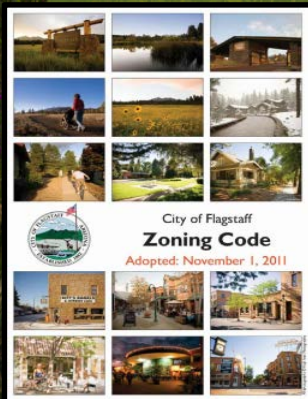
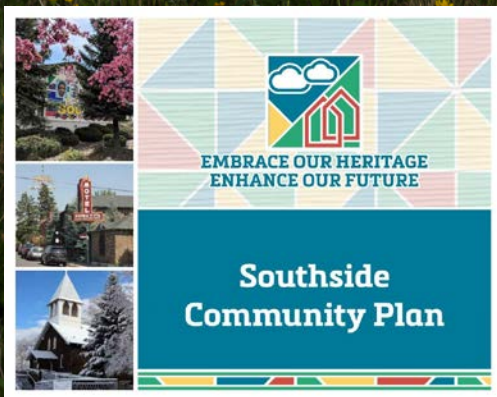


# Southside Character Overlay

## Citizen Petition Request

### December 14, 2021



Dan Symer, AICP  
Zoning Code Manager

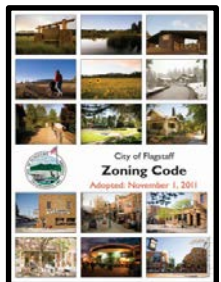
Mark Reavis  
Neighborhood Planner  
Historic Preservation Officer



# Southside Character Overlay - Citizen Petition

## Purpose of Work Session

- **On September 28, 2021, a Petition to the Flagstaff City Council was submitted by residents of the Southside neighborhood requesting approval of a Character Overlay for a portion of the Southside**
- **On October 19, 2021, the City Council reviewed the Petition and requested a work session regarding the proposed Character Overlay**

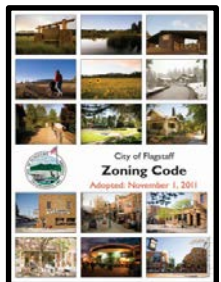




# Southside Character Overlay - Citizen Petition

## City Council Questions

- **How does the proposed character overlay relate and promote the goals and policies of the Southside Community Plan?**
- **How could the proposed character overlay be incorporated into the Zoning Code and Map?**
- **How would the provisions of the overlay be implemented?**





# Southside Character Overlay - Citizen Petition

## Location

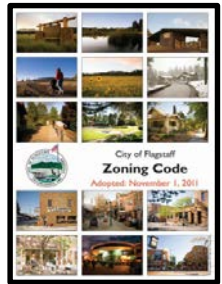




# Southside Character Overlay - Citizen Petition

## Background

- The request for an Overlay came from the Neighborhood as a grassroots effort, contacting the Neighborhood Planner
- Meetings were held in the neighborhood to discuss requirements, with neighbors taking the lead
- The neighbors organized themselves and prepared a letter to council and a citizen petition for City Council consideration
- Request is consistent with the Southside Community Plan recommendations





# Southside Character Overlay - Citizen Petition

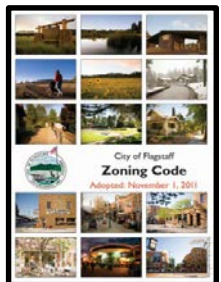


## Southside Community Plan

- **The Overlay is guided by the Regional Plan and the Southside Community Plan Chapter 3: Goals, Policies**

### Vision Statement for the Southside Community Plan

*The Southside Community shall promote sustainable improvements that enhance and embrace our heritage through **CULTURAL STEWARDSHIP**, retaining the unique character and cultural fabric and flavor of our neighborhoods.*





# Southside Character Overlay - Citizen Petition



## Regional Plan



- **Goal CC.2. Preserve, restore, and rehabilitate heritage resources to better appreciate our culture**
- **Policy CC.2.2. Formally recognize heritage resources through designation as local landmarks and historic districts**
- **Policy CC.2.3. Mitigate development impacts on heritage resources**
- **Policy CC.2.4. Support restoration and rehabilitation of historic housing, buildings, structures, and neighborhoods**
- **Policy LU.10.3. Value the Historic Neighborhoods established around downtown by maintaining and improving their highly walkable character, transit accessibility, diverse mix of land uses, and historic building form**
- **Policy NH.1.2. Respect traditions, identifiable styles, proportions, streetscapes, relationships between buildings, yards, and roadways; and use historically appropriate and compatible building and structural materials when making changes to existing neighborhoods, especially in historic neighborhoods**
- **Policy NH.2.1. Encourage the rehabilitation of historic downtown structures and contextual new structures as office, retail, entertainment, and residential space to reinvigorate the area as a destination of culture, shopping, government, and the arts**
- **Policy NH.2.2. Plan for future downtown development and contiguous development that respects the established historic core, historical architecture, and urban design**



