

ATTENTION

IN-PERSON AUDIENCES AT PLANNING & ZONING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

The meetings will continue to be live streamed on the city's website

(<https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings>)

To participate in the meeting click the following link:

[Join Microsoft Teams Meeting](#)

The public can submit comments that will be read at the dais by a staff member

to CDFrontCounter@flagstaffaz.gov

NOTICE AND AGENDA

**PLANNING & ZONING COMMISSION
WEDNESDAY
August 12, 2020**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.**

1. Call to Order

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

DAVID ZIMMERMAN, VICE CHAIR
MARIE JONES
CAROLE MANDINO
P. LLOYD PAUL

DR. ALEX MARTINEZ
ERIC NOLAN
GAYLENE SOPER

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

Approval of minutes from the meeting on July 22, 2020

5. GENERAL BUSINESS

- A. Discussion:** Case No. PZ-19-00123: Request for a work session with the Planning and Zoning Commission to discuss the City's request to amend the Zoning Code to create the Neighborhood Community Commercial (NCC) zone.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

- B. Discussion:** Case No. PZ-19-00125: Request for a work session with the Planning and Zoning Commission to discuss the City's request to amend the Zoning Code pertaining to the goals, policies, and implementation strategies of the High Occupancy Housing Specific Plan.

STAFF RECOMMENDED ACTION:

Staff is requesting that the Planning and Zoning Commission continue this item to the August 26, 2020 meeting.

- C. Discussion:** A request for a work session with the Planning and Zoning Commission on a concept to consider rezoning areas of the city to the proposed Neighborhood Community Commercial (NCC) zone.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

6. OTHER BUSINESS

- A.** Election of Officers

7. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

8. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on 8/7/20, at 12:00 p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this 7th day of Aug, 2020.

Tammy Bishop, Administrative Specialist



Planning & Zoning Commission

5. A.

Meeting Date: 08/12/2020

From: Dan Symer, Zoning Code Manager

Information

TITLE

Discussion: Case No. PZ-19-00123: Request for a work session with the Planning and Zoning Commission to discuss the City's request to amend the Zoning Code to create the Neighborhood Community Commercial (NCC) zone.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

Attachments

Staff Memo

Draft Code Language

Public Comments



**Community Development Department
Planning and Development Services**

Date: July 20, 2020
TO: Planning and Zoning Commission
FROM: Dan Symer, AICP, Zoning Code Manager
Through: Alaxandra Pucciarelli, Current Planning Manager
RE: Planning and Zoning Commission Work Session

I. **Request:**

Case No. PZ-19-00123: Request for a work session with the Planning and Zoning Commission to discuss the City's request to amend the Zoning Code to create the Neighborhood Community Commercial (NCC) zone.

II. **Purpose of the Work Session:**

The work session with the Planning and Zoning Commission is required as a "Citizen Review Session" in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendment, to allow interested residents to provide their ideas, suggestions and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendment, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendment. The amendment will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council. The anticipated timeline for the amendments is as follows:

- August 12, 2020 – Planning and Zoning Commission Work Session
- August 25, 2020 – City Council Work Session
- September 23, 2020 – Potential Planning and Zoning Commission Public Hearing
- October 2020 – Potential City Council Public Hearing (1st Reading of Ordinance)
- October 2020 – Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. **Introduction:**

In February 2018, the City Council adopted the citywide High Occupancy Housing Specific Plan (HOH Plan). The HOH Plan was developed in response to the community's dialogue pertaining to the previously proposed high-intensity mid-rise developments near historic neighborhoods that primarily catered to college students. The HOH Plan is intended to provide direction in the form of goals, policies, and strategies to accommodate a variety of housing options in areas of the city that can support infill, redevelopment, and mixed-use activities.

The HOH Plan's goals, policies, and implementation strategies address a broad spectrum of topics (Please refer to Chapters 4 and 5 of the HOH Plan). Specific to this application, the HOH Plan's

implementation strategies include lowering the building height in the Community Commercial (CC) zone from 60-feet tall to 45-feet tall (Strategies to be implemented by 2019, bullet 5, page 102).

IV. Overview of Proposed Amendment:

The proposed amendment is to create a new zone called the Neighborhood Community Commercial (NCC) zone. This new zone will be identical to the existing Community Commercial (CC) zone as it pertains to the allowed land uses and property development standards (setbacks, Floor Area Ratio, lot sizes, etc.), except that the allowed maximum building height would be limited to 45-feet tall. Attachment 1 is a draft of the proposed amendment.

The concept to have a separate zone to address the HOH Plan implementation strategy to change the building height of the Community Commercial (CC) zone from 60-feet tall to 45-feet tall is a result of the comments received at the public open house meetings that occurred in August 2019 and the City Council Work Session that occurred in October 2019. In summary, instead of limiting the Community Commercial (CC) zone to a maximum building height of 45-feet tall, the comments received suggested limiting the locations that the 45-foot tall maximum building height would be applied. As a result of these comments, it became apparent that a separate zone would be an appropriate mechanism to implement the above-mentioned HOH Plan implementation strategy. A separate zone would allow the option to rezone specific areas of the city to the Neighborhood Community Commercial (NCC) zone and maintain the existing Community Commercial (CC) zone in other areas. This approach would allow the City Council to determine which areas of the city with the Community Commercial (CC) zone should have a maximum building height of 45-feet tall and which areas should maintain the currently allowed maximum building height of 60-feet tall.

V. Findings

At the September 23, 2020 Planning and Zoning Commission meeting, the Commission will be requested to make a recommendation to the City Council on the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the required findings are specified below.

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.

VI. Community Involvement

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on July 25, 2020, which is 18 days before the scheduled meeting date.

As part of the virtual open house meetings held on July 15, 2020, and July 20, 2020, for the proposed Neighborhood Community Commercial (NCC) zone, the concept of rezoning the above-referenced neighborhoods was discussed. The virtual open house meetings were advertised in the Arizona Daily Sun on June 30, 2020, which is 15 days before the scheduled meeting date. Also, persons of interest on file with the Planning and Development Services section of the Community Development Department and property owners of lots and parcels that contain the Community Commercial (CC) zoning on file with the Coconino County Assessor's Office were notified of the virtual open house

meetings via first class mail. Persons on the HOH Plan and Regional Plan contact lists were also notified. In addition, the notification of the virtual open house meetings was posted on the City's Facebook page. Eight people attended the open house meetings.

In addition to the virtual open house meetings, a community survey was posted on the City's Community Forum website regarding the proposed Neighborhood Community Commercial (NCC) zone and the areas that could be rezoned. The notice was sent to individuals registered with the City's Community Forum website. Also, the option to provide public comments on the City's Community Forum website was included in the notices indicated above.

As of this memo's date, a total of 209 people, including emails, meetings, and visits to the Flagstaff Community Forum topic web page, have participated. The public comments on the Community Forum web page were split up by general public comments and property owner comments. The property owners were provided a separate web page on the notices that they were mailed. The property owner web page was not publicly available and was separated by each of the above-referred neighborhoods.

Several of the individuals that contacted staff for the one-on-one discussions identified themselves as property owners. It should be noted that the property owner responses have been low.

In summary, approximately 83% of the general public that responded indicated that they support the 45-foot-tall building height proposed for the Neighborhood Community Commercial (NCC) zone.

The following is a summary of the property owner responses:

- North End. Ten property owners responded to the Community Forum or had discussed the amendment with staff. Approximately 78% of the property owners did not support the 45-foot-tall building height proposed for the Neighborhood Community Commercial (NCC) zone.
- Southside. Eleven people viewed the Southside property owner Community Forum website, although no comments were provided on the website. Three people that contacted staff or attended the open house meeting identified themselves as property owners. One person did not support the building height or a change to the Zoning Map. One person was supportive of the building height of 45-feet tall in the Neighborhood Community Commercial (NCC) zone, although this comment was contingent upon the method used to implement the zone on the Zoning Map. One person did not respond.
- Sunnyside. Nine property owners responded to the Community Forum or had discussed the amendment with staff. Approximately 78% of the property owners were supportive of the building height of 45-feet tall in the Neighborhood Community Commercial (NCC) zone. One person indicated that the building height should be lower, such as one or two stories.

A summary of the public comments received is included as Attachment 2.

VII. Conclusion:

As indicated above, the purpose of the work session is for staff to present an overview of the proposed amendment to the Zoning Code and allow interested individuals, residents, and business owners to provide comments. Also, the work session allows for the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendment. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. Draft of the Neighborhood Community Commercial (NCC)
2. Public Comments

Case No. PZ-19-00123 Updates to Zoning Code 2019 – Neighborhood Community Commercial (NCC)

Amendment for Adoption in Flagstaff Zoning Code

HOW TO READ THIS DOCUMENT

Unless otherwise stated, provisions that are being deleted are shown in bold red strikethrough text, like this: ~~Provisions that are being deleted are shown with a bold red strikethrough text.~~

Provisions that are being added are shown in bold blue text, like this: **Provisions that are being added are shown in bold blue text.**

Modifications shown for reference:

Case No. PZ-19-00125 Updates to Zoning Code 2019 - High Occupancy Housing Land Use related changes are shown for reference in the following manor:

- Text additions shown in bold green text and gray highlights like this: **Provisions that are additions shown for reference are in bold green text.**
- Text deletions shown in bold purple strikethrough text and gray highlights like this: ~~Provisions that are being added are shown in bold green text.~~

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.040 Commercial Zones, Subsection A. Intent., to add Neighborhood Community Commercial (NCC), as follows:

10-40.30.040 Commercial Zones

A. Intent.

1. SC. The Suburban Commercial (SC) zone applies in areas with suburban character that are appropriate for neighborhood commercial uses. This zone allows retail and service establishments that supply commodities or perform services meeting the needs of adjacent residential neighborhoods. The SC zone encourages the orderly development of dispersed commercial areas and diverse housing choices. The standards of this zone ensure that such commercial zones will be compatible with adjacent, noncommercial development and will minimize the undesirable effects of heavy traffic, type of activity, and site development requirements.
2. CC. The Community Commercial (CC) zone applies to areas of the City appropriate for dispersed commercial areas designed to serve communitywide needs. Such areas provide a wide variety of goods and services in predominately established, built up areas and must be consistent with the overall development of the City and its environs. The development of residential uses in addition to commercial uses is also encouraged in this zone to provide diversity in housing choices. The provisions of this zone are intended to ensure that such commerce will be compatible with adjacent, noncommercial development and to minimize the undesirable effects of heavy traffic, commercial activity, and site requirements.

3. **NCC. The Neighborhood Community Commercial (NCC) zone applies to pre-World War II urban areas, intense suburban areas, and new neighborhood-scale activity centers and urban neighborhoods of the City, which are appropriate for a mixed composition of live/work opportunities in a walkable neighborhood environment. The property development standards of this zone provide for a variety of densities and intensities in varying scales, while maintaining a building height that is compatible to older and historic structures within the City. The uses of this zone provide for a diversity of housing options and commercial opportunities that serve the neighborhood and the larger community. The specific provisions of the zone are intended to achieve a neighborhood of moderate sized compatible uses, while minimizing the undesirable effects of more intense commercial activities, large-scale high occupancy housing, and heavy traffic.**
- ~~3.~~ 4. **HC. The Highway Commercial (HC) zone applies to areas of the City appropriate for a full range of automobile-oriented services. The development of commercial uses in addition to residential uses is encouraged in the HC zone to provide diversity in housing choices; provided, that residential uses are located above or behind commercial buildings so that they are buffered from adjoining highway corridors. The provisions of this zone are also intended to provide for convenient, controlled access and parking, without increasing traffic burdens upon the adjacent streets and highways. This zone is designated primarily at the commercial corridors of the City, with the intention of making the City more attractive as a tourist destination while providing needed commercial activity.**
- ~~4.~~ 5. **CS. The Commercial Service (CS) zone applies to areas of the City appropriate for those service industries and support activities necessary to maintain viable commercial retail trade centers. The development of residential uses in addition to commercial uses is encouraged in this zone; provided, that residential uses are located above or behind the primary commercial service use.**
- ~~5.~~ 6. **CB. The Central Business (CB) zone applies to the central core area which is appropriate for accommodating retail commercial, personal services, and governmental, business, financial, professional, and general offices. The uses in this area require a central location accessible to all routes entering the City and grouped so that the shopper or user can park once and visit a number of stores and offices on foot. The development of residential uses in addition to commercial uses is encouraged in this zone; provided, that residential uses are located on the second story or above or behind on the first floor.**

Section 2. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.040 Commercial Zones, Subsection B. Commercial Zones – Allowed Uses., Table 10-40.30.040.B. Commercial Zones – Allowed Uses, as follows:

10-40.30.040 Commercial Zones

- B. **Commercial Zones – Allowed Uses.** The allowed land uses of each of the Commercial zones are shown in Table 10-40.30.040.B.

