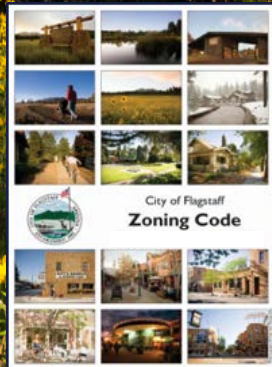


Amendment to Zoning Code Section 10-90.40.030 Rural Floodplain Map

PZ-22-00021

Tiffany Antol, AICP
Zoning Code Manager





Rural Floodplain Map Amendment

Property Owner Initiated Request

- **Amend Section 10-90.40.030 of the Zoning Code to change the Rural Floodplain designation to the Urban Floodplain designation for APN 101-28-005H, a 3.35-acre parcel.**
 - **After reviewing the application staff suggests that if the Rural Floodplain is modified as requested for the subject parcel that the remaining parcels designated as Rural Floodplain be modified as well including APNs 101-01-020A, 020B, 101-28-005G, 005H, 005K, 013A, 013B, and 013D. Staff has noticed this request to include all parcels listed above.**



Rural Floodplain Map Amendment

Resource Protection Overlay

- **The subject property is located within the Resource Protection Overlay (RPO) which identifies Floodplains (both urban and rural) as the highest priority resource to be protected on a site.**
 - **The Zoning Code includes specific provisions on the amount of Forest and Slope resources that can be disturbed on a site within the Resource Protection Overlay. No specific preservation rates are provided for Urban or Rural Floodplains except the descriptions in Section 10-50.90.040 Floodplains.**



Rural Floodplain Map Amendment

Urban Floodplain

Urban Floodplains. All watercourses and associated floodplains not defined as rural floodplains are urban floodplains. Urban floodplains are typically located in urbanized areas and have typically been altered from their natural state by channelization. Urban floodplains may be altered to address conveyance and erosion concerns; provided, that all necessary requirements of the City's *Stormwater Regulations* as administered by the Stormwater Manager are addressed. However, certain urban floodplains that have characteristics conducive to water quality, wildlife habitat, and stream ecology should be preserved. Proposals for any disturbance of these watercourses shall be reviewed by the Stormwater Manager and must address these attributes and provide for mitigation if necessary. Undergrounding of urban floodplains is strongly discouraged and a justification must be provided prior to any approval of undergrounding.



Rural Floodplain Map Amendment

Rural Floodplain

Rural Floodplains. Rural floodplains are natural undisturbed open spaces that are unsuitable for development purposes due to periodic flood inundation and the need to preserve the stream corridor for beneficial uses such as the preservation of important ecological resources. Rural floodplains are delineated in Section 10-90.40.030, Rural Floodplain Map, and defined as areas of delineated 100-year floodplain that cannot be disturbed or developed except for roadway and utility crossings. Rural floodplains cannot be altered through a floodplain map amendment or revision and must remain undisturbed (i.e., 100 percent protection). The extension of rural floodplains beyond the limits of the delineated floodplains, both upstream and laterally, may be required based on more current or extended floodplain studies, master plan documents or other studies or documents related to hydrology, hydraulics, stream geomorphology, wildlife habitat, or wildlife corridors.

