

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

***REVISED**
Staff Report
Zoning Ordinance Text Amendment
Z-TA-3-24-Y *and Z-136-24-Y
September 24, 2024

Application Nos. Z-TA-3-24-Y and Z-136-24-Y: Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multi-family (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts; and to establish the boundary of the Adaptive Reuse and Multi-Family (ARM) Overlay District.

Staff recommendation: Staff recommends approval of Z-TA-3-24-Y per the language in Exhibit A, and Z-136-24-Y be approved as shown in Exhibit B.

BACKGROUND

This text amendment is a response to House Bill 2297, approved by the Fifty-Sixth Legislature, Second Session (2024) which modified the Arizona Revised Statutes to require municipalities to allow 1) adaptive reuse of existing, “economically and functionally obsolete” commercial buildings by non-residential uses by right, and 2) multi-family conversion of existing commercial sites by right. Both permissions are required in “not more than 10% of the total existing commercial, office or mixed use buildings within the municipality.” However, in order to qualify for these by-right permissions, a minimum of 10% of the dwelling units provided must be set aside for low-income (“Affordable”) or moderate-income (“Workforce”) housing for a minimum of 20 years after initial occupation, in addition to meeting other criteria outlined in the bill.

The requirements of HB 2297 require that zoning and other regulations be updated to comply no later than January 1, 2025.

