

NOTICE AND AGENDA

ATTENTION

**IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS
HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE**

To participate in the meeting virtually click the following link:
[Click here to join the meeting](#)

Planning & Zoning Commission meetings will be live streamed on the city's website (<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

The public can submit comments that will be read at the dais by a staff member to CDPandZCommission@flagstaffaz.gov.

**PLANNING & ZONING COMMISSION
WEDNESDAY
JANUARY 25, 2023**

**STAFF CONFERENCE ROOM
211 WEST ASPEN AVENUE
4:00 P.M.**

1. **Call to Order**

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this regular meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. **Roll Call**

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

MARIE JONES, CHAIR
CAROLE MANDINO, VICE CHAIR
DR. RICARDO GUTHRIE

MARY NORTON
BOB HARRIS, III
MARCHELL CAMP

3. **Public Comment**

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. **APPROVAL OF MINUTES**

Approval of the minutes from the regular meeting on Wednesday, January 11, 2023.

5. **PUBLIC HEARING**

- A. **This Zoning Text Amendment is to Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Section 10-40.30.050 Industrial Zones, to Modify Table 10-40.30.050.B to allow the Manufacturing/Processing - Heavy use in the Light Industrial Zone with a Conditional Use Permit.**

STAFF RECOMMENDED ACTION:

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 the Zoning Code Text Amendment.

- B. This request is for a Zoning Code Text Amendment to amend Title 10 Flagstaff Zoning Code, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.040 Definitions "D", to modify the term "Duplex".

STAFF RECOMMENDED ACTION:

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 the Zoning Code Text Amendment.

6. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

7. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on 1/19/2023, at 4:15 a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 19 day of January, 2023.

Tammy Bishop, Administrative Specialist



Planning & Zoning Commission

5. A.

Meeting Date: 01/25/2023

From: Wesley Welch, Associate Planner

Information

TITLE:

This Zoning Text Amendment is to Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Section 10-40.30.050 Industrial Zones, to Modify Table 10-40.30.050.B to allow the Manufacturing/Processing - Heavy use in the Light Industrial Zone with a Conditional Use Permit.

STAFF RECOMMENDED ACTION:

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 the Zoning Code Text Amendment.

Attachments

Staff Report

Application

Proposed Updates

PLANNING AND DEVELOPMENT SERVICES REPORT

Zoning Code Text Amendment

PUBLIC HEARING

PZ-22-00220

DATE: January 4, 2022

MEETING DATE: January 25, 2023

REPORT BY: Wesley Welch

REQUEST:

City’s request for a Zoning Code Text Amendment to allow the use of Manufacturing/Processing – Heavy in the Light Industrial Zone with a Conditional Use Permit.

STAFF 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 the Zoning Code Text Amendment.

I. Proposed Amendment:

The proposed amendment is to allow the use of Manufacturing/Processing – Heavy in the Light Industrial Zone with a Conditional Use Permit. Staff is presenting this amendment due to the limited Heavy Industrial-zoned land within the city. This amendment would allow more flexibility for industrial uses to locate within the city. The Manufacturing/Processing – Heavy use would only be allowed in the Light Industrial Zone with a Conditional Use Permit which would help to mitigate any potential issues that could arise with this use.

The proposed amendment includes the following:

Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Section 10-40.30.050 Industrial Zones, to modify Table 10-40.30.050.B, as follows:

| Table 10-40.30.050.B. Industrial Zones – Allowed Uses | | | | | | |
|--|---------------------------------|-------------------------|----------------|----------------|----------------|----------------|
| Primary Land Use¹ | Specific Use Regulations | Industrial Zones | | | | |
| | | RD | LI | LI-O | HI | HI-O |
| Industrial, Manufacturing, Processing and Wholesaling | | | | | | |
| Business Parks | | P | P | P | -- | -- |
| Composting Facility | | -- | P ³ | P ³ | P ³ | P ³ |
| Construction Storage/Supply Yards | | -- | P ² | P ² | P | P |
| Equipment Rental Yard – Heavy | | -- | P | P | -- | -- |
| Flammable Liquid, Gas, and Bulk Fuel – Storage and Sales | | -- | P | P | P | P |
| Freight or Trucking Facility | | P ³ | P | P | P | P |
| Industrial, Heavy – General | | -- | UP | -- | P | P |
| Industrial, Light – General | | -- | P | P | P | P |
| Junk Yard | | -- | -- | -- | P | P |
| Manufacturing/Processing – Heavy | | -- | UP | -- | P | P |
| Manufacturing/Processing – Light | | P | P | P | P | P |
| Manufacturing/Processing – Previously Prepared Materials | | UP | P | P | P | P |

