

# MISCELLANEOUS AMENDMENTS

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# OUTLINE

- Assisted Living Regulations
- Commercial Uses in Residential Districts
- Boat and RV Parking Storage
- Mini Storage

# ASSISTED LIVING

## GOALS

- Ensure assisted living facilities are located in context appropriate areas
- Encourage commercial development at major road intersections where such uses are more suited

# ASSISTED LIVING RECOMMENDATIONS

## LAND USE REGULATIONS

Proposed Use	RS	RSL	RM	NC	LC	GC	OC	MX	DR-1	DR-2	DR-3	DB-1	DB-2	DC
<u>Assisted Living</u>	--	--	P	<u>SUP</u> CUP	SUP CUP	--	SUP CUP	--	--	--	SUP CUP	SUP CUP	--	SUP CUP

## LOCATION STANDARDS



- 600 ft. from a major intersection
- 1,200 ft. from another facility

# RESIDENTIAL USES IN COMMERCIAL DISTRICTS

## EXISTING PROVISIONS

- Table 11-6-2
- Section 11-31-31

## ISSUES

- Ambiguity in requirements
  - Revisions proposed to clarify the process and when a CUP is required

# RESIDENTIAL USES IN COMMERCIAL DISTRICTS

## PERMITTED

40% gross floor area of  
entire project is  
commercial

### DENSITY

No more than:

- 15 du/ac in the NC
- 25 du/ac in the LC & GC

### VERTICAL MIXED USE

65% of ground floor is  
commercial

### CUP REQUIRED

Stand alone residential; or  
Reduction to the ground floor commercial

# BOAT & RV STORAGE AND MINI- STORAGE

- Add definition for the Boat & RV Storage
- Modify Table 11-6-2: Commercial Districts

<i><b>Proposed Use</b></i>	<u><i><b>NC</b></i></u>	<u><i><b>LC</b></i></u>	<u><i><b>GC</b></i></u>	<u><i><b>OC</b></i></u>	<u><i><b>MX</b></i></u>
BOAT AND RECREATIONAL VEHICLE STORAGE	—	—	CUP	—	—
Mini-Storage	—	<del>P</del> -CUP	<del>P</del> -CUP	—	<del>SUP</del> CUP (7)

# PUBLIC OUTREACH

Assisted Living Associations - June & August

- Arizona ALFA - Voice of Assisted Living
- Arizona LeadingAge
- Arizona Health Care Association (AZHCA)

Special Projects Website - June thru current

General Plan & Zoning Ordinance Text Amendment  
Open House

- August 18th
- 27 participants

Virtual Open House

- August 18 - September 1
- 157 views



## UPCOMING HEARINGS

Planning & Zoning Board	10/14/20
City Council Study Session	TBD
City Council Introduction	11/16/20
City Council Consideration	12/1/20

## NEXT STEPS