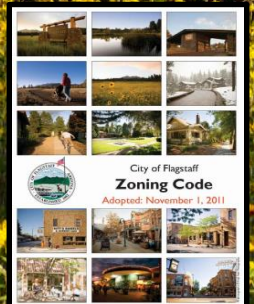


# City Council

## Updates to the Zoning Code High Occupancy Housing Plan

Dan Symer, AICP

Zoning Code Manager



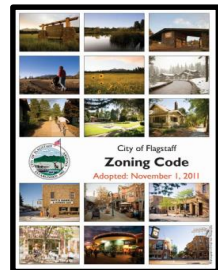


# City Council Work Session



## Format of Presentation:

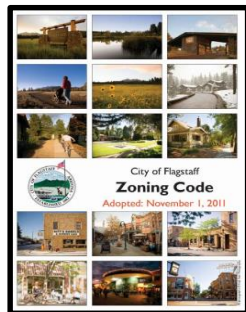
- **Background and purpose of the work session**
- **Common terms**
- **Discussion questions**





## 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 character of the existing and historic neighborhoods**
- **Address public concerns related to large buildings and unintended consequences of past zoning in Flagstaff (1972, 2011)**

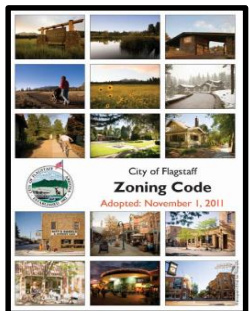




## Proposed Zoning Code Concepts from the HOH Plan:

### Purpose:

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

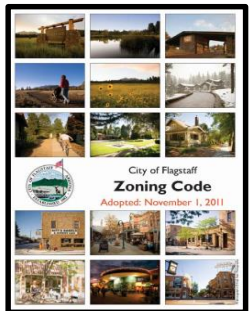




## Proposed Zoning Code Concepts:

### *HOH land uses provisions:*

- 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
- f. Related modifications





# City Council Work Session



## Purpose of Work Session:

To discuss and receive comments and direction on:

- **Definitions of:**
  - **High Occupancy Housing Development (HOHD)**
  - **Mixed-use High Occupancy Housing Development (MHOHD)**
- **Zones that the HOHD and MHOHD are proposed to be allowed.**
- **Incorporation of provisions that would require a multiple-family HOH development to have a minimum number of studio and one-bedroom dwelling units and a maximum number of four-bedrooms or more dwelling units.**



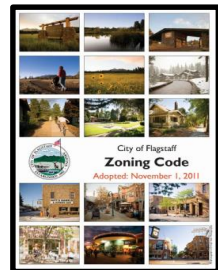
## Common Terms References:

- **Sanitation Facility(ies):** A bathroom that contains any combination of, or individually, a toilet, shower, sink, tub, or related bathing and sanitation fixtures.
- **Bedroom-to-Sanitation Facility Ratio:** Is the total number of bedrooms divided by the total number of sanitation facilities in a dwelling unit.

**Example: 1.** A dwelling unit has five bedrooms and four sanitation facilities. The bedroom-to-sanitation facility ratio is:

$$\frac{5 \text{ bedrooms}}{4 \text{ sanitation facilities}} = 1.25 \text{ Ratio}$$

**Note:**  $\frac{1}{2}$  or  $\frac{3}{4}$  bathroom would be consider as 1 Sanitation Facility



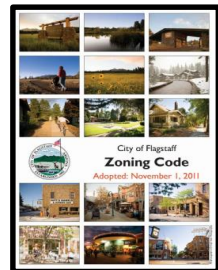


# City Council Work Session



## Common Term References:

- **High Occupancy Housing Development (HOHD):** is a 100% residential High Occupancy Housing land use.
- **Mixed-Use High Occupancy Housing Development (MHOHD):** is a development that contains both a residential High Occupancy Housing land use and non-commercial land use in a vertical or horizontal configuration.



