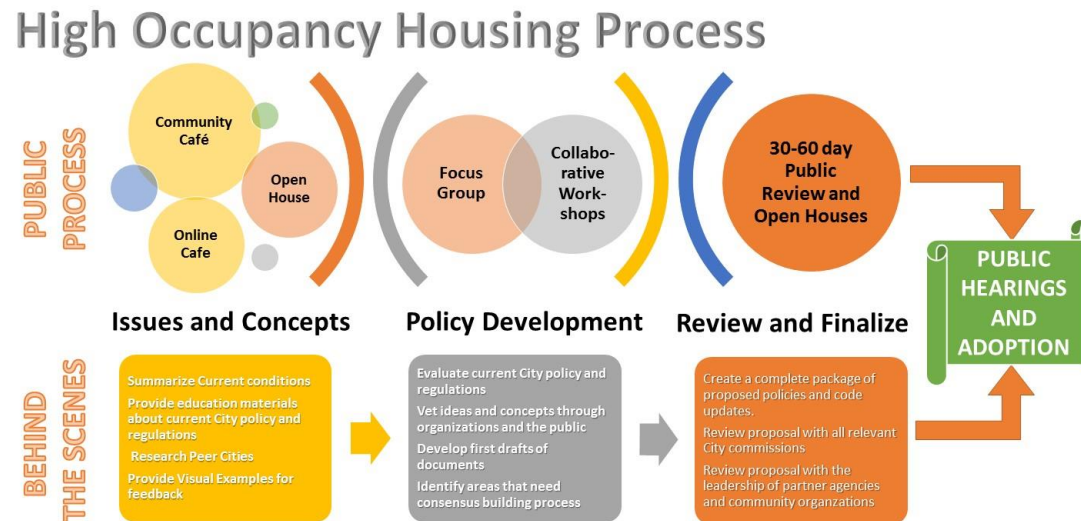




High Occupancy Housing Zoning Code Text Amendment

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

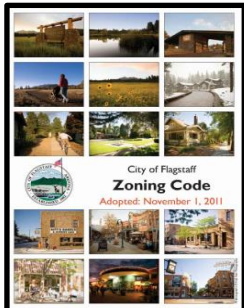




High Occupancy Housing Zoning Code Text Amendment

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).**



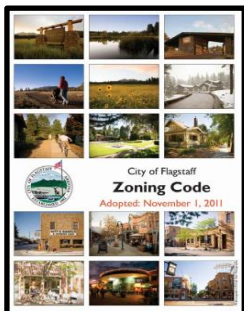


High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

Purpose:

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



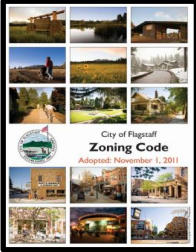


High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

Definitions

- **High Occupancy Housing Development (HOHD)**
- **HOHD, Single-Family**
- **HOHD, Two-units**
- **HOHD, Three-units**
- **HOHD, Four-units and Greater**
- **Mixed-Use High Occupancy Housing Development (MHOHD)**





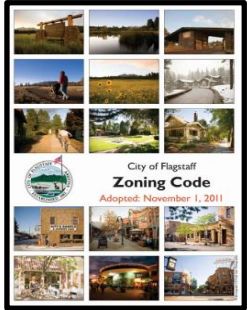
High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

Zones that the HOHDs are allowed

- **Single-Family:**

- Rural Residential (RR)
- Estate Residential (ER)
- Single-Family Residential (R1)
- Single-Family Residential Neighborhood (R1N)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Manufactured Housing (MH)
- Community Commercial (CC)
- T3 Neighborhood 1 (T3N.1)
- T3 Neighborhood 2 (T3N.2)
- T4 Neighborhood 1 (T4N.1)
- T4 Neighborhood 1 – Open (T4N.1-O)
- T4 Neighborhood 2 (T4N.2)
- T4 Neighborhood 2 – Open (T4N.2-O)





High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

Zones that the HOHDs are allowed

- **Two-units:**

- Rural Residential (RR)
- Estate Residential (ER)
- Single-Family Residential (R1)
- Single-Family Residential Neighborhood (R1N)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Suburban Commercial (SC)
- Community Commercial (CC)
- Highway Commercial (HC)
- Commercial Service (CS)
- Central Business (CB)
- T3 Neighborhood 2 (T3N.2)
- T4 Neighborhood 1 (T4N.1)
- T4 Neighborhood 1 – Open (T4N.1-O)
- T4 Neighborhood 2 (T4N.2)
- T4 Neighborhood 2 – Open (T4N.2-O)