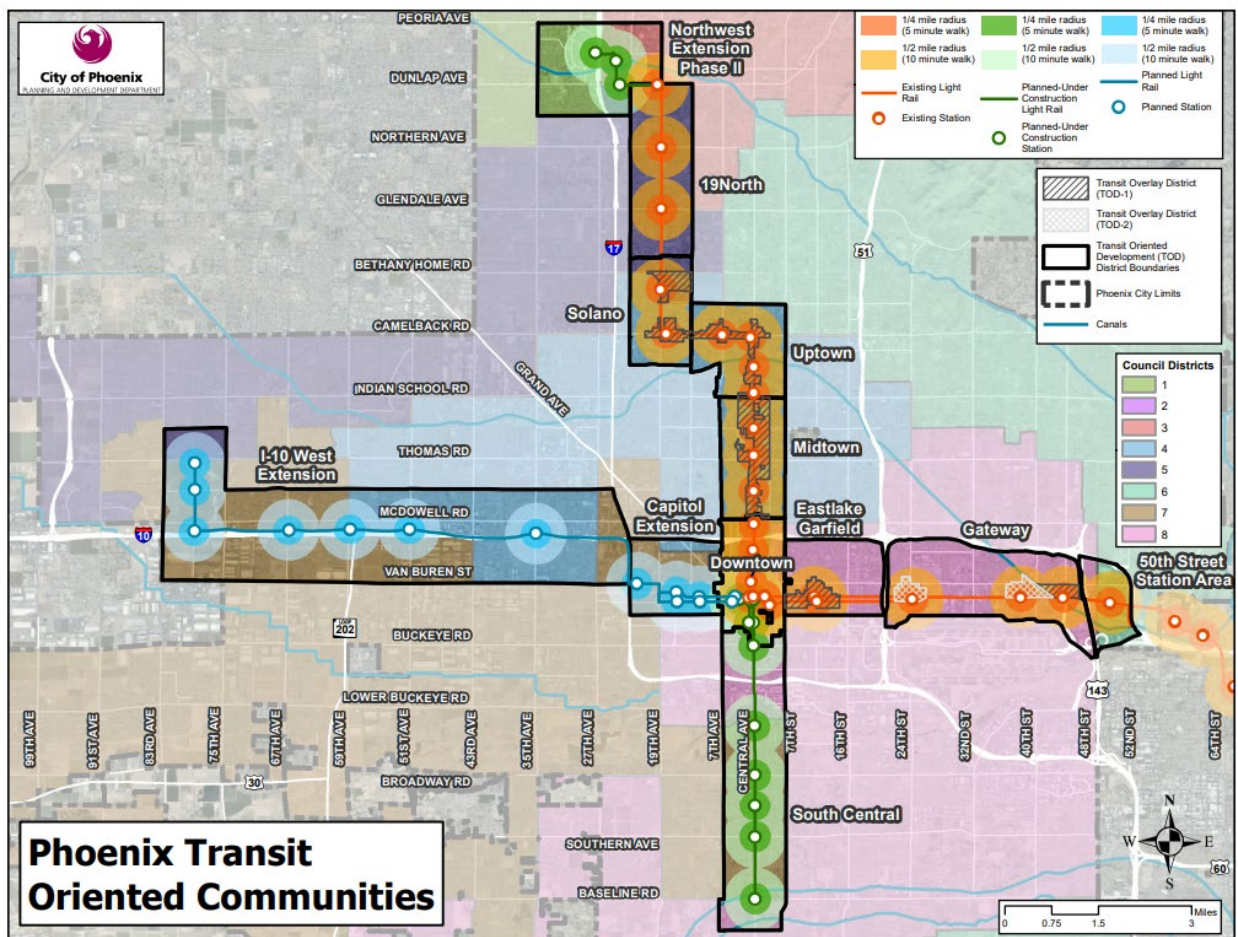
PURPOSE

In terms of non-residential adaptive reuse, the City of Phoenix has an existing robust program, and few changes are required. The City also has existing permissions for conversions of commercially zoned properties to multi-family developments, and

generally it is the development standards (setbacks, height, density, etc.) which require revisions due to HB 2297. In particular, the bill requires greater height and dwelling unit density than currently permitted by the Zoning Ordinance.

PROPOSAL

Staff recommends an overlay district over the Transit-Oriented Communities (TOC) area, with exceptions for Downtown Code and WU Code zoned properties, which already have existing permissions for greater height and density. The TOC area was chosen because it had been identified by prior studies as the area where such height and development density should be encouraged. The Gateway TOC and 50th Street Station Areas have been exempted since the bill does not permit inclusion of areas in close proximity to a commercial airport. A map of the Transit-Oriented Communities is provided below.



DESCRIPTION OF THE PROPOSED TEXT AMENDMENT

The proposed text amendment includes three main components: 1) new and revised definitions; 2) creation of a new Section 632, Adaptive Reuse and Multi-Family (ARM)

Overlay District, and 3) revision of the overlapping TOD-1 and TOD-2 Overlay District requirements so as not to conflict with the new regulations.

1. New and Revised Definitions

HB 2297 requires that any multi-family development which develops under the provisions of the bill provide a minimum of 10% of the dwelling units provided as low- or moderate-income housing. The City of Phoenix typically uses different terms: “Affordable Housing” as low-income housing, which is for residents earning up to 80% of the area median income; and “Workforce Housing”, which is for residents earning from 80% to 120% of the area median income. These definitions are proposed to be added to the Zoning Ordinance, although “Affordable Housing” is already existing and is slightly revised for consistency.

HB 2297 also includes a requirement that an existing commercial building be “economically and functionally obsolete” in order to qualify for the provisions regarding adaptive reuse. The bill provides the definition, which in turn is proposed to be added to the Zoning Ordinance.

2. Creation of a new Section 632, Adaptive Reuse and Multi-family (ARM) Overlay District

The existing Section 632, High-Rise H-R1 District – High-Rise and High Density District, applied only to the area long-since rezoned as Downtown Code (Chapter 12 of the Zoning Ordinance) and now is an archaic section of the Zoning Ordinance. This text amendment proposes to remove it and use its place in the Zoning Ordinance for the new ARM Overlay District.

HB 2297 requires that the City designate “not more than 10% of the total existing commercial, office, or mixed use buildings within the municipality” for adaptive reuse and/or multi-family conversion, by right (i.e. no public hearings). However, there are eligibility criteria provided in the bill, which in turn are provided in the standards of Section 632.

Objective Standards

A municipality must require the following objective standards, but no more, to qualify for the by-right permissions of HB 2297:

- An administrative site plan review process.
- Determination of adequate public water and sewer to serve the site.
- Compliance with all applicable building construction and fire codes.
- Determination that any existing on-site building is “economically and functionally obsolete”.
- A minimum parcel size of one acre, and a maximum size of 20 acres.

- Requirement that a minimum of 10% of the provided dwelling units are either low- and/or moderate-income housing (affordable and/or workforce housing).

Height and Density

In addition to the Objective Standards, by-right multi-family development has requirements regarding permitted height and density:

- Height may not exceed (but also not be less than) five stories, except where within 100 feet of single-family zoned properties, where the height may be limited to two stories.
- Density shall be equal to the highest allowable density within one mile of the building to be redeveloped.

Exemptions

HB 2297 also includes exemptions for properties adjacent to an FAA-licensed airport, and properties designated as historic. Section 632 is written to exempt HP and HP-L designated properties, and does not include the TOC areas directly to the north and adjacent to Phoenix Sky Harbor Airport.

Implementation within Transit-Oriented Communities

The new Section 632 includes the objective standards, height and density requirements, and exemptions as stated in HB 2297. The height and density provision will be discussed in more detail, as it is these provisions which led staff to suggest an overlay over the City's designated Transit-Oriented Communities.

The height requirement of HB 2297—five stories—is permitted within the Walkable Urban Code, starting with the T5:5 transect. Therefore, staff have proposed that development qualifying for use of the ARM overlay be permitted to developed in accordance with Chapter 13 (WU Code), T5:5 development standards.

The density requirement of HB 2297 is quite permissive, especially since adjacent portions of Downtown and properties zoned Walkable Urban Code have unrestricted (unlimited) density. Since that could lead to properties within a one-mile radius of a site developed under the provisions of HB 2297 also being allowed unlimited density, staff propose to allow unlimited density by right for projects subject to these regulations, but only in areas already identified for unrestricted density and future conversion to Walkable Urban Code—the Transit-Oriented Communities.

Permitted Uses

The ARM Overlay District does not add or prohibit any additional uses; it simply allows multi-family development and adaptive reuse to develop with more density and intensity, by right, within districts which already permit it. The proposed ARM Overlay District would not remove the underlying zoning classifications; rather, it would “overlay” the underlying zoning districts. A property currently zoned “C-2 HRI” would become “C-2 HRI ARMOD” if approved as proposed.

As an example, C-2 already permits multi-family development, but only to a maximum height of four stories, and with a maximum density of approximately 15 dwelling units per acre. A property located within the ARM Overlay District could choose to develop up to 5 stories, with no density limitations, but with the overlay requirement of 10% affordable and/or workforce housing, in addition to the other objective standards for applicability, such as lot size. However, the overlay is proposed to be permissive: a developer could still choose to develop per the existing zoning requirements, but with none of the additional height or density provisions of the ARM Overlay District.

Qualifying Buildings/Sites

As stated earlier, HB 2297 requires that the City allow by-right adaptive reuse and/or multi-family development on “not more than 10% of the total existing commercial, office, or mixed use buildings within the municipality.” Staff have proposed an area appropriate for such development, but also with a high concentration of these types of uses and buildings. While the proposed area of the ARM Overlay District comprises 6.1% of the City’s total land area, it includes more than 20% of the properties within the City zoned R-5, C-1, C-2, and C-3, which are the primary districts where commercial, office, and mixed use buildings are permitted. The provisions for adaptive reuse may also be applied on additional properties zoned for office park and light industrial uses (Commerce Park, A-1, and A-2) within the ARM Overlay District.

3. TOD-1 and TOD-2 Overlay District and other conflicts with ARM Overlay District requirements.

The Interim Transit-Oriented Zoning Overlay District One (TOD-1) and the Interim Transit-Oriented Zoning Overlay District Two (TOD-2) are existing overlay districts applied along the Valley Metro Light Rail corridor and will overlap with much of the area proposed for the ARM Overlay District. Staff propose that for projects developing under the provisions of the ARM Overlay District—use of Chapter 13, Walkable Urban Code standards—would not also be subject to the development standards of TOD-1 or TOD-2. This is consistent with properties rezoned to Walkable Urban Code, which have the TOD overlay removed when rezoning to WU Code.