<p align="center">Table 10-40.30.040.B.</p> <p align="center">Commercial Zones – Allowed Uses</p>

Primary Land Use ¹	Specific Use Regulations	Commercial Zones					
		SC	NCC	CC	HC	CS	CB
Industrial, Manufacturing, Processing and Wholesaling							
Carpenter or Cabinet Shops		--	--	--	--	P	-
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sale		--	--	--	UP	--	
Machine or Metal Working Shops		--	--	--	--	P	--
Manufacturing and Processing – Incidental		--	P	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P	P	P	P	P
Mini-storage Warehousing	10-40.60.250	--	--	--	UP ²	P	--
Research and Development Uses	10-40.60.300	--	--	--	UP	--	--
Transportation or Trucking Yards		--	--	--	--	P	--
Vehicle Towing/Impound Yard		--	--	--	p ⁴	--	--
Warehousing	10-40.60.330	--	p ³	p ³	p ³	--	p ³
Wholesaling and Distribution		--	--	--	--	P	p ³
Recreation, Education and Assembly							
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	--	UP	UP	UP	--	--
Commercial Campgrounds	10-40.60.130	--	--	--	P	--	--
Commercial Recreation Facilities, Indoor		P	P	P	P	--	P
Commercial Recreation Facilities, Outdoor	10-40.60.270	--	UP	UP	UP	--	--
Libraries, Museums		P	P	P	P	P	P
Meeting Facilities, Public or Private	10-40.60.230						
Regional		--	P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵
Neighborhood		p ⁵	P/UP ⁵	P/UP ⁵	--	--	--
Outdoor Public Uses, General		P	P	P	P	--	--
Places of Worship		P/UP ¹⁰	P/UP ¹⁰	P/UP ¹⁰	P/UP ¹⁰	P/UP ¹⁰	P/UP ¹⁰
Schools – Public and Charter		P	P	P	P	P	P
Schools – Private		P	P	P	P	P	P
Theaters		P	P	P	P	--	P
Trade Schools		--	UP	UP	UP	UP	UP
Residential ⁷							
Co-housing	10-40.60.120	p ⁶	p ⁶	p ⁶ ,	p ⁶	p ⁶	p ⁶
Congregate Care Facilities		UP	P	P	P	P	UP

Day Care, Centers	10-40.60.150.B	P	P	P	P	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P
Development, Duplex		p ⁶	p ^{6,9}	p ^{6,9}	p ⁶	p ⁶	p ⁶
Development, Multiple-Family		p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Development, Single-Family		--	p ⁹	p ⁹	--	--	--
Dormitories		UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Fraternities and Sororities		UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Group Homes		p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
High Occupancy Housing Development, Single-family	10-40.60.175	--	UP	UP	--	--	--
High Occupancy Housing Development, two-units	10-40.60.175	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
High Occupancy Housing Development, three-units	10-40.60.175	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
High Occupancy Housing Development, four-units and greater	10-40.60.175	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Home Occupation	10-40.60.180	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Institutional Residential							
Custodial Care Facilities		p ⁸	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸
Homeless Shelters	10-40.60.190						
Emergency Shelters		p ⁸	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸
Short Term Housing		p ⁸	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸
Transitional Housing		P	P	P	P	P	P
Nursing Homes		UP	UP	UP	UP	UP	UP
Sheltered Care Homes		P	P	P	P	P	P
Live/Work	10-40.60.200	P	P	P	P	P	P
Planned Residential Development	10-40.60.280	P/UP	P/UP ⁹	P/UP ⁹	UP	UP	UP
Residence for Owner, Caretaker or Manager		p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Rooming and Boarding Facilities		UP⁶		UP⁶	UP⁶	UP⁶	UP⁶
Single Room Occupancy		UP	--	--	P	--	P
Retail Trade							
Bars/Taverns		P	P	P	P	P	P
Crematorium		P	P	P	P	P	--

Drive-through Retail	10-40.60.160	P	P	P	P	--	--
Drive-through Service		P	P	P	P	--	--
Farmers Markets and Flea Markets		--	P	P	P	P	P
General Retail Business		P	P	P	P	P	P
Mixed Use	10-40.60.260	P	P	P	P	P	P
Mixed-Use High Occupancy Housing Development	10-40.60.175 and 10-40.60.260	UP	UP	UP	UP	UP	UP
Restaurant or Cafe		P	P	P	P	P	P
Services							
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P
Cemeteries		UP	UP	UP	UP	UP	--
Dry-cleaning, Processing		P	P	P	P	--	--
Equipment Rental Yard		--	UP	UP	P	P	--
Funeral Homes, Chapels and Mortuaries		--	P	P	P	--	UP
General Services		P	P	P	P	P	P
Hospital		UP	UP	UP	UP	UP	UP
Kennel, Animal Boarding	10-40.50.195	--	--	--	UP ¹¹	--	--
Medical Marijuana Dispensary	10-40.60.220	--	--	--	P	--	--
Office		P	P	P	P	P	P
Public Services							
Public Services Major		--	--	--	--	--	--
Public Services Minor		P	P	P	P	P	P
Emergency Services		UP	UP	UP	UP	UP	UP
Travel Accommodations		UP	--	--	P	--	P
Veterinary Clinics		P	P	P	P	P	--
Veterinary Hospitals		--	--	--	UP	UP	--
Telecommunication Facilities							
AM Broadcasting Facilities	10-40.60.320	UP	UP	UP	UP	UP	UP
Antenna-Supporting Structure	10-40.60.320	UP	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.320	P	P	P	P	P	P
Collocation Facility	10-40.60.320	P	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.320	P	P	P	P	P	P
Stealth Telecommunication Facilities	10-40.60.320	P	P	P	P	P	P

Transportation and Infrastructure							
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P	P
Garages, Off-Street		P	P	P	P	P	P
Parking Lots, Off-Street	10-50.80	P	P	P	P	P	P
Passenger Transportation Facilities		--	--	--	UP	UP	UP
Urban Agriculture							
Community Gardens	10-40.60.140	P	P	P	P	P	P
Food Production		--	--	--	UP ²	UP ²	--
Vehicle Sales and Services							
Automobile Service Station and Convenience Store	10-40.60.090	P	P	P	P	P	--
Automobile and Trailer Rental		--	--	--	P	P	--
Automobile/Vehicle Sales and Service, New and Used		--	UP	UP	P	P	UP
Automobile/Vehicle Repair Garages – Minor	10-40.60.100	--	UP	UP	P	P	--
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	--	--	P	P	--
Car Washes		P	P	P	P	--	--
Mobile Homes and Recreational Vehicles, Sales, and Service		--	--	--	P	--	--
End Notes							
1.	A definition of each listed use type is in Chapter 10-80, Definitions.						
2.	Only allowed on lots that do not have highway frontage or behind existing/new commercial uses.						
3.	Only permitted when incidental to permitted use.						
4.	This use shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.						
5.	A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.						
6.	Residential uses with more than two units are allowed as part of a mixed-use development located above or behind the commercial uses, or as a planned residential development (Section 10-40-60.280) .						
7.	Residential uses in the CC, HC, CS and CB zones, and residential uses and properties listed on the National Historic Registry or within the Landmarks overlay zone existing prior to the effective date of this Zoning Code are considered legal, nonconforming uses. Residential uses in the CC, HC, CS and CB zones shall be subject to the development standards established in the HR zone.						
8.	Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile.						
9.	Single-family and duplex land uses are permitted by right on lots ≤9,000 sf and existing prior to November 1, 2011, subject to the building placement and building form requirements of the MR zone.						
10.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.						

11. Outdoor kenneling of animals is prohibited.

Key

P = Permitted Use

UP = Conditional Use Permit Required

-- = Use Not Allowed

Section 3. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.040 Commercial Zones, Subsection C. Commercial Zones – Building Form Standards., as follows – including grid lines and shading:

Section 10-40.30.040 Commercial Zones

C. Commercial Zones – Building Form and Property Development Standards. The building form and property development standards shown in Table 10-40.30.040.C. shall apply to all property with the corresponding commercial zones.

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards						
	Commercial Zones					
	SC	NCC	CC	HC	CS	CB
Building Placement Requirements						
Setback from property line						
Front (Also see Section 10-50.60.040.B)	15' ¹	0'	0'	0' ²	0'	0'
Side						
Adjacent to Residential Use	----- 15' min. ⁶ -----					
Street Side (min.)	10' ³	10' ³	10' ³	10' ³	10' ³	0'
All Other sides	----- 0' -----					
Rear						
Adjacent to Residential	----- 15' min. -----					
All Other rears	----- 0' -----					
Building Form Requirements						
Building Height (max.) ^{8, 9, 10}	35'	45' ⁷	60' ^{4, 7}	60' ⁴	60' ⁴	60' ⁴
Gross FAR (max.)	0.8	2.5	2.5	3.0	2.0	No max.
Density Requirements						
Gross Density (units/acre) (max.) (Not Applicable to Mixed Use)						
Areas of the City without the Resource Protection Overlay (RPO) Maximum Without the Resource Protection Overlay (RPO)	13 13 ¹²	----- 29-29 ¹¹ -----				

8.	Primary structures, excluding accessory structures, with a roof pitch greater than, or equal to, 6:12 shall be allowed an additional five feet above the maximum building height.
9.	The elevator and stairwell bulkheads shall be architecturally integrated with the building. Elevator and stairwells bulkheads are allowed an additional 15 feet above the maximum building height. The Director may approve a height greater than 15 feet when the additional height is necessary to accommodate an elevator or stairwell bulkhead, related equipment, or the requirements of the Building or Fire Code.
10.	Steeple, solar collectors, towers and other unoccupied architectural features are allowed an additional height above the maximum building height equal to 20 percent multiplied by the maximum building height allowed for property's zone. The total area of the referenced allowances above the building height shall not exceed 20 percent of the total roof area.
11.	Additional density may be approved with a HOHD or MHOHD Conditional Use Permit.
12.	Additional bedrooms per acre may be approved with a HOHD or MHOHD Conditional Use Permit.
13.	Activity centers are delineated on the General Plan or applicable Specific Plan(s).

***Summary of Comments and Questions Specific to Neighborhood Community Commercial (NCC)
Amendments from the July 15, 2020, Virtual Open House Meeting***

1. I am opposed to down-zoning property that is applied as a broad stroke. Although, I am refreshed to see that you're open to the idea of making the process a mapping exercise, such as the example that was shown for Sunnyside with the 4th Street corridor maintaining the existing Community Commercial (CC) zone. It is recommended to allow properties adjacent to the street corridors the option to redevelop to their maximum potential. There are some corridors on the Southside that could use the same considerations as 4th Street. Most progressive communities around the country right now are up-zoning and raising their building heights so that they can solve issues with affordable housing, including minimizing the impacts on the infrastructure, transportation, and all things that lead to global warming. It's a little odd for our community to be considering to down-zone property. I'm sensitive to the idea that there are people wrapped up in the same community commercial (CC) zone that are in historic districts; and, for several years they have requested the City find a way to protect their neighborhood. I think you could find more broad support for a Zoning Map Amendment that is based on a mapping exercise rather than a blanket rezoning specific to certain areas.
2. It seems that the reduction in building height will reduce my property value by 25 percent. The reduction in building height could affect certain properties' developability, although 60 feet may be impractical on small properties.
3. The reduction in building height will make developing affordable housing on some sites a little more challenging.
4. A more appropriate approach to changing the zoning on properties would be based on an area-by-area and corridor-by-corridor analysis. Otherwise, a series of Prop 207 claims may result in a patchwork of 45-foot tall and 60-foot tall building allowances.
5. How does the existing traffic capacity of the streets, such as Humphreys and San Francisco, assist in addressing the Zoning Map's modification?

Staff response: A street's existing traffic capacity may be considered as part of a Zoning Map Amendment. At this time, the street network compacity is not being utilized as a determining factor.

6. Will the Neighborhood Community Commercial (NCC) zone be an opt-in zone?

Staff Response: The zone is being proposed to be added to the Zoning Code. Where the zone will be located, and its application, opt-in or not, will be based on the City Council's direction.

7. If a property is rezoned to the Neighborhood Community Commercial (NCC) zone, will they still have the ability to opt-in to their floating transect zone?

Staff response: Yes, a property owner will still have the option of opting into the floating transect zone.

From: Eve Ross <everossaz@gmail.com>
Sent: Thursday, July 2, 2020 3:34 PM
To: CD Front Counter <CDFrontCounter@flagstaffaz.gov>
Subject: Proposed Text Amendment to Zoning Code CC

I write to ask that my comments be read from the dais at the P& Z meeting considering amending the City of Flagstaff Zoning Code Community Commercial to Neighborhood Community Commercial by changing the maximum building height from 60 feet to 45 feet.

My comments are as follows:

We purchased our property many years ago in reliance on the zoning of CC and the 60ft height restriction. The property is commercial property and its assessed value has been based in part on the ability, under the zoning code, to increase the intensity of use by expanding the building footprint to 60 ft of height. This zoning code text change adversely impacts our ability to use the property as allowed under the current zoning code, which diminishes property value; we would regard such a change as a taking of partial value of the property.

This is not a situation where a zoning change that adversely impacts the neighborhood is being sought. Instead, every property owner is or could have been aware of the 60 ft height limitation via due diligence before purchasing.

When I served on the Regional Planning effort some years ago, the value of downtown density (infill) was repeatedly stressed because it was economical and sustainable. Downtown infrastructure is in place, downtown density reduces the need for sprawl and infrastructure extensions. New roadways, infrastructure, traffic and pollution are avoided by using downtown spaces to their utmost.

We are opposed to the proposed change to the text of the CC Zoning Code Text.
Please do not hesitate to contact me if you have any questions.

Eve Ross
everossAz@gmail.com
928.607.1778

TEVIS REICH

PLLC



July 9, 2020

Via Regular Mail

Dan Symer, AICP, Zoning Code Manager
Planning and Developmental Services
211 West Aspen Avenue
Flagstaff, AZ 86001

RE: Zoning Code Amendment

I am the manager for D&L Property, LLC which owns property at 6 E. Dale Avenue, Flagstaff. I received a letter from the City indicating a zoning code text amendment (PZ 19-00123) and Map amendment (PZ 20-00211) for the property at the address.

First, I would like to request a copy of both of the proposed amendments.

