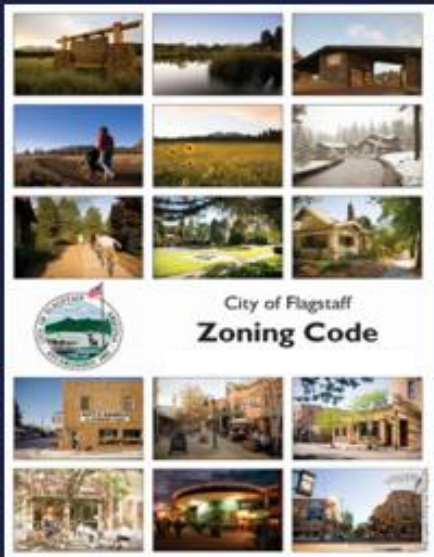


# Neighborhood Community Commercial (NCC) Zone

Zoning Code Text Amendment

and

Zoning Code Map Amendment



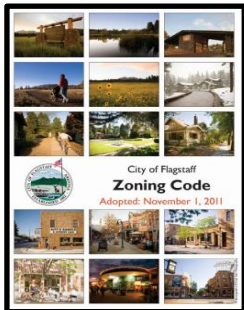
**Dan Symer, AICP**  
**Zoning Code Manager**



# Neighborhood Community Commercial (NCC) Zone

## Purpose of the Work Session

- **Discuss Staff's recommended methodology to fulfill the High Occupancy Housing Plan's and Southside Community Plan's strategies and policies to have a maximum building height of 45-feet**
- **Discuss Zoning Map Amendment initiation process**



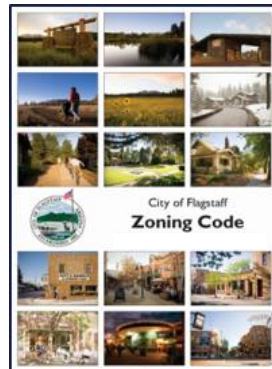


# Neighborhood Community Commercial (NCC) Zone

## Reason for the Proposed Zoning Code Text Amendment

### Purpose:

- **Amend the Zoning Code to begin implementing the High Occupancy Housing 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**
- **Building Height in the Southside should not exceed 45-feet (Policies SMS 1.2. and SLW 1.2., pages 43 and 44)**