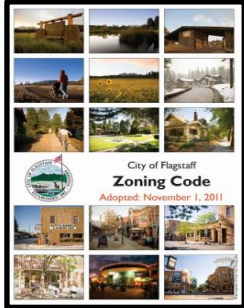


High Occupancy Housing Zoning Code Text Amendment

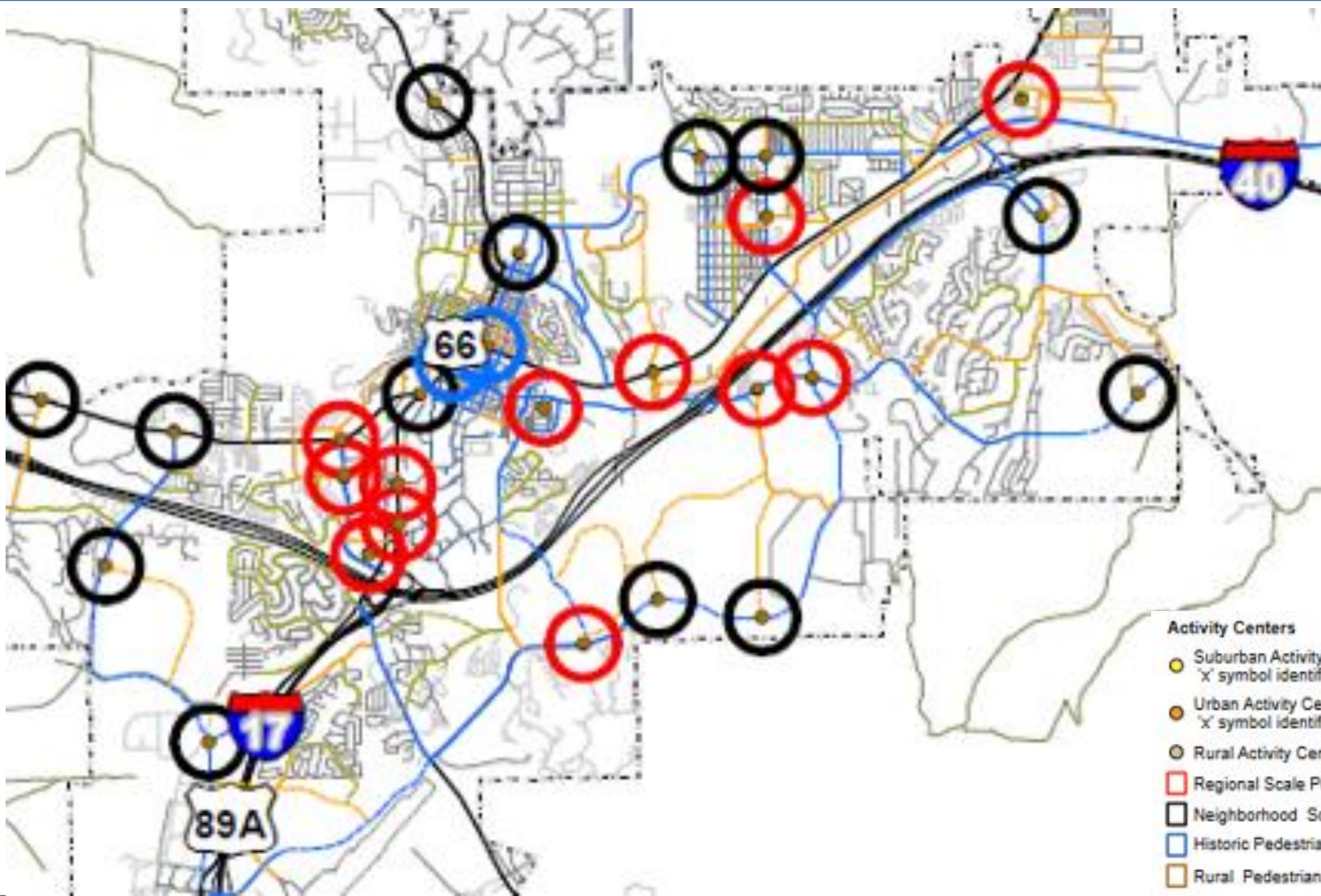
City's Proposed Zoning Code Text Amendment

Zones that the HOHDs are allowed

- **Three- and four-units and greater HOHDs:**
 - Rural Residential (RR)
 - Estate Residential (ER)
 - Single-Family Residential (R1)
 - Medium Density Residential (MR)
 - High Density Residential (HR)
 - Suburban Commercial (SC)
 - Community Commercial (CC)
 - Highway Commercial (HC)
 - Commercial Service (CS)
 - Central Business (CB)
 - T3 Neighborhood 2 (T3N.2)
 - T4 Neighborhood 1 (T4N.1)
 - T4 Neighborhood 1 – Open (T4N.1-O)
 - T4 Neighborhood 2 (T4N.2)
 - T4 Neighborhood 2 – Open (T4N.2-O)
 - T5 Main Street (T5)
 - T6 Downtown (T6)



