

HOUSING IMPACT STATEMENT

PZ-24-00008 Concept Plan Review, Accessory Structures, Accessory Uses, Home Occupations, and Basements, Basement Garages, Building Stem Walls, Crawl Spaces, and Podium Parking

Pursuant to ARS 9-462.01 (J) a Housing Impact Statement shall be considered by the City Council prior to adopting a Zoning Code Text Amendment regarding the impact of the amendment on the following:

1. A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning text amendment applies.

The proposed zoning code text amendment removes the requirement for concept plan review for Duplex Dwellings. This brings the review of these structures closer in alignment with Single-Family Dwellings. The goal is to reduce permitting timeframes for Duplex Dwellings. The proposed amendment also removes additional design requirements for Single-Family Dwellings which should alleviate costs when developing on steeply sloped lots.

2. A description of any data or reference material on which the proposed zoning text amendment is based.

Staff did not use any data or reference material other than feedback and comment from staff and local designers on the impact of the current code.

3. A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning text amendment.

None.