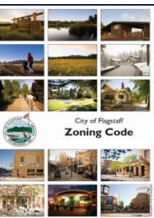


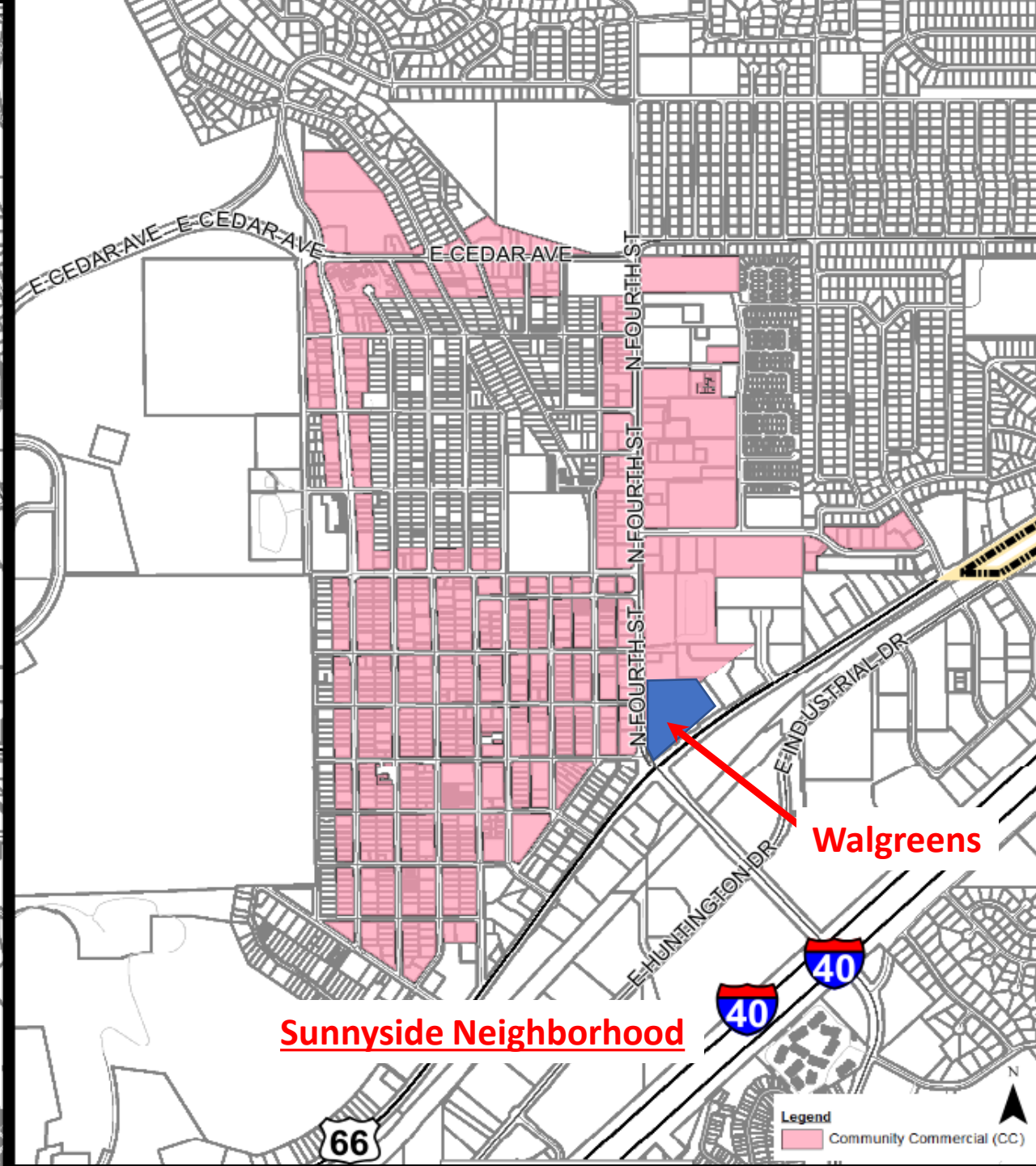
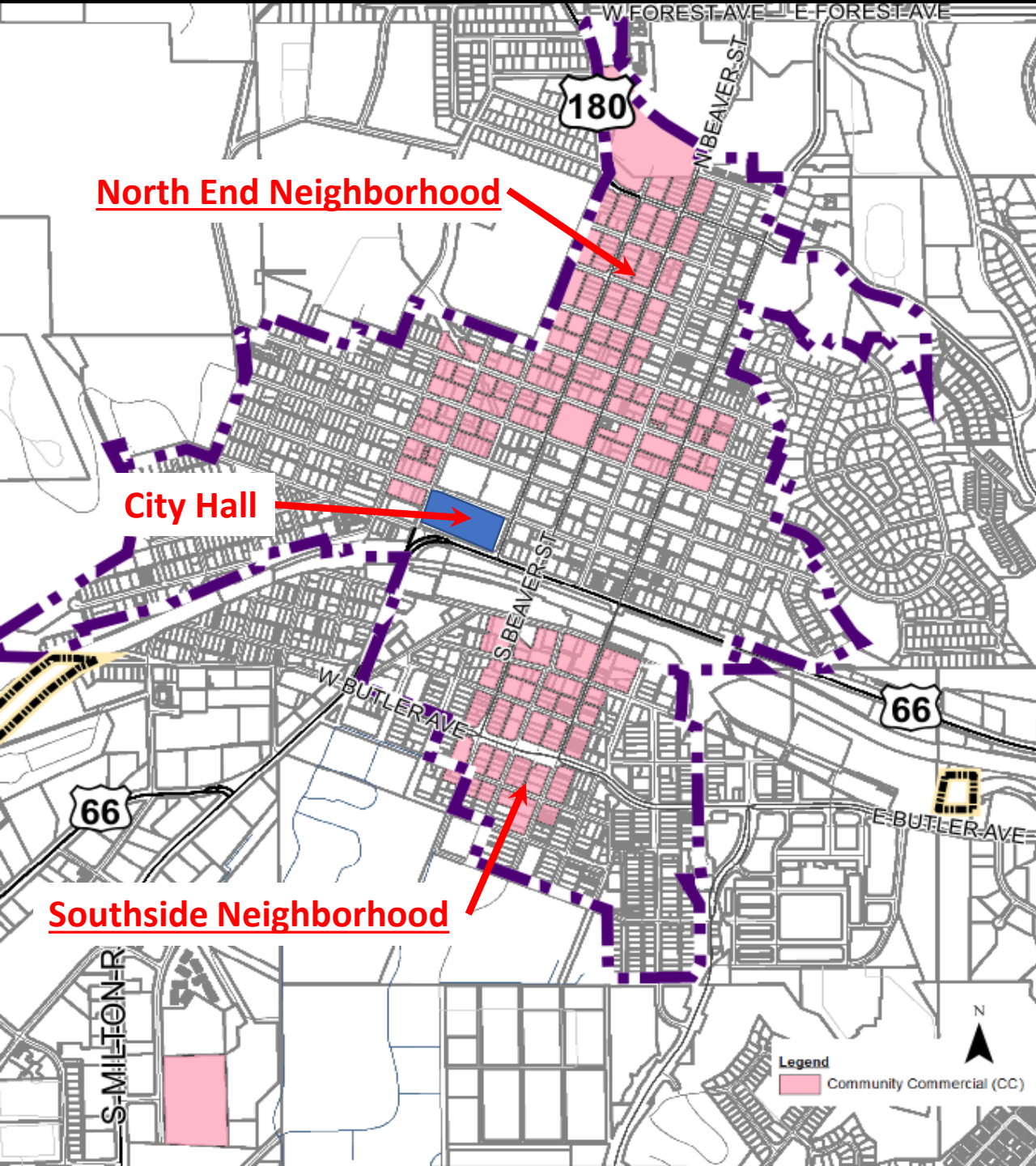