The ARM Overlay District development standards would not override any other existing special planning areas having adopted regulatory plans, such as neighborhood plans, Specific Plans, or other overlay districts. Rather, the ARM Overlay District provisions can be applied when they do not conflict with any other regulatory standards of such special planning areas.

***ASSOCIATED REZONING CASE Z-136-24-Y**

Case Z-136-24-Y has been created to officially establish the zoning boundary of the proposed ARM Overlay District over the Transit Oriented Communities, with the exceptions as described above. The map of the proposed boundary is attached as Exhibit B.

CONCLUSION

The proposed Adaptive Reuse and Multi-Family (ARM) Overlay District, comprising a large portion of the City's Transit-Oriented Communities, is the most appropriate location for the by-right adaptive reuse and multi-family redevelopment entitlements required by HB 2297, not only because of the proximity to mass transit and prior studies leading to the designation of the TOC, but also because the area encompasses a large portion of the City's existing commercial, office, and mixed use buildings.

Staff recommends approval of Z-TA-3-24-Y per the language in Exhibit A, and Z-136-24-Y be approved as shown in Exhibit B.

Writer

C. DePerro

September 24, 2024

Exhibits

- A. Proposed Language
- B. Sketch Map / Proposed Boundary

Exhibit A

Staff proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add and/or modify definitions as follows:

ECONOMICALLY AND FUNCTIONALLY OBSOLETE: COMMERCIAL OR MIXED USE BUILDING(S) ON A SITE THAT ARE IN A STATE OF DISREPAIR OR HAVE A FIFTY PERCENT VACANCY IN THE TOTAL LEASABLE SQUARE FOOTAGE, IN ACCORDANCE WITH A.R.S. §9-462.10.

~~*Affordable Housing*~~, *AFFORDABLE:* Residential or mixed-use development providing HUD or other assisted low-income housing, as verified by the Phoenix Housing Department; typically includes dwelling unit(s) committed for a minimum term through covenants or restrictions to households with incomes at 80 percent or less of the area median income, as defined by the United States Department of Housing and Urban Development ~~for the City~~.

HOUSING, WORKFORCE: RESIDENTIAL OR MIXED-USE DEVELOPMENT PROVIDING HUD OR OTHER ASSISTED MODERATE-INCOME HOUSING, AS VERIFIED BY THE PHOENIX HOUSING DEPARTMENT; TYPICALLY INCLUDES DWELLING UNIT(S) COMMITTED FOR A MINIMUM TERM THROUGH COVENANTS OR RESTRICTIONS TO HOUSEHOLDS WITH INCOMES OF AT LEAST 80 PERCENT AND UP TO 120 PERCENT OF THE AREA MEDIAN INCOME, AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Amend Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District) to strike everything, and replace with the following text:

SECTION 632. ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT

- A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH A.R.S. §9-462.10, AS FOLLOWS:
1. PROVIDE ALTERNATIVE DEVELOPMENT STANDARDS FOR THE NON-RESIDENTIAL ADAPTIVE REUSE OF EXISTING COMMERCIAL BUILDINGS.
 2. ALLOW MULTI-FAMILY DEVELOPMENT BY RIGHT ON EXISTING COMMERCIAL PROPERTIES, SUBJECT TO CERTAIN DEVELOPMENT STANDARDS ALSO PROVIDED WITHIN THIS SECTION.
- B. **APPLICABILITY.** THIS OVERLAY APPLIES TO ALL LAND WITHIN THE ADOPTED TRANSIT ORIENTED COMMUNITIES, PER THE MAP PROVIDED BELOW, WITH THE FOLLOWING EXCEPTIONS:
1. NOT APPLICABLE TO ANY PROPERTY WITH HISTORIC DESIGNATION, AS FOLLOWS:
 - a. PROPERTIES DESIGNATED HP OR HP-L.
 - b. PROPERTIES DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 2. NOT APPLICABLE TO PROPERTIES LOCATED WITHIN EITHER THE GATEWAY TOC OR THE 50TH STREET STATION AREA.
 3. NOT APPLICABLE TO PROPERTIES ZONED DOWNTOWN CODE PER CHAPTER 12.
 4. NOT APPLICABLE TO PROPERTIES ZONED WALKABLE URBAN CODE PER CHAPTER 13.

