

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:

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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
SEPTEMBER 23, 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, CHAIR
MARIE JONES, VICE CHAIR
LLOYD PAUL
CAROLE MANDINO

GAYLENE SOPER
DR. ALEX MARTINEZ
ERIC NOLAN

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 the minutes from the meeting on Wednesday, August 26, 2020.

5. GENERAL BUSINESS

- A. Discussion:** Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use: 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:

No action of the Planning and Zoning Commission is required.

B. 2019 Annual Report on the Flagstaff Regional Plan 2030

Discussion: The purpose of the Annual Report is to keep Planning and Zoning Commissioners, City Council, and the public informed of the City's progress towards meeting the goals and policies of the Regional Plan.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

6. OTHER BUSINESS

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 9/18/2020, 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 18 day of September, 2020.

Tammy Bishop, Administrative Specialist



Planning & Zoning Commission

5. A.

Meeting Date: 09/23/2020

From: Dan Symer, Zoning Code Manager

Information

TITLE

Discussion: Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use: 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:

No action of the Planning and Zoning Commission is required.

Attachments

Staff Memo

Draft Zoning Code Amendment

2. Public Comments



**Community Development Department
Planning and Development Services**

Date: September 23, 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-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use: 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.

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 amendment is as follows:

- October 28, 2020 – Planning and Zoning Commission Public Hearing
- November 3, 2020 – Potential City Council Public Hearing (1st Reading of Ordinance)
- November 17, 2020 – Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. Planning and Zoning Commission Questions:

For your reference, below is the question on which staff is seeking the Planning and Zoning Commission's comments and direction.

- Does the Planning and Zoning Commission have any recommended modifications or considerations on the proposed Zoning Code Text Amendment?

IV. 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 about 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 and policies to accommodate a variety of housing options in areas of the city that can support infill, redevelopment, and mixed-use activities. These goals and policies are intended to enhance and maintain the city's character and guide future developments that would be considered High Occupancy Housing (HOH). It should be noted that the HOH Plan's listed implementation strategies about the Zoning Code amendments (Pages 102, 103, 105, and 106 of the HOH Plan) "...may be accomplished through another method..." to achieve "...the goals and policies of the HOH Specific Plan and the Regional Plan" (Page 99 of the HOH Plan).

After the adoption of the HOH Plan, staff received direction and affirmation from City Council on October 8, 2019, to address smaller developments that may also be considered as HOH. The smaller HOH developments that staff was directed to consider are single-family, two-unit (duplex), three-unit (triplex), and multiple-family developments that were not addressed in the HOH Plan.

It should be noted that the HOH Plan did not scrutinize addressing smaller HOH developments. For context, the HOH Plan defines an HOH development as any development that has at least 30 units or 75 bedrooms per acre (Page 2 and 110 of the HOH Plan). When the HOH Plan was developed, the Plan primarily focused on large-scale developments. Developments that were included in the HOH Plan analysis were The HUB, The Standard, Village at Aspen Place, Fremont Station, etc.

V. Overview of Proposed Amendment:

To implement the goals, policies, and implementation strategies of the High Occupancy Housing Specific Plan, the proposed amendment (Attachment 1) includes multiple changes to the Zoning Code. New provisions are being added, and several existing regulations are being modified. The most significant of the modifications include the:

- Removal of the Rooming and Boarding Land Use;
- Incorporation of the proposed High Occupancy Housing Development (HOHD) and Mixed-Use High Occupancy Housing Development (MHOHD) related land uses;
- Incorporation of the maximum bedrooms per acre allowed for developments in the Non-Transect Zones, and additional allowances in the pedestrian shed of an activity center;
- Incorporation of the maximum dwelling units per acre allowed for mixed-use developments in Commercial Zones without a Conditional Use Permit, and additional allowances in the pedestrian shed of an activity center;
- Incorporation of a Conditional Use Permit requirement for an HOHD and MHOHD in the Transect Zones;
- Incorporation of the HOHD and MHOHD use specific standards;
- Incorporation of the Transit Pass Parking Reduction Pilot Program;
- Incorporation and modifications to the parking requirements;
- Incorporation of bicycle space requirements for an HOHD and MHOHD;
- Incorporation of design requirements for bicycle racks, bins, and storage facilities; and

Summary of the Staff Revisions to the Zoning Code:

The proposed amendment includes:

1. Residential Zones (Section 10-40.30.030):

- The following land uses have been added to Table 10-40.30.030.B.: High Occupancy Housing Development, Single-Family; High Occupancy Housing Development, Two-units; High

Occupancy Housing Development, Three-units; and High Occupancy Housing Development, Four-units and Greater.

- The Rooming and Boarding Facilities land use has been deleted from Table 10-40.30.030.B.
- The gross density provisions of Table 10-40.30.030.C. have been updated to include provisions for the properties zoned with the Resource Protection Overlay in and outside of a pedestrian shed of an activity center.
- Bedrooms per acre provisions have been added to Table 10-40.30.030.C. for multiple-family developments that have more than four dwelling units.

2. Commercial Zones (Section 10-40.30.040):

- The following land uses have been added to Table 10-40.30.040.B.: High Occupancy Housing Development, Single-Family; High Occupancy Housing Development, Two-units; High Occupancy Housing Development, Three-units; High Occupancy Housing Development, Four-units and Greater; and Mixed-Use High Occupancy Housing Development.
- The Rooming and Boarding Facilities land use has been deleted from Table 10-40.30.040.B.
- The gross density provisions of Table 10-40.30.040.C. have been updated to include provisions for an HOHD and MHOHD in and outside of a pedestrian shed of an activity center.
- Bedrooms per acre provisions have been added to Table 10-40.30.040.C. for multiple-family developments that have more than four dwelling units.

3. T3 Neighborhood I (T3N.1) Standards (10-40.40.050):

- The following land use has been added to Table H.: High Occupancy Housing Development, Single-Family.
- The Rooming and Boarding Facilities land use has been deleted from Table H.

4. T3 Neighborhood 2 (T3N.2) Standards (10-40.40.060):

- The following land uses have been added to Table H.: High Occupancy Housing Development, Single-Family; High Occupancy Housing Development, Two-units; High Occupancy Housing Development, Three-units; and High Occupancy Housing Development, Four-units and Greater.
- The Rooming and Boarding Facilities land use has been deleted from Table H.

5. T4 Neighborhood 1 (T4N.1) Standards (10-40.40.070):

- The following land uses have been added to Table I.: High Occupancy Housing Development, Single-Family; High Occupancy Housing Development, Two-units; High Occupancy Housing Development, Three-units; and High Occupancy Housing Development, Four-units and Greater.
- The Rooming and Boarding Facilities land use has been deleted from Table I.

6. T4 Neighborhood 2 (T4N.2) Standards (10-40.40.080):

- The following land uses have been added to Table I.: High Occupancy Housing Development, Single-Family; High Occupancy Housing Development, Two-units; High Occupancy Housing Development, Three-units; and High Occupancy Housing Development, Four-units and Greater.

- The Rooming and Boarding Facilities land use has been deleted from Table I.
7. **T5 Main Street (T5) Standards (10-40.40.090):**
 - The following land uses have been added to Table I.: High Occupancy Housing Development, Three-units; High Occupancy Housing Development, Four-units and Greater; and Mixed-Use High Occupancy Housing Development.
 - The Rooming and Boarding Facilities land use has been deleted from Table I.
 8. **T6 Downtown (T6) Standards (Section 10-40.40.100):**
 - The following land uses have been added to Table H.: High Occupancy Housing Development, Three-units; High Occupancy Housing Development, Four-units and Greater; and Mixed-Use High Occupancy Housing Development.
 - The Rooming and Boarding Facilities land use has been deleted from Table H.
 9. **Specific to Uses (Division 10-40.60):** Added Section 10-40.60.175, High Occupancy Housing Developments, and Mixed-Use High Occupancy Housing Developments. This section includes the use of specific standards and regulations related to:
 - General Requirements;
 - Building Footprint Sizes and Separation Requirements;
 - Waste Management Plan;
 - Crime Free Multi-Housing Program; and
 - Additional Conditional Use Permit Criteria.
 10. **Mixed Use (10-40.60.260):** Subsection D has been updated to remove the regulations that conflict with the proposed HOHD and MHOHD provisions.
 11. **Parking Standards (Division 10-50.80):** Added Section 10-50.80.061, Transit Pass Parking Reduction Pilot Program, and related regulations.
 12. **Number of Motor Vehicle Parking Spaces Required (Section 10-50.80.040):** Modified the existing parking requirements for single-family dwellings, added clarifications, and incorporated parking requirements for the HOHD and MHOHD.
 13. **Bicycle Parking (Section 10-50.80.050):** Updated the existing requirements and added requirements for the HOHD and MHOHD, including design requirements.
 14. **Parking Adjustments (Section 10-50.80.060):** Updated the existing requirements to include provisions for HOHDs and MHOHDs. Also, the parking study requirements have been updated to include requirement clarifications and when a request for a parking reduction requires the City Council approval.
 15. **Parking Standards (Division 10-50.80):** Incorporated a provision for a Transit Pass Parking Reduction Pilot Program for HOHDs and MHOHDs.
 16. **Parking Spaces, Parking Lot Design and Layout (Section 10-50.80.080):** Updated the existing requirements to limit the use of tandem parking spaces to single-family attached and detached dwelling units and duplex developments in the Non-Transect Residential Zones.

17. **Specific to Building Types (Division 10-50.110):** The following sections have been modified to remove the allowance for tandem parking: 10-50.110.080, 10-50.110.090, 10-50.110.100, 10-50.110.110, and 10-50.110.120.

18. **Definition of Specialized Terms, Phrases, and Building Functions (Division 10-80.20):**

- The following definitions have been added: High Occupancy Housing Development (HOHD); High Occupancy Housing Development, Single-Family; High Occupancy Housing Development, Two-units; High Occupancy Housing Development, Three-units; High Occupancy Housing Development, Four-units and Greater; Mixed-Use High Occupancy Housing Development (MHOHD); and Ratio, Bedroom-to-Dwelling Unit.

19. **Flagstaff Zoning Code, Appendices (Title 10):** Added Appendix 1.4 Bicycle Parking Space Design Requirements. This appendix includes regulations and design requirements for bicycle parking spaces.

VI. **Summary of August 25, 2020, City Council Work Session Direction and Modifications:**

At the August 25, 2020 City Council Work Session meeting, the City Council requested the staff to revise the definitions of a Single-Family HOHD and Sanitation Facility. In addition, a member of City Council requested the staff to look at the number of bedrooms in a Two- and Three-unit HOHD, and return with revised definitions and revised allowances. Staff's response to the City Council's direction and related modifications are described below.

A. *Single-Family HOHD*

The City Council requested the staff to revise the Single-Family HOHD definition to be based on a single-family dwelling containing seven bedrooms or more, or having five or more sanitation facilities. To accommodate the Council's request, the proposed draft has been updated to include the following definition of a Single-Family HOHD:

- High Occupancy Housing Development, Single-Family: A single-family attached or detached dwelling unit with:
 - a. Seven or more bedrooms; or
 - b. Five or more sanitation facilities.

B. *Sanitation Facility*

The City Council requested the staff to revise the existing definition of a Sanitation Facility to be limited to a facility that is a three-quarter bathroom (toilet, sink, and a shower) or greater. To accommodate the City Council request, the proposed modification to the definition includes two parts. The first part defines a Sanitation Facility as a room containing a toilet, sink, and a shower or tub (the "fixtures"). Since there are many configurations of a Sanitation Facility that are intended to function as a three-quarter bathroom or a full bathroom, it is necessary to address when the fixtures are not in the same room but are in close proximity. The second part of the definition incorporates this consideration.

The Sanitation Facility definition has been modified as follows:

- Sanitation Facility: A delineated area for bathing that contains a toilet, sink, and a shower or tub. The fixtures (toilet, sink, and a shower or tub) may be located in a room or in close proximity that functions as a Sanitation Facility as determined by the Zoning Administrator.

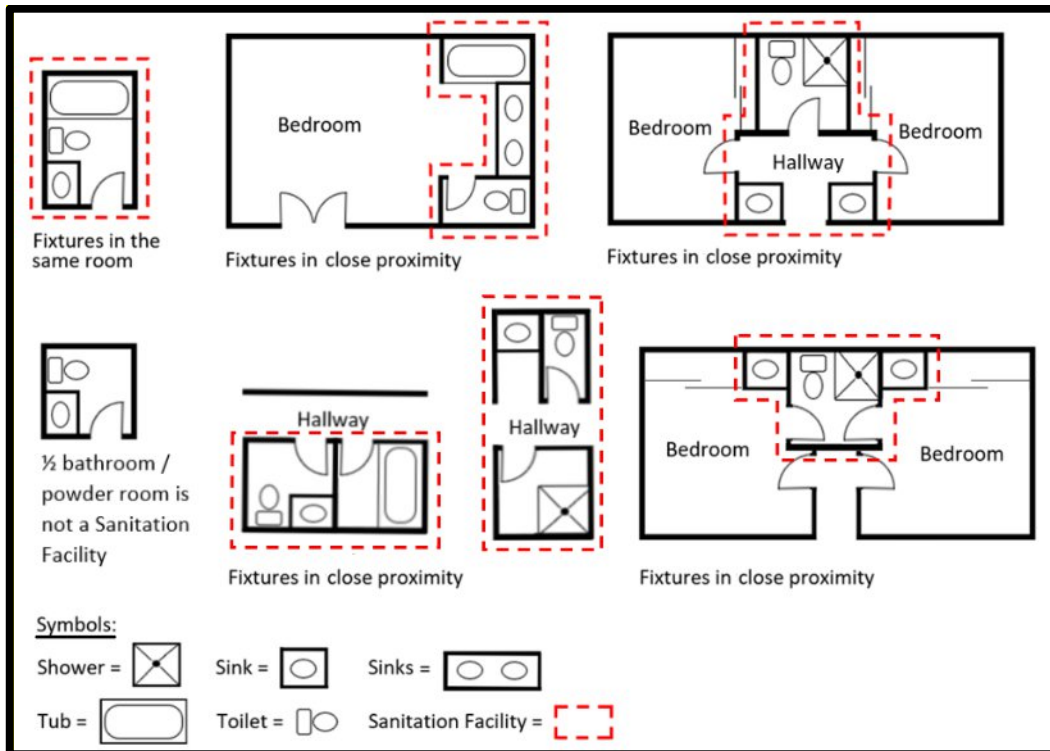


Figure 10-80.20.190 Sanitation Facility Examples

C. Two- and Three-unit HOHDs

To accommodate the City Council's modification to the definition of a Single-Family HOHD, additional changes are necessary to the proposed amendment to maintain the validity of the associated regulations. The required changes include modifying the number of bedrooms that would be considered a Two-unit HOHD and incorporating a maximum number of bedrooms allowed in a Two- and Three-unit HOHD.

1. The definition of a Two-unit HOHD has been modified as follows:
 - High Occupancy Housing Development, Two-units: A lot or parcel containing two dwelling units, excluding an Accessory Dwelling Unit, with:
 - a. More than a total of seven bedrooms; or
 - b. One or more dwelling unit(s) containing four or more sanitation facilities.
2. To accommodate the modifications described in C.1., a maximum number of bedrooms allowed with a Two-unit HOHD Conditional Use Permit needs to be established. This modification is necessary since the Bedroom-to-Dwelling Unit Ratio will not allow a Two-Unit HOHD with more than seven bedrooms. In addition, an associated modification needs to be incorporated for a Three-unit HOHD. Therefore, to accommodate a Two- and Three-unit HOHD and to provide for flexibility, the following is a summary of the provision that has been incorporated:
 - A two-unit HOHD shall have no more than 10 bedrooms, and a three-unit HOHD shall have no more than 12 bedrooms.

Associated with the above modification, the bedroom distribution requirements (proposed Section 10-40.60.175.A.3.) and the Bedroom-to-Dwelling Unit Ratio (proposed Section 10-

40.60.175.A.4.) of Attachment 1 have been limited to developments containing four dwelling units or more.

D. Bedroom-to-Sanitation Facility Ratio

In order to maintain consistency with the City Council's modification to the Single-Family HOHD definition, and to simplify the proposed regulations, the HOHD and MHOHD definitions (Two-, Three-, and Four-units and Greater HOHDs and MHOHDs) have been revised to exclude the Bedroom-to-Sanitation Facility Ratio. In place of the Bedroom-to-Sanitation Facility Ratio, a provision has been incorporated that requires an HOHD or MHOHD Conditional Use Permit if any dwelling unit contains four or more sanitation facilities. To review the associated modifications to the definitions, please refer to Sections 25 and 26 of Attachment 1.

It should be noted that a single-family attached or detached dwelling unit that contains five or more sanitation facilities is required to obtain a Single-Family HOHD Conditional Use Permit. Four or more sanitation facilities is used in the definitions of the Two-, Three-, and Four-units and Greater HOHDs and MHOHDs since these uses typically have fewer bedrooms than a single-family attached or detached dwelling unit.

VII. Additional Modifications Incorporated:

The following modifications have been incorporated:

1. A provision has been incorporated pertaining to the building footprint size and separation requirements of an HOHD or MHOHD. The proposed standard is to provide clarification when a pedestrian shed of an activity center intersects with the area of a pedestrian shed of another activity center that has a different building footprint size and separation requirement.

The proposed standard is:

- Where the area of a pedestrian shed of an activity center intersects with the area of a pedestrian shed of another activity center, the pedestrian shed with the more restrictive maximum building footprint requirement shall govern the intersecting area. The locations of the pedestrian sheds of the activity centers are identified in the General Plan, including any applicable Specific Plans.
2. A provision has been incorporated to allow the Police Department's Crime Free Multi-Housing Program representative to exempt a unit from the Crime Free Multi-Housing Program. The Crime Free Multi-Housing Program is a rental unit oriented program and does not address owner-occupied units. Owner-occupied units are regulated under other nuisance oriented regulations.
 3. The requirement to provide typical floor plans or a typical residential unit study that illustrates how the residential units of an HOHD or MHOHD could be converted to a residential unit that is no longer an HOHD or MHOHD has been limited to a development with four dwelling units or more.
 4. The requirement to provide a Waste Management Plan has been limited to developments containing four dwelling units or more.
 5. The requirement to be located near a transit stop has been limited to developments containing four dwelling units or more.

VIII. Summary of August 26, 2020 Planning and Zoning Commission Work Session Comments:

At the August 26, 2020 Planning and Zoning Commission meeting, the members of the Planning and Zoning Commission had general and clarification questions for the staff. The Commission did not have any suggested modifications to the proposed Zoning Code Text Amendment.

IX. Findings:

At the October 28, 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.

X. Community Involvement:

Public input was received at the public meetings held on August 19, 2019, February 13 and 14, 2020, and through the City's online Community Forum (https://www.opentownhall.com/portals/227/Issue_7685) (Attachment 2). Also, work sessions with the Planning and Zoning Commission were held on August 14, 2019 and May 27, 2020., and with the City Council on October 8, 2019 and June 11, 2020. In addition, staff received several comments regarding HOH developments from the Southside stakeholders' group that was formed to assist in the development of the proposed Southside specific plan. These meetings were held over the past year.

On August 25, 2020, the City Council held a work session on the proposed amendment. A summary of the public comments received are:

- The proposed modifications are complicated, particularly for small and infill developments;
- Revise the draft to be limited to the large HOH developments; and
- The parking requirements for smaller developments make it difficult.

On August 26, 2020, the Planning and Zoning Commission held a work session. No public comments were provided at this meeting.

Persons of interest on file with the Planning and Development Services section of the Community Development department were notified of the Planning and Zoning Commission work sessions via first class mail. Also, notification of the work session was published on the City's Facebook web page and in the Arizona Daily Sun.

XI. 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 commentary. In addition, the work session allows 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 High Occupancy Housing Amendment
2. Public Comments

Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use

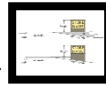
Amendment for Adoption in Flagstaff Zoning Code

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.**

Graphics/Figures that are being deleted are indicated with an "X" over the graphic/figure.



Graphics/Figures that are being added are indicated with a border around the graphic/figure.

Tables that are being deleted are indicated with an "X" over the Tables.



Tables that are being added are indicated with a thick border around the Tables.

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.030 Residential Zones, Subsection B. Residential Zones – Allowed Uses, as follows:

Section 10-40.30.030 Residential Zones

B. Residential Zones – Allowed Uses. The allowed land uses of each of the Residential Zones are shown in Table 10-40.30.030.B.

Table 10-40.30.030.B. Residential Zones – Allowed Uses.								
Primary Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Ranching, Forestry and Animal Keeping								
Animal Keeping	10-40.60.070	p ⁶	p ⁶	--	--	--	--	--
Recreation, Education and Assembly								
Commercial Campgrounds	10-40.60.130	UP	--	--	--	--	--	--
Equestrian Recreational Facilities		UP	UP	UP	--	--	--	--
Golf Courses and Facilities		UP	UP	UP	--	--	--	--

Libraries, Museums		UP	UP	UP	UP	UP	UP	UP
Meeting Facilities, Public and Private	10-40.60.230							
Regional		--	--	--	--	--	--	--
Neighborhood		P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²
Outdoor Public Uses, General		P	P	P	--	P	P	P
Places of Worship		P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵
Schools – Private		P	P	P	P	P	P	P
Schools – Public and Charter		p ³	p ³	p ³	p ³	P	P	p ³
Trade Schools		--	--	--	--	--	--	--
Residential								
Co-housing	10-40.60.120	P	P	PRD	--	P	P	--
Congregate Care Facilities		UP	UP	UP	UP	P	P	UP
Day Care, Centers	10-40.60.150.B	UP	UP	UP	UP	UP	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P	P
Development, Duplex		PRD	PRD	PRD	P	P	P	--
Development - Cluster, Single-Family	10-40.60.170	P	P	-- PRD	--	--	--	--
Development, Multiple- Family		PRD	PRD	PRD	--	P	P	--
Development, Single- Family		P	P	P	P	PRD ⁴	PRD ⁴	P
Dormitories		--	--	--	--	UP	UP	--
Group Home		P	P	P	P	P	P	P
High Occupancy Housing Development, Single-Family	10-40.60.175	UP	UP	UP	UP	UP/PRD	UP/PRD	UP
High Occupancy Housing Development, Two-units	10-40.60.175	UP/PRD	UP/PRD	UP/PRD	UP	UP	UP	--
High Occupancy Housing Development, Three-units	10-40.60.175	UP/PRD	UP/PRD	UP/PRD	--	UP	UP	--

High Occupancy Housing Development, Four-units and Greater	10-40.60.175	UP/PRD	UP/PRD	UP/PRD	--	UP	UP	--
Home Occupation	10-40.60.180	P	P	P	P	P	P	P
Institutional Residential								
Custodial Care Facilities		UP	UP	UP	UP	UP	UP	UP
Homeless Shelters	10-40.60.190							
Emergency Shelters		UP	UP	UP	UP	UP	UP	UP
Short Term Housing		UP	UP	UP	UP	UP	UP	UP
Transitional Housing		UP	UP	UP	UP	UP	UP	UP
Sheltered Care Homes		UP	UP	UP	UP	UP	UP	UP
Nursing Homes		--	UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	--	--	--	--	UP/PRD	UP/PRD	--
Manufactured Home	10-40.60.210	--	--	--	--	--	--	P
Manufactured Home Park	10-40.60.210.D	--	--	--	--	--	--	P
Manufactured Home Subdivision	10-40.60.210.C	--	--	--	--	--	--	P
Mobile Home		--	--	--	--	--	--	P
Planned Residential Development	10-40.60.280	P	P	P	P	P	P	--
Rooming and Boarding Facilities		--	UP	--	--	UP	UP	UP
Single Room Occupancy, Fraternities and Sororities		--	--	--	--	UP	UP	--
Retail Trade								
Neighborhood Market								
≤ 1,500 sf		--	--	UP	--	--	--	UP
≤ 2,500 sf		--	--	--	--	UP	--	--
≤ 5,000 sf		--	--	--	--	--	UP	--
Offices		--	--	--	--	--	UP	--

Services								
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P	P
Cemeteries		UP	UP	UP	--	UP	UP	UP
Hospitals		UP	UP	UP	UP	UP	UP	UP
Public Services								
Emergency Services		UP	UP	UP	UP	UP	UP	UP
Public Services Minor		P	P	P	P	P	P	P
Public Services Major		--	--	--	--	--	--	--
Telecommunications Facilities								
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Antenna-supporting Structure	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P	P
Colocation Facility	10-40.60.310	P	P	P	UP	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P	P
Transportation and Infrastructure								
Accessory Wind Energy Systems	10-40.60.040	P	P	P	--	P	P	P
Urban Agriculture								
Community Garden	10-40.60.140	P	P	P	P	P	P	P
Nurseries		UP	--	--	--	--	--	--
End Notes								
1. A definition of each listed use type is in Chapter 10-80, Definitions.								
2. A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.								
3. Charter schools proposed in existing single-family residences shall be located on residential lots one acre or greater. Charter schools shall be subject to the review processes established in A.R.S. §15-189.01., as amended.								

4.	Existing single-family uses and lots recorded in MR and HR, prior to the effective date of this Zoning Code, are considered legal, conforming uses.
5.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.
6.	Use is allowed only on a lot or parcel with a net lot area of five acres, or greater.
Key	
P	= Permitted Use
UP	= Conditional Use – Requires the Approval of a Conditional Use Permit
PRD	= Allowed Use only when part of a Planned Residential Development (see Section 10-40.60.280)
UP/PRD	= Conditional Use – Requires the Approval of a Conditional Use Permit, and the use shall be part of a Planned Residential Development (see Section 10-40.60.280)
--	= Use Not Allowed

Section 2. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.030 Residential Zones, Subsection C. Residential Zones – Building Form Standards and Property Development Standards, as follows:

10-40.30.030 Residential Zones

- C. Residential Zones – Building Form Standards and Property Development Standards. The building form and property development standards shown in Table 10-40.30.030.C. shall apply to all property within the corresponding residential zone.

