



**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 9<sup>th</sup> 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.

## ATTACHMENT A

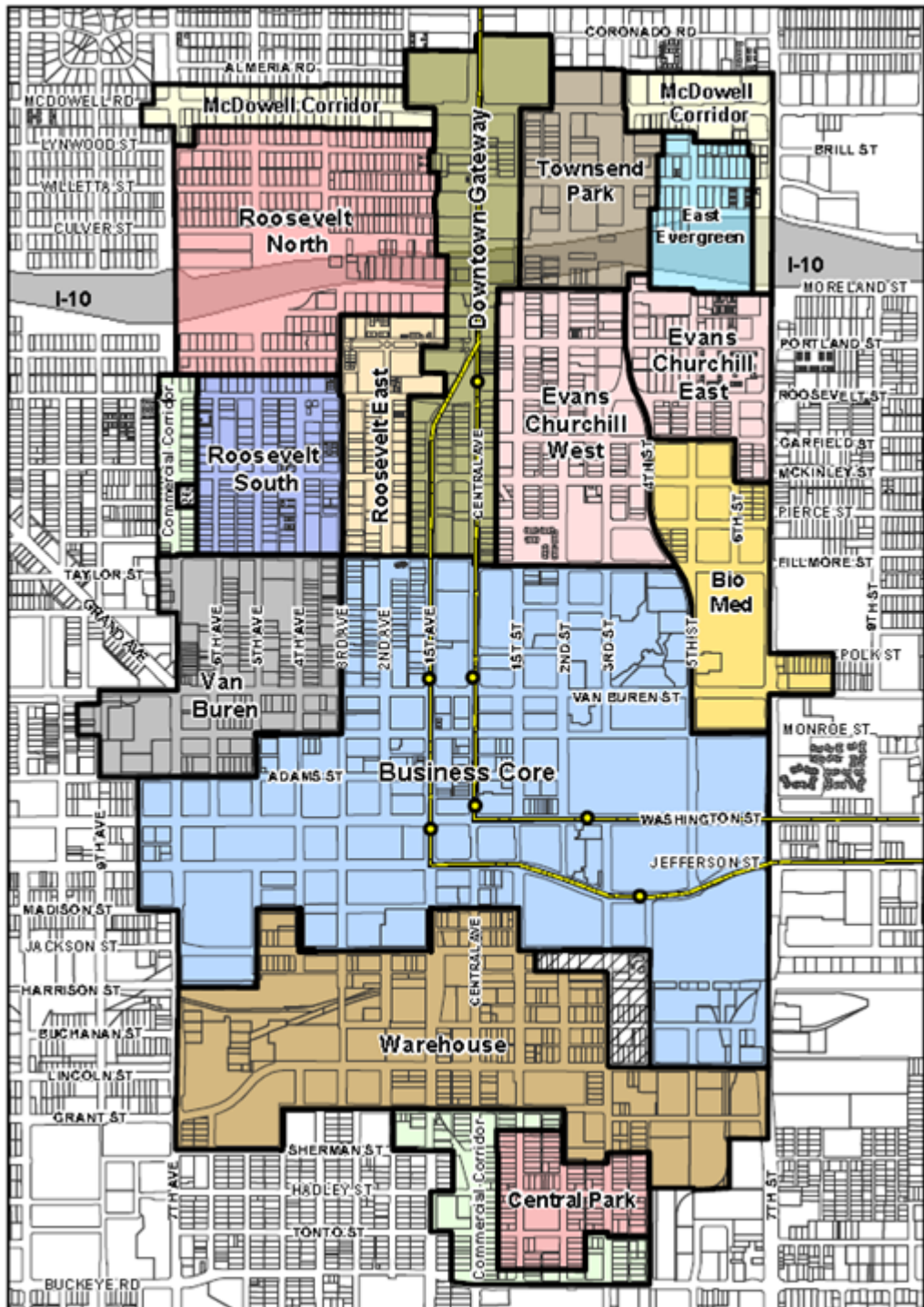
**Application No Z-TA-9-16:** Amend Section 1202 (Regulating Maps) of the Phoenix Zoning Ordinance to replace the Downtown Code maps to expand the boundaries of the of downtown to include a property located at the southwest corner of 9<sup>th</sup> Avenue and Woodland Avenue. Amend Section 1221.G (Van Buren) of the Phoenix Zoning Ordinance to add streetscape standards for Woodland Avenue.

