

## Attachment E

### REPORT OF PLANNING COMMISSION ACTION February 3, 2022

|                 |   |
|-----------------|---|
| ITEM NO: 14     |   |
|                 | DISTRICT NO.: Citywide  |
| SUBJECT:        |   |
|                 |   |
| Application #:  | Z-TA-4-21(Continued from 1/6/2022)  |
|                 | Interior Suite with Accessory Cooking Facilities Expansion  |
| Proposal:       | Amend Chapter 6, Section 608.D.8 of the Zoning Ordinance to expand the applicability of interior suite with accessory cooking facilities. |
| Applicant:      | Taylor C. Earl, Earl & Curley, PC   |
| Representative: | Taylor C. Earl, Earl & Curley, PC   |

#### **ACTIONS:**

Staff Recommendation: Approval, as shown in Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:

**South Mountain** 11/9/2021 Information only.

**Maryvale** 11/10/2021 Information only.

**North Mountain** 11/17/2021 Information only.

**South Mountain** 12/14/2021 Approval, per the staff recommendation. Vote: 9-1.

**Maryvale** 1/12/2022 Approval, per the staff recommendation. Vote: 10-0.

**North Mountain** 1/19/2022 Approval, per the staff recommendation. Vote: 13-1.

Planning Commission Recommendation: Approval, per the Village Planning Committee recommendations.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-TA-4-21, per the Village Planning Committee recommendations.

Maker: Johnson  
Second: Busching  
Vote: 8-0  
Absent: None  
Opposition Present: No

#### **Findings:**

1. The proposed text amendment would expand the accessibility of different housing types and address a growing demand for multigenerational housing.
2. The proposed provisions for interior suites with accessory cooking facilities are limited to facilitate orderly development of an interior suite with accessory cooking facilities while protecting the character of existing single-family neighborhoods.

Proposed Language:

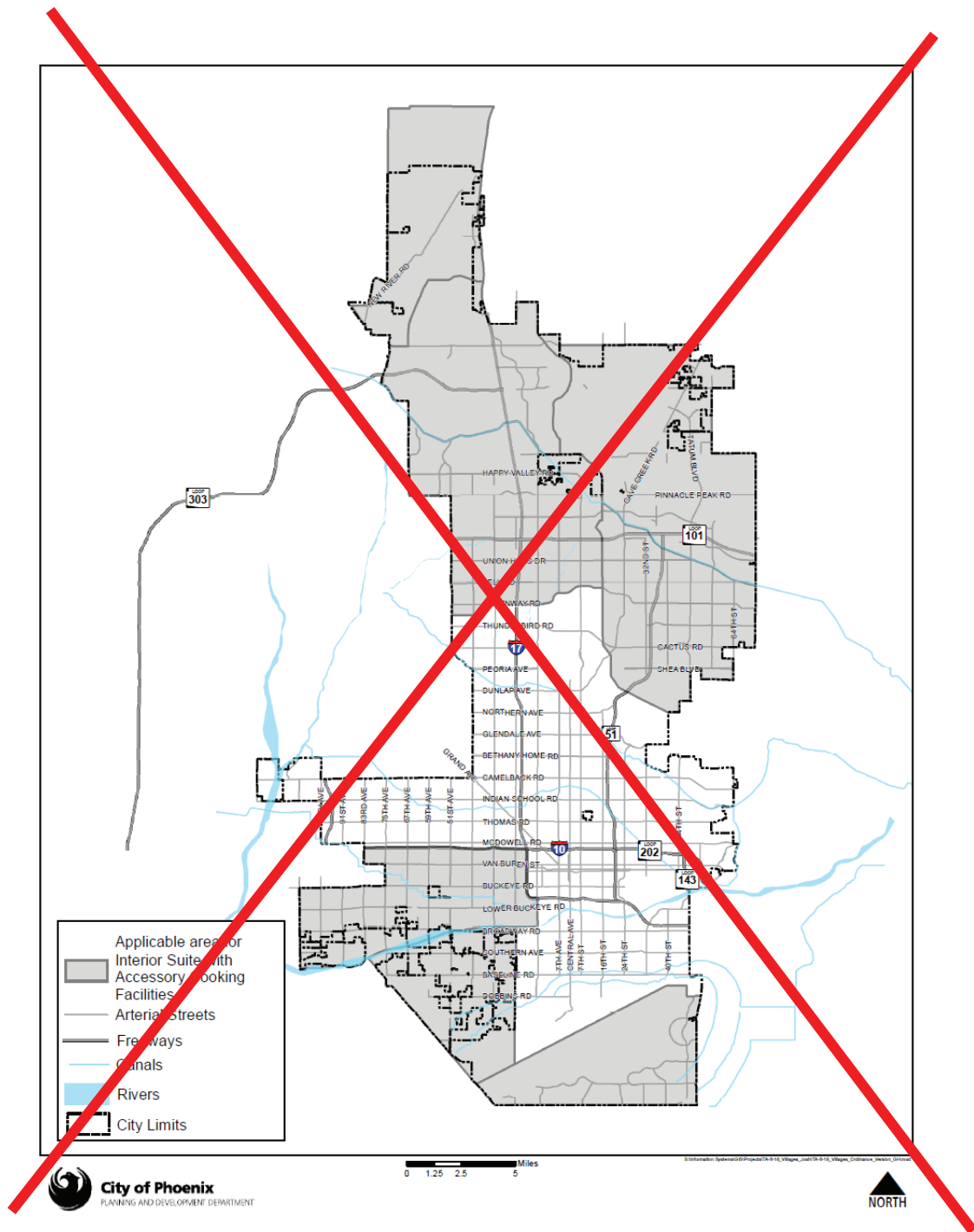
**Amend Chapter 6, Section 608.D.8.a. (Interior Suite with Accessory Cooking Facilities) to revised Map 1 as follows:**