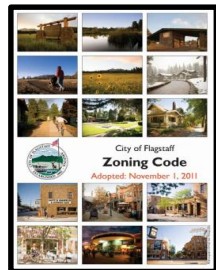


# City Council Work Session



## Format of Discussion Questions:

- **Eight topics of discussion**
  - a. **Staff overview of discussion topic one**
    - **Council discussion and questions regarding the topic one**
  - b. **Staff overview of discussion topic two**
    - **Council discussion and questions regarding the topic two**
  - c. **Repeat format for each discussion topic**





# City Council Work Session

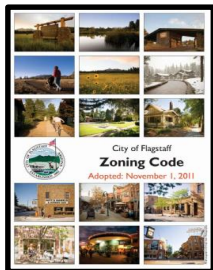


## Proposed Definitions:

- **Single-family development that would be considered a single-family HOHD:**
  - a. **A single-family attached or detached dwelling unit with five bedrooms or more:**
    - i. **On a lot or parcel containing 10,000 square feet or less; and**
    - ii. **Has a bedroom-to-sanitation facility ratio less than 1.2.**

### Questions:

- **Is the proposed definition clear and easily understood?**
- **Does the proposed definition sufficiently address the Commission's concerns to include certain single-family developments with a high number of bedrooms and a bedroom-to-sanitation facility ratio of 1:1 as a single-family HOHD?**
- **Does the Commission have additional modifications or considerations?**





# City Council Work Session

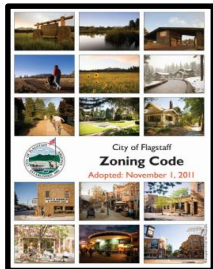


## Proposed Definitions:

- **Two-unit/duplex development that would be considered a HOHD:**
  - a. **A lot or parcel containing two dwelling units, excluding an Accessory Dwelling Unit, with:**
    - i. **More than a total of six bedrooms; or**
    - ii. **One or more dwelling units containing four or more bedrooms with a bedroom-to-sanitation facility ratio less than 1.3.**

### Questions (part 1):

- **Is the proposed definition clear and easily understood?**
- **Does the proposed definition address the Council's concerns to include a two-unit development with a bedroom-to-sanitation facility ratio of 1:1 and a high number of bedrooms in any one unit as a HOHD?**
- **Should there be a maximum bedroom limit on any one unit without a Conditional Use Permit?**





# City Council Work Session

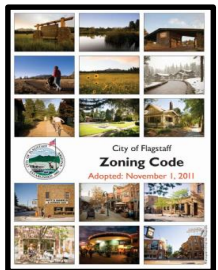


## Proposed Definitions:

- **Two-unit/duplex development that would be considered a HOHD:**
  - a. **A lot or parcel containing two dwelling units, excluding an Accessory Dwelling Unit, with:**
    - i. **More than a total of six bedrooms; or**
    - ii. **One or more dwelling units containing four or more bedrooms with a bedroom-to-sanitation facility ratio less than 1.3.**

### Questions (part 2):

- **Is the total number of bedrooms, six, in a two-unit development appropriate, or should it be increased?**
- **Does the proposed definition satisfactorily define a two-dwelling unit HOHD?**
- **Does the Council have additional modifications or consideration?**





# City Council Work Session

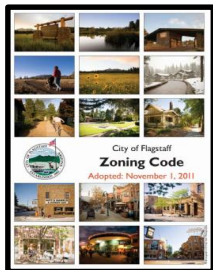


## Proposed Definitions:

- **Three-unit/Triplex development that would be considered a HOHD:**
  - a. **A lot or parcel containing three dwelling units with:**
    - i. **More than a total of nine bedrooms; or**
    - ii. **One or more dwelling units containing four or more bedrooms with a bedroom-to-sanitation facility ratio less than 1.3.**

### Questions:

- **Is the proposed definition clear and easily understood?**
- **Does the proposed definition address the Council's concerns to include a three-unit development with a bedroom-to-sanitation facility ratio of 1:1 and a high number of bedrooms in any one unit as a HOHD?**
- **Should there be a maximum bedroom limit on any one unit without a Conditional Use Permit for a HOHD?**
- **Does the Council have any recommended modifications or considerations?**



