

Zoning Map Amendment Process

Current Process & Opportunities for Improvement

Michelle McNulty, AICP
Planning & Development Services Director





Zoning Map Amendment Process

Existing Process – Two-Pronged Approach

An applicant requesting an amendment to the Zoning Map regardless of the scale of the project as defined **may elect** to pursue either one of the two approaches described below:

- Option 1: Direct Ordinance with Site Plan - Site plan for single use submitted with Zoning Map Amendment
- Option 2: Authorization to Rezone with Concept Zoning Plan - Decouples rezoning from site plan review but requires concept plan



Option 1: Direct to Ordinance



DENSITY NARRATIVE

THE PROJECT PROPOSES A DENSE RESIDENTIAL DENSITY OF 13 UNITS PER ACRE. THE BUILDING HEIGHTS WILL VARY FROM 4 TO 10 STORIES. THE BUILDING HEIGHTS WILL VARY FROM 4 TO 10 STORIES. THE BUILDING HEIGHTS WILL VARY FROM 4 TO 10 STORIES.

FIRE LINE WATERLINE NARRATIVE

WATER MAIN THROUGHOUT THE SITE IS 24" P.C. THE FIRE MAIN IS CONNECTED TO THE MAIN WITH 4" DIA. 15' FT. DIA. AND NO LESS THAN 48" DIA. THE DOMESTIC MAIN IS 4" P.C.

OPENSACE & CIVIC SPACE AREAS:

OPENSACE AREAS: 10,200 SF
CIVIC SPACE AREAS: 32,400 SF
TOTAL CIVIC SPACE AREAS: 42,600 SF

VICINITY MAP

LEGEND

- SETBACK LINE
- PROPOSED PROXIMITY
- PROPOSED PROXIMITY
- PROPOSED PROXIMITY
- PROPOSED PROXIMITY

PROJECT DATA

PROJECT NAME: 15957 N. 81ST ST., SUITE 101, SCOTTSDALE, AZ 85260

CLIENT: ATLANTIC DEVELOPMENT & INVESTMENTS LLC

DESIGNER: form architecture

BUILDING AREAS

Area Type	Area	Area	Area	Area
1	10,200	10,200	10,200	10,200
2	10,200	10,200	10,200	10,200
3	10,200	10,200	10,200	10,200
4	10,200	10,200	10,200	10,200
5	10,200	10,200	10,200	10,200
6	10,200	10,200	10,200	10,200
7	10,200	10,200	10,200	10,200
8	10,200	10,200	10,200	10,200
9	10,200	10,200	10,200	10,200
10	10,200	10,200	10,200	10,200
11	10,200	10,200	10,200	10,200
12	10,200	10,200	10,200	10,200
13	10,200	10,200	10,200	10,200
14	10,200	10,200	10,200	10,200
15	10,200	10,200	10,200	10,200
16	10,200	10,200	10,200	10,200
17	10,200	10,200	10,200	10,200
18	10,200	10,200	10,200	10,200
19	10,200	10,200	10,200	10,200
20	10,200	10,200	10,200	10,200
21	10,200	10,200	10,200	10,200
22	10,200	10,200	10,200	10,200
23	10,200	10,200	10,200	10,200
24	10,200	10,200	10,200	10,200
25	10,200	10,200	10,200	10,200
26	10,200	10,200	10,200	10,200
27	10,200	10,200	10,200	10,200
28	10,200	10,200	10,200	10,200
29	10,200	10,200	10,200	10,200
30	10,200	10,200	10,200	10,200
31	10,200	10,200	10,200	10,200
32	10,200	10,200	10,200	10,200
33	10,200	10,200	10,200	10,200
34	10,200	10,200	10,200	10,200
35	10,200	10,200	10,200	10,200
36	10,200	10,200	10,200	10,200
37	10,200	10,200	10,200	10,200
38	10,200	10,200	10,200	10,200
39	10,200	10,200	10,200	10,200
40	10,200	10,200	10,200	10,200
41	10,200	10,200	10,200	10,200
42	10,200	10,200	10,200	10,200
43	10,200	10,200	10,200	10,200
44	10,200	10,200	10,200	10,200
45	10,200	10,200	10,200	10,200
46	10,200	10,200	10,200	10,200
47	10,200	10,200	10,200	10,200
48	10,200	10,200	10,200	10,200
49	10,200	10,200	10,200	10,200
50	10,200	10,200	10,200	10,200

REFUSE AND RECYCLING NARRATIVE:

THIS PROJECT WILL PROVIDE SEPARATE COLLECTION OF RECYCLABLES AND REFUSE. THE PROJECT WILL PROVIDE SEPARATE COLLECTION OF RECYCLABLES AND REFUSE. THE PROJECT WILL PROVIDE SEPARATE COLLECTION OF RECYCLABLES AND REFUSE.

IMPERVIOUS AREAS:

IMPERVIOUS AREAS: 10,200 SF
PERMEABLE AREAS: 10,200 SF
TOTAL IMPERVIOUS AREAS: 20,400 SF

LAKE MARY HOUSING

15957 N. 81ST ST., SUITE 101, SCOTTSDALE, AZ 85260

ATLANTIC DEVELOPMENT & INVESTMENTS LLC

TOTAL GARAGE UNITS: 300

TOTAL PARKING: 300

TOTAL UNITS: 300

REQUIRED (MULTI-FAMILY): 300

PROVIDED: 300

DEFICIT: 0

REQUIRED (SINGLE-FAMILY): 0

PROVIDED: 0

DEFICIT: 0

REQUIRED (TOTAL): 300

PROVIDED: 300

DEFICIT: 0

CONSTRUCTION OCCUPANCY GROUP AND TYPE: R2 / N/A

SCALE: 1" = 20'

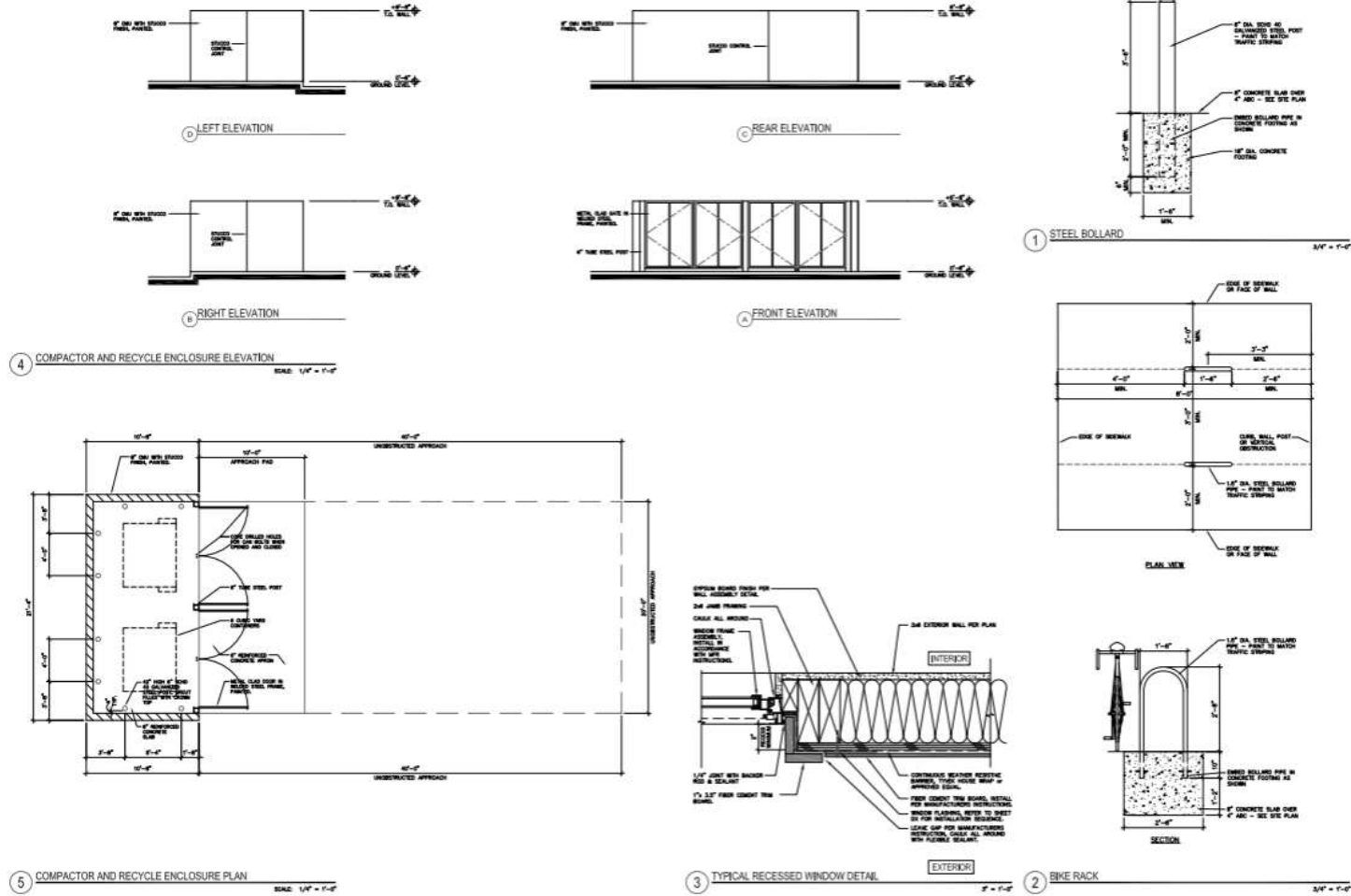
DATE: 10/15/2023

PROJECT NO.: 2023-010

form architecture
 15957 N. 81ST ST., SUITE 101, SCOTTSDALE, AZ 85260
 ATLANTIC DEVELOPMENT & INVESTMENTS LLC
 15957 N. 81ST ST., SUITE 101, SCOTTSDALE, AZ 85260
 LAKE MARY HOUSING
 PRELIMINARY - NOT FOR CONSTRUCTION



Option 1: Direct to Ordinance



billiom architecture group, inc.
 1400 North Central Ave., Suite 111
 Phoenix, AZ 85012
 Phone: 602.978.1100 Fax: 602.978.1101

