



Date: November 21, 2024
TO: Planning and Zoning Commission
FROM: Tiffany Antol, AICP, Zoning Code Manager
Through: Michelle McNulty, AICP, Planning Director
Alexandra Pucciarelli, Current Planning Manager
RE: PZ-24-00217: Urban Farm Land Use

I. Request:

PZ-24-00217: Urban Farm Land Use - modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Spaces Zones, Table 10-40.30.060.B: Allowed Uses to add the Urban Farm Land Use, Division 10-40.60: Specific to Uses to amend the development standards of Community Gardens and add development standards for Urban Farms, and Chapter 10-80: Definitions to add a definition for Urban Farm.

II. Purpose of the Work Session:

The work session with the Planning and Zoning Commission is required as a “Citizen Review Session” in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendments, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendments, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council. The anticipated timeline for the amendments is as follows:

December 11, 2024 – Planning and Zoning Commission Work Session

January 8, 2025 – Potential Planning and Zoning Commission Public Hearing

February 4, 2025 – Potential City Council Public Hearing (1st Reading of Ordinance)

February 18, 2025 – Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. Overview of Proposed Amendments:

A. PZ-24-00217: Urban Farm Land Use

The proposed amendment (Attachment 1) includes several minor modifications as described below:

- **Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.060: Public and Open Space Zones, Table 10-40.30.060. B.: Public and Open Space Zones** – is amended to add Urban Farm as a primary land use in the Public Facility zone.
- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses** – is amended to add

Section 10-40.60.230: Urban Farm specific use standards.

- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, Section 10-40.60.140: Community Garden** – is amended to align format, clarify parking and landscaping requirements.
- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses** - to add Section 10-40.60.320: Urban Farm which provides specific use standards for Urban Farms including requirements for structures, stormwater management, landscaping, parking, sale of products and educational events.
- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.210: Definitions “U”** - to add Urban Farm Definition.

IV. Findings:

At the January 8, 2025, Planning and Zoning Commission public hearing, the Commission will be requested to make a recommendation to the City Council on the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the required findings are specified below.

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.

V. Community Involvement:

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on November 23, 2024, which is 18 days before the scheduled meeting date.

VI. Conclusion:

As indicated above, the purpose of the work session is for staff to present an overview of the Zoning Code's proposed amendments and allow interested individuals, residents, and business owners to provide comments. The work session also allows the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendments. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. PZ-24-00217: Urban Farm Land Use ZCTA