

Attachment E

REPORT OF PLANNING COMMISSION ACTION April 4, 2019

ITEM NO: 9	
	DISTRICT NO.: 1, 2, 3, 6, 7 and 8
SUBJECT:	
Application #:	Z-TA-6-18
Proposal:	Amend Chapter 2, Section 202 (Definitions), Chapter 6, Section 608.C. (Residence District – Permitted Uses) and Section 608.D (Residence District – Permitted Uses with Conditions) of the Zoning Ordinance to address interior suite with accessory cooking facilities in residential districts.
Applicant:	City of Phoenix Planning Commission
Representative:	City of Phoenix Planning and Development

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Deer Valley 3/21/2019 Approval, as recommended by staff with a deletion. Vote: 5-1.

Desert View 3/5/2019 Approval, as recommended by staff. Vote: 7-0.

Estrella 3/19/2019 Approval, as recommended by staff. Vote: 6-0.

Laveen 3/18/2019 Approval, as recommended by staff with modification. Vote: 11-0.

North Gateway 3/14/2019 Approval, as recommended by staff. Vote: 5-0.

Paradise Valley 3/4/2019 Approval, as recommended by staff. Vote: 10-3.

Rio Vista 3/12/2019 Approval, as recommended by staff. Vote: 5-1.

Planning Commission Recommendation: Approval, per the staff memo dated April 4, 2019.

Motion Discussion: N/A

Motion details: Commissioner Heck made a MOTION to approve Z-TA-6-18, per the staff memo dated April 4, 2019.

Maker: Heck
Second: Wininger
Vote: 8-0
Absent: Johnson
Opposition Present: No

Findings:

1. The proposed text amendment is supported by the Phoenix General Plan.
2. The proposed text amendment would address a growing demand for multigenerational housing where aging parents or adult children can have their own semi-private space with cooking facilities while still living under the same roof.

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.

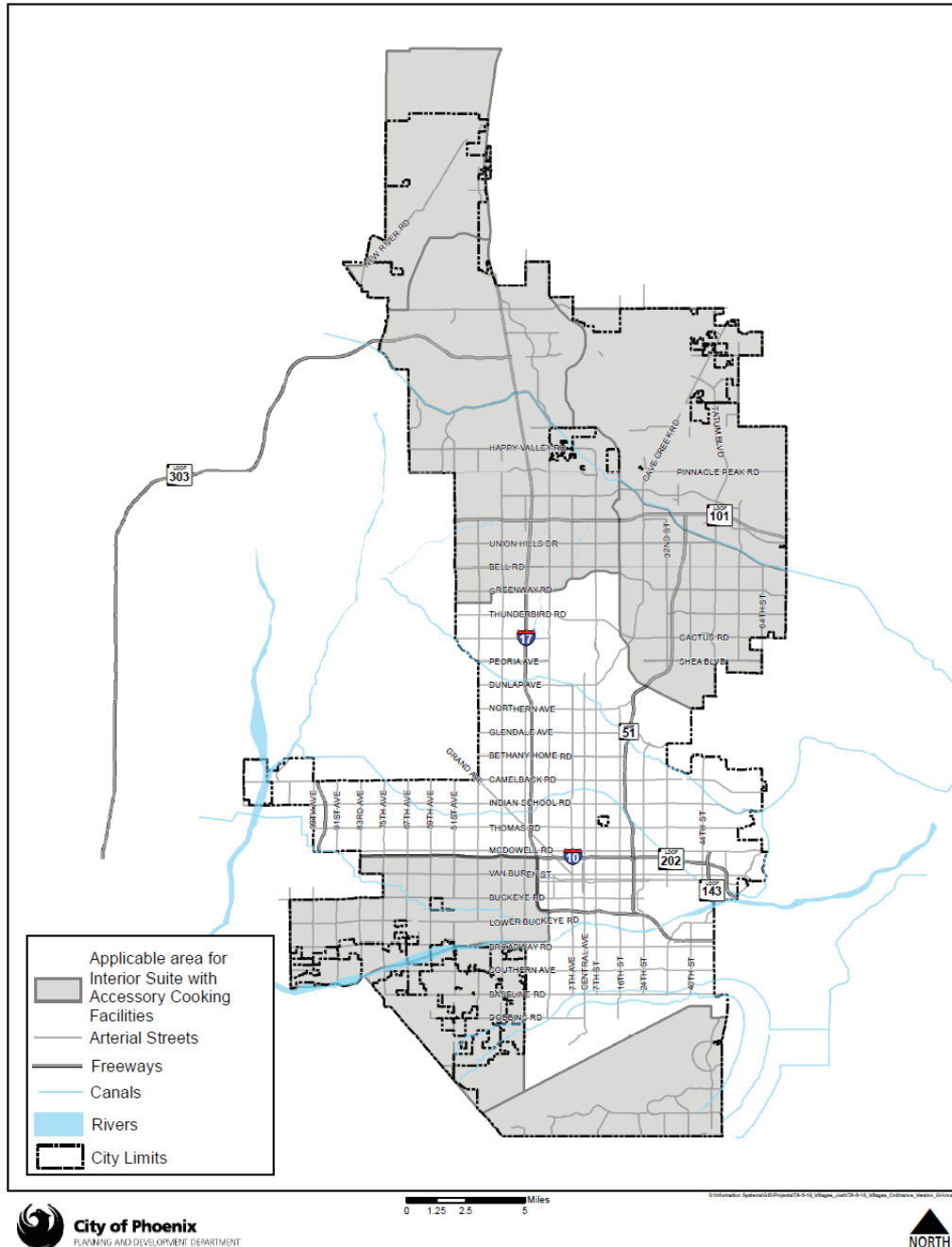
8. INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES, SUBJECT TO THE FOLLOWING:

- 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



- 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.

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