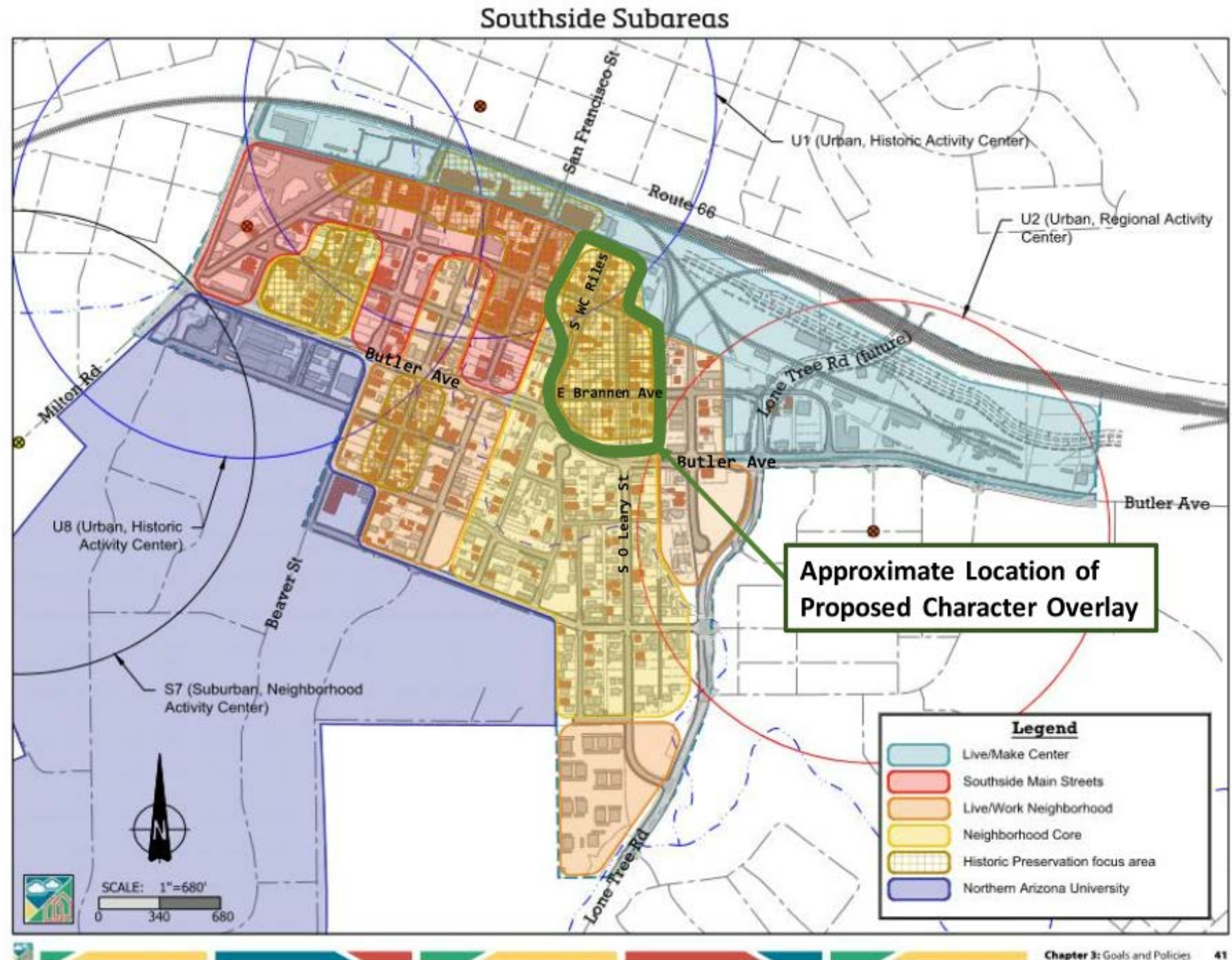
# Southside Character Overlay - Citizen Petition