C. CONFLICTS.

1. IF A PROPERTY SUBJECT TO THIS OVERLAY DISTRICT IS ALSO SUBJECT TO A SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN ADOPTED BY COUNCIL, THE PROVISIONS OF THIS OVERLAY DISTRICT APPLY ONLY WHEN THEY DO NOT CONFLICT WITH THE OTHER ADOPTED REGULATORY PLANS.
2. IF A PROPERTY SUBJECT TO THIS OVERLAY DISTRICT IS ALSO SUBJECT TO THE TOD-1 OR TOD-2 OVERLAYS (SECTIONS 662 AND 663, RESPECTIVELY), THE TOD-1 OR TOD-2 OVERLAYS DO NOT APPLY WHEN CHAPTER 13 DEVELOPMENT REGULATIONS ARE UTILIZED FOR A DEVELOPMENT IN ACCORDANCE WITH SECTION 632.H.2.b.

D. VARIANCES. A PROVISION OF THIS OVERLAY DISTRICT MAY BE MODIFIED THROUGH THE VARIANCE PROCESS DISCUSSED IN SECTION 307, BUT ONLY WHEN THE VARIANCE REQUEST DOES NOT CAUSE NON-COMPLIANCE WITH A.R.S. §9-462.10.

E. PERMITTED USES. THE REGULATIONS GOVERNING THE USES OF LAND AND STRUCTURES SHALL BE AS SET FORTH IN THE UNDERLYING ZONING DISTRICTS EXCEPT AS EXPRESSLY MODIFIED BY THIS OVERLAY DISTRICT.

F. GENERAL DEVELOPMENT REGULATIONS. THE FOLLOWING REGULATIONS APPLY TO ALL DEVELOPMENT UTILIZING THE PROVISIONS OF THIS OVERLAY DISTRICT:

1. DEVELOPMENT REVIEW PER SECTION 507 IS REQUIRED.
 - a. THE FINAL SITE PLAN SHALL EXPLICITLY STATE WHICH, IF ANY, OF THE PROVISIONS OF THIS OVERLAY DISTRICT ARE TO BE IMPLEMENTED BY THE SUBJECT DEVELOPMENT.
2. ADEQUATE PUBLIC WATER AND SEWER SERVICE FOR THE ENTIRE PROPOSED DEVELOPMENT SHALL BE PROVIDED, AS DETERMINED BY THE WATER SERVICES DEPARTMENT.

3. COMPLIANCE WITH ALL APPLICABLE CONSTRUCTION AND FIRE CODES IS REQUIRED.
4. THE EXISTING BUILDINGS ON THE PROPOSED DEVELOPMENT SITE MUST BE ECONOMICALLY OR FUNCTIONALLY OBSOLETE, AS DEMONSTRATED TO AND APPROVED BY PDD.
5. THE EXISTING BUILDINGS MUST BE LOCATED WITHIN A UNIFIED DEVELOPMENT (APPROVED TOGETHER ON ONE SITE PLAN), AND THE AREA INCLUDED WITHIN THE UNIFIED DEVELOPMENT IS AT LEAST ONE NET ACRE BUT DOES NOT EXCEED 20 NET ACRES.

G. **DEVELOPMENT REGULATIONS—ADAPTIVE REUSE.** THE FOLLOWING REGULATIONS MAY BE APPLIED TO NON-RESIDENTIAL ADAPTIVE REUSE OF EXISTING COMMERCIAL, OFFICE, OR MIXED USE BUILDINGS WITHIN THIS OVERLAY DISTRICT, WHEN ALSO IN COMPLIANCE WITH SUBSECTION F, AS FOLLOWS:

1. AUTOMOBILE PARKING SHALL BE PROVIDED AS REQUIRED BY THE UNDERLYING ZONING DISTRICT.
2. SETBACKS SHALL BE AS REQUIRED BY THE UNDERLYING ZONING DISTRICT, WITH THE FOLLOWING MODIFICATIONS:
 - a. IF THE MINIMUM SETBACK FOR THE PROPOSED USE IS GREATER THAN THAT OF THE EXISTING BUILDING, THE PROPOSED USE MAY BE PROVIDED AT THE EXISTING SETBACK SO LONG AS THE PROPOSED USE IS PERMITTED BY RIGHT WITHIN THE UNDERLYING ZONING.
 - b. IF THE PROPOSED USE HAS SPACING OR SEPARATION REQUIREMENTS REQUIRED BY THE UNDERLYING ZONING, THOSE PROVISIONS STILL APPLY.
3. MAXIMUM BUILDING HEIGHT SHALL BE AS REQUIRED BY THE UNDERLYING ZONING, WITH THE FOLLOWING MODIFICATIONS:

- a. IF THE MAXIMUM HEIGHT FOR THE PROPOSED USE IS LESS THAN THAT OF THE EXISTING BUILDING, THE PROPOSED USE MAY BE PROVIDED AT ANY HEIGHT WITHIN THE EXISTING BUILDING SO LONG AS THE PROPOSED USE IS A USE PERMITTED BY RIGHT WITHIN THE UNDERLYING ZONING DISTRICT.
- b. ANY NEW BUILDINGS SHALL COMPLY WITH THE HEIGHT PROVISIONS OF THE UNDERLYING ZONING DISTRICT.

H. DEVELOPMENT REGULATIONS—MULTI-FAMILY AND MIXED USE DEVELOPMENT. THE FOLLOWING REGULATIONS APPLY TO MULTIFAMILY AND MIXED USE DEVELOPMENT WITHIN THIS OVERLAY DISTRICT, WHEN ALSO IN COMPLIANCE WITH SUBSECTION F, AS FOLLOWS:

- 1. THE PROPOSED DEVELOPMENT SITE SHALL HAVE AN UNDERLYING ZONING CLASSIFICATION OF R-5 (SECTION 618), R-4A (SECTION 619), C-1 (SECTION 622), C-2 (SECTION 623), OR C-3 (SECTION 624).
- 2. MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH ONLY ONE OF THE FOLLOWING (a OR b):

 - a. ALL DEVELOPMENT REGULATIONS APPLICABLE TO MULTI-FAMILY DEVELOPMENT IN THE UNDERLYING ZONING DISTRICT, OR
 - b. ALL DEVELOPMENT REGULATIONS APPLICABLE TO MULTI-FAMILY DEVELOPMENT SUBJECT TO CHAPTER 13, WALKABLE URBAN CODE, TRANSECT T5:5, WITH THE FOLLOWING MODIFICATIONS:

 - (1) DENSITY IS NOT RESTRICTED.
 - (2) HEIGHT IS RESTRICTED TO FIVE STORIES AND 56 FEET IN HEIGHT, EXCEPT THAT FOR BUILDINGS LOCATED WITHIN 100 FEET OF A SINGLE-FAMILY ZONING DISTRICT, THE MAXIMUM HEIGHT SHALL BE RESTRICTED TO TWO STORIES AND 30 FEET.

(3) A MINIMUM OF TEN PERCENT OF THE TOTAL NUMBER OF DWELLING UNITS PROVIDED SHALL BE AFFORDABLE AND/OR WORKFORCE HOUSING FOR A MINIMUM TERM OF TWENTY YEARS AFTER THE INITIAL OCCUPATION OF THE PROPOSED DEVELOPMENT, AS APPROVED BY THE CITY'S HOUSING DEPARTMENT.

3. MIXED USE DEVELOPMENT (RESIDENTIAL AND NON-RESIDENTIAL USES) SHALL COMPLY WITH THE MULTI-FAMILY DEVELOPMENT REGULATIONS STATED IN THIS SECTION, IN ADDITION TO ALL NON-RESIDENTIAL USE REGULATIONS APPLICABLE TO SUCH USES WITHIN THE T5:5 TRANSECT. HOWEVER, NON-RESIDENTIAL USES ARE ONLY PERMITTED IN MIXED USED DEVELOPMENT WHEN THE UNDERLYING ZONING ALSO PERMITS THE PROPOSED NON-RESIDENTIAL USES.

