



**Date:** October 4, 2023  
**TO:** Parks and Recreation Commission  
**FROM:** Tiffany Antol, AICP, Zoning Code Manager  
**RE:** Proposed Zoning Code Text Amendment

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I. **Proposed Amendment**

**Case No. PZ-23-00136:** Proposed amendment to the Zoning Code to add single-family, duplex, and multiple-family dwellings as permitted uses in Public Facility (PF) zone.

II. **Text Amendment Schedule:**

October 19, 2023 – Public Open House

October 24, 2023 – City Council Work Session

October 25, 2023 – Planning and Zoning Commission Work Session

November 8, 2023 – Potential Planning and Zoning Commission Public Hearing

November 21, 2023 – Potential City Council Public Hearing (1<sup>st</sup> Reading of Ordinance)

December 5, 2023 – Potential City Council Public Hearing (2<sup>nd</sup> Reading of Ordinance/Adoption)

III. **Overview of Proposed Amendment:**

**A. PZ-23-00136: Residential Uses in the Public Facility (PF) Zone**

The proposed amendment (Attachment 3) includes additions to Table 10-40.30.060.B: Public and Open Space Zones – Allowed Uses to permit Duplex Dwellings, Multi-Family Dwellings, Attached Single-family Dwellings, and Detached Single-family Dwellings within the PF zone utilizing the HR zone development standards including density, lot coverage, building height, and setbacks.

The Flagstaff City Council adopted Resolution No. 2022-52 on November 1, 2022. This resolution states that the Mayor and City Council require if a City-owned building or property is being vacated by the City, that the Housing Section first have the opportunity to evaluate the property. This evaluation would be to determine the feasibility of repurposing or developing the property in a manner that supports increasing the number of available and affordable housing units, including but not limited to: converting to municipally operated Affordable Housing; seeking a public-private partnership; or exploring shared equity models of development. Many City-owned properties are located within the PF zone which does not currently permit the residential uses that are encouraged by this resolution. This amendment proposes to make these uses permitted within the PF Zone to support this resolution.

There are currently 181 parcels located within the PF zone. The City owns 40% of all the parcels within the PF zone. Northern Arizona University owns 29% of the properties within the PF zone and is not required to comply with the City's Zoning Ordinance. Flagstaff Unified School District owns 9% of the parcels within the PF zone and other governments or quasi-public agencies (APS, museums, County,

Unisource, and Lowell) own 12% of all the parcels. The remaining 10% of all the PF zoned parcels fall under private ownership.

**IV. Findings:**

For your reference and discussion purposes, the required findings for a Zoning Code Text Amendment are specified below.

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.

**V. Conclusion:**

The purpose of this item is for staff to present an overview of the Zoning Code's proposed amendment and allow interested individuals, residents, and business owners to provide comments. The item allows the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendments.

**Attachments:**

1. PZ-23-00136 – Residential Uses in the Public Facility (PF) Zone