

# City of Eloy

## Zoning Ordinance and Subdivision Regulations Update

Planning & Zoning Commission Worksession #1

April 19, 2017



# Tonight's Agenda

- Team Introductions
- Project Introduction and Process
- Commissioner Input & Feedback



# Project Team

**Kevin  
Kugler,  
AICP**



- 25 years of public and private sector experiences throughout Arizona
- Serving municipal, county and state clients
- In depth experiences in writing, interpreting and administering local codes and ordinances
- Skilled at developing consensus with public and project stakeholders
- Established rapport, trust and confidence with Eloy staff

- 17 years of local government planning experience in regulatory and policy plans/documents
- Project Manager for the recent Somerton and Page Zoning Ordinance update
- Strong collaborator and partner with Kevin for 13 years!



**Matt  
Klyszeiko,  
AICP**

**Ed  
Bull**



- Ed is a peer review rated AV® Preeminent attorney
- Ed has been recognized by Best Lawyers in America every year since 2003
- Over 3 decades, Ed has successfully worked with countless municipalities, developers and various stakeholders to achieve consensus based solutions.



# What is the Zoning Ordinance?

- Frequently referred to as the Zoning Code or simply “the Code”.
- The most widely used tool for the City to administer land use and development in your city
- Enacted to protect the health, safety and welfare of the overall community and individual property owners
- A set of regulations that controls the use of land and existing buildings as well as the type and intensity of new development within the community. The Zoning Ordinance also details application requirements, review criteria and approval authority associated with this regulatory control.



# General Plan vs. Zoning Ordinance

The General Plan is long-term vision with goals and policies that the community uses to guide development and enhance the livability of the community. It establishes the location and density of land uses, but does not directly regulate land use.

VS.

The Zoning Ordinance implements the policies of the General Plan through specific regulatory land use development standards and procedures to guide growth in Eloy. Under the zoning ordinance, development must comply with specific, enforceable standards (minimum lot size, building height, etc.).



“Land Use Goal 2.0.2 – Maintain, update and create standards and guidelines to which developments shall adhere in an effort to achieve a sustainable community.

Objective #1: Evaluate current Zoning Standards for setbacks and buffering of uses and update, modify or change as necessary

Objective #2: Research and adopt mixed use standards for architecture, design, setbacks and landscaping.

**ZONING ORDINANCE**

**SUBDIVISION REGULATIONS**



# Why do we need to update the Zoning Ordinance?

- The existing Eloy Zoning Ordinance was last updated in 2004
- Does not provide/lacks adequate guidance and clarity
- Contains internal conflicts and inconsistencies in multiple locations
- Difficult for users to navigate and staff to administer
- Emerging land uses, development trends and technologies need to be incorporated
- Explore process and procedure improvements
- Update the Subdivision Regulations to correspond with Zoning Ordinance updates



# Introduction and Project Overview

## What Zoning CAN do...

- Establish compatible and balanced development patterns (e.g. manage the transition of land uses)
- Allow for a healthy mix of housing types, jobs, retail services, open space and public buildings
- Protect existing neighborhoods
- Preserve property investments and the city's tax base
- Protect community aesthetics and development quality
- Regulate particular land uses of concern (such as activities with noise or dust)
- Protect identified natural resources (e.g., scenic areas, hillsides)



# Introduction and Project Overview

## What Zoning CANNOT do...

- Supersede State or Federal Law (in most cases)
- Prevent development, it can only control it (within reason)
- Directly change or correct land uses already legally in existence
- Address or foresee all possible issues/situations
- Create a market





# Introduction and Project Overview

## Eloy's Project Needs

- 1 Identify and Eliminate Existing Inconsistencies, Conflicts, and Duplications
- 2 Update Application Forms & Evaluate Processes
- 3 Subdivision Regulations Update
- 4 Create a Site Plan Review Committee & Procedures
- 5 Design Guidelines and Landscape Standards
- 6 Create a User-friendly, Visually Appealing Ordinance
- 7 Updating the Zoning Ordinance to Include New and Emerging Land Uses
- 8 Benchmark & Evaluate Fees



