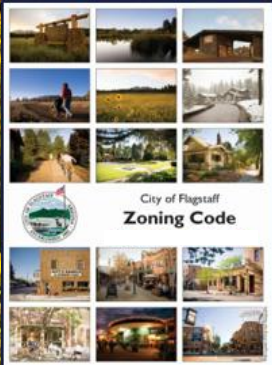


Zoning Code Amendment Planned Community Zone

PZ-25-00200

Tiffany Antol, AICP
Zoning Code Manager





Planned Community (PC) Zone

Introduction

- Purpose of the Amendment is to add the Planned Community (PC) zone to the Zoning Code which is an alternative zone providing flexibility not otherwise possible with existing zoning districts by allowing adjustments to changing community and market conditions.
 - The PC zone encourages creative and efficient design; integrated land uses; preservation of Natural Resources; integration of Common Space areas; active transportation connectivity; and the orderly provision of infrastructure and services.
 - The zone is intended to implement the General Plan, related Specific Plans, and the City's housing and sustainability goals and accommodates developments that may include a full mix of land uses including residential, commercial, industrial, civic, and common space.



Planned Community (PC) Zone

Applicability

- The PC zone may be established on any Lot or Parcel of land under unified ownership or control.
 - Requires a Planned Community Master Plan (PCMP).
 - Land uses not listed in the code may be permitted if consistent with other provisions of the Zoning Code.
 - All development within the PC zone must follow existing City review processes.



Planned Community (PC) Zone

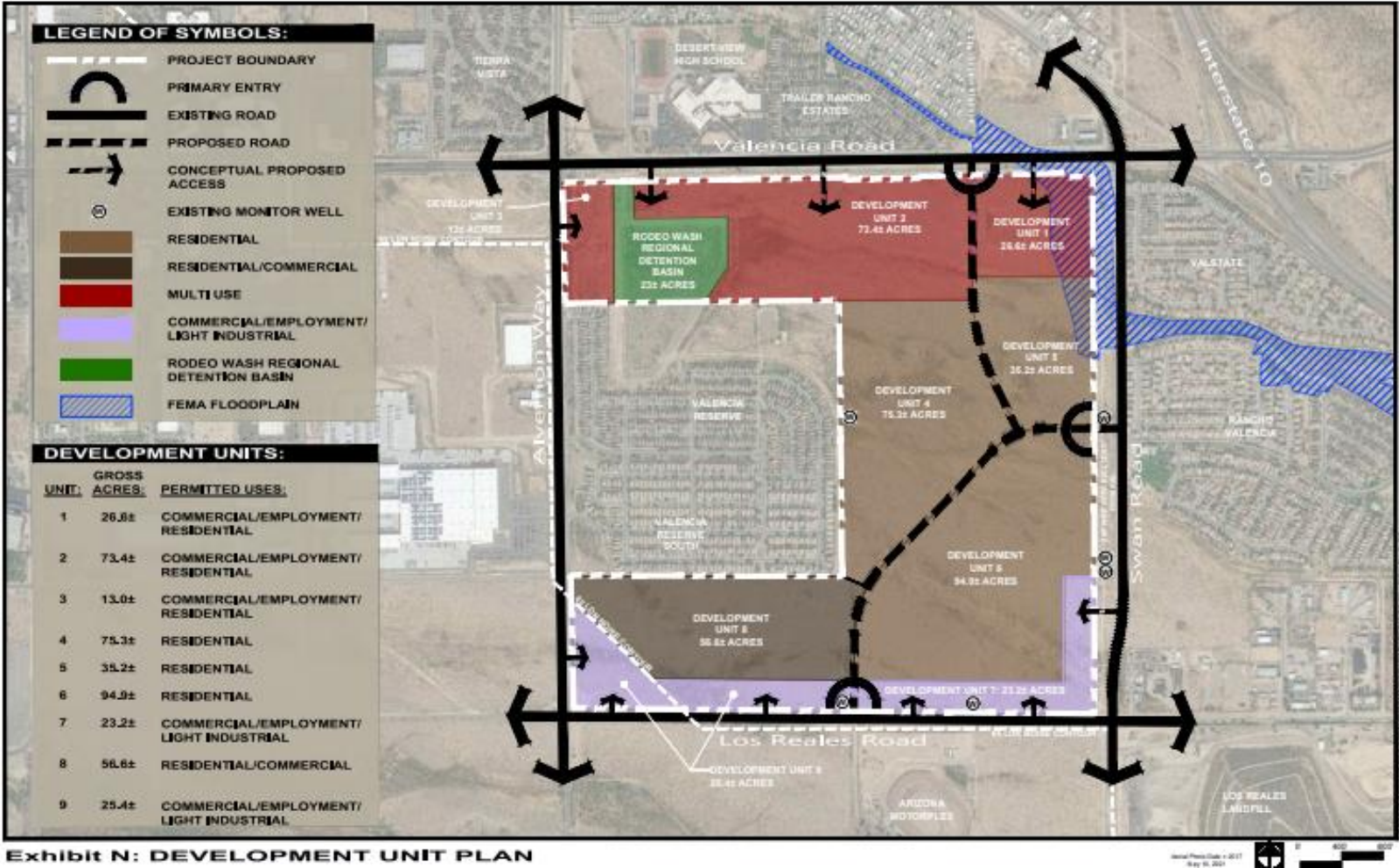
Planned Community Master Plan (PCMP) Requirements