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards.							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Residential development subdivided by a plat that was recorded before December 5, 2011							
Lot sizes	(1) Lot sizes and setbacks shall be provided in accordance with the requirements delineated on the final plat approved by the City Council and recorded. When a recorded plat does not have setbacks delineated, the Building Placement Requirements of this table shall govern. (2) Any lot(s) created or reconfigured in accordance with the subdivision code shall conform with the current requirements of						
Setbacks							

	the property’s zone, unless alternate lot sizes and setbacks are approved by the City Council on a final plat that is recorded.							
Building Placement Requirements								
Setbacks								
Front (min.)								
2nd Floor and Below	75'	50'	15'	15'	10'	10'	15'	
Above 2nd Floor	75'	50'	15'	15'	15'	15'	15'	
For Parking	--	--	25' ¹¹	--	--	--	--	
Side (min.)								
Side Yard	10'	20'min./ 45'total	8'	6'	5'	5'	8'	
Street Side Yard	25'	20'	15'	6'	5'	5'	12'	
Rear (min.)	10'	60'	25' ¹²	15'	15' ¹³	15' ¹³	10'	
Building Form Requirements								
Building Height (max.) ^{12,13, and 14}	35'	35'	35'	35'	35'	60' ¹⁴	30'	
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%	
Density Requirements (See Division 10-30.20, Affordable Housing Incentives)								
Gross Density (units/acre)								
Min.	--	--	2	2	6	10	--	
Max. Outside the RPO	1	1	6	14	14	29⁵	11	
Maximum without the Resource Protection Overlay (RPO)	1	1	6	14	14	29 ⁵	11	
Maximum with the RPO, inside of a pedestrian shed of an activity center ⁽¹⁸⁾	1	1	6	14	14	29 ⁵	11	
Max. Within the RPO Maximum with the RPO, outside of a pedestrian shed of an activity center ⁽¹⁸⁾	1	1	5	--	9	22	4	
Multiple-Family Developments with four dwelling units or more, Bedrooms per Acre								
Maximum without the RPO	---End note 15---		15	--	35	72.5	--	
Maximum without the RPO with a Conditional Use Permit for a High Occupancy Housing Development inside of a	---End note 16---		21	--	49 ¹⁷	101.5 ¹⁷	--	

	pedestrian shed of an activity center ⁽¹⁸⁾							
	Maximum with the RPO	---End note 15---	12.5	--	22.5	55	--	
	Maximum with the RPO and a Conditional Use Permit for a High Occupancy Housing Development inside of a pedestrian shed of an activity center ⁽¹⁸⁾	---End note 16---	17.5	--	31.5 ¹⁷	77 ¹⁷	--	
Lot Requirements								
Area								
	Gross (min.)	1 ac ⁶	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	5 ac
	Per Unit (min.)	1 ac ⁶	1 ac	6,000 sf	3,000 sf	End note 5	End note 5	4,000 sf
Width								
	Interior Lots (min.)	100 ¹⁷	149 ¹⁸	60 ^{18,9}	50'	50 ^{18,9}	50 ^{18,10}	--
	Corner Lots (min.)	100 ¹⁷	149 ¹⁸	60 ^{18,9}	50'	50 ^{18,9}	50 ^{18,10}	--
	Depth (min.)	200 ¹⁷	--	100 ¹⁸	100'	100 ¹⁸	75 ^{18,10}	--
Other Requirements								
Open Space (% of Development Site Area) ¹¹		--	--	--	--	See Table 10-40.30.030.A		
Fences and Screening		See Division 10-50.50						
Landscaping		See Division 10-50.60						
Lighting		See Division 10-50.70						
Parking		See Division 10-50.80						
Signs		See Division 10-50.100						
End Notes								
1.	15' for side entrance garages, where the garage is designed as an integral element of the primary dwelling (i.e., doors and windows are consistent with the overall architectural character).							
2.	One or two story residential buildings and decks attached to those buildings may be built to 15' from the rear property line; provided, that any portion of the structure located closer than 25' to the rear property line does not exceed 50% of the lot width.							
3.	May be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard area per unit is provided, see Section 10-40.30.030(H).							
4.	Building height can be exceeded with approval of a Conditional Use Permit.							
5.	The maximum number of units for each lot is based on the following:							

		Area of Lot	Required Lot Area Per Dwelling Units
		5,000 to 14,000 square feet	2,500 square feet
		14,001 to 24,000 square feet	2,000 square feet
		24,001 square feet and over	1,500 square feet
6.	Five-acre minimum where public water supply and public streets are not available to serve the property.		
7.	Where public water supply and public streets are not available to serve the property a minimum lot width of 200' and lot depth of 250' are required.		
8.	Within a Planned Residential Development Development , the minimum width and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a Planned Residential Development (See Section 10-40.60.280, Planned Residential Development).		
9.	Lot width measured at the setback line.		
10.	On lots greater than 9,000 sf: 70' minimum width on interior lots, 75' minimum width on corner lots and 100' minimum depth on all lots.		
11.	Any required common Common open space as required in Division 10-50.110, Specific to Building Types, and areas set aside for resource preservation such as floodplains, slopes and forests (Division 10-50.90, Resource Protection Standards) may be used to satisfy this standard. In this context, "open space" includes active and passive recreation uses, landscape areas, and community gardens.		
12.	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.		
13.	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.		
14.	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.		
15.	Multiple-Family Developments are allowed 3 bedrooms for the first acre of a Development Site and 2.5 bedrooms per acre for each additional acre of a Development Site.		
16.	Multiple-Family Developments are allowed 4 bedrooms for the first acre of a Development Site and 3.5 bedrooms per acre for each additional acre of a Development Site.		
17.	Additional bedrooms per acre may be approved on a lot or parcel inside of a pedestrian shed of a Regional Activity Center delineated on the General Plan or applicable Specific Plan with an HOHD Conditional Use Permit.		
18.	Activity centers are delineated on the General Plan or applicable Specific Plan.		

Key
- - Not Applicable

Section 3. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.040 Commercial Zones, Subsection 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.

Table 10-40.30.040.B. Commercial Zones – Allowed Uses						
Primary Land Use ¹	Specific Use Regulations	Commercial Zones				
		SC	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
Micro-brewery or Micro-distillery	10-40.60.240	--	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

Wholesaling and Distribution		--	--	--	P	p ³
Recreation, Education and Assembly						
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	--	UP	UP	--	--
Commercial Campgrounds	10-40.60.130	--	--	P	--	--
Commercial Recreation Facilities, Indoor		P	P	P	--	P
Commercial Recreation Facilities, Outdoor	10-40.60.270	--	UP	UP	--	--
Libraries, Museums		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
Neighborhood		P ⁵	P/UP ⁵	--	--	--
Outdoor Public Uses, General		P	P	P	--	--
Places of Worship		P/UP ¹⁰	P/UP ¹⁰	P/UP ¹⁰	P/UP ¹⁰	P/UP ¹⁰
Schools – Public and Charter		P	P	P	P	P
Schools – Private		P	P	P	P	P
Theaters		P	P	P	--	P
Trade Schools		--	UP	UP	UP	UP
Residential⁷						
Co-housing	10-40.60.120	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Congregate Care Facilities		UP	P	P	P	UP
Day Care, Centers	10-40.60.150.B	P	P	P	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P
Development, Duplex		p ⁶	p ^{6,9}	p ⁶	p ⁶	p ⁶
Development, Multiple-Family		p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Development, Single-Family		--	p ⁹	--	--	--

Dormitories		UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Fraternities and Sororities		UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Group Homes		P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
High Occupancy Housing Development, Single-Family	10-40.60.175	--	UP	--	--	--
High Occupancy Housing Development, Two-units	10-40.60.175	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
High Occupancy Housing Development, Four-units and Greater	10-40.60.175	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Home Occupation	10-40.60.180	P	P	P	P	P
Institutional Residential						
Custodial Care Facilities		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
Short Term Housing		P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Transitional Housing		P	P	P	P	P
Nursing Homes		UP	UP	UP	UP	UP
Sheltered Care Homes		P	P	P	P	P
Live/Work	10-40.60.200	P	P	P	P	P
Planned Residential Development	10-40.60.280	P/UP	P/UP ⁹	UP	UP	UP
Residence for Owner, Caretaker or Manager		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
Crematorium		P	P	P	P	--
Drive-through Retail	10-40.60.160	P	P	P	--	--
Drive-through Service		P	P	P	--	--
Farmers Markets and Flea Markets		--	P	P	P	P
General Retail Business		P	P	P	P	P
Mixed Use	10-40.60.260	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
Restaurant or Cafe		P	P	P	P	P
Services						
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P
Cemeteries		UP	UP	UP	UP	--
Dry-cleaning, Processing		P	P	P	--	--
Equipment Rental Yard		--	UP	P	P	--
Funeral Homes, Chapels and Mortuaries		--	P	P	--	UP
General Services		P	P	P	P	P
Hospital		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
Public Services						
Public Services Major		--	--	--	--	--

	Public Services Minor		P	P	P	P	P
	Emergency Services		UP	UP	UP	UP	UP
Travel Accommodations			UP	--	P	--	P
Veterinary Clinics			P	P	P	P	--
Veterinary Hospitals			--	--	UP	UP	--
Telecommunication Facilities							
AM Broadcasting Facilities		10-40.60.320	UP	UP	UP	UP	UP
Antenna-Supporting Structure		10-40.60.320	UP	UP	UP	UP	UP
Attached Telecommunication Facilities		10-40.60.320	P	P	P	P	P
Collocation Facility		10-40.60.320	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities		10-40.60.320	P	P	P	P	P
Stealth Telecommunication Facilities		10-40.60.320	P	P	P	P	P
Transportation and Infrastructure							
Accessory Wind Energy Systems		10-40.60.040	P	P	P	P	P
Garages, Off-Street			P	P	P	P	P
Parking Lots, Off-Street		10-50.80	P	P	P	P	P
Passenger Transportation Facilities			--	--	UP	UP	UP
Urban Agriculture							
Community Gardens		10-40.60.140	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	--

Automobile and Trailer Rental		--	--	P	P	--
Automobile/Vehicle Sales and Service, New and Used		--	UP	P	P	UP
Automobile/Vehicle Repair Garages – Minor	10-40.60.100	--	UP	P	P	--
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	--	P	P	--
Car Washes		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 4. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.040 Commercial Zones, Subsection C. Commercial Zones – Building Form Standards., as follows:

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	CC	HC	CS	CB
Building Placement Requirements					
Setback from property line					
Front (Also see Section 10-50.60.040.B)	15' ¹	0'	0' ²	0'	0'
Side	----- 15' min. ⁶ -----				
Adjacent to Residential Use	----- 15' min. ⁶ -----				
Street Side (min.)	10' ³	10' ³	10' ³	10' ³	0'
All Other sides	----- 0' -----				
Rear	----- 15' min. -----				
Adjacent to Residential	----- 15' min. -----				
All Other rears	----- 0' -----				
Building Form Requirements					
Building Height (max.) ^{8, 9, 10}	35'	60' ^{4, 7}	60' ⁴	60' ⁴	60' ⁴
Gross FAR (max.)	0.8	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 ¹¹	----- 29 29 ¹¹ -----			
Areas of the City inside of a pedestrian shed of an activity center delineated on the General Plan, with or without the RPO Maximum with the RPO, inside of a pedestrian shed of an activity center⁽¹³⁾	13 13 ¹¹	----- 29 29 ¹¹ -----			
Areas of the City with RPO, excluding areas of the City inside of a pedestrian shed of an activity center delineated on the General Plan	13 13 ¹¹	----- 22 22 ¹¹ -----			

	Maximum with the RPO, outside of a pedestrian shed of an activity center ⁽¹³⁾⁾				
Maximum Bedroom Requirements					
Bedrooms per Acre on a Development Site with Four Dwelling Units or More					
	Maximum without the RPO for a development	35 ¹²	----- 72.5 ¹² -----		
	Maximum with the RPO inside of a pedestrian shed of an activity center ⁽¹³⁾	35 ¹²	----- 72.5 ¹² -----		
	Maximum with the RPO inside of a pedestrian shed of an activity center ⁽¹³⁾	35 ¹²	----- 55 ¹² -----		
Lot Requirements					
Area (Gross sf) (min.) ⁵	6,000	9,000	9,000	9,000	7,000
Width (min.) ⁵	50'	60'	60'	60'	50'
Depth (min.) ⁵	100'	100'	100'	100'	--
Open Space					
Developments with Two or More Dwelling Units	----- 15 percent of the net lot area -----				
Other Requirements					
Fences and Screening	See Division 10-50.50				
Landscaping	See Division 10-50.60				
Outdoor Lighting	See Division 10-50.70				
Parking	See Division 10-50.80				
Signs	See Division 10-50.100				
End Notes					
1. Front setbacks shall be equal to 15' or match adjacent residential development, whichever is less.					
2. No front setback required, except when required by the adoption of building setback lines along specified streets.					
3. Setback may be reduced to 5' min., if the landscape street buffer is reduced in accordance with Section 10-50.60.040(B), Nonresidential Zone Buffers.					
4. Conditional use permit required for structures over 60' in height.					
5. Within a planned residential development, the minimum area, width, and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a planned residential development (see Section 10-40.60.280, Planned Residential Development).					
6. Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5' min.					
7. Single-family dwellings and duplexes in the CC zone shall be limited to a maximum height of 35 feet consistent with the height standard for the MR zone.					
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. Steeples, 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 an HOHD or MHOHD Conditional Use Permit.
12. Additional bedrooms per acre may be approved with an HOHD or MHOHD Conditional Use Permit.
13. Activity centers are delineated on the General Plan or applicable Specific Plan.

Section 5. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.050 T3 Neighborhood I (T3N.1) Standards, H. Allowed Uses, as follows:

10-40.40.050 T3 Neighborhood I (T3N.1) Standards

H. Allowed Uses					
Land Use ¹	Specific Use Regulations	T3N.1	Land Use ¹	Specific Use Regulations	T3N.1
Residential			Places of Worship		P/UP ⁶
Accessory Buildings and Structures	10-40.60.020	P	Schools – Private		P
Accessory Dwelling Unit	10-40.60.040	P	Schools – Public and Charter		P ⁵
Co-Housing	10-40.60.120	P	Retail Trade		
Congregate Care Facilities		UP	Neighborhood Market ≤ 1,500 sf		UP
Dormitories and Fraternities/Sororities		UP	Services		
Dwelling: Multiple-Family		P ²	Bed and Breakfast	10-40.60.110	P
Dwelling: Single-Family		P	Cemeteries		UP
Duplex		P ²	Daycare	10-40.60.150	
Group Home		P	Home		P
Home Occupation	10-40.60.180	P	Centers		UP
High Occupancy Housing Development, Single-Family	10-40.60.175	UP	Public Services		

H. Allowed Uses					
Land Use ¹	Specific Use Regulations	T3N.1	Land Use ¹	Specific Use Regulations	T3N.1
Institutional Residential	10-40.60.190	UP	Public Services Minor		P
Rooming and Boarding Facilities		UP	Emergency Services		UP
Recreation, Education and Public Assembly			Telecommunication Facilities		
Dance or Music Studio ≤ 650 sf		P ³	Stealth Telecommunication Facilities	10-40.60.310	P
Libraries, Museums			Transportation and Infrastructure		
≤ 2,500 sf		P	Accessory Wind Energy Systems	10-40.60.040	P
> 2,500 sf		UP	Urban Agriculture		
Meeting Facilities, Public and Private	10-40.60.230	P/UP ⁴	Community Gardens	10-40.60.140	P
Outdoor Public Use, General		P			
End Notes					
1. See Chapter 10-80, Definitions, for use type definitions. 2. Permitted only if the use exists at the effective date of this code. 3. Not allowed on the ground floor unless behind an allowed ground-floor use. 4. UP required if liquor is sold or if facilities exceed 250 seats. 5. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater. 6. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.					
Key					
P	Permitted Use				
UP	Permitted Use				

Section 6.

Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards, H. Allowed Uses, as follows:

10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards

H. Allowed Uses					
Land Use ¹	Specific Use Regulations	T3N.2	Land Use ¹	Specific Use Regulations	T3N.2
Residential			Services		
Accessory Buildings and Structures	10-40.60.020	P	Bed and Breakfast	10-40.60.110	P
Accessory Dwelling Unit	10-40.60.030	P	Cemeteries		UP
Co-Housing	10-40.60.120	P	Crematoriums		UP
Congregate Care Facilities		UP	Daycare	10-40.60.150	
Dormitories and Fraternities/Sororities		UP	Home		P
Dwelling: Multiple-Family		P	Centers		UP
Dwelling: Single-Family		P	Public Services		
Duplex		P	Public Services Minor		P
Group Home		P	Emergency Services		UP
Home Occupation	10-40.60.180	P	Telecommunication Facilities		
High Occupancy Housing Development, Single-Family	10-40.60.175	UP	Stealth Telecommunication Facilities	10-40.60.310	P
High Occupancy Housing Development, Two-units	10-40.60.175	UP			
High Occupancy Housing Development, Three-units	10-40.60.175	UP			
High Occupancy Housing Development, Four-units and Greater	10-40.60.175	UP			
Institutional Residential	10-40.60.190	UP			
Live/Work		P	Transportation and Infrastructure		
Rooming and Boarding Facilities		UP	Accessory Wind Energy Systems	10-40.60.040	P

H. Allowed Uses					
Land Use ¹		Specific Use Regulations	T3N.2		
Recreation, Education and Public Assembly Uses					
Dance or Music Studio ≤ 650 sf			P ²		
Libraries, Museums					
≤ 2,500 sf			P		
> 2,500 sf			UP		
Meeting Facilities, Public and Private	10-40.60.230		P/UP ³		
Outdoor Public Use, General			P		
Places of Worship			P/UP ⁵		
Schools – Private			P		
Schools – Public and Charter			P ⁴		
Retail Trade					
Neighborhood Market ≤ 1,500 sf			P		
Key					
P	Permitted Use				
UP	Permitted Use				

Land Use ¹		Specific Use Regulations	T3N.2
Urban Agriculture			
Community Gardens		10-40.60.140	P
End Notes			
1. See Chapter 10-80, Definitions, for use type definitions.			
2. Not allowed on the ground floor unless behind an allowed ground-floor use.			
3. UP required if liquor is sold or if facilities exceed 250 seats.			
4. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.			
5. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.			

Section 7.

Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.070 T4 Neighborhood 1 (T4N.1) Standards, I. Allowed Uses, as follows:

10-40.40.070 T4 Neighborhood 1 (T4N.1) Standards

I. Allowed Uses							
Residential				Services			
Land Use ¹	Specific Use Regulations	T4N.1	T4N.1-O	Land Use ¹	Specific Use Regulations	T4N.1	T4N.1-O
Accessory Buildings and Structures	10-40.60.020	P ²	P ²	ATM		-	P
Accessory Dwelling Unit	10-40.60.030	P	P	Bed and Breakfast	10-40.60.110	P	p
Co-Housing	10-40.60.120	P	P	Cemeteries		UP	UP
Congregate Care Facilities		P	P	Crematorium		-	UP
Dormitories, Fraternities/Sororities and SRO (≤15 rooms)		UP	UP	Daycare	10-40.60.150		
Dwelling: Multiple-Family		P	P	Home		P	P
Dwelling: Single-Family		P	P	Centers		UP	UP
Duplex		P	P	Funeral Homes, Chapels, Mortuaries		-	P
Group Home		P	P	General Services		-	P
High Occupancy Housing Development, Single-Family	10-40.60.175	UP	UP	Lodging			
High Occupancy Housing Development, Two-units	10-40.60.175	UP	UP	≤ 15 rooms		-	P
High Occupancy Housing Development, Three-units	10-40.60.175	UP	UP	Offices		-	P
High Occupancy Housing Development, Four-units and Greater	10-40.60.175	UP	UP	Public Services			
				Public Services Minor		P	P
				Emergency Services		UP	UP

I. Allowed Uses										
Land Use ¹		Specific Use Regulations	T4N.1	T4N.1-O	Land Use ¹		Specific Use Regulations	T4N.1	T4N.1-O	
Home Occupation		10-40.60.180	P	P						
Institutional Residential		10-40.60.190	UP	UP	Veterinary Clinic			-	P	
Live/Work			-	P						
Rooming and Boarding Facilities		-	UP	UP						
Recreation, Education and Public Assembly				Telecommunication Facilities						
Libraries, Museums					Stealth Telecommunication Facilities		10-40.60.310	P	P	
≤ 2,500 sf			P	P	Transportation and Infrastructure					
> 2,500 sf			UP	UP	Accessory Wind Energy Systems		10-40.60.040	P	P	
Meeting Facilities, Public and Private		10-40.60.230	p ³	p ³	Urban Agriculture					
Places of Worship			P/UP ⁴	P/UP ⁴	Community Gardens		10-40.60.140	P	P	
Schools – Private			P	P	End Notes					
Schools – Public and Charter			P	P	<div>1. See Chapter 10-80, Definitions, for use type definitions.</div> <div>2. Not allowed on the ground floor unless behind an allowed ground-floor use.</div> <div>3. UP required if liquor is sold or if facilities exceed 250 seats.</div> <div>4. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.</div>					
Retail Trade										
Bars/Taverns			-	P						
General Retail Businesses, except with any of the following features			-	P						
Drive-Through			-	-	Key					
Floor Area ≥ 3,500 sf			-	UP	P Permitted Use					
Markets					UP Conditional Use Permit Required					
Neighborhood Market ≤ 2,500 sf			-	P	- Use Not Allowed					

I. Allowed Uses							
Land Use ¹	Specific Use Regulations	T4N.1	T4N.1-O	Land Use ¹	Specific Use Regulations	T4N.1	T4N.1-O
Micro-brewery/Micro-distillery	10-40.60.240	-	P				
Restaurant, or Cafes		-	P				

Section 8. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.070 T4 Neighborhood 2 (T4N.2) Standards, I. Allowed Uses, as follows:

10-40.40.080 T4 Neighborhood 2 (T4N.2) Standards

I. Allowed Uses							
Land Use ¹	Specific Use Regulations	T4N.2	T4N.2-O	Land Use ¹	Specific Use Regulations	T4N.2	T4N.2-O
Residential				Services			
Accessory Buildings and Structures	10-40.60.020	P ²	P ²	ATM		-	P
Accessory Dwelling Unit	10-40.60.030	P	P	Bed and Breakfast	10-40.60.110	P	p
Co-Housing	10-40.60.120	P	P	Cemeteries		UP	UP
Congregate Care Facilities		P	P	Crematorium		-	UP
Dormitories, Fraternities/Sororities and SRO (≤15 rooms)		UP	UP	Daycare	10-40.60.150		
Dwelling: Multiple-Family		P	P	Home		P	P
Dwelling: Single-Family		P	P	Centers		UP	UP
Duplex		P	P	Funeral Homes, Chapels, Mortuaries		-	P
Group Home		P	P	General Services		-	P
				Lodging		UP	UP

I. Allowed Uses									
Land Use ¹		Specific Use Regulations	T4N.2	T4N.2-O	Land Use ¹		Specific Use Regulations	T4N.2	T4N.2-O
High Occupancy Housing Development, Single-Family		10-40.60.175	UP	UP	Offices			-	P
High Occupancy Housing Development, Two-units		10-40.60.175	UP	UP	Public Services				
High Occupancy Housing Development, Three-units		10-40.60.175	UP	UP	Public Services Minor			P	P
High Occupancy Housing Development, Four-units and Greater		10-40.60.175	UP	UP	Emergency Services			UP	UP
Home Occupation		10-40.60.180	P	P	Veterinary Clinic			-	P
Institutional Residential		10-40.60.190	UP	UP					
Live/Work			-	P					
Rooming and Boarding Facilities		-	UP	UP					
Recreation, Education and Public Assembly					Telecommunication Facilities				
Libraries, Museums					Stealth Telecommunication Facilities		10-40.60.310	P	P
≤ 2,500 sf			P	P	Transportation and Infrastructure				
> 2,500 sf			UP	UP	Accessory Wind Energy Systems		10-40.60.040	P	P
Meeting Facilities, Public and Private		10-40.60.230	p ³	p ³	Urban Agriculture				
Places of Worship			P/UP ⁴	P/UP ⁴	Community Gardens		10-40.60.140	P	P
Schools – Private			P	P	End Notes				
Schools – Public and Charter			P	P	1. See Chapter 10-80, Definitions, for use type definitions.				
Retail Trade					2. Not allowed on the ground floor unless behind an allowed ground-floor use.				
Bars/Taverns			-	P					

I. Allowed Uses							
Land Use ¹	Specific Use Regulations	T4N.2	T4N.2-O	Land Use ¹	Specific Use Regulations	T4N.2	T4N.2-O
General Retail Businesses, except with any of the following features		-	P	3. UP required if liquor is sold or if facilities exceed 250 seats. 4. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.			
Drive-Through		-	-				
Floor Area ≥ 3,500 sf		-	UP				
Markets				Key			
Neighborhood Market ≤ 2,500 sf		-	P	P	Permitted Use		
				UP	Conditional Use Permit Required		
Micro-brewery/Micro-distillery	10-40.60.240	-	P	-	Use Not Allowed		
Restaurant, or Cafes		-	P				

Section 9. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.090 T5 Main Street (T5) Standards, I. Allowed Uses, as follows:

10-40.40.090 T5 Main Street (T5) Standards

I. Allowed Uses							
Land Use ¹	Specific Use Regulations	T5	T5-O	Land Use ¹	Specific Use Regulations	T5	T5-O
Industrial, Manufacturing				Retail Trade			
Manufacturing and Processing, Incidental		P	P	Bars/Taverns		P	P
Residential				General Retail Businesses, except with any of the following features		P	P
Accessory Buildings and Structures	10-40.60.020	P ²	P	Drive-Through		-	-
				Floor Area ≥ 5,000 sf		UP	UP

I. Allowed Uses							
Land Use ¹	Specific Use Regulations	T5	T5-O	Land Use ¹	Specific Use Regulations	T5	T5-O
Accessory Dwelling Unit	10-40.60.030	P ²	P	Mixed Use		P	P
Co-Housing	10-40.60.120	P ²	P	Mixed-Use High Occupancy Housing Development	10-40.60.175	UP	UP
Congregate Care Facilities		UP ²	UP	Micro-brewery/Micro-distillery	10-40.60.240	P	P
Dormitories, Fraternities/Sororities and SROs		UP ²	UP	Restaurants or Cafes		P	P
Dwelling: Multiple-Family		P ²	P	Services			
High Occupancy Housing Development, Three-units	10-40.60.175	UP²	UP				
High Occupancy Housing Development, Four-units and Greater	10-40.60.175	UP²	UP	ATM		-	P
Group Home		P ²	P	Bed and Breakfast	10-40.60.110	P	p
Home Occupation	10-40.60.180	P	P	Cemeteries		UP	UP
Institutional Residential				Crematoriums		UP	UP
Custodial Care Facilities		UP ^{2, 3}	UP	Daycare	10-40.60.150		
Nursing Homes		UP ^{2, 3}	UP	Home		P	P
Homeless Shelter	10-40.60.190	UP ^{2, 3}	UP	Centers		UP	UP
Sheltered Care Home		UP ^{2, 3}	UP	Funeral Homes, Chapels, Mortuaries		P	P
Live/Work		P	P	General Services		P	P
Rooming and Boarding Facilities		UP	UP	Lodging		P	P
Recreation, Education and Public Assembly Uses				Office		P ²	P
Commercial Recreation Facility, Indoor				Public Services			
				Public Services Minor		P	P
≤ 5,000 sf		P	P	Emergency Services		UP	UP

I. Allowed Uses							
Land Use ¹	Specific Use Regulations	T5	T5-O	Land Use ¹	Specific Use Regulations	T5	T5-O
> 5,000 sf		UP	UP	Veterinary Clinic		p ²	P
Libraries, Museums		P	P	Transportation and Infrastructure			
Meeting Facilities, Public and Private	10-40.60.230	p ³	p ³	Accessory Wind Energy Systems	10-40.60.040	P	P
Places of Worship		P/UP ⁶	P/UP ⁶	Garages, Off Street		p ²	p ²
Schools – Private		P	P	Parking Lots, Off Street		p ²	p ²
Schools – Public and Charter		P	P	Urban Agriculture			
Theaters, Walk-in		P	P	Community Gardens	10-40.60.140	P	P
Telecommunication Facilities				Vehicle Sales and Services			
AM Broadcasting Facilities	10-40.60.310	UP	UP	Automobile/Vehicle Sales, New and Used		P	P
Antenna-Supporting Structure	10-40.60.310	UP	UP	Automobile/Vehicle Repair Garage	10-40.60.100		
Attached Telecommunication Facilities	10-40.60.310	P	P	Minor		p ²	p ²
Collocation Facility	10-40.60.310	P	P	Major		UP ²	UP ²
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P				
Stealth Telecommunication Facilities	10-40.60.310	P	P				
End Notes							

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.
3. Conditional use permit is required if proximity between shelter facilities is less than 1/4 mile.
4. UP required if liquor is sold or if facilities exceed 250 seats.
5. Residential uses, and residential properties listed on the National Historic Registry or within the Landmarks overlay zone, in T5 and T5-O zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses.
6. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key

P Permitted Use

UP Conditional Use Permit Required

- Use Not Allowed

Section 10. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.100 T6 Downtown (T6) Standards, H. Allowed Uses, as follows:

10-40.40.100 T6 Downtown (T6) Standards

H. Allowed Uses					
Land Use ¹			Land Use ¹		
Specific Use Regulations	T6		Specific Use Regulations	T6	
Residential ⁵			Services		
Accessory Buildings and Structures	10-40.60.020	P ²	ATM		P
Accessory Dwelling Unit	10-40.60.030	P ²	Bed and Breakfast	10-40.60.110	P
Co-Housing	10-40.60.120	P ²	Cemeteries		UP
Congregate Care Facilities		UP ²	Crematorium		UP
Dormitories, Fraternities/Sororities and SROs		UP ²	Daycare	10-40.60.150	
Dwelling: Multiple-Family		P ²	Home		P
			Centers		UP
High Occupancy Housing Development, Three-units	10-40.60.175	UP²	Dry-cleaning, Pick-up Only		P

H. Allowed Uses					
Land Use ¹	Specific Use Regulations	T6	Land Use ¹	Specific Use Regulations	T6
High Occupancy Housing Development, Four-units and Greater	10-40.60.175	UP ²			
Group Home		P ²	Funeral Homes, Mortuaries		UP
Home Occupation	10-40.60.180	P	General Services		P
Homeless Shelter	10-40.60.190	UP	Hospitals		UP
Institutional Residential			Lodging		P
Custodial Care Facilities		UP ^{2, 3}	Office		P
Nursing Homes		UP ²	Public Services		
Homeless Shelter		UP ^{2, 3}	Public Services Minor		P
Sheltered Care Home		UP ^{2, 3}	Emergency Services		UP
Live/Work		P	Transportation and Infrastructure		
Mixed Use		P	Accessory Wind Energy Systems	10-40.60.040	P
Mixed-Use High Occupancy Housing Development	10-40.60.175	UP	Garages, Off Street		P ²
Rooming and Boarding Facilities		UP	Parking Lots, Off Street		P ²
Recreation, Education and Public Assembly Uses			Passenger Transportation Facilities		P6
Commercial Recreation Facility, Indoor			Industrial, Manufacturing, Processing and Wholesaling		
≤ 5,000 sf		P	Manufacturing/Processing – Incidental		P
> 5,000 sf		UP	Manufacturing/Processing – Incidental		P
Libraries, Museums		P	Telecommunication Facilities		
Meeting Facilities, Public and Private	10-40.60.230	P ^{3, 4}	AM Broadcasting Facilities	10-40.60.310	UP
Places of Worship		P/UP ⁷	Antenna-Supporting Structure	10-40.60.310	UP
Schools – Private		P			

H. Allowed Uses					
Land Use ¹	Specific Use Regulations	T6	Land Use ¹	Specific Use Regulations	T6
Schools – Public and Charter		P	Attached Telecommunication Facilities	10-40.60.310	P
Theaters, Walk-in		P	Collocation Facility	10-40.60.310	P
Retail Trade			FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P
Bars/Taverns		P	Stealth Telecommunication Facilities	10-40.60.310	P
General Retail Businesses, except with any of the following features		P	Vehicle Sales and Services		
Drive-Through		-	Automobile/Vehicles Sales, new and used		UP
Floor Area ≥ 5,000 sf		UP	Urban Agriculture		
Micro-brewery/Micro-distillery	10-40.60.240	P	Community Gardens	10-40.60.140	P
Restaurants or Cafes		P			
End Notes					
<ol style="list-style-type: none"> See Chapter 10-80, Definitions, for use type definitions. Not allowed on the ground floor unless behind an allowed ground-floor use. Conditional use permit is required if proximity between shelter facilities is less than 1/4 mile. UP required if liquor is sold or if facilities exceed 250 seats. Residential uses, and residential properties listed on the National Historic Registry or within the Landmarks overlay zone, in the T6 zone existing prior to the effective date of this Zoning Code are considered legal, conforming uses. Passenger facilities shall be on the ground floor with access to a public street or a public space. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use. 					
Key					
P	Permitted Use				
UP	Conditional Use Permit Required				
–	Use Not Allowed				

Section 11. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, to add Section 10-40.60.175 High Occupancy Housing Developments and

Mixed-Use High Occupancy Housing Developments, to list of sections of the Division, in numerical order, as follows:

Division 10-40.60: Specific to Uses

10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

Section 12. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, to add Section 10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments, in numerical order, as follows:

Division 10-40.60: Specific to Uses

10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

A. General Requirements.

1. The applicant of an HOHD or MHOHD with four dwelling units or more shall submit typical floor plans or a typical residential unit study that illustrates how the residential units of an HOHD or MHOHD could be converted to a residential unit that is no longer an HOHD or MHOHD with minimal structural or minimal plumbing modifications. The required study shall be designed and sealed by an Arizona Registrant.
2. An HOHD or MHOHD with four or more dwelling units shall be located inside of a pedestrian shed of an activity center delineated in the General Plan or applicable Specific Plan.
3. An HOHD or MHOHD with four dwelling units or more, and has more than 29 dwelling units per acre or more than 72.5 bedrooms per acre shall have:
 - a. A minimum of 20% of the bedrooms contained in studio and/or one-bedroom dwelling units; and
 - b. A maximum of 30% of bedrooms contained in dwelling units with four bedrooms or more.
4. An HOHD or MHOHD with four dwelling units or more, and has 29 dwelling units per acre or less or 72.5 bedrooms per acre or less, shall not exceed a Bedroom-to-Dwelling Unit Ratio greater than 3.5.
5. A two-unit HOHD and MHOHD maximum number of bedrooms: 10.
6. A three-unit HOHD and MHOHD maximum number of bedrooms: 12.
7. Inside of a pedestrian shed of a Regional Activity Center, an HOHD or MHOHD in a commercial zone may contain more than 50 dwelling units per acre and/or 125 bedrooms per acre.
8. An HOHD in a Commercial Zone shall be:
 - a. On a lot or parcel that is setback at least 300 feet from the centerline of a street classified as a Commercial Corridor identified on the General Plan; and

- b. There shall be an existing primary mixed-use development or commercial use(s), excluding primary transportation and infrastructure uses, on the lot(s) or parcel(s) between the HOHD and the Commercial Corridor street.
- 9. An MHOHD shall comply with the mixed-use development standards of Section 10-40.60.260.
- 10. Prior to the final approval of a land division that creates one or more lots or parcels with a development that conforms to the definition of an HOHD or MHOHD, the property owner shall obtain approval of a Conditional Use Permit for the Development Site that will contain the HOHD or MHOHD.
- 11. An MHOHD shall be on a lot or parcel that:
 - a. Abuts a street classified as a commercial corridor shown on the General Plan; and
 - b. Is located inside of a pedestrian shed of an activity center delineated on the General Plan or applicable Specific Plan.
- B. Building Footprint⁽¹⁾ Sizes and Separation Requirements.
 - 1. Maximum building footprint⁽¹⁾ inside a pedestrian shed of a Historic Activity Center delineated in the General Plan or applicable Specific Plan, excluding properties zoned Commercial Business (CB): Equal to, or less than, 5,000 square feet.
 - 2. Maximum building footprint⁽¹⁾ inside a pedestrian shed of a Historic Activity Center delineated in the General Plan or applicable Specific Plan, and on a property zoned Commercial Business (CB): Equal to, or less than, 22,000 square feet.
 - 3. Maximum building footprint⁽¹⁾ inside a pedestrian shed of a Regional Activity Center delineated in the General Plan or applicable Specific Plan: No Maximum.
 - 4. Maximum building footprint⁽¹⁾ inside a pedestrian shed of an activity center in all other areas not described in subsection B.1., B.2., and B.3. of this section: Equal to, or less than, 22,000 square feet.
 - 5. Excluding the Commercial Business (CB) zone, the minimum separation between the building footprints of structures on the same lot or parcel, and structures on an abutting lot or parcel, shall be separated by a distance that is the greater of 10 feet, or 1/3 the height of the taller structure.
 - 6. Where the area of a pedestrian shed of an activity center intersects with the area of a pedestrian shed of another activity center, the pedestrian shed with the more restrictive maximum building footprint requirement shall govern the intersecting area. The locations of the pedestrian sheds of the activity centers are identified in the General Plan, including any applicable Specific Plans.
- Note 1. For the purpose of the requirements of subsection B of this section, the maximum allowable building footprint is equal to the largest floor plate of a structure, including interior courtyards, abutting and interior, or partial interior, podium and above ground parking structure(s), and structures connected with a continuous roof.

C. Waste Management Plan.

1. The property owner of an HOHD or MHOHD with four dwelling units or more shall obtain approval of a waste management plan from the City's Public Works Director, or designee, prior to the approval of the site plan.
2. Prior to the issuance of any building permit, the property owner shall incorporate into the construction documents the improvements required to comply with the approved waste management plan.
3. If a Certificate of Occupancy is not required, the property owner shall provide all necessary apparatus, equipment, and improvements within 182 days from the date of the approval of the CUP, or another date specified in the Conditions of Approval for the CUP.
 - a. The Director may approve a one-time 91-day extension, for no-more than 273 days from the date of the CUP approval, to allow the property owner to complete the improvements. The property owner shall request an extension at least 14 days prior to the date indicated in subsection C.3. of this section.
4. The HOHD or MHOHD shall be maintained in compliance with the approved Waste Management Plan.

D. Crime Free Multi-Housing Program.

1. The property owner of an HOHD or MHOHD shall maintain compliance with the Flagstaff Police Department's Crime Free Multi-Housing Program, unless exempted by the Police Department's Crime Free Multi-Housing Program representative.
2. Prior to the issuance of the Conditional Certificate of Occupancy, or Certificate of Occupancy, whichever is first, or within 63 days of the approval of the Conditional Use Permit if a Certificate of Occupancy is not required, the property owner of a HOHD or MHOHD shall enter into an agreement with the City to comply with the Flagstaff Police Department's Crime Free Multi-Housing Program.
3. The property owner, or agent, shall:
 - a. Utilize a Crime Free Lease Addendum, or an alternative approved by the Flagstaff Police Department's representative, as part of each tenant lease;
 - b. Obtain written verification as part of a tenant lease that each tenant has received and agreed to the Crime Free Lease Addendum or the approved alternative; and
 - c. Have completed the Flagstaff Police Department's Crime Free Multi-Housing Program required training within the Program's required time frames.
4. Within 182 days from the date of the agreement, the property owner, or managing agent, shall have completed the first phase requirements of the Flagstaff Police Department's Crime Free Multi-Housing Program.
5. A new Flagstaff Police Department's Crime Free Multi-Housing Program first phase training and related requirements shall be completed within 182 days from the date of a change of ownership, management company, or a site manager of an existing HOHD or MHOHD.

6. Every two years from the date of the agreement, the property owner, or managing agent, shall complete the required training that complies with the Flagstaff Police Department's Crime Free Multi-Housing Program.
- E. Additional Conditional Use Permit Criteria. In addition to the criteria of Section 10-20.40.050.E., the Planning and Zoning Commission shall not approve a Conditional Use Permit unless:
1. For the properties subject to Division 10-30.30 Heritage Preservation, the City's Historic Preservation Officer or the Heritage Preservation Commission has made a determination that the proposed HOHD or MHOHD has no adverse effect or has appropriately mitigated its effects on the historic cultural resource .
 2. The property owner has agreed to Conditions of Approval to maintain compliance with the Flagstaff Police Department's Crime Free Multi-Housing Program at all times, unless exempted by the Police Department's Crime Free Multi-Housing Program representative.
 3. Adequate transit service is available to the Development Site containing four dwelling units or more. Adequate transit service from a Development Site to a permanent transit stop is:
 - a. Less than or equal to 1,320 feet; or
 - b. A distance greater than 1,320 feet when the Planning and Zoning Commission finds that the route to the permanent transit stop has adequate nighttime lighting and does not have a significant grade change, and the distance does not impede reasonable access to transit.The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail.

Section 13. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, 10-40.60.260 Mixed Use, subsection D. Site Layout and Development Design Standards., to delete paragraph 2, as follows:

10-40.60.260 Mixed Use

D. Site Layout and Development Design Standards.

~~2. There is no density limitation established for residential uses in mixed-use developments. Instead, applicable floor area ratio, building height, parking, landscaping, etc., standards will apply to provide a control on the bulk and mass of the development and the number of residential units permitted.~~

Section 14. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, to add 10-50.80.061 Transit Pass Parking Reduction Pilot Program, to the list of sections in numerical order, as follows:

Division 10-50.80:

Parking Standards

Sections:

10-50.80.010	Purpose
10-50.80.020	Applicability
10-50.80.030	General Parking Standards
10-50.80.040	Number of Motor Vehicle Parking Spaces Required
10-50.80.050	Bicycle Parking
10-50.80.060	Parking Adjustments
10-50.80.061	Transit Pass Parking Reduction Pilot Program
10-50.80.070	Parking Alternatives
10-50.80.080	Parking Spaces, Parking Lot Design and Layout
10-50.80.090	Development and Maintenance

Section 15. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, Section 10-50.80.040 Number of Motor Vehicle Parking Spaces Required, subsection C. General to All Zones., Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required, as follows:

Section 10-50.80.040 Number of Motor Vehicle Parking Spaces Required

C. General to All Zones.

Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required

Use	Number of Required Spaces
Residential	
Market Rate (all dwelling classifications)	
Single-Family Dwelling (Attached and Detached)¹ (Attached and Detached) ¹	2.0 spaces, plus 1 space for each additional bedroom above four bedrooms. The maximum number of required parking spaces shall not exceed 8 spaces.
Multifamily, Dwelling Duplex¹ and Triplex Multiple-Family Development and Duplex ¹ Developments	
Unit Type	
Studio per unit	1.25
1 Bedroom per unit	1.5
2 – 3 Bedrooms per unit	2.0
4 Bedrooms per unit	2.5

5+ Bedrooms per unit	2.5 3.0 spaces for the first 4 5 bedrooms plus 0.5 space for each additional bedroom
Guest Spaces for Multifamily Dwelling Duplex and Triplex (Includes spaces for boats and RVs)	0.25 per spaces for each 2+ bedroom unit with two bedrooms and greater
Affordable (All Dwelling Classifications)	
Studio	1.0
1 Bedroom	1.0
2 – 3 Bedrooms	1.5
4+ Bedrooms	2.0
Guest Spaces for Multifamily Dwelling (Includes Boats and RVs)	0.25 per each 2+ bedroom unit
High Occupancy Housing Development	
a. Single-Family - Attached and Detached, Duplex, and Development Sites with three units or less	1 space per bedroom
b. Developments Sites with four units or more	The sum of: 1 to 75 bedrooms = 1 space per bedroom, plus 76 to 325 bedrooms = 0.90 spaces per bedroom, plus 326 to 650 bedrooms = 0.80 spaces per bedroom, plus Greater than 650 bedrooms = 0.70 spaces per bedroom
Rooming and Boarding Facilities	
Private Rooms	1 per bedroom or sleeping room plus 1 for owner or manager
No Private Rooms	1 per 100 gsf plus 1 for owner or manager
Mixed-Use Developments	
Mixed-Use	1. 1 per 300 gsf of non-residential floor area, plus 2. One dwelling unit: 2 spaces 3. Two or more dwelling units: The spaces required for a Multiple-Family Development
Mixed-Use High Occupancy Housing Development	1. 1 per 300 gsf of non-residential floor area, plus 2. The spaces required for a High Occupancy Housing Development
End Notes	
¹ Parking reductions allowed in Section 10-50.80.060, Parking Adjustments, shall not apply to single-family dwellings and duplexes.	

Section 16. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, Section 10-50.80.050 Bicycle Parking., subsection B. Required Spaces., and add subsection C. Bicycle Parking Space Design., as follows:

10-50.80.050 Bicycle Parking

B. Required ~~Bicycle~~ Parking Spaces.

- ~~1. Two bicycle parking spaces, or five percent of required off-street parking spaces, whichever is greater, are required for all uses other than single-family uses.~~
- ~~2. Bicycle spaces shall be provided in accordance with the following requirements:~~
 - ~~a. Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;~~
 - ~~b. Lockers and racks shall be securely anchored to the pavement or a structure;~~
 - ~~c. Racks shall be designed and installed to support the bicycle upright by its frame in two places in a manner that will not cause damage to the wheels and to permit the frame and one or both wheels to be secure;~~

Figure 10-50.80.050A

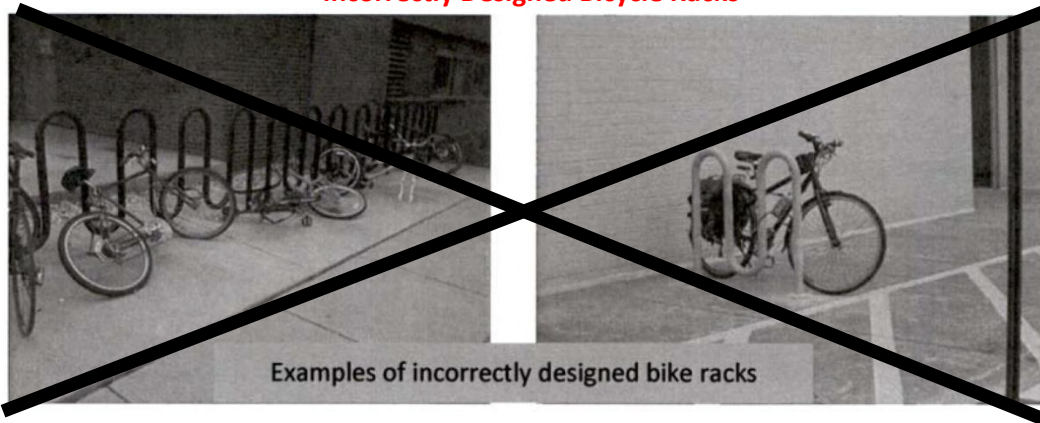
~~Correctly Designed Bicycle Rack~~



- ~~d. Areas containing bicycle spaces shall be surfaced with impervious surfaces such as concrete or pavers. Pervious pavements or gravel may be used where appropriate as determined by the Director;~~
- ~~e. When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles, and pedestrians, unless determined by the Director to be unnecessary; and~~
- ~~f. Bicycle parking shall be placed in a convenient, highly visible, active, and well-lit location not more than 100 feet walking distance from the main entrance, but shall not interfere with pedestrian movements.~~

Figure 10-50.80.050B

~~Incorrectly Designed Bicycle Racks~~



~~C. Motor Vehicle Reduction. The Director may allow a reduction of motor vehicle parking spaces as established in Section 10-50.80.060(F).~~

~~D. Bicycle Parking Space Dimensions. All bicycle parking shall meet the following minimum dimensions:~~

- ~~1. Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;~~
- ~~2. No part of the rack shall be located closer than 30 inches to a wall or other obstruction;~~
- ~~3. The front or back of the rack shall be located no less than 48 inches from a sidewalk or pedestrian way; and~~
- ~~4. A minimum of 30 inches shall be provided between adjoining racks.~~

1. All uses, excluding a High Occupancy Housing Development and a Mixed-Use High Occupancy Housing Development.
 - a. Minimum standard bicycle parking spaces required: The greater of two bicycle spaces, or 5% of the required vehicle parking.
 - b. Maximum standard bicycle parking spaces required: 100 bicycle spaces.
 - c. Location: Within 50 feet of the primary pedestrian entrance to the development and in accordance with the provisions of Appendix 1.4. The bicycle parking spaces shall be distributed throughout a Development Site that has multiple primary pedestrian entrances.
 - d. Exceptions. Attached and Detached Single-Family and Duplex Developments are not required to provide standard bicycle parking spaces .
2. High Occupancy Housing Developments.
 - a. Standard bicycle parking spaces.
 - i. Minimum spaces required: Two bicycle spaces, or equal to 5% of the total number of bedrooms, whichever is greater.
 - ii. Maximum spaces required: 40 bicycle spaces.
 - iii. Location: Within 50 feet of the primary resident pedestrian entrance to the development and in accordance with the provisions of Appendix 1.4.
 - b. Secure bicycle parking spaces.
 - i. Minimum spaces required: Equal to 15% of the total number of bedrooms.

- ii. **Location:** A maximum of 20 secure bicycle parking spaces may be provided outside in secure bicycle lockers. The remainder of the required secure bicycle parking spaces shall be provided in a bicycle storage room or cage within a building or parking structure.
 - c. **Exceptions.** Single-Family and duplex High Occupancy Housing Developments are not required to provide standard or secure bicycle parking spaces .
- 3. **Mixed-Use High Occupancy Housing Developments.**
 - a. **Minimum outdoor non-residential standard bicycle parking spaces required:** Two bicycle spaces, or 5% of the required non-residential vehicle parking spaces, whichever is greater.
 - b. **Location of non-residential standard bicycle parking spaces:** Within 50 feet of the primary pedestrian entrance to the non-residential development and in accordance with the provisions of Appendix 1.4. The bicycle parking spaces shall be distributed throughout a Development Site that has multiple primary pedestrian entrances.
 - c. **Minimum residential bicycle parking spaces required:** Compliance with the High Occupancy Housing Developments requirements, subsection B.2. of this section.
- C. **Bicycle Parking Space Design.**
 - 1. **Secure Bicycle Parking Spaces.**
 - a. All indoor required secure bicycle parking spaces provided in a building or parking structure shall be designed in accordance with the provisions of Appendix 1.4., except as allowed in subsections C.1.b. of this section.
 - b. Bicycle lockers shall be designed in accordance with the provisions of Appendix 1.4.
 - 2. **Standard Bicycle Rack Design.**
 - a. All required bicycle racks shall be designed in accordance with the provisions of Appendix 1.4.

Section 17. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, Section 10-50.80.060 Parking Adjustments, as follows:

10-50.80.060 Parking Adjustments

- A. **Transit.** In all zones, a parking reduction of up to 10 percent may be approved by the Director for any use within ~~one-quarter of a mile~~ **1,320 feet** of a ~~bus stop~~ **permanent transit stop, except for a High Occupancy Housing Development (HOHD) or a Mixed-Use High Occupancy Housing Development (MHOHD). The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail.**
- B. **Shared On-Site Parking.** Where two or more uses on the same site or adjacent parcels have distinct and differing peak parking usage periods (e.g., a theater and a bank), a reduction in the required number of parking spaces as determined by the Director may be allowed in the following manner:
 - 1. The reduction in number of required parking spaces shall be based on a parking demand study. The parking demand study shall be in accordance with established professional practices.
 - 2. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the uses served and remain for the duration of the use.

- C. **Parking Demand Study – Reduced Parking.** ~~Based on the completion and submittal of a parking demand study, the Director may approve a reduction in the amount of parking from that otherwise required by this division. The parking demand study shall be in accordance with established professional practices.~~
1. The property owner shall submit a study/plan prepared in accordance with the established professional traffic and parking practices by a registrant licensed to practice in the State of Arizona. The study/plan shall document how any reductions are calculated and the assumptions utilized in the calculations.
 2. The Director may approve a reduction equal to, or less than, 30 percent of the total parking spaces required by this Division, except as required in subsection C.3. of this section. Any request greater than 30 percent requires the approval of the City Council.
 3. Any request to use a Parking Demand Study to reduce the required parking for an HOHD or MOHD shall be approved by the City Council.
- D. **Traffic Management Plan Parking Reduction.** The Director shall have the ability to reduce the parking requirements for office and other uses in Section 10-50.80.040, Number of Motor Vehicle Parking Spaces Required, **except for an HOHD or MOHD**. A traffic management plan shall be submitted with an application for site plan review. A reduction may be granted if the following standards are met:
1. The amount of the reduction shall be no more than 90 percent of the proposed reduction in employee motor vehicle trips.
 2. The buildings shall have a single user/owner who can effectively exercise control over compliance with the plan.
 3. The traffic management plan shall be submitted by a registered traffic engineer and shall include data on the effectiveness of similar plans elsewhere.
 4. The traffic management plan shall contain information on the strategies, designated parking, incentives, company vehicles, staggered work hours, and information indicating the owner's ability to provide and enforce these elements over time.
 5. The Director may impose conditions that are needed to ensure the long-term compliance to the plan, including but not limited to a reserve parking area, phasing, or contributions to transit or other alternative means of transportation.
- E. **Parking Reduction for Forest Resources.** The number of parking spaces required for a new development may be reduced by no more than five percent if existing native trees such as ponderosa pine trees are located within parking areas (but not circulation areas) and these trees are required to be preserved to satisfy the requirements for forest resource protection as defined in Division 10-50.90, Resource Protection Standards, **except for an HOHD or MOHD**. An applicant shall demonstrate to the satisfaction of the Director that by incorporating these existing native trees within the parking area, adequate measures are taken during construction to ensure that the trees are protected from construction activity.
- F. **Bicycle Parking Reduction.** The Director may allow a reduction of one required motor vehicle parking space for each four bicycle parking spaces provided to a maximum of five percent of the required motor vehicle parking ~~spaces.~~ **spaces, except for an HOHD or MOHD.**

- G. Motorcycle Parking Reduction. A reduction of one parking space for multifamily residential and nonresidential uses may be allowed by the Director if one motorcycle parking space for every 25 required motor vehicle spaces is provided, subject to the following standards:
1. Each motorcycle space shall be easily accessible and have adequate space for a standard-size motorcycle, i.e., a minimum dimension of four feet by nine feet.
 2. Motorcycle parking areas shall be clearly identified with appropriate striping.

Section 18. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, to add Section 10-50.80.061 Transit Pass Parking Reduction Pilot Program, as follows:

Division 10-50.80: Parking Standards

10-50.80.061 Transit Pass Parking Reduction Pilot Program

- A. The purpose of the Transit Pass Parking Reduction Pilot Program (TPPR) is to allow:
1. Property owners the option to reduce a development's vehicle parking requirements by providing annual transit passes to tenants and employees; and
 2. The City to determine the effectiveness of the program to reduce a development's parking demand, and to determine if the tenants and employees are utilizing transit.
- B. Program Term. Unless otherwise extended by a separate ordinance approved by the City Council, the TPPR shall terminate at 11:59 p.m. on December 31, 2026.
- C. Maximum Parking Reduction. The Director may approve up to a 20 percent reduction in the parking requirements of Section 10-50.80.040 in accordance with the minimum requirements of subsection D of this section, and the approval of a transit pass agreement specified in subsection E of this section.
1. This reduction shall not be approved on a site that utilizes any reduction specified in 10-50.80.060.
- D. Minimum Requirements.
1. The TPPR is only available to HOHD and MHOHD developments.
 2. This reduction may only be approved for an HOHD or MHOHD that has a vehicle parking requirement equal to, or greater than, 100 spaces.
 3. The total residential parking requirement shall not be reduced to an amount less than 0.65 spaces per bedroom. The required parking for a development shall be calculated in accordance with Table 10-50.80.040.A. before any reduction is applied.
 4. The TPPR is only available to a Development Site within 1,320 feet of a permanent transit stop. The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail..
 5. The property owner shall make available annual transit passes to all tenants and employees of the HOHD or MHOHD. The transit pass(es) shall be provided at no cost to the tenants and employees. No tenant and employee shall be refused a transit pass.

