



2021 – 2022 Zoning and Subdivision Code Work Program

Council Direction Provided on January 26, 2021

TIER 1 (URGENT)

A Smart and Safe Act
(Recreational Marijuana)

B High Occupancy
Housing – Part 1a

C Affordable Housing
Incentives and IPAH

D Forty-Five Foot
Building Height

E Outdoor Lighting

TIER 2 (PRIORITY)

F La Plaza Viejas Specific
Plan Implementation

G Transect Zones

H Resource and Wildlife
Protection

I Southside Specific
Plan Implementation

M Heritage Preservation

TIER 3 (WHEN AVAILABLE)

J Zoning Code Misc.
Modifications

K Subdivision Code

L Planning Policy Plan
Requirements

TIER 4 (DELAY)

N Transfer of
Development Rights

O Planned Area Zone

P High Occupancy
Housing – Part 2 and 3

Q Resource Protection
Overlay

R Design Guides

2021 - 2022 Zoning and Subdivision Code Work Program Status Summary

A. Smart and Safe Act (Recreational Marijuana)

- The City Council has adopted the related Zoning Code amendment.

B. High Occupancy Housing – Part 1a

- Staff is near completion of a draft to address revisions to the Zoning Code pursuant to the City Council March and October 2021 direction. In summary, the direction is to allow 100% affordable housing developments that would otherwise be considered High Occupancy Housing to be developed without a Conditional Use Permit, and to increase the Average Monthly Income (AMI) for the household from 60% to 80% AMI or less. This amendment is anticipated to be provided to the City Council for consideration in the 2021 – 2022 winter/spring 2022.
- Staff has begun discussing methods to address the October 2021 City Council direction to receive input from the public, Sustainability Commission, and Housing Commission regarding any suggested modifications to the High Occupancy Housing ordinance.

C. Affordable Housing Incentives and Incentive Policy for Affordable Housing (IPAH)

- As an incentive, the City Council has adopted modifications to the Zoning Code to allow developments that provide 100 percent of the dwelling units to persons or families with a household income equal to 80 percent or less of the AMI. The AMI is based on the published annually by the U.S. Department of Housing and Urban Development for the City of Flagstaff.
- Staff has been meeting with the IPAH and Zoning Code Incentives Working Group¹, and members of the development community (hereafter the “Stakeholders”), to review the existing IPAH and Zoning Code Incentives. In addition, staff has been discussing new and revised IPAH and Zoning Code concepts that may be included as part of the update process with the stakeholders . It is anticipated that staff will be requesting a City Council Work Session in the first quarter of 2022 to receive direction pertaining to updating.

Notes: IPAH and Zoning Code Working Group: that consisting of members of the Housing and Planning and Zoning Commission, the development community working on revisions to IPAH, the members of the development community, and the IPAH and Zoning Code Incentives.

D. Forty-Five Foot Building Height

- The City Council has adopted the Neighborhood Community Commercial (NCC) zone to address the item.

E. Outdoor Lighting

- Staff has been meeting with the Outdoor Lighting Working Group on revisions to the Zoning Code. The reference revision will assist in implementing the Joint Land Use Study and to simplify the requirements. It is anticipated that the amendment will be completed in December 2021. The public outreach and adoption process for this amendment is anticipated in the spring of 2022.

F. La Plaza Viejas Specific Plan Implementation

- A contract with a consultant to complete the related amendment is scheduled in December 2021.

G. Transect Zones

- Staff is anticipating that a consultant will be used complete the related amendments.

H. Resource and Wildlife Protection

- In October 2021, staff started meeting with the petitioners for the City Code amendment that would require the relocation of prairie dogs prior to the development of certain properties. A timeframe for this amendment has not been determined.
- Staff has had initial discussions with the petitioners who have requested Zoning Code amendments to protect wildlife corridors, boulder outcroppings, and seep and springs. A completion timeframe has not been determined.

I. Southside Specific Plan Implementation

- It is anticipated that there will be multiple amendments to implement the plan. The related amendments will be completed by staff and a consultant.
- Staff has completed the working draft of an amendment to allow commercial uses, regardless of a change of use, to be parked based on the parking spaces that the property currently has. This amendment will allow the parking requirements that apply to the Downtown to be used in most areas of the Southside neighborhood, north of Butler Avenue. The public outreach and adoption process for this amendment is anticipated in the spring of 2022.
- Staff has begun discussing the scope of work for an amendment to implement a Character Overlay zone in certain areas of the Southside neighborhood that is indicated in the plan. The City Council reviewed a citizen's petition to create the character overlay on October 26, 2021. A City Council work session regarding the petition and overlay is scheduled for December 13, 2021.

J. Zoning Code Misc. Modifications

- Public Outreach for Development Agreements
 - Staff is nearing completion of a working draft of the amendment. The public outreach and adoption process for this amendment is anticipated in spring of 2022.
- RV Parking on Driveways in the Front Yard of Residential Properties.
 - Staff is nearing completion of a working draft of the amendment. The public outreach and adoption process for this amendment is anticipated in the spring of 2022.
- Sustainability Incentive for an all-electric development.
 - Staff is nearing completion of a working draft of the amendment. The public outreach and adoption process for this amendment is anticipated in the winter of 2021 - 2022.

K. through M.

- Staff has not started working on the K. through M. amendments.