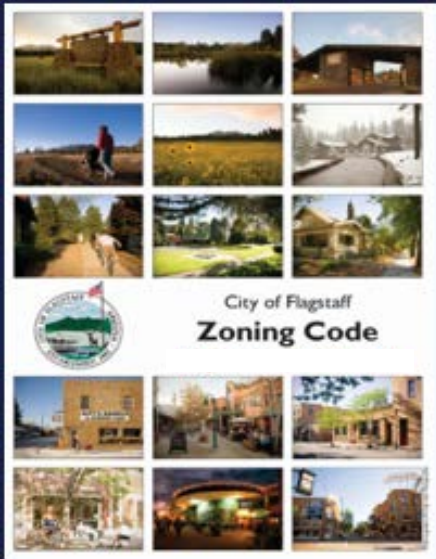


Updates to the Zoning Code Neighborhood Community Commercial (NCC) Zone

Zoning Code Text Amendment
and
Zoning Code Map Amendment



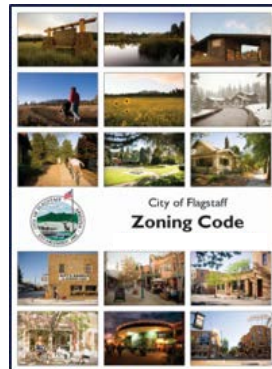
Dan Symer, AICP
Zoning Code Manager



Neighborhood Community Commercial (NCC) Zone

Purpose of the Work Session

- **Discuss, receive comments and obtain direction pertaining to the:**
 - **Zoning Code Text Amendment – Neighborhood Community Commercial (NCC)**
 - **Zoning Code Map Amendment – Concept to rezone certain properties to the Neighborhood Community Commercial (NCC) zone**



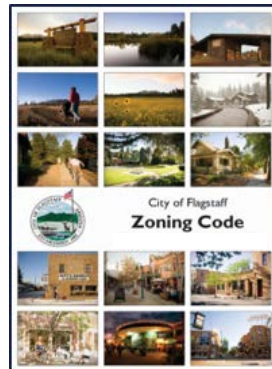


Neighborhood Community Commercial (NCC) Zone

Reason for the Proposed Zoning Code Text Amendment

Purpose:

- **Amend the Zoning Code to begin implementing the High Occupancy Housing (HOH) Plan (Strategies to be Implemented, bullet 5, Page 102)**
 - **Modifying the building height in the Community Commercial (CC) zone from 60 feet to 45 feet**