6. The requirement to provide the transit passes shall be perpetual, unless the property owner provides the minimum number of parking spaces required (without any TPPR parking reduction) by the Zoning Code for the Development Site, and the Transit Pass Agreement of subsection E of this section is terminated.
7. The termination of the TPPR does not alleviate a property owner from providing the transit passes that are required for participation in the TPPR until the Transit Pass Agreement is terminated and the minimum parking spaces are provided as set forth herein.

E. Transit Pass Agreement.

1. The Director may enter into a Transit Pass Agreement with the property owner to allow a reduction in the required number of residential parking spaces in accordance with the provisions of this section. The agreement shall be in a form satisfactory to the City Attorney, or designee.
2. The agreement shall be perpetual unless terminated in accordance with the provisions of this section and the agreement.
3. The agreement shall include, but is not limited to:
 - a. The type of transit passes to be provided;
 - b. Notification requirements to tenants and employees of the availability of transit passes to them at no cost;
 - c. A requirement to obtain, maintain, and provide the City with the following information:
 - i. The number and types of transit passes requested and provided;
 - ii. Utilization frequency reports from the transit provider;
 - iii. Documentation of the annual transit pass proof of purchase;
 - iv. Bedroom occupancy rates; and
 - v. The number of tenant vehicles stored onsite and offsite within the city of Flagstaff.
 - d. An agreement to assist the City of Flagstaff employee(s) and/or City contractor(s) in the collection of vehicle and/or transit usage data, and other City studies to determine the effectiveness of the TPPR;
 - e. Reasonable access for City of Flagstaff employee(s) and/or City contractor(s) to study and count onsite parking utilization rates upon delivery of a written notice;
 - f. Annual reporting requirements;
 - g. Violations and remedies; and
 - h. Any other provision necessary as determined by the City Attorney, Director, or designee to document the requirements and enforcement of this section and the agreement.
4. The agreement shall be approved by the Director and property owner prior to the issuance of any building permit for the Development Site.
5. The City shall record the approved Transit Pass Agreement against the real property of the Development Site. Recordation fees shall be paid by the property owner prior to the issuance of any building permit for the Development Site.

Section 19. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, 10-50.80.080 Parking Spaces, Parking Lot Design and Layout, subsection K, as follows:

10-50.80.080 Parking Spaces, Parking Lot Design and Layout

K. **Tandem Parking.** ~~Tandem parking is permitted in all zones for single-family residences, accessory dwelling units, and duplexes as follows:~~

1. **Tandem parking is allowed in all:**

a. **Zones for single-family attached and detached dwelling units, and accessory dwelling units; and**

b. **Non-Transect Residential Zones for duplex developments.**

~~1.2.~~ Both tandem parking spaces satisfy the parking requirement of ~~one~~ **one-dwelling unit.**
~~residential unit; and~~

~~2. 3.~~ Neither of the tandem parking spaces shall be for required accessible parking spaces.

Section 20. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.080 Bungalow Court, subsection F, as follows:

10-50.110.080 Bungalow Court

F. Vehicle Access and Parking

Parking spaces may be enclosed, covered or open.

Spaces may be individually accessible by the units and/or via a common parking area located at the rear or side of the lot.

~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 21. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.090 Duplex, Side-by-Side, subsection F, as follows:

10-50.110.090 Duplex, Side-by-Side

F. Vehicle Access and Parking

Parking spaces may be enclosed, covered or open.

~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 22. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.100 Duplex Stacked, subsection F, as follows:

10-50.110.100 Duplex, Stacked

F. Vehicle Access and Parking

Parking spaces may be enclosed, covered or open.

~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 23. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.110 Duplex, Front-and-Back, subsection F, as follows:

10-50.110.110 Duplex, Front-and-Back

F. Vehicle Access and Parking

Parking spaces may be enclosed, covered or open.

~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 24. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.120 Stacked Triplex, subsection F, as follows:

10-50.110.120 Stacked Triplex

F. Vehicle Access and Parking

Where an alley is present, parking and services shall be accessed from the alley.

Parking spaces may be enclosed, covered or open.

~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 25. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.080 Definitions, “H”, to add the term “High Occupancy Housing Development (HOHD)” and related terms, as follows:

Section 10-80.20.080 Definitions, “H”

High Occupancy Housing Development (HOHD): Means any of following: High Occupancy Housing Development, Single-Family; High Occupancy Housing Development, Two-units; High Occupancy Housing Development, Three-units; and High Occupancy Housing Development, Four-units and Greater (see definitions below).

High Occupancy Housing Development, Single-Family: A single-family attached or detached dwelling unit with:

- a. Seven or more bedrooms; or**
- b. Five or more sanitation facilities.**

High Occupancy Housing Development, Two-units: A lot or parcel containing two dwelling units, excluding an Accessory Dwelling Unit, with:

- a. More than a total of seven bedrooms; or**
- b. One or more dwelling unit(s) containing four or more sanitation facilities.**

High Occupancy Housing Development, Three-units: A lot or parcel containing three dwelling units with:

- a. More than a total of nine bedrooms; or**
- b. One or more dwelling unit(s) containing four or more sanitation facilities.**

High Occupancy Housing Development, Four-units and Greater: A multiple-family Development Site containing four or more dwelling units where:

- a. More than 20 percent of the total dwelling units have four bedrooms or more;**
- b. One or more of the dwelling unit(s) containing four or more sanitation facilities; or**
- c. The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an HOHD in accordance with the building form and property development standards of the property’s designated Non-Transect Zone; or, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**

Section 26. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.130 Definitions, "M", to add the term "Mixed-Use High Occupancy Housing Development (MHOHD)", as follows:

10-80.20.130 Definitions, "M"

Mixed-Use High Occupancy Housing Development (MHOHD):

1. A mixed-use development with:

- a. More than 20 percent of the total dwelling units have four bedrooms or more;**
- b. One or more dwelling unit(s) containing four or more sanitation facilities; or**
- c. The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an MHOHD in accordance with the building form and property development standards of the property's designated Non-Transect Zone; or, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**

Section 27. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.180 Definitions, "R", to add the terms "Ratio, Bedroom-to-Dwelling Unit," and "Ratio, Bedroom-to-Sanitation Facility" as follows:

Section 10-80.20.180 Definitions, "R"

Ratio, Bedroom-to-Dwelling Unit: The total number of bedrooms divided by the total number of dwelling units.

Examples: An HOHD has a total number of 1160 bedrooms and 350 dwelling units. The Bedroom-to-Dwelling Unit Ratio is:

$$\frac{1160 \text{ bedrooms}}{350 \text{ dwelling units}} = 3.31$$

Section 28. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.190 Definitions, "S", to modify the term "Sanitation Facilities," as follows:

Section 10-80.20.190 Definitions, "S"

Sanitation Facilities Facility: A delineated area for bathing bathroom that contains any combination of, or individually, a toilet, shower, sink, and a shower or, tub or related bathing and sanitation fixtures. The fixtures (toilet, sink, and a shower or tub) may be located in a room or in close proximity that functions as a Sanitation Facility as determined by the Zoning Administrator.

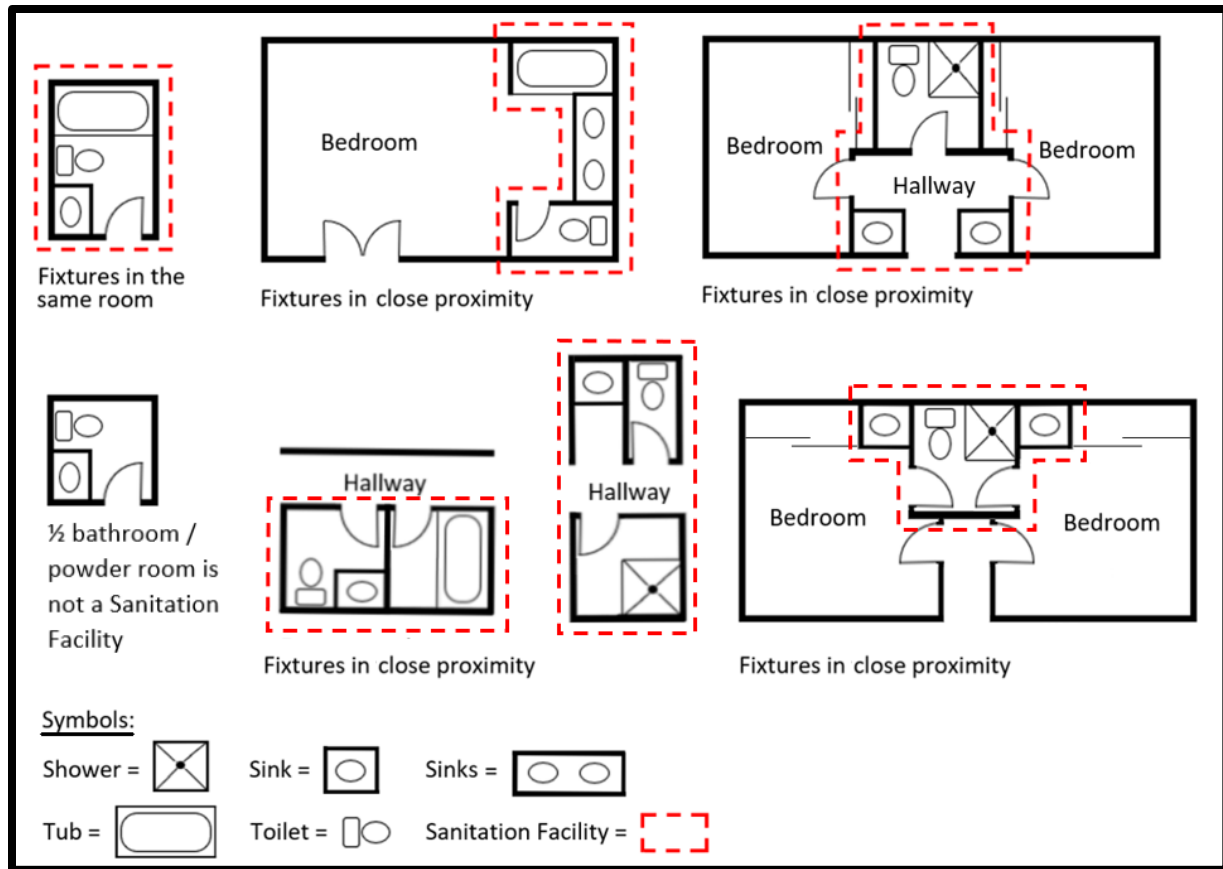


Figure 10-80.20.190 Sanitation Facility Examples

Section 29. Amend Title 10 FLAGSTAFF ZONING CODE, APPENDICES to add Appendix 1.4 Bicycle Parking Space Design Requirements, to the list, as follows:

APPENDICES

- Appendix 1.1 Design Guidelines
- Appendix 1.2 Additional Information on Smart Growth and Traditional Neighborhood Developments
- Appendix 1.3 Sustainability Guidelines
- Appendix 1.4 Bicycle Parking Space Design Requirements**
- Appendix 2 Planning Fee Schedule
- Appendix 3 City of Flagstaff Landscape Plant List
- Appendix 4 Outdoor Lighting Reference Material
- Appendix 5 Additional Information Applicable to Division 10-50.90, Resource Protection Standards
- Appendix 6 Additional Information on Affordable Housing
- Appendix 7 List of Major Arterial Streets

Section 30. Amend Title 10 FLAGSTAFF ZONING CODE, APPENDICES, to add Appendix 1.4 Bicycle Space Design Requirements, as follows:

APPENDICES

Appendix 1.4 Bicycle Space Design Requirements

1.4.010 Purpose

- A. It is the purpose of this Appendix to establish the minimum acceptable standards for bicycle parking spaces that are required by the Zoning Code.**

1.4.020 Applicability

- A. Requirements of this Appendix shall apply to all bicycle parking spaces provided on a Development Site within the Flagstaff city limits.**

1.4.030 Standard Bicycle Rack Design Requirements

A. Rack Design.

- 1. Each rack shall be provided in accordance with one of the designs indicated in Figure 1.4.030.A., unless an alternative design is allowed in accordance with subsection C of this section.**

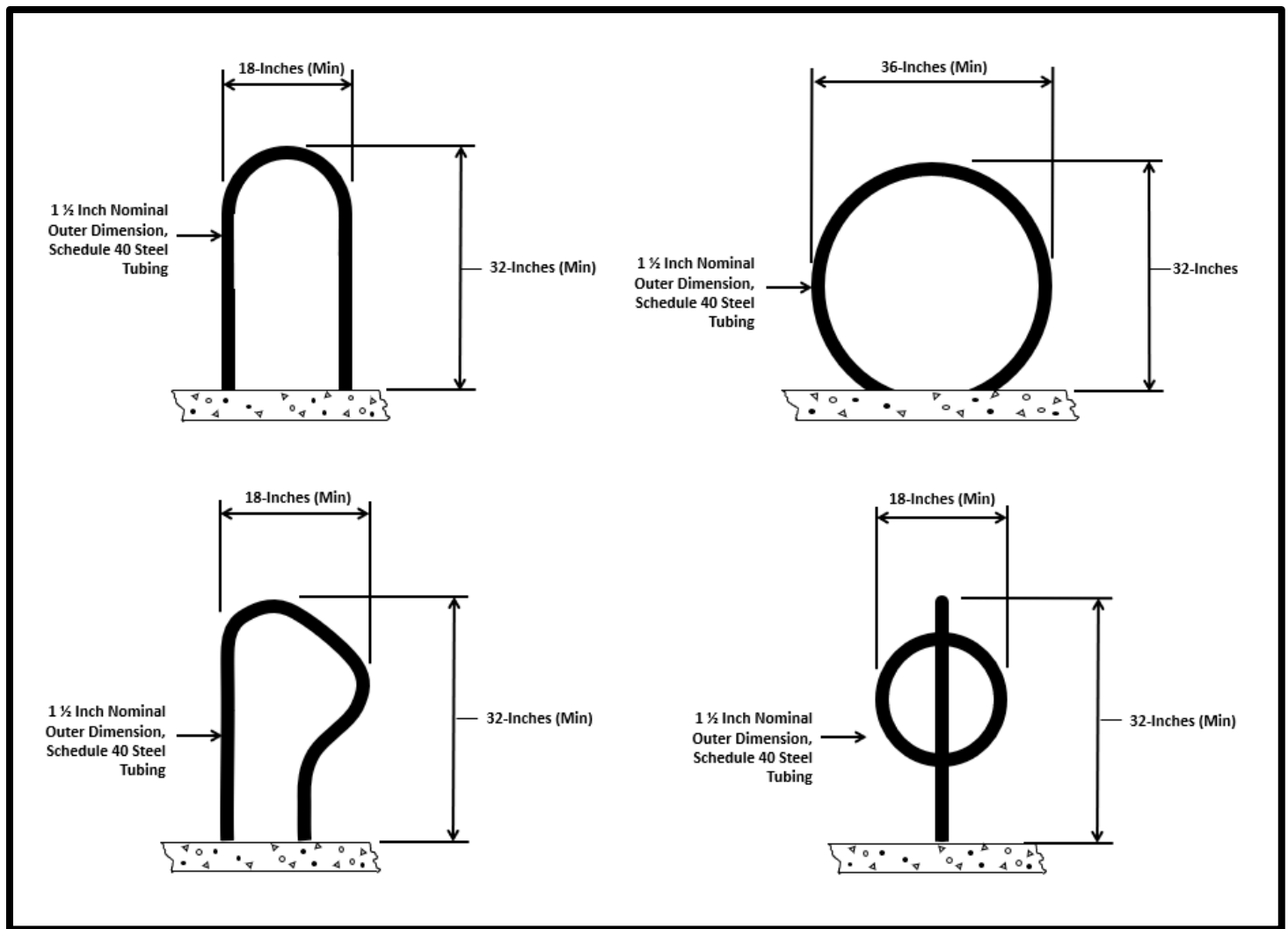


Figure 1.4.030.A. Rack Designs

B. Rack Placement.

1. The bicycle rack(s) shall be:

- a. Placed in an area that complies with the location provisions of Section 10-50.80.050.B., is highly visible, well-illuminated, has frequent pedestrian activity, and is in accordance with Figure 1.4.030.B.1.;and
- b. Securely mounted with a tamper-proof mounting technique to an impervious concrete, paver, or asphalt surface, unless an alternative surface is approved by the Director.

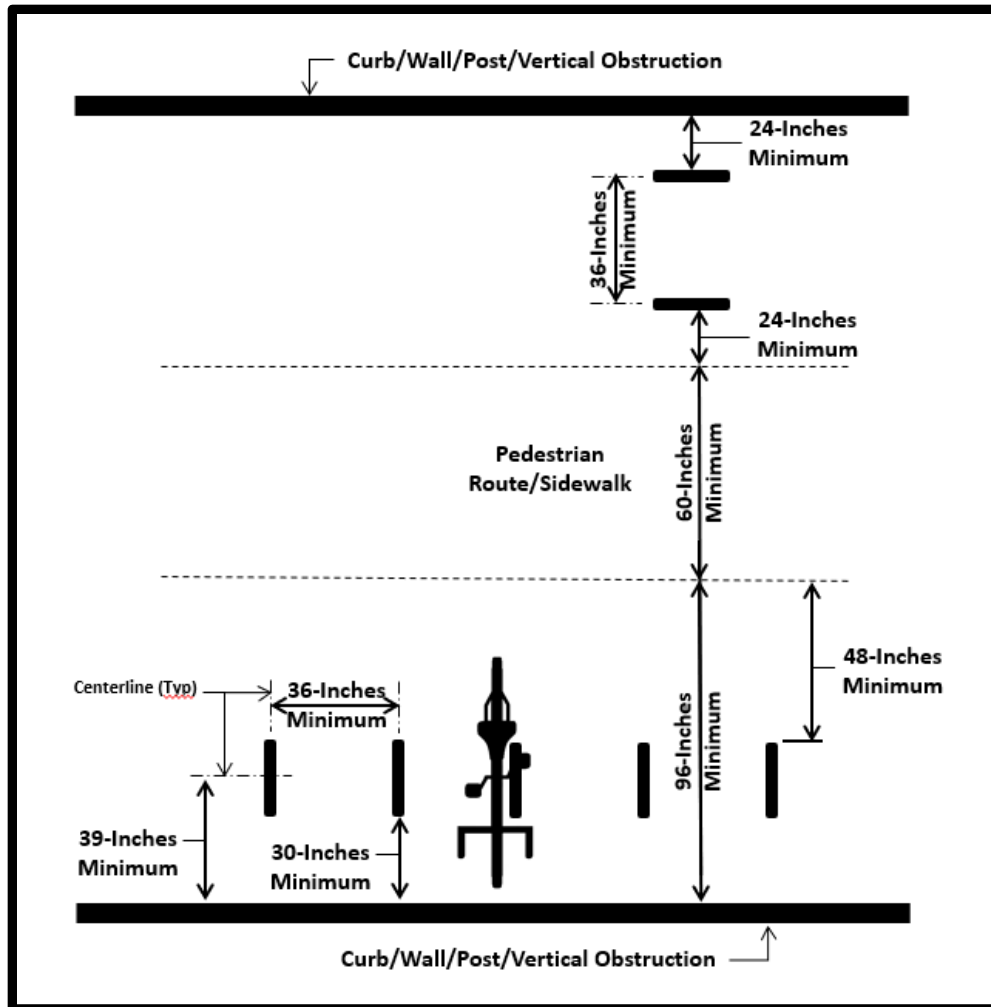


Figure 1.4.030.B.1. Bicycle Rack Placement

2. The placement of a bicycle rack shall not interfere with pedestrian movements.
 3. Any bicycle rack(s) located within a parking area shall be within a barrier consisting of bollards, curbs, curb-bumpers, fences, planting areas, or a similar barrier approved by the Director.
- C. Alternative Bicycle Rack Designs. The Director may approve an alternative rack design that complies with the following requirements:
1. The rack shall allow the bicycle frame and one or both wheels to be secured with a standard U-lock;
 2. The rack shall be designed to support a bicycle frame in two places in a manner that does not cause damage to the wheels or allow the bicycle to tip over;
 3. The rack shall be constructed of a material of sufficient strength that resists cutting, rust, bending, and deformation (Schedule 40 metal pipe is the minimum standard); and
 4. The rack is not a design similar to types indicated in Figure 1.4.030.C.4.

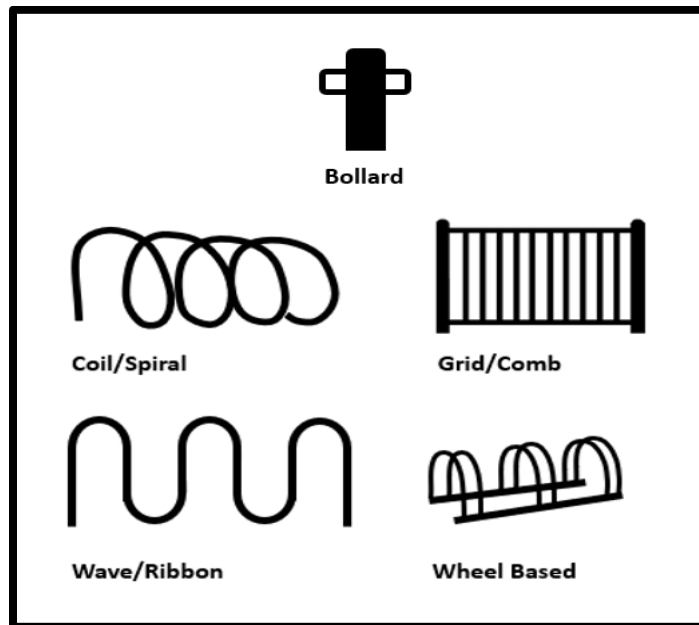


Figure 1.4.030.C.4. Unacceptable Bicycle Rack Designs

1.4.040 Standards for Indoor Secure Bicycle Parking Spaces

A. Secure Bicycle Parking Space Design.

1. The required secure bicycle parking spaces shall be in separate room(s) or cage(s) (the "Facilities") designed for bicycle storage within a building or parking structure.
2. The Facilities shall be:
 - a. On the ground level, or another level that has elevator access, provided that the elevator has an interior width or depth of at least six feet;
 - b. Accessed through a door or gate that utilizes an electronic keypad and code, security pass card, or a similar electronic system approved by the Director;
 - c. In a location that is illuminated in accordance with the Illuminating Engineering Society (IES) of North America (IESNA) standards for security;
 - d. Limited to the storage of bicycles; and
 - e. Include bicycle racks or lockers.
3. The bicycle rack(s) shall:
 - a. Conform with Section 1.4.030.A., unless an alternative design is allowed in accordance with Section 1.4.030.C.;
 - b. Be securely mounted with a tamper-proof mounting technique to an impervious concrete, paver, or asphalt surface; and
 - c. Be placed in accordance with Figure 1.4.040.A.3.c., unless an alternative configuration is approved by the Director.

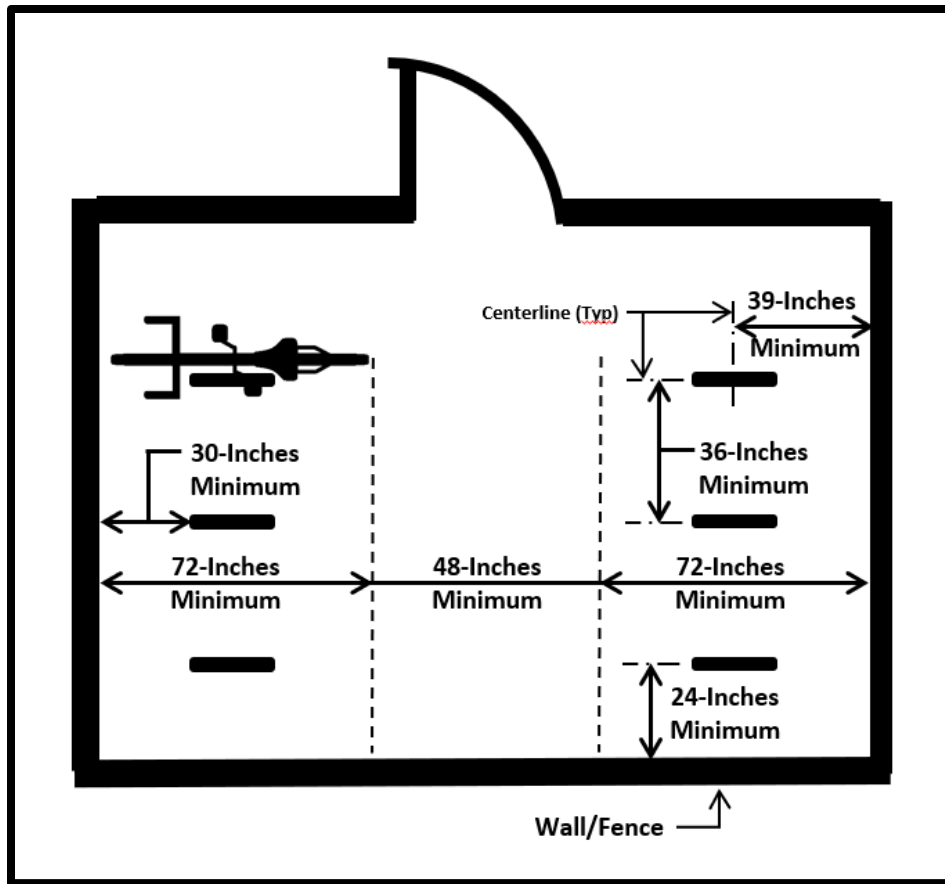


Figure 1.4.040.A.3.c. Bicycle Storage Room/Cage

1.4.050 Standards for Bicycle Lockers

A. Bicycle Locker Design and Location Requirements.

1. The lockers shall be constructed of metal. If windows are provided in the locker, the windows shall be constructed with unbreakable material. Plastic lockers are prohibited.
2. The lockers shall utilize an integral mechanical or digital ("smart") locking mechanism. Lockers that use hasp or mechanisms that allow the use of user locks is prohibited.
3. Stacked lockers shall have a wheel track to guide the bicycle into the locker.
4. Lockers located within a parking area shall be within a barrier consisting of bollards, curbs, curb-bumpers, fences, planting areas, or similar barriers approved by the Director.
5. Lockers placed outdoors shall be within 50 feet of a primary resident entry to a building. The locker(s) shall not be placed between a building and a street.
6. The lockers shall be in a location that is illuminated in accordance with the Illuminating Engineering Society (IES) of North America (IESNA) standards for security.
7. Lockers placed in a building or parking structure shall be on the ground level, or another level that has elevator access, provided that the elevator has an interior width or depth of at least six feet.
8. The placement of a locker shall not interfere with pedestrian movements.

9. The size and placement of the lockers shall conform with Figure 1.4.050.A.9., unless an alternative configuration is approved by the Director.

