

PLANNING AND DEVELOPMENT SERVICES REPORT

Zoning Code Text Amendment

PUBLIC HEARING

PZ-24-00008

DATE: August 28, 2024

MEETING DATE: September 25, 2024

REPORT BY: Tiffany Antol, AICP

REQUEST:

City's request for a Zoning Code Text Amendment to amend Section 10-20.30.050: Concept Plan Review to remove the requirements for Duplex Dwelling to go through Concept Plan Review; modify Section 10-40.60.020: Accessory Structures to clarify requirements for accessory structures; modify Section 10-40.60.020: Accessory Uses to clarify requirements for accessory uses; modify Section 10-40.60.180: Home Occupations to align size allowances with building codes; modify Section 10-50.20.030: Architectural Standards to incorporate standards for Basements, Basement Garages, Building Stem Walls, Crawl Spaces, and Podium Parking Structures; delete Division 10-50.25: Basements, Basement Garages, Building Stem Walls, Crawl Spaces, and Podium Parking Structure Walls.

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.

I. 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.
- 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.
- 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.

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;

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.

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

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 August 24, 2024, 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.

IV. PLANNING AND ZONING COMMISSION WORK SESSION

At the Planning and Zoning Commission Work Session of September 11, 2024, staff reviewed the proposed Zoning Code Text Amendment application with the Commission.

Attachments:

1. Draft of Case No. PZ-24-00008 – Concept Plan Review, Accessory Structures, Accessory Uses, Home Occupations, and Basements, Basement Garages, Building Stem Walls, Crawl Spaces, and Podium Parking
2. Case No. PZ-24-0008 – Housing Statement