Second, I absolutely oppose any amendment which would reduce or further restrict the development rights related to the property. This includes the proposed height restriction from 60 to 45 feet. Should any amendment pass restricting my vested development rights, I would either opt out (to the extent allowed, as the City usually allows) or bring an appropriate claim against the City for a regulatory taking by abrogating my vested development rights without compensation (i.e. prop 207 claim).

Sincerely,

A handwritten signature in blue ink, appearing to read "Tevis Reich", with a long horizontal flourish extending to the right.

Tevis Reich



City Wide Public Survey

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

July 22, 2020, 7:11 PM

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45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Summary Of Registered Responses

As of July 22, 2020, 7:11 PM, this forum had:

Attendees: 144
Registered Responses: 60
Hours of Public Comment: 4.2

Topic Start

June 23, 2020, 8:27 PM




QUESTION 1

Do you support changing the zoning designation of properties with the Community Commercial (CC) that allows a maximum building height of sixty (60) feet to the new Neighborhood Community Commercial (NCC) zone with a maximum building height of forty-five (45) feet?

		%	Count
Yes		81.7%	49
No		16.7%	10
Neutral		1.7%	1

QUESTION 2

What neighborhoods properties with the existing Community Commercial (CC) zone should be limited to forty-five (45) feet?

		%	Count
Northend, Southside, and Sunnyside properties		81.7%	49
Sunnyside properties only		1.7%	1
No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.		16.7%	10

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

QUESTION 3

Do you support keeping certain properties that abut and/or are adjacent to commercial corridor streets, e.g. N Fourth St, E Cedar Ave etc, zoned Community Commercial (CC) with a maximum building height of sixty (60) feet?

(Please note that specific streets and properties have not been determined.)

		%	Count
Yes		23.3%	14
No		68.3%	41
Neutral		8.3%	5

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

Answered	43
Skipped	17

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Survey Questions

QUESTION 1

Do you support changing the zoning designation of properties with the Community Commercial (CC) that allows a maximum building height of sixty (60) feet to the new Neighborhood Community Commercial (NCC) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 2

What neighborhoods properties with the existing Community Commercial (CC) zone should be limited to forty-five (45) feet?

- Northend, Southside, and Sunnyside properties
- Northend and Southside properties only
- Northend and Sunnyside properties only
- Southside and Sunnyside properties only
- Northend properties only
- Southside properties only
- Sunnyside properties only
- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

QUESTION 3

Do you support keeping certain properties that abut and/or are adjacent to commercial corridor streets, e.g. N Fourth St, E Cedar Ave etc, zoned Community Commercial (CC) with a maximum building height of sixty (60) feet?

(Please note that specific streets and properties have not been determined.)

- Yes
- No
- Neutral

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Individual Registered Responses

Alan Perersen

inside City Limits

July 1, 2020, 5:06 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Yes - large student housing projects such as the the Hub, and the Standard (I know some of the names have changed) are a visual blight in our community and should NEVER have been built as large as they are. They are a disgrace as was the process and zoning that allowed them.

Name not shown

inside City Limits

July 1, 2020, 5:10 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

We are not Phoniex and do not need high rise properties. We have mountains and other beautiful views which have been destroyed by past codes. Let's get this right for we the people now.

Name not available

inside City Limits

July 1, 2020, 6:01 AM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Neutral

Question 4

We need to support infill as a community and by reducing the size of the building will drastically reduce occupancy. 45 feet is only enough for 4 stories in areas where infill should be happening to help with the cost of housing. The community needs to understand that there are trade offs and if we are serious about affordable housing then we need. To let infill happen where it needs to.

Name not shown

inside City Limits

July 1, 2020, 6:04 AM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

Question 2 doesn't allow a more nuanced answer. I don't want to see

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

existing housing be demolished for large projects however in each of the areas there a great properties to allow 60 foot structures. For example, I support tall and dense redevelopment along 4th Street, the Bashas shopping center and sling the tracks East of San Fran to name a few. Density is the only way we will develop truely walkable neighborhoods, lack of housing and climate action.

Melissa Felder

inside City Limits

July 1, 2020, 6:17 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

I think Flagstaff needs to decrease and limit all growth. There should not be high density housing at all.
If there does need to be some high density housing, it should be for low income and not to serve NAU.
What a shame to watch our sweet town grow at such a horrendous rate!

Name not available

inside City Limits

July 1, 2020, 6:37 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

No response

Name not shown

inside City Limits

July 1, 2020, 6:47 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not shown

inside City Limits

July 1, 2020, 6:49 AM

Question 1

- Neutral

Question 2

- Sunnyside properties only

Question 3

- Yes

Question 4

No response

Name not shown

inside City Limits

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

July 1, 2020, 6:56 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

The livability of our city is being diminished by the scale of buildings, lack of set backs from the sidewalk and inadequate parking requirements. Also, views of the Peaks and natural beauty are being eliminated. The development of our City should preserve beauty, not eliminate it.

Name not shown

inside City Limits

July 1, 2020, 7:29 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

All this overdevelopment is stealing our views of where we live. Despicable.

There are shadows from these monster buildings that create the formation of ice nearly year-long, causing significant dangers to all travelers, all of us.

I truly hope that all, yes all, of these out of town, out of state developers go bankrupt and the units are seized and turned into low income housing.

It's way past time to stop giving developers exemptions from full taxes,

modification to parking and occupancy rules. It's time for all new projects to demonstrate that they have independent water sources, and solid plans for reducing congestion. Any one of these errors should and shall cancel all permits to build anything. Stop coddling developers. There should be an end to corporate welfare; require developers to pay the full cost of their intrusion and to act to reduce (not add to) congestion, traffic, water and sewage issues, and cancer cell ideology growth.

Name not shown

inside City Limits

July 1, 2020, 7:57 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Neutral

Question 4

The reason I support changing the maximum building height to 45 feet is that:

1) The San Francisco Peaks, it's beautiful and it's the view that all Flagstaff residents love to see. Lowering the maximum building heights will allow us and future generations to see more mountain views instead of building views. We have something special here worth protecting. Once it's gone, it's gone.

2) Taller buildings mean higher density: more parking will be needed, more water will be needed, and there will be more traffic in these three already congested areas.

Name not available

inside City Limits

July 1, 2020, 8:00 AM

Question 1

- Yes

Question 2

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

We all love the views our city has of the peaks and Elden but we need to be able to house the members of our community affordably and safely. Allowing the 60ft limit to remain will jeopardize some views but the benefit of true high density housing outweighs some views being obscured. Planning for these high buildings should be strategic to minimize the visual impact caused by their construction, but it's the right thing to do to allow for more vertical infill within our city.

Wade Thorson

inside City Limits

July 1, 2020, 8:06 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No neighborhood should have to endure an oversized out of character building next door. It harbors resentment and ire toward developers and city planning entities. Citizens in large part should not be at the odds of the entities that serve them.

Name not shown

inside City Limits

July 1, 2020, 8:20 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Neutral

Question 4

No response

Jackie Thomas

inside City Limits

July 1, 2020, 8:39 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

AS a cyclist, the taller the buildings next to thoroughfare roads, the greater the chance of ice on the roads all winter due to the shadowing. I noticed on immediate change after the Radisson hotel went up downtown. I suspect the new Courthouse will do the same to Beaver. In addition, the viewsheds are being dramatically impacted by the 3+story building going in on Butler now. And the Hub also impacted what we can see. Those skylines views are a very important part of the beauty of Flagstaff but also provide the distant view that is important for sanity. I also noticed how the Barnes and Nobel store changed what we can see.

Name not available

inside City Limits

July 1, 2020, 8:44 AM

Question 1

- Yes

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

let's keep this city in harmony with its beautiful natural setting and not make a metropolis out of it. High-rises belong in large cities, not in bucolic Flagstaff.

L. Reuter

inside City Limits

July 1, 2020, 8:47 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Please reduce height and density of development and keep FILG from becoming PHX. Too many huge developments. Soon to be known as NauTown

Name not shown

inside City Limits

July 1, 2020, 8:48 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

No response

Name not shown

inside City Limits

July 1, 2020, 8:52 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

The quality of this mountain town needs to be preserved by allowing the view of the natural surroundings as much as possible. 45 feet height is a good balance between needing to allow growth and keeping the small town feel of Flagstaff. Folks don't choose to live here or visit here - to feel like they never left Urban environments.

Name not shown

inside City Limits

July 1, 2020, 9:35 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Question 4

No response

Matt Mitchell

inside City Limits

July 1, 2020, 9:47 AM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

I do not understand the conflict with building height to match our existing Native Ponderosa Pine tree heights. We are surrounded by public lands. One must walk less than a mile in any direction to gain a vast view of the horizon. We are limited geographically to grow our town, plus any fans of cheaply developed urban sprawl need not travel more than 100 miles south to experience the beauty of that disaster. I like the phrase "Flagstaff its time to grow up; we don't have the option to grow out". I watched a movie on Architecture years ago when I was a student in college, which pointed out how the most important things to a community could be seen from their skyline and tallest building. Long ago it was a church steeple, then shifted to Court Houses being the tallest, and sometime during the 80 & 90s it was Banks and corporate building. Currently in Flagstaff our tallest building is the BANK south of the county court house. I would like to envision in the future Flagstaffs tallest building be an affordable house type structure that would send the message to outside visitors that people are the focus of are community, not self centered private home owners that care more about their bathroom window view, then the homeless living in their back alley. I feel building height is a waste of our planning and zoning commission and Councils time and energy. We have far more important issues to discuss. I don't see this as something that is broken.

Name not shown

inside City Limits

July 1, 2020, 10:30 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

They should all be reduced to 45 feet.

Mike Purcell

inside City Limits

July 1, 2020, 10:44 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

This should have been done years ago !!!

Name not shown

inside City Limits

July 1, 2020, 10:46 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Question 3

- No

Question 4

Anything that can be done to reduce the height / size of the buildings in Flagstaff would have my support. The scale of recent buildings in the city is frankly disgusting.

Ed Dunn

inside City Limits

July 1, 2020, 10:50 AM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

It would go against the recently passed climate change resolution to decrease density. Higher density is environmentally sound way to decrease carbon footprint because mass transit and walkability work better. Social justice and citizen involvement work better when folks are able to interact more in densely populated neighborhoods. I'm not talking about NYC style but a plan with a lot of green space for people and less cars. Beauty should be the guiding principle in design, not ugliness like the Hub. If the city or a citizen group could acquire land and hold competitions for development that meet our climate goals, places of people and beautification we would see a very positive change. As for peak views, a 45' building does not do a better job than a 60' building. I can't see the peaks from any point on my property and I live in a neighborhood of single story homes.

Name not shown

inside City Limits

July 1, 2020, 11:05 AM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Neutral

Question 4

No response

Name not available

inside City Limits

July 1, 2020, 11:16 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Flagstaff isn't a metropolis & we don't need to turn our neighborhoods into one. Although these areas are Zoned Community Commercial they are still primarily Neighborhoods where people live, 1st and commercial 2nd. Allowing 60 foot/6 story buildings to infiltrate these areas, in my opinion, will diminish the quality of life for the residents of these neighborhoods rather than improve it. Yes, Flagstaff needs affordable housing, but #1. is that what developers would Really build with the freedom of 60'? Or would the door be swung wide open for more over-priced NAU student housing projects to infect the rest of the Southside & spread to the Northend? #2. Do we need to eliminate one of the primary reasons people choose to live in Flagstaff...the views of the mountains?

Name not available

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

outside City Limits
July 1, 2020, 11:42 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Taller building ruin Flagstaff.

KEN PHILLIPS

inside City Limits
July 1, 2020, 11:44 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

The proliferation of high occupancy "podium construction" multi-story buildings is now a blight on the Flagstaff community. The ground floor retail spaces go unoccupied. These have been built to support off-campus housing for NAU students, along high traffic corridors creating additional congestion. Stop this repeated mistake. Make NAU build on-campus housing and/or limit their enrollment. This is a vicious circle of development that only supports the University.

Uncle Don Fanning
inside City Limits

July 1, 2020, 12:28 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Neutral

Question 4

The only reason I marked the last question as "neutral" is that I do not understand its wording and intention. The footprints of these three districts are still *WAY* too large as is even the amended 45 foot building height limitation. Just because I did not tag some questions as neutral does not mean that I support either the 45 or 60 foot height limit or the zoning footprints which put districts within the CC zone. A more community scale height limit is 35 feet and no more than three stories in height. Existing residential and small business/small profile character styled blocks must be removed from CC zoning entirely so that the character of the community does not continue to be altered in a negative fashion. My support for elected and appointed officials continues to degrade when equally untenable alternatives such as the above are repeatedly presented in a T.I.N.A. ("There is no alternative.") way.

Sherman Stephens

inside City Limits
July 1, 2020, 12:57 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

The more residential an area is, the more important it is to preserve a low density residential. It is important to not revert to previous height guidelines to allow an already taller building, or commercial development to encroach on the surrounding neighborhood.