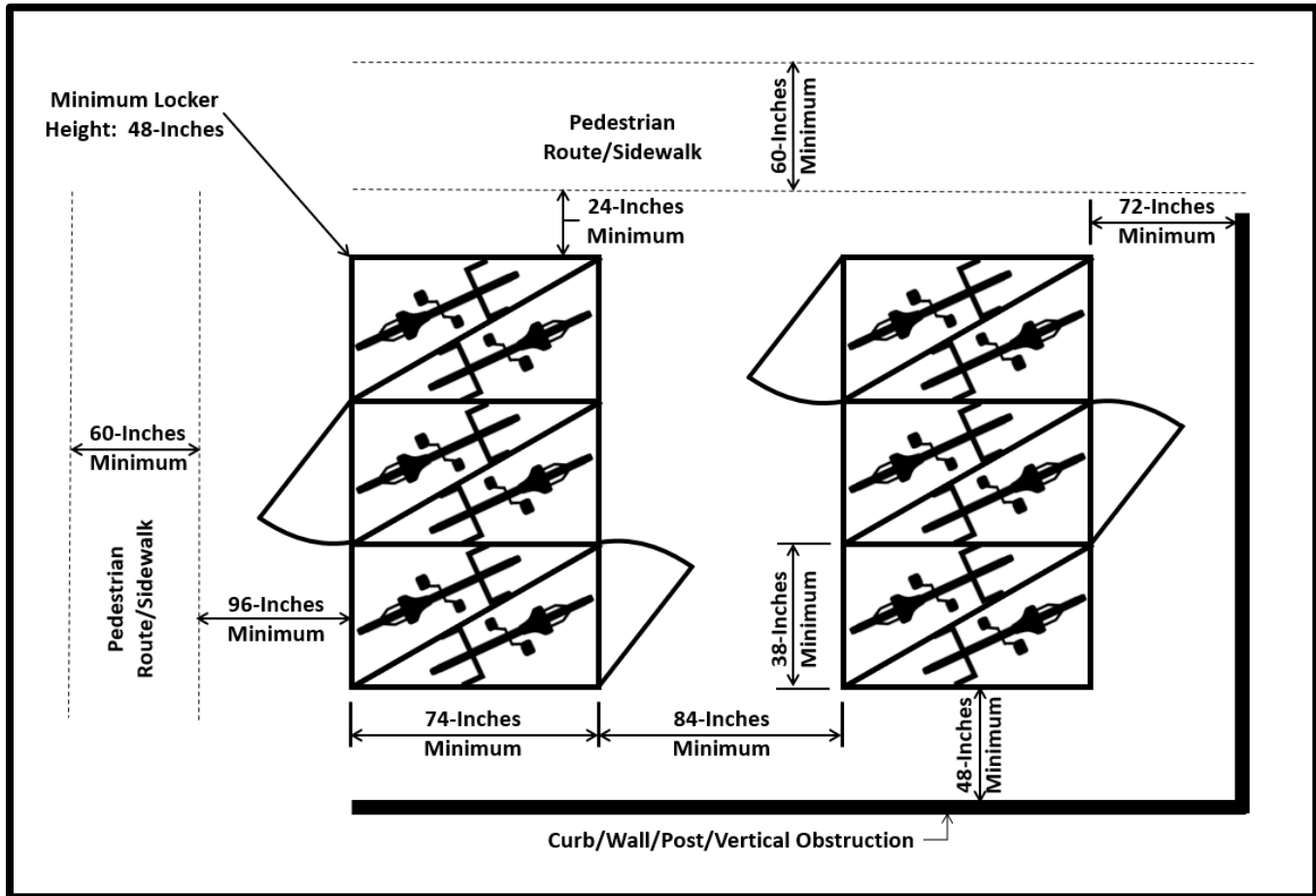


Figure 1.4.050.A.9. Bicycle Locker Size and Placement

Note: Due to the low number of responses to some of the concepts, some percentage results in the “Support” and “Do not support” columns may not be an accurate statistical representation of the community’s desires.

Summary of HOH Open House (08/18/2020) and Flagstaff Community Forum Comments (07/26/2019 – 09/03/2019)					
	Concept	Total Respondents:	Support:	Do not support:	Written Comments Received
1.	A. High Occupancy Housing Development (HOHD): Is any of the following: 1. A mixed-use or multiple-family development, with three or more dwelling(s) units, and: a. has a density greater than 29 dwelling units per gross acre; b. has a bedroom to gross acre ratio greater than 72.5; c. has a bedroom-to-dwelling unit ratio greater than 2.5; d. has a dwelling unit has bedroom-to- bathroom ratio less than 1.3, excluding 1- and 2-bedroom units; or e. more than 10 percent of the dwelling units have four bedrooms or more.	Total Respondents: 5	Support: 100%	Do not support: 0%	1. There must be something written into the Code for some High and Medium density that would trigger the discussion of affordable housing 2. Lower the density to 25 3. Balance between affordable housing and greed as well as "what the market will bear" philosophy. 4. Yes, but the definition should include "rent-by-the-room" 5. Yes, but the definition should include height, square footage, and mass (volume) 6. Definition should be based on long-term residents/professionals who are looking for a single occupancy for either an individual or a couple as a family unit 7. Yes, but there should be an upper limit to how many 4+ bedrooms. 8. Yes, but clarify whether or not this would include housing targeted to college students 9. Yes, but consider using workforce or student housing in the definition instead of multiple-family 10. I support the definition, regardless of the number of four bedrooms
	B. A single-family attached or detached dwelling, duplex, or triplex that contains four bedrooms or more, and a bedroom to bathroom ratio of less than 1.3, (Excludes developments in the Rural Residential (RR) and Estate Residential (ER) zones, and accessory dwelling units.)	14	79%	21%	
2.	Mixed-use High Occupancy Housing Development (MHOHD) shall conform with the definitions of High Occupancy Housing Development and Mixed-use.	6	67%	33%	1. Activity Areas S13, S14, and S15 are overcrowded with High Occupancy Housing developments.
3.	Should a Mixed-use High Occupancy Housing Development in a Regional Activity Center Pedestrian Shed be allowed up to 50 dwelling units per acre before requiring a Conditional Use Permit?	15	33%	67%	1. The reason is all regional activity centers are created equally. The other side, it depends on who interpretation and who is interpreting. 2. Density should not exceed 29 dwelling units (75 beds) or 50 dwelling units (125) in the Regional Activity Centers 3. Density should be less. 4. The Regional Activity Center should have a lower density 5. The greatest density should only be located in Downtown and Southside only 6. Density should not exceed 29 dwelling units (75 beds). 7. Greater densities should not be allowed in the Regional Activity Centers.
4.	Proposed Additional Conditional Use Permit Criteria: A. The property owner has submitted plans that shows how a development can be converted to a traditional multiple-family development consisting of studio, 1 bedroom, 2 bedroom, and 3 bedroom units.	10	80%	20%	1. Additional Criteria is needed to ensure infrastructure, and on street parking is not overburdened. 2. I agree with the additional proposed Conditional Use Permit criteria, specifically neighbor character. 3. I agree with the additional proposed Conditional Use Permit criteria. 4. I agree with the additional proposed Conditional Use Permit criteria. 5. Is appropriate. Not a hard rule. 6. Depends. 7. Can the Builder pay for the transit stop? 8. Setback is important. 9. I am concerned that the building heights may eventually affect tax payers through the purchase of more advanced fire equipment, like ladder trucks and other insurances drivers needs in public safety.
	A. A High Occupancy Housing Development is located in an activity center delineated in the Regional Plan.	10	80%	20%	
	B. The High Occupancy Housing Development that contains more than 50 dwelling unit per acre or 125 bedrooms per acre, is located in a Regional Activity Center Pedestrian Shed	11	73%	27%	
	C. The lot or parcel that contains the High Occupancy Housing Development shall be within 1200 feet of permanent transit stop.	10	90%	10%	
	D. A High Occupancy Housing Development is designed with a character, including mass, scale, height, colors and other elements, that is compatible with the existing structures of the neighborhood were the High Occupancy Housing Development is located.	10	80%	20%	
	E. Property owner, and owner's management company or representative(s) shall operate the High Occupancy Housing Development in accordance with an approved safety plan and, a “good neighbor” plan approved by the Flagstaff Police Department.	10	90%	10%	

Note: Due to the low number of responses to some of the concepts, some percentage results in the “Support” and “Do not support” columns may not be an accurate statistical representation of the community’s desires.

5.	<p>High Occupancy Housing Development with three dwelling units, or less (single-family, duplex, and triplex):</p> <ul style="list-style-type: none">1 parking space per bedroom. <p>(This is the current Room and Boarding parking requirement.)</p>	18	72%	28%	<p>1. For this size development there definitely need to be adequate parking so I would support there being one space per bed. Because we have no street parking overnight in the winter monthes this must be a requirement especially in the neighborhoods where students live close to campus.</p> <p>2. Sure, it's good to have enough parking so that residents don't park in other areas, exacerbating the city's already limited parking. But, more important than the ratio of parking spots to beds is the TOTAL number of people (and therefore cars) that a development will bring to a neighborhood. So sure, 942 spots for 942 beds sounds good, but that is 942 MORE VEHICLES REGULARLY ON THE ROAD IN THAT NEIGHBORHOOD. Large numbers like that are causing rapidly deteriorating traffic situations in Flagstaff. This could be avoided by limiting the sheer number of bed permitted in these developments.</p> <p>3. With density comes the need for improved walking routes and public transportation for commuting to/from work and for leisure. Fewer parking spaces combined with intentional development of interconnected sidewalks, promotion of public transportation and even incentivizing ride share/taxi services will help to lower the need for a 1 person 1 car infrastructure that becomes unnecessary with thoughtful density.</p> <p>4. All buildings should provide enough parking. We have so many vacation rentals in our neighborhood that don't have adequate parking and they raise the cost of housing so there is no affordable housing. Make sure that HOH in CC are not NAU student housing or investors putting in short term rentals. The condos on Beaver and Dale already have short term rentals which are changing the character and sense of community in our neighborhood.</p> <p>5. "In reading this, my understanding is this is for smaller developments like the one recently built on N. Beaver near Nativity church. Based on that assumption, I would hope those smaller developments would be targeted to Flagstaff residents & families VS NAU students. Perhaps for these smaller developments one of the other ratios would be appropriate like the .77?</p> <p>6. Rents in Flagstaff are so very high already making housing for residents nearly unattainable & I don't know if a 1:1 parking: bedroom ratio for places, hopefully targeted for residents, would make them out of reach for the intended target & then simply filled with even more NAU students?"</p> <p>7. In my opinion this is a critical requirement. Developers try to provide less parking. This always leads to an increase in "on street" parking which is already at a premium.</p> <p>8. the existing parking code of one parking space per bedroom is to extreme, a 3 bedroom unit would require 3 spaces assuming that all 3 bedroom s are of driving age. most households have only 2 cars. a one parking space per unit should be fine per dwelling</p> <p>9. If anywhere near an established neighborhood, there should be one space for each bedroom. That is the modern reality. Anything less makes life bad for existing residents.</p>
6.	<p>High Occupancy Housing Development with Four Dwelling Units and Above:</p> <p>Option 1</p> <p>1 parking space per bedroom</p> <p>Example, The Standards has 942 bedrooms:</p> <p>942 bedrooms x 1 space per bedroom = 942 spaces</p> <p>(This is the current Room and Boarding parking requirement.)</p>	Total Respondents: 23	Support: 52%	Do not support: 48%	<p>1. I find this to be one of the most difficult problems with the HOHD. A large part of these developments are huge parking garages or parking lots. The whole point of allowing these types of density was to get people out of their cars and walking or using public transit. The idea of 1 space per bed shows the complete failure of our ability to have this density work in the way it was intended in the Regional Plan. There should be studies of whether with the existing student housing developments all of the parking spaces are occupied. This should impact the amount of spaces required. Any incentives to stop out of town students from bringing cars to Flagstaff should be tried. Unfortunately, the lure of these developments is the reason many prefer them to on campus housing where there is no parking. There should be efforts made between NAU and these building management firms to provide inexpensive transit to Phoenix on the weekends, where I imagine most of these students are going. Carpooling should be encouraged in whatever way possible to dinners out, bar hopping or weekend hiking. If these HOHD are primarily student housing they have to work creatively to lessen the needs for their occupants to bring cars to Flagstaff.</p>
	<p>Option 2</p> <p>First 100 bedrooms: 0.90 parking spaces per bedroom</p> <p>Remaining bedrooms greater than 100: 0.80 parking space per bedroom.</p> <p>(Not eligible for transit and bike reductions)</p>	15	20%	80%	

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	<p>Example, The Standards has 942 bedrooms: 942 bedrooms → (100 x 0.90 space per bedroom) + (842 x 0.80 space per bedroom) = 764 spaces</p> <p>(This is option is alternative requirement that would require more parking for smaller development, and less for larger developments.)</p>				<p>2. I like option 3. Flagstaff is at a fantastic juncture to either embrace a lifestyle that provides more high-quality public transportation options... or go the way of Phoenix and remain shackled to our cars.</p> <p>3. 1 parking space/bedroom, plus secure indoor bike storage of 1 bike spot/bedroom</p> <p>4. One space per bedroom with NO allowances for proximity to mass transit or secure bicycle storage. It is way too optimistic to think that one can live in Flagstaff easily without a car.</p> <p>5. For these monolithic supposedly 'mixed use' HOH developments 1:1 - Option 1 is appropriate. However, I am wary about the allowances that could be granted for transit & bike parking. Are the numbers spelled out somewhere?</p> <p>6. Option 3 seems reasonable</p> <p>7. Option 3, make people dependent on alternative modes of transportation.</p> <p>8. Option 1.</p>
	<p>Option 3 0.77 parking space per bedroom</p> <p>(Not eligible for transit and bike reductions)</p> <p>Example, The Standards has 942 bedrooms: 942 bedrooms x 0.77 space per bedroom = 726 spaces</p> <p>(This is option is based on an actual City of Flagstaff Transportation Engineering Study of several High Occupancy Housing type developments.)</p>	14	36%	64%	
	<p>Please provide your thoughts as to whether or not the parking requirements in Option 2 and 3 should be allowed to be reduced for providing transit pass to residents and/or additional high-security bike parking.</p>	Total Respondents: 5	Support: 60%	Do not support: 40%	<p>1. I support the reductions</p> <p>2. Yes, but the total parking provided should not exceed the reduction.</p> <p>3. I do not support the reductions</p> <p>4. I support the reductions</p> <p>5. I do not support the reductions</p>
7.	<p>Proposed Parking Reduction Requirements</p> <p>A. Transit:</p> <p>Should a High Occupancy Housing Development that provides free transit passes for residents be allowed up to a maximum 20% reduction in the required parking spaces?</p>	14	88%	22%	<p>1. The free transit pass requirement stay with the same development perpetually, regardless of change of ownership.</p> <p>2. The actual car usage reductions created by providing the transit passes is needed to determine the allowable reduction percentage.</p> <p>3. All Depends. Could be ok if the goals are met</p> <p>4. Great idea, but let's be realistic. The tenant will pay the cost of the transit pass in their monthly rent. I think this should be available and optional if the tenant chooses as they might desire other forms of transportation based on their needs - walking, Lyft/Uber, bicycle, etc. However, I do think that there should be a cost/fee to utilize a parking space. If we make driving a car more expensive, that will change behavior that this rule may be trying to achieve.</p> <p>5. "Before this is put into anything official, the verbiage needs to be corrected since it currently states ""free PARKING"" passes and not 'free TRANSIT' passes 2x.</p> <p>6. Besides that, maybe a 10% reduction not 20%."</p> <p>7. Great idea.</p> <p>8. Too high. 5% max.</p>
	<p>B. Bike Parking:</p> <p>Should a High Occupancy Housing Development that provides at least 50 parking space be eligible for a reduction of one parking space per 4 high security bike parking spaces (e.g. bike lockers, monitored bike rooms or enclosures, or similar), up to maximum 10% of the required parking spaces.</p>	10	60%	40%	<p>1. I believe there is a place for reducing parking, but 4:1 is not acceptable.</p> <p>2. All Depends. Could be ok if the goals are met.</p> <p>3. Yes, but increase the bike ratio and lower the cap</p> <p>4. I support the reductions</p> <p>5. This is a great idea and along with bus passes should be encourage and incentivized.</p> <p>6. I like this idea and believe it is this type of innovative thinking that we need for a multi-solution approach the a multi-faceted problem. I believe this should remain on the table as another option.</p> <p>7. I don't think that there should be any reduction in the parking requirements of HOHD under any circumstances.</p> <p>8. "No reduction in parking should be made for access to carshare programs especially in the 50+ HOH category. I believe the majority of the HOHD occupants are people who come from outside of Flagstaff. The primary purpose of carshare programs is to provide a vehicle for a short period of time for a particular 'task' that requires a motor vehicle.</p>

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					<div>9. Carshare programs do not address one of the main reasons the HOHD residents Bring a car with them...to get from Flagstaff to wherever they came from be it points south in state or out of state. A carshare program isn't going to make any difference in the number of cars brought to town so they can go home for winter break."</div> <div>10. we own a duplex at 2315 n. center and are considering adding a 3rd. unit to our property , parking for the 3rd unit would have to be from the rear ONE WAY alley which runs from 6Th ave to colanthe ave . Would the city owned alley be a allowable entrance to our proposed #3rd.unit & allow parking to the parcel from the alley ??? also with the "High Occupancy housing plan" will the city be maintaining the alley in a better manor than they currently have in effect.???</div> <div>11. Carshare seems like a nice idea, but is not proven. We should not base parking space requirements on anything less than fully proven means of discouraging the one person/one car paradigm.</div>
	Please add your thoughts pertaining to the proposed high-security bike parking reduction provisions for a High Occupancy Housing Development. Also, is the reduction amount sufficient, or too high? If the reduction is too high, or too low, what should the reduction be? Should there be additional criteria? If so, what additional criteria do you recommend?	Total Respondents: 4	Support: 50%	Do not support: 50%	<div>1. I support the requirement</div> <div>2. I support the requirement</div>
	C. Car Share: Should the parking requirements of a High Occupancy Housing Development be allowed to be reduced for carshare facilities and vehicles?	13	31%	69%	<div>1. Change the "Should" to may.</div> <div>2. Not every development will work as a requirement.</div> <div>3. All Depends.</div> <div>4. Could be ok if the goals are meet</div>
	Please provide your thoughts on the maximum amount that the parking requirements for a High Occupancy Housing Development should be allowed to be reduced. e.g. 5%, 10% 20%, etc. Please provide an explanation for your answer.	2	50%	50%	<div>1. I support the reductions. We need to find ways to reduce students from bring cars</div> <div>2. Maximum reduction of 10%</div>
8.	A. Proposed Bedroom Allowances: 1. Medium Density Residential (MR): Maximum bedrooms per acre outside of the Resource Protection Overlay: 35 (2.5 bedrooms per dwelling unit x 14 dwelling units per acre = 35 bedrooms per acre)	4		6	<div>1. I don't entirely understand what this proposal means - how it translates to a real thing? However, I would like to not have high density housing that allows for lots of people to share the space. I am in favor of anything that makes it hard for many college students to room together (to save on the rent) in the same unit.</div> <div>2. However, we can combat the city being overwhelmed by gargantuan multi-bedroom student housing projects is a good thing. Flagstaff is slowly being overrun by NAU's growth and the projects being erected throughout the city by outside developers are not in any way beneficial to the city's affordable housing crisis.</div> <div>3. Any increase in restrictions to reduce the maximum bedroom density is a good thing. High maximum bedroom density leads to a ghetto like atmosphere. We certainly do not want to turn into Chicago. However, we do need to address our affordable housing shortage in Flagstaff, but high-density housing is not the way to do it.</div> <div>4. The MR should not be increased and the HR should not be increased.</div>
	2. Maximum bedrooms per acre in the Resource Protection Overlay: 22.5 (2.5 bedrooms per dwelling unit x 9 dwelling units per acre = 22.5 bedrooms per acre)	7	71%	29%	
	B. High Density Residential (HR) maximum bedrooms per acre: 72.5 1. Maximum bedrooms per acre outside of the Resource Protection Overlay: 72.5 (2.5 bedrooms per dwelling unit x 29 dwelling units per acre = 72.5 bedrooms per acre)	7	86%	14%	
	2. Maximum bedrooms per acre in the Resource Protection Overlay: 55 (2.5 bedrooms per dwelling unit x 22 dwelling units per acre = 55 bedrooms per acre)	6	84%	16%	
9.	Should High Occupancy Housing Development in the commercial zones have a different density and bedrooms per acre in the Resource Protection Overlay ((2.5 bedrooms per dwelling unit x 22 dwelling units per acre = 55 bedrooms per acre).	4	25%	75%	<div>1. I support densities. The Resource Protection Overlay is to save our trees and slopes.</div> <div>2. Greater densities should not be allowed anywhere.</div> <div>3. The greater density should be allowed</div> <div>4. The greater density should not be allowed.</div>

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10.	Replace Rooming and Boarding in the following Zones with High Occupancy Housing Development land use in the following zones: Manufactured Housing (MH)	5	40%	60%	<ol style="list-style-type: none">1. So does this mean that HOH is rent by room housing? If that is not the case then there should still be an additional hoop a developer has to jump through if they want to exclude families and only have students. Our goal should be to have housing that serves all and doesn't discriminate against families or anyone who cannot afford the expensive rent by room costs. If all of these changes are happening to regulate student housing or rent by room housing than you should call it what it is. It seems with this change you are just making it easier for developers to have this type of rental property. Rent by room should be approved with careful consideration of the neighborhood and the needs of the whole community not just NAU.2. I don't think there should be any housing with multiple tenants each having separate rental agreements. This just promotes developers targeting their units to college students - we have enough of that already.3. I am not sure I understand this. So, my comment may not apply. However, Flagstaff needs to somehow increase regulation of AIRBNB / VRBO, etc units as much as our restrictive Arizona state regulations allow. AIRBNB / VRBO and other short term rentals are out of control.4. What new requirements will be imposed on landlords who have been renting their property under this classification in prior years? The structures that have been utilized under the Rooming and Boarding land use may not meet the new requirements for HOHD. How will this be addressed?5. What about the Transect Zones? High Occupancy Housing should not be in allowed in these areas since they are mainly existing neighborhoods and are not consistent with existing developments. (Verbal comment at morning open house meeting at the Murdock Center)6. The High Occupancy Housing allowed in the Transect zones should not be allowed. (Verbal comment at morning meeting at the Murdock Center)7. How are you going to stop High Occupancy Housing in Transect Zones? They sould not be allowed (Verbal comment at morning open house meeting at the Murdock Center).8. Projects like the HUB, and multi bedroom triplexes and duplexs (four bedrooms and greater) High Occupancy Housing types that are allowed in transect zones and are out of scale with existing developments, impact parking, and neighborhood. These types of HOH development should not be allowed. (Verbal comments on southside meeting on Zoning).
	Estate Residential (ER)	7	29%	71%	
	Medium Density Residential (MR)	6	67%	33%	
	High Density Residential (HR)	6	83%	17%	
	Suburban Commercial (SC)	5	40%	60%	
	Community Commercial (CC)	7	57%	43%	
	Highway Commercial (HC)	5	80%	20%	
	Commercial Service (CS)	4	50%	50%	
	Central Business (CB)	6	50%	50%	
11.	Please provide your thoughts pertaining to whether a high occupancy housing development should be allowed as a Conditional Use Permit without including commercial as a mixed use development.	Total Respondents: 1	Support: 100%	Do not support: 0%	<ol style="list-style-type: none">1. I support HOH without Mixed Use
12.	Proposed Zoning Code Specific to Use Requirements for a High Occupancy Housing Development: <ol style="list-style-type: none">1. A mixed-use High Occupancy Housing Development shall comply with the mixed-use development standards of the Zoning Code.2. Prior to the issuance of a building permit for the HOHD, the property owner shall obtain approval of a safety plan from the Flagstaff Police Department’s Crime Free Multihousing program.3. Prior to the issuance of a building permit for the HOHD, the property owner shall obtain approval of a “good neighbor” plan from the Flagstaff Police Department’s Crime Free Multihousing program that all tenants are required to sign and comply with as part of the tenant’s lease.4. Prior to the issuance of a building permit for the HOHD, the property owner shall obtain approval of a waste management plan from the City’s Public Works Director that shall be implemented to the reduce waste generated by the development.;	4	50%	50%	<ol style="list-style-type: none">1. These are all good but why isn't recycling included with the waste management section. If we are to have this kind of density producing so much more waste in our community, why isn't there requirement for some of this waste to not go in the landfill. Why are these types of developments exempted?2. Agreed.

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	<div>5. Prior to the final approval of a subdivision that creates one or more lots or parcels that would contain a development conforming to the definition of a HOHD, the property owner shall obtain approval of a Conditional Use Permit for the property that would contain the HOHD.</div> <div>Please share your thoughts about the proposed use requirements for a High Occupancy Housing Development. Does the propose requirements capture your thoughts as it pertains to this use?</div>				
Total Comments Received		271	Total Written Comments Received		90
Total Participates (40 - Open House Attendees) + (260 - Online Community Forum Views)		300			

Summary of Public Comments and Questions Received
from the February 13 and 14, 2020 Open House Meeting on the Zoning Code.

1. Does the proposed Zoning Code or High Occupancy Housing Plan allow for additional building height?

Staff Response: Neither the proposed zoning code and the High Occupancy Housing Plan allow for additional building height

2. Is the High Occupancy Housing Plan specific to any one area?

Staff Response: The High Occupancy Housing Plan address all areas of the City.

3. Where is High Occupancy Housing allowed?

Staff Response: There are large and small High Occupancy Housing developments. As defined, the proposed Zoning Code allows High Occupancy Housing all residential and commercial zones, and all transect zones (excluding the T1 Natural (T1) and T2 Rural (T2)).

4. Are there ways to getting around the High Occupancy Housing requirements? For example, a dwelling unit having 8 bedrooms

Staff Response: Only the single-family dwelling unit has a bedroom cap in any one dwelling unit. There is no bedroom cap in the two-unit/duplex or a multifamily development.

5. Is a request for a Conditional Use Permit subject to the surrounding neighborhood comment?

Staff Response: All Conditional Use Permits require a public meeting, at least, before the Planning and Zoning Commission. The Planning and Zoning Commission, or the City Council when applicable, may consider public comments in rendering their decision in the approval or denial of the Conditional Use Permit. The Planning and Zoning Commission's and the City Council's decision is limited to the Conditional Use Permit Criteria.

6. In a single-family neighborhood, is an accessory dwelling unit allowed.

Staff Response: An accessory dwelling unit is allowed in a lot with a single-family dwelling unit.

7. Is it correct that Northern Arizona University (NAU) attendance going down?

Staff Response: Staff has been informed that the attendance had decreased this past semester.

8. Does the development have to be compatible with the style of existing surrounding developments?

Staff Response: The Conditional Use Permit criteria requires a finding that the compatibility criteria have met.

9. The Standard is not 100% full, 90% full per the leasing manager. It has open parking on the ground floor that is set aside for the commercial areas. Currently the residents are using the spaces since the commercial is vacant. There is available parking on the upper floors.

10. Why are they building more rooms for students? The attendance is down as NAU.

Staff Response: Arizona is a free market state. Therefore, the property owners and developer can build what they want if it is allowed by the properties zone.

11. So, we will have just a bunch of slum housing in and next to downtown.

12. Arizona laws prohibit requiring affordable housing

13. Could the proposed standards require a minimum number of studio and one-bedroom units? For example, a minimum of 20 percent of the total dwelling units. Also, could the proposed

standards have a maximum number of 4 bedrooms or greater? For example, a maximum of 20 percent of the total dwelling units. Therefore, this would not allow 50 to 80 percent, or more, of the dwelling to be 4 bedrooms or greater

Staff Response: Yes, the proposed standards could.

14. Are there developer pushing to get their approval before the adoption of these proposed development standard.

Staff Response: We have been told that some developer desire to get their approvals before the proposed standard become effective.

15. The market demand is 1 and 2 bedrooms. We want the three, four, and five-bedroom unit apartment near NAU, where the student can walk.