II. Zoning Code Text Amendment

The Planning Director shall provide a recommendation to the Planning and Zoning Commission for its review. The Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include the following: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and a recommendation on whether the amendment should be granted or denied.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

A. 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 amendment's primary purpose is to allow for a greater flexibility of our industrial zoned lands. This is consistent with Goal LU.16. and Policies ED.3.8. and ED.4.2. The Land Use goal references the establishment of heavy industrial areas that are well maintained, attractive, and compatible with adjoining nonindustrial uses. The allowance of Manufacturing/Processing – Heavy with a Conditional Use Permit would ensure that development would meet the above goal. The Economic Development policies reference protecting existing businesses and industrial land uses and allowing for their expansion as well as promoting variety and flexibility in land use and development options.

B. Finding #2

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 amendment would require a Conditional Use Permit in order to mitigate any public interest, health, safety, convenience or welfare issues that could arise.

C. Finding #3

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.

III. CITIZEN PARTICIPATION

Persons of interest on file with the Planning and Development Services section of the Community Development Division were notified of the Planning and Zoning Commission and City Council work sessions and public hearing via first-class mail. Moreover, notification of the work sessions and public hearings were published on the City's Facebook and in the Arizona Daily Sun. As of the date of this report, staff has not received any questions from the public.

V. PLANNING AND ZONING COMMISSION WORK SESSION

The Planning and Zoning Commission held a work session on January 11, 2023 to discuss the proposed Zoning Code Text Amendment. There were no proposed changes. Amendment will proceed as originally written.

Attachments:

1. Application
2. Draft of Case No. PZ-22-00220 Updates to Zoning Code – Heavy Manufacturing/Processing in Light Industrial



City of Flagstaff

Community Development Division

211 W. Aspen Ave
 Flagstaff, AZ 86001
 www.flagstaff.az.gov

P: (928) 213-2618
 F: (928) 213-2609

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|---|-------------------------------------|---|--|--|
| Date Received | | Application for Zoning Code Text Amendment | | File Number <i>PZ-22-00220</i> |
| Applicant(s)/Property Owner(s) City of Flagstaff – Michelle McNulty | Title Planning Director | Phone 928-213-2608 | Email Michelle.McNulty@Flagstaffaz.gov | |
| Mailing Address 211 W Aspen Avenue | | | City, State, Zip Flagstaff, AZ 86001 | |
| Representative (If applicable) Tiffany Antol | Title Zoning Code Manager | Phone 928-213-2605 | Email tantol@flagstaffaz.gov | |
| Mailing Address Same as above | | | City, State, Zip | |

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|-----------------------------|-------------------------|
| Property Address N/A | City, State, Zip |
|-----------------------------|-------------------------|

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|---|
| Application Name: Heavy Manufacturing/Processing CUP in Light Industrial |
| Zoning Code Text Amendment |
| Chapter Name and Number: 10-40 Specific to Zones |
| Division Name and Number: 10-40.30.050 Industrial Zones |
| Section Name and Number: Table 10-40.30.050.B |
| Chapter Name and Number: |
| Division Name and Number: |
| Section Name and Number: |
| Chapter Name and Number: |
| Division Name and Number: |
| Section Name and Number: |

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| Additional Information: |
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|--|--------------------------------------|---|--------------|
| Owner's Signature (required) <i>Michelle McNulty</i> | Date: 10/26/22 | Representative Signature (If applicable) | Date: |
| For City Use | | | |
| Date Filed: | File Number(s): | Fee Receipt Number: | |
| P & Z Hearing Date: | Publication and Posting Date: | Amount: | |
| Council Hearing Date: | Publication and Posting Date: | Date: | |
| Received by: | Comments: | | |

Case No. PZ-22-00220 Updates to Zoning Code – Heavy Manufacturing/Processing in Light Industrial
 Amendment for Adoption Flagstaff Zoning Code

Provisions that are being deleted are shown in bold strikethrough
 Provisions that are being added are shown in bold red text.

Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Section 10-40.30.050 Industrial Zones, to modify Table 10-40.30.050.B, as follows:

| Table 10-40.30.050.B. Industrial Zones – Allowed Uses | | | | | | |
|--|---------------------------------|-------------------------|----------------|----------------|----------------|----------------|
| Primary Land Use¹ | Specific Use Regulations | Industrial Zones | | | | |
| | | RD | LI | LI-O | HI | HI-O |
| Industrial, Manufacturing, Processing and Wholesaling | | | | | | |
| Business Parks | | P | P | P | -- | -- |
| Composting Facility | | -- | P ³ | P ³ | P ³ | P ³ |
| Construction Storage/Supply Yards | | -- | P ² | P ² | P | P |
| Equipment Rental Yard – Heavy | | -- | P | P | -- | -- |
| Flammable Liquid, Gas, and Bulk Fuel – Storage and Sales | | -- | P | P | P | P |
| Freight or Trucking Facility | | P ³ | P | P | P | P |
| Industrial, Heavy – General | | -- | UP | -- | P | P |
| Industrial, Light – General | | -- | P | P | P | P |
| Junk Yard | | -- | -- | -- | P | P |
| Manufacturing/Processing – Heavy | | -- | UP | -- | P | P |
| Manufacturing/Processing – Light | | P | P | P | P | P |
| Manufacturing/Processing – Previously Prepared Materials | | UP | P | P | P | P |



Planning & Zoning Commission

5. B.

Meeting Date: 01/25/2023

From: Ben Mejia, Planner

Information

TITLE:

This request is for a Zoning Code Text Amendment to amend Title 10 Flagstaff Zoning Code, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.040 Definitions "D", to modify the term "Duplex".

STAFF RECOMMENDED ACTION:

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 the Zoning Code Text Amendment.

Attachments

Staff Report

Application

Proposed Amendment

PLANNING AND DEVELOPMENT SERVICES REPORT

Zoning Code Text Amendment

PUBLIC HEARING

PZ-22-00180

DATE: January 18, 2023

MEETING DATE: January 25, 2023

REPORT BY: Ben Mejia

REQUEST:

City's request for a Zoning Code Text Amendment to modify the term "Duplex" (Section 10-80.20.040).

STAFF 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 the Zoning Code Text Amendment.

I. Proposed Amendment:

The proposed amendment is to modify the definition of the term "Duplex" (Section 10-80.20.040) to only refer to attached dwellings. Staff proposes this amendment to resolve conflicts in the Zoning Code created by a 2020 Zoning Text Amendment (Ordinance No. 2020-11) which, in addition to several other changes, redefined duplex to include two single-family dwellings on a lot as a detached duplex. As a result of this amendment, lots of sufficient size in all zones that support single-family development would be permitted to build a second single-family dwelling that would follow the Code standards and permitting process of single-family development.

Provisions that are being deleted are shown in bold strikethrough, provisions that are being added are shown in bold text. The proposed amendment includes the following:

10-80.20.040 Definitions "D"

Duplex: A residential building designed to be occupied by two families living independently of each other with two attached ~~or detached~~ dwelling units on one lot or parcel. ~~If attached, the~~ units may be attached front-to-back or side-to-side with a common or party wall or stacked one atop the other with a common ceiling-floor separating the units.

II. Zoning Code Text Amendment

The Planning Director shall provide a recommendation to the Planning and Zoning Commission for its review. The Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include the following: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and a recommendation on whether the amendment should be granted or denied.

A Zoning Code Text Amendment shall be evaluated based on the following findings:

A. 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 amendment's primary purpose is to re-establish consistency within the Zoning Code and facilitate the development

of a second single-family dwelling on a lot, providing additional infill housing opportunity. This is consistent with General Plan goals LU.1.6, LU.5.2, and LU.5.3. Land Use goal LU.1.6 references the establishment of greater flexibility in development standards and processes to facilitate overcoming challenges to redevelopment and infill development. This amendment would facilitate redevelopment and infill development of two single-family homes on a lot by removing the requirements that would be necessary for duplex development such as Architectural Design Standards, guest parking requirements, and concept plan application review. LU.5.2 promotes infill development, this amendment would provide new opportunity to develop on lots with existing single-family dwellings. LU.5.3 promotes compact development appropriate to each area type. This amendment facilitates compact development within existing neighborhoods in keeping with single-family neighborhoods.

B. Finding #2

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 provision is intended to provide additional housing development opportunity.

C. Finding #3

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.