**** In this case the Rural Floodplain matches the FEMA delineated floodplain**



Rural Floodplain Map Amendment

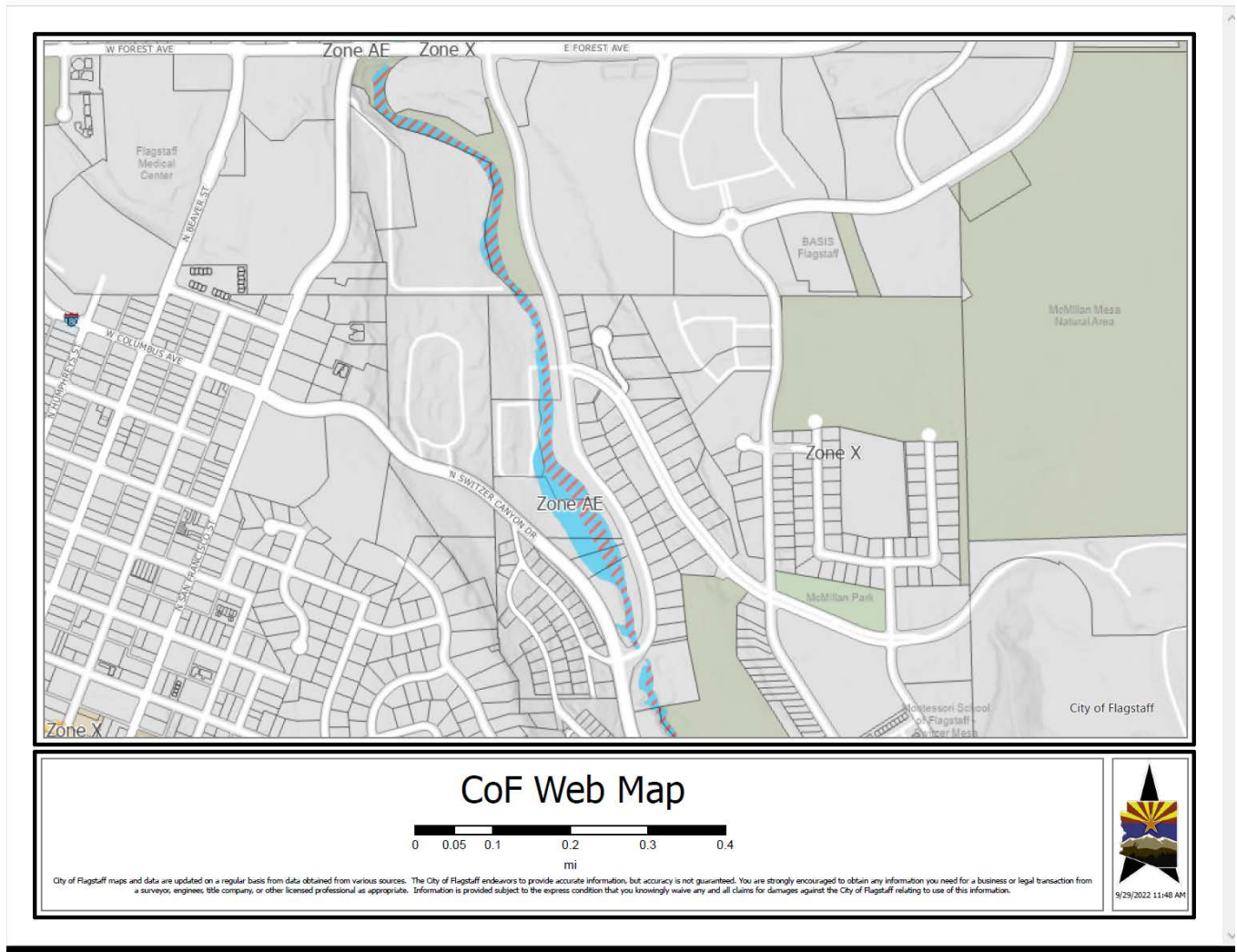
Current Rural Floodplain Map





Rural Floodplain Map Amendment

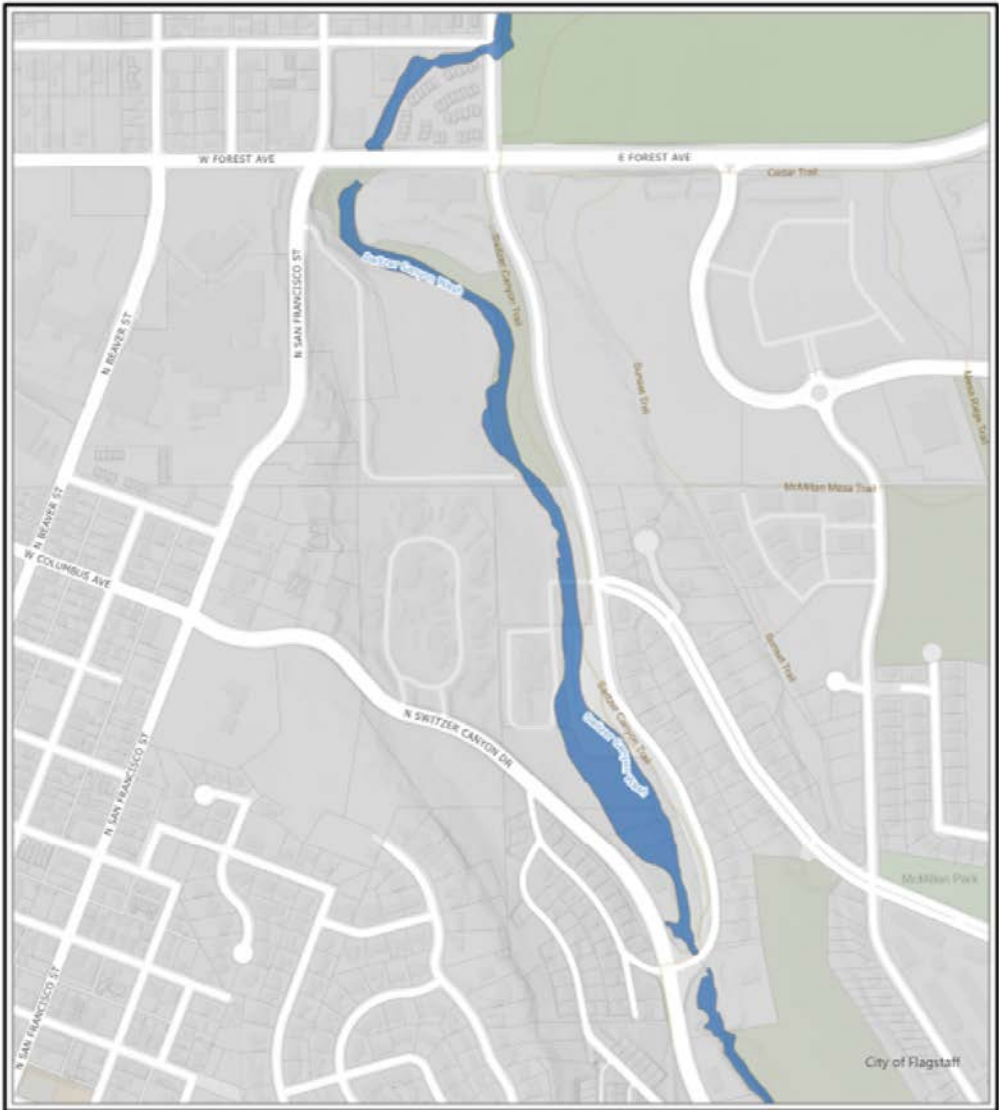
Current FEMA Floodplain Map





Rural Floodplain Map Amendment

Proposed Rural Floodplain Map



Urban Floodplain

0 250 500 1,000 1,500
Feet

City of Flagstaff maps and data are updated on a regular basis from data obtained from various sources. The City of Flagstaff endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate. Information is provided subject to the express condition that you knowingly waive any and all claims for damages against the City of Flagstaff relating to use of this information.

5/12/2022 9:11 AM



Rural Floodplain Map Amendment

Findings for Zoning Code Text Amendments

- (1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
- (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and**
- (3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**



Rural Floodplain Map Amendment

Finding #1

The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.

- The Regional Plan does not specifically address Rural or Urban Floodplains as described in the Zoning Code.
- Floodplains in general are considered environmentally sensitive lands which are covered in the Regional Plan which states “These areas contain critical resource and require special consideration in the development design and review process.”
- Development in Floodplains is regulated by Title 12 of the Flagstaff City Code entitled Floodplains.