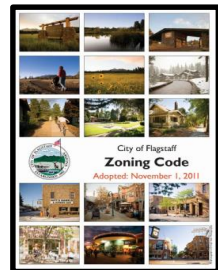


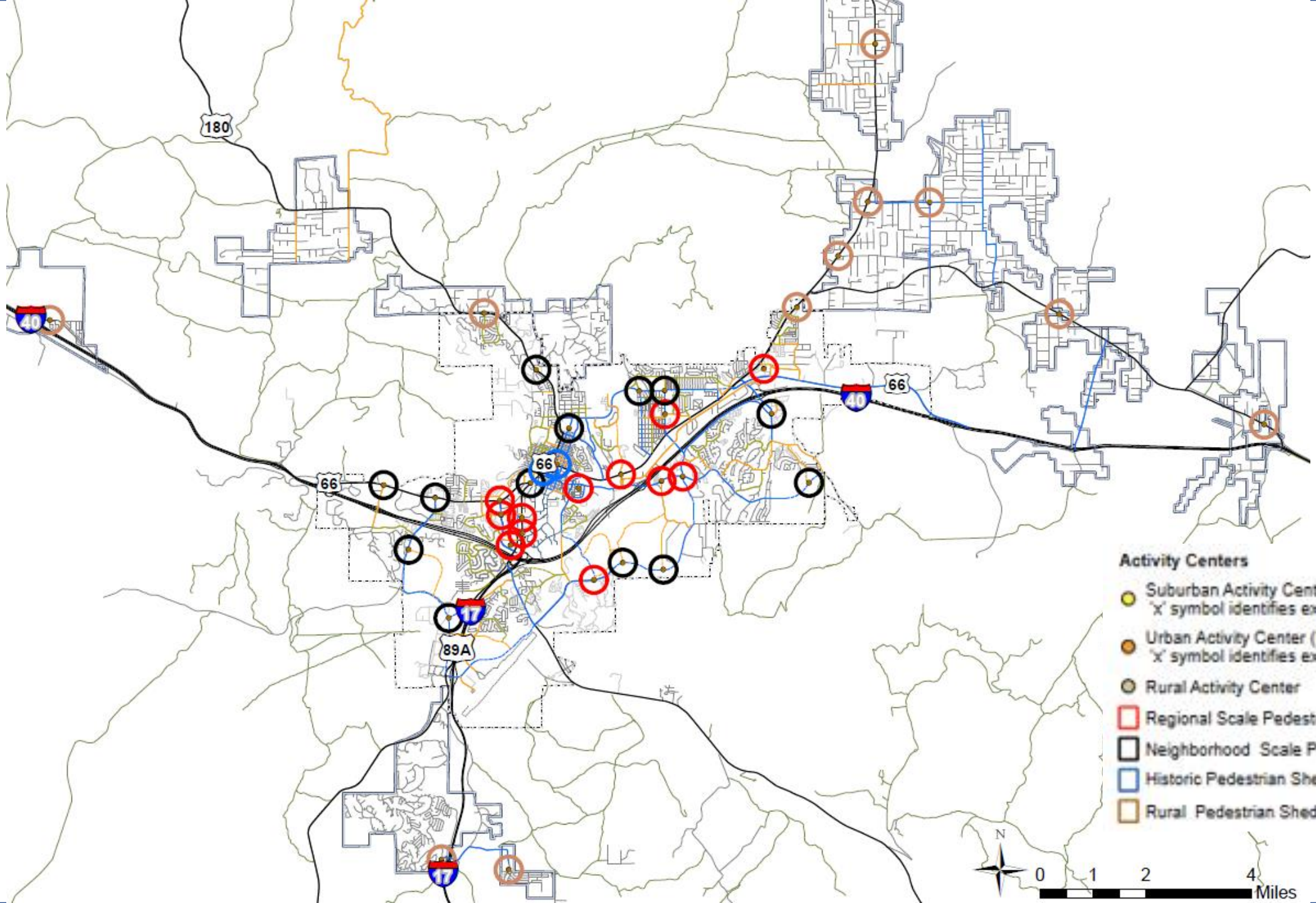
# City Council Work Session



## Proposed Definitions:

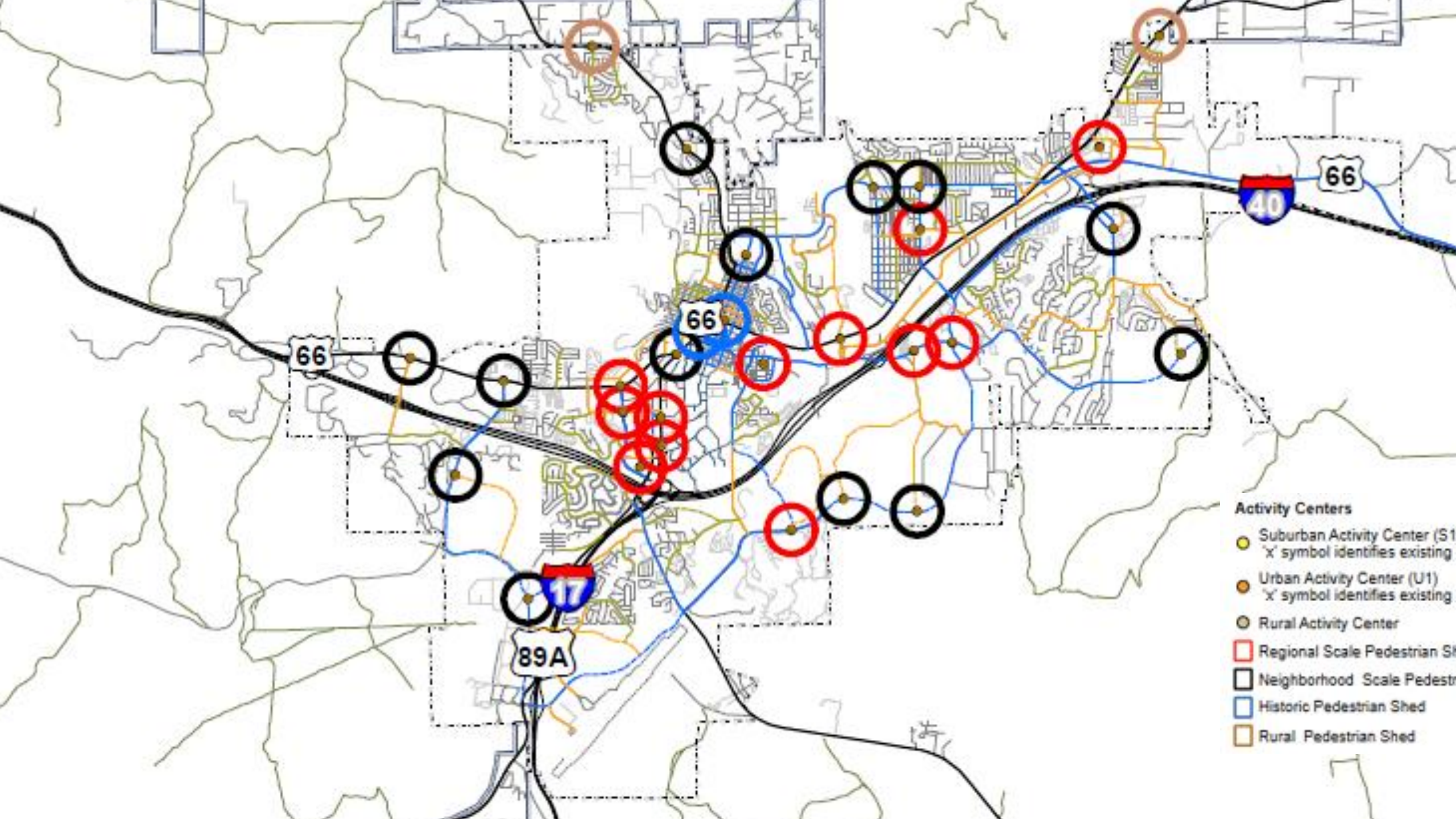
- **Development Site containing four or more dwelling units would be considered a HOHD and MHOHD:**
  - a. **A Development Sites containing four or more dwelling units where:**
    - i. **More than 20 percent of the total dwelling units have four bedrooms or more;**
    - ii. **One or more of the dwelling units containing four or more bedrooms has a bedroom-to-sanitation facility ratio that is less than 1.3; or**
    - iii. **The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for a HOHD/MHOHD in accordance with the building form and property development standards of the property's designated a Non-Transect Zone, or if the property has elected a Transect Zone the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**