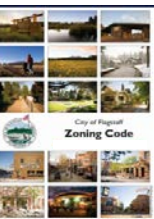


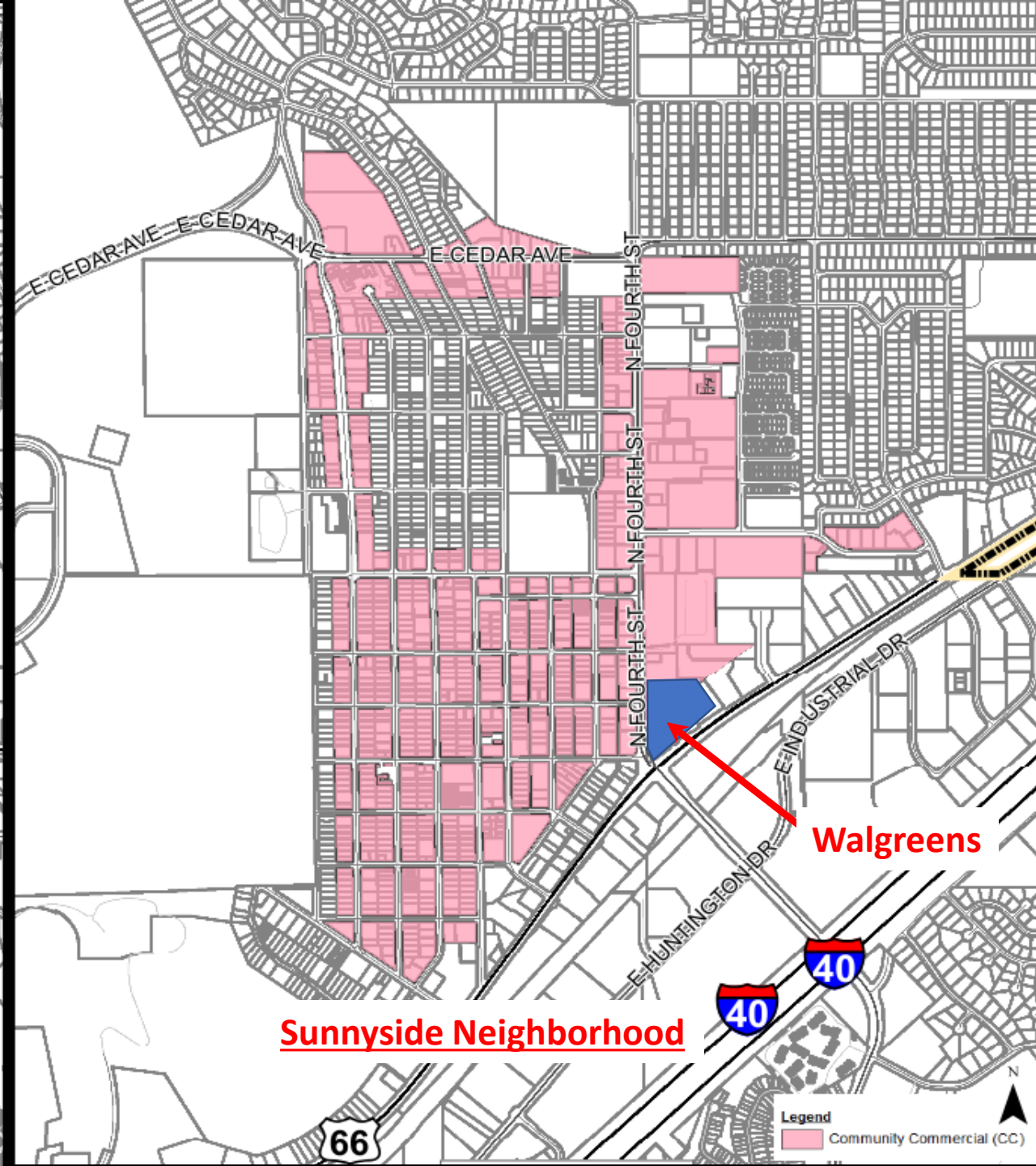
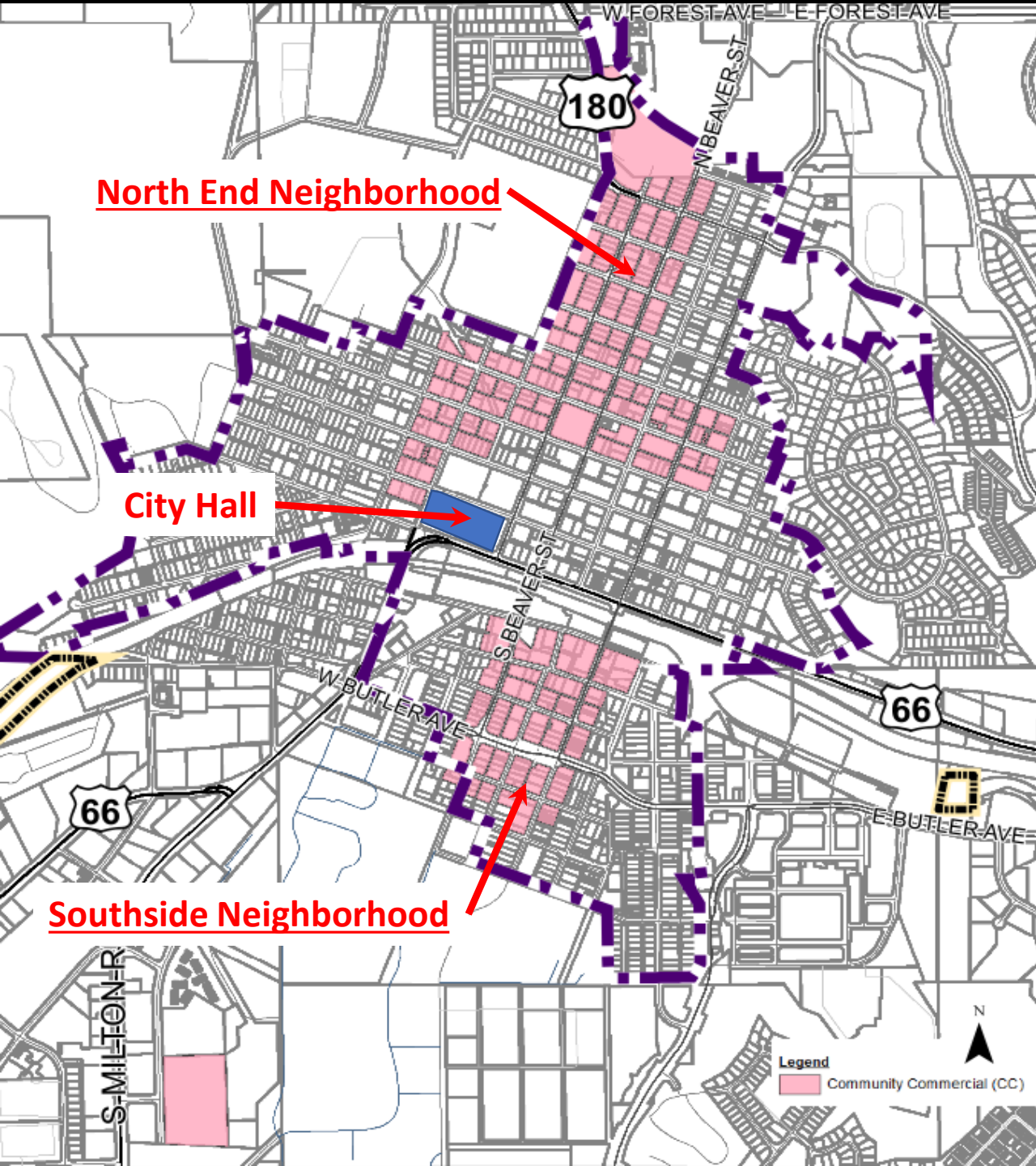