# Introduction and Project Overview

## What could improvements possibly look like?

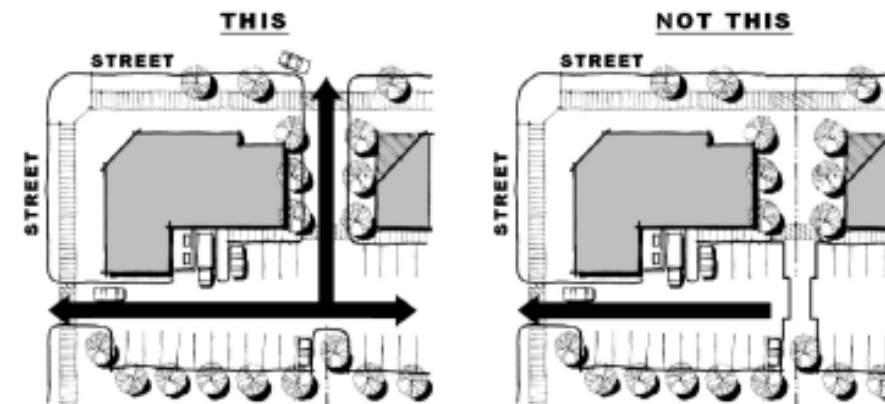
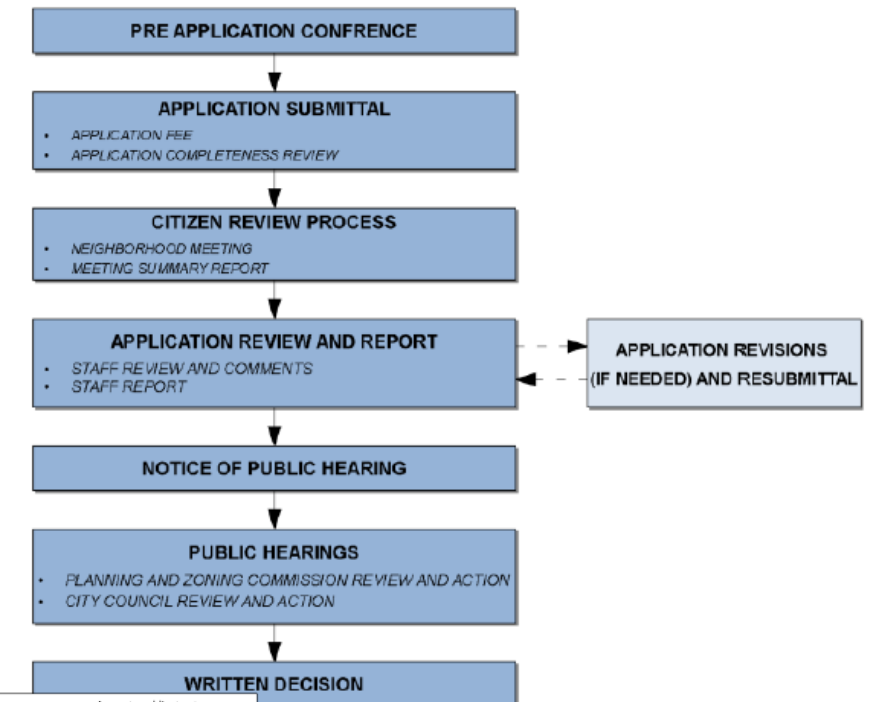
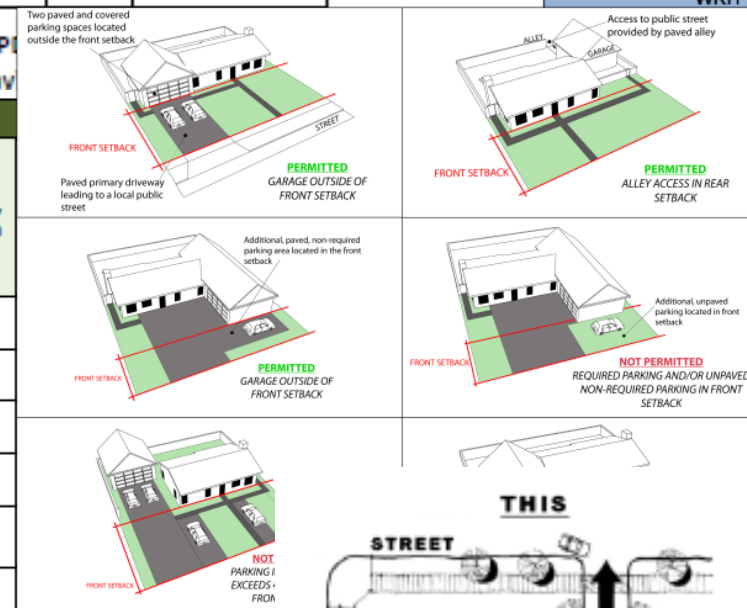
**Table 2.3-1: TABLE OF ALLOWED USES FOR RESIDENTIAL DISTRICTS**

