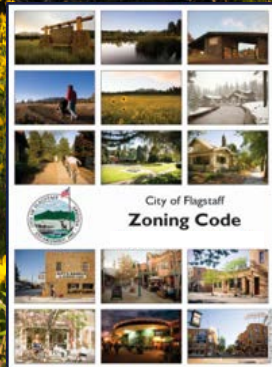


Zoning Code Amendment Miscellaneous

PZ-24-00008

Tiffany Antol, AICP
Zoning Code Manager





Miscellaneous Amendments

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

The proposed amendment (Attachment 2) includes modification to the following Zoning Code provisions:

- Section 10-20.30.050: Concept Plan Review to remove the requirements for Duplex Dwelling to go through Concept Plan Review. Duplex Dwellings will be allowed to proceed directly to building permit if this amendment is approved. This will allow an expedited review and approval process for Duplex Dwellings like Single-Family Dwellings. No public improvements are required for Duplex Dwellings.
- Section 10-40.60.020: Accessory Structures to clarify requirements for accessory structures. Specifically, hold-over provisions that were specific to “storage containers” (aka shipping containers) are removed as they conflict with other provisions. These include a maximum size of 160 square feet and additional design parameters.



Miscellaneous Amendments

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

- Section 10-40.60.020: Accessory Uses to clarify requirements for accessory uses and return specific provisions for outdoor sales areas.
- Section 10-40.60.180: Home Occupations to align size allowances with building codes.
 - One small edit to identify that home occupations include home businesses early in the section.
- Section 10-50.20.030: Architectural Standards to incorporate standards for basements, basement garages, building stem walls, crawl spaces, and podium parking structures. This section of the Zoning Code is not applied to Single-Family Dwellings. Moving this section clarifies what types of development these standards apply.
- Delete Division 10-50.25: Basements, Basement Garages, Building Stem Walls, Crawl Spaces, and Podium Parking Structure Walls.



Miscellaneous Amendments

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.**



Miscellaneous Amendments

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

Flagstaff Regional Plan 2030

- 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 LU.1.7. Consider creative policy and planning tools as a means to incentivize redevelopment and infill.

10-Year Housing Plan

- Create 4: Amend the Flagstaff Zoning Code to facilitate the development of all housing types.

Carbon Neutrality Plan

- Create housing options for households at all income levels and family sizes occupied by local residents.



Miscellaneous Amendments

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 process, eliminate conflicting provisions, provide clarifications, and reduce the requirements for the development of Single-Family Dwellings.



Miscellaneous Amendments

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.



Miscellaneous Amendments

Recommendation

Staff and the Planning & Zoning Commission recommend the City Council, in accordance with the findings presented in this report, approve Zoning Code Text Amendment PZ-24-00008 - Concept Plan Review, Accessory Structures, Accessory Uses, Home Occupations, and Basements, Basement Garages, Building Stem Walls, Crawl Spaces, and Podium Parking.



Miscellaneous Amendments

Questions, Comments, and Suggestions