Neighborhood Community Commercial (NCC) Zone

Reason for the Proposed Zoning Code Text Amendment

- **Address public concerns:**
 - **To preserve the character of existing and historic neighborhoods**
 - **Related to large buildings and unintended consequences of past zoning decisions in Flagstaff (1972, 2011)**
- **The Community Commercial (CC) zone significantly overlaps with low income communities that may be displaced by gentrification and redevelopment; and**
- **Some Community Commercial (CC) areas contain localized limited utility capacity to support large-scale High Occupancy Housing developments**



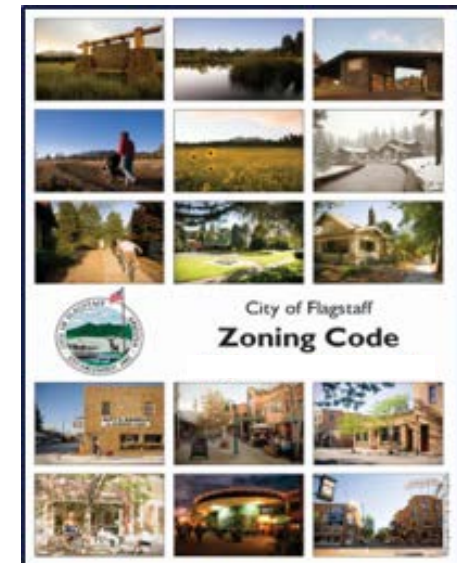




Neighborhood Community Commercial (NCC) Zone

Recap of Previous Work Sessions and Public Comments

- **Consider an alternative method to implement the 45-foot building height that would maintain the Community Commercial (CC) zone's 60-foot building height in certain areas**
- **Conduct additional property owner and public outreach**



