

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION June 6, 2024

ITEM NO: 22	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-TA-10-23-7
Request:	Text Amendment
Location:	Generally located between the alley east of Central Avenue and the alley west of 1st Avenue, between Portland Street and McKinley Street
Proposal:	Amend Section 1212.B (Downtown Gateway, Development Standards) of the Phoenix Zoning Ordinance to allow for a height bonus up to 30 percent within the Downtown Gateway Character Area between Portland Street and McKinley Street
Applicant:	Paul Kilgallon, Mainstreet Capital
Owner:	Kell Duncan, KDCD, LLC
Representative:	Tom Chinnock, Shepley Bulfinch

ACTIONS:

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:

Central City 2/12/2024 Information only. No quorum.

Central City 5/13/2024 Approval, per the staff recommendation with modifications. Vote: 13-1.

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

Motion Discussion: NA

Motion details: Commissioner Boyd made a MOTION to approve Z-TA-10-23-7 per the Central City Village Planning Committee recommendation.

Maker: Boyd
Second: Hu
Vote: 8-0
Absent: Mangum
Opposition Present: Yes

Findings: The proposal to allow additional height through sustainability bonus points in the area defined in the text is appropriate, given the immediate proximity to transit and the transition to greater heights directly to the south, and offers community benefits through a sustainability bonus in exchange for the option for additional height.

Proposed Language:

Amend Section 1212.B (Downtown Gateway, Development Standards) of the Phoenix Zoning Ordinance to allow for a height bonus up to 30 percent within the Downtown Gateway Character Area between McKinley Street and Portland Street as follows:

B. Development Standards.

1. Maximum height.

- a. *Main building*: governed by the height map, Section 1202.C.

(1) *Height bonus*: None-, **EXCEPT NORTH OF MCKINLEY GARFIELD STREET, AND SOUTH OF PORTLAND ROOSEVELT STREET, AND EAST OF CENTRAL AVENUE: 30% MAXIMUM**

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