PRELIMINARY
 NOT FOR
 CONSTRUCTION

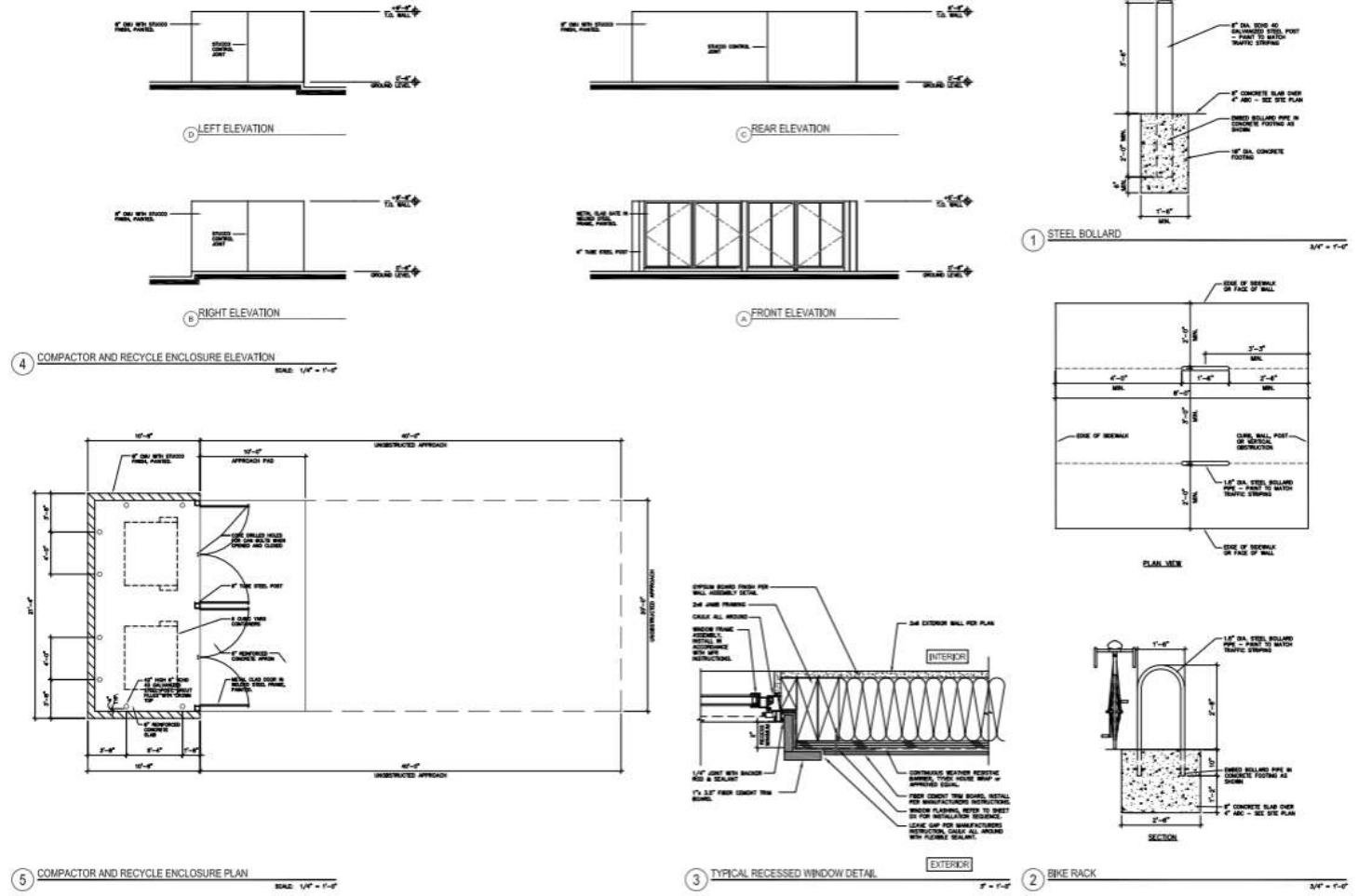
LAKE MARY HOUSING
 Single Family & Apartment Residences
 400 South Loop West (at University and University)
ATLANTIC DEVELOPMENT & INVESTMENTS LLC.
 15957 N. 81ST ST., SUITE 101, SCOTTSDALE, AZ 85260
 PHONE: 480.226.2200

DATE	NOV 2023
SCALE	AS SHOWN
DESIGN	AS SHOWN
REVISION	AS SHOWN

A1.1



Option 1: Direct to Ordinance



billiom architecture group, inc.
 1400 Webb Street, Suite 111
 Phoenix, AZ 85015
 Phone: 602.974.1100 Fax: 602.974.1101

PRELIMINARY
 NOT FOR
 CONSTRUCTION

LAKE MARY HOUSING
 Single Family & Apartment Residences
 400 JAVIER BLVD. SUITE 100 (PHOENIX)
ATLANTIC DEVELOPMENT & INVESTMENTS LLC.
 15957 N. 81ST ST., SUITE 101, SCOTTSDALE, AZ 85260
 PHOENIX, AZ 85028