III. CITIZEN PARTICIPATION

Persons of interest on file with the Planning and Development Services section of the Community Development Division were notified of the Planning and Zoning Commission and City Council work sessions and public hearing via first-class mail. Moreover, notification of the work sessions and public hearings were published on the City’s Facebook and in the Arizona Daily Sun. As of the date of this report, staff has not received any questions from the public.

V. PLANNING AND ZONING COMMISSION WORK SESSION

At the Planning and Zoning Commission Work Session of January 11, 2023, staff reviewed the proposed Zoning Code Text Amendment application with the Commission. The Commission discussed the proposed amendment. No public comment was made. There were no suggested modification to the proposed amendment.

Attachments:

1. Application
2. Draft of Case No. PZ-22-00180 Updates to Zoning Code – Duplex Definition



City of Flagstaff

Community Development Division

211 W. Aspen Ave
 Flagstaff, AZ 86001
 www.flagstaff.az.gov

P: (928) 213-2618
 F: (928) 213-2609

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|--|--|---|---|---|
| Date Received August 30, 2022 | | Application for Zoning Code Text Amendment | | File Number PZ-22-00180 |
| Applicant(s)/Property Owner(s) City of Flagstaff - Michelle McNulty | | Title Planning Director | Phone 928-213-2608 | Email Michelle.McNulty@flagstaffaz.gov |
| Mailing Address 211 W Aspen Avenue | | | City, State, Zip Flagstaff, AZ 86004 | |
| Representative (If applicable) Tiffany Antol | | Title Zoning Code Manager | Phone 928-213-2605 | Email tantol@flagstaffaz.gov |
| Mailing Address Same as above | | | City, State, Zip | |

| | |
|------------------|------------------|
| Property Address | City, State, Zip |
|------------------|------------------|

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| Application Name: Duplex Definition |
| Zoning Code Text Amendment |
| Chapter Name and Number: 10-80 Definitions |
| Division Name and Number: 10-80.20 Definition of Specialized Terms, Phrases and Building Functions |
| Section Name and Number: 10-80.20.040 Definitions "D" |
| |
| Chapter Name and Number: |
| Division Name and Number: |
| Section Name and Number: |
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| Chapter Name and Number: |
| Division Name and Number: |
| Section Name and Number: |

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| Additional Information: |
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|---|------------------|--|------------------|
| Owner's Signature (required) <i>Michelle McNulty</i> | Date: 1/19/23 | Representative Signature (If applicable) <i>Tiffany Antol</i> | Date: 1/19/23 |
|---|------------------|--|------------------|

| For City Use | | |
|-----------------------|-------------------------------|---------------------|
| Date Filed: | File Number(s): | Fee Receipt Number: |
| P & Z Hearing Date: | Publication and Posting Date: | Amount: |
| Council Hearing Date: | Publication and Posting Date: | Date: |
| Received by: | Comments: | |
| | | |

Minimum Submittal Requirements:

As part of the Pre-application Meeting (required), the Zoning Code Manager, or designee, will identify those items from this application checklist that will be required for Zoning Code Text Amendment application submittal. An application that does not include all required items will not be accepted. By signing the application, the applicant acknowledges that all required documents/information are included within the application.

If you have any questions regarding the information above or items indicated on this checklist, please contact the Zoning Code Manager, or designee indicated in the contact information listed on Page 3 of this checklist.