# Neighborhood Community Commercial (NCC) Zone

## 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**



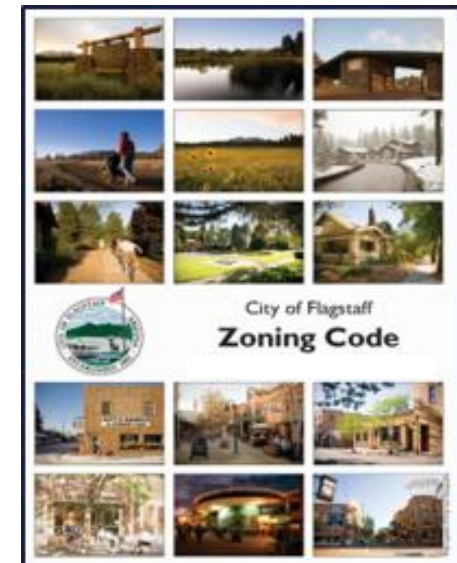




# Neighborhood Community Commercial (NCC) Zone

## 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, specifically in the Sunnyside Area**



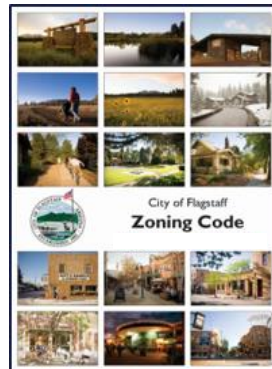


# Neighborhood Community Commercial (NCC) Zone

## Proposed Process

- **Step One:**
  - **Adopt 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**