Name not shown

inside City Limits

July 1, 2020, 12:57 PM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

This looks like a solution in search of a problem. Everything about it strikes me as arbitrary. Why change the height limit for buildings in this area? If we reduce the height limit, why change it to 45 feet instead of 50 feet or 55 feet? The impact of any such change will likely be to increase the cost of housing per dwelling unit, or the cost per square foot for commercial space. Does Flagstaff really need more expensive property? The purpose of these changes can't be to preserve views, because there are no meaningful views remaining in these developed areas. If there are existing viewsheds to be preserved, why not define them and focus an ordinance on them. At least that would have a meaningful effect, although it would also result in more expensive property. Instead, I would like to see the Staff and Council really buckle down to the task of proposing an ordinance that would permit development of more affordable owner-occupied housing in Flagstaff. The proposed zoning amendment will have the opposite effect,

Name not available

inside City Limits

July 1, 2020, 1:44 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Stop building for NAU and not considering the impact on the lifelong resident population

Name not shown

inside City Limits

July 1, 2020, 2:07 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not shown

inside City Limits

July 1, 2020, 2:18 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- No

Question 4

No response

Name not available

inside City Limits

July 1, 2020, 4:02 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not shown

inside City Limits

July 1, 2020, 7:53 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Jose Dominguez

inside City Limits

July 1, 2020, 7:59 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

I would like to see all areas of Flagstaff that currently allow the 60' to be changed to the 45' max

Name not shown

inside City Limits

July 1, 2020, 10:46 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Stop allowing buildings higher than 45 feet or three stories. It's absolutely disgusting that you've allowed so many tall, worthless buildings to be built. It's even worse that the reason they are built is to support the University which is not supporting Flagstaff. If we wanted to live in a big urban town we would. The only reason people want this town to grow so much is because they're greedy. We're not under some sort of moral obligation to build a bunch of crappy buildings so more people can move here.

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Name not available

inside City Limits

July 2, 2020, 1:45 PM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- No

Question 4

Flagstaff has become a true city with its population. The city has run out of land to support the population so the only possible with to expand is to allow skyscrapers to be built. I would say that 60 feet will work for now but Flagstaff may need to change the limits to more than 100 feet.

Brittain Davis

inside City Limits

July 2, 2020, 2:25 PM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

I would rather see infill with taller multifamily and commercial developments than look to expanding development outward.

Name not available

inside City Limits

July 2, 2020, 5:21 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not shown

inside City Limits

July 3, 2020, 8:24 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

60' height for N Fourth Street, because it's already all commercial. 45' height for all of the other areas currently zoned CC.

Name not available

inside City Limits

July 3, 2020, 11:30 AM

Question 1

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not shown

inside City Limits

July 4, 2020, 3:55 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not available

inside City Limits

July 5, 2020, 5:12 PM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

The community made a decision during the regional planning process to grow up not out. All the affordable housing talk while bagging density/tall buildings is double talk and childish. Its time for a staff and council that can make the hard trade off decisions this commitment entails. Every action currently contemplated by council increases the cost of housing in FLG. Go learn from Bend, OR where they are increasing density. Who can see the peaks with a 45' neighbor but not a 60' neighbor? You don't get views and affordable housing. You have to choose, rather the owner of the property owner chooses. This is the USA, we have private ownership not central planners. Municipal governments are the great equalizers and they are not HOA's. When they act as such, we get sued and it's then the citizens paying the settlements, not the officials who have long since moved on to other goals.

Name not shown

inside City Limits

July 8, 2020, 7:17 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Other than Milton Ave and portion W. Rt 66 corridor, keep citywide building heights at 45'. I support the reduction to 45' in DT, but why would City think it appropriate to pose 45' limits in DT and then allow for 60' in eastside corridor area (Cedar/N 4th) that abuts established neighborhoods that actually have semi-affordable single family homes and schools. Seems like this proposed zoning policy favors protecting wealthy DT neighborhood property owners from congested high density development but encourages this type of development to take place adjacent to lower socio-economic area of town. What the heck will be use of a strip of 60' buildings? Commercial? Residential? Fewer people in future will be working in an office and most people that grow roots here

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

would prefer to raise a family in a home not a cramped apartment.

Name not shown

inside City Limits

July 8, 2020, 7:38 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

The value of Flagstaff is the nature and wild lands. The taller structures obstruct views from everyone.

Name not shown

inside City Limits

July 9, 2020, 9:36 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Clearly there is a balance sought between limiting sprawl and Flagstaff's image of a town nestled in the forests and mountains that residents and visitors appreciate and treasure. Views are part of that image and everyday experience if even subliminal. This code change will help a little in years to come.

Marc Murison

inside City Limits

July 9, 2020, 10:57 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

60-foot building heights are destroying the fundamental character of Flagstaff. If we want Flagstaff to be the charming, beautiful, welcoming city that we love, building heights *must* be reduced. Five storeys is utterly absurd and cannot be made to look anything but horrible; it is a destructive blight on our city. Four storeys, if well done, can work more or less harmoniously *in certain places*. Three storeys is much, much more generally acceptable and consistent with longstanding Flagstaff identity and character.

Name not shown

inside City Limits

July 9, 2020, 12:58 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

The north Bashas area should be kept at 60 ft.

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Name not available
outside City Limits
July 9, 2020, 3:03 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not available
inside City Limits
July 11, 2020, 3:08 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

First, at this time 60' buildings in Flagstaff would not be medium height. They are tall so your language is possibly leaning toward where the City wants the community character to GO, not where we are (though the buildings are quickly getting tall, which no one is happy to see rather than the Peaks). The survey questions seem to imply that there will be blanket determinations, which is not a proper approach as areas differ. The character of existing residential areas need to be taken into consideration. People live in these residential areas and residents' quality of life needs to be respected. I doubt people want their neighborhood urbanized with buildings built to the sidewalk, taller than the

neighborhood character, less green space, etc. Your area designations include parts of the area called "Townsite" as "Northend," which is not accurate and so can be misleading. There is also no mention of the Townsite Historic Overlay which limits height in the included "commercial" areas, so that is inaccurate--unless the City is changing the Overlay without property owner knowledge and permission.

Charlie Silver
inside City Limits
July 11, 2020, 3:11 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

This proposed reduction in building height is long overdue. Thank you for listening and figuring out a way to act. I am in full support.

Name not shown
inside City Limits
July 12, 2020, 1:22 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

marcus ford

inside City Limits

July 15, 2020, 5:42 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

April Smith

inside City Limits

July 15, 2020, 6:55 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

The 60' height limit should be changed to 45' where ever that limit was established by code. Lower building heights are in keeping with Flagstaff architectural standards. If I had my way no buildings over 2 stories would be permitted in perpetuity throughout the entire town of Flagstaff. Failing the control to enact my wishes NO BUILDINGS OVER 45' PERMITTED IN PERPETUITY THROUGHOUT OUR TOWN. This should be written so that no "Executive Order" emanating from ANY city government entity could override this limit. This should be written so NO entity from AZ state government could override this limit. You know the state will try to control local autonomy on this issue-their need to control dissenting

governing voices from local town governments is to be recognized and responded to on a "pre-need" basis. Remember the plastic bag ban and Phx dictates on that issue? Take heed.

Name not shown

inside City Limits

July 20, 2020, 2:53 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

I agree with the statement above that there should be "NO BUILDINGS OVER 45' PERMITTED IN PERPETUITY THROUGHOUT OUR TOWN." We are quickly losing Flagstaff's character. We should be thinking about beauty and how buildings fit into their surroundings when we think about developments. It's unforgivable to plunk something like the Hub into a neighborhood of small, family homes. Not only is it WAY out of scale, but introducing all those students into a neighborhood is just wrong. No more catering to NAU by rezoning properties for student housing.

Name not shown

inside City Limits

July 21, 2020, 5:04 PM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- Yes

Question 4

It seems that the main arguments in support of such a change largely come down to wanting to maintain privileges for some (views, subjective notions of urban beauty) at the expense of basic affordable accommodations for our poorest residents, along with animosity toward the understandably callous NAU growth. Given current developments, the latter issue is unlikely to persist (enrollment is dropping and for the short-term, more students will be attending remotely), so this really will only perpetuate the social injustices that are the true blight to our town.

5 or T-6, could simply choose transect zoning and still build to 60 feet. I think that the city should include the possibility of limiting T-5 and T-6 heights if any properties zoned that way are in potential Neighborhood Community Commercial area. More information is needed to truly understand the impacts of a new zone and lower height limit.

Rick Moore

inside City Limits

July 22, 2020, 12:42 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

I strongly support creating a Neighborhood Community Commercial zone with a 45' height limit. Much of the Community Commercial Zone was created when older homes were not nearly as highly valued as they are today and it makes sense to develop a new zone that helps protect their value as residences that are not surrounded by towering multi-family buildings.

I agree that infill is important from a walkability and climate change perspective. However, there are certain areas of our community with historic/traditional neighborhood character that need to be preserved and the Neighborhood Community Commercial zone would help do that.

I'd also like to suggest that the city planning staff develop maps that show how ALL zoning applies to the Community Commercial and the potential Neighborhood Commercial Community zones. For instance, some of the Community Commercial zone is also subject to Transect Zoning, including T-5 and T-6 zones, which allow building to 60 feet. A developer with a property in a Community Commercial zone that is also zoned as T-



North End Property Owner Survey

45-foot Building Height Maximum on Your Property in North End

July 22, 2020, 7:29 PM

Contents

i.	Summary of responses	2
ii.	Survey questions	4
iii.	Individual responses	5

Topic Registration Type: No registration

45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

Summary Of Responses

Topic Registration Type: No registration

As of July 22, 2020, 7:29 PM, this forum had:

Attendees: 15
Responses: 3
Minutes of Public Comment: 9

Topic Start

June 25, 2020, 9:41 PM

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

		%	Count
No		100.0%	3

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

		%	Count
No		100.0%	3

QUESTION 3

What is the current use of your property?

		%	Count
Commercial		100.0%	3

45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

Answered	2
Skipped	1

45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

Survey Questions

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 3

What is the current use of your property?

- Residential
- Commercial
- Mixed-use (Commercial and Residential)
- Vacant Lot (Undeveloped)
- Other

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

Individual Responses

Topic Registration Type: No registration

Name not available

July 1, 2020, 12:51 PM

Question 1

- No

Question 2

- No

Question 3

- Commercial

Question 4

The proposed zoning change limits what we can do with the property thus reducing its value.

Name not available

July 2, 2020, 3:11 PM

Question 1

- No

Question 2

- No

Question 3

- Commercial

Question 4

I oppose this change. When I served on the REgional Planning effort a number of years ago, the value of "infill" was repeatedly stressed - to make maximum use of existing infrastructure, and to prevent sprawl and attendant costs of roads, infrastructure extensions, and wider roadways. Limiting building height reduces the density of urban property use and is inappropriate for the reasons stated above. All properties in this area were purchased with knowledge of the 60 ft height and therefore it would

be a taking to reduce the height, as well as counter to the principle of denser downtown development, to make this change. The city does not need to court expensive litigation on this matter. I oppose this change.

Name not available

July 4, 2020, 10:42 AM

Question 1

- No

Question 2

- No

Question 3

- Commercial

Question 4

No response



Sunnyside Property Owner Survey

45-foot Building Height Maximum on Your Property in Sunnyside

July 22, 2020, 7:36 PM

Contents

i.	Summary of responses	2
ii.	Survey questions	4
iii.	Individual responses	5

Topic Registration Type: No registration

45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

Summary Of Responses

Topic Registration Type: No registration

As of July 22, 2020, 7:36 PM, this forum had:

Attendees:	18
Responses:	6
Minutes of Public Comment:	18

Topic Start

June 25, 2020, 9:43 PM

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

		%	Count
Yes		83.3%	5
No		16.7%	1

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

		%	Count
Yes		83.3%	5
No		16.7%	1

QUESTION 3

What is the current use of your property?

45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

		%	Count
Residential		66.7%	4
Commercial		16.7%	1
Mixed-use (Commercial and Residential)		16.7%	1

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

Answered	2
Skipped	4

45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

Survey Questions

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 3

What is the current use of your property?

- Residential
- Commercial
- Mixed-use (Commercial and Residential)
- Vacant Lot (Undeveloped)
- Other

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

Individual Responses

Topic Registration Type: No registration

Name not available

June 30, 2020, 2:55 PM

Question 1

- Yes

Question 2

- Yes

Question 3

- Residential

Question 4

No response

Name not available

July 2, 2020, 5:14 PM

Question 1

- No

Question 2

- No

Question 3

- Commercial

Question 4

No response

Name not available

July 2, 2020, 7:00 PM

Question 1

- Yes

Question 2

- Yes

Question 3

- Residential

Question 4

Is building height the only change?

Name not available

July 3, 2020, 8:38 AM

Question 1

- Yes

Question 2

- Yes

Question 3

- Residential

Question 4

No response

Name not available

July 3, 2020, 10:01 AM

Question 1

- Yes

Question 2

- Yes

45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

Question 3

- Mixed-use (Commercial and Residential)

Question 4

60' always seemed pretty tall for this area. I think that there should be an exemption for current owners who would want to exercise the right to build that high, but it should not be transferred to future owners. For the record, my property is built, and well under 45', so this doesn't affect me personally. After seeing some of the buildings that have gone up on the West side of town, it doesn't seem like structures of that size are a good fit for the Sunnyside area.

Name not available

July 19, 2020, 8:55 AM

Question 1

- Yes

Question 2

- Yes

Question 3

- Residential

Question 4

No response



Southside Property Owner Survey

45-foot Building Height Maximum on Your Property in Southside

July 22, 2020, 7:41 PM

Contents

i.	Summary of responses	2
ii.	Survey questions	3
iii.	Individual responses	4

Topic Registration Type: No registration

45-foot Building Height Maximum on Your Property in Southside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Southside neighborhood?

Summary Of Responses

Topic Registration Type: No registration

As of July 22, 2020, 7:41 PM, this forum had:

Attendees:	12
Responses:	0
Minutes of Public Comment:	0

Topic Start

June 25, 2020, 9:45 PM

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet in the Southside neighborhood?

No response

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

No response

QUESTION 3

What is the current use of your property?

No response

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

No response

45-foot Building Height Maximum on Your Property in Southside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Southside neighborhood?

Survey Questions

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet in the Southside neighborhood?

