

## Attachment D - Staff Report



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

### **Staff Report Zoning Ordinance Text Amendment Z-TA-10-13**

**Application No Z-TA-10-13:** A request to amend Chapter 12 Downtown Code of the Zoning Ordinance to address revisions to and elimination of conflicts, clean-up clerical issues, and to add new provisions.

**Staff Recommendation:** Staff recommends approval of Z-TA-10-13 as shown in the recommended text in Attachment A.

#### **Purpose and Summary**

The intent of the text amendment is to revise Chapter 12 (Downtown Code) of the Phoenix Zoning Ordinance to address several improvements to the code, including removal of redundant text, reorganization or relocation of items into appropriate sections, clarification of terminology; to update the code to add new land use provisions as per adopted ordinances, add new frontage types to match those of the Walkable Urban (WU) Code, and to add flexibility language for public utility conflicts. The proposed language to be modified is contained in Attachment A.

#### **Background**

The Downtown Form-Based Code went into effect on April 3, 2010. Since the effective date and with the increase in development in downtown, staff and developers identified a number of corrections that need to be made in order to address oversights and improve clarity.

#### **Description of the Proposed Text**

##### **Section 1201. Code Administration**

- Incorporate reference to PlanPHX as part of the intent for downtown
- Remove and relocate shade requirement to Section 1207 (more appropriate placement)
- Clarify language regarding standards and guidelines

## **Section 1204. LAND USE MATRIX**

- Remove eight land use conditions that are not applicable to any land uses in the Downtown Code
- Add Single-family Attached (SFA) development option and conditions. The SFA development option was approved by the City Council within a specific area outside of downtown (2014 adopted ordinance)
- Incorporate Farmers Markets provisions regarding Administrative Temporary Use Permit (ATUP, 2016 adopted ordinance) to match the remainder of the city
- Outdoor Dining and Buffer Alley - correct land use condition for Van Buren Character Area in the Land Use Matrix
- Land Use Matrix: Revise the numbering for land use conditions
- Remove redundant land use condition for properties within the Arts, Culture, and Small Business Overlay.

## **Section 1205. FRONTAGE STANDARDS**

- Clarify the intent of this section and relocate general standards language for building frontages to this section
- Add Flexibility language for Alternative Frontages, consistent with the adopted WU Code
- Fence Standards (Historic Preservation properties and districts) - reduced redundancy by relocating provision from individual frontage types to the general standards section since this provision applies to any historic properties and districts
- Add flexibility language for Projections in the Right-of-Way when development faces conflict with Public Utility Easements
- Add Public Water/Sewer language regarding minimum height clearance (already in WU Code language, as per Public Works request)
- Incorporate additional Frontage Types and descriptions (Common Entry, Forecourt, Porch). These frontages were not originally included in the Downtown Code but have been included in the adopted WU Code
- Clarify definition for storefront frontage to include live-work

## **Section 1206. PARKING**

- Clean up and relocation of language
- Parking diagram: Change the key code to a table format next to diagram for easier understanding (no new language added)
- Parking and Loading Access Table: Delete original table and create a new table with headers, provide clarification for additional options and for secondary access; and replace the term 'front' street with pedestrian street (the term front isn't used in the DTC).

## **Section 1207. GENERAL STANDARDS**

- Relocate existing shade standard to this section and renumber items.

### **Sections 1208-1222. CHARACTER AREAS**

- Remove Side Yard frontage from the table and footnotes (there is no such frontage)
- Incorporate the new Frontage Types (Common Entry, Forecourt, Porch) to the Streetscape Matrix under the “Allowed Frontage Type” column and add footnotes
- Add foot note regarding Alternative Frontage type provision