DATE	DESCRIPTION

A1.1



Option 1: Direct to Ordinance



EXTERIOR COLOR SCHEME #1			ELEVATION KEY NOTES
①	BODY COLOR	SHERRILL ALUMINUM PAINT LPI 15	1. BATTEN BOARD SOAK
②	ACCENT BODY COLOR	DARK CHERRY WOOD LPI 31	2. BRICK SYSTEM
③	ACCENT COLOR BRICKS	NATURAL BRICK DARK CHERRY WOOD LPI 31	3. PAVE WOOD SOAK
④	TRIM COLOR	DARK CHERRY WOOD LPI 31	4. POP-OUT
⑤	BRICK COLOR	BRICK SYSTEM	5. RECESSED WINDOW, SEE 2/4/11
⑥	SHUTTERS/SUTTERS	DARK CHERRY WOOD LPI 31	6. ENTRY DOOR
⑦	STONE VENER	SPRINKLE WOOD LPI 31	7. METAL SHOWERBATH
⑧	ROOF SHINGLE	ASPHALT/FLT	8. STONE VENER
⑨	WINDOW FRAME	DARK BRICK	9. DECORATIVE SHUTTERS
⑩			10. DECORATIVE CORNICE
⑪			11. GARAGE DOOR
⑫			12. HIGH CHERRY WINDOW SHOWERBATH, SEE 2/4/11
⑬			13. ASPHALT ROOF SHINGLES
⑭			14. DECORATIVE WENT
⑮			15. ROOF SHINGLED COLUMN



biform architecture
GROUP, INC.
1100 S. WILSON AVE. SUITE 111
TOLSON, AZ 86001
PH: 928.225.1111
FX: 928.225.1112

PRELIMINARY
NOT FOR
CONSTRUCTION

LAKE MARY HOUSING
Single Family & Apartment Residences
400 North Lake Mary Parkway, Lake Mary, FL 32746
ATLANTIC DEVELOPMENT & INVESTMENTS LLC.
15957 N. 81ST ST., SUITE 101, SCOTTSDALE, AZ 85260
PH: 480.455.2300

REVISIONS	
NO.	DESCRIPTION

BLDG 1
COLOR ELEV
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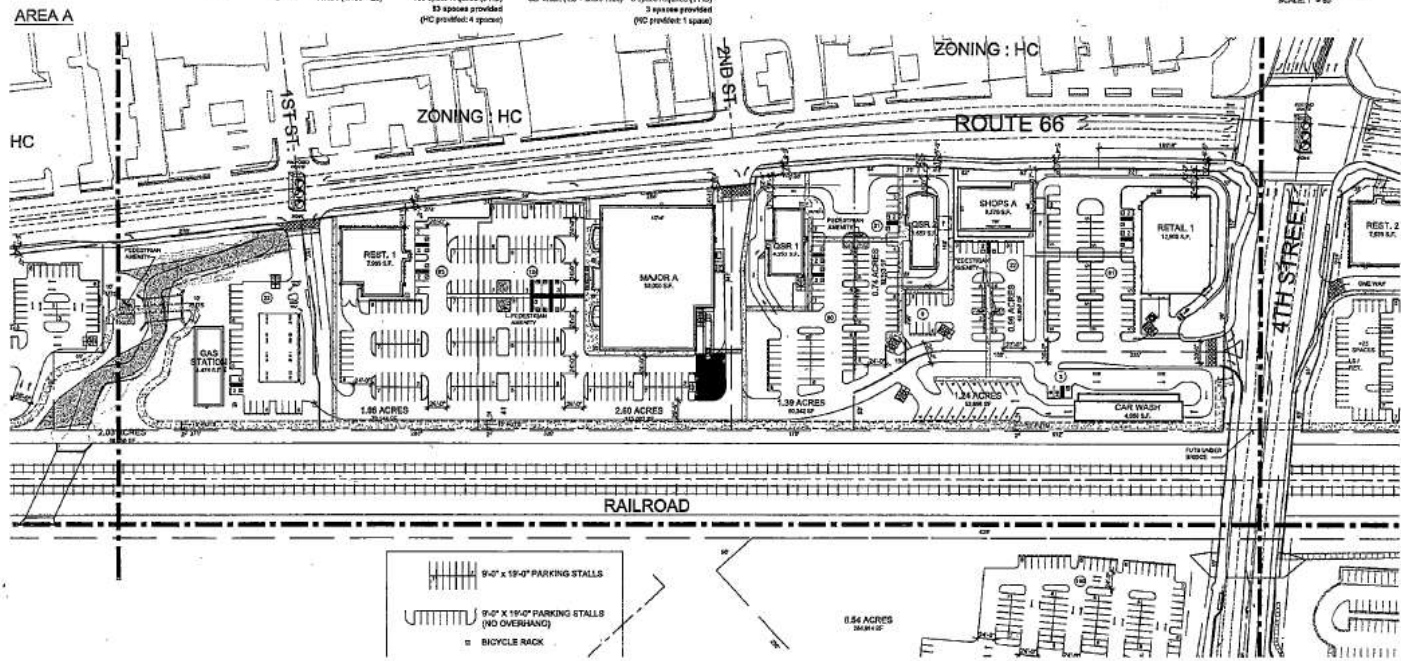
Option 2: Concept Rezone