16. What is there to protect the low-density developments?

Staff Response: Each zone has a list of allowed land uses and densities. The Zoning Code provided for protections within the zone, although almost all zones allow for multi-family developments at different densities. Also, single-family is allowed in almost all of the zones.

17. What regulates the Zoning Code?

Staff Response: All new zoning code amendment must be in conformance with the Regional Plan, and applicable specific plans.

18. The proposed parking standards are to high for small developments. They should be like the transect zones.

19. Allow smaller HOH developments by-right, without the requirements for a Conditional Use Permit.

20. Provide incentives for infill developments with a lower parking requirement.



Planning & Zoning Commission

5. B.

Meeting Date: 09/23/2020

From: Carlton Johnson, Associate Planner, Comprehensive Planning

Information

TITLE

2019 Annual Report on the Flagstaff Regional Plan 2030

Discussion: The purpose of the Annual Report is to keep Planning and Zoning Commissioners, City Council, and the public informed of the City's progress towards meeting the goals and policies of the Regional Plan.

STAFF RECOMMENDED ACTION:

No action of the Planning and Zoning Commission is required.

Attachments

2019 Annual Report
2019 Annual Report Presentation
Staff Report



*Flagstaff
Regional Plan 2030*

2019
ANNUAL
REPORT

NATURAL
ENVIRONMENT,
BUILT
ENVIRONMENT, &
HUMAN
ENVIRONMENT

FLAGSTAFF
REGIONAL PLAN
2030
PLACE MATTERS

INTRODUCTION

The *Flagstaff Regional Plan 2030 (FRP30)* is used for decision making so that Flagstaff City government is accountable for publicly-derived policy outcomes and goals. It provides the basis for policies and regulations to guide physical and economic development within the Flagstaff region. The Plan is used as a guide, or road map, for the future of the City and the region. It establishes priorities for public decisions and direction for complementary private decisions, thereby striving to establish predictability in the decision-making process.

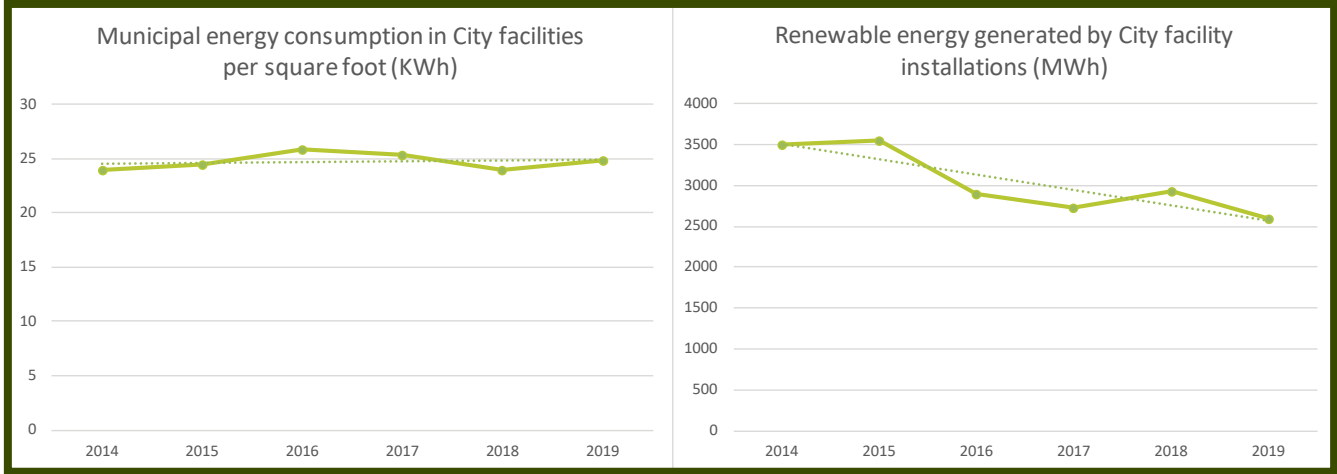
The Annual Report consolidates metrics identified in Appendix D of the *FRP30* into a summary of the City’s performance towards the Plan’s goals, and an account of progress in Plan related work. While all the goals and policies in the Plan are directed to future needs and accomplishments, it is important to understand that many of them also reflect ongoing programs, initiatives, and actions already implemented by City, County, and other policy and decision makers. Progress towards the goals and policies in the Plan will be dependent on the community’s ability or inability to fund the recommended actions, the policy decisions made by City Council and management, and the community support of the Plan.

This report is the sixth produced since the plan was adopted. Not all metrics are available on an annual basis. Gradual trends may be difficult to observe. The report has a column to highlight the overall, six-year trends emerging so far. City staff strives to establish consistent methods of gathering the relevant data, even as policies and accounting systems may change. The report will note when a policy or management change has resulted in a change to the measurement, as opposed to a change that is the result of Plan implementation. If a date appears in parentheses after a measurement, it signifies that data from a different year was used. For instance, some data used in the 2014 report was based on data between 2011-2014, because of the timing and availability of data.

The Report is organized into metrics for the Natural, Built, and Human Environments. It also reports on the use of the goals in City Council decision making, Regional Plan accomplishments, and future projects to implement the Plan.

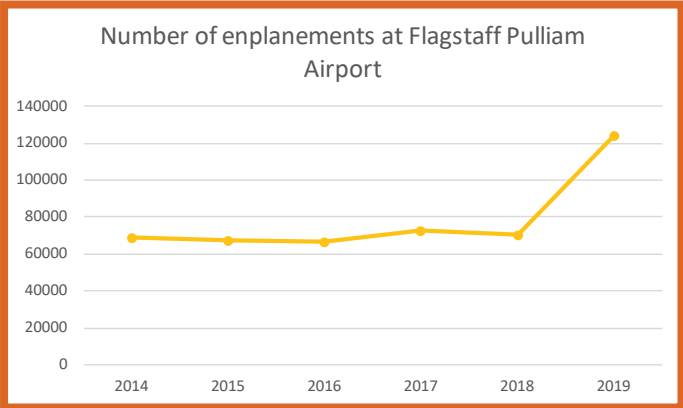


Key Insights



NATURAL ENVIRONMENT, 2,588 MWh Renewable Energy Generated.

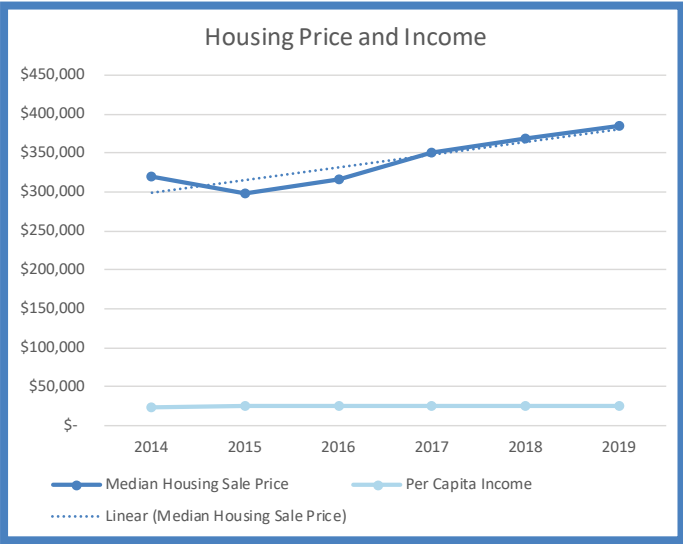
Energy consumption for City facilities has remained fairly steady over the last six years while energy generation is showing a decline. The dotted best-fit line shows a decline of approximately 37 percent over the last 6 years. Renewable energy generation decreased in 2016 and has remained lower due in large part to the combined heat and power (cogeneration) system at the Wildcat Water Reclamation Plant not running. This system likely will not come back online. A new cogeneration system is expected to be a few years away. 2019’s energy generation was down further because there were about 6 weeks in June and July when one of the solar installations at Wildcat was not operational. It has since come back online and is performing well. All current renewable energy generated by City facility installations are solar. These system’s productivity are expected to decline very slowly year after year. So while numbers may continue to trend down slightly, another decline on the order of 37 percent is unlikely. Additionally, the City has been purchasing power from the Hoover Dam since late 2017 to add to its renewable energy portfolio. We have purchased 1,415 MWh through the end of 2019.



BUILT ENVIRONMENT

123,957 Enplanements

The airport had a record year in 2019. The previous record was set in 2017. The chart to the left shows how minor that high point was compared to the new record in 2019. 2019’s enplanement number is 71 percent higher. The airport added a second air carrier, United Airlines with twice daily service to Denver. American Airlines also added twice daily flights to Dallas in addition to their existing Phoenix service.



HUMAN ENVIRONMENT

\$385,000 Median Housing Sale Price

After highlighting this measure in 2018’s Annual Report, the median housing sale price increased again from \$368,000 in 2018 to \$385,000 in 2019 (4.6 percent increase). 2015 shows a low point over the past 5 years. Prices increased 29 percent between 2015 and 2019. These numbers only account for homes sold, and are therefore likely more variable than what the same home is actually worth. Therefore the dotted best-fit line on the chart above is a better representation of general price trends. It shows a price increase of approximately 27 percent over the past 6 years. Meanwhile, per capita income has only increased 7 percent in the past 6 years per the American Community Survey’s 5-year estimate.

NATURAL ENVIRONMENT

ENVIRONMENTAL & CONSERVATION PLANNING								
Measure	2014	2015	2016	2017		2018	2019	Trend
Acres of protected open space within city limits	20 new; 2,769 total	0 new; 2,769 total	0 new; 2769 total	300 new; 3,069 total		0 new; 3,069 total	0 new; 3,069 total	→
Open space - per acre budget	not available	\$8.1	\$11.7	\$10.6		\$10.6	\$12.9	→
Volunteer Hours on Open Space	727	858	3,850	557		443	867	→
Number of community gardens and gardeners	5 community gardens 78 participants	5 community gardens 94 participants	5 community gardens 126 participants	5 community gardens 90 participants		5 community gardens 87 participants	5 community gardens 82 participants	↘

Before 2014, the City purchased thousands of acres of State lands for conservation. The purchasing of open space is leveling off, the program is now focused more on the management of these lands. Flagstaff has over two times the acres of open space per resident that the National Recreation and Park Association best practice recommends. While metrics are helpful, community dialogue and access are more helpful. The Parks, Recreation and Open Space Committee identified the southeast quadrant of Flagstaff as an area that needs improvement. An increase in the open space budget is related to additional funds and resources allocated for invasive plant removal. Outreach and engagement lessened for the community gardens over the last couple of years because of some staff turnover. Staff is now more stable and consistent efforts have gone back into outreach and engagement.

PUBLIC FACILITIES - SOLID WASTE								
Measure	2014	2015	2016	2017		2018	2019	Trend
Amount of solid waste disposed in Cinder Lake landfill and remaining useable life	85,473 tons Est closure date: 2054	86,891 tons Est closure date: 2054	91,150 tons Est closure date: 2054	99,146 tons Est closure date: 2054		96,862 tons Est closure date: 2054	91,184 tons Est closure date: 2054	→
Tons of recycling and waste diversion rate (SF homes diversion rate) ¹	5,912 tons 39% (14%)	7,254 tons 42% (17%)	6,094 tons 43% (13%)	6,881 tons 27% (15%)		6,632 tons 9% (15%)	5,328 tons 8% (13%)	↘

¹ Staff revised how the tons of recycling and the diversion rate were calculated in 2018. The new tons calculation now accounts for the contaminated recyclables (about 34% of collected recyclables) that are delivered to the recycling center but sorted out and delivered to the landfill as trash. This calculation also incorporates the large amount of material from a business that was diverted through use as alternative daily cover up until 2017 when the business closed, significantly lowering the diversion rate.

The overall volume of solid waste has dropped following two high years. This range of variation is typical for a landfill. The high-point in 2017 can be attributed to a busy year of construction activity. Total tons of recycling dropped. In the past, reductions of waste and recycling is indicative of a recession when consumption decreases. More time is needed to see if this trend continues before any concrete conclusions. The end destination of recycled material is dependent on the material. All material is sorted, baled, and marketed to end-market processors. The exact destinations are not known since this is proprietary business information. It is likely that far less material is going to China and other Asian markets than a couple of years ago due to the import bans placed on recyclables. Even when material is recycled domestically, it is likely to travel out of state given the lack of processing infrastructure in Arizona.

ENERGY								
Measure	2014	2015	2016	2017		2018	2019	Trend
Municipal energy consumption in City facilities per square foot (in kilowatt hours)	23.9 kWh	24.5 kWh	25.8 kWh	25.3 kWh		23.9 kWh	24.8 kWh	→
Renewable energy generated by City facility installations	3,496 MWh, 6.5% of City's energy use	3,553 MWh, 6.7% of City's energy use	2,902 MWh, 5.5% of City's energy use	2,729 MWh, 5.4% of City's energy use		2,936 MWh, 5.6% of City's energy use	2,588 MWh, 4.7% of City's energy use	↘

Energy consumption for City buildings has remained fairly steady. Renewable energy generation decreased in 2016 and has remained lower since, see Key Insight on page 3.

NATURAL ENVIRONMENT

WATER RESOURCES				
Measure	2014	2015	2016	2017
Water, Wastewater, Reclaimed Water and Stormwater Annual Operating Budget ¹	FY15: \$15.9 million	FY16: \$17.3 million	FY17: \$17.8 million	FY18: \$18.4 million
Potable Water				
Total Water usage (billed) (gallons per capita per day) ²	94	88	93	91
kWh of energy used to produce and deliver potable water	21,117,850 kWh	19,253,690 kWh	20,279,800 kWh	17,899,000 kWh
Gallons of potable water produced and delivered	2.4 billion gal	2.3 billion gal	2.6 billion gal	2.6 billion gal
Energy cost per thousand gallons of potable water produced and delivered ³	\$0.76	\$0.72	\$0.78	\$0.71
Peak day consumption vs. total capacity (in million gallons)	Peak = 12.1 on 6/21 Total capacity = 18.84	Peak = 10.9 on 6/26 Total capacity = 18.69	Peak = 11.4 on 6/23 Total capacity = 18.69	Peak = 10.8 on 7/6 Total capacity = 18.69
Wastewater & Reclaimed Water				
Gallons of wastewater treated	2.007 billion	2.031 billion	1.981 billion	2.050 billion
Energy cost per thousand gallons of wastewater treated ³	\$0.53	\$0.61	\$0.56	\$0.48
Kilowatt hours used to treat effluent and produce reclaimed water	9,996,126 kWh	10,832,092 kWh	10,822,467 kWh	10,038,214 kWh
Gallons of reclaimed water produced and delivered ⁴	1.910 billion produced 630,195,834 delivered	1.967 billion produced 625,959,771 delivered	1.947 billion produced 592,071,267 delivered	2.050 billion produced 578,680,000 delivered
Stormwater				
Number of nonconforming properties brought into compliance with stormwater regulations	13	3	5	2

¹ See page 14 for FY20 CIP Budget chart.

² Calculation based on a Flagstaff population of 76,338 - Arizona Office of Economic Opportunity for July 1, 2019.

³ All costs presented are energy only (not including operation and maintenance).

⁴ Difference between reclaimed gallons produced and delivered is water discharged to the Rio de Flag in the off season.

2018	2019	Trend
FY19: \$18.5 million	FY20: \$19.1 million	↗
85	84	↘
18,141,300 kWh	18,303,560 kWh	→
2.6 billion gal	2.7 billion gal	→
\$0.71	\$0.65	↘
Peak = 10.5 on 6/29 Total capacity = 17.6	Peak = 10.8 on 6/21 Total capacity = 17.6	→
1.813 billion	2.007 billion	→
\$0.57	\$0.45	↘
10,500,199 kWh	7,652,442 kWh	↘
1.813 billion produced 589,701,484 delivered	2.007 billion produced 540,356,496 delivered	→
5	4	→

The overall water resources' patterns are difficult to see from comparing year-to-year metrics. Water consumption per capita has been dropping over the last 25 years. Annual variability is related to population accuracy and variability of water use within the industrial and commercial sectors. Water Services is continually replacing aging infrastructure, including water mains, pumps, blowers, motors, and electrical components, all of which either reduce water losses or improve energy efficiency. The drop in energy cost of potable water is related to a good snow year that resulted in a larger amount of water in Upper Lake Mary. Treating water from Upper Lake Mary is cheaper than treating groundwater.

There is not a trend, up or down, with wastewater influent. Since population estimates indicate an increasing trend, a stable influent volume is an indication that either people are using less water indoors (consistent with a reduction in water use) and/or we have seen a reduction in inflow and infiltration into the sewer system. This can be an illegal discharge, intentional or not, of stormwater or other water into the sewer system, or it can come from stormwater that finds its way through cracks and into the sewer pipeline. In 2019, the numbers indicate that Water Reclamation became more efficient using less kWh to treat the same or more wastewater that in previous years. This apparent efficiency is actually related to many factors that are not necessarily attributed to efficiency improvements. One being related to 2019 being the driest monsoon on record. A lack of monsoon rains resulted in significantly less stormwater infiltration into the sewer system from flowing washes. Most large sewer lines run near the bottom of washes and have locations that allow stormwater into the sewer lines. This cost could come down consistently if infiltration points are fixed.

Two to five properties removed from the Special Flood Hazard Area is a more typical result than the 13 reported in 2014.

MISSING METRICS from the NATURAL ENVIRONMENT:

Wildlife corridors and habitat land consumed or preserved by development (Arizona Game and Fish Department-designated), Concentration of natural resources, conservation priority areas, open space acres protected through conservation easement, purchase, etc., Biodiversity (birds, plants, amphibians, fish, mammals, reptiles) – total species count – Arizona Game and Fish Department data (when available), Update Natural environment maps with pertinent information (there is a Prairie Dog map that was updated in 2019 on the City's website, <https://www.flagstaff.az.gov/3313/Annual-Reports>, with 2017 survey data)

BUILT ENVIRONMENT

COMMUNITY CHARACTER

Measure	2014	2015	2016	2017
Dollars allocated to beautification of public areas	Operations: \$141,823 Capital: \$3,026,213 Total: \$3,168,036	Operations: \$182,714 Capital: \$3,767,477 Total: \$3,950,191	Operations: \$339,408 Capital: \$4,303,050 Total: \$4,642,458	Operations: \$328,379 Capital: \$3,891,890 Total: \$4,220,269
Number of brownfield environmental site assessments completed (within city limits)	5	6	2	0
Number of brownfield redevelopment projects approved	0	0	0	0
Heritage resources inventoried, saved, and demolished	Not available	123 inventoried, 8 saved, 5 demolished	81 inventoried, 5 saved, 3 demolished	139 inventoried, 0 saved, 0 demolished

2018	2019	Trend
Operations: \$333,722 Capital: \$5,544,672 Total: \$5,878,394	Operations: \$307,164 Capital: \$3,988,290 Total: \$4,295,454	→
0	0	→
0	0	→
55 inventoried, 0 saved, 3 demolished	79 inventoried, 0 saved, 1 demolished	→

The overall trends for Community Character are stable. Beautification funding, which is generated by tourism revenues, remains high. Brown-field and heritage resource numbers are expected to vary from year to year depending on specific projects. There is a flattening trend in demolitions of historic structures within designated historic districts and overlay zones. The last couple of years of inventoried heritage resources have been lower. This is mostly due to counting some projects multiple times when they would go through multiple steps of review in previous years. All historic projects are now processed through the City's internal digital system and should present more accurate numbers starting with 2018.

GROWTH AREAS & LAND USE

Measure	2014	2015	2016	2017
Permits & Development Projects				
Residential permits issued for new construction	183	229	258	260
New residential units permitted	422	409	493	719
Accessory Dwelling Unit permits	Not available	4	7	14
Commercial, industrial and other non-residential permits issued	35	28	27	37
Commercial, industrial and other non-residential space permitted (s.f.)	532,215	147,855	593,326	893,490
Green buildings built – residential (r) or commercial (c)	City: 6 (r), Cnty w/in FMPO: 4 (r), NAU: 3 (c)	City: 7 (r), 1 (c), Cnty w/in FMPO: 5 (r), NAU: 1 (c)	City: 9 (r), 1 (c), Cnty w/in FMPO: 9 (r), NAU: 3 (c)	City: 6 (r), 2 (c), Cnty w/in FMPO: 11 (r), NAU: 1 (c)
Number of mixed use developments	0	1; Village at Aspen Place	2; The Loft, RP Electric	2; The Hub, The Standard
Number of infill or redevelopment projects	11 infill 7 redevelopment	2 infill 1 redevelopment	8 infill 5 redevelopment	6 infill 5 redevelopment

2018	2019	Trend
356	290	→
406	284	→
13	33	↗
29	62	→
410,723	254,360	→
City: 7 (r), 0 (c), Cnty w/in FMPO: 10 (r), NAU: 1 (c)	City: 3 (r), 2 (c), Cnty w/in FMPO: 6 (r), NAU: 1 (c)	→
0	1; Flagtown Lofts	→
9 infill 2 redevelopment	4 infill 7 redevelopment	→

These measures are showing continued, and somewhat steady, growth within the City since the end of the Great Recession. Residential permits and units are lower than previous years but still show a lot of activity. Accessory Dwelling Units (ADUs) show a large increase. ADUs can provide multi-generational housing, they can help home owners make additional money on their property, and they can provide an attractive, more affordable option for people to rent. The popularity of ADUs demonstrates the need for more affordable housing options. The remaining measures show that development is happening and they show a variation that is indicative of which specific projects move forward each year.

BUILT ENVIRONMENT

GROWTH AREAS & LAND USE (Continued)									
Measure	2014	2015	2016	2017		2018	2019	Trend	
Land Use									
Acres annexed into city limits	0	180	832	20		0	2	n/a	
Number of major and minor amendments to the plan	0	1 major: Map 25 Transportation Network Illustration, 2 minor: La Plaza Vieja Neighborhood Specific Plan, Core Services Yard map amendment	5 minor: McMillan Mesa Village Amendment, Buffalo Park W, Guadalupe Park, Highland Ave Open Space, Observatory Mesa Open Space	0 major 3 minor: Chapter 3 Plan Amendments Part 1 and 2, Schultz Y Trailhead		1 major: McMillan Mesa Natural Area 1 minor: High Occupancy Housing Specific Plan	no amendments	n/a	
Area types changed on the Future Growth Illustration (acres)	0	Area in White to Existing Suburban = 15 Future Urban to Existing Suburban = 9.7 Future Suburban to Existing Suburban = 4	Area in White to Park / Open Space = 2,279.2 Area in White to Existing Suburban = 6.3 Existing Urban to Park/ Open Space = 1.1 Existing Suburban to Park/Open Space = 5.3	Area in White to Park / Open Space = 20		Area in White to Park / Open Space = 231.1 Special District to Park / Open Space = 1.5 Employment to Park/ Open Space = 36.5 Existing Suburban to Park/ Open Space = 58.9 Area in White to Special District = 10.0	no changes	n/a	
Land Use zoning distribution within activity centers (in acres) ¹	Commercial: 814 Industrial: 201 Public: 434 Open Space: 0 Residential: 628 Transect Zone: 1	Commercial: 813 Industrial: 201 Public: 487 Open Space: 0 Residential: 951 Transect Zone: 1	Commercial: 815 Industrial: 198 Public: 486 Open Space: 0 Residential: 954 Transect Zone: 4	Commercial: 814 Industrial: 198 Public: 484 Open Space: 0 Residential: 955 Transect Zone: 4		Commercial: 823 Industrial: 186 Public: 476 Open Space: 0 Residential: 921 Transect Zone: 4	Commercial: 826 Industrial: 171 Public: 476 Open Space: 0 Residential: 933 Transect Zone: 4	n/a	
Land Use zoning distribution outside activity centers (in acres) ¹	Commercial: 891 Industrial: 1,294 Public: 15,581 Open Space: 268 Residential: 17,605	Commercial: 901 Industrial: 1,421 Public: 15,579 Open Space: 268 Residential: 17,276	Commercial: 910 Industrial: 1,367 Public: 15,589 Open Space: 2,990 Residential: 16,048	Commercial: 910 Industrial: 1,364 Public: 15,591 Open Space: 3,009 Residential: 16,040 Transect Zone: 1		Commercial: 927 Industrial: 1,365 Public: 15,591 Open Space: 3,023 Residential: 16,048 Transect Zone: 1	Commercial: 929 Industrial: 1,365 Public: 15,592 Open Space: 3,024 Residential: 16,047 Transect Zone: 1	n/a	
City building and total impervious surface coverage percentage ²	Bldg. = 3.9% Impervious = 15.7%	Bldg. = 4.1% (1,678ac) Impervious = 15.8%	Bldg. = 4.2% (1,652ac.) Impervious = n/a	Bldg. = 4.2% (1,663ac.) Impervious = n/a		Bldg. = 4.3% (1,707ac.) Impervious = n/a	Bldg. = 4.3% (1,689ac.) Impervious = n/a	→	

Very little movement overall with land use in 2019. 2 acres of commercial land was annexed into the City toward the east end of town. Some Industrial land within an activity center turned into commercial and residential land because of the McGrath mixed-use project at Butler Ave and Sawmill Rd.

¹ Small parks and large active parks are typically zoned Public Facilities (PF) and are counted as Public since actual facilities such as City Hall share that zoning. Public Lands Forest (PLF) are also counted as Public. Only areas zoned Public Opens Space (POS) are counted as Open Space. These only include dedicated passive open space such as Observatory Mesa, Picture Canyon and other smaller locations.

² The City Stormwater Division is developing a master impervious coverage GIS layer that is not ready yet, but is expected to be an improvement in accuracy for future years.

TRANSPORTATION									
Measure	2014	2015	2016	2017		2018	2019	Trend	
Walkability and Bikeability (scores out of 100)	Walk score = 33 Bike score = n/a	Walk score = 33 Bike score = 73	Walk score = 36 Bike score = 73	Walk score = 37 Bike score = 64		Walk score = 37 Bike score = 64	Walk score = 38 Bike score = 65	→	
Mode share numbers from Trip Diary Survey ¹	Transit: 4.3% Bike: 7.6% Walk: 15.1% Cars: 73%	n/a	n/a	n/a		Transit: 4.9% Bike: 7.8% Walk: 14.3% Cars: 73%	n/a	→	
Pedestrian and bicycle crash numbers and percent of total crashes ²	44 ped (2.5%) 70 bike (4.0%)	26 ped (1.4%) 33 bike (1.8%)	26 ped (1.3%) 32 bike (1.6%)	27 ped (1.4%) 38 bike (1.9%)		18 ped (1.2%) 25 bike (1.6%)	n/a	↘	
Miles of FUTS/new FUTS installed	0.6 mile added 55.2 total FUTS miles	1.0 mile added 56.2 total FUTS miles	0.0 mile added 56.2 total FUTS miles	0.16 mile added 55.8 total FUTS miles		1.2 miles added 57.0 total FUTS miles	0 mile added 57.0 total FUTS miles	→	
Percent of streets with sidewalks along both sides	major roads = 42% public roads = 51%	major roads = 52% public roads = 54%	major roads = 55% public roads = 54%	major roads = 55% public roads = 55%		major roads = 56% public roads = 54%	major roads = 56% public roads = 54%	→	
Complete bike lane percentages ³	n/a	n/a	71%	72%		72%	72%	→	
Percentage of population within 3/4 mile of transit stop	73%	73%	59%	60%		60%	62%	→	
Percentage of population within 1/4 mile of high frequency transit (peak headways under 10 mins) ⁴	n/a	n/a	n/a	n/a		11%	12%	→	
Transit Score ⁵	n/a	n/a	n/a	35		35	35	→	
Transit Boardings	1,870,842	1,878,075	2,007,489	2,212,913		2,530,626	2,507,507	↗	
Internal vehicle miles traveled (VMT), average VMT/capita/day ⁶	1,474,767 VMT/day 17 VMT/capita/day ('13)	1,524,069 VMT/day 17 VMT/capita/day	1,537,765 VMT/day 16.9 VMT/capita/day	1,604,288 VMT/day 17.4 VMT/capita/day		1,615,410 VMT/day 17.3 VMT/capita/day	1,594,818 VMT/day 17.3 VMT/capita/day	→	
Number of passengers, enplanements and operations at Flagstaff Pulliam Airport	enplanements: 68,754 operations: 41,986	passengers: 134,517 enplanements: 67,421 operations: 44,527	passengers: 133,416 enplanements: 66,526 operations: 46,850	passengers: 146,531 enplanements: 72,679 operations: 43,527		passengers: 140,464 enplanements: 70,160 operations: 44,909	passengers: 248,294 enplanements: 123,957 operations: 43,059	↗	

Overall walkability in Flagstaff is remaining stagnant. Flagstaff’s bike score fell in 2017 because Walk Score updated their measuring techniques. Walk score and Bike score each went up a point in 2019 but this is not a substantial change and should not be called a trend yet. A trip diary survey was conducted in 2018 and shows similar numbers to 2012’s. No new FUTS mileage was added in 2019. Sidewalk and bike lanes were unchanged in 2019. Transit has continued to service the same general area over the past several years. Transit boardings are leveling off. VMT per capita is staying steady. The airport had a record year in 2019, see Key Insight on page 3.