Staff Proposed Language That May Be Modified During the Public Hearing Process is as follows:

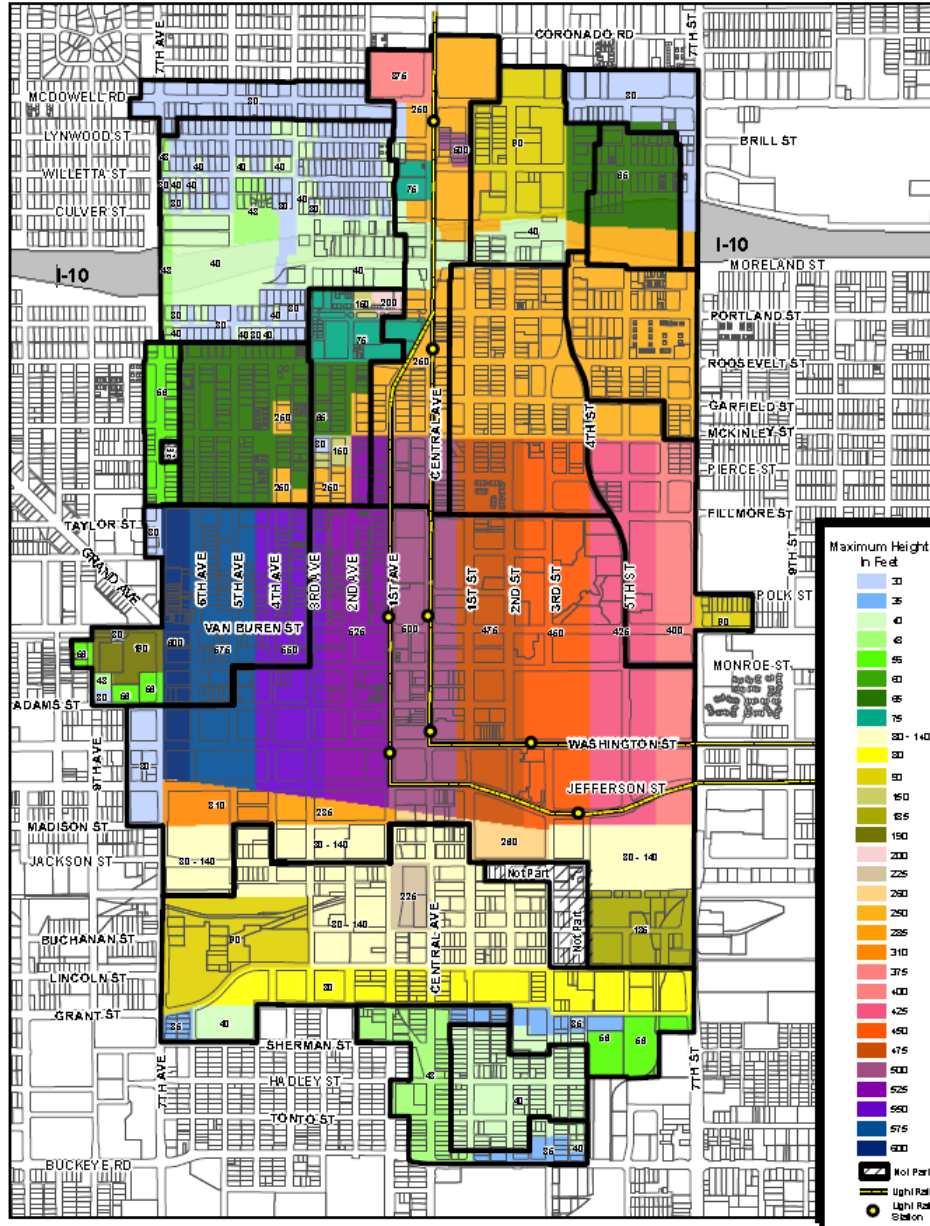
**Amend Chapter 12, Section 1202 (Regulating Maps) by removing the old maps, and inserting new maps as follows:**