P = Permitted Use C = Conditional Use X = Prohibited Use

Use Category	Specific Use Type	Residential Zoning Districts									Supplemental Use Regulations
		SR	R1-18	R1-10	R1-8	R1-6	MH/RV	R-2	R-3		
Residential Use Category	Dwelling, Single-Family Detached	P	P	P	P	P	X	P (w/ PD Overlay)	X	2.3.5	
	Dwelling, single-Family Attached	X	X	X	X	X	X	P	P	2.3.5	
	Dwelling, Modular Home	P	P	P	X	X	P	X	X	2.3.5	
	Dwelling, Manufactured Home	P	P	X	X	X	P	X	X	2.3.5, 3.1.3B	
	Dwelling, Duplex	X	X	X	X	X	X	P	P	2.3.5	
	Dwelling, Multi-Family	X	X	X	X	X	X	P (w/ PD Overlay)			

**Table 2.3-2: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**

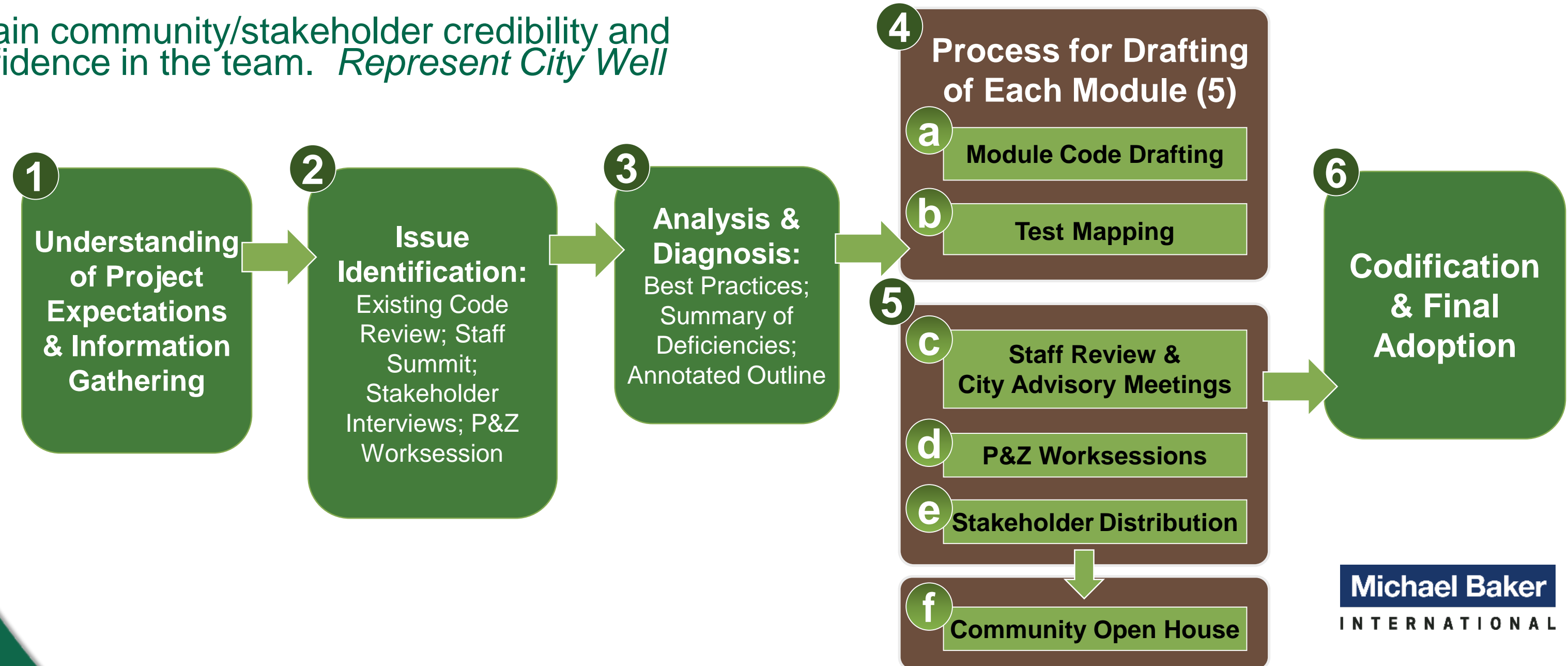
Zoning District	Density, Maximum (dwelling units/ gross acre)	Lot Dimensions, minimum		Setbacks [7]			Lot Coverage, maximum (%)			
		Lot size (square feet)	Lot width (feet) [1]	Front (feet)	Side (feet)	Rear (feet)				
Single-Family Residential	SR	-	43,560	132	35	15	30	25		
	R1-18	-	18,000	90	20	10	20	35		
	R1-10	-	10,000	80	20 [2]	10	20	40		
	R1-8	-	8,000	70	20 [2]	7 [3]	15	40		
	R1-6	-	6,000	50	20 [2]	7 [3]	10	40		
Multi-Family Residential	MH/RV	Manufactured Home Subdivision/ Park	10 (lots-spaces/ gross acre)	5 Acre Site 3,000 SF lot/space	40	20	5 [3]	10	-	30
		Recreational Vehicle Park	10 (spaces/ gross acre)	5 Acre Site 1,200 SF space	28	10	5 [3]	5	-	20
