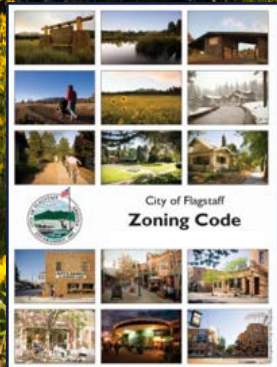


Zoning Code Amendment Division 10-40.30 & 10-40.60 MH Lot Development Standards

PZ-23-00137

Tiffany Antol, AICP
Zoning Code Manager





Manufactured Home (MH) Zone Lot Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

Modify Table 10-40.30.030.C: Residential Zones – Building Form and Property Development Standards for the purposes of modifying the minimum parcel size for the MH zone.

The Zoning Code currently requires a minimum parcel size of 5 acres and provides no minimum lot width or depth requirements.

This amendment proposes a minimum 4,000 square foot lot size similar to what was permitted under the Land Development Code. Minimum lot width would be 40 feet for interior lots and 45 feet for corner lots with a minimum lot depth of 100 feet.



Manufactured Home (MH) Zone Lot Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

This amendment also proposes modifications to Section 10-40.60.210 Specific to Uses: Manufactured Homes to remove the requirement that a Manufactured Home Park must be on a parcel of at least 5 acres and to clarify that density for a park is based on the underlying density of the MH zone.

This gives greater flexibility for lots or parcels within the MH zone similar to the allowances granted to other residential zones. Multi-family developments are permitted based on the underlying density of the zone and no minimum lot or parcel size is required to have three or more units on the same lot or parcel.



MH Zone Lot Development Standards

Staff Recommendation

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.**



MH Zone Lot Development Standards

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

The following policies form the Flagstaff Regional Plan and provide support for the proposed amendment:

- Policy LU.1.3. Promote reinvestment at the neighborhood scale to include infill of vacant parcels, redevelopment of underutilized properties, aesthetic improvements to public spaces, remodeling of existing buildings and streetscapes, maintaining selected appropriate open space, and programs for the benefit and improvement of the local residents.
- Policy LU.1.6. Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.
- Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.



MH Zone Lot Development Standards

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

- The amendment provisions are not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed provisions are intended to provide development standards that are compatible with existing approved developments and provide greater opportunity for development within the MH zone. These standards are comparable to the development standards and requirements placed on similar types of development in other zoning districts.



MH Zone Lot Development Standards

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

- The amendment is internally consistent, utilizes the existing format, and does not conflict with other Zoning Code provisions. It maintains the Zoning Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.



MH Zone Lot Development Standards

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of Zoning Code Text Amendment PZ-23-00137 – Manufactured Home (MH) Zone Lot Development Standards.



MH Zone Lot Development Standards

Questions, Comments, and Suggestions