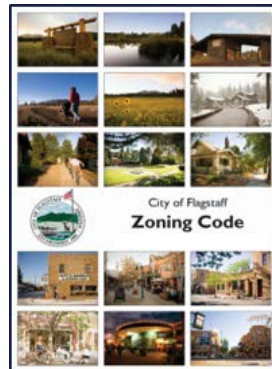


Neighborhood Community Commercial (NCC) Zone

Proposed Zoning Code Amendment

- **Step One:**
 - **Create the Neighborhood Community Commercial (NCC) zone**
 - **Maximum Building Height: 45 feet**
 - **Remainder of NCC zone is identical to the Community Commercial (CC) zone**

Note: This amendment does not affect the Transect zones



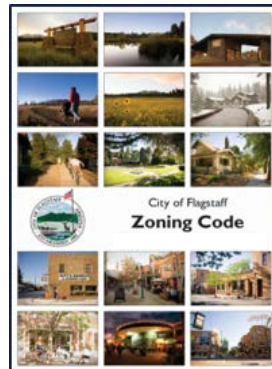


Neighborhood Community Commercial (NCC) Zone

Proposed Zoning Code Amendment

Types of land uses allowed would remain the same:

- Residential
- Recreation, Education and Assembly
- Retail Trade
- Services
- Telecommunication Facilities
- Transportation and Infrastructure
- Urban Agriculture
- Vehicle Sales and Services
- Manufacturing and Processing – Incidental

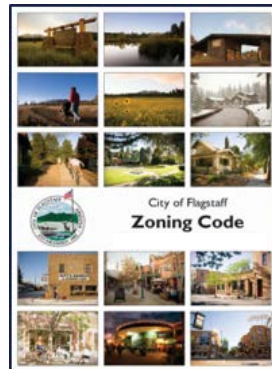




Neighborhood Community Commercial (NCC) Zone

Proposed Zoning Code Amendment

- **Building Form and Property Development Standards would remain the same:**
 - **Setbacks**
 - **Gross Floor Area Ratio**
 - **Density**
 - **Lot Area and Size Requirements**
 - **Open Space**





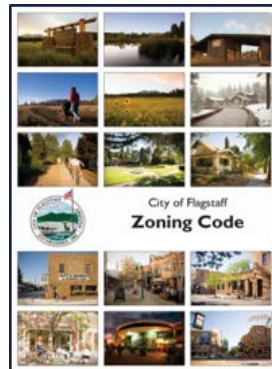
Neighborhood Community Commercial (NCC) Zone

Proposed Zoning Code Amendment

- **Neighborhood Community Commercial (NCC) allowed building height: 45 feet**



Southeast corner of E Butler Ave and S Agassiz St





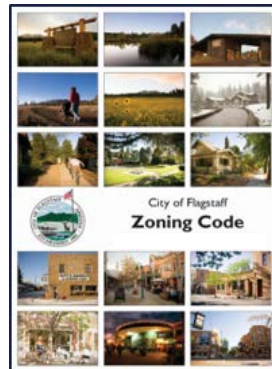
Neighborhood Community Commercial (NCC) Zone

Proposed Zoning Code Amendment

- **Neighborhood Community Commercial (NCC) allowed building height: 45 feet**



Southeast corner of E Benton Ave and S San Francisco St

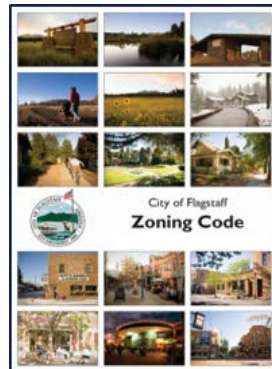




Neighborhood Community Commercial (NCC) Zone

Proposed Zoning Code Amendment

- **Potential Timing:**
 - **Planning and Zoning Commission – Work Session, August 12, 2020**
 - **City Council – Work Session, August 25, 2020**
 - **Potential Planning and Zoning Commission – Public Hearing, September 2020**
 - **Potential City Council – Public Hearing, October 2020**

