


Attachment D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** April 4, 2019
From: Tricia Gomes
Zoning Administrator 
Subject: BACK UP TO ITEM 9 (Z-TA-6-18) – INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES TEXT AMENDMENT

Text amendment (Z-TA-6-18) has been reviewed and approved as presented by the Paradise Valley, Rio Vista, North Gateway, Estrella, and Ahwatukee Foothills Village Planning Committees.

The Desert View Village Planning Committee approved the text amendment as presented with a modification to include “alphanumeric suite number” to the address requirement. The draft text language requires that the interior suite with accessory cooking facilities have only one address which would encompass a suite number. Therefore, staff does not support this addition to the language since it creates a redundancy.

The Laveen Village Planning Committee approved the text amendment as presented with a modification to include language that requires the interior suite with accessory cooking facilities to be located on the ground level. The location of the interior suite with accessory cooking facilities was always envisioned to be on the ground level. Staff supports the proposed language to provide additional clarification regarding the location of the interior suite with accessory cooking facilities.

The Deer Valley Village Planning Committee approved the text amendment as presented with a modification to expand the applicability of the proposed language citywide and retroactive. Staff does not support Deer Valley Village Planning Committee’s recommendation to expand the applicable area. In order to facilitate orderly development of an interior suite with accessory cooking facilities while protecting the character of existing single-family neighborhoods, staff recommends limiting the application of an interior suite with accessory cooking facilities to new subdivisions in the applicable villages subdivided after the effective date of the ordinance or previously subdivided with less than 25% of the lots having constructed dwelling units or valid building permits.

Staff recommends approval of Z-TA-6-18 as proposed in Exhibit B with modifications noted in **bold and underlined**.

Exhibits

- B. Proposed Language (3 pages)
- C. Village Planning Committee Summary Results (1 page)

EXHIBIT B

Text Amendment Z-TA-6-18: Interior Suite with Accessory Cooking Facilities

Proposed Language:

Amend Chapter 2, Section 202 (Definitions) to read as follows:

Interim Vacant Land Uses: Neighborhood pocket park, demonstration garden, public playground, meditation garden, public art display and similar uses are allowed uses for vacant property.

INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES: A ROOM OR GROUP OF ROOMS LOCATED WITHIN A SINGLE DWELLING UNIT DESIGNED OR ARRANGED TO ALLOW FOR SEMI-PRIVATE RESIDENTIAL USE AND INCLUDES ACCESSORY COOKING FACILITIES.

Item of Information: A business or center name, word, abbreviation, number, or symbol. A logo and corresponding business name shall be considered one (1) item of information.

Amend Chapter 6, Section 608.C. (Residence Districts – Permitted Uses) to read as follows:

Use	Permitted	Permitted With Conditions ⁽¹⁾	Use Permit And Conditions ⁽²⁾
Community Residence Home		X	
INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES		X	
Boarding House		X	X

Amend Chapter 6, Section 608.D. (Residence Districts – Permitted Uses with Conditions) to read as follows:

D. Permitted Uses with Conditions.

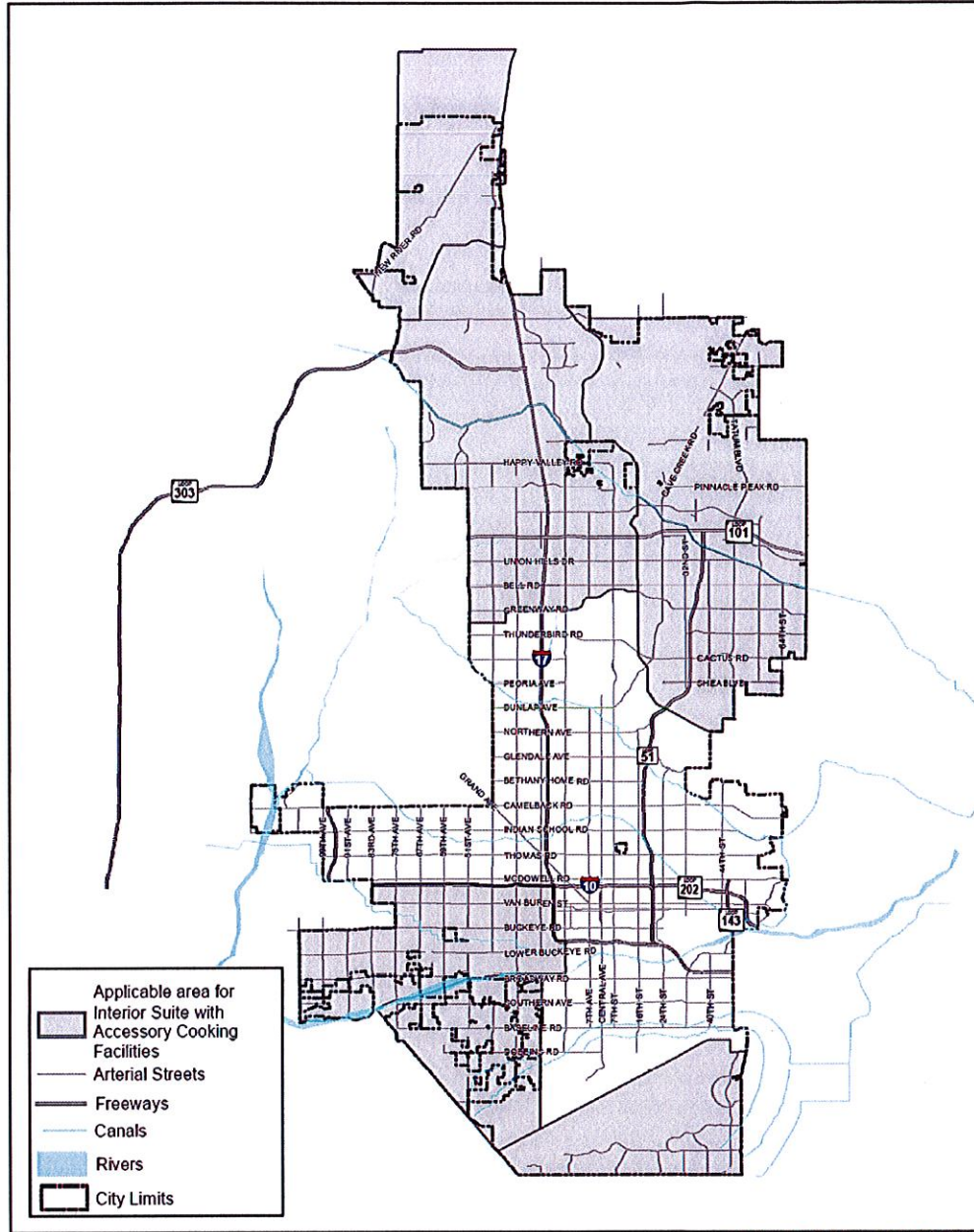
8. INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES, SUBJECT TO THE FOLLOWING:

- 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 [effective date of this ordinance]; OR

- (2) SUBDIVIDED PRIOR TO [effective date of this ordinance], BUT WITH LESS THAN 25% OF THE LOTS HAVING CONSTRUCTED DWELLING UNITS OR VALID BUILDING PERMITS AS OF [effective date of this ordinance].

MAP 1: APPLICABLE AREA



0 1.25 2.5 5 Miles



- 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% 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 4 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.

EXHIBIT C
TA-6-18 Interior Suite with Accessory Cooking Facilities -
Village Planning Committee Summary Results

Village	Date	Recommendations	Vote
Paradise Valley	3/4/19	Approved, as recommended by staff	10-3
Desert View	3/5/19	Approved, as recommended by staff with a modification to Section 608.D.8.i to include "/alphanumeric suite number". i. AN INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES SHALL NOT PROVIDE SEPARATE MAIL SERVICE OR HAVE A SEPARATE ADDRESS/ ALPHANUMERIC SUITE NUMBER FROM THE REMAINDER OF THE DWELLING UNIT.	7-0
Rio Vista	3/12/19	Approved, as recommended by staff	5-1
North Gateway	3/14/19	Approved, as recommended by staff	5-0
Laveen	3/18/19	Approved, as recommended by staff with a modification to Section 608.D.8.b to include "and shall be located on the ground floor". 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.	11-0
Estrella	3/19/19	Approved, as recommended by staff	6-0
Deer Valley	3/21/19	Approved, as recommended by staff with a deletion to Section 608.D.8.a as follows: 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 [effective date of this ordinance]; OR (2) SUBDIVIDED PRIOR TO [effective date of this ordinance], BUT WITH LESS THAN 25% OF THE LOTS HAVING CONSTRUCTED DWELLING UNITS OR VALID BUILDING PERMITS AS OF [effective date of this ordinance]. MAP 1: APPLICABLE AREA	5-1
Ahwatukee Foothills	3/25/19	Approved, as recommended by staff	12-0