- Yes
- No
- Neutral

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 3

What is the current use of your property?

- Residential
- Commercial
- Mixed-use (Residential and Commercial)
- Vacant lot (undeveloped)
- Other

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

45-foot Building Height Maximum on Your Property in Southside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Southside neighborhood?

Individual Responses

Topic Registration Type: No registration



Planning & Zoning Commission

5. B.

Meeting Date: 08/12/2020

From: Dan Symer, Zoning Code Manager

Information

TITLE

Discussion: Case No. PZ-19-00125: Request for a work session with the Planning and Zoning Commission to discuss the City's request to amend the Zoning Code pertaining to the goals, policies, and implementation strategies of the High Occupancy Housing Specific Plan.

STAFF RECOMMENDED ACTION:

Staff is requesting that the Planning and Zoning Commission continue this item to the August 26, 2020 meeting.



Planning & Zoning Commission

5. C.

Meeting Date: 08/12/2020

From: Dan Symer, Zoning Code Manager

Information

TITLE

Discussion: A request for a work session with the Planning and Zoning Commission on a concept to consider rezoning areas of the city to the proposed Neighborhood Community Commercial (NCC) zone.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

Attachments

Staff Memo

Community Commercial (CC) Zone Locations by Neighborhood

Conceptual Sunnyside Neighborhood Community Commercial (NCC) Locations

Public Comments



**Community Development Department
Planning and Development Services**

Date: July 20, 2020
To: Planning and Zoning Commission
From: Dan Symer, AICP, Zoning Code Manager
Through: Alaxandra Pucciarelli, Current Planning Manager
RE: Planning and Zoning Commission Work Session

I. Request:

A request for a work session with the Planning and Zoning Commission on a concept to consider rezoning areas of the city to the proposed Neighborhood Community Commercial (NCC) zone.

II. Purpose of the Work Session:

The purpose of the work session is to discuss and receive comments from the Planning and Zoning Commission regarding the areas to include in a Zoning Map Amendment to rezone from Community Commercial (CC) to the proposed Neighborhood Community Commercial (NCC).

This work session is not a Zoning Code required Planning and Zoning Commission work session.

III. Planning and Zoning Commission Role:

As part of the process of developing concepts to discuss with the City Council pertaining to the possibility of initiating a Zoning Map Amendment, the Planning and Zoning Commission may be used from time-to-time as the Planning and Development Services' "Consultant" and "Sounding Board" for complex or controversial amendments. In addition, the Commission may be used to assist staff in the resolution of amendment issues. Also, staff may seek the Commission's comments and direction on a proposed amendment to ensure it addresses the Commission's desired results.

IV. Planning and Zoning Commission Questions:

For your reference, below is a general overview of City staff's questions seeking the Commission's comments and direction.

- What neighborhoods, North End, Southside and/or Sunnyside, with the existing Community Commercial (CC) zone should be rezoned to the Neighborhood Community Commercial (NCC)?
- Should properties that abut and/or are adjacent to commercial corridor streets (e.g., Fourth St, Cedar Ave, Butler Ave, Humphreys St, Beaver St, San Francisco St, etc.) that are currently zoned Community Commercial (CC) be excluded from the rezoning to the Neighborhood Community Commercial (NCC) zone?

- Are there other specific areas of these neighborhoods, North End, Southside and/or Sunnyside, that should be excluded from the rezoning to the Neighborhood Community Commercial (NCC)?

V. Background Summary:

As a result of the comments received at the public open house meetings that occurred in August 2019, and the City Council Work Session that occurred in October 2019 related to changing the building height of the Community Commercial (CC) zone from 60-feet tall to 45-feet tall, a new zone is being proposed (Case No. PZ-19-00123 and High Occupancy Housing Specific Plan (HOH Plan), Strategies to be implemented by 2019, bullet 5, page 102.) The new zone, Neighborhood Community Commercial (NCC), is proposed to be identical to the Community Commercial (CC) zone, except that the maximum building height allowed would be 45-feet tall. This approach is being proposed to enable the City Council the flexibility to determine which areas of the city with the Community Commercial (CC) zone should have a maximum building height of 45-feet tall, and which areas should maintain the currently allowed maximum building height of 60-feet tall.

VI. Discussion:

If the Neighborhood Community Commercial (NCC) zone is adopted to implement the above referenced HOH Plan strategy, it is contemplated that the City Council may initiate a Zoning Map Amendment to rezone certain properties that are currently zoned Community Commercial (CC).

Staff is seeking the Planning and Zoning Commission's input regarding the locations that the proposed Neighborhood Community Commercial (NCC) zone could be applied. There are three primary areas of the city where the Community Commercial (CC) zone currently exists. These areas include the North End, Southside, and Sunnyside neighborhoods. Attachment 1 includes the locations of the Community Commercial (CC) zone in these aforementioned neighborhoods.

Throughout the community outreach and public hearings for the HOH Plan, the above referenced neighborhoods are the areas of the city that:

- Allow a building height of 60 feet that does not correspond with the lower building heights of existing developments;
- Have the greatest overlap of historic small-scale traditional neighborhoods that could be negatively impacted by the influx of large-scale developments;
- Have significant overlap with low-income communities that may be displaced by gentrification and redevelopment; and
- Contain localized limited utility capacity to support large-scale High Occupancy Housing developments.

During the public outreach conducted in August 2019 to change the maximum building height of the Community Commercial zone, most all of the individuals that were opposed to the amendment in the Sunnyside neighborhood area did not support the height reduction adjacent to the commercial corridors (7th Ave, Route 66, and Cedar Ave). These individuals were supportive of the proposed building heights within the interior of the neighborhood. As a compromise, a majority of these individuals recommended allowing the 60-foot-tall building height adjacent to 7th Ave, Route 66, and Cedar Ave. Based on the referenced public comments, Attachment 2 is a conceptual map of the Sunnyside neighborhood where the Neighborhood Community Commercial (NCC) zone could be applied.

It should be noted that the City Council has not directed staff to initiate a Zoning Map Amendment to rezone areas of the city from the Community Commercial (CC) zone to the proposed Neighborhood Community Commercial (NCC) zone. Staff will be discussing the Zoning Map Amendment concept with the City Council at their August 25, 2020 work session.

VII. Community Involvement

As part of the virtual open house meetings held on July 15, 2020, and July 20, 2020, for the proposed Neighborhood Community Commercial (NCC) zone, the concept of rezoning the above-referenced neighborhood was discussed. The virtual open house meetings were advertised in the Arizona Daily Sun on June 30, 2020, which is 15 days before the scheduled meeting date. Also, persons of interest on file with the Planning and Development Services section of the Community Development Department and the property owners of lots and parcels that contain Community Commercial (CC) zoning on file with the Coconino County Assessor's Office were notified of the virtual open house meetings via first class mail. Persons on the HOH Plan and Regional Plan contact lists were also sent notifications. In addition, the notification of the virtual open house meetings was posted on the City's Facebook page. Eight people attended the open house meetings.

In addition to the virtual open house meetings, a community survey was posted on the City's Community Forum website regarding the proposed Neighborhood Community Commercial (NCC) zone and the areas that could be rezoned. The notice was sent to individuals registered with the City's Community Forum website. Also, the option to provide public comments on the City's Community Forum website was included in the notices indicated above.

As of this memo's date, a total of 209 people, including emails, meetings, and visits to the Flagstaff Community Forum topic web page, have participated. The public comments on the Community Forum web page were split up by general public comments and property owner comments. The property owners were provided a separate web page on the notices that they were mailed. The property owner web page was not publicly available and was separated by each of the above-referred neighborhoods.

Several individuals that contacted staff for the one-on-one discussions identified themselves as property owners. It should be noted that the property owner responses have been low.

In summary, approximately 83% of the general public that responded to the comments supported applying the 45-foot-tall building height in all of the above referenced neighborhoods. In addition, approximately 68% of the public comments received did not support keeping the Community Commercial (CC) zone 60-foot-tall building height adjacent to the commercial corridor streets.

The following is a summary of the property owner responses:

- North End. Ten property owners responded to the Community Forum or had discussed the amendment with staff. Approximately 78% of the property owners did not support a Zoning Map Amendment to rezone properties from Community Commercial (CC) to Neighborhood Community Commercial (NCC).
- Southside. Eleven people viewed the Southside property owner Community Forum website, although no comments were provided on the website. Three people that contacted staff or attended the open house meeting identified themselves as property owners. One person did not support a Zoning Map Amendment to rezone properties from Community Commercial (CC) to Neighborhood Community Commercial (NCC). One person indicated that they might be supportive of a Zoning Map Amendment to rezone properties from Community Commercial (CC) to Neighborhood Community Commercial (NCC). However, the preceding comment was contingent upon implementing a change to the Zoning Map in a systematic manner. This individual indicated that a change to the Zoning Map should be based on property owner desires and considerations, such as maintaining the 60-foot-tall building height adjacent to commercial corridors. One person did not provide a response.
- Sunnyside. Nine property owners responded to the Community Forum or had discussed the amendment with staff. Approximately 78% of the property owners supported an amendment to change the Zoning Map from Community Commercial (CC) to Neighborhood Community

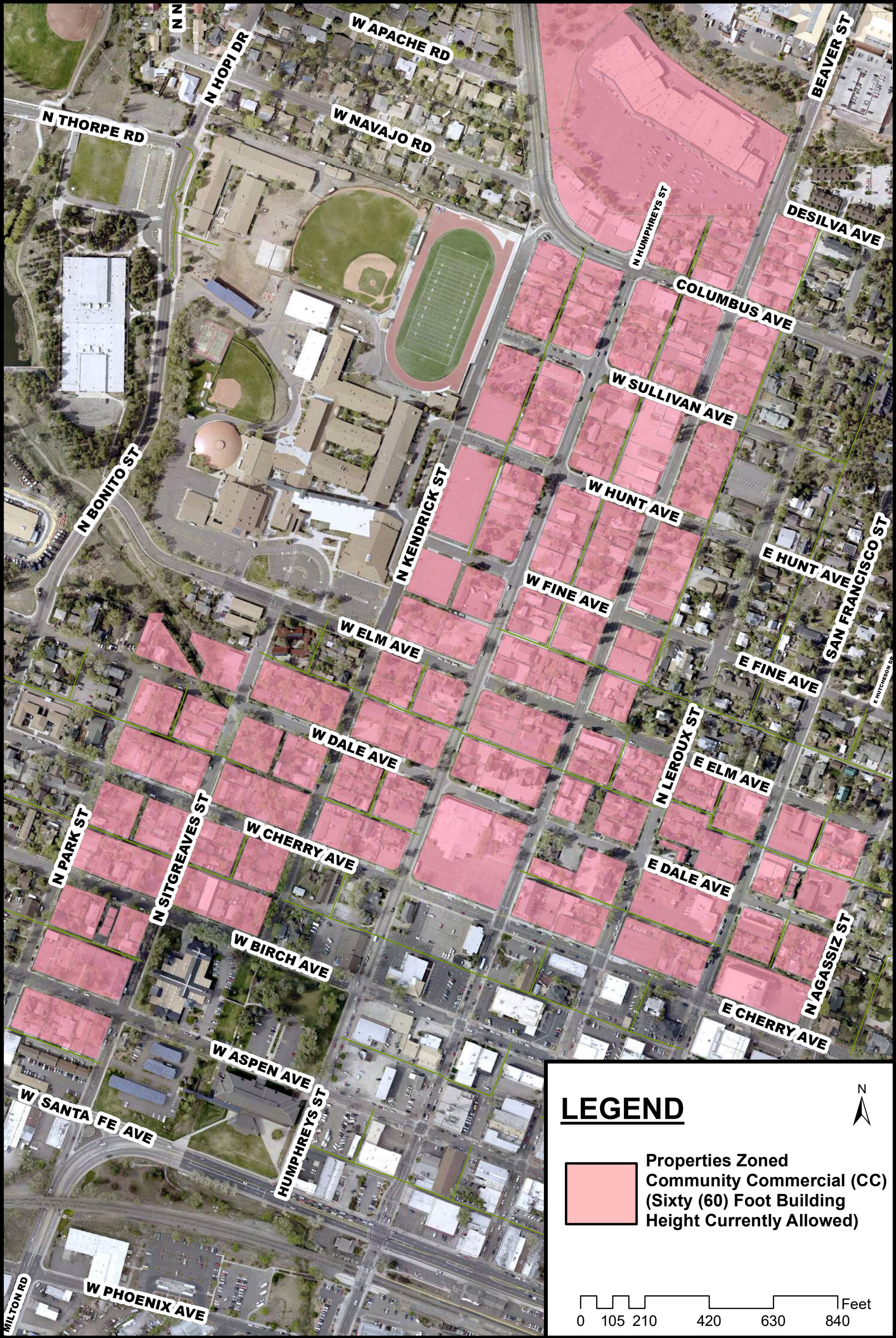
Commercial (NCC). It should be noted that the respondents indicated that they were supportive of maintaining the Community Commercial (CC) zone adjacent to the commercial corridors. One person indicated that they would support a Zoning Map Amendment if the building height of the Neighborhood Community Commercial (NCC) zone was lower, such as one or two stories.

A summary of the public comments received is included as Attachment 3.

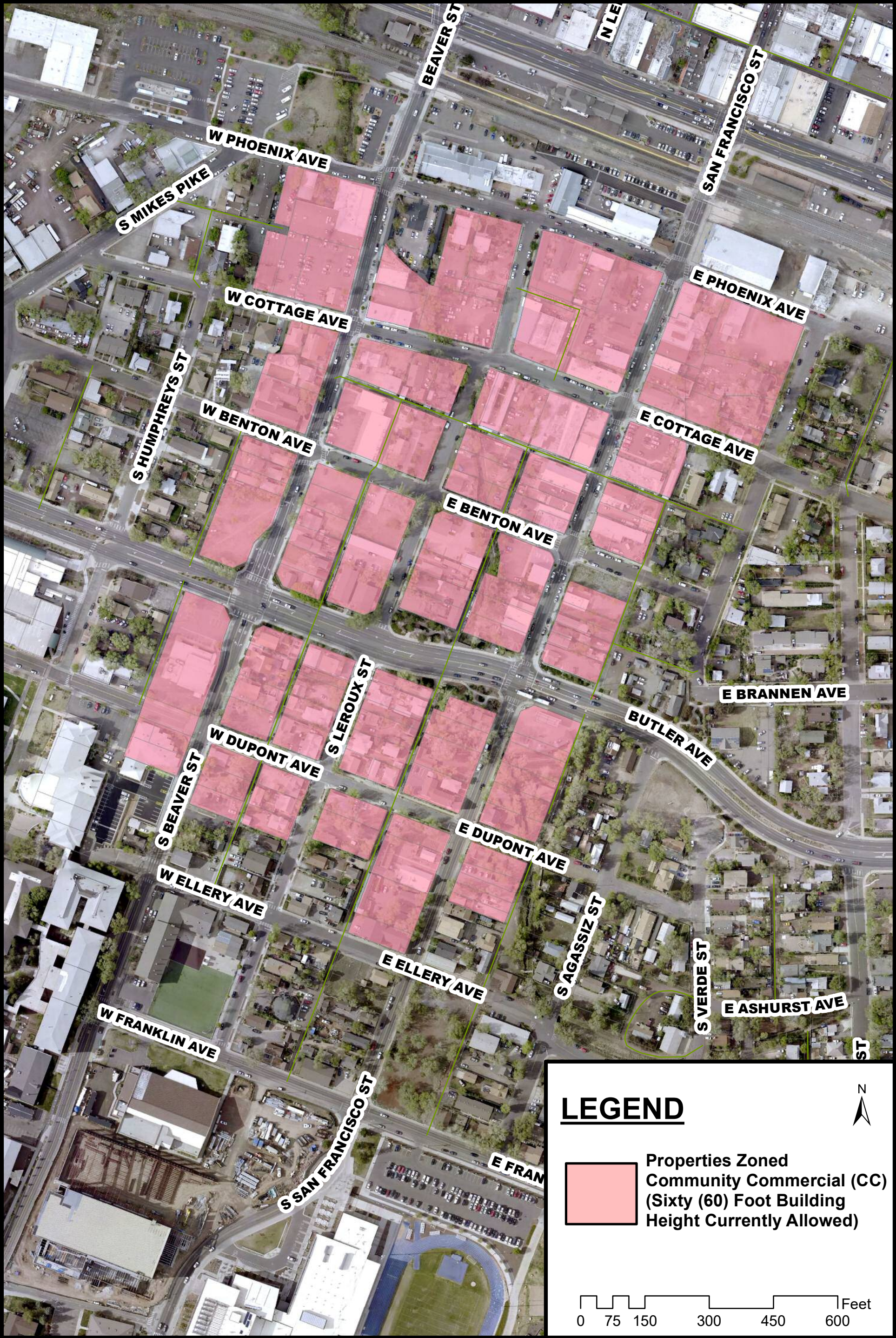
Attachments:

1. Community Commercial (CC) Zone Locations by Neighborhood
2. Conceptual Sunnyside Neighborhood Community Commercial (NCC) Locations
3. Public Comments

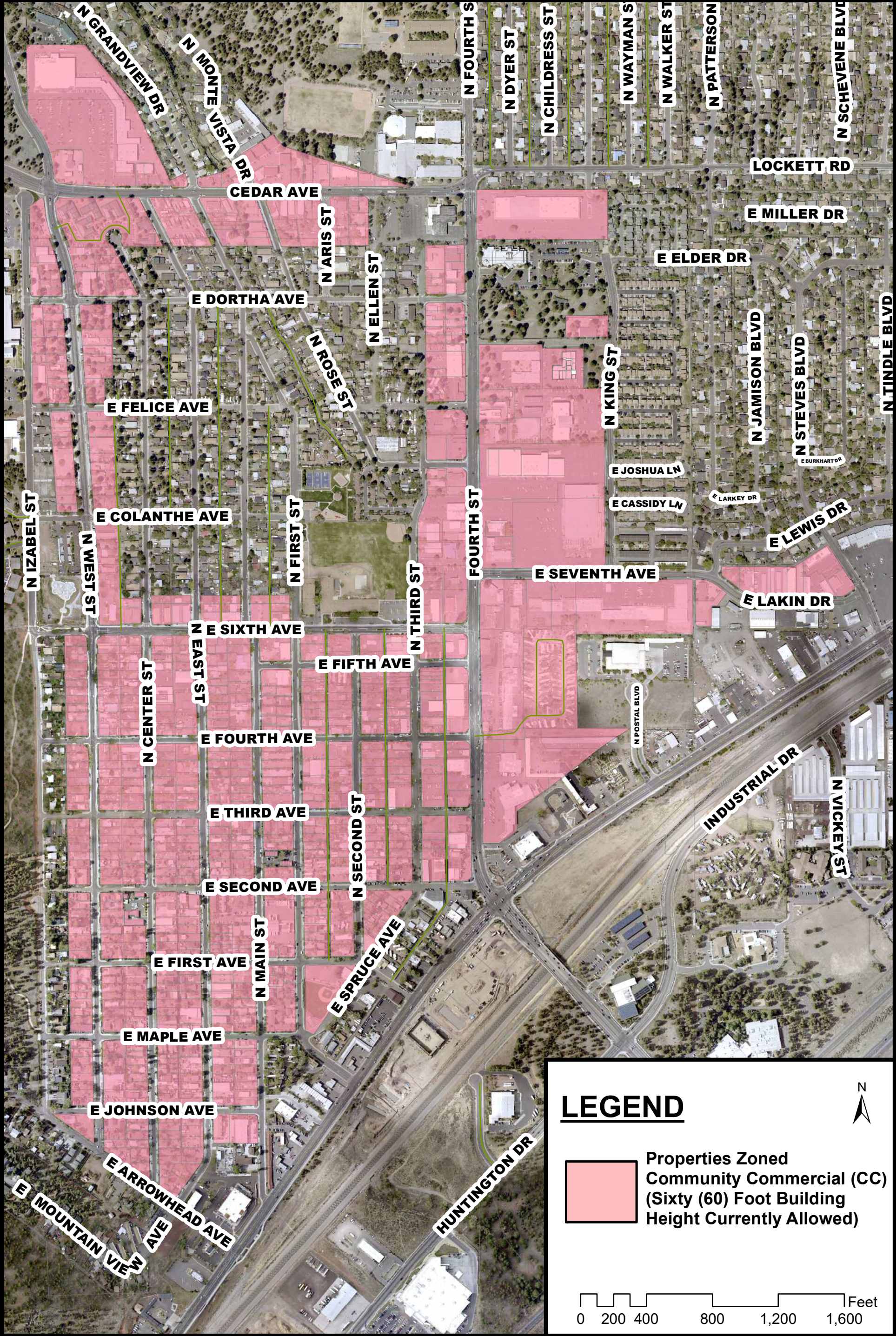
Existing Properties in the North End Neighborhood Zoned Community Commercial (CC)



Existing Properties in the Southside Neighborhood Zoned Community Commercial (CC)



Existing Properties in the Sunnyside Neighborhood Zoned Community Commercial (CC)





***Summary of Comments and Questions Specific to Neighborhood Community Commercial (NCC)
Amendments from the July 15, 2020, Virtual Open House Meeting***

1. I am opposed to down-zoning property that is applied as a broad stroke. Although, I am refreshed to see that you're open to the idea of making the process a mapping exercise, such as the example that was shown for Sunnyside with the 4th Street corridor maintaining the existing Community Commercial (CC) zone. It is recommended to allow properties adjacent to the street corridors the option to redevelop to their maximum potential. There are some corridors on the Southside that could use the same considerations as 4th Street. Most progressive communities around the country right now are up-zoning and raising their building heights so that they can solve issues with affordable housing, including minimizing the impacts on the infrastructure, transportation, and all things that lead to global warming. It's a little odd for our community to be considering to down-zone property. I'm sensitive to the idea that there are people wrapped up in the same community commercial (CC) zone that are in historic districts; and, for several years they have requested the City find a way to protect their neighborhood. I think you could find more broad support for a Zoning Map Amendment that is based on a mapping exercise rather than a blanket rezoning specific to certain areas.
2. It seems that the reduction in building height will reduce my property value by 25 percent. The reduction in building height could affect certain properties' developability, although 60 feet may be impractical on small properties.
3. The reduction in building height will make developing affordable housing on some sites a little more challenging.
4. A more appropriate approach to changing the zoning on properties would be based on an area-by-area and corridor-by-corridor analysis. Otherwise, a series of Prop 207 claims may result in a patchwork of 45-foot tall and 60-foot tall building allowances.
5. How does the existing traffic capacity of the streets, such as Humphreys and San Francisco, assist in addressing the Zoning Map's modification?

Staff response: A street's existing traffic capacity may be considered as part of a Zoning Map Amendment. At this time, the street network compacity is not being utilized as a determining factor.

6. Will the Neighborhood Community Commercial (NCC) zone be an opt-in zone?

Staff Response: The zone is being proposed to be added to the Zoning Code. Where the zone will be located, and its application, opt-in or not, will be based on the City Council's direction.

7. If a property is rezoned to the Neighborhood Community Commercial (NCC) zone, will they still have the ability to opt-in to their floating transect zone?

Staff response: Yes, a property owner will still have the option of opting into the floating transect zone.

From: Eve Ross <everossaz@gmail.com>
Sent: Thursday, July 2, 2020 3:34 PM
To: CD Front Counter <CDFrontCounter@flagstaffaz.gov>
Subject: Proposed Text Amendment to Zoning Code CC

I write to ask that my comments be read from the dais at the P& Z meeting considering amending the City of Flagstaff Zoning Code Community Commercial to Neighborhood Community Commercial by changing the maximum building height from 60 feet to 45 feet.

My comments are as follows:

We purchased our property many years ago in reliance on the zoning of CC and the 60ft height restriction. The property is commercial property and its assessed value has been based in part on the ability, under the zoning code, to increase the intensity of use by expanding the building footprint to 60 ft of height. This zoning code text change adversely impacts our ability to use the property as allowed under the current zoning code, which diminishes property value; we would regard such a change as a taking of partial value of the property.

This is not a situation where a zoning change that adversely impacts the neighborhood is being sought. Instead, every property owner is or could have been aware of the 60 ft height limitation via due diligence before purchasing.

When I served on the Regional Planning effort some years ago, the value of downtown density (infill) was repeatedly stressed because it was economical and sustainable. Downtown infrastructure is in place, downtown density reduces the need for sprawl and infrastructure extensions. New roadways, infrastructure, traffic and pollution are avoided by using downtown spaces to their utmost.

We are opposed to the proposed change to the text of the CC Zoning Code Text.
Please do not hesitate to contact me if you have any questions.

Eve Ross
everossAz@gmail.com
928.607.1778

TEVIS REICH

PLLC



July 9, 2020

Via Regular Mail

Dan Symer, AICP, Zoning Code Manager
Planning and Developmental Services
211 West Aspen Avenue
Flagstaff, AZ 86001

RE: Zoning Code Amendment

I am the manager for D&L Property, LLC which owns property at 6 E. Dale Avenue, Flagstaff. I received a letter from the City indicating a zoning code text amendment (PZ 19-00123) and Map amendment (PZ 20-00211) for the property at the address.

First, I would like to request a copy of both of the proposed amendments.

Second, I absolutely oppose any amendment which would reduce or further restrict the development rights related to the property. This includes the proposed height restriction from 60 to 45 feet. Should any amendment pass restricting my vested development rights, I would either opt out (to the extent allowed, as the City usually allows) or bring an appropriate claim against the City for a regulatory taking by abrogating my vested development rights without compensation (i.e. prop 207 claim).

Sincerely,

A handwritten signature in blue ink, appearing to read "Tevis Reich", with a long horizontal flourish extending to the right.

Tevis Reich



City Wide Public Survey

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

July 22, 2020, 7:11 PM

Contents

i.	Summary of registered responses	2
ii.	Survey questions	4
iii.	Individual registered responses	5

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Summary Of Registered Responses

As of July 22, 2020, 7:11 PM, this forum had:

Attendees: 144
Registered Responses: 60
Hours of Public Comment: 4.2

Topic Start

June 23, 2020, 8:27 PM




QUESTION 1

Do you support changing the zoning designation of properties with the Community Commercial (CC) that allows a maximum building height of sixty (60) feet to the new Neighborhood Community Commercial (NCC) zone with a maximum building height of forty-five (45) feet?

		%	Count
Yes		81.7%	49
No		16.7%	10
Neutral		1.7%	1

QUESTION 2

What neighborhoods properties with the existing Community Commercial (CC) zone should be limited to forty-five (45) feet?

		%	Count
Northend, Southside, and Sunnyside properties		81.7%	49
Sunnyside properties only		1.7%	1
No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.		16.7%	10

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

QUESTION 3

Do you support keeping certain properties that abut and/or are adjacent to commercial corridor streets, e.g. N Fourth St, E Cedar Ave etc, zoned Community Commercial (CC) with a maximum building height of sixty (60) feet?

(Please note that specific streets and properties have not been determined.)