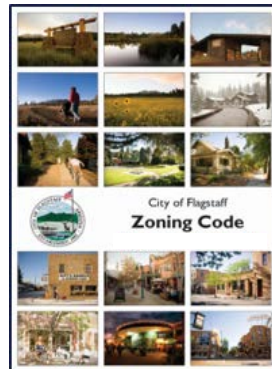




Neighborhood Community Commercial (NCC) Zone

Questions to Consider

- **Does the City Council desire to proceed with the proposed Zoning Code Text Amendment to create the Neighborhood Community Commercial (NCC) zone?**
- **Does the City Council have any recommended modifications or considerations on the proposed Zoning Code Text Amendment?**

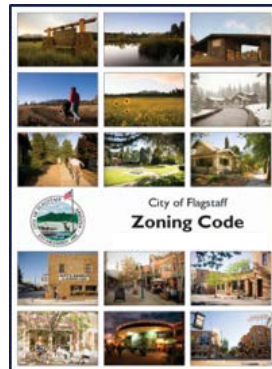




Neighborhood Community Commercial (NCC) Zone



Questions and Comments!

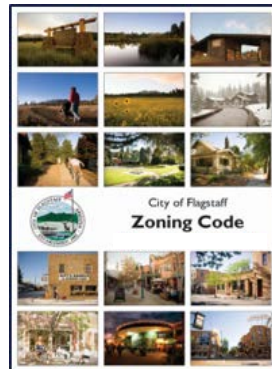




Neighborhood Community Commercial (NCC) Zone

Proposed Zoning Map Amendment

- **Step Two**
 - **Rezone existing Community Commercial (CC) areas of the City to Neighborhood Community Commercial (NCC)**