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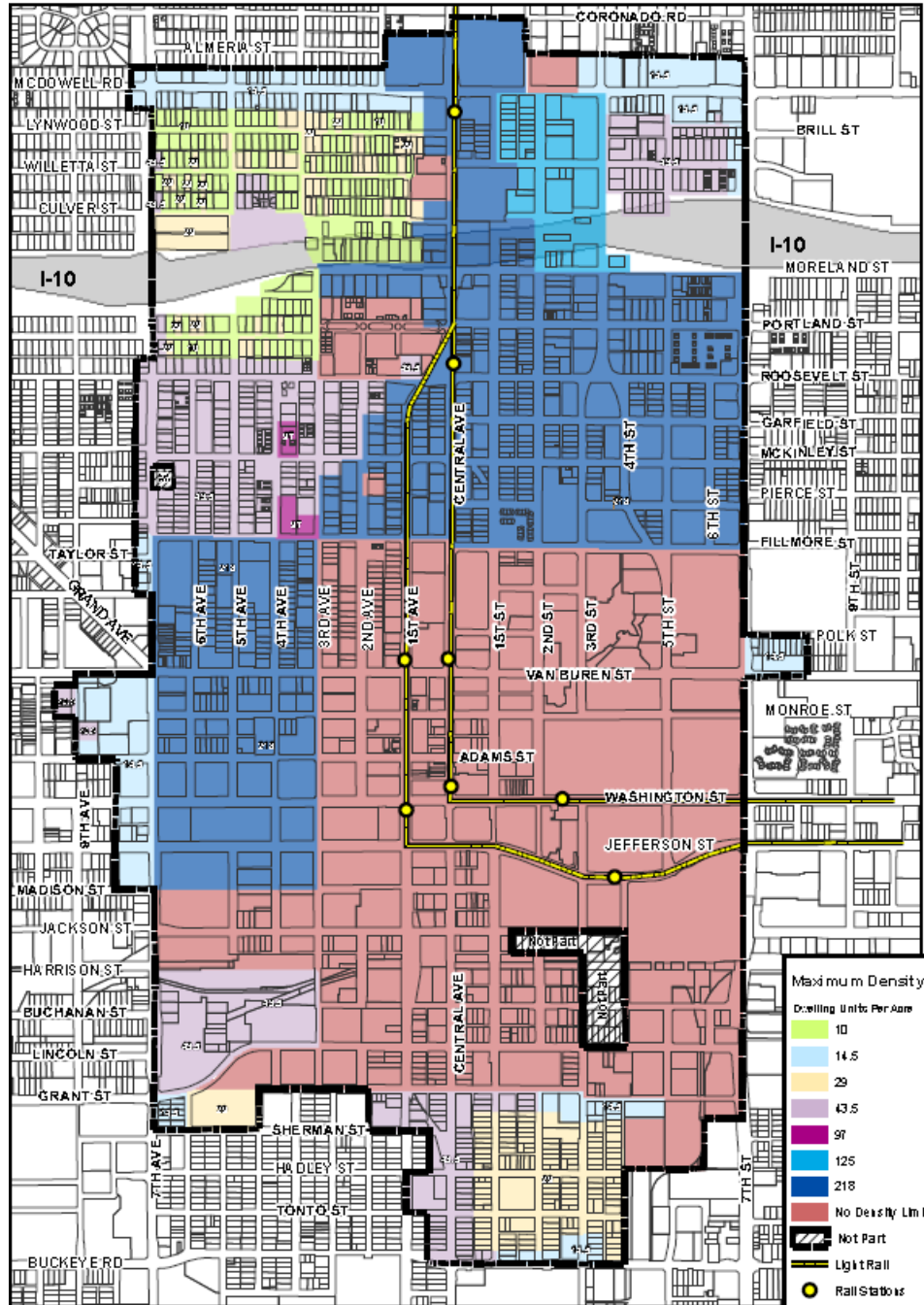
B. This map designates the Character Area boundaries for Downtown.