Rural Floodplain Map Amendment

Finding #1

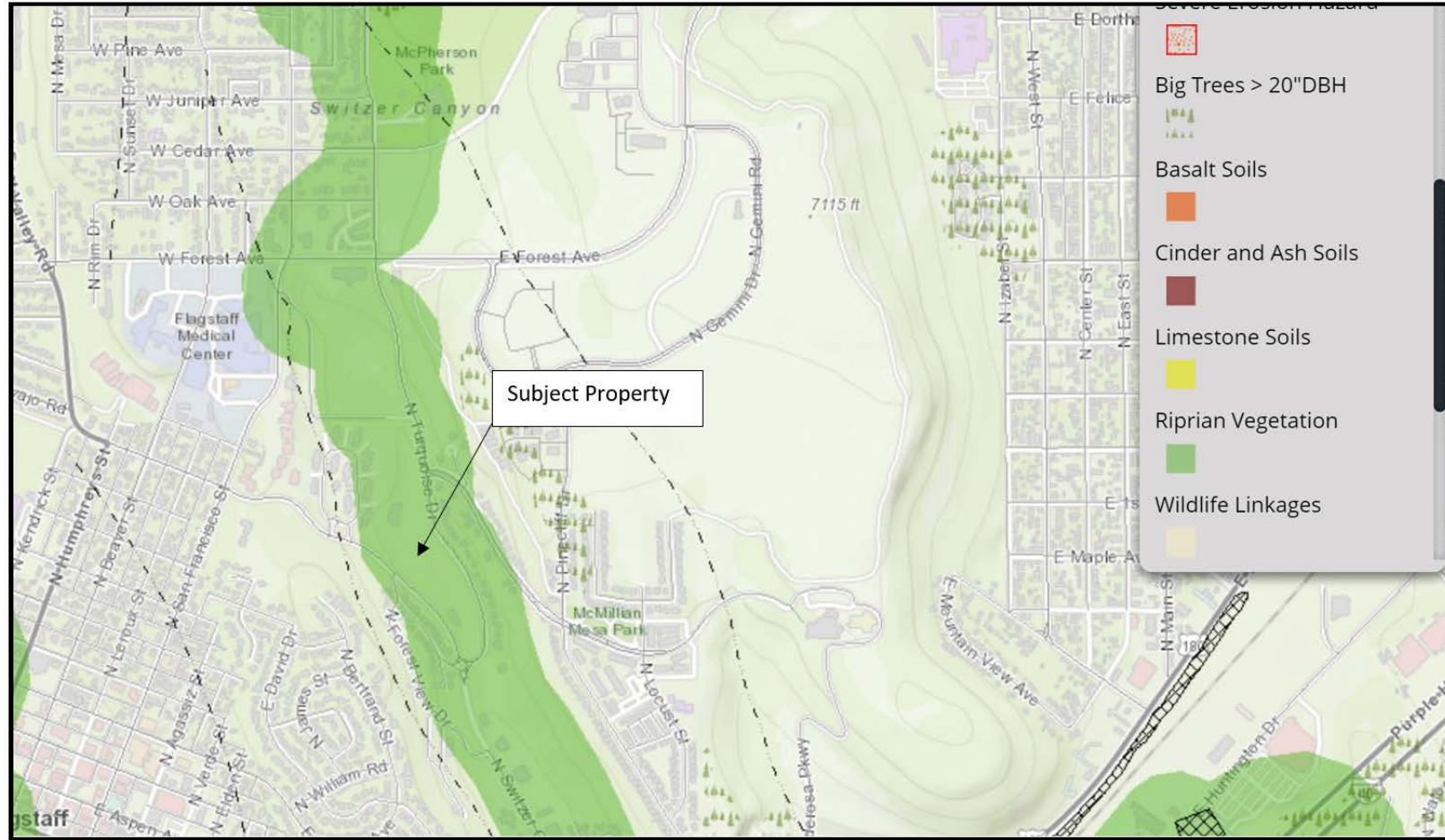
The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.

- The Environmental Planning & Conservation Chapter of the Regional Plan includes two maps that help identify concentration of natural resources.