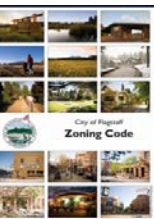


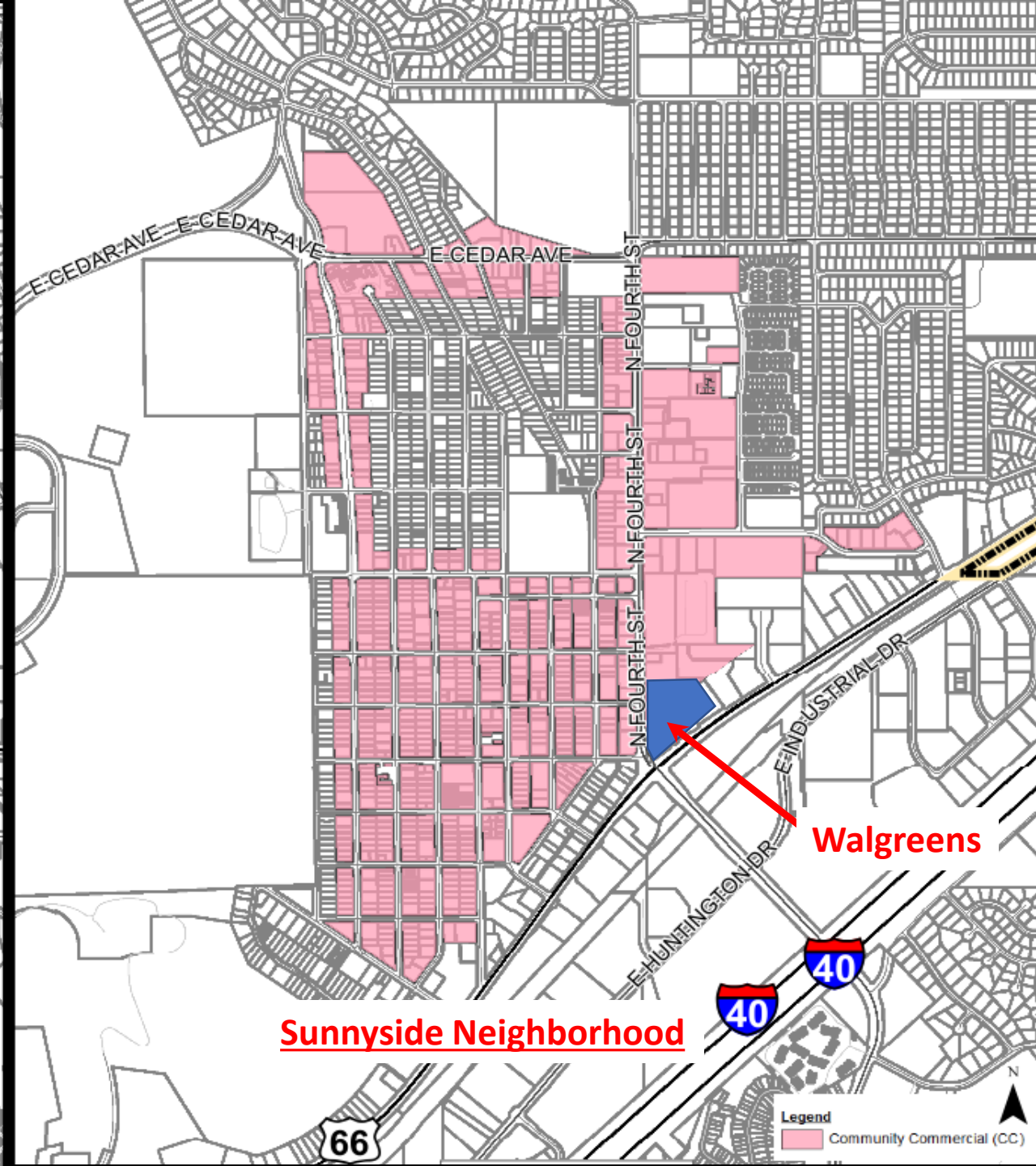
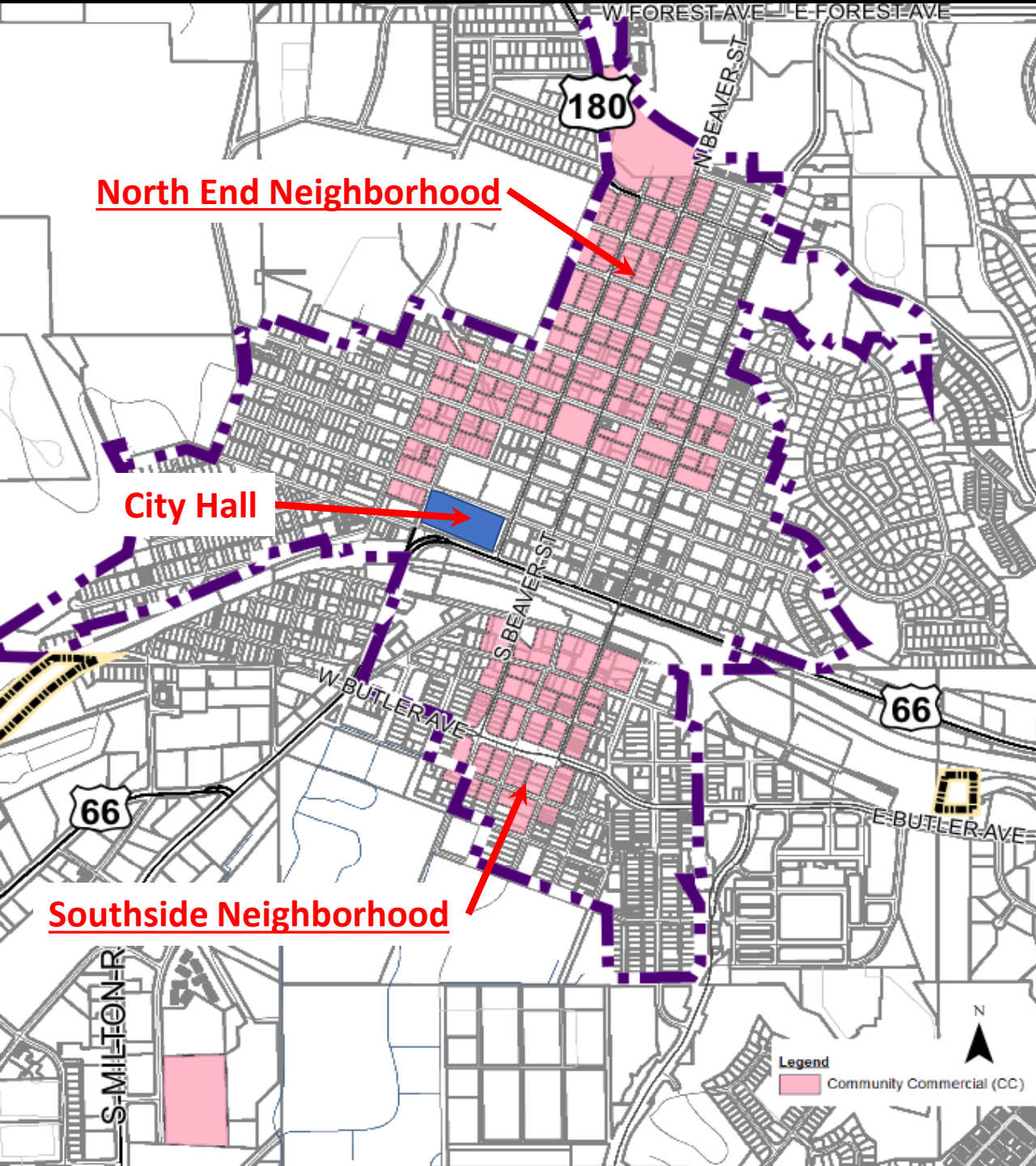


