




City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 27, 2024

From: Joshua Bednarek 
Planning and Development Director

Subject: ITEM 75 ON THE DECEMBER 4, 2024, FORMAL AGENDA – PUBLIC HEARING
- AMEND CITY CODE - ORDINANCE ADOPTION - DOWNTOWN CODE Z-TA-5-
22-4-7-8 (ORDINANCE G-7330) - CITYWIDE

Item 75, is a request to hold a public hearing on a proposed text amendment Z-TA-5-22-4-7-8, which amends the following sections of the Phoenix Zoning Ordinance, as follows: 1) Revise and clarify provisions in Chapters 2, 3, 5, 6, and 7 regarding definitions; variance and Design Review appeal processes, and to address how other sections interact with Chapter 12 (Downtown Code): Section 201 (Rules of Construction), Section 202 (Definitions), Section 307.A (Authority and duties of the Zoning Administrator), Section 507 (Development Review Approval), Section 669 (Arts, Culture, and Small Business Overlay District), Section 702 (Off-Street Parking and Loading), and Section 703 (Landscaping, Fences and Walls); 2) add a new Section 312 to Chapter 3 to create the Technical Appeals Committee; and 3) repeal and replace Chapter 12 (Downtown Code) with revised and clarified text.

The Planning Commission heard the case on November 7, 2024, and recommended approval, per the staff recommendation in the Addendum A Staff Report, by a vote of 9-0.

Staff is requesting a modification to the proposed text amendment language to reflect the language approved in amendment Z-TA-10-23-7, which was approved by City Council on July 1, 2024. Z-TA-10-23 changed the height bonus provision in a portion of the Downtown Gateway character area, but the new provisions were not initially addressed with this text amendment.

Staff recommends approval of Z-TA-5-22-4-7-8 as shown in the proposed text per Planning Commission recommendation and the following modification:

Section 1212. Downtown Gateway.

- A. Intent. The Downtown Gateway should be a high-density, vibrant corridor with a mix of residential and commercial development designed for transit riders. Restaurants with outdoor dining, and commercial and retail uses should be placed along the street to invite pedestrian exploration. Streetscape improvements throughout the area should be encouraged to make light rail accessible and vibrant.

B. Development Standards. The following development regulations apply to properties located with the Downtown Gateway character area. Where a "bonus" is indicated, the development regulation may be modified within the range stated when sustainability bonus points are earned per Section 1223, as approved by PDD staff or the Design Review Committee.

1. Maximum height:

- a. Main building: Governed by the height map, Section 1202.B, and height transition standards of Section 1207.E.
- b. Bonus: None, except north of Garfield Street, ~~McKinley Street and south of Portland Street where a 30% bonus is allowed~~ **SOUTH OF ROOSEVELT STREET, AND EAST OF CENTRAL AVENUE: 30% MAXIMUM.**

Approved:



Alan Stephenson, Deputy City Manager