



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Addendum A – Staff Report Zoning Ordinance Text Amendment April 2, 2015

Application Z-TA-8-09: A request to amend Chapter 2 Section 202 (Definitions), Chapter 3 Section 309 (Design Review Committee), and Chapter 5 Section 507 (Development Review Approval) of the Zoning Ordinance.

Staff recommendation: Staff recommends approval of Z-TA-8-09 as shown in the recommended text in Attachment A of Addendum A.

The request to amend the following chapters is to provide clarity and consistency as well as streamline the implementation of the Walkable Urban Code.

- Chapter 2. New definition for Transects is being added.
- Chapter 3. The Design Review Committee (DRC) has the power and the duties to hear and approve design alternative appeals. New language is being added to include design alternative appeals for the Walkable Urban Code.
- Chapter 5. New language is being added to include the Walkable Urban Code to Section 507 which provides application requirements and the process for design alternative appeal applications.

Proposed modifications in Attachment A to the draft ordinance language are CAPITALIZED and in colored text to call attention to the changes.

Attachment A
Z-TA-8-09 Proposed Ordinance Text

Staff Proposed Language That May be Modified During the Public Hearing Process:

Amend Chapter 2, Section 202 (Definitions) to read as follows and add a new definition in correct alphabet order:

TRANSECT DISTRICT: ESTABLISHES THE RANGE OF FORM BASED CODE STANDARDS THAT SUPPORT A PEDESTRIAN FRIENDLY ENVIRONMENT ALONG THE LIGHT RAIL SYSTEM. REFER TO CHAPTER 13 OF THE CITY OF PHOENIX ZONING ORDINANCE FOR MORE INFORMATION.

- Amend Chapter 3, Section 309. Design Review Committee (DRC) to read as follows:

- A. **Powers and Duties.** The Design Review Committee shall have the power and duty under the provisions of these regulations to hear specific items appealed by the development review applicant contesting decisions made by the Planning and Development Department regarding the interpretation and implementation of design guidelines and architectural diversity standards, **and TO** review and approve Design Alternatives and Sustainability Bonuses for properties within the boundaries of the Downtown Code, **AND TO REVIEW AND APPROVE DESIGN ALTERNATIVES AND MODIFICATION TO STANDARDS WITHIN THE BOUNDARIES OF THE WALKABLE URBAN CODE.**

Amend Chapter 5, Section 507. (Design Alternatives and Sustainability Bonus Appeals), to read as follows:

- G. A Design Alternative or Sustainability Bonus Appeal is a deviation from the prescribed standards and design guidelines ~~, only for~~ . **DESIGN ALTERNATIVES AND SUSTAINABILITY BONUS APPEALS APPLY TO** properties within the boundary of the Downtown Code, which would result in a furtherance of the goals and policies of the Downtown Phoenix Plan and the specific intent of the subject Character Area as approved by the DRC. **DESIGN ALTERNATIVES APPLY TO PROPERTIES WITHIN THE BOUNDARIES OF THE WALKABLE URBAN CODE, WHICH WOULD RESULT IN A FURTHERANCE OF THE GOALS AND POLICIES OF THE GATEWAY, EASTLAKE-GARFIELD, MIDTOWN, UPTOWN AND SOLANO TRANSIT ORIENTED DISTRICT (TOD) POLICY PLANS.**

1. Each Design Alternative application shall include, at a minimum, the following:

- c. A narrative statement describing the justification for the Design Alternative and the manner in which the proposed Design Alternative would result in a furtherance of the goals and policies of the Downtown Phoenix Plan **OR OF THE GATEWAY, EASTLAKE-GARFIELD, MIDTOWN, UPTOWN AND SOLANO TOD POLICY PLANS**, and would satisfy the findings required for approval;

4. In order to approve a Design Alternative, the DRC must make findings as follows:

- a. That the project is consistent with the intent stated for the subject Character Area **IN THE DOWNTOWN CODE**; and
- c. **THAT THE PROJECT DEMONSTRATE DESIGN EXCELLENCE BY ADDRESSING DESIGN ALTERNATIVES THAT DEMONSTRATE CONFORMANCE WITH THE INTENT OF THE WU CODE AND IN GENERAL CONFORMANCE WITH THE POLICIES CONTAINED WITHIN THE GATEWAY, EASTLAKE-GARFIELD, MIDTOWN, UPTOWN, AND SOLANO TOD POLICY PLANS.**
 - (1) **MODIFICATIONS FROM PRESCRIBED STANDARDS AS PER SECTION 131**