Neighborhood Community Commercial (NCC) Zone

Reason for the Proposed Zoning Map Amendment

- **Address public concerns:**
 - **To preserve the of character of existing and historic neighborhoods**
 - **Related to large buildings and unintended consequences of past zoning decisions in Flagstaff (1972, 2011)**
- **The Community Commercial (CC) zone significantly overlaps with low income communities that may be displaced by gentrification and redevelopment; and**
- **Some Community Commercial (CC) areas contain localized limited utility capacity to support large-scale High Occupancy Housing developments**



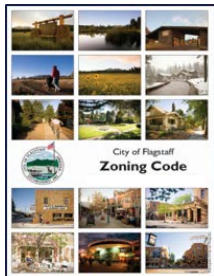




Neighborhood Community Commercial (NCC) Zone

Questions to Consider

- **What neighborhoods should be rezoned to the Neighborhood Community Commercial (NCC) zone?**
- **Should properties that abut and/or are adjacent to commercial corridor streets maintain the Community Commercial (CC) zone?**
- **Are there other specific areas that should maintain the existing Community Commercial (CC) zoning?**

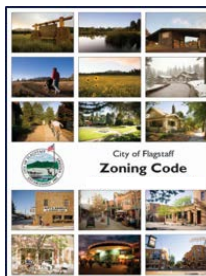




Neighborhood Community Commercial (NCC) Zone

General Public Comments

- **Approximately 83% of the general public that responded to the Community Forum topic supported applying the 45-foot building height in all of the neighborhoods**
- **Approximately 68% of the general public comments received did not support keeping the Community Commercial (CC) zone adjacent to the commercial corridor streets**



