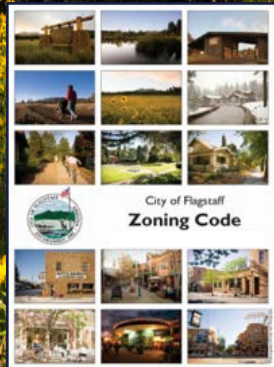


**Zoning Code Amendment
Table 10-40.30.060.B
Residential Uses in the Public
Facility (PF) Zone**

PZ-23-00136

**Tiffany Antol, AICP
Zoning Code Manager**





Residential Uses in the Public Facility (PF) Zone

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

Modify 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.

Section 10-20.30.060 Neighborhood Meeting currently requires that any change of use within the Public Facility (PF) zone requires a neighborhood meeting. Since none of the existing PF zoned parcels are currently developed with any proposal for housing would be considered a change of use triggering this requirement.



Residential Uses in the Public Facility (PF) Zone

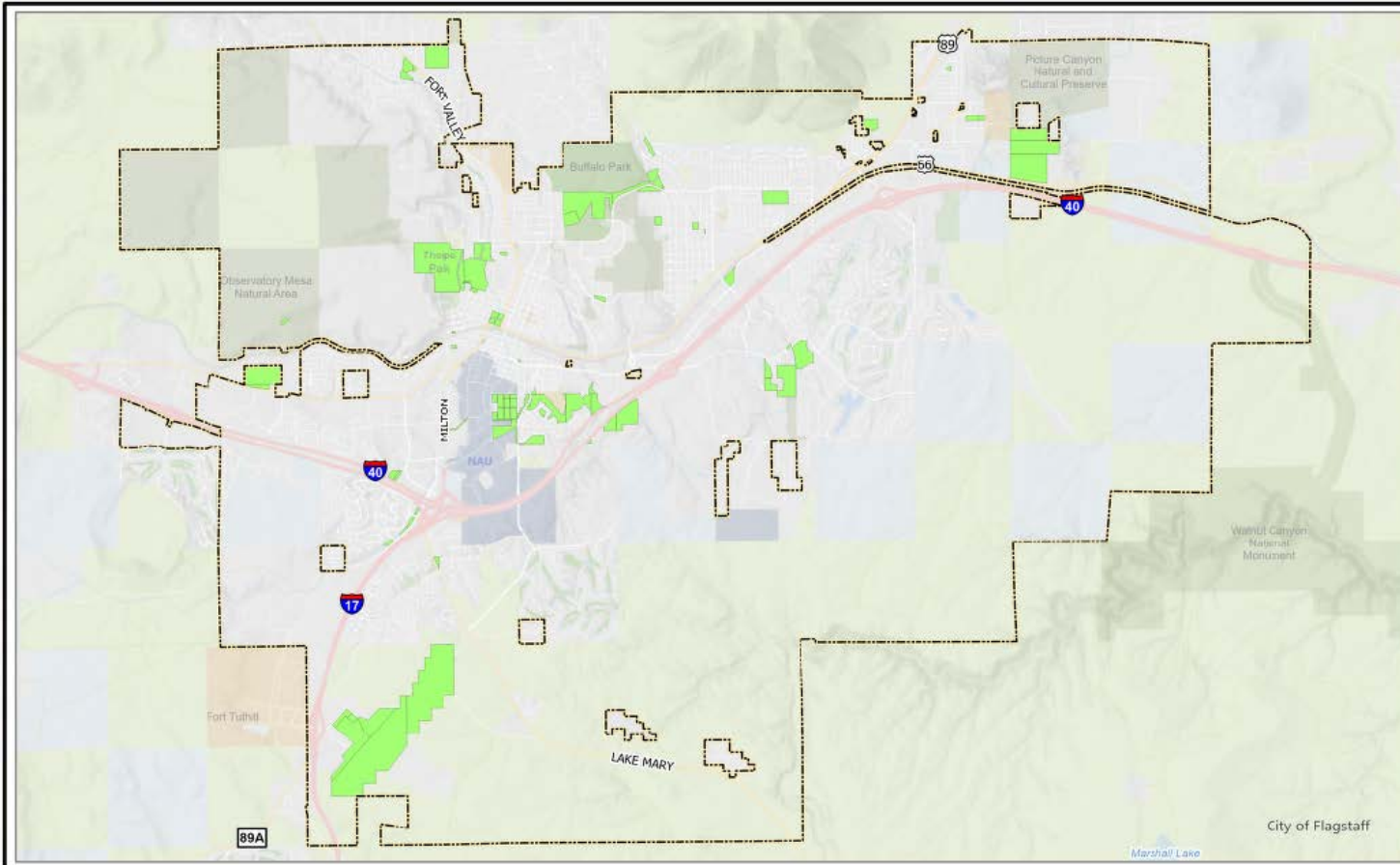
City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

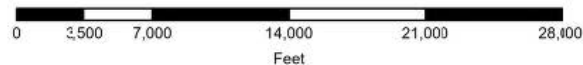
The Flagstaff City Council adopted Resolution No. 2022-52 on November 1, 2022. This resolution states that the Mayor and City Council require if a City-owned building or property is being vacated by the City, that the Housing Section first have the opportunity to evaluate the property.



Residential Uses in the Public Facility (PF) Zone



City Owned Public Facility Zoned Parcels



City of Flagstaff maps and data are updated on a regular basis from data obtained from various sources. The City of Flagstaff endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate. Information is provided subject to the express condition that you knowingly waive any and all claims for damages against the City of Flagstaff relating to use of this information.



9/15/2023 8:26 AM

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
- Other governments or quasi-public agencies (APS, museums, County, Unisource, and Lowell) own 12% of all the parcels.
- Remaining 10% of all the PF zoned parcels fall under private ownership.



Residential Uses in the Public Facility (PF) Zone

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.**



Residential Uses in the Public Facility (PF) Zone

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

Zoning has a profound impact on housing location and type, but it can also impact cost and affordability. This amendment is meant to reduce the regulatory burden of rezoning public or quasi-publicly owned lands for the use of housing. The Flagstaff 10-Year Housing Plan supports the proposed amendment through the following policy:

- Create 4: Amend the Flagstaff Zoning Code to facilitate the development of all housing types.
 - Create 4.3 Explore adding affordable housing as an allowed use in the Public Facilities (PF) Zone.

The existing Regional Plan supports this proposed amendment with the following policies:

- 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.
- NH.3.3. Increase the availability of affordable housing for very-low income persons, through innovative and effective funding mechanisms.



Residential Uses in the Public Facility (PF) Zone

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 reduce the cost of housing within areas currently zoned Public Facility. Properties owned by the City of Flagstaff will fall under the discretion and review of the Flagstaff City Council.



Residential Uses in the Public Facility (PF) Zone

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.



Residential Uses in the Public Facility (PF) Zone

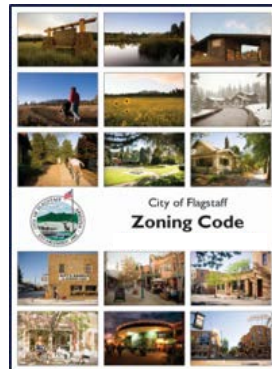
Recommendation

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



Meeting Facilities

Questions, Comments, and Suggestions





Residential Uses in the Public Facility (PF) Zone

Conditional Use Permits

- The purpose of conditional use permits is to provide a process for reviewing uses and activities that are permitted in an applicable zone, but that require more discretionary review and the possible imposition of conditions to mitigate the effects of the proposed use.