

Attachment E

REPORT OF PLANNING COMMISSION ACTION October 1, 2020

ITEM NO: 14	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-TA-1-20-8
Location:	Southeast corner of 6th Street and Garfield Street
Acreage:	0.70
Proposal:	Amend Section 1202.D. (Regulating Maps, Density Map) of the Phoenix Zoning Ordinance to replace the Downtown Code Density Map to amend density provisions from 218 maximum dwelling units per acre to No Density Limit at the southeast corner of 6th Street and Garfield Street and amend Section 1214.B. (Evans Churchill East, Development Standards) to allow for a height bonus, and to increase the maximum lot coverage south of Garfield Street from 50 percent to 90 percent.
Applicant:	Nick Wood, Esq., Snell & Wilmer, LLP
Owner:	Wolverine OZ Fund, LLC
Representative:	Nick Wood, Esq., Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, as shown in Exhibit A.

Village Planning Committee (VPC) Recommendation:

Central City 6/8/2020 Information only.

Central City 9/14/2020 Approval, per the staff recommendation. Vote: 7-4.

Design Standards Committee Recommendation:

8/31/2020 Approval, per the staff recommendation. Vote: 5-0.

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

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve Z-TA-1-20-8, per the Central City Village Planning Committee recommendation.

Maker: Mangum

Second: Johnson

Vote: 7-0

Absent: Montalvo, Shank

Opposition Present: No

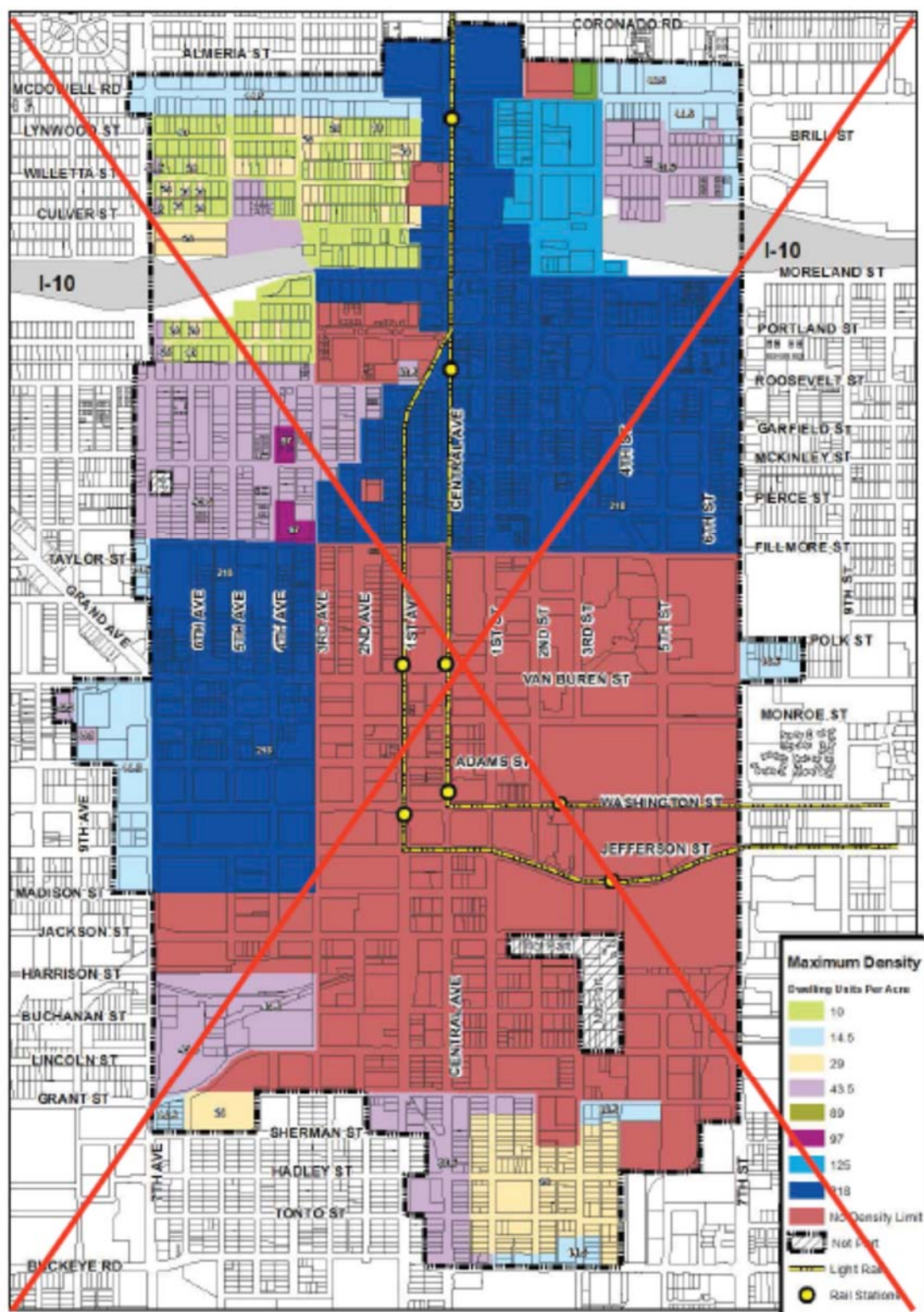
Findings:

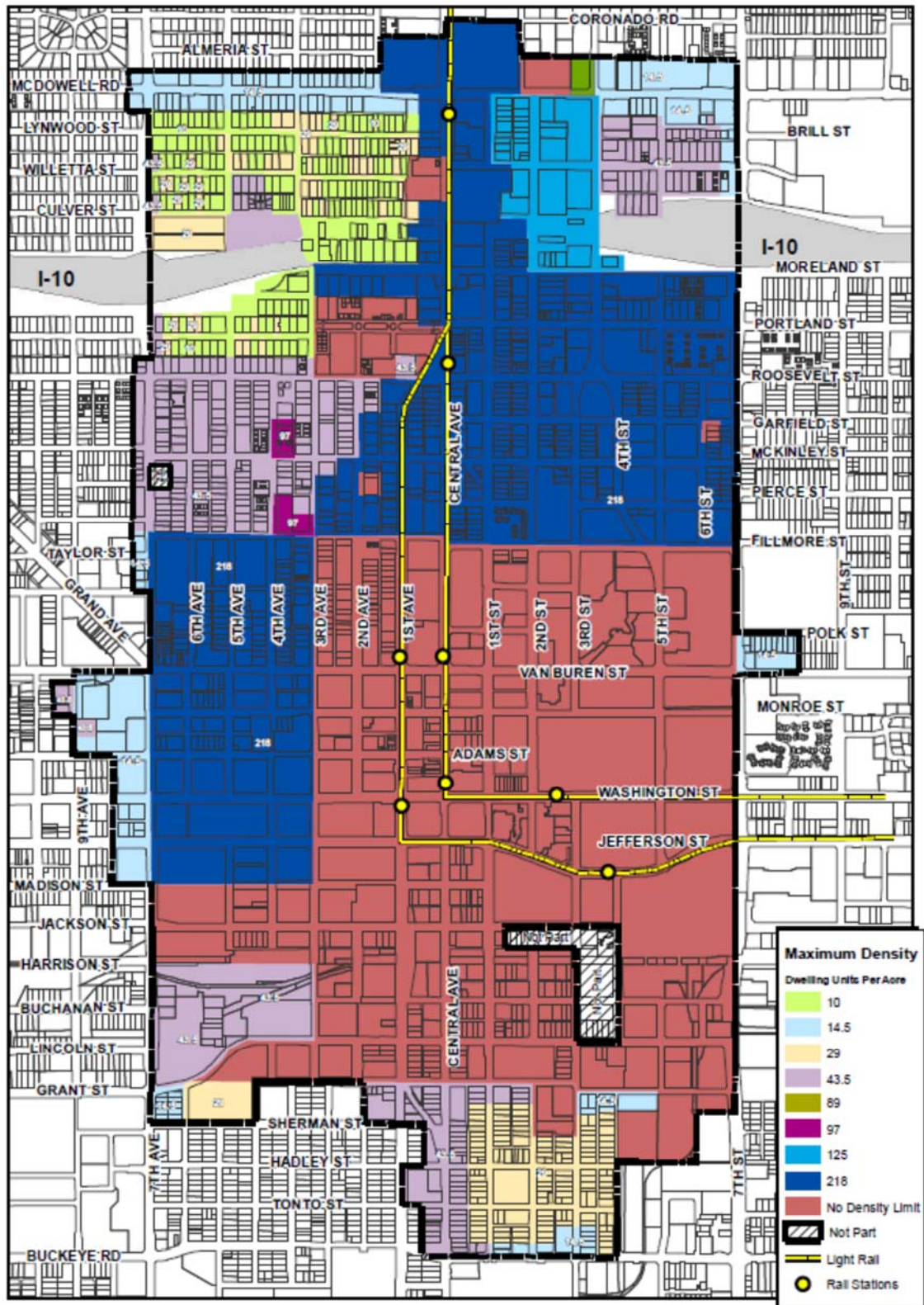
1. The proposal for additional density and option for more lot coverage and height is warranted given the proposed development's proximity to the Bio Med Character Area and public transit.
2. The proposal is in line with the policies of the Downtown Phoenix Plan, the General Plan, and transit-oriented development goals and principles.
3. The sustainability bonus option develops a height and lot coverage transition strategy for the area south of Garfield Street and offers community benefits in exchange for the option for additional height and lot coverage.

Proposed Language:

Amend Chapter 12, Section 1202 (Regulating Maps) by removing the old map, and inserting the new map 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:





Amend Chapter 12, Section 1214 (Evans Churchill East) 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.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.