

BUILDING & ZONING / REGIONAL PLAN

Revise the Zoning Code to remove ambiguities, and ensure it is consistent with community values and with the Regional Plan.



<p>Building & Zoning / Regional Plan</p> <p>ALIGN BUILDING CODES, ZONING CODES AND REGIONAL PLAN</p> <p>Point of Contact: Mark Landsiedel / Dan Folke</p>	
POLICY IMPLICATION	The Flagstaff Regional Plan 2030 is a policy guide based on our community's vision of what we want to be. FRP 2030 includes 75 goals and hundreds of policies which at times represent competing values.
BUDGET IMPLICATION	<p>Staff time, plus \$100,000 allocated in City Manager's Budget for FY 2017/18, to address the following Council's concerns:</p> <ul style="list-style-type: none"> • Electronically hyperlink the Zoning Code and the Regional Plan together; • Adjust the City codes to better reflect the community's intent; and, • Work with the Zoning Code to improve its readability and general usefulness to the community.
S.M.A.R.T Y <input checked="" type="checkbox"/> N <input type="checkbox"/> if no, explain	
EXTERNAL PARTNERS	Consultant
TIMELINE	Mid-term
MEASUREMENT	Provide electronic (hyperlinked) integration of the Regional Plan and Zoning Code
UPDATE	The funds originally budgeted for the hyperlink project have been designated for consultant services for Zoning Code and TIA evaluation. Staff prepared and presented a scope of work at a City Council work session for an RSOQ. Staff conducted a public meeting on the RSOQ on October 18, 2017 (DWF 11/22/17)

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ADJUST THE CODES TO BETTER REFLECT COMMUNITY VALUES AND THE INTENT OF THE REGIONAL PLAN	
Point of Contact: Mark Landsiedel / Dan Folke	
POLICY IMPLICATION	One way to implement goals and policies of the Flagstaff Regional Plan is through the Zoning Code. Staff has received substantial input on the Transect Code and is currently working on the High Occupancy Housing (HOH) plan. Both of these efforts will result in recommended amendments to the Zoning Code.
BUDGET IMPLICATION	Staff time, plus \$100,000 allocated in City Manager's Budget for FY 2017/18, to address the following Council's concerns: <ul style="list-style-type: none"> • Electronically hyperlink the Zoning Code and the Regional Plan together; • Adjust the City codes to better reflect the community's intent; and, • Work with the Zoning Code to improve its readability and general usefulness to the community.
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EXTERNAL PARTNERS	Interested Public
TIMELINE	Mid-term
MEASUREMENT	Adopt Zoning Code Amendments that come out of the Transect work sessions and HOH plan
UPDATE	The Planning & Zoning Commission forwarded a recommendation on the current proposed amendments to the transect code in October 2017. City Council has discussed the amendment and taken public comment in November 2017. The first and second reading of the ordinance is scheduled for December 2017. (DWF 11/22/17)

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IMPROVE CLARITY AND READABILITY OF EXISTING BUILDING AND ZONING CODES	
Point of Contact: Mark Landsiedel / Dan Folke	
POLICY IMPLICATION	The Zoning Code includes a number of purpose and intent statements. The Legislative Intent of the Code itself is "to protect and promote the public health, safety, convenience and general welfare of the citizens" This is accomplished through the administration of the Code, the development standards of each zoning district, and standards general to all development. Both the conventional and transect zones have a stated purpose to ensure compatibility through implementation of the development standards. Each zoning district includes an intent statement that describes the appropriate types of land use. If the specific development standards are not meeting the purpose and intent of each district, then code amendments should be considered.
BUDGET IMPLICATION	Staff time, plus \$100,000 allocated in City Manager's Budget for FY 2017/18, to address the following Council's concerns: <ul style="list-style-type: none"> • Electronically hyperlink the Zoning Code and the Regional Plan together; • Adjust the City codes to better reflect the community's intent; and, • Work with the Zoning Code to improve its readability and general usefulness to the community.
S.M.A.R.T	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> if no, explain
EXTERNAL PARTNERS	Planning staff will work with all partners to identify, draft, and adopt zoning code amendments that further implementation of the FRP 2030
TIMELINE	Short-term, Long-term
MEASUREMENT	Complete 2-4 small batch Zoning Code amendments per year to continually improve the document and better align development standards with the zoning district intent.
UPDATE	The Planning & Zoning Commission forwarded a recommendation on the current proposed amendments to the transect code in October 2017. City Council has discussed the amendment and taken public comment in November 2017. The first and second reading of the ordinance is scheduled for December 2017. (DWF 11/22/17)

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CONTINUE EFFORTS TO UNDERSTAND THE IMPACTS OF STUDENT HOUSING WHILE SUPPORTING THE HOUSING TYPE	
Point of Contact: Mark Landsiedel / Dan Folke	
POLICY IMPLICATION	<p>FRP 2030 – Chapter XIII – Neighborhoods, Housing & Urban Conservation</p> <p>Policy NH.1.7. Develop appropriate programs and tools to ensure the appropriate placement, design, and operation of new student housing developments consistent with neighborhood character and scale.</p> <p>Student Housing is not a use identified in the Zoning Code. However, work on the High Occupancy Housing plan should be completed by the Fall of 2017. The specific plan will include policies on how to better regulate high occupancy housing (which often is dedicated to students).</p>
BUDGET IMPLICATION	Project is funded
S.M.A.R.T Y <input checked="" type="checkbox"/> N <input type="checkbox"/> if no, explain	
EXTERNAL PARTNERS	High Occupancy Housing Working Group
TIMELINE	Short-term
MEASUREMENT	Completion and adoption of the High Occupancy Housing plan in 2017
UPDATE	The draft of the High Occupancy Housing specific plan is complete and the 60 day public comment period ended 09/27/17. The Planning & Zoning Commission and City Council held a joint work session on November 8, 2017. The adoption process is proceeding with Planning & Zoning Commission on November 30, 2017 and City Council consideration in January/February 2018. (DWF 11/22/17)

