

HOUSING IMPACT STATEMENT
PZ-22-00223 PLANNED RESIDENTIAL DEVELOPMENT

Pursuant to ARS 9-462.01 (J) a Housing Impact Statement shall be considered by the City Council prior to adopting a Zoning Code Text Amendment regarding the impact of the amendment on the following:

1. A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning text amendment applies.

The proposed text amendment includes modification to an existing development option. This amendment makes the Planned Residential Development (PRD) tool optional. The PRD includes provisions to allow alternative lot sizes, setbacks, and lot coverage when additional design elements are provided. Impact to the cost of housing construction are dependent upon the design elements elected. Proposed design elements are meant to reflect the standards currently provided in the zoning code. Some of the design elements specifically target the reduction in the cost of housing for the consumer.

2. A description of any data or reference material on which the proposed zoning text amendment is based.

No data or reference material was used to develop this amendment other than existing code requirements and the goals, policies, and strategies as adopted by the City of Flagstaff.

3. A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning text amendment.

None. The amendment is optional and is not a requirement. The amendment is intended to be an incentive tool for supporting traditional neighborhood design as well as affordable housing options.