		%	Count
Yes		23.3%	14
No		68.3%	41
Neutral		8.3%	5

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

Answered	43
Skipped	17

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Survey Questions

QUESTION 1

Do you support changing the zoning designation of properties with the Community Commercial (CC) that allows a maximum building height of sixty (60) feet to the new Neighborhood Community Commercial (NCC) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 2

What neighborhoods properties with the existing Community Commercial (CC) zone should be limited to forty-five (45) feet?

- Northend, Southside, and Sunnyside properties
- Northend and Southside properties only
- Northend and Sunnyside properties only
- Southside and Sunnyside properties only
- Northend properties only
- Southside properties only
- Sunnyside properties only
- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

QUESTION 3

Do you support keeping certain properties that abut and/or are adjacent to commercial corridor streets, e.g. N Fourth St, E Cedar Ave etc, zoned Community Commercial (CC) with a maximum building height of sixty (60) feet?

(Please note that specific streets and properties have not been determined.)

- Yes
- No
- Neutral

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Individual Registered Responses

Alan Perersen

inside City Limits

July 1, 2020, 5:06 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Yes - large student housing projects such as the the Hub, and the Standard (I know some of the names have changed) are a visual blight in our community and should NEVER have been built as large as they are. They are a disgrace as was the process and zoning that allowed them.

Name not shown

inside City Limits

July 1, 2020, 5:10 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

We are not Phoniex and do not need high rise properties. We have mountains and other beautiful views which have been destroyed by past codes. Let's get this right for we the people now.

Name not available

inside City Limits

July 1, 2020, 6:01 AM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Neutral

Question 4

We need to support infill as a community and by reducing the size of the building will drastically reduce occupancy. 45 feet is only enough for 4 stories in areas where infill should be happening to help with the cost of housing. The community needs to understand that there are trade offs and if we are serious about affordable housing then we need. To let infill happen where it needs to.

Name not shown

inside City Limits

July 1, 2020, 6:04 AM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

Question 2 doesn't allow a more nuanced answer. I don't want to see

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

existing housing be demolished for large projects however in each of the areas there a great properties to allow 60 foot structures. For example, I support tall and dense redevelopment along 4th Street, the Bashas shopping center and sling the tracks East of San Fran to name a few. Density is the only way we will develop truely walkable neighborhoods, lack of housing and climate action.

Melissa Felder

inside City Limits

July 1, 2020, 6:17 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

I think Flagstaff needs to decrease and limit all growth. There should not be high density housing at all.
If there does need to be some high density housing, it should be for low income and not to serve NAU.
What a shame to watch our sweet town grow at such a horrendous rate!

Name not available

inside City Limits

July 1, 2020, 6:37 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

No response

Name not shown

inside City Limits

July 1, 2020, 6:47 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not shown

inside City Limits

July 1, 2020, 6:49 AM

Question 1

- Neutral

Question 2

- Sunnyside properties only

Question 3

- Yes

Question 4

No response

Name not shown

inside City Limits

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

July 1, 2020, 6:56 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

The livability of our city is being diminished by the scale of buildings, lack of set backs from the sidewalk and inadequate parking requirements. Also, views of the Peaks and natural beauty are being eliminated. The development of our City should preserve beauty, not eliminate it.

Name not shown

inside City Limits

July 1, 2020, 7:29 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

All this overdevelopment is stealing our views of where we live. Despicable.

There are shadows from these monster buildings that create the formation of ice nearly year-long, causing significant dangers to all travelers, all of us.

I truly hope that all, yes all, of these out of town, out of state developers go bankrupt and the units are seized and turned into low income housing.

It's way past time to stop giving developers exemptions from full taxes,

modification to parking and occupancy rules. It's time for all new projects to demonstrate that they have independent water sources, and solid plans for reducing congestion. Any one of these errors should and shall cancel all permits to build anything. Stop coddling developers. There should be an end to corporate welfare; require developers to pay the full cost of their intrusion and to act to reduce (not add to) congestion, traffic, water and sewage issues, and cancer cell ideology growth.

Name not shown

inside City Limits

July 1, 2020, 7:57 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Neutral

Question 4

The reason I support changing the maximum building height to 45 feet is that:

1) The San Francisco Peaks, it's beautiful and it's the view that all Flagstaff residents love to see. Lowering the maximum building heights will allow us and future generations to see more mountain views instead of building views. We have something special here worth protecting. Once it's gone, it's gone.

2) Taller buildings mean higher density: more parking will be needed, more water will be needed, and there will be more traffic in these three already congested areas.

Name not available

inside City Limits

July 1, 2020, 8:00 AM

Question 1

- Yes

Question 2

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

We all love the views our city has of the peaks and Elden but we need to be able to house the members of our community affordably and safely. Allowing the 60ft limit to remain will jeopardize some views but the benefit of true high density housing outweighs some views being obscured. Planning for these high buildings should be strategic to minimize the visual impact caused by their construction, but it's the right thing to do to allow for more vertical infill within our city.

Wade Thorson

inside City Limits

July 1, 2020, 8:06 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No neighborhood should have to endure an oversized out of character building next door. It harbors resentment and ire toward developers and city planning entities. Citizens in large part should not be at the odds of the entities that serve them.

Name not shown

inside City Limits

July 1, 2020, 8:20 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Neutral

Question 4

No response

Jackie Thomas

inside City Limits

July 1, 2020, 8:39 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

AS a cyclist, the taller the buildings next to thoroughfare roads, the greater the chance of ice on the roads all winter due to the shadowing. I noticed on immediate change after the Radisson hotel went up downtown. I suspect the new Courthouse will do the same to Beaver. In addition, the viewsheds are being dramatically impacted by the 3+story building going in on Butler now. And the Hub also impacted what we can see. Those skylines views are a very important part of the beauty of Flagstaff but also provide the distant view that is important for sanity. I also noticed how the Barnes and Nobel store changed what we can see.

Name not available

inside City Limits

July 1, 2020, 8:44 AM

Question 1

- Yes

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

let's keep this city in harmony with its beautiful natural setting and not make a metropolis out of it. High-rises belong in large cities, not in bucolic Flagstaff.

L. Reuter

inside City Limits

July 1, 2020, 8:47 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Please reduce height and density of development and keep FILG from becoming PHX. Too many huge developments. Soon to be known as NauTown

Name not shown

inside City Limits

July 1, 2020, 8:48 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

No response

Name not shown

inside City Limits

July 1, 2020, 8:52 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

The quality of this mountain town needs to be preserved by allowing the view of the natural surroundings as much as possible. 45 feet height is a good balance between needing to allow growth and keeping the small town feel of Flagstaff. Folks don't choose to live here or visit here - to feel like they never left Urban environments.

Name not shown

inside City Limits

July 1, 2020, 9:35 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Question 4

No response

Matt Mitchell

inside City Limits

July 1, 2020, 9:47 AM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

I do not understand the conflict with building height to match our existing Native Ponderosa Pine tree heights. We are surrounded by public lands. One must walk less than a mile in any direction to gain a vast view of the horizon. We are limited geographically to grow our town, plus any fans of cheaply developed urban sprawl need not travel more than 100 miles south to experience the beauty of that disaster. I like the phrase "Flagstaff its time to grow up; we don't have the option to grow out". I watched a movie on Architecture years ago when I was a student in college, which pointed out how the most important things to a community could be seen from their skyline and tallest building. Long ago it was a church steeple, then shifted to Court Houses being the tallest, and sometime during the 80 & 90s it was Banks and corporate building. Currently in Flagstaff our tallest building is the BANK south of the county court house. I would like to envision in the future Flagstaffs tallest building be an affordable house type structure that would send the message to outside visitors that people are the focus of are community, not self centered private home owners that care more about their bathroom window view, then the homeless living in their back alley. I feel building height is a waste of our planning and zoning commission and Councils time and energy. We have far more important issues to discuss. I don't see this as something that is broken.

Name not shown

inside City Limits

July 1, 2020, 10:30 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

They should all be reduced to 45 feet.

Mike Purcell

inside City Limits

July 1, 2020, 10:44 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

This should have been done years ago !!!

Name not shown

inside City Limits

July 1, 2020, 10:46 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Question 3

- No

Question 4

Anything that can be done to reduce the height / size of the buildings in Flagstaff would have my support. The scale of recent buildings in the city is frankly disgusting.

Ed Dunn

inside City Limits

July 1, 2020, 10:50 AM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

It would go against the recently passed climate change resolution to decrease density. Higher density is environmentally sound way to decrease carbon footprint because mass transit and walkability work better. Social justice and citizen involvement work better when folks are able to interact more in densely populated neighborhoods. I'm not talking about NYC style but a plan with a lot of green space for people and less cars. Beauty should be the guiding principle in design, not ugliness like the Hub. If the city or a citizen group could acquire land and hold competitions for development that meet our climate goals, places of people and beautification we would see a very positive change. As for peak views, a 45' building does not do a better job than a 60' building. I can't see the peaks from any point on my property and I live in a neighborhood of single story homes.

Name not shown

inside City Limits

July 1, 2020, 11:05 AM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Neutral

Question 4

No response

Name not available

inside City Limits

July 1, 2020, 11:16 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Flagstaff isn't a metropolis & we don't need to turn our neighborhoods into one. Although these areas are Zoned Community Commercial they are still primarily Neighborhoods where people live, 1st and commercial 2nd. Allowing 60 foot/6 story buildings to infiltrate these areas, in my opinion, will diminish the quality of life for the residents of these neighborhoods rather than improve it. Yes, Flagstaff needs affordable housing, but #1. is that what developers would Really build with the freedom of 60'? Or would the door be swung wide open for more over-priced NAU student housing projects to infect the rest of the Southside & spread to the Northend? #2. Do we need to eliminate one of the primary reasons people choose to live in Flagstaff...the views of the mountains?

Name not available

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

outside City Limits
July 1, 2020, 11:42 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Taller building ruin Flagstaff.

KEN PHILLIPS

inside City Limits
July 1, 2020, 11:44 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

The proliferation of high occupancy "podium construction" multi-story buildings is now a blight on the Flagstaff community. The ground floor retail spaces go unoccupied. These have been built to support off-campus housing for NAU students, along high traffic corridors creating additional congestion. Stop this repeated mistake. Make NAU build on-campus housing and/or limit their enrollment. This is a vicious circle of development that only supports the University.

Uncle Don Fanning
inside City Limits

July 1, 2020, 12:28 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Neutral

Question 4

The only reason I marked the last question as "neutral" is that I do not understand its wording and intention. The footprints of these three districts are still *WAY* too large as is even the amended 45 foot building height limitation. Just because I did not tag some questions as neutral does not mean that I support either the 45 or 60 foot height limit or the zoning footprints which put districts within the CC zone. A more community scale height limit is 35 feet and no more than three stories in height. Existing residential and small business/small profile character styled blocks must be removed from CC zoning entirely so that the character of the community does not continue to be altered in a negative fashion. My support for elected and appointed officials continues to degrade when equally untenable alternatives such as the above are repeatedly presented in a T.I.N.A. ("There is no alternative.") way.

Sherman Stephens

inside City Limits
July 1, 2020, 12:57 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

The more residential an area is, the more important it is to preserve a low density residential. It is important to not revert to previous height guidelines to allow an already taller building, or commercial development to encroach on the surrounding neighborhood.

Name not shown

inside City Limits

July 1, 2020, 12:57 PM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

This looks like a solution in search of a problem. Everything about it strikes me as arbitrary. Why change the height limit for buildings in this area? If we reduce the height limit, why change it to 45 feet instead of 50 feet or 55 feet? The impact of any such change will likely be to increase the cost of housing per dwelling unit, or the cost per square foot for commercial space. Does Flagstaff really need more expensive property? The purpose of these changes can't be to preserve views, because there are no meaningful views remaining in these developed areas. If there are existing viewsheds to be preserved, why not define them and focus an ordinance on them. At least that would have a meaningful effect, although it would also result in more expensive property. Instead, I would like to see the Staff and Council really buckle down to the task of proposing an ordinance that would permit development of more affordable owner-occupied housing in Flagstaff. The proposed zoning amendment will have the opposite effect,

Name not available

inside City Limits

July 1, 2020, 1:44 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Stop building for NAU and not considering the impact on the lifelong resident population

Name not shown

inside City Limits

July 1, 2020, 2:07 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not shown

inside City Limits

July 1, 2020, 2:18 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- No

Question 4

No response

Name not available

inside City Limits

July 1, 2020, 4:02 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not shown

inside City Limits

July 1, 2020, 7:53 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Jose Dominguez

inside City Limits

July 1, 2020, 7:59 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

I would like to see all areas of Flagstaff that currently allow the 60' to be changed to the 45' max

Name not shown

inside City Limits

July 1, 2020, 10:46 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Stop allowing buildings higher than 45 feet or three stories. It's absolutely disgusting that you've allowed so many tall, worthless buildings to be built. It's even worse that the reason they are built is to support the University which is not supporting Flagstaff. If we wanted to live in a big urban town we would. The only reason people want this town to grow so much is because they're greedy. We're not under some sort of moral obligation to build a bunch of crappy buildings so more people can move here.

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Name not available

inside City Limits

July 2, 2020, 1:45 PM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- No

Question 4

Flagstaff has become a true city with its population. The city has run out of land to support the population so the only possible with to expand is to allow skyscrapers to be built. I would say that 60 feet will work for now but Flagstaff may need to change the limits to more than 100 feet.

Brittain Davis

inside City Limits

July 2, 2020, 2:25 PM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

I would rather see infill with taller multifamily and commercial developments than look to expanding development outward.