	R-2	Single-Family Detached	10	PD Overlay Required (see Section 2.9.2)						
		Multi-Family	10 (100 units maximum)	PD Overlay Required (see Section 2.9.2)						
		All other Uses	10	4,356	40	20	7 [3] [4]	10	50	35 [6]
R-3		20	5,000 [9]	50	20	15 [3]	15	65[8]	40 [6]	



# Zoning Ordinance Update Process

## Where will our efforts be focused?

- Ensure a user friendly, logical and understandable flow. *Process and Product*
- Build consistency and predictability into process to minimize political strife. *Listen, Draft, Test, Review*
- Obtain community/stakeholder credibility and confidence in the team. *Represent City Well*



# Zoning Ordinance Update Process



## Module 1:

- Zoning Districts (Article V)
- Single Residence Districts (Article VI)
- Multiple Residence Districts (Article VII)
- Commercial Zoning Districts (Article VIII)
- Industrial Zoning Districts (Article IX)
- Open Space Zoning Districts (Article X)
- Overlay Zoning Districts (Article XI)

## Module 2:

- General Provisions (Article XII)
- Design Guidelines and Landscape Standards (Article XIII)
- Parking Provisions (Article XIV)
- Signage Provisions (Article XVI)

## Module 3:

- Outdoor Lighting (Article XV)
- Wireless Communications (Article XVII)
- Nonconforming Uses (Article XVIII)

