

PLANNING AND DEVELOPMENT SERVICES REPORT

Zoning Code Text Amendment

PUBLIC HEARING

PZ-24-00216

DATE: December 18, 2024

MEETING DATE: January 8, 2025

REPORT BY: Tiffany Antol, AICP

REQUEST:

The City is requesting a modification to the Zoning Code provisions in Chapter 10-50: Supplemental to Zones, Division 10-50.90: Resource Protection Standards. Specifically, the amendment seeks to exempt all public rights-of-way, in addition to arterial roads, from the requirements outlined in Section 10-50.90.20: Applicability.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission, in accordance with the findings in this report, make a recommendation to the City Council for approval of the City Code Text Amendment.

I. Proposed Amendment:

The proposed amendment (see Attachment 1) modifies the applicability requirements for the Resource Protection Standards. These standards apply to properties within the Resource Protection Overlay (RPO), which was generally applied to vacant parcels over 5 acres in the early 1990s. While the standards have remained largely unchanged since their adoption in the 1990s, some modifications were made in the 2011 Zoning Code update. The amendment proposes to exempt all new public rights-of-way from resource calculations for proposed developments. This change provides staff with more flexibility to work with developers in creating better road connectivity and overall design that accommodates all modes of transportation. As a result, the amendment slightly reduces the amount of resources that must be protected within a proposed development.

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 Division 10-40.20 (Establishment and Designation 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

- Goal E&C.4. Integrate available science into policies governing the use and conservation of Flagstaff 's natural resources.
- Policy E&C.4.1. Assess vulnerabilities and risks of Flagstaff's natural resources.

- Policy LU.2.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.
- Policy LU.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.
- Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
- Policy LU.5.4. Encourage development to be clustered in appropriate locations as a means of preserving natural resources and open space, and to minimize service and utility costs, with such tools as Transfer of Development Rights (TDR).
- Policy ED.4.7. When planning for future growth, consider tribal, cultural, and natural resources in balance with community needs.

The above goals and policies support the proposed amendment. Specifically, Policy ED.4.7 emphasizes the importance of balancing resource preservation with community needs, aligning with the intent of the proposed changes to the Resource Protection Overlay (RPO). The focus of community needs has shifted from prioritizing commercial and industrial development to emphasizing residential development. Additionally, the increased street right-of-way widths since the adoption of the original standards further justify the proposed amendment, as narrow residential streets have now been replaced by wider roadways requiring more resources for protection within reserved residential development areas.

10-Year Housing Plan

- Create 4.5 Evaluate and amend the Resource Protection Overlay standards to ensure that the minimum densities can be met on most sites, including making the requirements for residential sites to be similar to those for a commercial sites.
- Create 4.6 Evaluate Resource Protection Overlay standards in terms of consistent application across each zone and allow for greater maximum densities.

Carbon Neutrality Plan

- Protect existing forests, resources, and meaningful open spaces.
 - Support planning and zoning efforts that protect natural resources, including surface water resources.
 - Reduce urban encroachment into the forest, such as by promoting infill as supported in the Regional Plan.

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 amendment will primarily impact the development of residential subdivisions, because of the requirements to provide rights-of-ways to serve individual lots.

C. Finding #3

The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The amendment is internally consistent with the existing Zoning Code, following its format and aligning with its comprehensive purpose. It does not conflict with any other provisions and ensures that the Zoning Code remains clear, usable, and easily understood.

III. CITIZEN PARTICIPATION

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning

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Commission was advertised in the Arizona Daily Sun on November 23, 2024, which is 18 days before the scheduled meeting date.

As of the date of this memorandum, staff has received public comments requesting additional information on the proposed amendment.

IV. PLANNING AND ZONING COMMISSION WORK SESSION

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

Attachments:

1. Draft of Case No. PZ-24-00216 – Resource Protection Standards Applicability