* An HOHD with four-unit or more must be in the pedestrian shed of an activity center



- 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

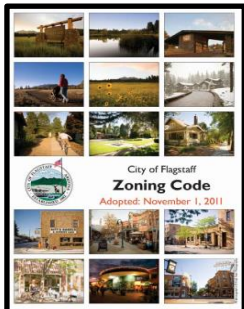


High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

Zones that the MHOHDs are allowed

- **Mixed-Use:**
 - **Suburban Commercial (SC)**
 - **Community Commercial (CC)**
 - **Highway Commercial (HC)**
 - **Commercial Service (CS)**
 - **Central Business (CB)**
 - **T5 Main Street (T5)**
 - **T6 Downtown (T6)**



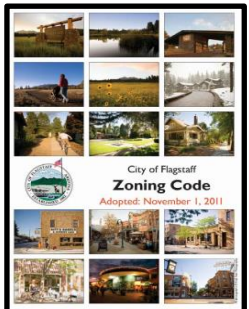


High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

Residential Zones:

- **No change in the allowed densities**
- **Adding a maximum bedrooms per acre requirement without an HOHD Conditional Use Permit**
- **Adding a maximum bedrooms per acre requirement with an HOHD Conditional Use Permit**



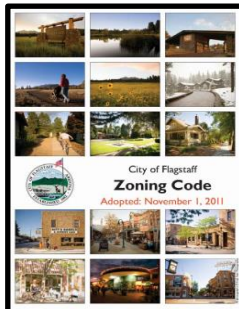


High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

Commercial and Transect Zones

- **No change in the allowed density in the Suburban Commercial (SC)**
- **Adding a maximum density (29 DU/AC) without a Conditional Use Permit in:**
 - **Community Commercial (CC)**
 - **Highway Commercial (HC)**
 - **Commercial Service (CS)**
 - **Central Business (CB)**
 - **Transect zones**
- **Adding a maximum bedrooms per acre requirement without an HOHD or MHOHD Conditional Use Permit**



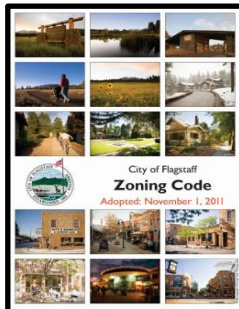


High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

Specific to use property development criteria

- **General requirements**
 - **Locations**
 - **Unit distributions**
 - **Maximum bedrooms in two- and three- unit**
- **Vehicle and bike parking requirements**
- **Building footprint sizes and separation requirements**



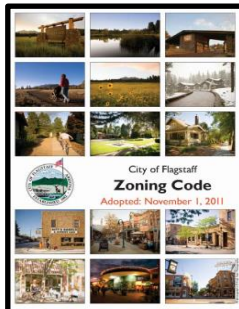


High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

Specific to use property development criteria

- **Waste management plan**
- **Crime free multi-housing program**
- **Transit pass parking reduction pilot program**



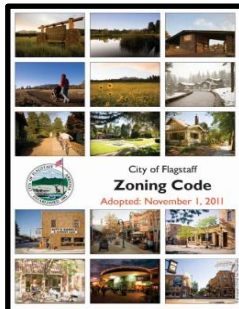


High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

Conditional Use Permit Criteria

- **Standard criteria are applicable**
- **Additional Conditional Use Permit Criteria**
 - **Heritage preservation compliance**
 - **Location to transit service**





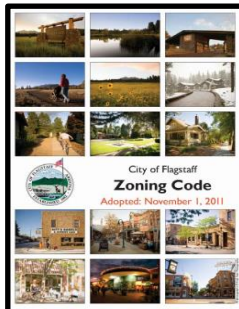
High Occupancy Housing Zoning Code Text Amendment

Staff Recommendation

Findings for Zoning Code Text Amendments:

- (1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
- (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and**
- (3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**

The Planning and Zoning Commission recommended approval with a vote of 6-0





High Occupancy Housing Zoning Code Text Amendment



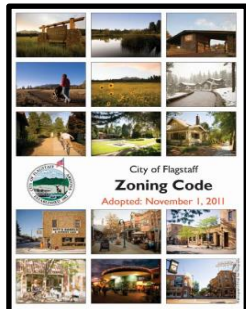
Staff Recommendation

November 3, 2020, Council Meeting

- Read Resolution by title only
- Read Ordinance by title only

November 17, 2020, Council Meeting

- Adopt Resolution
- Read Ordinance by title only for the final time
- Adopt Ordinance





High Occupancy Housing Zoning Code Text Amendment



City Council

Comments, Questions and Discussion