Rural Floodplain Map Amendment

Finding #1



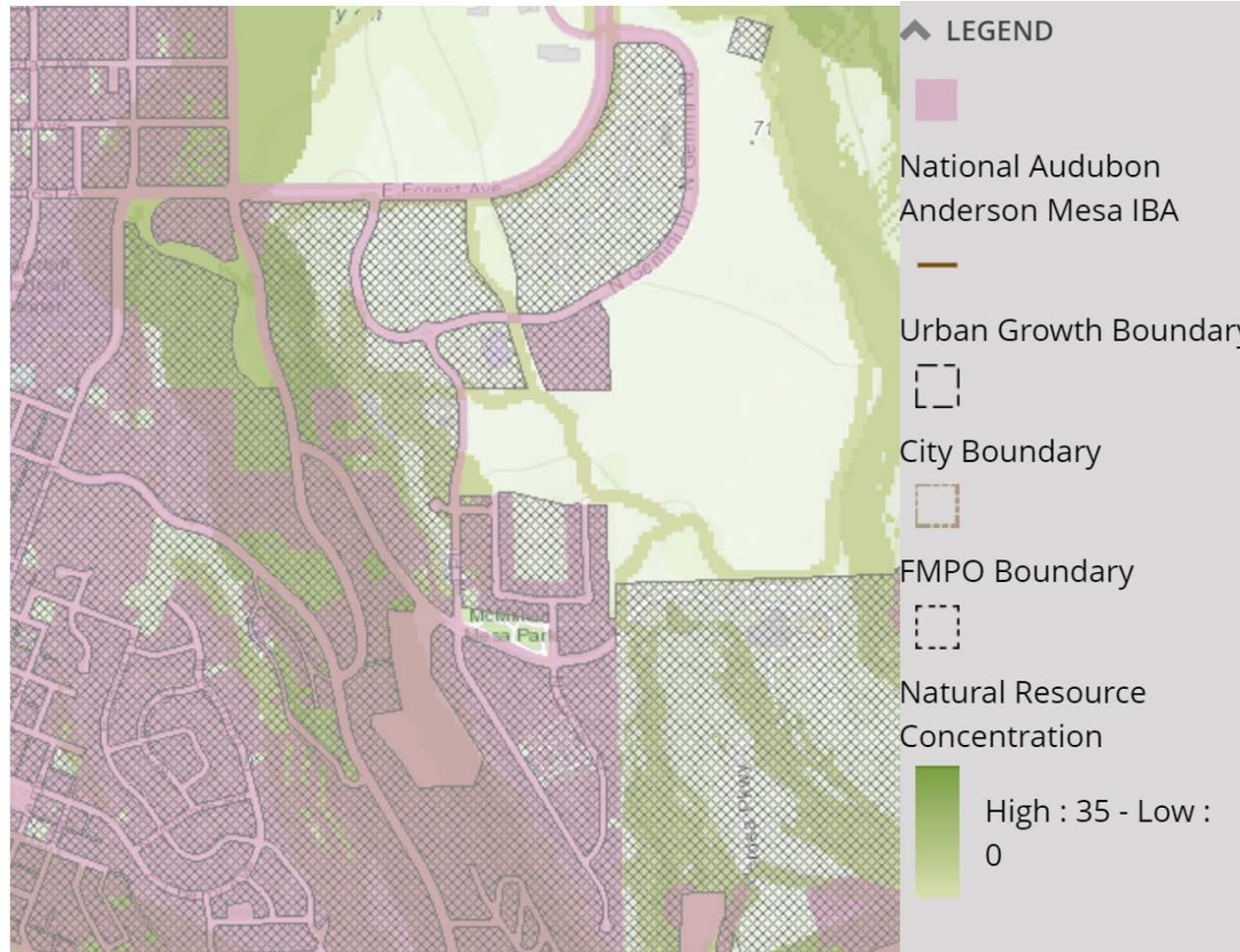
Flagstaff Regional Plan Map 7 – Significant Natural Resources

The subject property is identified as “Potential Riparian Vegetation”



Rural Floodplain Map Amendment

Finding #1



Flagstaff Regional Plan Map 8 – Concentration of Natural Resources



Rural Floodplain Map Amendment

Finding #2

The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City.

- **The proposed amendment is not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City. This amendment will resolve a conflict in the Rural Floodplain Map.**



Rural Floodplain Map Amendment

Finding #3

The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

- The area identified as Rural Floodplain is inconsistent with the description of Rural Floodplain.
- Rural Floodplains are described as “...natural undisturbed open spaces that are unsuitable for development purposes due to periodic flood inundation and the need to preserve the stream corridor for beneficial uses such as the preservation of important ecological resources.”
- Urban Floodplains are described as watercourses “...in urbanized areas [that] have typically been altered from their natural state by channelization.”
- The applicant has provided a biological evaluation of the Switzer Wash in the subject area that states “The primary limiting factors to the biological and physical are direct manipulations of the channel and floodplain during past construction of surrounding roads, utility pipelines, and other infrastructure.”



Rural Floodplain Map Amendment

Recommendation

The Planning and Zoning Commission, in accordance with the findings presented, made a recommendation to the City Council for approval of the Zoning Code Text Amendment by a vote of 4-1.



Rural Floodplain Map Amendment

Questions, Comments, and Suggestions