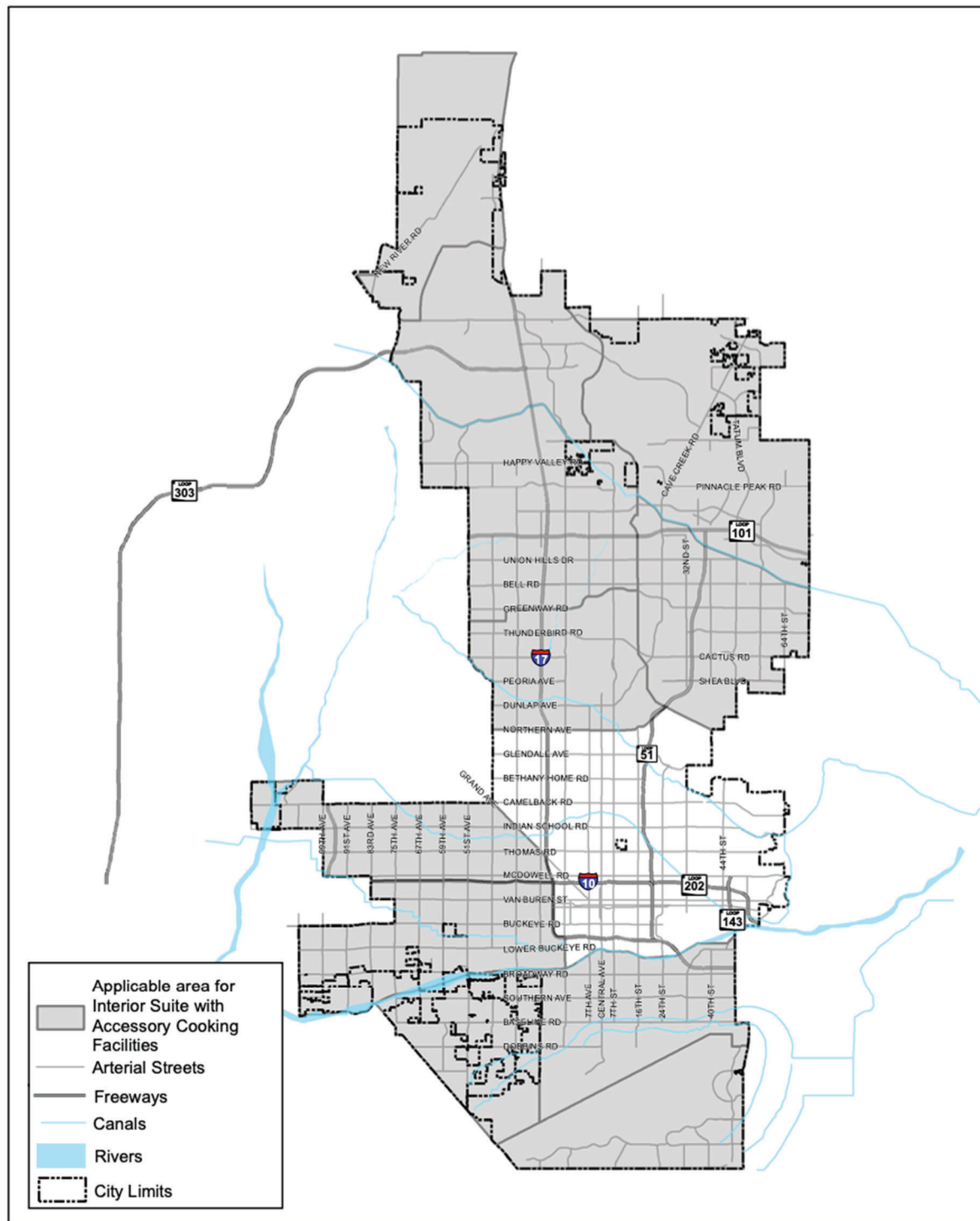
**D. Permitted Uses with Conditions.**

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8. Interior suite with accessory cooking facilities, subject to the following:
  - a. Dwelling units with an interior suite with accessory cooking facilities are permitted only in residential subdivisions of 15 acres or more and located within the boundaries illustrated in Map 1, as follows:
    - (1) Subdivided after July 5, 2019; or
    - (2) Subdivided prior to July 5, 2019, but with less than 25 percent of the lots having constructed dwelling units or valid building permits as of July 5, 2019.

**MAP 1: APPLICABLE AREA**





- b. An interior suite with accessory cooking facilities shall only be part of a single-family detached dwelling unit and must be under the same roof structure. only one interior suite with accessory cooking facilities shall be permitted per lot and shall be located on the ground floor.
- c. The square footage of the interior suite with accessory cooking facilities shall not exceed 30 percent of the total net floor area or 800 square feet

(whichever is less). Garage or patio areas shall not be included for the purpose of this calculation.

- d. An interior suite with accessory cooking facilities shall not have utility services that are metered separately from the remainder of the dwelling unit.
- e. At least one internal doorway shall be provided between the interior suite with accessory cooking facilities and the remainder of the dwelling unit.
- f. An interior suite with accessory cooking facilities shall not have a private yard area that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fencing, or other fencing used for different purposes.
- g. No more than one parking space, which may be covered or enclosed, shall be provided for an interior suite with accessory cooking facilities in addition to the parking provided for the remainder of the dwelling unit, with a maximum of four spaces total. This requirement does not apply to parking that may occur on the driveway in front of the garage(s).
- h. An interior suite with accessory cooking facilities shall not have a parking space served by a driveway separated from the main driveway and parking areas provided for the remainder of the dwelling unit.
- i. An interior suite with accessory cooking facilities shall not provide separate mail service or have a separate address from the remainder of the dwelling unit.
- j. *Design requirements.* Elevations must minimize any secondary entry visible from the street and have the appearance of a single-family home. This shall be treated as a presumption as outlined in Section 507.C.2.

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