



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### Staff Report Zoning Ordinance Text Amendment Z-TA-2-16

**Application No Z-TA-2-16:** Amend Chapter 13, Section 1312 (Character Areas) of the Phoenix Zoning Ordinance to modify the language in the Eastlake Garfield Character Area to address concerns raised during the public outreach regarding the implementation of the Walkable Urban Code.

**Staff recommendation:** Staff recommends approval of Z-TA-2-16 as shown in the recommended text in Attachment A.

#### **PURPOSE**

The intent of this text amendment request is to modify the language in the Eastlake Garfield Character Area section of the Walkable Urban Code. The proposed language addresses setback requirements for properties abutting existing single-family residential dwellings. The proposed text amendment protects existing single-family homes by providing predictable development patterns that promote a walkable urban environment.

#### **GENERAL PLAN IMPLEMENTATION**

The proposed text amendment implements the 2015 General Plan. The General Plan Core Value, *Connect People & Places* highlights Transit Oriented Development and identifies the need to adopt the Walkable Urban Code. Furthermore, the General Plan emphasizes the need for the Walkable Urban Code to include development standards that are appropriate to the location.

#### **REINVENTPHX IMPLEMENTATION**

The proposed text amendment implements the community-based vision of ReinventPHX by updating a Form Based Code (Walkable Urban Code). The proposed language adds standards that are specific and appropriate for the Eastlake Garfield District by ensuring that development, redevelopment and infrastructure supports and reinforces the character and identity of the community.

#### **BACKGROUND**

As part of the ReinventPHX project, a new urban and transit-oriented zoning code, the Walkable Urban Code, was adopted by Phoenix City Council on July 1, 2015 (Ordinance G-6047). The Walkable Urban Code became Chapter 13 of the city of

Phoenix Zoning Ordinance. The code regulates development in proximity to light rail stations and will replace existing zoning for properties within the Interim Transit Oriented Zoning Overlay Districts (TOD-1 and TOD-2, Sections 662 and 663 of the Zoning Ordinance).

The Walkable Urban Code established the regulations in the Zoning Ordinance. Planning and Development Department staff has initiated the rezoning process for the Eastlake Garfield District. An extensive public outreach has been conducted with the district's property owners, residents, community and neighborhood association meetings, and other presentations to a variety of stakeholders. During the public outreach process, concerns were raised regarding how impacts from new developments adjacent to existing single-family residences would be mitigated while still promoting the community's vision for a walkable urban environment.

### **DESCRIPTION OF THE PROPOSED TEXT**

Chapter 13, Section 1312 (Character Areas) of the Walkable Urban Code establishes specific regulations relevant to properties within each of the Transit Districts (Eastlake Garfield, Gateway, Midtown, Uptown and Solano). These Character Areas are specifically tailored to each district and to help avoid a "one size fits all approach" when applying regulations to properties. The proposed language amends the Transit Eastlake Garfield Character Area by adding regulations that identify specific setback requirements for properties abutting existing single-family residential dwellings.

### **CONCLUSION**

The proposed text amendment addresses concerns raised during the public outreach process regarding how impacts from new development could be mitigated for existing single-family residential dwelling. Staff recommends approval of the change to the Zoning Ordinance as proposed in Attachment A.

#### **Writer**

Craig Mavis

4/14/16

#### **Attachments**

A. Proposed Language

**Attachment A**  
**Z-TA-2-16 Walkable Urban Code Eastlake Garfield Character Area**  
**Staff Proposed Language**

<b>Amend Chapter 13, Section 1312 (Character Areas) to read as follows:</b>			
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B.	TRANSIT EASTLAKE GARFIELD CHARACTER AREA. APPLICABLE TO PROPERTY WITHIN THE EASTLAKE GARFIELD TRANSIT DISTRICT POLICY PLAN AREA WITH WALKABLE URBAN CODE ZONING		
	2.	SETBACK REQUIREMENTS	
		A.	FOR PROPERTIES ABUTTING EXISTING SINGLE-FAMILY RESIDENTIAL DWELLINGS:
		(1)	FRONT: MINIMUM SETBACK ESTABLISHED BY THE PREDOMINANT FRONTAGE OF EXISTING BUILDINGS ON A BLOCK NOT TO EXCEED THREE HUNDRED FEET ON ANY SIDE OF THE SUBJECT PROPERTY;
		(2)	SIDES: 13-FEET TOTAL (3-FOOT MINIMUM);
		(3)	REAR SETBACK: 15-FEET. SETBACK MAY BE MEASURED FROM THE CENTERLINE OF ANY EXISTING SIXTEEN (16) FOOT OR WIDER ALLEY OR WHAT WOULD BE THE CENTERLINE OF A SIXTEEN (16) FOOT OR WIDER ALLEY WHEN ONLY A PARTIAL ALLEY EXISTS.