

## ATTACHMENT C

### REPORT OF PLANNING COMMISSION ACTION June 5, 2025

ITEM NO: 4	
	DISTRICT NO.: Citywide
SUBJECT:	
Application #:	Z-TA-3-25-Y
Location:	Citywide
Request:	Text Amendment to the Zoning Ordinance to address recent revisions to state statutes regarding multifamily residential development and adaptive reuse (HB 2110).
Proposal:	Text Amendment to the Zoning Ordinance to amend Section 711 (Multi-Family Conversion) to address recent revisions to state statutes regarding multifamily residential development and adaptive reuse (HB 2110).
Applicant:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning and Development Department

#### **ACTIONS:**

Staff Recommendation: Approval, per Exhibit A of the staff report.

Village Planning Committee (VPC) Recommendation:  
Village Planning Committees did not review this item.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Jaramillo made a MOTION to approve Z-TA-3-25-Y, per the staff recommendation.

Maker: Jaramillo  
Second: Matthews  
Vote: 9-0  
Absent: None  
Opposition Present: No

Findings: House Bill 2110 requires only minor changes to the existing Section 711, Multi-family Conversion, and does not significantly change how the City must implement the provisions.

Proposed Language:

**Amend Chapter 7, Section 711 (Multi-Family Conversion) to read as follows:**

**Section 711. Multi-Family Conversion**

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- E. **Development Review for Multi-Family Conversion.** A property that has been verified as eligible for multi-family conversion per the provisions of this section may proceed with development review as set forth in Section 507, with the following additional requirements:

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5. **Limits and Occupancy Requirements.**

- a. **Limit on Number of Eligible Buildings-PARCELS.** No more than ten percent of the PARCELS HAVING A commercial, office, or mixed-use buildings within the City of Phoenix as of March 21, 2025, may be redeveloped under the provisions of Section 711.

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- F. **Development Standards and Requirements.** Multi-family conversion developments shall comply with the following standards and requirements:

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4. **Density.** The maximum density permitted shall be as follows:

- a. For sites zoned Downtown Code (DTC), unlimited density is permitted.
- b. For sites located within a designated Transit-Oriented Community (TOC) but not zoned DTC, unlimited density is permitted.
- c. For sites not located within a designated TOC, the same as required for multi-family development zoned R-3 (Section 615), as may be modified by any existing special planning district, specific plan, neighborhood plan, or similar regulatory plan applicable to the site.
- d. ~~**Additional Density Provision.** Upon request by the applicant, a site shall be permitted a maximum density equivalent to an existing site having multi-family zoning located within the City of Phoenix and within one mile of the proposed multi-family conversion site. If there is no site having multi-family zoning in the City of Phoenix within one mile of the site to be redeveloped, the maximum density permitted shall be equivalent to what is allowed for the next closest site having multi-family zoning located in the City of Phoenix. The applicant shall identify the site to be used by staff for evaluation of this provision.~~
- d. **ADDITIONAL DENSITY PROVISION.** UPON REQUEST BY THE APPLICANT, A MULTI-FAMILY CONVERSION DEVELOPMENT SHALL BE PERMITTED A MAXIMUM DENSITY EQUIVALENT TO ANOTHER EXISTING SITE LOCATED WITHIN THE CITY OF PHOENIX WHEN IN COMPLIANCE WITH ALL OF THE FOLLOWING:

- (1) THE OTHER SITE MUST HAVE EXISTING ENTITLEMENTS FOR MULTI-FAMILY DEVELOPMENT;
- (2) THE OTHER SITE MUST NOT HAVE BEEN REDEVELOPED AS A MULTI-FAMILY CONVERSION UNDER THE PROVISIONS OF THIS SECTION;
- (3) THE OTHER SITE MUST BE LOCATED WITHIN THE CITY OF PHOENIX; AND
- (4) THE OTHER SITE MUST BE LOCATED WITHIN ONE MILE OF THE MULTI-FAMILY CONVERSION DEVELOPMENT, OR IF NO SUCH SITE EXISTS WITHIN ONE MILE, IS THE NEXT CLOSEST SITE HAVING MULTI-FAMILY ENTITLEMENTS.

THE APPLICANT SHALL IDENTIFY THE SITE TO BE USED BY STAFF FOR EVALUATION OF THE ADDITIONAL DENSITY PROVISION.

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6. **RELATION TO ADAPTIVE REUSE.** THE PROVISIONS OF SECTION 712, ADAPTIVE REUSE, ALSO APPLY TO MULTI-FAMILY CONVERSIONS OF EXISTING ECONOMICALLY AND FUNCTIONALLY OBSOLETE BUILDINGS THAT ARE NOT DEMOLISHED. IF A CONFLICT OCCURS, THE PROVISIONS OF SECTION 712 SHALL APPLY TO THE EXISTING BUILDING(S).

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