

MISCELLANEOUS ZONING CODE AMENDMENTS

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OUTLINE

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

ASSISTED LIVING, NURSING & CONVALESCENT HOMES

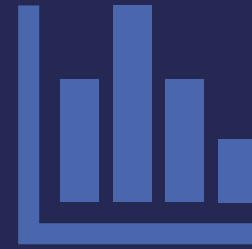
GOALS

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

RECOMMENDATIONS



Update definition



Adjust land use charts



Create performance
standards



Provide specific Council
Use Permit (CUP) criteria

ASSISTED LIVING, NURSING & CONVALESCENT HOMES



Assisted Living: Facility that provides residential units to **11** or more persons **of advanced age** or **limited ability for self care...**

Proposed Use	RS Single Residence	RSL Residential Small Lot	RM Multiple Residence	NC Neighborhood Commercial	LC Limited Commercial	GC General Commercial	OC Office Commercial	MX Mixed Use	DR-1 Downtown Residential 1	DR-2 Downtown Residential 2	DR-3 Downtown Residential 3	DB-1 Downtown Business 1	DB-2 Downtown Business 2	DC Downtown Core
Assisted Living	--	--	P	<u>SUP</u> CUP	SUP CUP	--	SUP CUP	--	--	--	SUP CUP	SUP CUP	--	SUP CUP

ASSISTED LIVING, NURSING & CONVALESCENT HOMES

PERFORMANCE STANDARDS



- 600 ft. from a major intersection
- 1,200 ft. from a similar use

CUP CRITERIA

- Effect on emergency services
- Effects on traffic
- Overconcentration of use

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 MINI-STORAGE

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

Proposed Use	NC Neighborhood Commercial	LC Limited Commercial	GC General Commercial	OC Office Commercial	MX Mixed Use	PEP Planned Employment Park	LI Limited Industrial	GI General Industrial	HI Heavy Industrial
Boat and Recreational Vehicle Storage	—	—	CUP	—	—	—	—	CUP	CUP
Mini-Storage	—	P CUP	P CUP	—	SUP CUP (7)	P CUP	P CUP	P CUP	—

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..... 10/28/20

City Council Introduction..... November

City Council Consideration..... December

NEXT STEPS