

Case No. PZ-25-00200 – Planned Community (PC) Zone

Provisions that are being deleted are shown in bold ~~striketrough~~ text.

Provisions that are being added are shown in bold **red** text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.20: Establishment and Designation of Zones, Table 10-40.20.020.A: Zones, as follows:

Table 10-40.20.020.A: Zones

Zone Symbol	Name of Zone
Non-Transect Zones	
Residential Zones	
RR	Rural Residential
ER	Estate Residential
R1	Single-Family Residential
R1N	Single-Family Residential Neighborhood
MR	Medium Density Residential
HR	High Density Residential
MH	Manufactured Housing
Commercial Zones	
SC	Suburban Commercial
CC	Community Commercial
NCC	Neighborhood Community Commercial
HC	Highway Commercial
CS	Community Service
CB	Central Business
Industrial Zones	
RD	Research and Development

Table 10-40.20.020.A: Zones

Zone Symbol	Name of Zone
LI	Light Industrial
LI-O	Light Industrial Open
HI	Heavy Industrial
HI-O	Heavy Industrial Open
Resource Public and Open Space Zones	
PF	Public Facility
PLF	Public Lands Forest
POS	Public Open Space
Special Use Zones	
PC	Planned Community
Transect Zones	
T1	T1 Natural
T2	T2 Rural
T3N.1	T3 Neighborhood 1
T3N.2	T3 Neighborhood 2
T4N.1	T4 Neighborhood 1
T4N.2	T4 Neighborhood 2
T5	T5 Main Street
T6	T6 Downtown
TND	Traditional Neighborhood District
Overlay Zones	
AO	Airport Overlay
DO	Downtown Overlay

Table 10-40.20.020.A: Zones

Zone Symbol	Name of Zone
LO	Landmark Overlay
TO	Townsite Overlay
RPO	Resource Protection Overlay

Section 2. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Zones, as follows:

Division 10-40.30:

Non-Transect Zones

Sections:

10-40.30.010 Purpose

10-40.30.020 Applicability

10-40.30.030 Residential Zones

10-40.30.040 Commercial Zones

10-40.30.050 Industrial Zones

10-40.30.060 Public and Open Space Zones

10-40.30.070 Planned Community Zone

~~10-40.30.080~~ **070** Sustainability Features of All Non-Transect Zones

Section 3. Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, to add Section 10-40.30.070: Planned Community Zone, as follows:

10-40.30.070 Planned Community Zone

A. Intent.

1. **PC. The Planned Community (PC) zone is an alternative zone and Development process that accommodates Master-Planned Developments, providing flexibility not otherwise possible with other zones enabling 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. The PC zone accommodates Master-Planned Developments that may include a full mix of land uses including Residential, Commercial, Industrial, Civic, and Common Space.**

B. Applicability.

1. **The PC zone may be established on any Lot or Parcel of land under unified ownership or control, or where evidence is provided that coordinated planning is feasible. A Planned Community Master Plan (PCMP) shall be submitted with each request for the PC zone in accordance with the provisions and requirements of this Section.**
2. **Land uses not listed as a permitted use in the Zoning Code may be considered as part of the PC zone subject to any applicable provisions of Division 10-40.60 Specific to Uses. Division 10-40.60 Specific to Uses provisions may not be amended through the PCMP.**
3. **All Development within a PC zone shall conform to the review processes set out in City Code, including Title 10 Flagstaff Zoning Code, Title 11 General Plans and Subdivisions, and Title 13 Engineering Design Standards and Specifications for New Infrastructure. All Subdivision Plats and Site Plans within a PC zone must demonstrate compliance with the adopted PCMP and all other applicable City Codes.**

C. Planned Community Master Plan and PC Zone Requirements. A Planned Community Master Plan (PCMP) shall regulate the Development of the property subject to the PC zone in conjunction with other applicable city codes, and shall contain the following:

1. **Land Use Plan. The PCMP shall include the proposed land use areas including approximate boundaries and acreage, permitted land uses for each area, and Development densities and intensities including target Residential unit ranges (minimums and maximums) and/or nonresidential square footages per land use area.**
 - a. **Any land use not identified in the PCMP is prohibited unless the plan is amended pursuant to Section 10-40.30.070.E. Each land use areas may include multiple permitted land uses.**

- a. Are consistent with the General Plan; and
 - b. Maintain overall Compatibility with existing or planned surrounding Development.
3. Common Spaces and Amenities Plan. All applications for the PC zone shall provide a minimum of 20% of the gross land area within the PCMP as Common Space. The PCMP shall identify the approximate areas and minimum acreages of the proposed Common Space as well as a list of amenities that meets the following requirements:
 - a. 10% of the total required Common Space area shall be utilized as conservation Common Space which shall include natural undisturbed landscapes such as natural washes and Floodplains, wildlife corridors, native plant habitat areas, ridgelines, geologically hazardous areas, archeological, cultural, or historic sites. Multi-use Paths and Trails may be used to meet this requirement so long as they are not used to meet the recreational Common Space requirements. The total percentage of conservation Common Space may be modified or eliminated due to existing land disturbance and lack of natural features by the Director in consultation with Parks, Recreation, Open Space, and Events (PROSE) Director so long as a minimum of 20% of the gross land area is designated as Common Space.
 - b. 10% of the total required Common Space areas shall be utilized as recreational Common Space which may include recreation amenities open to the public including

but not limited to Playgrounds, sports fields, ramadas, picnic areas, multi-use Paths, and Trails. The total percentage of recreational Common Space may be modified but not eliminated by the Director in consultation with the PROSE Director to ensure that an appropriate mix of both recreational and conservation Common Space is provided so long as a minimum of 20% of the gross land area is designated as Common Space.

- c. All required Common Space shall be held in common by the property owners unless dedicated to and accepted by the City of Flagstaff, in its sole discretion. The PCMP shall include provisions for permanent maintenance of and access to all required Common Space, including provisions addressing maintenance duties.
- d. Required Common Space shall be maintained so that their use and enjoyment are not diminished or destroyed.

4. Master Streets Plan. The PCMP shall include the following:

- a. Transit facilities and routes where applicable; and
- b. Roadway network (arterials and collectors) in conformance with the General Plan and per the approved Transportation Impact Analysis; and
- c. A connectivity plan showing how all land use areas will be linked by local Roads and/or Driveways that provides connections between all land use areas and adjacent properties outside of the PCMP; and
- d. Pedestrian and bicycle connectivity between land use areas and Adjacent properties outside of the PCMP.
 - i. A multi-use Path and Trail shall be provided and shown on the master streets plan to connect all land use areas and Common Space areas identified in the PCMP. All facilities shall be constructed in accordance with the standards of Chapter 13-14 FUTS Trails, Pedestrian and Bicycle Facilities found in Title 13 Engineering Design Standards and Specifications for New Infrastructure; and
 - ii. The multi-use Path and Trail system that is not included in the FUTS network as shown in the General Plan shall be held in common by the property owners with secured public access through an easement or other agreement. The PCMP shall include provisions for permanent maintenance, including provisions addressing maintenance duties.

5. Infrastructure Plan. The PCMP shall describe how the overall development will be served by the following infrastructure:

- a. Water, sewer, Reclaimed Water; and
- b. Stormwater; and
- c. Dry Utilities; and

- d. Fire service access; and
 - e. Transportation improvements.
- 6. **Phasing Plan.** If applicable, the PCMP shall include how infrastructure will be phased to support the overall Development project that includes the following information:
 - a. The anticipated initiation and completion of each land use area; and
 - b. A summary of infrastructure improvements needed to support the overall Development and the requirements of each land use area; and
 - c. A summary of any potential offsets to reduce infrastructure demands for the overall Development project.

D. Procedures for Review and Approval of the PC Zone

- 1. A Pre-Application meeting with City staff is required.
- 2. Adoption of the PC Zone shall follow procedures for a Zoning Map Amendment.

E. Amendments. The following procedure shall be followed for any amendment to the PCMP:

- 1. **Minor Amendments.** A minor amendment is an amendment that does not meet the criteria established for major amendments. The Director has the authority to administratively approve minor amendments.
- 2. **Major Amendments.** A major amendment involves any of the following:
 - a. The addition of land uses not included in the PCMP; or
 - b. 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; or
 - c. An increase in Building height; or
 - d. Increases in Development intensity that require additional impact analysis and exceed the approved infrastructure plans for the development; or
 - e. Any amendment, as determined by the Director, that changes the character of the proposed development or has additional significant external impacts on properties adjacent to the PCMP.

Major amendments shall be processed as a Zoning Map Amendment in accordance with Division 10-20.50 Amendments to the Zoning Code Text and Zoning Map.

F. Enforceability.

- 1. The approved PCMP shall serve as the regulatory document governing Development within the PC zone.

2. 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.
3. 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.