

Attachment D- Planning Commission Summary

REPORT OF PLANNING COMMISSION ACTION June 07, 2018

ITEM NO: 8	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-TA-1-18-8
Location:	Downtown Code – Evans Churchill East
Proposal:	Modify Section 1204.D. of the Zoning Ordinance to allow tattoo/body-piercing in the Evans Churchill East Character Area
Applicant:	Golden Rule Tattoo, LLC
Owner:	N/A
Representative:	Golden Rule Tattoo, LLC

ACTIONS:

Staff Recommendation: Approval, per Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:

Central City 5/14/2018 Approval, per the staff recommendation. Vote: 16-0.

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

Motion Discussion: N/A

Motion details – Commissioner Katsenes made a MOTION to approve Z-TA-1-18-8, per the Central City Village Planning Committee recommendation.

Maker: Katsenes
Second: Shank
Vote: 7-0
Absent: Heck
Opposition Present: No

Findings:

1. A challenge pointed out in the Downtown Phoenix Urban Form Project related to the Evans Churchill Character Area is that “adaptive reuse of existing historic single-family homes is key to maintaining the vibrant mix of uses and building types. As the area redevelops, efforts need to be made to ensure these structures and the eclectic mix of uses they have fostered are preserved.” The proposed text amendment helps to address this challenge by allowing an arts- oriented, eclectic land use that is commonly established in buildings that are adaptively reused.
2. Another challenge noted in the Downtown Phoenix Urban Form Project related to the Evans Churchill Character Area is enhancing the image of Evans

Churchill as an arts-oriented community. Allowing tattoo/body piercing studios as a permitted land use in the Evans Churchill East Character Area helps to reinforce the area's image as an arts-oriented community.

3. The proposal is consistent with the following General Plan goals and policies:
 - CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; ARTS AND CULTURE; LAND USE PRINCIPLE: Promote development of live/work spaces for artists.
 - CREATE AN EVEN MORE VIBRANT DOWNTOWN CORE VALUE; OPPORTUNITY SITES; CODES TOOL: Amend the Downtown Code in the Phoenix Zoning Ordinance to encourage creative ways to activate vacant storefronts and parcels.

Proposed Language:

Amend Chapter 12, Section 1204.D. (Land Use Matrix) to read as follows:

LAND USE CATEGORIES	CHARACTER AREAS			
	ACTIVE USE	***	Evans Churchill East	***

Services				

Tattoo/Body-Piercing Studio	x	***	np-P	***

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