



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-TA-8-14** April 21, 2016

Planning Commission Date	May 5, 2016
Request:	Amend Chapter 7, Section 708 (Temporary Uses) of the Zoning Ordinance regarding Interim Vacant Land Uses.
Applicant/Representative	City of Phoenix Planning Commission
Staff Recommendation	Approval subject to the following changes as proposed in Attachment A

BACKGROUND AND REASON FOR ADDENDUM:

The purpose of this addendum is to remove language that requires an Administrative Temporary Use Permit (ATUP) for properties within the Downtown Code District. The revised language will continue to allow Interim Vacant Land Uses as a permitted use in all of the Character Areas in the Downtown Code except for Roosevelt North and Townsend Park, which require a use permit.

There are also proposed modifications regarding the conditions that could result in the revocation of an ATUP and clarifications regarding use permit extensions.

Finally, properties within a Historic Preservation (HP) Overlay have been added to the section regarding sites abutting single-family zoned properties. The change is needed because many properties within an HP Overlay have multifamily zoning.

Writer

C. Mavis
4/21/2016

Attachments

Attachment A Revised Language

ATTACHMENT A
Text Amendment Z-TA-8-14 – INTERIM VACANT LAND USES
DRAFT 4/21/16

Amend Chapter 7, Section 708 (Temporary Uses) by adding new Section “M” to read as follows:

M. INTERIM VACANT LAND USES. INTERIM VACANT LAND USES ARE ONLY PERMITTED AS FOLLOWS:

1. FOR PROPERTIES WITHIN THE DOWNTOWN CODE DISTRICT OR PROPERTIES ABUTTING AN ARTERIAL STREET WITH LIGHT RAIL **EXCEPT WITHIN THE DOWNTOWN CODE DISTRICT**, AN ADMINISTRATIVE TEMPORARY USE PERMIT (ATUP) IS REQUIRED, SUBJECT TO THE FOLLOWING:

A. ~~NOTWITHSTANDING THE ABOVE, INTERIM VACANT LAND USES ARE NOT PERMITTED WITHIN THE ROOSEVELT NORTH AND TOWNSEND PARK CHARACTER AREAS.~~

B. ALL STRUCTURES AND SITE LAYOUT SHALL COMPLY WITH ALL APPLICABLE DESIGN STANDARDS IN ACCORDANCE WITH SECTION 507 TAB A AND MUST SPECIFICALLY ADDRESS LANDSCAPING AND ACCESSIBLE ROUTE IMPROVEMENTS.

C. THE CITY MAY REVOKE THE ADMINISTRATIVE TEMPORARY USE PERMIT DUE TO FRAUDULENT APPLICATION INFORMATION OR IF **THE APPLICATION CONTAINS MATERIAL MISINFORMATION OR MISREPRESENTATION. THE CITY MAY ALSO REVOKE THE ADMINISTRATIVE TEMPORARY USE PERMIT IF THE SITE IS NOT PROPERLY MAINTAINED IN ACCORDANCE WITH IN COMPLIANCE WITH APPLICABLE REQUIREMENTS IN THE CITY CODES AND ORDINANCES.**

D. THE **INITIAL** ADMINISTRATIVE TEMPORARY USE PERMIT MAY BE PERMITTED FOR UP TO ONE YEAR. THE PERMIT MAY BE RENEWED ON AN ANNUAL BASIS FOR NO MORE THAN A TOTAL OF THREE YEARS **THEREAFTER.**

2. FOR PROPERTIES LOCATED OUTSIDE THE AREAS **DESCRIBED** NOTED ABOVE IN M.1. BUT WITHIN THE INFILL DEVELOPMENT DISTRICT AS ADOPTED IN THE GENERAL PLAN, A **TEMPORARY** USE PERMIT IS REQUIRED, SUBJECT TO THE FOLLOWING:

a. APPLICANT MUST INCLUDE A SITE PLAN WITH THE USE PERMIT APPLICATION THAT SHOWS THE PROPOSED IMPROVEMENTS TO THE VACANT LAND. THE SITE PLAN ~~SHALL~~ **MUST** COMPLY WITH ALL APPLICABLE DESIGN STANDARDS OF SECTION 507 TAB A OF THE ZONING ORDINANCE.

b. THE ZONING ADMINISTRATOR MAY GRANT A TEMPORARY USE PERMIT FOR UP TO 36 MONTHS. ~~THE EXTENSIONS OF THE USE PERMIT MAY BE EXTENDED~~ **CONSIDERED FOR THREE YEAR INCREMENTS. NOT BE EXTENDED MORE THAN TWICE FOR A MAXIMUM TOTAL OF FIVE YEARS.**