¹ The 2014 column is actually 2012 data. Updated data is only available every 5-7 years.

² Crash data was not able to be collected from ADOT in 2019. ADOT changed their access system and the City needs to renew its agreement for access to the data.

³ The percentage is based on streets eligible for bike lanes as decided by City Engineering and the FMPO, it primarily omits local roads.

⁴ Methods changed for calculating the percentage of population near a transit stop for 2016. The previous method likely overestimated the percentage of people near transit stops by only using residential units via GIS (2014 used 40,495 units) since occupancy and completeness of data varies throughout the FMPO, from 2016 on, the numbers instead use population through NAIPTA’s own Remix software that is based on current ACS data and an extrapolation of the total FMPO population per Arizona Office of Economic Opportunity data (extrapolation is per a multiplier to the sum of Flagstaff City and other Census Designated Places within the FMPO, the multiplier is based on the difference in those same places and a known FMPO population in 2010, the multiplier is 1.107) between 2016 and 2018, 2019’s FMPO population estimate was provided by MetroPlan using average changes for areas outside of the City of Flagstaff over the past three years, and projected forward one more year, resulting in 92,006.

⁵ Transit Score is provided by Walkscore.com and operates within the same 0-100 scale.

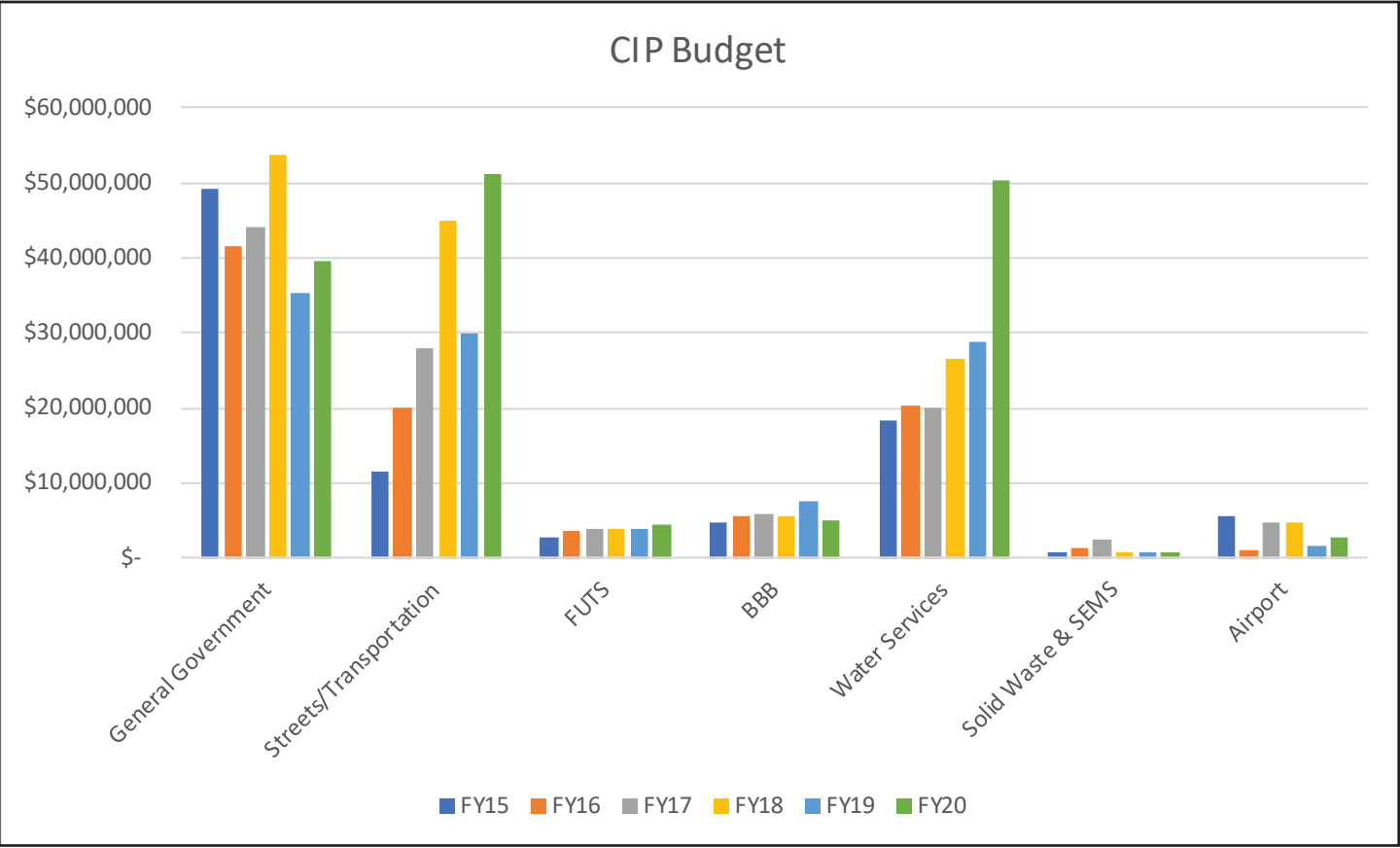
⁶ Per capita data based on total FMPO population per footnote 4.

BUILT ENVIRONMENT

COST OF DEVELOPMENT						
Measure	2014	2015	2016	2017	2018	2019 Trend
Percent of total City budget devoted to Capital Improvement Projects (CIP)	39%	39%	41%	42%	39%	46% →
Dollars spent on road improvement CIP projects ¹	\$8 million	\$10.7 Million	\$8.8 Million	\$20.4 Million	\$7.4 Million	\$8 Million →
Miles of road improvements	Not available	Road Repair & Street Safety = 125.9 lane miles CIP = 1.55 lane miles	Road Repair & Street Safety = 99 lane miles CIP = 3.4 lane miles	Road Repair & Street Safety = 63.6 lane miles CIP = 18.3 lane miles	Road Repair & Street Safety = 46.4 lane miles CIP = 3.1 lane miles	Road Repair & Street Safety = 80.8 lane miles CIP = 1.2 lane miles →

¹ This amount is the known expenditures through the first three quarters of the fiscal year.

Capital Improvements Projects’ spending and improvement miles show a highly variable amount that depends upon the stage of individual projects. After an expensive year of construction in 2017, subsequent years spent less money. Expense and lane mile completion varies depending on whether individual projects are ready for construction or if they are still in the process of the less-expensive design. Most of the significant improvements, including water and sewer line repairs/replacements, will take place over the next 5 years. The program is funded by a sales tax increase approved by voters in November 2014 and will continue for 20 years. Every paved street maintained by the City will be improved during the term of the tax.



In the CIP budget, funding for streets and transportation reached a new high of \$51 million in FY2020. General Government funding remains lower than average. In FY2020, the total budget increased from \$108 million in FY2019 to \$154 million in FY2020 and surpassed the previous high of \$140 million from FY2018. The variation in budget is primarily because of where projects were in their process, more specific projects happening or more projects in the expensive construction phase.



2019 street scene showing new development and a recently completed CIP street project

MISSING METRICS - BUILT ENVIRONMENT:

100-year water demand studies per city project (part of Utilities Division updates), Connectivity of roadways – measure in inter-sections per square mile (future FMPO metric)

HUMAN ENVIRONMENT

INDICATORS OF OVERALL COMMUNITY WELL BEING						
Measure	2014	2015	2016	2017	2018	2019 Trend
Total population ¹	68729	70088	71459	71975	73964	75038 →
Median age ²	25.7	25.9	25.6	25.2	25.1	25.2 →
Percent population living in poverty ²	25%	25%	24%	23%	22%	20% →
Educational attainment ²	90.6% high school graduate or higher	91.2% high school graduate or higher	94.4% high school graduate or higher	92.2% high school graduate or higher	93.1% high school graduate or higher	93.2% high school graduate or higher →
Voter turnout (ballots cast/registered voters (% turnout))	Primary Election Aug 26: 8,737/28,002 (31%) General Election Nov 4: 16,910/31,140 (54%) Special Election May 20: 7,079/28,069 (25%)	Special Election Nov 3: 6,745/28,513 (24%) Special Election May 19: 4,604/29,409 (16%)	General Election Nov 8: 29,401/38,493 (76%)	n/a	General Election Nov 6: 28,134/40,399 (70%)	n/a n/a

¹ Population is per US Census Population Estimate as of July 1 of the listed year.
² Numbers are per the American Community Survey's 5-year estimates and are one year behind (e.g. 2019 Median age is actually the 2018 5-year estimate).

The data demonstrate an increasing trend for population. The Census produces ongoing revisions to all estimates, so per capita estimates elsewhere throughout the report may have used State population numbers. Poverty rates have gone down slightly the last few years but it will require more data before we can conclude that this trend is more than margin of error, especially considering that incomes have not even kept up with inflation. Educational attainment is not showing a strong pattern, the annual differences are within the margin of error. 2018 shows a strong voter turnout considering it was not a presidential election year, there were no elections in 2019.

NEIGHBORHOODS, HOUSING & URBAN CONSERVATION						
Measure	2014	2015	2016	2017	2018	2019 Trend
Affordability Index: average housing + transportation cost as a percentage of income	Not available	Not available	57%: 32% Housing + 25% Transportation	56%: 31% Housing + 25% Transportation	56%: 31% Housing + 25% Transportation	56%: 31% Housing + 25% Transportation →
Median Housing Sale Price (just houses that sold that year) ¹	\$319,595	\$298,000	\$315,500	\$350,000	\$368,000	\$385,000 →
Median rents (fair market rents for Coconino County) ²	\$710 efficiency units \$816 1 bedroom \$1,021 2 bedrooms \$1,296 3 bedrooms \$1,651 4 bedrooms	\$761 efficiency units \$909 1 bedroom \$1,135 2 bedrooms \$1,408 3 bedrooms \$1,687 4 bedrooms	\$704 efficiency units \$835 1 bedroom \$1,037 2 bedrooms \$1,309 3 bedrooms \$1,551 4 bedrooms	\$782 efficiency units \$920 1 bedroom \$1,129 2 bedrooms \$1,446 3 bedrooms \$1,719 4 bedrooms	\$898 efficiency units \$1,007 1 bedroom \$1,137 2 bedrooms \$1,611 3 bedrooms \$1,948 4 bedrooms	\$964 efficiency units \$1,024 1 bedroom \$1,266 2 bedrooms \$1,653 3 bedrooms \$2,003 4 bedrooms →
Rental/ownership ratio ³	50% rental 50% ownership	55% rental 45% ownership	54.9% rental 45.1% ownership	55% rental 45% ownership	55% rental 45% ownership	53% rental 47% ownership →

¹ These houses are within Flagstaff City limits.
² Rents based on HUD estimates for Coconino County. A 2016 study by Housing Solutions of Northern Arizona showed actual Flagstaff rents were 13% to 25% more expensive.
³ 2014 numbers per Chapter XIII in the FRP30; subsequent numbers are per American Community Survey and are one year behind.

Flagstaff still has a high Affordability Index. A “rule of thumb” goal would be for housing to be under 30% and transportation to be under 15% for a total affordability index under 45%. Housing costs are still on an increasing trend, see Key Insight on page 3. The number of rental households has remained steady with more renters than owners, likely due to the high cost of home ownership and the large percentage of students that live in Flagstaff that are more likely to rent than to buy.

NEIGHBORHOODS, HOUSING & URBAN CONSERVATION (Continued)									
Measure	2014	2015	2016	2017	2018	2019	Trend		
Housing mix (SF/MF/ etc.) ⁴	Total units: 26,340 11,866 1-unit detached (45%) 2,637 1-unit attached (10%) Multi-family: 2,569 2-4 units (9.8%) 4,129 5-19 units (15.7%) 3,340 20+ units (12.7%) 1,799 Mobile home, RV, etc. (6.8%)	Total units: 26,506 12,222 1-unit detached (46.1%) 2,754 1-unit attached (10.4%) Multi-family: 2,565 2-4 units (9.6%) 4,153 5-19 units (15.7%) 3,141 20+ units (11.9%) 1,671 Mobile home, RV, etc. (6.3%)	Total units: 26,501 12,227 1-unit detached (46.1%) 2,826 1-unit attached (10.7%) Multi-family: 2,604 2-4 units (9.8%) 4,599 5-19 units (17.4%) 2,579 20+ units (9.7%) 1,666 Mobile home, RV, etc. (6.3%)	Total units: 26,481 12,656 1-unit detached (47.8%) 2,668 1-unit attached (10.1%) Multi-family: 2,505 2-4 units (9.5%) 4,966 5-19 units (18.7%) 2,106 20+ units (8.0%) 1,580 Mobile home, RV, etc. (6.0%)	Total units: 27,056 12,577 1-unit detached (46.5%) 3,025 1-unit attached (11.2%) Multi-family: 2,477 2-4 units (9.1%) 5,370 5-19 units (19.8%) 1,979 20+ units (7.3%) 1,628 Mobile home, RV, etc. (6.0%)	Total units: 27,452 1 unit structure (59.1%) 2+ unit structure (35.2%) Mobile home, RV, etc. (5.6%)	→		
Number of affordable housing units built by residential projects	1 ownership	2 ownership	1 ownership, 3 rental	0	0	3 ownership	→		
Number of neighborhood/ specific/ illustrative plans completed	0	1; La Plaza Vieja Neighborhood Plan adopted	1: McMillan Mesa Specific Plan was amended	0	1: High Occupancy Housing Plan adopted	0	→		
Number of distressed buildings identified; number of demolitions ⁵	36 distressed (2013) 3 demolished	15 distressed demos not tracked	1 distressed	17 distressed	20 distressed 1 demolished 1 renovation	11 distressed 2 demolished 4 renovation	→		
Allocation of Community Development Block Grant (CDBG) funding	FY2015 Total Entitlement Award = \$570,941 Previous Year's Reallocation and Program Income = \$44,528 Total = \$615,469	FY2016 Total Entitlement Award = \$579,591 Previous Year's Reallocation and Program Income = \$235,758 Total = \$815,349	FY2017 Total Entitlement Award = \$599,050 Previous Year's Reallocation and Program Income = \$41,743 Total = \$640,793	FY2018 Total Entitlement Award = \$599,000 Previous Year's Reallocation and Program Income = \$177,433.20 Total = \$776,433.20	FY2018 Total Entitlement Award = \$621,718 Previous Year's Reallocation and Program Income = \$36,737.50 Total = \$658,455.50	FY2018 Total Entitlement Award = \$616,928 Previous Year's Reallocation and Program Income = \$80,227.48 Total = \$697,1553.48	→		

The new simplified format from the American Community Survey (ACS) designating either 1 unit or 2+ unit structures hinders our ability to understand progress made on the 'missing middle' housing types. New affordable housing units are being generated very slowly. Many promised affordable units are expected in several upcoming large developments, including two Low Income Housing Tax Credit (LIHTC) projects located at the old Saint Mary's Catholic School site and off Fort Valley Road. CDBG funding has remained relatively consistent.

⁴Numbers per American Community Survey (ACS) and are one year behind. They are based on sampling with a margin of error around 400 units each, for example, 2017's 20+ unit metric dropped 473 units but we are unaware of any large apartment demo. ACS changed how they present information for 2019, they changed/simplified the breakdown of units. The data comes from the same source.

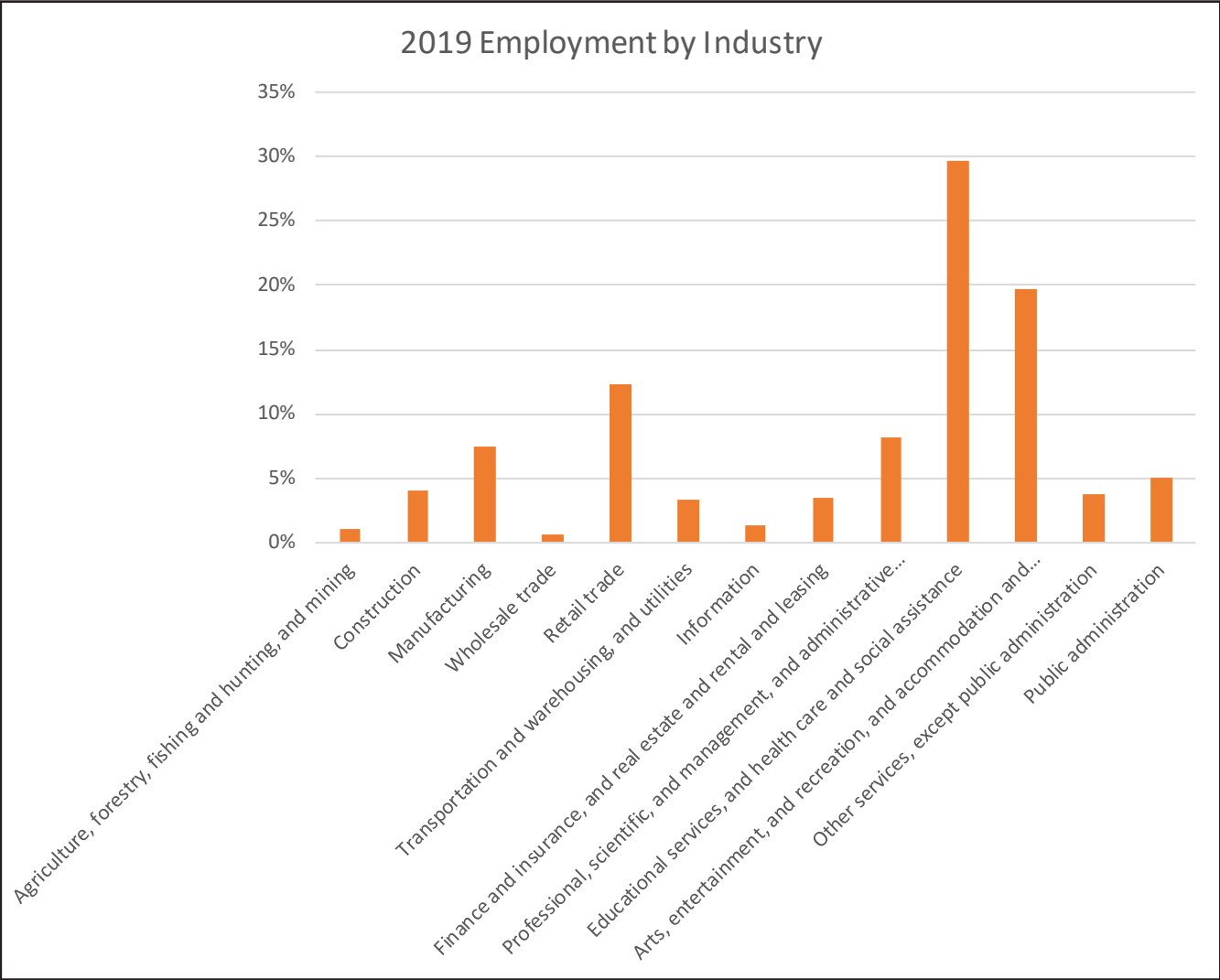
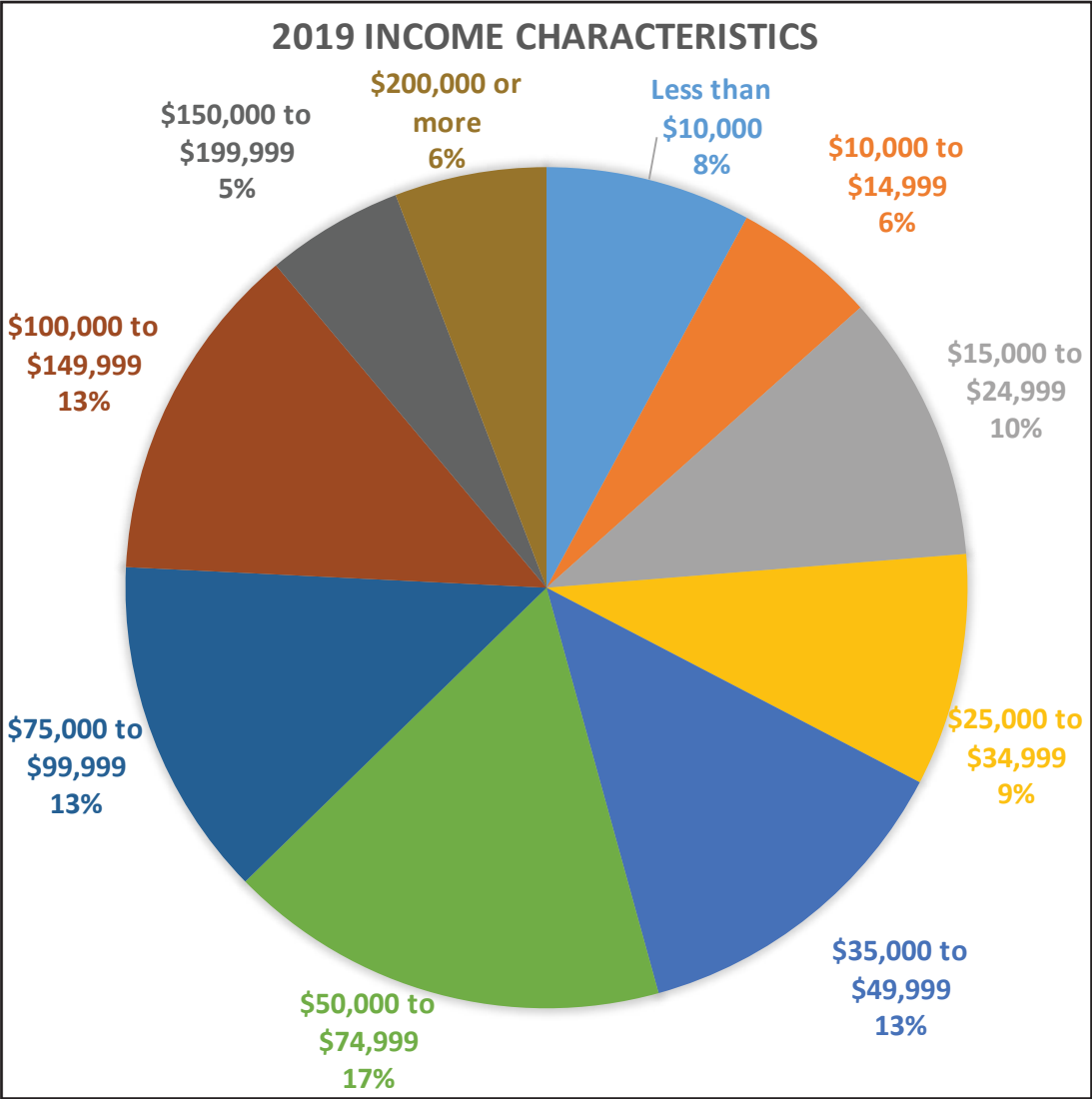
⁵The buildings identified are based on a visual survey each year from a list of potential candidates, some remain for multiple years, it is not a cumulative figure.

HUMAN ENVIRONMENT

ECONOMIC DEVELOPMENT									
Measure	2014	2015	2016	2017		2018	2019	Trend	
Median earnings and per capita income ¹	Median earnings: \$19,516 Per capita: \$24,455	Median earnings: \$18,632 Per capita: \$24,702	Median earnings: \$18,760 Per capita: \$25,179	Median earnings: \$19,610 Per capita: \$25,540		Median earnings: \$19,115 Per capita: \$25,738	Median earnings: \$20,158 Per capita: \$26,285	➡	
Population to workforce ratio (16 yrs+) ¹	55,045 to 38,606 (70.1%)	55,922 to 38,998 (69.7%)	56,630 to 38,838 (68.6%)	57,748 to 38,748 (67.1%)		58,626 to 39,600 (67.5%)	59,837 to 39,944 (66.7%)	➡	
Dollars allocated to business attraction and retention	Business Retention & Expansion: \$98,687 Business Attraction: \$157,008 Business Incubator: \$267,563	Business Retention & Expansion: \$97,550	Business Retention and Expansion: \$104,943	Business Retention and Expansion: \$107,068		Business Retention & Expansion: \$115,161	Business Retention & Expansion: \$121,178	➡	
		Business Attraction: \$129,629	Business Attraction: \$155,221	Business Attraction: \$249,846		Business Attraction: \$254,886	Business Attraction: \$219,565		
		Business Incubator: \$267,563	Business Incubator: \$317,563	Business Incubator: \$317,563		Business Incubator: \$264,005	Business Incubator: \$252,005		
		Business Accelerator: \$241,320	Business Accelerator: \$233,820	Business Accelerator: \$233,820	Business Accelerator: \$230,884	Business Accelerator: \$230,884			
Total visitors per year	4 million	4.6 million	4.8 million	4.9 million	5.5 million	5.3 million	➡		

¹These numbers are per the American Community Survey's 5 year estimates and are one year behind (e.g. 2018 numbers are actually the 2017 5-year estimate).

Overall, Flagstaff's earnings and income statistics show a slowly increasing pattern. However, the amount is very small, the increase is not even keeping up with inflation. Flagstaff's workforce population is hovering near 70% with a slightly decreasing trend, likely because of NAU students accounting for some of the overall population growth and these students are less likely to work full-time. Visitor numbers have remained high but decreased slightly from their record high in 2018. Education and healthcare-related industries (see below) like Northern Arizona University and Flagstaff Medical Center are the largest industries, making up 30% of the employment base. The entertainment and service industry is the next largest industry, making up 20% of the employment base.