- 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







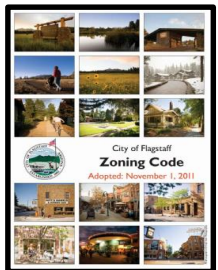
# City Council Work Session



## Proposed Definitions:

### Questions:

- Is the proposed definition clear and easily understood?
- Does the proposed definition address the Council's concerns to include a three-unit development with a bedroom-to-sanitation facility ratio of 1:1 and a high number of bedrooms in any one unit as a HOHD?
- Should there be a maximum bedroom limit on any one unit without a Conditional Use Permit for a HOHD?
- Does the Council have any recommended modifications or considerations?





# City Council Work Session



## Proposed Zones:

- **Single-family, two-unit/duplexes, and triplex/multiple-family HOHD would be allowed in the following zones:**

**Estate Residential (ER)**

**High Density Residential (HR)**

**Manufactured Housing (MH)**

**Medium Density Residential (MR)**

**Rural Residential (RR)**

**Single-Family Residential (R1)**

**Single-Family Residential Neighborhood (R1N)**

**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)**

**T5 Main Street (T5)**

**T6 Downtown (T6)**

**Central Business (CB)**

**Community Commercial (CC)**

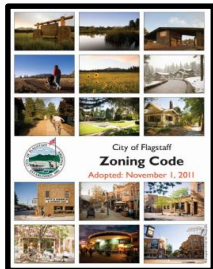
**Commercial Service (CS)**

**Highway Commercial (HC)**

**Suburban Commercial (SC)**

## Questions:

- **Should the HOHD be excluded from any zone?**
- **Does the Council have any recommended modifications or considerations?**





# City Council Work Session



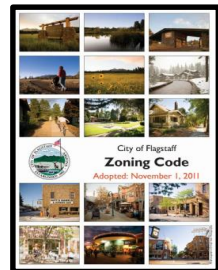
## Proposed Zones:

- A MHOHD would be allowed in the following zones:

Central Business (CB)  
Community Commercial (CC)  
Commercial Service (CS)  
Highway Commercial (HC)  
Suburban Commercial (SC)  
T5 Main Street (T5)  
T6 Downtown (T6)

### Questions:

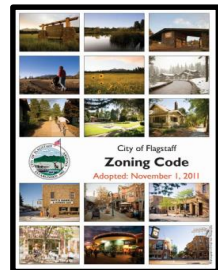
- Should the MHOHD be excluded from any zone?
- Does the Council have any recommended modifications or considerations?





## Existing Rooming and Boarding Developments:

- **Two developments with existing Conditional Use Permits for Room and Boarding:**
  - **901 South O'Leary Street (The Commons at Sawmill)**
  - **555 West Forest Meadows Street (Freemont Station)**
- **Commons at Sawmill, a 100% residential development, it will no-longer be regulated as a Rooming and Boarding development or a HOHD.**
- **Freemont Station will no longer be regulated as a Rooming and Boarding development, although its will be considered a “legal” non-conforming MHOHD.**
- **Questions?**





## Required minimum and maximum dwelling unit types:

- **City Council discussion and direction regarding the incorporation of provisions that would require a multiple-family HOH development to have a minimum number of studio and one-bedroom dwelling units and a maximum number of four-bedrooms or more dwelling units.**
  - **For example, a minimum of 20% of the total dwelling units shall be studio and one-bedroom units, and a no-more than 30% of the dwelling units shall have four-bedrooms or greater.**
  - **150 unit development be required to have:**
    - **At least 30 studio and one-bedroom dwelling units; and**
    - **No-more than 45 dwelling units shall have four-bedrooms or greater**

### Questions:

- **Does the Council desire to incorporate a minimum number of studio and one-bedroom dwelling units, and maximum number four-bedrooms and greater dwelling units?**
- **If the Council desires to incorporate the aforementioned provisions, which type(s) of HOH developments should these apply to?**
  - **For example, should the provisions apply to developments that exceeds 29 dwelling units per acre and/or 72.5 bedrooms per acre?**