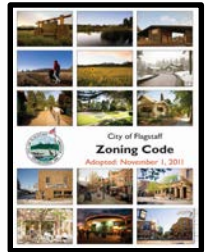


Neighborhood Community Commercial (NCC) Zone



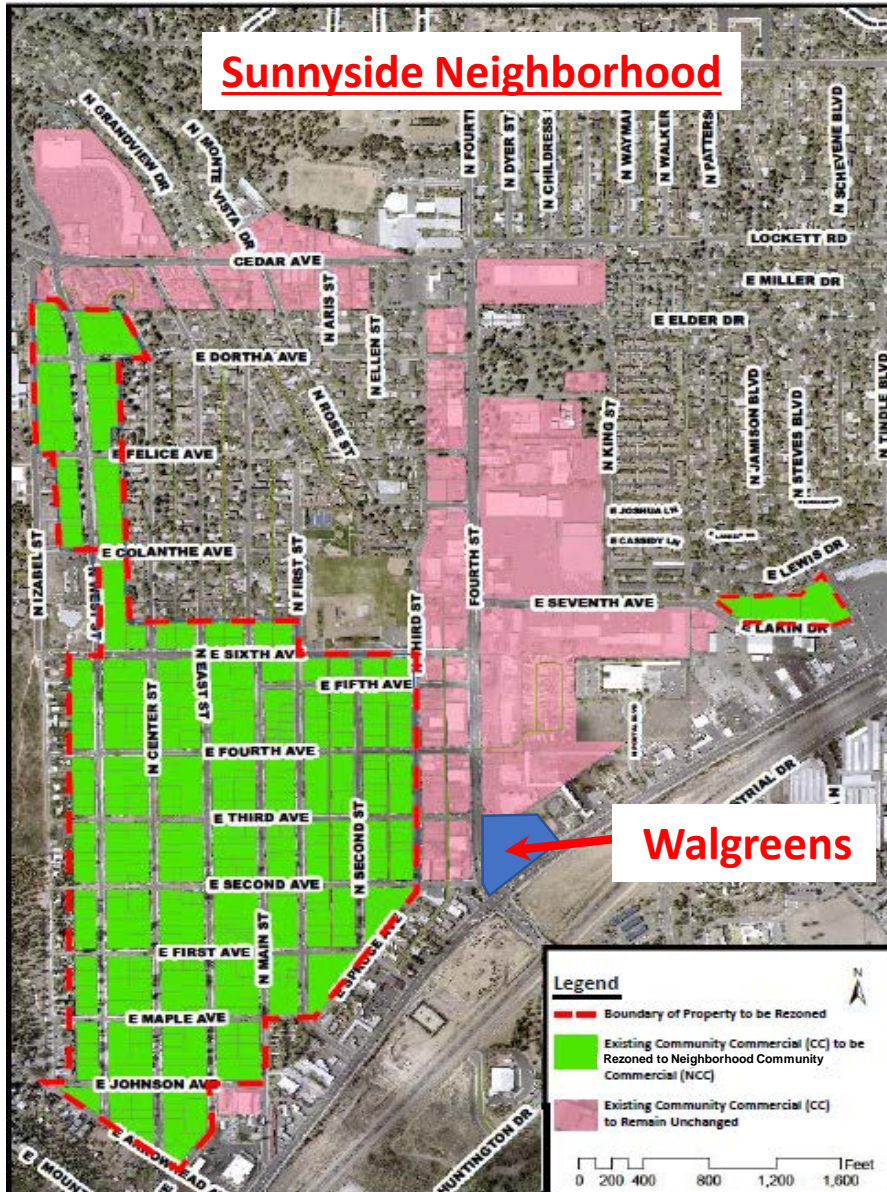
Southside

- Three property owners responded
- One person did not support a Zoning Map Amendment to change the Community Commercial (CC) zone
- One person indicated that they might be supportive contingent upon implementing the change in a systematic manner
- One person did not provide a specific response



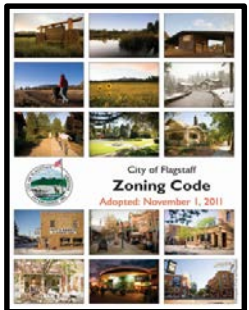
Note: Southside Plan contemplates all CC zoned areas to be 45 feet

Neighborhood Community Commercial (NCC) Zone



Sunnyside

- Nine property owners responded
- Approximately 78% of the property owners supported an amendment to the Neighborhood Community Commercial (NCC) zone with maintaining the Community Commercial (CC) zone adjacent to the commercial corridors
- One person indicated that they would support a Zoning Map Amendment if the building height was one or two stories

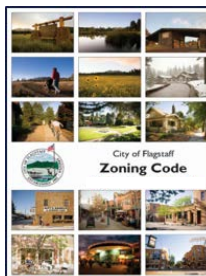




Neighborhood Community Commercial (NCC) Zone

Questions to Consider

- **What neighborhoods, North End, Southside and/or Sunnyside, with the existing Community Commercial (CC) zone should be rezoned to the Neighborhood Community Commercial (NCC) zone?**
- **Should properties that abut and/or are adjacent to commercial corridor streets that are currently zoned Community Commercial (CC) be excluded from the rezoning to the Neighborhood Community Commercial (NCC) zone?**
- **Are there any other areas of the North End, Southside and Sunnyside neighborhoods that should maintain the existing Community Commercial (CC) zone?**





Neighborhood Community Commercial (NCC) Zone



Questions and Comments!

