

**PLANNING AND DEVELOPMENT SERVICES REPORT**

**Zoning Code Text Amendment**

**PUBLIC HEARING**

**PZ-23-00135**

**DATE: October 18, 2023**

**MEETING DATE: November 8, 2023**

**REPORT BY: Tiffany Antol, AICP**

**REQUEST:**

City's request for a Zoning Code Text Amendment to amend the standards and definitions for Neighborhood & Regional Meeting Facilities.

**STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission, in accordance with this report, find that the required findings of the Zoning Code have been met, and that the Planning and Zoning Commission make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

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**I. Proposed Amendment:**

The proposed amendment (Attachment 2) includes modifications to Section 10-40.60.230 Specific to Uses: Meeting Facilities Public and Private to clarify the differences between Neighborhood and Regional scale facilities and provide for commercial event venues such as convention centers. Neighborhood Meeting Facilities are intended to provide local services directly to the residents of the surrounding neighborhoods. These facilities are permitted in all residential zones, and they do not include commercial event venues. Regional Meeting Facilities are intended to serve the entire City and, potentially, the surrounding region. These facilities are permitted in the commercial zones, and they include commercial event venues.

In addition, the Meeting Facilities, Public and Private definition is replaced with two new definitions as follows:

Meeting Facilities, Neighborhood: A facility for public or private meetings, recreation, or social activity not operated for profit, including community centers, civic and private auditoriums, lodges or fraternal associations, union halls, meeting halls for clubs and other membership organizations; and similar activities. May include community, cultural, and educational uses that provide local services directly to the residents of the neighborhood.

Meeting Facilities, Regional: A facility owned and operated by a public or private entity intended primarily for the conducting of organized assembly including trade shows, civic events, charitable events, conferences, conventions, seminars, receptions, meetings, or parties, with or without the provision of food or live music and entertainment. Events are typically held by an individual, entity, or organization on an advance registration basis.

**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 following policies generally support the proposed text amendment:

NH.1.1. Preserve and enhance existing neighborhoods.

ED.3.2. Strengthen the arts, culture, and education sectors as important economic drivers in the community.

These policies support the protection of neighborhoods which includes setting limitations on commercial type services in residential zones. Additionally, there are goals that support regional meeting facilities for economic development purposes within Flagstaff.

**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 provisions are intended to provide a clear distinction between meeting facilities permitted in residential zones (neighborhood) and those permitted in commercial zones (regional) to reduce potential conflicts and provide more opportunity for commercial meeting facilities.

**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 by direct mail and an ad was placed in the Arizona Daily Sun on October 7, 2023, noticing the Planning and Zoning Commission public hearing. As of the date of this report, staff has received no public comment on the proposed amendment.

Staff held a Zoning Code Open House on October 19<sup>th</sup>, 2023, to discuss this text amendment.

**IV. PLANNING AND ZONING COMMISSION WORK SESSION**

At the Planning and Zoning Commission Work Session of October 25, 2023, staff reviewed the proposed Zoning Code Text Amendment application with the Commission.

**Attachments:**

1. Application
2. Draft of Case No. PZ-23-00135: Meeting Facilities, Neighborhood & Regional