PARKING BREAKDOWN

Standard Stall: 9' x 18' / Accessible Stall: 11' x 20' (HC Included in overall count for each user)

Area A					
Office (1100 + 10)	93 spaces required (2 HC) 93 spaces provided (HC provided: 4 spaces)	Major A (1500)	113 spaces required (2 HC) 124 spaces provided (HC provided: 6 spaces)	Shop A (1000)	28 spaces required (2 HC) 31 spaces provided (HC provided: 2 spaces)
Gas Station (1100)	20 spaces required (1 HC) 22 spaces provided (HC provided: 2 spaces)	OSR 2 (1100 + 10)	93 spaces required (2 HC) 93 spaces provided (HC provided: 4 spaces)	Retail 1 (1000)	43 spaces required (2 HC) 45 spaces provided (HC provided: 4 spaces)
		Rest 1 (1100 + 20)	100 spaces required (2 HC) 93 spaces provided (HC provided: 4 spaces)	Car Wash (1.5 + Drive Thru)	3 spaces required (1 HC) 3 spaces provided (HC provided: 1 space)



THE TRAX
FOURTH STREET / ROUTE 66
PROPOSED REDEVELOPMENT SITE
Flagstaff, Arizona





Option 2: Concept Rezone



Rename file



SOUTHEAST
SCALE: 1/8" = 1'-0"



NORTHEAST
SCALE: 1/8" = 1'-0"



SOUTHWEST
SCALE: 1/8" = 1'-0"



NORTHWEST
SCALE: 1/8" = 1'-0"



