



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM B

Staff Report: Z-TA-3-19

(Walkable Urban Code Expansion/Fee Schedule Update)

December 3, 2021

Application No Z-TA-3-19: Amend Chapter 3 (Decision Making and Administrative Bodies), Chapter 5 (Development Review Procedures) and Chapter 13 (Walkable Urban Code) of the Zoning Ordinance to expand the WU Code boundaries citywide, including updates to clarify relevant policy plans, clarification of WU Code process and procedure, and updating general lot standards relevant to the expansion; and amend the Zoning Fee Schedule to include fees for WU Code Transect Districts, Downtown Code-Character Areas, and update fees for new processes.

Staff recommendation: Staff recommends approval of Z-TA-3-19 as shown in the recommended text in Exhibit A.

The purpose of this Addendum is to address revisions to the recommended text in Exhibit A. Below is a summary of the proposed revisions to the text amendment which are also denoted as underlined text in Exhibit A.

1. Section 1301.C

New language is proposed to modify the Walkable Urban (WU) Code's applicability provision to allow the WU Code to apply to land uses, subdivisions, and development within approved Transit Oriented Development (TOD) District Boundaries as depicted on the Transit Oriented Communities Map (Exhibits A and B).

During the Village Planning Committee (VPC) meetings, staff heard various concerns regarding the proposed revisions in the Addendum A Staff Report to expand WU Code applicability citywide. These concerns are summarized as follows:

- Concerns regarding the compatibility of WU Code development standards and design guidelines with established neighborhoods.
- Concerns regarding implementing the proposal without transect maps for impacted properties.
- Preferences to limit WU Code applicability to major transit corridors, bus rapid-transit corridors, light rail corridors, TOD districts, and/or Village Cores.

Two VPCs recommended approval with a modification to limit the proposed expansion of WU Code applicability to either high-capacity transit corridors (Ahwatukee Foothills) or high-capacity transit corridors and Village Cores (Laveen).

The proposed revision addresses many of these concerns by limiting applicability of the WU Code to the Reinvent Phoenix TOD Policy Plan areas and within approved TOD district boundaries. The existing Ordinance language already permits WU Code development in the Reinvent Phoenix TOD Policy Plan areas and there is no change to this existing provision. The five existing Reinvent Phoenix TOD Policy Plans are Gateway, Eastlake-Garfield, Midtown, Uptown, and Solano.

New proposed language regarding approved TOD district boundaries would expand applicability of the WU Code to the 19North, 50th Street Station Area, Capitol Extension, I-10 West Extension, Northwest Extension Phase II, and South Central TOD districts. These six TOD districts have defined geography documented in Phoenix City Council adopted policy plans (19 North), Federal Transit Administration planning grants (Capitol Extension, I-10 West Extension, Northwest Extension Phase II, and South Central), or are located within close proximity to an existing Valley Metro Rail station (50th Street Station Area). Expanding applicability of the WU Code to these TOD districts is consistent with the City's significant planning and investment in public transit within these areas. The proposal is also consistent with the recommendations of the Ahwatukee Foothills and Laveen Village Planning Committees and responsive to concerns raised in other VPC meetings.

The proposed revision includes a new map titled the "Transit Oriented Communities Map" which depicts the boundaries of the five existing Reinvent Phoenix TOD Policy Plan areas and the six additional TOD districts as described above. This map is included in the revised text (Exhibits A and B) to confirm the proposed WU Code applicability area. Expansion of WU Code applicability outside the areas depicted on this map would require a future text amendment to this map and/or related text.

2. Section 1306.H.1.b

One minor revision is proposed to this section regarding use permit requirements for interim vacant lot activation. Given the proposed revision to Section 1301.C it is appropriate to permit property owners within areas depicted on the Transit Oriented Communities Map, who do not meet the geographic restrictions outlined in Section 1306.H.1, an opportunity to apply for a use permit for interim vacant lot activation. This modification is consistent with the proposed expansion of WU Code applicability and with the current process for properties within the boundaries of the existing Reinvent Phoenix TOD Policy Plan areas.

3. Section 1311.A.1

One minor revision is proposed to this section regarding general design development considerations to remove references to the names of the Reinvent Phoenix TOD Policy Plan areas. This revision is solely to clarify that the stated goal of encouraging walking and bicycling should apply to any property designated with WU Code zoning.

4. Section 1313.D.3.a

One minor revision is proposed to this section to delete the Transit Oriented Development Districts Map. This graphic is not referred to in Section 1313 and is not referenced in any other Zoning Ordinance section. This map is unnecessary, outdated, and conflicts with the Transit Oriented Communities Map proposed to be added to Section 1301.C.

Transit Oriented Communities Map: Included in this Addendum as Exhibit B is a copy of the Transit Oriented Communities Map which is depicted in Exhibit A – Proposed Language in Section 1301.C.

Village Planning Committee meeting results: Included in this Addendum as Exhibit C is a summary of the results of the Village Planning Committee meetings regarding the proposal.

Correspondence: Included in this Addendum as Exhibit D are four pieces of correspondence received by staff since the approval of the Addendum A Staff Report.

Exhibits

Exhibit A: Proposed Language (9 pages)

Exhibit B: Transit Oriented Communities Map (1 page)

Exhibit C: Village Planning Committee meeting results summary (3 Pages)

Exhibit D: Correspondence (5 pages)