I. **DEVELOPMENT REGULATIONS—OTHER.** A PROPOSED DEVELOPMENT NOT SUBJECT TO EITHER SUBSECTION G OR SUBSECTION H ABOVE MUST COMPLY WITH ALL APPLICABLE DEVELOPMENT REGULATIONS OF THE UNDERLYING ZONING FOR THE SITE.

Amend Chapter 6, Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) to amend as follows:

Section 662. Interim Transit-Oriented Zoning Overlay District One (TOD-1).

B. **Applicability.** The City of Phoenix' Transit-Oriented Development Overlay District (TOD-1) shall apply to lands delineated on the City's Official Supplementary Zoning Map 1086 as adopted on November 19, 2003, AS AMENDED. All land uses and development including, but not limited to buildings, drives, parking areas, landscaping, streets, alleys, greenways, and pedestrian/bicycle ways designated to be within this district, shall be located and developed in accordance with the following provisions:

C. **Inconsistencies of Underlying Districts.** In the event that the underlying zoning district standards, or other ordinance or regulations are inconsistent with these overlay Zoning Ordinance standards or any other provisions herein, the standards of the TOD-1 shall apply-, WITH THE FOLLOWING EXCEPTION:

1. PROPERTIES SUBJECT TO SECTION 632, ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT, ARE NOT SUBJECT TO TOD-1 DEVELOPMENT STANDARDS WHEN THE DEVELOPMENT IS CONSTRUCTED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF CHAPTER 13. HOWEVER, ALL USE REGULATIONS OF TOD-1 (BOTH PERMISSIONS AND PROHIBITIONS) SHALL STILL APPLY TO SUCH PROPERTIES.

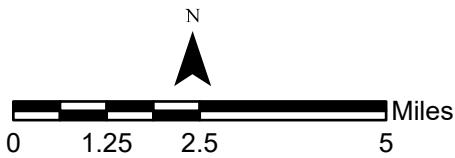
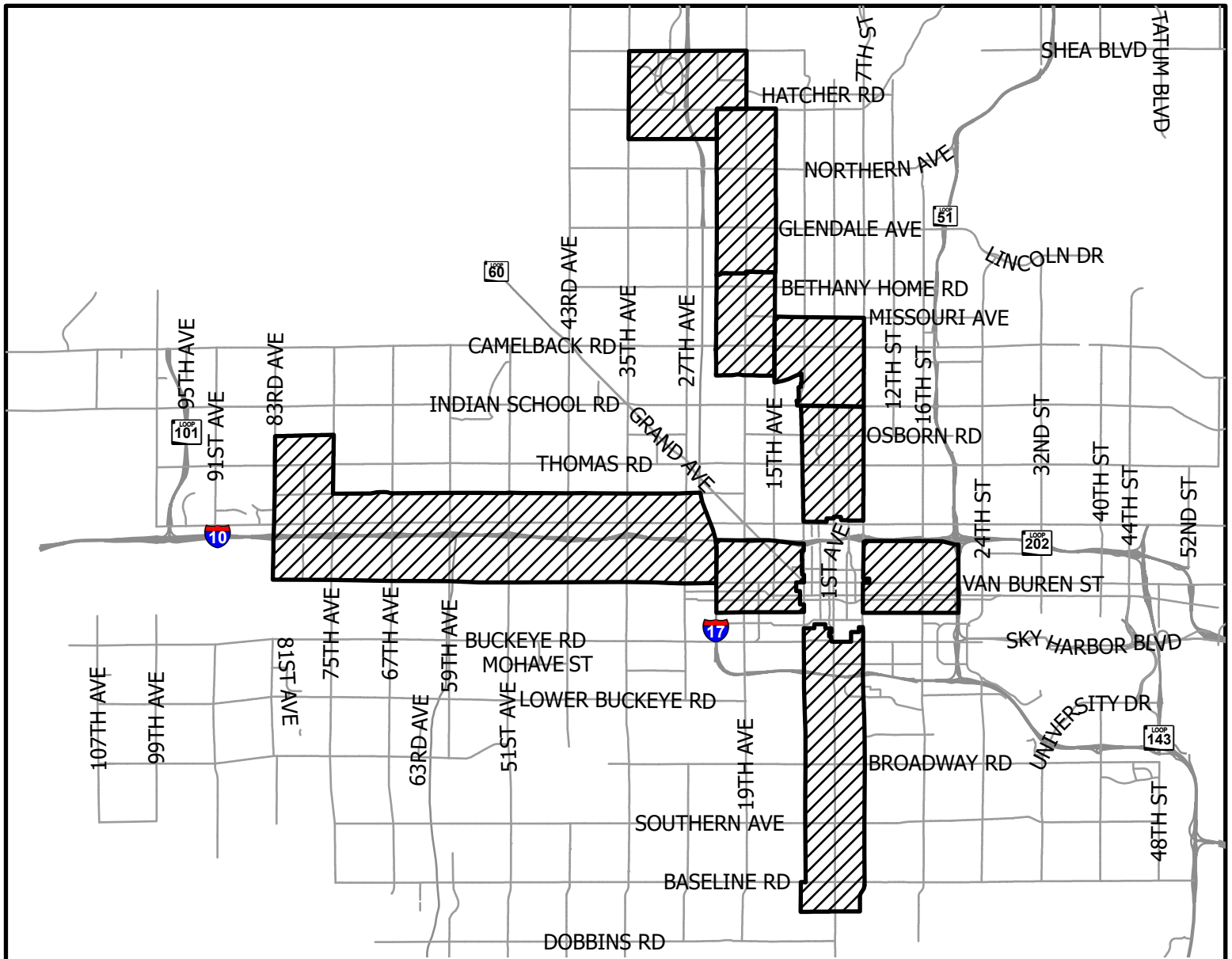
Amend Chapter 6, Section 663 (Interim Transit-Oriented Zoning Overlay District Two (TOD-2)) to amend as follows:

Section 663. Interim Transit-Oriented Zoning Overlay District Two (TOD-2).

B. **Applicability.** The City of Phoenix' Transit-Oriented Development Overlay District (TOD-2) shall apply to lands delineated on the City's Official Supplementary Zoning Map 1086 as adopted on November 19, 2003, AS AMENDED. All land uses and development including, but not limited to buildings, drives, parking areas, landscaping, streets, alleys, greenways, and pedestrian/bicycle ways designated to be within this district, shall be located and developed in accordance with the following provisions:

C. **Inconsistencies of Underlying Districts.** In the event that the underlying zoning district standards, or other ordinance or regulations are inconsistent with these overlay Zoning Ordinance standards or any other provisions herein, the standards of the TOD-2 shall apply-, WITH THE FOLLOWING EXCEPTION:

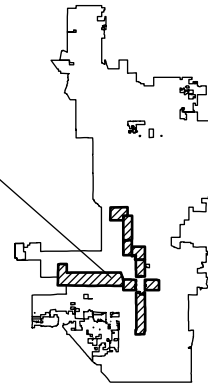
1. PROPERTIES SUBJECT TO SECTION 632, ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT, ARE NOT SUBJECT TO TOD-2 DEVELOPMENT STANDARDS WHEN THE DEVELOPMENT IS CONSTRUCTED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF CHAPTER 13. HOWEVER, ALL USE REGULATIONS OF TOD-2 (BOTH PERMISSIONS AND PROHIBITIONS) SHALL STILL APPLY TO SUCH PROPERTIES.



VILLAGE: Various
COUNCIL DISTRICT: Various



Z-136-24



APPLICANT'S NAME: City of Phoenix Planning Commission		REQUESTED CHANGE: FROM: Various Zoning Districts	
APPLICATION NO: Z-136-24	DATE: 9/25/2024 <small>REVISION DATES:</small>	TO: Various Underlying Zoning Districts with the Adaptive Reuse and Multi-Family Overlay District	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 20373.69 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Various		
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION

* Maximum Units Allowed with P.R.D. Bonus