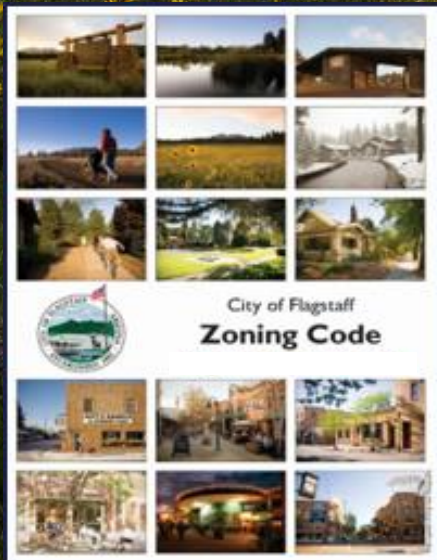


Case No. PZ-21-00019 Zoning Code Text Amendment - 2021: Affordable Housing Modified Development Standards

Zoning Code Text Amendment



Dan Symer, AICP
Zoning Code Manager

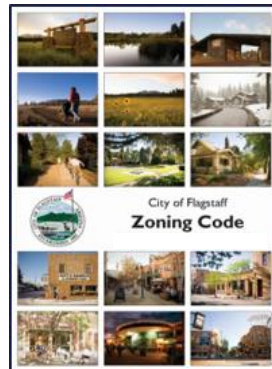


Affordable Housing Modified Development Standards

Reason for the Proposed Zoning Code Text Amendment

Purpose:

- **Amend the Zoning Code to allow:**
 - **The City Council to approve modifications to the Property Development Standards (except for building height, density, outdoor lighting, signs, and the standards or guidelines applicable to a property with a historic, landmark or airport overlay zone), and**
 - **Modifications to the parking requirements to be less than one space per dwelling.**
- **The provisions would be applicable to permanently affordable housing developments that provide 100% of the dwelling units to persons or families with a household income equal to 80% or less of the area median income for the City of Flagstaff.**



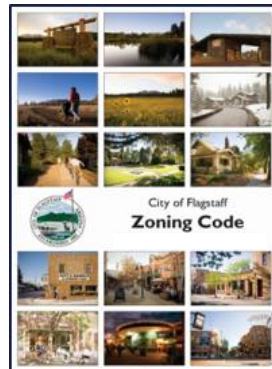


Affordable Housing Modified Development Standards

Proposed Zoning Code Amendment

Revisions incorporated:

- **Provided a maximum distance from a transit stop to the Development Site;**
- **Incorporated public notification requirements; and**
- **Incorporated provisions that exempt the standards and guidelines of the historic and landmark overlay from the allowable modifications.**

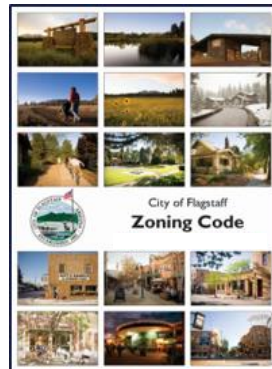




Affordable Housing Modified Development Standards

Proposed Zoning Code Amendment

- **Required findings:**
 - **The modifications are consistent with and conform to the goals of the General Plan and any applicable specific plans;**
 - **The modifications will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan;**
 - **The requested modifications will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property are located;**

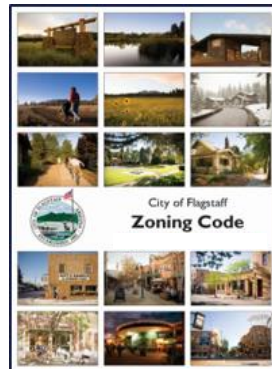




Affordable Housing Modified Development Standards

Proposed Zoning Code Amendment

- **Required findings:**
 - **The proposed development is consistent with the character of the area; and**
 - **The type, quality, and amenities of the development is consistent with the character of similar developments that are available to the public at market rate.**
- **Additional finding (summary):**
 - **When a parking modification is proposed, provisions have been incorporated that require the Development Site to be within 1,320 feet or a greater distance approved by the City Council.**

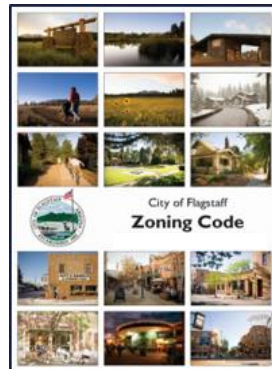




Affordable Housing Modified Development Standards

Zoning Code Amendment

- **Required findings to approve the Zoning Code Text Amendment:**
 - **The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
 - **The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and**
 - **The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**





Affordable Housing Modified Development Standards



Questions and Comments!

