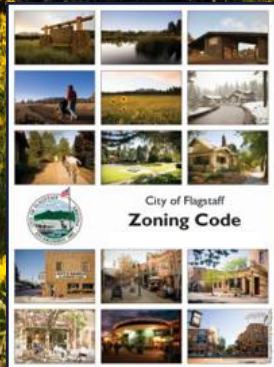


# Zoning & Subdivision Code Amendments 2025 Clean Up

PZ-25-00251

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Zoning Code Manager





# 2025 Clean Up

## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

The proposed amendment includes modification to the following Zoning Code provisions:

Amend Title 10, the Flagstaff Zoning Code for the purpose of modifying, Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.040: Commercial Zones, Table 10-40.30.040.B Commercial Zones – Allowed Uses footnotes 5 and 7, as follows:

5. Residential uses in the SC, CC, HC, CS and CB zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses. Residential uses in the HC, CS and CB zones shall be subject to the ~~development standards~~ **setbacks, lot coverage, and building height** established in the HR zone. Residential uses in the SC, CC and NCC zones shall be subject to the ~~development standards~~ **setbacks, lot coverage, and building height** established in the MR zone.
7. Residential Developments with less than 5 Dwelling Units are permitted by right on existing lots 9,000 square feet or less subject to ~~the building placement and building form~~ **setbacks, lot coverage, and building height** requirements of the MR zone.



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## City's Proposed Zoning Code Text Amendment

### *Overview of Proposed Amendment:*

The proposed amendment includes modifications to the following Subdivision Code provisions:

Amend Title 11, General Plans and Subdivision, Chapter 11-20: Subdivision and Land Split Regulations, Division 11-20.40: Subdivision Procedures and Requirements, Section 11-20.40.030: Preliminary Plat, Subsection 11-20.40.030.E: Preliminary Plat Review and Approval is hereby amended as follows:

- ~~• 5. Approval of Preliminary Plat by City Council. Any preliminary plat with modifications to Title 13, Engineering Design Standards and Specifications for New Infrastructure, shall be approved by City Council prior to submission of engineering plans.~~



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## 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.**



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***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.



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***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 to the Zoning Code is simply a clarification that density is not modified for the Community Commercial zone through footnote 5 and 7. The amendment to the Subdivision Code is in alignment with recent legislative changes requiring subdivisions to be reviewed administratively.



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***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 or Subdivision Code provisions. It maintains both Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.



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## Recommendation

The Planning & Zoning Commission, in accordance with the required findings, makes a recommendation to the City Council for approval of the City Code Text Amendment.



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## Questions, Comments, and Suggestions