## Southside Community Plan

- **Goal S 2 Protect the landmarks and historic character that make Southside a unique community in Flagstaff**
- **Policy S 2.2. Preserve the integrity of contributing and individually significant historic commercial and residential buildings, through targeted landmark overlays and local historic or character preservation overlays**
- **Policy S 2.3. Protect and promote the adaptive reuse of landmarks in the Southside, including Route 66 signs, architecture and history, and cultural and familial landmarks and places of importance**
- **Policy S 2.4. Replicate patterns, materials, and architectural features of historic building in new construction**
- **Policy S 3.1. Encourage the preservation and rehabilitation of, and allow for appropriate additions to small historic structures, such as cottages and family homes, over demolition and replacement in all subareas**



- The area is called out as “Neighborhood (residential) Core” and “Historic Preservation Focus Area”
- Where Heritage Preservation accommodate Growth and Change
- Approximately 70% of the lots in the area contain historic structures, and many other lots contain structures that are believed to contribute to the historical character with minor modifications.

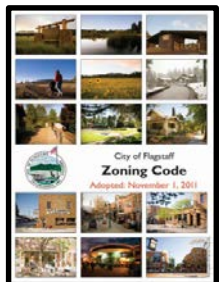




# Southside Character Overlay - Citizen Petition

## Why Now?

- **Concerns of encroaching development and loss of neighborly quality**
- **Concern of loss of diversity in age and ethnicity**
- **Concern of loss of historic character, knowing your neighbor in a walkable and safe area**
- **Concern of increased unsafe street traffic**

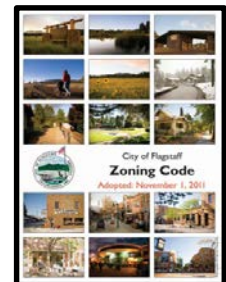




# Southside Character Overlay - Citizen Petition

## Objectives

- **New development should reflect the values and concerns of the existing community using an overlay with design standards, guidelines and criteria that allows and enhances new development and respects existing**
  - **Quality of: Environmental sustainability, the most sustainable building is one that already exists**
  - **Quality of: Small lots with density and a variety of homes and housing types**
  - **Quality of: These are affordable housing for the families that live in the neighborhood**
  - **Quality of: Tourism and the ethnic history of the area**



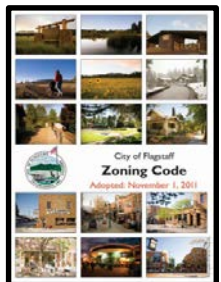


# Southside Character Overlay - Citizen Petition

## Enactment

### City Council approval of:

- **A Zoning Code Text Amendment to create the proposed character overlay zone and related provisions in the Zoning Code**
- **A Zoning Map Amendment to apply proposed character overlay zone to the lots and parcels within the specific area; and**
- **The overlay development standards and design guidelines**



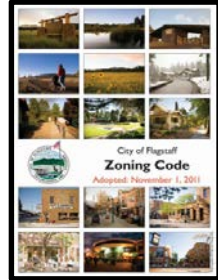


# Southside Character Overlay - Citizen Petition



## Initiation

### Zoning Code Text and Map Amendments:



- **May be initiated by:**
  - **Any of the property owner(s) of the land where the zone would be applied,**
  - **The Planning Director upon receiving direction from the City Council, or**
  - **The Planning Director, upon receiving direction from the Heritage Preservation Commission, may initiate the Zoning Code Text Amendment in combination with the Zoning Map Amendment**



# Southside Character Overlay - Citizen Petition



## Initiation

### Zoning Map Amendment:



- **If the application area for the proposed character overlay zone includes property that the applicant does not own, even if the applicant is the City, then a petition in favor of the Zoning Map Amendment must be signed by at least 51 percent of the property owners representing lots or parcels included in the boundaries of the proposed character overlay zone**



# 2021 Zoning Code Work Program

## Recommended Work Plan Priorities

### 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

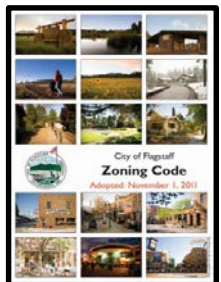
**R** Design Guides



# Southside Character Overlay - Citizen Petition

## Questions to Consider

- **Would the City Council like to initiate the required applications to create the proposed character overlay?**
- **Would City Council like to include the Character Overlay in the scope of services for Southside Community Plan implementation?**





# Southside Character Overlay - Citizen Petition



## *City Council*

# *Comments, Questions and Discussion*

