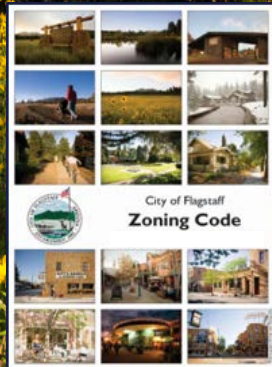


Zoning Code Amendment Section 10-20.50.040 Zoning Map Amendment Process

PZ-24-00010

Tiffany Antol, AICP
Zoning Code Manager





Zoning Map Amendment Process

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

The proposed amendment (Attachment 1) includes modification to the following Zoning Code provisions:

- Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map, Section 10-20.50.040: Procedures, Subsection 10-20.50.040(E) to add required review timeframes for Zoning Map Amendments.
- Chapter 10-20: Administration, Procedures, and Enforcement, Division 10-20.50: Amendments to the Zoning Code Text and the Zoning Map, Section 10-20.50.040: Procedures, Subsection 10-20.50.040(M): Protest Procedures to update protest procedures for Zoning Map Amendments



Zoning Map Amendment Process

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.**



Zoning Map Amendment Process

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 Coe 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.



Zoning Map Amendment Process

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 comply with the requirements of SB 1162.



Zoning Map 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.



Zoning Map Amendment Process

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-24-00010 – Zoning Map Amendment Process.



Zoning Map Amendment Process

Questions, Comments, and Suggestions