- ***Land Use Plan:*** Must establish maximum and minimum densities and intensities for each land use area which must be consistent with the Regional Plan and impacts can be mitigated.
- ***Building Form & Development Standards:*** Setbacks, building heights, minimum lot requirements, lot coverage, floor area ratio, Architectural Design Standards, Parking Standards, and Landscaping Standards.
- ***Common Spaces and Amenities Plan:*** 20% of gross land area
- ***Master Streets Plan:*** Transit facilities, road network, connectivity plans
- ***Infrastructure Plan:*** Utilities, Stormwater, Fire Access, Transportation Improvements
- ***Phasing Plan:*** Anticipated initiation and completion of each land use area



Planned Community (PC) Zone

Example of PCMP





Planned Community (PC) Zone

Amendments

- Minor Amendments may be approved administratively by the Planning Director. Minor amendments include anything that is not identified as a Major amendments.
- Major Amendments include the following:
 - The addition of land uses not included in the PCMP
 - A ten percent or more increase or decrease in the square footage of nonresidential uses or the number of residential units that may be developed
 - An increase in building height
 - Increases in development intensity that require additional impact analysis and exceed the approved infrastructure plans for the development
 - Any amendment, as determined by the Planning Director, that changes the character of the proposed development or has additional significant external impacts on properties adjacent to the PCMP.



Planned Community (PC) Zone

Enforceability

- The approved PCMP shall serve as the regulatory document governing Development within the PC zone.
- The PCMP, as amended, shall be implemented and maintained in perpetuity for the total acreage of the PC zone, even though ownership may subsequently be transferred in whole or in part. It is the responsibility of the owner to notify all prospective purchasers of all or part of the property within the PC zone the existence of the PCMP.
- If any land use area has not received Site Plan approval or Final Plat approval (not including Block Plats) within the timeframe stated in the PCMP phasing plan, the Director shall require the PCMP phasing plan to be amended to reflect current conditions prior to the acceptance of any Development application for that land use area unless the Director (in consultation with other affected City divisions) determines such amendments are not required.



Planned Community (PC) Zone

Required 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.**



Planned Community (PC) Zone

The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.

Action Item:

- Develop a Planned Area Development zoning district that allows for a greater mix of land uses to support a variety of housing types and economic development.

Core Priority Supporting Policies

HA.2 Expand access to homeownership through the development of a variety of housing types, providing resources and programs to support homebuyers; and reducing barriers to homeownership opportunities.

HA.4 Further the development and rehabilitation of affordable and accessible rental opportunities for residents at all income levels.

NE.2 Include a range of housing options for all income levels in neighborhoods.

GM.1 Promote medium-to-high density residential developments and mixed-use developments within the Urban Growth Boundary (UGB) to resist urban sprawl.

MT.2a Improve the network connectivity and accessibility to surrounding and supporting local roads, collectors, and arterials to achieve lower Vehicle Miles Traveled (VMT) and improve the pedestrian, bike, and transit network.

MT.4 Reduce the demand for driving and vehicle dependency which will, in turn, reduce the cost of the transportation system, increase transportation equity, and achieve carbon neutrality.

MT.5 Increase the accessibility, connectivity, and use of pedestrian and bicycling infrastructure, including the Flagstaff Urban Trail System and other trail systems, as a critical element of a safe and livable community and to promote transit access.



Planned Community (PC) Zone

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 Planned Community Zone may only be utilized by a development project through a rezoning of land. The PC zone will not be assigned to any land within the City of Flagstaff and each application will need to be reviewed and evaluated on the required findings for a Zoning Map Amendment. The intention of the amendment is to create a flexible, streamlined development review for master planned developments.



Planned Community (PC) Zone

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.



Planned Community (PC) Zone

Recommendation

The Planning and Zoning Commission by a vote of 5-0, in accordance with the findings presented in this report, makes a recommendation to the City Council for approval of Zoning Code Text Amendment PZ-25-00200 Planned Community (PC) Zone.



Planned Community (PC) Zone

Questions, Comments, and Suggestions

