

ATTACHMENT A

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ADOPTED ORDINANCE**

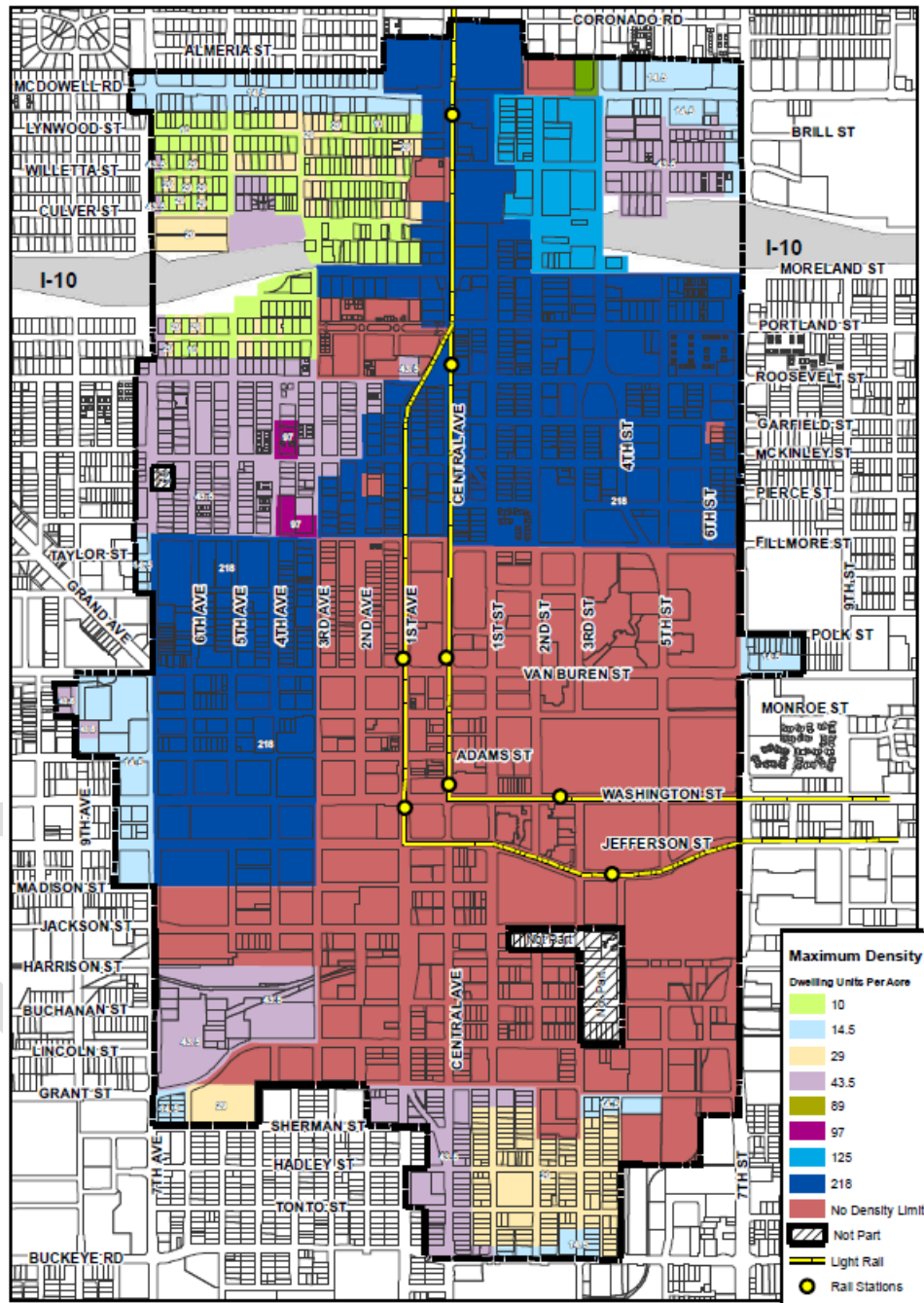
ORDINANCE G-

AN ORDINANCE AMENDING A PORTION OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY AMENDING CHAPTER 12, SECTION 1202.D. (REGULATING MAPS, DENSITY MAP) TO AMEND DENSITY PROVISIONS AND SECTION 1214.B. (EVANS CHURCHILL EAST, DEVELOPMENT STANDARDS) TO ADD A HEIGHT BONUS AND AMEND LOT COVERAGE PROVISIONS SOUTH OF GARFIELD STREET.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

That Chapter 12, Section 1202.D. (Regulating Maps, Maximum Density) is amended to increase the density of a parcel located at the southeast corner of 6th Street and Garfield Street from 218 maximum dwelling units per acre to No Density Limit, as follows:

- D. The density for any parcel in the Downtown Area shall not exceed the following unless a density bonus is allowed by the Character Area and approved by the Planning and Development Department staff or an appeal is approved by the Design Review Committee (DRC) pursuant to Section 1223 requirements:



SECTION 2: That Chapter 12, Section 1214.B. (Evans Churchill East) is amended to add a height bonus and increase the maximum lot coverage south of Garfield Street to read as follows:

B. **Development Standards.**

1. **Maximum height.**

- a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) Height bonus: ~~None~~. NORTH OF GARFIELD STREET: NONE.
 - (2) HEIGHT BONUS SOUTH OF GARFIELD STREET: MAXIMUM 10%.

2. **Maximum density.**

- a. Governed by the density map, Section 1202.D.
 - (1) *Bonus:* Maximum 50% increase in density

3. **Maximum lot coverage.**

- a. *Lot coverage:* ~~50%~~ NORTH OF GARFIELD STREET: 50%
- b. LOT COVERAGE SOUTH OF GARFIELD STREET: 90%
- c. ~~(4)~~ *Bonus, ALL AREAS:* maximum 100% lot coverage.

PASSED by the Council of the City of Phoenix this 4th day of November, 2020.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager