

Attachment E

REPORT OF AIRPOR ZONING COMMISSION ACTION February 3, 2022

ITEM NO: 3	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-TA-2-21
Location:	Southwest corner of 1st Street and Jackson Street
From:	Area 2, Maximum 1,300 feet MSL (165 feet) Area 4B, Maximum 1,350 feet MSL (215 feet)
To:	Area 16, Maximum 1,385 feet MSL (250 feet)
Acreage:	1.30
Proposal:	Request to amend Article XIII (Airport Zoning), Section 4-241 (Zones) of the City Code to permit up to 250 feet in height for a 1.30-acre site located at the southwest corner of 1st Street and Jackson Street
Applicant:	Phoenix Airport Zoning Commission
Owner:	39 East Jackson, LLC
Representative:	Nick Wood, Esq.-Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Central City 11/8/2021 Information only.

Central City 1/10/2022 Approval. Vote: 11-0.

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

Motion Discussion: Commissioner Johnson made a MOTION to approve Z-TA-2-21, per the Central City Village Planning Committee recommendation.

Motion details:

Maker: Johnson
Second: Gaynor
Vote: 7-0 (Conflict: Mangum)
Absent: None
Opposition Present: No

Findings: The proposal is consistent with the approved maximum height in the Downtown Code and is consistent with the allowable heights in the surrounding area.

Proposed Language:

Amend Article XIII, Section 4-241 (Zones) to read as follows and by removing the old map, and inserting the new map as follows:

- B. Height Zone B—Downtown Zone. The Downtown Zone shall be subdivided into ~~fifteen~~ SIXTEEN contour areas as shown in the attached Downtown Zone Map.

3. Maximum building height includes all structures as shown below.

AREA 15:	1,700 FEET MSL WITHIN THE COORDINATES:	
	<i>Latitude</i>	<i>Longitude</i>
	33 27 17.29821	112 04 57.74605
	33 27 17.29253	112 04 54.91001
	33 26 49.85140	112 04 54.90606
	33 26 50.14964	112 04 57.74074

AREA 16:	1,385 FEET MSL WITHIN THE COORDINATES:	
	<i>LATITUDE</i>	<i>LONGITUDE</i>
NEC	33 26 41.7464	112 04 21.6795
SEC	33 26 40.3868	112 04 21.6816
SWC	33 26 40.3970	112 04 24.6317
NWC	33 26 41.7488	112 04 24.6291

Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail. Any tree or structure which may be erected, or caused to be erected, by the City of Phoenix for public purposes, is hereby exempted from the height limitations of this Ordinance.

Downtown Zone Map

PHOTO NOT ORTHO-RECTIFIED

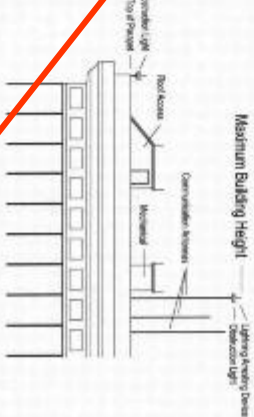


Maximum Building Height (MSL)*

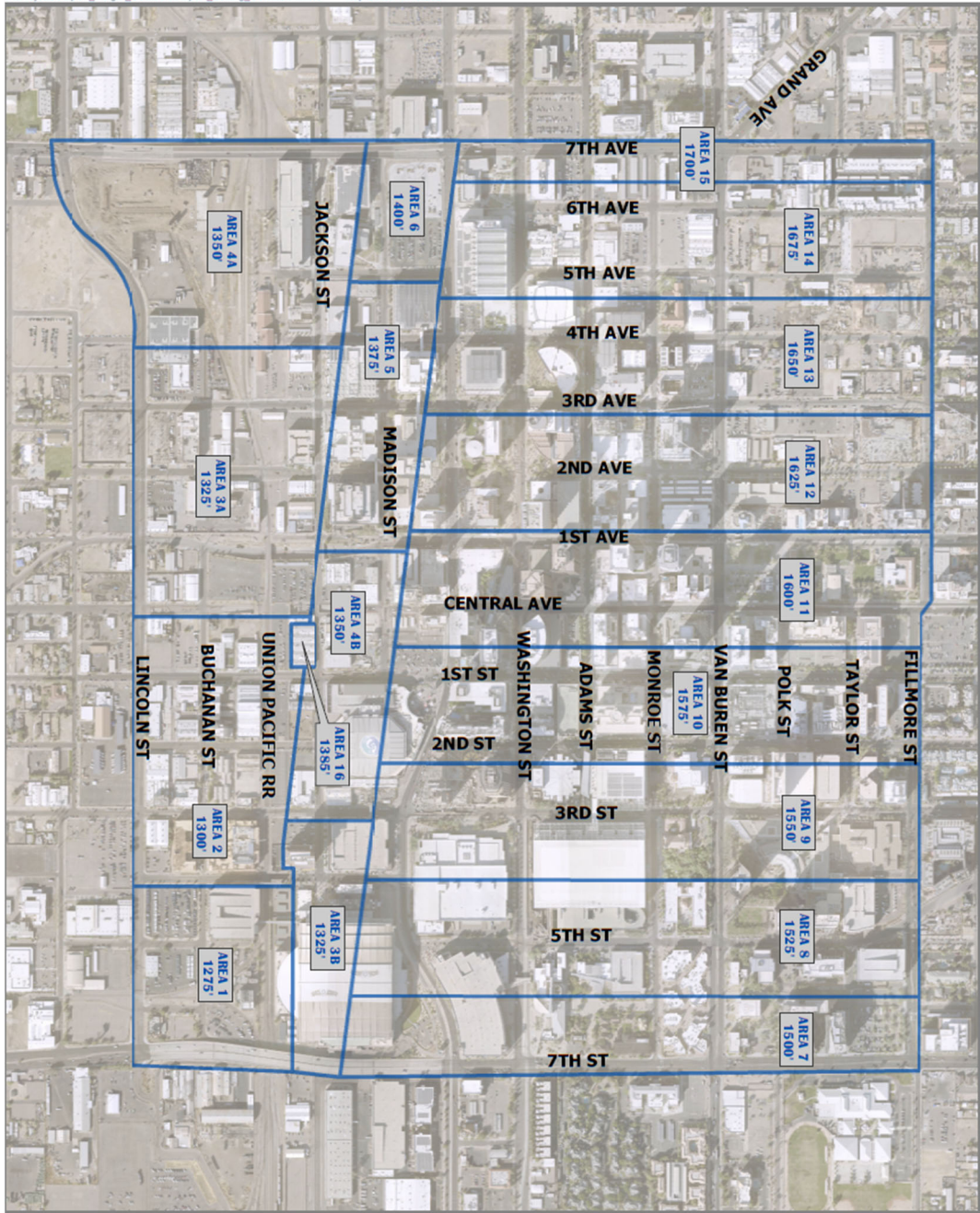
- Area 15 = 1,700'
- Area 14 = 1,675'
- Area 13 = 1,650'
- Area 12 = 1,625'
- Area 11 = 1,600'
- Area 10 = 1,575'
- Area 9 = 1,550'
- Area 8 = 1,525'
- Area 7 = 1,500'
- Area 6 = 1,400'
- Area 5 = 1,375'
- Area 4A & 4B = 1,350'
- Area 3A & 3B = 1,325'
- Area 2 = 1,300'
- Area 1 = 1,275'

----- Downtown Zone Boundaries

*Maximum Building Height includes all rooftop appurtenances, obstruction lights, lightning arresting devices, etc. as shown below. All elevations are above Mean Sea Level (NAVD 88).



This Zoning Ordinance does not replace any formal federal or state review process of a specific project. Requests for building permits must include building coordinates and an FAA determination letter if required as per Federal Aviation Regulations Part 77.13.



AIRPORT ZONING MAP DOWNTOWN ZONE MAP

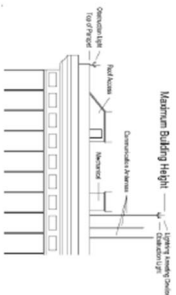


Maximum Building Height (MSL)*

- AREA 16 = 1385'
- AREA 15 = 1700'
- AREA 14 = 1675'
- AREA 13 = 1650'
- AREA 12 = 1625'
- AREA 11 = 1600'
- AREA 10 = 1575'
- AREA 9 = 1550'
- AREA 8 = 1525'
- AREA 7 = 1500'
- AREA 6 = 1400'
- AREA 5 = 1375'
- AREA 4A = 1350'
- AREA 4B = 1350'
- AREA 3A = 1325'
- AREA 3B = 1325'
- AREA 2 = 1300'
- AREA 1 = 1275'

Downtown Zone Boundaries

Maximum Building Height includes all rooftop appurtenances, obstruction lights, lighting arresting devices, etc. as shown below. All elevations are above Mean Sea Level (NAVD 88).



*This Zoning Ordinance does not require any tower height or massing studies or other studies. The applicant must submit a height study and an FAA determination letter if required as per Federal Aviation Regulations Part 77.13.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.