

Attachment G

REPORT OF PLANNING COMMISSION ACTION January 7, 2021

ITEM NO: 9	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-TA-5-20-7 (Compansion Case Z-26-20-7)
Location:	Southwest corner of 1st Street and Jackson Street
From:	Maximum building height of 80-140 feet
To:	Maximum building height of 285 feet
Acreage:	1.30
Proposal:	Amend Section 1202.C. (Regulating Maps, Height Map) of the Phoenix Zoning Ordinance to replace the Downtown Code Height Map to amend height provisions from a maximum height of 80 to 140 feet to a maximum height of 285 feet at the southwest corner of 1st Street and Jackson Street
Applicant:	Nick Wood, Esq., Snell & Wilmer, LLP
Owner:	39 East Jackson, LLC
Representative:	Nick Wood, Esq., Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Denial.

Village Planning Committee (VPC) Recommendation:

Central City 10/12/2020 Information Only.

Central City 12/14/2020 Approval. Vote: 7-4.

Historic Preservation Commission:

12/21/2020 Approval, with a modification. Vote 8-1.

Planning Commission Recommendation: Approval, per the Central City Village Planning Committee recommendation.

Motion Discussion: N/A.

Motion details: Commissioner Howard made a MOTION to approve Z-TA-5-20-7, per the Central City Village Planning Committee recommendation.

Maker: Howard

Second: Montalvo

Vote: 7-1 (Busching) (Conflict: Mangum)

Absent: None

Opposition Present: Yes

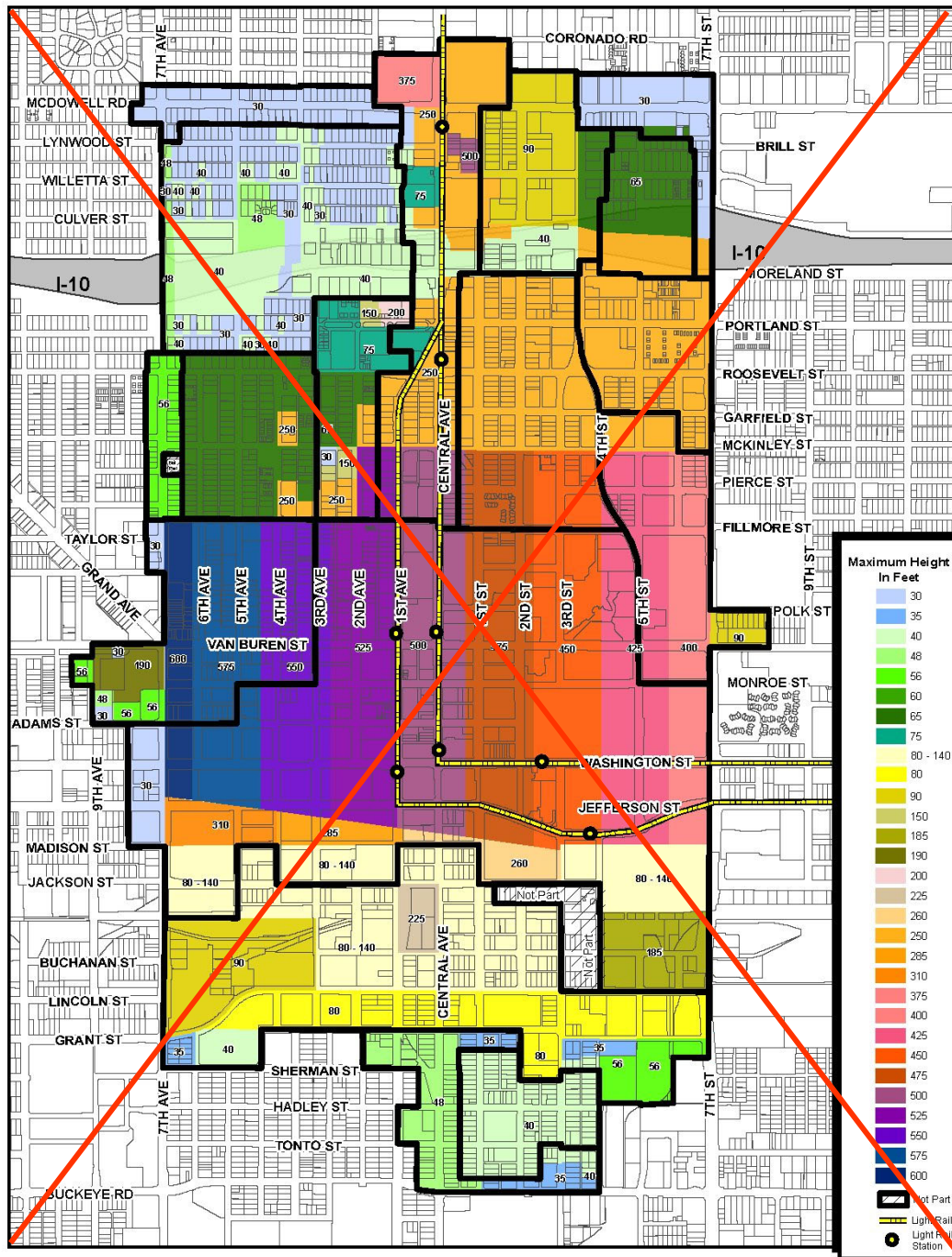
Findings:

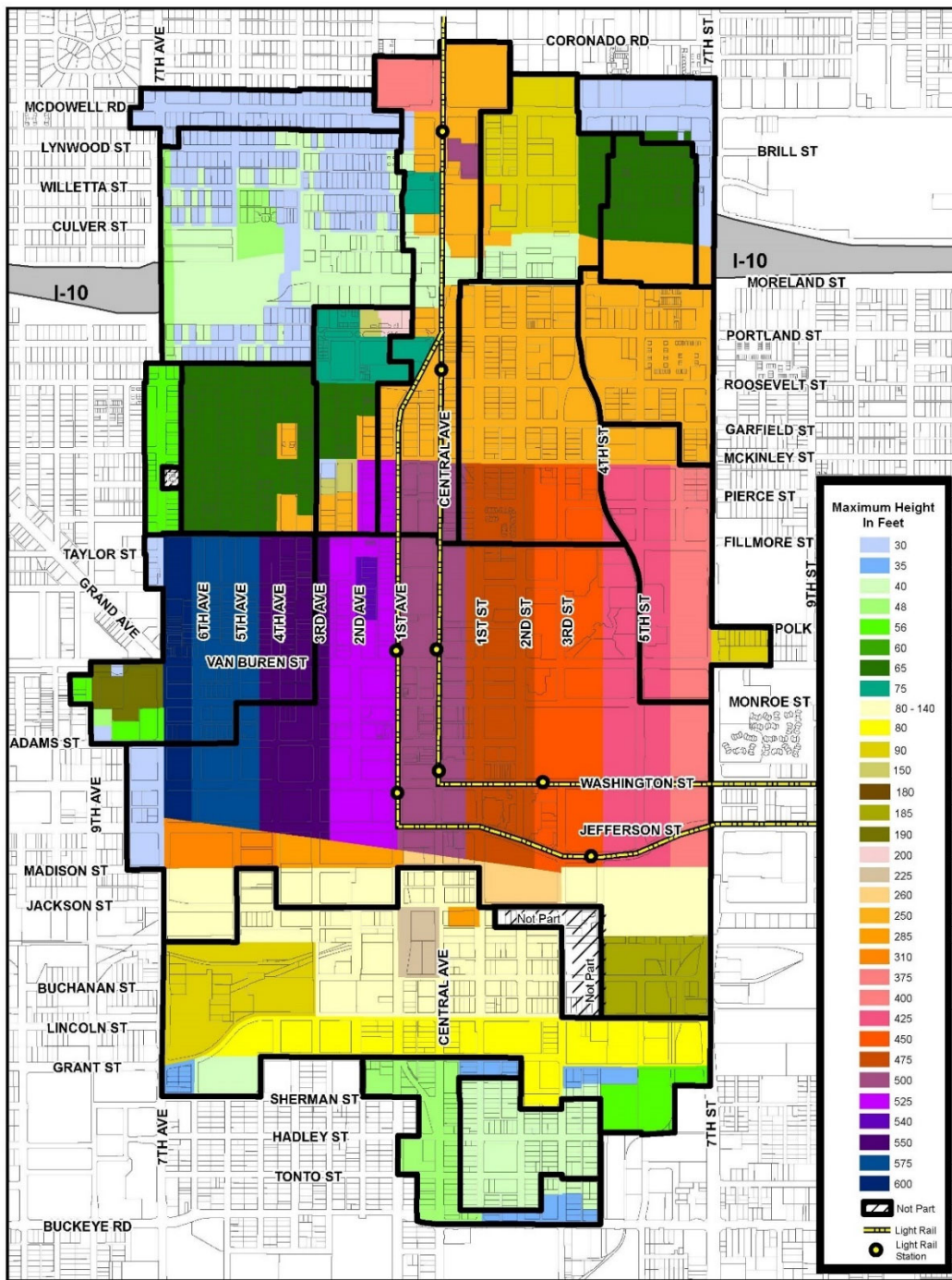
1. The proposal is not consistent with the policies of the Downtown Phoenix Plan.
2. The proposal to increase the allowable height from 80-140 feet to 285 feet and remove the conservation easement and the historic preservation overlay is not consistent with the Downtown Phoenix Plan policies to encourage the preservation of entire warehouse buildings and adaptive reuse of warehouse buildings.
3. Additional height is not warranted at this site given the concurrent proposal to remove the historic preservation overlay and the conservation easement.
4. The Aviation Department opposes this request citing the proposal may result in flightpath changes over the downtown area or potential operating restrictions on runways.

Proposed Language:

Amend Chapter 12, Section 1202 (Regulating Maps) by removing the old map, and inserting the new map as follows:

- C. The height for any property in the Downtown Area shall not exceed the following unless a height bonus is allowed by the Character Area and approved by Planning and Development Department staff, or an appeal is approved by the Design Review Committee (DRC). In no event can the height exceed the airport height limit:





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