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DEVELOP CODE CHANGES TO ENCOURAGE MORE AFFORDABLE HOUSING	
Point of Contact: Mark Landsiedel / Dan Folke / Sarah Darr	
POLICY IMPLICATION	<p>FRP 2030 – Chapter XIII Neighborhoods, Housing & Urban Conservation</p> <ul style="list-style-type: none"> • Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors • Policy NH.3.3. Promote accessory dwelling units • Policy NH.3.5. Encourage and incentivize affordable housing <p>City Code Title 10 - Zoning Code</p> <ul style="list-style-type: none"> • Division 10-30.20 Affordable Housing Incentives • Division 10-40.60.030 Accessory Dwelling Units <p>Housing Code – estimate smallest dwelling unit could be around 290 square ft.</p> <p>Flagstaff Housing Land Trust program</p>
BUDGET IMPLICATION	Code Changes to be performed as part of regular staff work
S.M.A.R.T Y <input checked="" type="checkbox"/> N <input type="checkbox"/> if no, explain	
EXTERNAL PARTNERS	Local housing providers and builders.
TIMELINE	Long-term
MEASUREMENT	<p>Short-term: Meetings with community stakeholders to explore additional changes to the Zoning Code</p> <p>Short-term: Council Work Session to take additional community input and receive direction from Council on desired changes</p> <p>Mid-term: Present Council with draft Zoning Code Text Amendments</p>
UPDATE	

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COMPLETE AND UPDATE NEIGHBORHOOD PLANS SPECIFIC TO THE HOUSING URBAN DEVELOPMENT (HUD) CONSOLIDATED PLAN AND TARGET NEIGHBORHOODS WITHIN THAT PLAN	
Point of Contact: Mark Landsiedel / Dan Folke / Sarah Darr	
POLICY IMPLICATION	<p>FRP 2030 Chapter XIII – Neighborhoods, Housing & Urban Conservation</p> <ul style="list-style-type: none"> • Goal NH.1. Foster and maintain healthy and diverse urban, suburban and rural neighborhoods in the Flagstaff region. • Policy NH.1.5. Use traditional neighborhood design standards for new and revitalized urban neighborhoods, neighborhood plans, specific plans, or master plans. • Four HUD qualifying neighborhoods: Sunnyside, Southside, Pine Knoll, and La Plaza Vieja. Completed neighborhood plan for La Plaza Vieja. Have begun plan update for Sunnyside. Can complete Sunnyside and Pine Knoll in upcoming budget years.
BUDGET IMPLICATION	<p>Renew 1x funding for comprehensive planning consultant fees - \$55,000.</p> <p>Provide funding for Neighborhood Planner position and annual consulting contract or ongoing consulting contract \$150,000 - \$200,000 per plan.</p>
S.M.A.R.T Y <input checked="" type="checkbox"/> N <input type="checkbox"/> if no, explain	
EXTERNAL PARTNERS	Community members and neighborhood associations
TIMELINE	Long-term
MEASUREMENT	Completion and adoption of the High Occupancy Housing Plan in 2017. Begin the Southside Neighborhood Plan and complete in 2018.
UPDATE	<p>Additional funding for these efforts is not forthcoming in the City Manager's Budget recommendation to Council. Existing staffing production will move them forward as time allows.</p> <p>Work has begun on the Southside specific plan. Matrix Design Group has been retained to complete neighborhood interviews and asset mapping and have met with a number of Southside residents. A community visioning workshop was held on November 16, 2017 and was well attended. A second workshop is anticipated in January/February 2018. (DWF 11/22/17)</p>

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CONTINUE THE CONVERSATION ABOUT IMPACT FEES	
Point of Contact: Mark Landsiedel / Dan Folke	
POLICY IMPLICATION	<p>FRP 2030 – Chapter XI Cost of Development</p> <ul style="list-style-type: none"> • Policy CD.1.3. Analyze the feasibility of expanding development fees within the City of Flagstaff, which may enable future development to provide for related adequate off-site improvements and facilities. • Policy CD.1.5. Require that new development pay for a fair and rough proportional share of public facilities, services, and infrastructure. Policy discussion about the pros and cons of utilizing impact fees versus project specific development agreements. • Policy PF.2.2. Require new developments to pay their fair share toward the cost of additional capital improvements, infrastructure, and public service needs created by the development. <p>Arizona Revised Statute 9-463.05 enabling legislation for development impact fees</p>
BUDGET IMPLICATION	The City currently only collects impact fees for the Fire Department and Police Department. Total budget impact is unknown until Council directs and budgets for a new impact fee study.
S.M.A.R.T Y <input checked="" type="checkbox"/> N <input type="checkbox"/> if no, explain	
EXTERNAL PARTNERS	Contractors, allied professionals, development community
TIMELINE	Short-term, Long-term
MEASUREMENT	Short-term: Hold a City Council Work Session to get direction on desired course of action regarding impact fees. Long-term: Budget for and complete another (4 th) Impact Fee Study Long-term: Council Adoption of new fees
UPDATE	