RECREATION								
Measure	2014	2015	2016	2017	2018	2019	Trend	
Acres added to the Parks system	26 new 735 total	0 new 735 total	31 new 766 total	0 new 766 total	0 new 766 total	0 new 766 total	→	
Dollars allocated to parks and recreation venues	FY15: Parks: \$3,230,736 Recreation: \$3,289,748	FY16: Parks: \$3,371,232 Recreation: \$3,310,670	FY17: Parks: \$3,545,505 Recreation: \$3,391,443	FY18: Parks: \$3,806,340 Recreation: \$3,871,089	FY19: Parks: \$4,162,701 Recreation: \$3,945,739	FY20: Parks: \$4,494,992 Recreation: \$4,099,344	→	

There were no new parks in 2019. Recreation dollars have been large over the last couple of years. Both Parks and Recreation have had capital projects funded with on-time dollars in the last few years. The Aquaplex completed a renovation of locker rooms, and Parks completed the new permanent restrooms at Buffalo Park as a couple of examples. Parks was also funded last year to design and construct a new west side park. Unfortunately that project is no longer funded due to the recession. Other increases, especially in Recreation, were due to minimum wage increases which greatly affected our temporary staff budgets.

Programming of recreational events and activities:

- Aquaplex: The Aquaplex continues its partnership with North Country Health Care to host small business and children’s health fairs. We also partner with agencies to provide group passes for Coconino County Juvenile Court, Guidance Center and Child & Family Support Center. There are also partnerships with Medicare and Medicaid to offer discounted membership contracts for Silver & Fit and Silver Sneakers participants. We also partner with Southwest Behavioral Health Services to provide fitness and wellness programming for community members. We also partner with local school and sports organizations to provide gymnasium space for practices and games. Staff have made changes to our group and private swim lesson plans to provide consistent content to the swimmer and to model the American Red Cross.
- Athletics: 2019 Chillin’ in the Pines Hockey Classic had the highest number of teams since its inception. There were 15 teams across three divisions. Summer Grass Adult Volleyball had its inaugural season in 2019 with 10 teams participating.
- Hal Jensen Recreation Center: New programs that took place in 2019 were the Summer Backpack Program in partnership with St. Mary’s Food where we provided 350 “To go” bags of food for families over the summer. We also hosted our first Family “Game On” Night where we had over 100 participants and the activities included giant lawn games, potato sack races, dodge ball, and all of our indoor amenities. Night Court made a successful return in 2019. Police officers played pickup basketball games with teenaged youth from the community on the 2nd and 4th Fridays of each month. We also partnered with these organizations throughout the year: FUSD, St. Mary’s Food Bank, Coconino County Health and Human Services, Flagstaff Police Department, Phoenix Suns, and the U.S. Census Bureau.
- Siler Homes Activity Center: New program at the SHAC which was coordinated by Community Events which was a “Pop-Up” Halloween event with about 30 kids in attendance.
- Jay Lively Activity center: Introduced Galaxy Skate on second Friday of each month, this is a themed night with skater encouraged to participate. Also, stroller Skate was launched for parents of young children.
- Joe C. Montoya Community and Senior Center: Joe C. Montoya Center continues to partner strongly with N.A.U. Staff works closely with School of Nursing by serving as an assigned component of their program. Each semester, two groups of 3-4 nursing students are assigned to our program for a 5-week rotation, learning how to better communicate and become more comfortable with older populations. Students not only immerse in our programs, but they also provide a program to our patrons and are graded on that by their instructor.
- Other N.A.U. partnerships which are not as fully developed as the Nursing partnership include: Physical Therapy students conduct balance assessments each year; Psychology Department has a grad student working closely with us to develop early interventions for people starting to suffer from dementia; Audiology students conduct hearing screenings each year for our patrons; Dental screenings are conducted each year; Sociology Department sends students each year to conduct surveys and interviews; The Kayettes (service group) hosts an annual Thanksgiving Dinner for our patrons at our facility; other service groups such as Greek Life groups approach us once or more each year to partner on an activity or event to satisfy their “service” obligation.



New restrooms at Buffalo Park



Phoenix Suns Clinic in Flagstaff (photo by and with permission from the Phoenix Suns)

MOST CITED REGIONAL PLAN GOALS IN CITY STAFF REPORTS

Goals from all 15 chapters of the Plan (65 out of 75 goals) were cited in staff reports in 2019. Community Development cited a total of 325 goals, Public Works cited 53 goals, Management Services cited 17, Fire cited 13, Police cited 9, Water Services cited 5, and Administration cited 1. Below are the top 11 most cited goals in staff reports to City Council between January 2018 and December 2018. Goals not cited in any staff reports were: E&C.8, WR.1, WR.3, CC.6, LU.9, LU.14, LU.16, LU.17, ED.2, ED.5.

- **Goal PF.3.** Provide high-quality emergency response and public safety services including law enforcement, fire, medical, and ambulance transport service. (Cited 19 times)
- **Goal LU.5.** Encourage compact development principles to achieve efficiencies and open space preservation. (Cited 17 times)
- **Goal NH.3.** Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors. (Cited 16 times)
- **Goal E.1.** Increase energy efficiency. (Cited 15 times)
- **Goal E&C.2.** Reduce greenhouse gas emissions. (Cited 13 times)
- **Goal CC.3.** Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts. (Cited 12 times)
- **Goal LU.2.** Develop Flagstaff’s Greenfields in accordance with the Regional Plan and within the growth boundary. (Cited 12 times)
- **Goal T.1.** Improve mobility and access throughout the region. (Cited 12 times)

The most cited goal of 2019 dealt with a number of intergovernmental agreements and equipment purchases. The other most cited goals in the Built and Human Environments centered around new development. The most cited goals centered around the Natural Environment centered around new development, and sustainability updates and agreements.

REGIONAL PLAN ACCOMPLISHMENTS

The Regional Plan is a living, working plan that serves as a guiding policy document for the City of Flagstaff. Its implementation depends on the ability to keep the Plan flexible and current, the actions of the City Council and staff, and community investment from the private and public sector, among many factors. Not every Plan implementation accomplishment is easily measurable. This section describes the work of the Comprehensive Planning program and other City staff, which the metrics do not capture.

Specific Plan Outreach, Adoption and Implementation

Throughout 2019, the Southside Community Association convened a Stakeholder Group to review and advise on the development of a draft Southside Plan. Comprehensive Planning staff completed the draft Southside Community Specific Plan and sent the document to the public for a 60 day public review in December 2019.

The San Francisco de Asis Catholic Parish implemented the strategy from the La Plaza Vieja Neighborhood Specific Plan to permanently protect the Our Lady of Guadalupe Catholic Church with a landmark overlay designation. La Plaza Vieja Neighborhood Association and Flagstaff Nuestra Raices assisted the parish with this effort.

In 2019, City Staff began the process of developing Zoning Code Amendments to implement the following High Occupancy Housing Plan implementation strategies: replace the rooming and boarding the Conditional Use Permit with a new HOH land use that based on the physical characteristics of the building, including the number dwelling units and bedrooms, adjusting the parking requirements to be based on bedrooms per unit, adjust the bicycle parking requirement for greater number of secured bicycle parking spaces, amend the Zoning Code to add a new zone with a building height of 45 feet that may be applied to areas of the City with the Community Commercial (CC) zone, incorporate energy efficiency provisions for HOH development that are greater than the City’s minimum requirement.

The Zoning Code was also amended to ensure that the building height is consistent with previous interpretations in 2019.

FUTURE PLANNING PROJECTS

Future Amendments and Update Preparation

There are two remaining amendment tasks to be identified by staff. Comprehensive Planning anticipates that these two amendments will be addressed as part of the Regional Plan update scheduled to begin in 2021-2022. The amendment tasks identify the need to clarify the use of terminology “Great Streets” and “corridors” along with any qualifiers used in the Plan, and correct numerous non-substantive and miscellaneous editing errors. For full details on future plan amendments, visit <http://www.flagstaff.az.gov/1308/regional-plan-amendments>.

Data development and survey work to prepare for the comprehensive update of the Flagstaff Regional Plan 2030 will begin in Summer 2021. The City will develop a survey on attitudes, values and beliefs and hold informal small group meetings in 2021 with the objective of developing a public participation plan for the City Council to endorse by the end of calendar year 2021.

Ongoing Planning Efforts

In 2018, the City began work on the J.W. Powell Public Facilities and Services Specific Plan. This plan will provide a strategy for accomplishing the Regional Plan goals for the development of the land between Lone Tree Road and Fourth Street South of I-40 through the provision of water services, transportation, public safety, parks and recreation, open space, and other public services. Comprehensive Planning staff is working with capital engineering to determine how Phase II of the JWP Boulevard Specific Plan will be completed. It may be a separate project or may be rolled into the Regional Plan update.

In Fiscal Year 2019, City Council included a new Neighborhood Planner/Heritage Preservation Officer position in the Comprehensive Planning Program. Staff had hoped to work on the Pine Knoll-Brannen Neighborhood Plan. This neighborhood will be impacted by the future expansion of Lone Tree and the neighborhood planning effort will coordinate with those transportation planning efforts. However, that work may be delayed due to the COVID-19 pandemic.

Arizona Department of Transportation is working in partnership with the City, NAU, NAIPTA, and Coconino County to develop Master Plans for Milton Road and US 180, two Great Streets identified in the Regional Plan. NAIPTA (Mountain Line) is working with the same partners to simultaneously prepare a Bus Rapid Transit Plan that would increase bus frequency and develop a concept for bus supporting infrastructure on major roads.



Southside public meeting

FLAGSTAFF REGIONAL PLAN

2030

PLACE MATTERS

WWW.FLAGSTAFFMATTERS.COM

If you have questions, please contact:

Sara Dechter, AICP, CP3
Comprehensive Planning Manager
City of Flagstaff
211 West Aspen Avenue
Flagstaff, AZ 86001

(928) 213-2631
SDechter@flagstaffaz.gov



Cover Photograph by Alex Wood, other photographs by City Staff unless otherwise noted in caption

2019 Annual Report

Flagstaff Regional Plan 2030:
Place Matters



September, 2020



2019 Annual Report

Why is there a Regional Plan Annual Report?

- State law requires an annual report to Council
- Transparency in how the plan is implemented
- Inform policy decisions based on outcomes
- Measure progress of Regional Plan implementation through metrics
- Inform the next plan update (starting in 2022)



2019 Annual Report

Where can you find the Report?

- www.FlagstaffMatters.com
- → Annual Reports (on left)
- Scroll Down

Regional Plan Annual Reports and Presentations

- [2014 Annual Report](#)
 - [June 9, 2015 Council Presentation](#)
- [2015 Annual Report](#)
 - [June 14, 2016 Council Presentation](#)
- [2016 Annual Report](#)
 - [June 13, 2017 Council Presentation](#)
- [2017 Annual Report](#)
 - [August 21, 2018 Council Presentation](#)
 - [Questions and Answers from Presentations](#)
- [2018 Annual Report](#)
 - [September 10, 2019 Council Presentation](#)
 - [August 28, 2019 Planning and Zoning Presentation](#)
- [2019 Annual Report](#)
 - [Draft Significant Natural Resources Map with Prairie Dog Colonies Update](#)





2019 Annual Report



Annual Report Organization

- Introduction
- Key Insights
- Natural Environment
- Built Environment
- Human Environment
- Most Cited Goals
- Accomplishments
- Future Projects





2019 Annual Report



Natural Environment

- Environmental and Conservation Planning
 - The trend for these measures is stable
 - Increasing focus on management



2019 Annual Report

Natural Environment

- Environmental and Conservation Planning
- Public Facilities – Solid Waste
 - Recycling volumes dropped





2019 Annual Report

Natural Environment

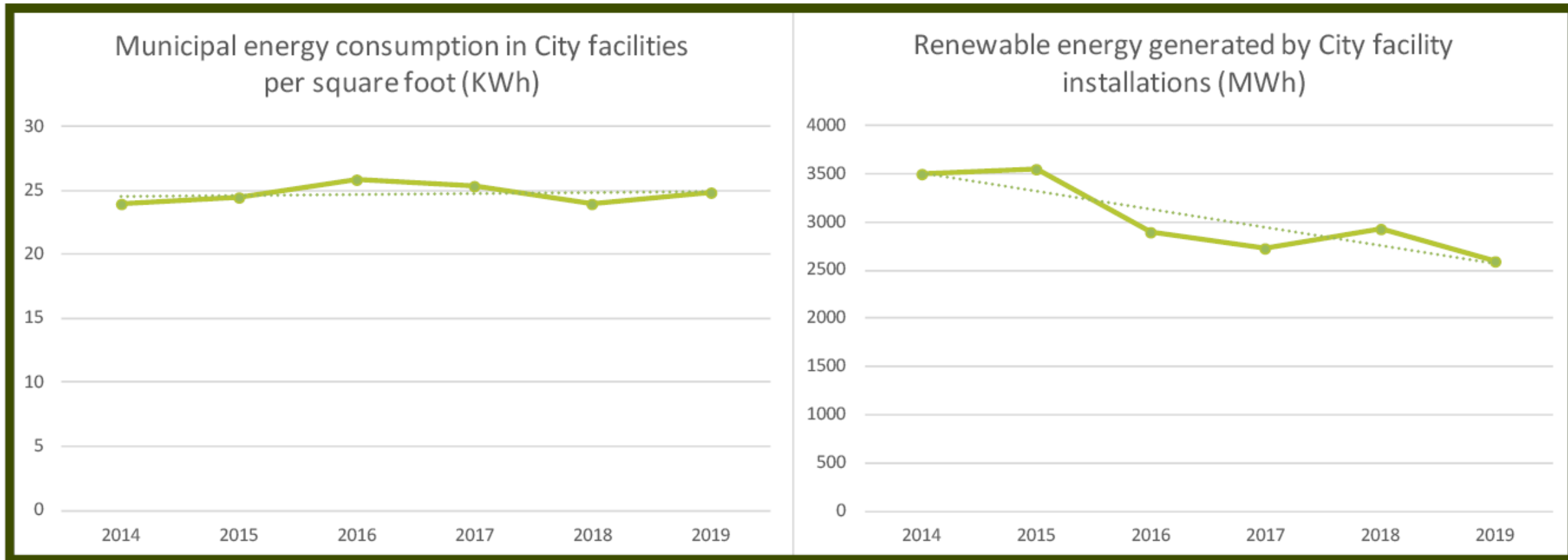
- Environmental and Conservation Planning
- Public Facilities – Solid Waste
- Energy
 - Municipal consumption flat
 - City renewable generation down (Key Insight, next slide)



2019 Annual Report

Natural Environment – Key Insight

- Energy - City renewable generation down





2019 Annual Report

Natural Environment

- Environmental and Conservation Planning
- Public Facilities – Solid Waste
- Energy
- Water Resources
 - Potable Water costs down
 - Energy to treat effluent down



2019 Annual Report



Built Environment

- Community Character
 - Measures show an overall stable trend
 - Beautification funding remaining high
 - Generated by tourism revenues





2019 Annual Report

Built Environment

- Community Character
- Growth Areas & Land Use
 - Somewhat steady growth
 - Residential Units and commercial square footage show more variability based on specific projects' completion
 - ADUs show large increase
 - Very little change in land uses



2019 Annual Report



Built Environment

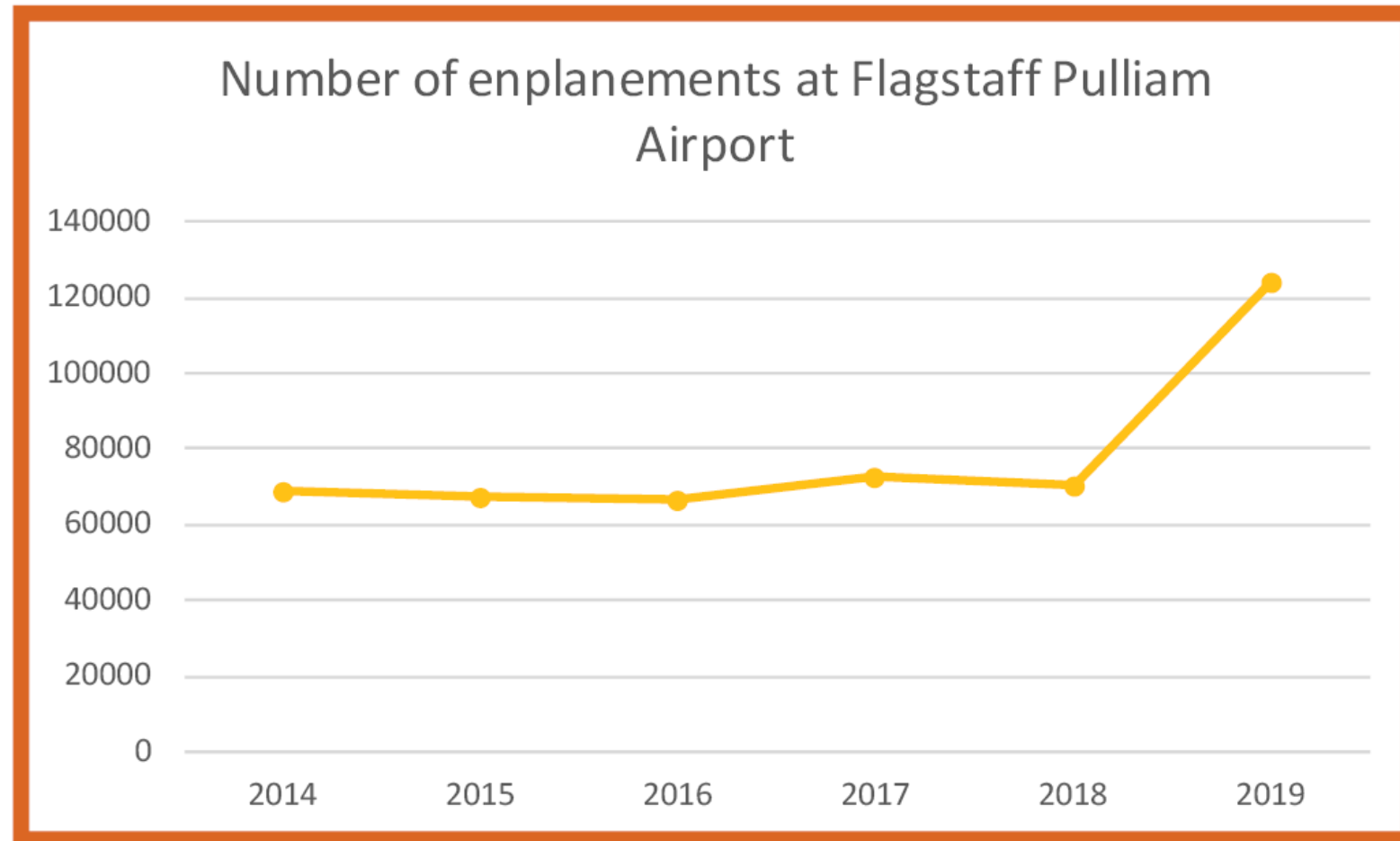
- Community Character
- Growth Areas & Land Use
- Transportation
 - Stagnant trend for walkability
 - Transit boardings leveling off
 - Record year for Airport (Key Insight, next slide)



2019 Annual Report

Built Environment – Key Insight

- Transportation – Record Year for Airport





2019 Annual Report



Built Environment

- Community Character
- Growth Areas & Land Use
- Transportation
- Cost of Development
 - Money spent on Capital Improvement variable depending on specific projects and their phase



2019 Annual Report



Human Environment

- Indicators of Overall Community Well Being
 - Increasing population



2019 Annual Report



Human Environment

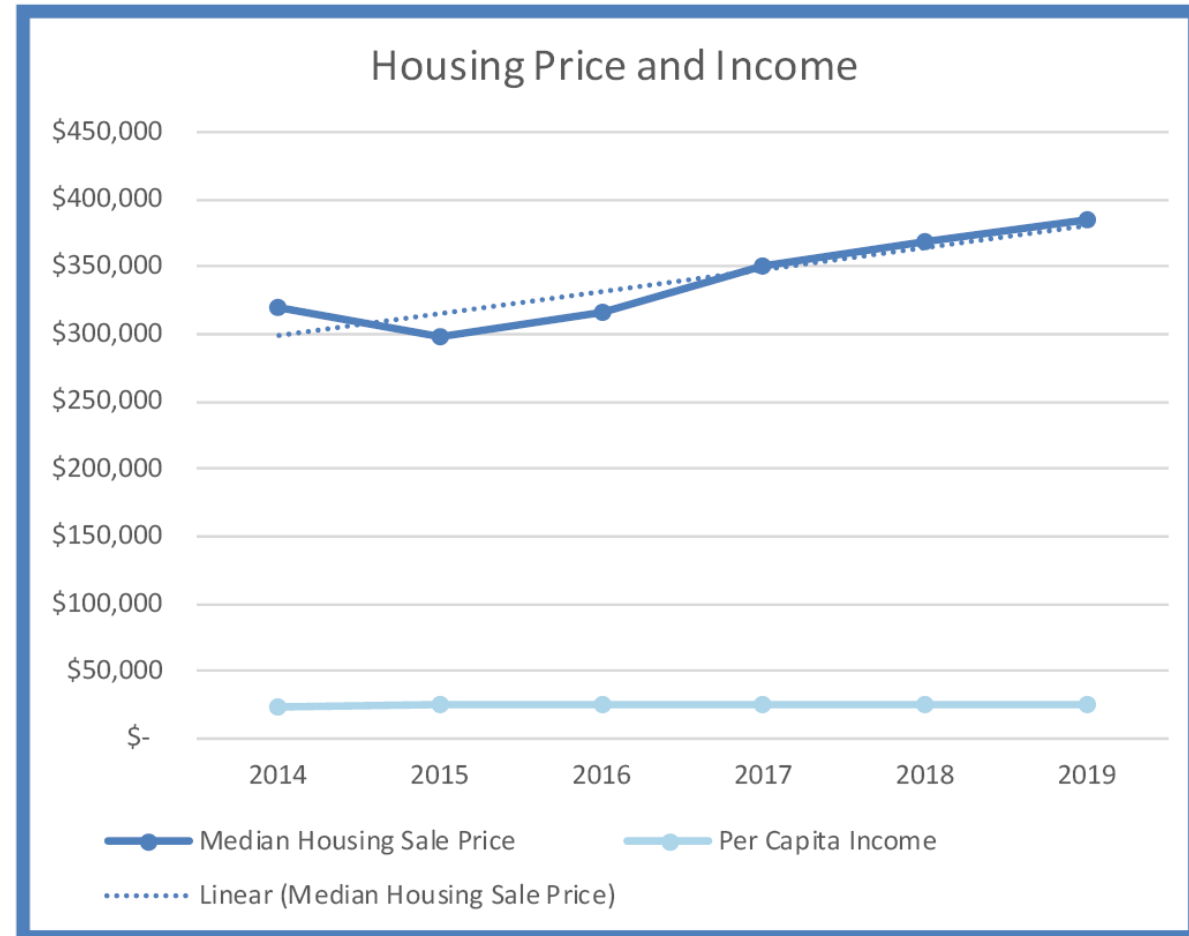
- Indicators of Overall Community Well Being
- Neighborhoods, Housing & Urban Conservation
 - High Affordability Index
 - Housing costs are increasing (Key Insight, next slide)



2019 Annual Report

Human Environment – Key Insight

- Neighborhoods, Housing & Urban Conservation – Housing Price
 - \$385,000





2019 Annual Report



Human Environment

- Indicators of Overall Community Well Being
- Neighborhoods, Housing & Urban Conservation
- Economic Development
 - Income staying the same
 - Visitor numbers still high



2019 Annual Report

Human Environment

- Indicators of Overall Community Well Being
- Neighborhoods, Housing & Urban Conservation
- Economic Development
- Recreation
 - Recreation dollars high to complete one-time capital projects



2019 Annual Report

What metrics are new, withdrawn, or missing?

- Withdrawn

- Percent of impervious surface in the City limits

- Missing

- Natural Environment

- Wildlife and Biodiversity related metrics that would be done by other agencies at irregular intervals

- Built Environment

- Roadway connectivity – Future FMPO metric

- Human Environment

- Median wage of new companies attracted or started in the last year



2019 Annual Report

Most cited goals in staff memos to Council

• This Year

- **Goal PF.3.** Provide high-quality emergency response and public safety services including law enforcement, fire, medical, and ambulance transport service.
- **Goal LU.5.** Encourage compact development principles to achieve efficiencies and open space preservation.
- **Goal NH.3.** Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.
- **Goal E&C.1.** Increase energy efficiency.



2019 Annual Report

Regional Plan Accomplishments

- Specific Plans
 - La Plaza Vieja related:
 - Our Lady of Guadalupe Catholic Church landmark overlay designation
 - HOH related
 - Zoning Code Amendments



2019 Annual Report

Future Projects

- Ongoing Planning Efforts
 - JW Powell
 - Milton/180
- Future Plan Amendments
 - “Great Streets” and “Corridor” use clarification
- Future Planning Efforts
 - Regional Plan update

Questions, comments?

Annual Report for Flagstaff Regional Plan 2030: Place Matters

Carlton Johnson, PE, AICP
Associate Planner



September, 2020



Item No. _____

Planning and Development Services Report

September 4, 2020

TO: Planning and Zoning Commission

THROUGH: Sara Dechter, Comprehensive Planning Manager
Alexandra Pucciarelli, Current Planning Manager
Tiffany Antol, Planning Director

FROM: Carlton Johnson, Associate Planner

RE: P&Z Commission Meeting, September 23, 2020
Flagstaff Regional Plan 2030 - 2019 Annual Report



Introduction

This staff report is intended to inform the Planning and Zoning Commission about how the Regional Plan has been implemented over the last six years based on annual report metrics.

Recommended Action: Commission Discussion

Consider the following:

- Does the report provide a big picture of how the City implements the Regional Plan?
- Are there clarifications or corrections you would like to see?
- How important are the missing metrics? Should any of them be prioritized for development or tracking?

Executive Summary

Comprehensive Planning staff has prepared the 2019 Annual Report of the *Flagstaff Regional Plan 2030*. This sixth assessment of the City's efforts to implement the Plan shows progress towards comprehensive data tracking and incorporating the Plan into decision-making processes. The City's commitment to produce an annual report will help determine future specific plan needs and Plan amendments, advancing the idea that the Regional Plan is a living document.

Annual Report Summary

The purpose of the annual report is to keep Planning and Zoning Commissioners, City Council, and the public informed of the City's progress towards meeting the goals and policies of the Regional Plan. The 2019 Annual Report does this in three ways:

1. It builds on previous years' data to analyze trends over time.
2. It shows which Plan goals are cited most often in all staff memos to Council.
3. A summary of all amendments and planning efforts accomplished in the last year is provided.
4. Identification of all current and upcoming amendments and specific plan work is shown.

Report – Planning and Zoning Commission

September 23, 2020 meeting

Regional Plan Annual Report Presentation

Natural, Built, & Human Environment Metrics

The 2019 report builds on previous years' data. Staff identifies trends in the data where feasible. Now that six years of data exists, some trends are presenting themselves and can be used in assessing the Plan.

Goals Cited in City Council Staff Memos

A total of 65 out of 75 Regional Plan goals were cited in staff memos to Council in 2019. Goals from all 15 chapters of the Plan were used to link a project's relationship to particular goals from the Plan. The top cited goals are listed within the Report with a brief discussion on their connection to the previous year's projects staff brought forward to Council last year.

Regional Plan Accomplishments and Future Regional Plan Work

The Annual Report provides a qualitative review of the work done by staff to keep the Regional Plan up-to-date and reports the progress of Specific Plans. The Report also includes an outline of proposed future plan amendments. The Report gives the public an opportunity to provide feedback on suggested changes and strategies early and often.

If you have questions or require clarification on the contents of this report, please contact Carlton Johnson, Associate Planner at cjohnson@flagstaffaz.gov or (928) 213-2615.