1. PAINT COLOR
PPG 6205-3
"Dark Slate"
LRV 22%



2. PAINT COLOR
PPG 1007-4
"Hot Stone"
LRV 91%



3. STOREFRONT
SYSTEM & ENTRY
DOORS
Clear Anodized
Aluminum



4. WOOD
TEXTURED
MATERIAL
"Timber Suite"
Apple Materials



PHASE 1 SHOPS BUILDING PROPOSED NEIGHBORHOOD RETAIL CENTER Flagstaff, Arizona



5. CORONADO
STONE
Stone Source
(Mixed Memory)



6. DECK
CORRUGATED
METAL PANEL
"Alpha-Clear"
Galvalume® Garage
Manufacturing



7. INTEGRAL
COLOR SPLIT
FACE CMU
"Onyxstone"
Schuber Masonry



8. INTEGRAL
COLOR SPLIT
FACE CMU
"Charcoal"
Schuber Masonry



Mozan Shawaludin
ph: (602)478-7978
email: mozan@ironlinepartners.com



07-06-16
1806-8707





Zoning Map Amendment Process

Opportunities for Improvement

- 1. Update application to streamline submittal requirements.**
- 2. Prohibit blending the Concept Zoning Map and Direct to Ordinance processes together.**
- 3. Revise the Zoning Code requirements for Conditions of Approval on Concept Zoning Map Amendments.**
- 4. Consider not requiring or amending the requirements and extent of impact analysis required for a rezoning case.**
- 5. Amend the Zoning Code to be in alignment with the Regional Plan 2045 land use classifications.**
- 6. Establish a policy or procedure for exactions, negotiations, and Development Agreements.**



Zoning Map Amendment Process

Streamline Application Requirements

- **Easiest adjustment in the Concept Zoning Map Amendment process.**
- **They were reviewed by Council at the time of adoption of the Concept Zoning Map Amendment process.**
- **Could streamline information provided and prevent overlapping with the Direct to Ordinance Zoning Map Amendment process.**





Zoning Map Amendment Process

Prohibit Overlapping Applications

- **Applicant's pursuing a Concept Zoning Map Amendment will either submit more information than is requested in the application or they will pursue multiple applications at the same time – de facto Direct to Ordinance with a Site Plan.**
- **If both staff and the applicant's attentions are focused solely on the Concept Zoning Map Amendment the more likely the application will be reviewed quicker without conflicting comments.**



Zoning Map Amendment Process

Revise Zoning Code Requirement on Conditions of Approval

“The concept zoning plan upon which the Zoning Map amendment may be approved establishes the development entitlement for the subject property. As the approval is based on a concept zoning plan, ***some flexibility in the layout of the property may therefore be approved by the Director***; provided, that no additional external impacts to surrounding uses and infrastructure will result and there is no increase or decrease in GFAR, lot coverage, number of dwelling units, or building height in excess of that permitted in Table 10-20.40.090.A. (Types of Minor Modifications Allowed).

As an example, if the concept zoning plan shows a building placed in close proximity to a street so that it has a strong relationship to the street and with parking behind it, the location and shape of the building may be adjusted; provided, that the same relationship to the street with the parking area in the rear is maintained. Similarly, internal circulation or parking areas may be adjusted; provided, that there is no impact to the location or design of access driveways or streets, and no additional impacts on adjoining City streets.”

- **This language implies that a Concept Zoning Map Amendment offers only limited flexibility over the Direct to Ordinance Zoning Map Amendment process.**



Zoning Map Amendment Process

Change the requirements for Impact Analysis

- **Impact analysis (traffic, water, and sewer) require a substantial amount of information about a proposed development to identify specific improvements necessary to support the request.**
- **Potentially defer detailed impact analysis until such as the actual development case is approved rather than with a Concept Zoning Map Amendment.**
- **Would need to find alternative process for securing development water rights.**