## Module 4:

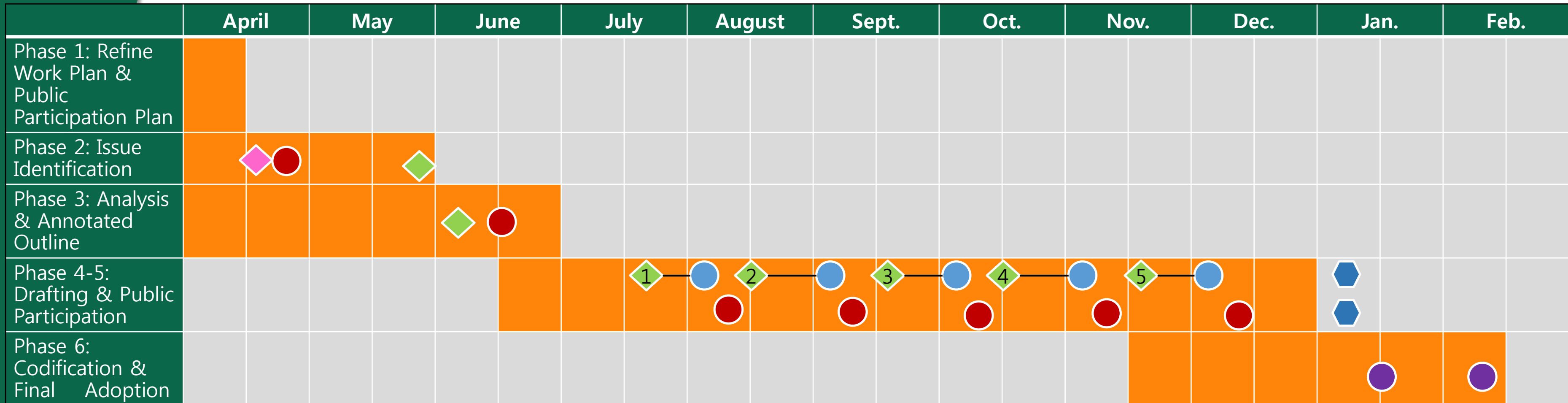
- Title, Purpose and Scope (Article I)
- Zoning Definitions\* (Article II)
- Administration (Article III)
- Zoning Procedures (Article IV)

## Module 5:

- Subdivision Regulations









# Project Schedule



## Planning and Zoning Commission Worksessions

1	<b>Project Introduction</b>	April 19, 2017
2	<b>Annotated Outline</b>	June, 2017
3	<b>Module 1 Review</b>	August, 2017
4	<b>Module 2 Review</b>	September, 2017
5	<b>Module 3 Review</b>	October, 2017

6	<b>Module 4 Review</b>	November, 2017
7	<b>Module 5 Review</b>	December, 2017
8	<b>Adoption Hearing</b>	January, 2017

-  Project Kick-Off Meetings
-  Deliverable/Module
-  Planning Commission Worksessions
-  Review: Stakeholder Review
-  Community Open House
-  Public Hearings: P&Z and City Council



# Discussion Questions

1. What broad goals should be addressed in this Zoning Ordinance and Subdivision Regulations update to make you feel this effort has been successful?

*Examples of possible broad goals:*

- a) Make the code more user friendly ( streamline and reorganize and provide more charts/graphics)
- b) Make the code more compatible with the General Plan
- c) Provide a code that promotes new development, businesses, and tourism
- d) Enhanced code enforcement activities and penalties
- e) Ensure that stakeholders, residents and the general public have adequate opportunities to participate in the process



# Discussion Questions

## 2. More specifically, what areas of the Zoning Ordinance or Subdivision Regulations need the most attention? What are your top priorities?

*Possible topics could include:*

- Improve our application forms and review process / timeline
- Zoning district types and their permitted uses
- Establish a site plan review committee
- Home-based businesses
- Establish design guidelines for the downtown
- Account for emerging land uses/technologies (tiny houses, drones, sea containers)
- Parking of RV's/trailers in residential areas
- Subdivision platting requirements and procedures
- Increased code enforcement activities
- Expanded definitions section
- Outdoor storage, screening or junk automobiles
- Updated signage provisions



# Discussion Questions

**3. From a process/procedure point of view, what procedures work well and what could work better? Does the Planning and Zoning Commission consider the types of cases it should?**

- a) General Plan amendments
- b) Zone changes
- c) Conditional use permits
- d) Subdivision plats

**4. What changes will be most welcomed, which will likely receive opposition, from whom and why?**

