



City of Phoenix
PLANNING AND DEVELOPMENT SERVICES

Staff Report
Zoning Ordinance Text Amendment

Application Z-TA-9-16; Request: Amend Section 1202 (Regulating Maps) of the Phoenix Zoning Ordinance to replace the Downtown Code maps to expand the boundary of the Downtown Code to include a property located at the southwest corner of 9th Avenue and Woodland Avenue. Amend Section 1221.G (Van Buren) of the Phoenix Zoning Ordinance to add streetscape standards for Woodland Avenue.

Staff Recommendation: Staff recommends approval of Z-TA-9-16 as shown in the recommended text in Attachment A of the staff report.

BACKGROUND

The southwest corner of 9th Avenue and Woodland Avenue contains a historic church with a Historic Preservation overlay. The property had been for sale for quite some time and a demolition permit had been pulled for the property. The one year stay of demolition period allowed under the Historic Preservation overlay has expired. The property was recently purchased with the intent to retain the church and convert it to an artistic/entertainment type use. The existing multifamily zoning on the site does not allow for the proposed change of use. Incorporating the site into the Van Buren Character area of the Downtown Code allows for preservation and adaptive reuse of the historic building, and furthers the goals of the city's historic preservation plan (Preserve Historic Phoenix).

DOWNTOWN CODE SUMMARY

The proposed revisions to the Downtown Code as shown in Attachment A, are summarized below:

1. Change the boundary for the Van Buren character area to include the southwest corner of 9th Avenue and Woodland Avenue.
2. Change the regulating maps for height, density, street designation, and buffer alley designations.
3. Change the map showing the arts, culture and small business overlay to show the expanded Downtown Code boundary for the inclusion of the southwest corner of 9th Avenue and Woodland Avenue.
4. Amend the streetscape table in the Van Buren character area to add a section for Woodland Avenue.