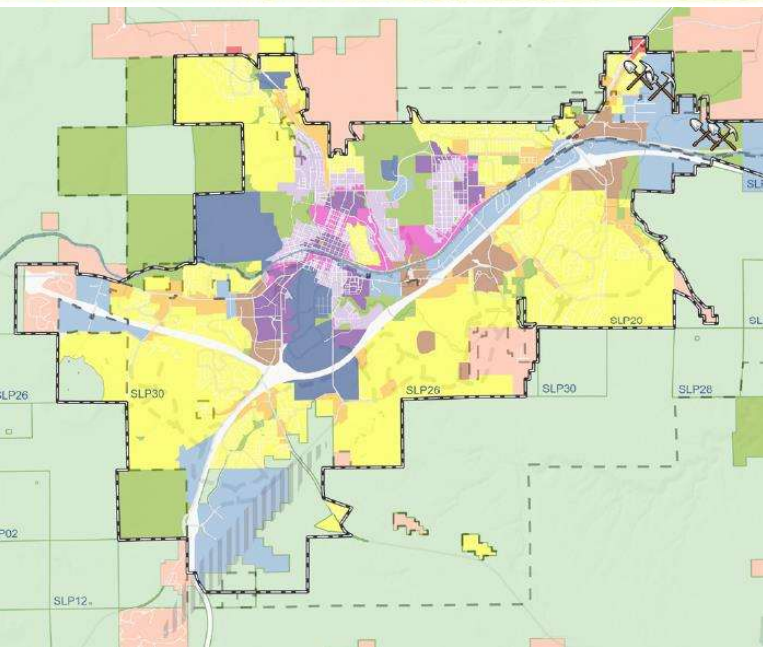
Zoning Map Amendment Process

Align Zoning Code and Regional Plan

- **The Zoning Code is meant to implement the Regional Plan, currently they are not in perfect alignment.**
 - **Alignment would simplify the rezoning process and reduce conditions of approval to ensure conformance with the Regional Plan.**
 - **The Zoning Code was adopted prior the adoption of the current Regional Plan (RP2030).**
- **Future zoning code amendments are being prepared to be in alignment with new Regional Plan (RP2045), if ratified, thanks to the LASS/CAP process.**



Zoning Map Amendment Process



- Centers** provide a mix of residences, jobs, and activities.
 - Districts** support commercial development, jobs, education, and research, as well as housing.
 - Landscapes** are sparsely populated areas with natural and cultural resources.
 - Neighborhoods** provide housing and amenities for the community.
- Urban Center
 - Suburban Center
 - Rural Center
 - Urban Corridor
 - Suburban Corridor
 - Employment District
 - University and Research District
 - Parks and Open Space
 - Federal Lands and Working Landscapes
 - Urban Neighborhood
 - Suburban Neighborhood
 - Rural Neighborhood

Land Use Category	Desired Density (duac)	Compatible Zoning Categories (City) ^a	Compatible Zoning Categories (County)
CENTERS			
Urban Center (UC)	H, MH	CB, NCC, CS ^b , HR, PF	N/A
Suburban Center (SC)	H, MH	HC, CC, NCC, HR, PF, RD	N/A
Rural Center (RC)	MH, M	SC, NCC, HR, MR, PF, POS	CG-10,000, CN, PC, PRD, PS, RM-10/A, RM-20/A, RS-6,000
COMMERCIAL DISTRICTS			
Urban Corridor (UCO)	H, when residential or mixed-use is proposed	CS, HC, CC, NCC, PF, HR	N/A
Suburban Corridor (SCO)	H, MH when residential or mixed-use is proposed	SC, CS, HC, CC, NCC, PF, HR	N/A
EMPLOYMENT DISTRICTS			
Employment District (EMP)	Desired density is dependent on the compatibility with and pattern of the primary use and surrounding context.	RD, HI, HI-O, LI-O, LI, PF <i>Commercial and residential zones, when complementary to a primary zone in a master planned development, may be allowed.</i>	CG-10,000, CH-10,000, IH-6,000, IL-10,000, IP-20,000, MR
University & Research District (URD)	Desired density is dependent on the compatibility with and pattern of the primary use and surrounding context.	RD, LI-O, LI, PF <i>Limited HI when part of a campus plan. Commercial and residential zones may be allowed when complementary to a primary zone in a master plan or campus plan.</i>	CG-10,000, CH-10,000, IH-6,000, IL-10,000, IP-20,000, PS



Zoning Map Amendment Process

Create a policy for exactions, negotiations and Development Agreements

- **Having a policy for dealing with exactions, negotiations, and Development Agreements affiliated with rezonings would help set expectations for staff and applicant's on supporting community priorities.**
- **Codifying requirements or incentives for achieving community priorities rather than requesting one off provisions from each rezoning case.**
- **Many community priorities cannot be addressed through code due to state preemptions. These are where staff and applicants should focus on the incentive process to achieve community priorities.**



Zoning Map Amendment Process



Questions, Comments, and Suggestions