Name not available

inside City Limits

July 2, 2020, 5:21 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not shown

inside City Limits

July 3, 2020, 8:24 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- Yes

Question 4

60' height for N Fourth Street, because it's already all commercial. 45' height for all of the other areas currently zoned CC.

Name not available

inside City Limits

July 3, 2020, 11:30 AM

Question 1

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not shown

inside City Limits

July 4, 2020, 3:55 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not available

inside City Limits

July 5, 2020, 5:12 PM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

- Yes

Question 4

The community made a decision during the regional planning process to grow up not out. All the affordable housing talk while bagging density/tall buildings is double talk and childish. Its time for a staff and council that can make the hard trade off decisions this commitment entails. Every action currently contemplated by council increases the cost of housing in FLG. Go learn from Bend, OR where they are increasing density. Who can see the peaks with a 45' neighbor but not a 60' neighbor? You don't get views and affordable housing. You have to choose, rather the owner of the property owner chooses. This is the USA, we have private ownership not central planners. Municipal governments are the great equalizers and they are not HOA's. When they act as such, we get sued and it's then the citizens paying the settlements, not the officials who have long since moved on to other goals.

Name not shown

inside City Limits

July 8, 2020, 7:17 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Other than Milton Ave and portion W. Rt 66 corridor, keep citywide building heights at 45'. I support the reduction to 45' in DT, but why would City think it appropriate to pose 45' limits in DT and then allow for 60' in eastside corridor area (Cedar/N 4th) that abuts established neighborhoods that actually have semi-affordable single family homes and schools. Seems like this proposed zoning policy favors protecting wealthy DT neighborhood property owners from congested high density development but encourages this type of development to take place adjacent to lower socio-economic area of town. What the heck will be use of a strip of 60' buildings? Commercial? Residential? Fewer people in future will be working in an office and most people that grow roots here

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

would prefer to raise a family in a home not a cramped apartment.

Name not shown

inside City Limits

July 8, 2020, 7:38 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

The value of Flagstaff is the nature and wild lands. The taller structures obstruct views from everyone.

Name not shown

inside City Limits

July 9, 2020, 9:36 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

Clearly there is a balance sought between limiting sprawl and Flagstaff's image of a town nestled in the forests and mountains that residents and visitors appreciate and treasure. Views are part of that image and everyday experience if even subliminal. This code change will help a little in years to come.

Marc Murison

inside City Limits

July 9, 2020, 10:57 AM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

60-foot building heights are destroying the fundamental character of Flagstaff. If we want Flagstaff to be the charming, beautiful, welcoming city that we love, building heights *must* be reduced. Five storeys is utterly absurd and cannot be made to look anything but horrible; it is a destructive blight on our city. Four storeys, if well done, can work more or less harmoniously *in certain places*. Three storeys is much, much more generally acceptable and consistent with longstanding Flagstaff identity and character.

Name not shown

inside City Limits

July 9, 2020, 12:58 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

The north Bashas area should be kept at 60 ft.

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

Name not available
outside City Limits
July 9, 2020, 3:03 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

Name not available
inside City Limits
July 11, 2020, 3:08 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

First, at this time 60' buildings in Flagstaff would not be medium height. They are tall so your language is possibly leaning toward where the City wants the community character to GO, not where we are (though the buildings are quickly getting tall, which no one is happy to see rather than the Peaks). The survey questions seem to imply that there will be blanket determinations, which is not a proper approach as areas differ. The character of existing residential areas need to be taken into consideration. People live in these residential areas and residents' quality of life needs to be respected. I doubt people want their neighborhood urbanized with buildings built to the sidewalk, taller than the

neighborhood character, less green space, etc. Your area designations include parts of the area called "Townsite" as "Northend," which is not accurate and so can be misleading. There is also no mention of the Townsite Historic Overlay which limits height in the included "commercial" areas, so that is inaccurate--unless the City is changing the Overlay without property owner knowledge and permission.

Charlie Silver
inside City Limits
July 11, 2020, 3:11 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

This proposed reduction in building height is long overdue. Thank you for listening and figuring out a way to act. I am in full support.

Name not shown
inside City Limits
July 12, 2020, 1:22 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

marcus ford

inside City Limits

July 15, 2020, 5:42 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

No response

April Smith

inside City Limits

July 15, 2020, 6:55 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

The 60' height limit should be changed to 45' where ever that limit was established by code. Lower building heights are in keeping with Flagstaff architectural standards. If I had my way no buildings over 2 stories would be permitted in perpetuity throughout the entire town of Flagstaff. Failing the control to enact my wishes NO BUILDINGS OVER 45' PERMITTED IN PERPETUITY THROUGHOUT OUR TOWN. This should be written so that no "Executive Order" emanating from ANY city government entity could override this limit. This should be written so NO entity from AZ state government could override this limit. You know the state will try to control local autonomy on this issue-their need to control dissenting

governing voices from local town governments is to be recognized and responded to on a "pre-need" basis. Remember the plastic bag ban and Phx dictates on that issue? Take heed.

Name not shown

inside City Limits

July 20, 2020, 2:53 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

I agree with the statement above that there should be "NO BUILDINGS OVER 45' PERMITTED IN PERPETUITY THROUGHOUT OUR TOWN." We are quickly losing Flagstaff's character. We should be thinking about beauty and how buildings fit into their surroundings when we think about developments. It's unforgivable to plunk something like the Hub into a neighborhood of small, family homes. Not only is it WAY out of scale, but introducing all those students into a neighborhood is just wrong. No more catering to NAU by rezoning properties for student housing.

Name not shown

inside City Limits

July 21, 2020, 5:04 PM

Question 1

- No

Question 2

- No property should be limited to forty-five (45) feet. Keep the existing allowed sixty (60) feet.

Question 3

45-foot Building Height Maximum in the Northend, Southside, Sunnyside

The Community Commercial (CC) zone allows for a maximum building height of sixty (60) feet. Do you support changing the allowed height to forty-five (45) foot maximum building height in the Northend, Southside and/or Sunnyside neighborhoods?

- Yes

Question 4

It seems that the main arguments in support of such a change largely come down to wanting to maintain privileges for some (views, subjective notions of urban beauty) at the expense of basic affordable accommodations for our poorest residents, along with animosity toward the understandably callous NAU growth. Given current developments, the latter issue is unlikely to persist (enrollment is dropping and for the short-term, more students will be attending remotely), so this really will only perpetuate the social injustices that are the true blight to our town.

5 or T-6, could simply choose transect zoning and still build to 60 feet. I think that the city should include the possibility of limiting T-5 and T-6 heights if any properties zoned that way are in potential Neighborhood Community Commercial area. More information is needed to truly understand the impacts of a new zone and lower height limit.

Rick Moore

inside City Limits

July 22, 2020, 12:42 PM

Question 1

- Yes

Question 2

- Northend, Southside, and Sunnyside properties

Question 3

- No

Question 4

I strongly support creating a Neighborhood Community Commercial zone with a 45' height limit. Much of the Community Commercial Zone was created when older homes were not nearly as highly valued as they are today and it makes sense to develop a new zone that helps protect their value as residences that are not surrounded by towering multi-family buildings.

I agree that infill is important from a walkability and climate change perspective. However, there are certain areas of our community with historic/traditional neighborhood character that need to be preserved and the Neighborhood Community Commercial zone would help do that.

I'd also like to suggest that the city planning staff develop maps that show how ALL zoning applies to the Community Commercial and the potential Neighborhood Commercial Community zones. For instance, some of the Community Commercial zone is also subject to Transect Zoning, including T-5 and T-6 zones, which allow building to 60 feet. A developer with a property in a Community Commercial zone that is also zoned as T-



North End Property Owner Survey

45-foot Building Height Maximum on Your Property in North End

July 22, 2020, 7:29 PM

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i.	Summary of responses	2
ii.	Survey questions	4
iii.	Individual responses	5

Topic Registration Type: No registration

45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

Summary Of Responses

Topic Registration Type: No registration

As of July 22, 2020, 7:29 PM, this forum had:

Attendees: 15
Responses: 3
Minutes of Public Comment: 9

Topic Start

June 25, 2020, 9:41 PM

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

		%	Count
No		100.0%	3

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

		%	Count
No		100.0%	3

QUESTION 3

What is the current use of your property?

		%	Count
Commercial		100.0%	3

45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

Answered	2
Skipped	1

45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

Survey Questions

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 3

What is the current use of your property?

- Residential
- Commercial
- Mixed-use (Commercial and Residential)
- Vacant Lot (Undeveloped)
- Other

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

45-foot Building Height Maximum on Your Property in North End

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the North End neighborhood?

Individual Responses

Topic Registration Type: No registration

Name not available

July 1, 2020, 12:51 PM

Question 1

- No

Question 2

- No

Question 3

- Commercial

Question 4

The proposed zoning change limits what we can do with the property thus reducing its value.

Name not available

July 2, 2020, 3:11 PM

Question 1

- No

Question 2

- No

Question 3

- Commercial

Question 4

I oppose this change. When I served on the REgional Planning effort a number of years ago, the value of "infill" was repeatedly stressed - to make maximum use of existing infrastructure, and to prevent sprawl and attendant costs of roads, infrastructure extensions, and wider roadways. Limiting building height reduces the density of urban property use and is inappropriate for the reasons stated above. All properties in this area were purchased with knowledge of the 60 ft height and therefore it would

be a taking to reduce the height, as well as counter to the principle of denser downtown development, to make this change. The city does not need to court expensive litigation on this matter. I oppose this change.

Name not available

July 4, 2020, 10:42 AM

Question 1

- No

Question 2

- No

Question 3

- Commercial

Question 4

No response



Sunnyside Property Owner Survey

45-foot Building Height Maximum on Your Property in Sunnyside

July 22, 2020, 7:36 PM

Contents

i.	Summary of responses	2
ii.	Survey questions	4
iii.	Individual responses	5

Topic Registration Type: No registration

45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

Summary Of Responses

Topic Registration Type: No registration

As of July 22, 2020, 7:36 PM, this forum had:

Attendees:	18
Responses:	6
Minutes of Public Comment:	18

Topic Start

June 25, 2020, 9:43 PM

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

		%	Count
Yes		83.3%	5
No		16.7%	1

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

		%	Count
Yes		83.3%	5
No		16.7%	1

QUESTION 3

What is the current use of your property?

45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

		%	Count
Residential		66.7%	4
Commercial		16.7%	1
Mixed-use (Commercial and Residential)		16.7%	1

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

Answered	2
Skipped	4

45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

Survey Questions

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 3

What is the current use of your property?

- Residential
- Commercial
- Mixed-use (Commercial and Residential)
- Vacant Lot (Undeveloped)
- Other

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

Individual Responses

Topic Registration Type: No registration

Name not available

June 30, 2020, 2:55 PM

Question 1

- Yes

Question 2

- Yes

Question 3

- Residential

Question 4

No response

Name not available

July 2, 2020, 5:14 PM

Question 1

- No

Question 2

- No

Question 3

- Commercial

Question 4

No response

Name not available

July 2, 2020, 7:00 PM

Question 1

- Yes

Question 2

- Yes

Question 3

- Residential

Question 4

Is building height the only change?

Name not available

July 3, 2020, 8:38 AM

Question 1

- Yes

Question 2

- Yes

Question 3

- Residential

Question 4

No response

Name not available

July 3, 2020, 10:01 AM

Question 1

- Yes

Question 2

- Yes

45-foot Building Height Maximum on Your Property in Sunnyside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Sunnyside neighborhood?

Question 3

- Mixed-use (Commercial and Residential)

Question 4

60' always seemed pretty tall for this area. I think that there should be an exemption for current owners who would want to exercise the right to build that high, but it should not be transferred to future owners. For the record, my property is built, and well under 45', so this doesn't affect me personally. After seeing some of the buildings that have gone up on the West side of town, it doesn't seem like structures of that size are a good fit for the Sunnyside area.

Name not available

July 19, 2020, 8:55 AM

Question 1

- Yes

Question 2

- Yes

Question 3

- Residential

Question 4

No response



Southside Property Owner Survey

45-foot Building Height Maximum on Your Property in Southside

July 22, 2020, 7:41 PM

Contents

i.	Summary of responses	2
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iii.	Individual responses	4

Topic Registration Type: No registration

45-foot Building Height Maximum on Your Property in Southside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Southside neighborhood?

Summary Of Responses

Topic Registration Type: No registration

As of July 22, 2020, 7:41 PM, this forum had:

Attendees:	12
Responses:	0
Minutes of Public Comment:	0

Topic Start

June 25, 2020, 9:45 PM

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet in the Southside neighborhood?

No response

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

No response

QUESTION 3

What is the current use of your property?

No response

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

No response

45-foot Building Height Maximum on Your Property in Southside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Southside neighborhood?

Survey Questions

QUESTION 1

Do you support the proposed Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet in the Southside neighborhood?

- Yes
- No
- Neutral

QUESTION 2

Do you support changing the zoning designation of your property from Community Commercial (CC) with a maximum building height of sixty (60) feet to the new Community Commercial Neighborhood (CCN) zone with a maximum building height of forty-five (45) feet?

- Yes
- No
- Neutral

QUESTION 3

What is the current use of your property?

- Residential
- Commercial
- Mixed-use (Residential and Commercial)
- Vacant lot (undeveloped)
- Other

QUESTION 4

Do you have any additional comments that you would like to share with the City Staff, Planning and Zoning Commission and City Council?

45-foot Building Height Maximum on Your Property in Southside

Your property is zoned Community Commercial (CC), which allows for a maximum building height of sixty (60) feet. Do you support a forty-five (45) foot maximum building height on your property in the Southside neighborhood?

Individual Responses

Topic Registration Type: No registration