PART I – GENERAL REQUIREMENTS

| Staff Use Only | | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below |
|-------------------------------------|--------------------------|---|
| Reqd | Subd | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | I.1 Zoning Code Text Amendment Application Checklist (this list) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>I.2 Application Fee</p> <p>Base fee \$ <input type="text"/> (same as the small scale rezoning base fee)</p> <p>* The application fee provided is based on the current fee schedule adopted by the City Council and is subject to change without notification. The applicant shall pay the fee applicable at the of the application submittal.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>I.3 Completed Application for Zoning Code Text Amendment – 1 copy</p> <p>The application must be signed by the applicant and the current property owner of record. If the property owner is unavailable to sign the application, a Letter of Authorization must be submitted.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>I.6 Citizen Participation Plan – 1 copy</p> <p><input checked="" type="checkbox"/> A plan identifying the methodology the applicant intends to use to notify the public, and when required, conduct a neighborhood meeting. The plan shall include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. The dates, times, and locations of the neighborhood meeting(s). The applicant shall hold a minimum of _____ neighborhood meeting(s), that is/are separate from a work session with the Planning and Zoning Commission. <input type="checkbox"/> 2. A copy of the published advertisement(s) for the neighborhood meeting. The applicant shall publish a 1/8-page advertisement in the local newspaper a minimum of 10 days, and not more than 14 days prior to the date of the neighborhood meeting. The advertisement shall include the applicant's contact information, a summary of the Zoning Code amendment, and the dates, times, and locations of the neighborhood meeting(s). The Zoning Code Manager, or designee, shall approve that advertisement before it is sent to the newspaper for publication. (Contact the Arizona Daily Sun newspaper for publishing deadlines.) <input type="checkbox"/> 3. A copy of the letter sent to all persons on the City's notification registry for a Zoning Code Text Amendment, and the mailing addresses of all persons that the letter was sent to. The applicant shall notify all persons on the City's notification registry for a Zoning Code Text Amendment of their proposed amendment by 1st Class Letter. The letter shall include the applicant's contact information, a summary of the Zoning Code amendment, and: <ul style="list-style-type: none"> <input type="checkbox"/> a. the dates, times, and locations of the neighborhood meeting(s). <input type="checkbox"/> b. legislative draft of the proposed zoning code text amendment. <input type="checkbox"/> 4. A copy of the letter sent to all property owners within _____ the property, the mailing addresses of the property owners that the letter sent to, and a map showing the location of properties there were notified. The letter shall include the applicant's contact information, a summary of the Zoning Code amendment, and: <ul style="list-style-type: none"> <input type="checkbox"/> a. the dates, times, and locations of the neighborhood meeting(s). <input type="checkbox"/> b. legislative draft of the proposed zoning code text amendment. <input checked="" type="checkbox"/> 5. A report of the status and results of the any communication and comments received from the public, including the neighborhood meeting (when required), and the applicant's proposed resolution to comments received. <input checked="" type="checkbox"/> 6. Methods to keep the Director informed of the status and results of the any communication and comments received from the public. The Director, or designee, may request written report pertaining to any communication and comments received from the public prior to scheduling a work session, or hearing, before the Planning Commission. |

| | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | I.10 Electronic Submittal – 1 copy An electronic copy of all submitted information (.pdf format) |
|-------------------------------------|--------------------------|--|

PART II – CONCEPT ZONING CODE TEXT AMENDMENT

| | | |
|-----------------------|-------------|--|
| Staff Use Only | | Description of Documents Required for a Complete Application. No Application will be accepted without all items marked below. |
| Reqd | Subd | |

| | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | II.1 Project Narrative – 5 copies The narrative shall include the following: <ul style="list-style-type: none"> • Project title and date. • The reason for the request. • List and respond to each of the required Zoning Code findings for Text Amendments, which are: <ol style="list-style-type: none"> (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. • An analysis of how the proposed amendment will benefit the community. • Any additional information the applicant would like add in support of the requested amendment. |
|-------------------------------------|--------------------------|---|

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|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | II.2 Legislative Draft of the Proposed Zoning Code Text Amendment – 5 copies |
|-------------------------------------|--------------------------|---|

PART IV – OTHER SUBMITTAL REQUIREMENTS

| | | |
|-----------------------|-------------|--|
| Staff Use Only | | Description of Documents Required for Complete Application. No application shall be accepted without all items marked below |
| Reqd | Subd | |

| | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | IV.1 Other Requirements Please provide the following: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> |
|--------------------------|--------------------------|--|

PART V – ZONING CODE MANAGER, OR DESIGNEE

No application shall be accepted without a Zoning Code Manager's, or designee's, signature below.

V.1 Zoning Code Manager or designee Contact Information

If you have any questions regarding this application checklist, please contact the Zoning Code Manager or designee.

Name (print): TIFFANY ANTON Phone: 928-213-2605

E-mail: tanton @flagstaffaz.gov Date: 1/19/23

Signature: 

Case No. PZ-22-00180 Updates to Zoning Code – Duplex Definition
Amendment for Adoption Flagstaff Zoning Code

Provisions that are being deleted are shown in bold strikethrough
Provisions that are being added are shown in bold red text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions, and Building Functions, Section 10-80.20.040 Definitions “D”, to modify the term “Duplex”, as follows:

Duplex: A residential building designed to be occupied by two families living independently of each other with two attached ~~or detached~~ dwelling units on one lot or parcel. **If attached, t**The units may be attached front-to-back or side-to-side with a common or party wall or stacked one atop the other with a common ceiling-floor separating the units.