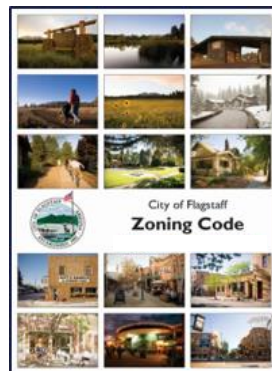


# Neighborhood Community Commercial (NCC) Zone

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



**Southeast corner of E Butler Ave and S Agassiz St**



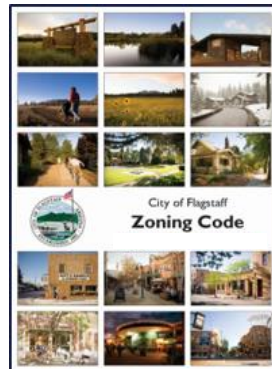


# Neighborhood Community Commercial (NCC) Zone

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



**Southeast corner of E Benton Ave and S San Francisco St**



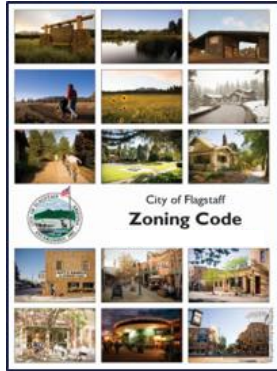


# Neighborhood Community Commercial (NCC) Zone



## Proposed Process

- **Step two:**
  - **Conduct individual neighborhood focused public outreach**
  
- **Step three:**
  - **Return to the City Council to discuss the results of the public outreach and possible initiation of a Zoning Map Amendment that is specific to each neighborhood**

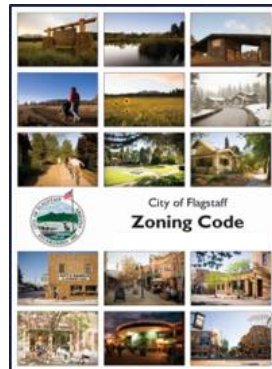




# Neighborhood Community Commercial (NCC) Zone

## Proposed Zoning Code Amendment

- **Step four:**
  - **Process the Zoning Map Amendment**
  - **Conduct public outreach**
  
- **Step five**
  - **Planning and Zoning Commission recommendation**
  - **City Council decision on Zoning Map Amendment**

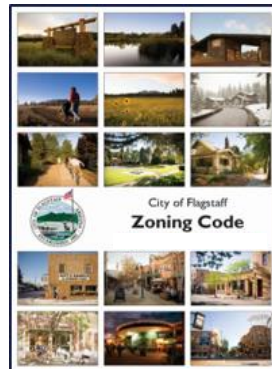




# Neighborhood Community Commercial (NCC) Zone

## Order of Neighborhood Implementation

- **Southside**
- **North End**
- **Sunnyside**

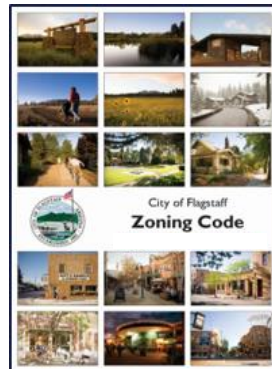




# Neighborhood Community Commercial (NCC) Zone

## Questions to Consider

- **Does the City Council desire to proceed with the staff's proposed methodology to implement the High Occupancy Housing Specific Plan's and the Southside Community Plan's strategies and policies to lower the building height from 60 feet to 45 feet in the Southside, North End, and Sunnyside neighborhoods of the city that have the Community Commercial (CC) zone, and to create the Neighborhood Community Commercial (NCC) zone?**





# Neighborhood Community Commercial (NCC) Zone



**Questions and Comments!**