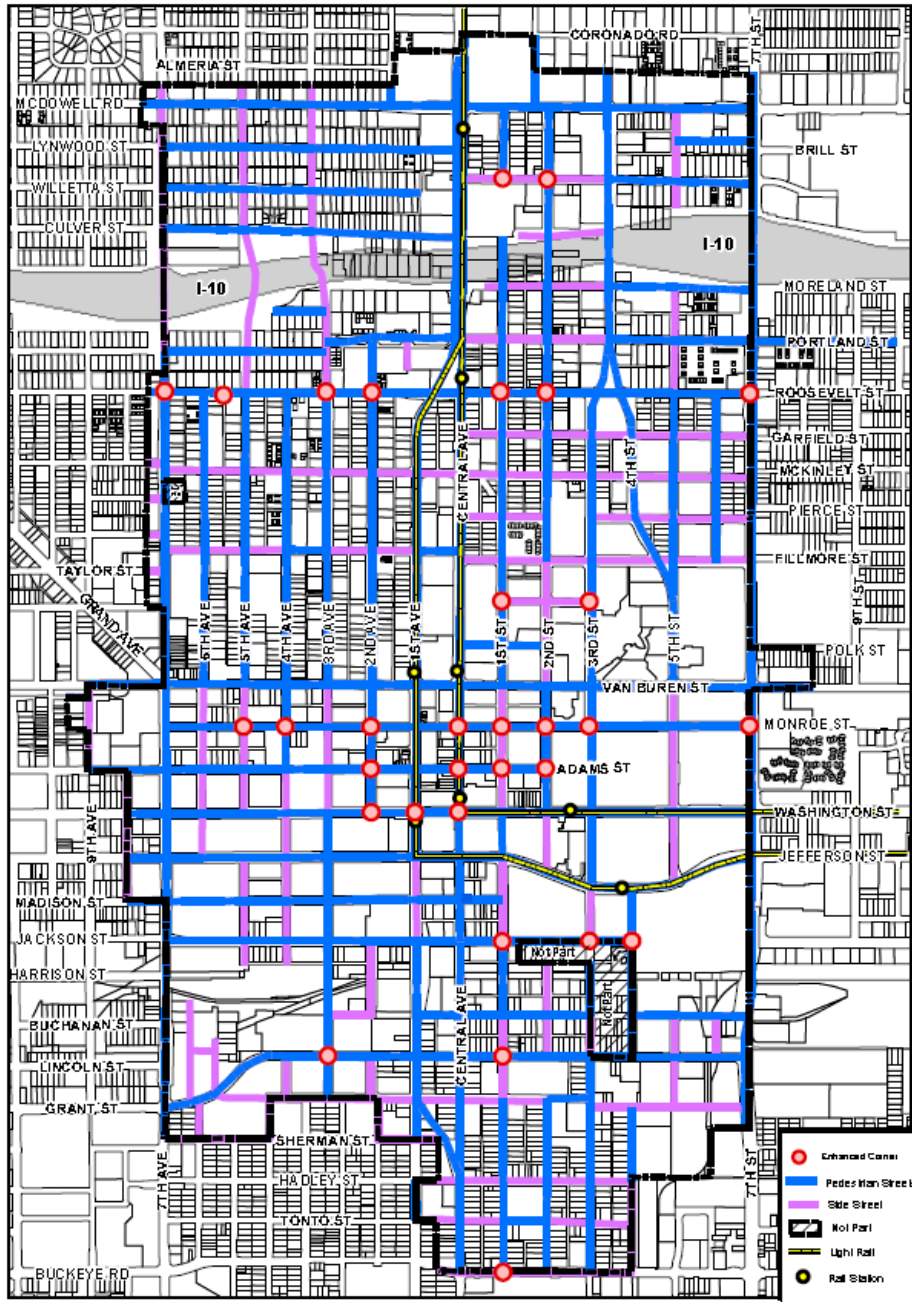
- C. The height for any property in the Downtown Area shall not exceed the following unless a height bonus is allowed by the Character Area and approved by Planning and Development Department staff, or an appeal is approved by the Design Review Committee (DRC). In no event can the height exceed the airport height limit:



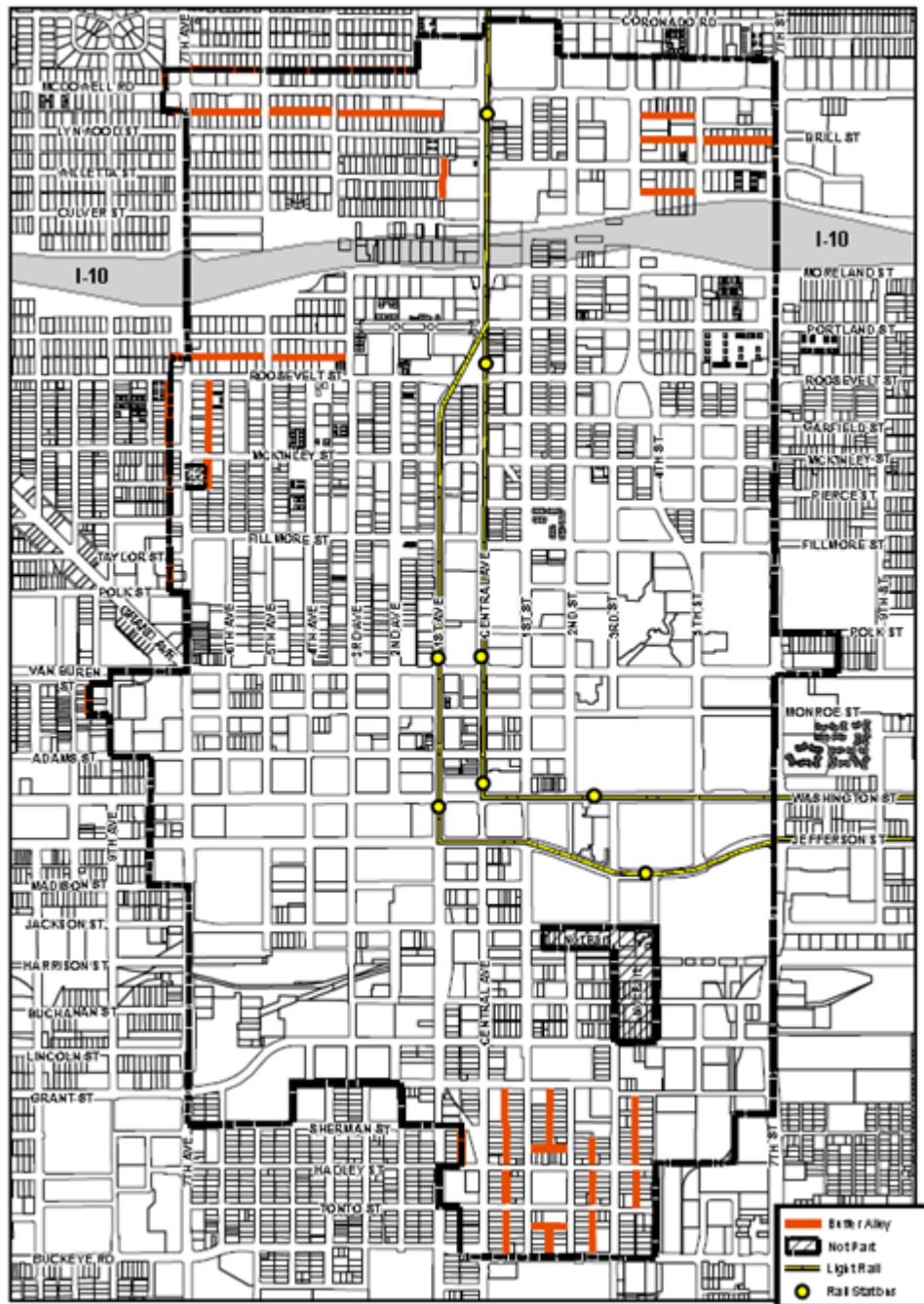
- D. The density for any parcel in the Downtown Area shall not exceed the following unless a density bonus is allowed by the Character Area and approved by the Planning and Development Department staff or an appeal is approved by the Design Review Committee (DRC) pursuant to Section [1223](#) requirements:



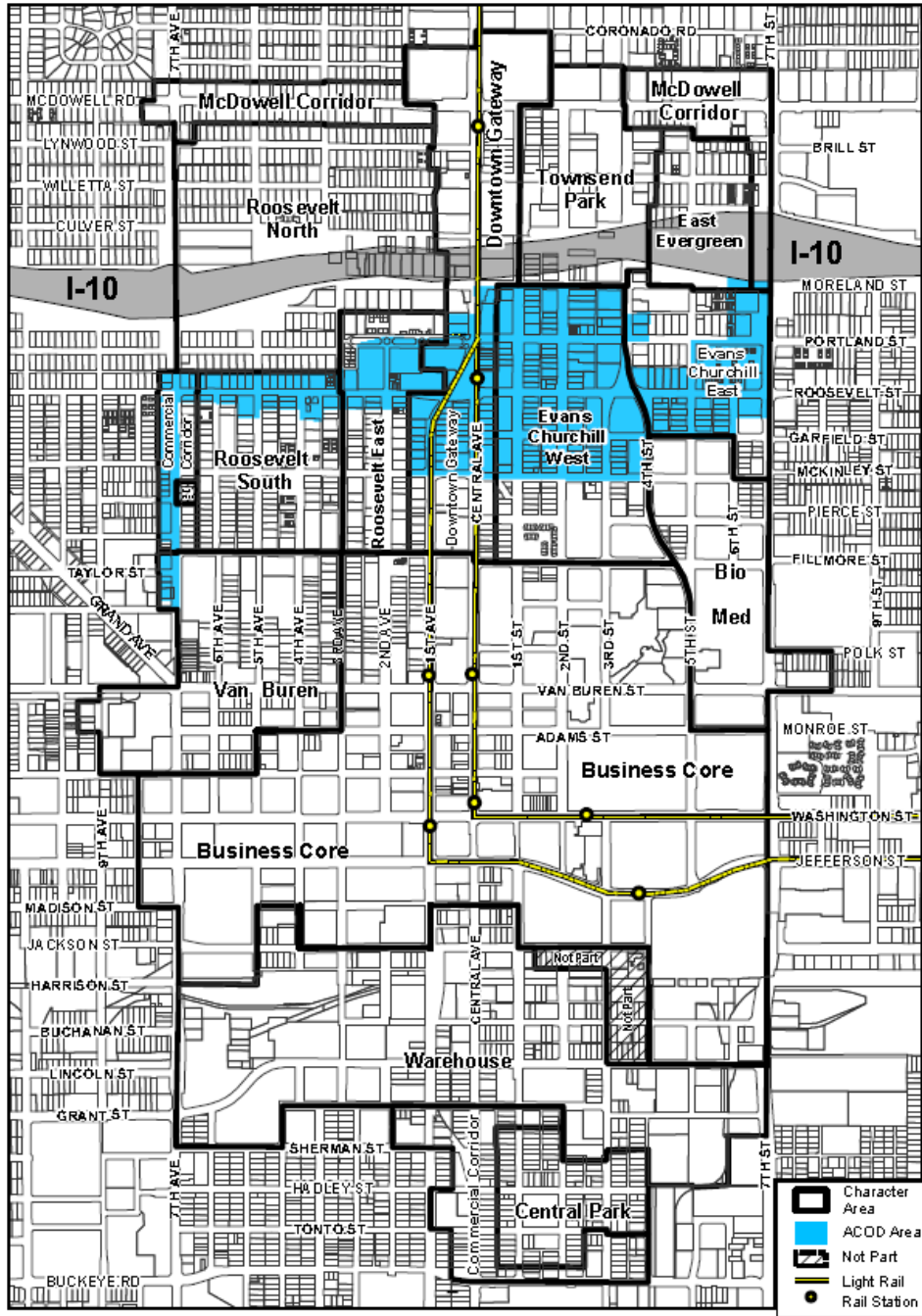
- E. This map designates the streets in the Downtown Area that are Pedestrian and Side Streets as referenced on the streetscape matrix for each Character Area and Section 1205.G. The map also designates enhanced corner locations as referenced in Section 1207.M:



F. This map designates Buffer Alleys for which abutting properties must conform to the standards and guidelines outlined in Sections [1207.O](#) and P:



G. This map designates the Arts, Culture, Small Business Area that must conform with the standards and guidelines outlined in Section [1207.W](#):



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**Amend Chapter 12, Section 1221.G (Van Buren) by revising the table to add a new row to read as follows:**

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Van Buren Street 7th Ave. to 3rd Ave.	0'	5'	Minimum 75%	SF	5'	5'
WOODLAND AVENUE 9TH AVE TO ALLEY WEST OF 9TH AVE	12'	20'	MINIMUM 75%	AFY, SD, DY, S	5'	10'
Monroe Street 7th Ave. to 3rd Ave.	0'	5'	Minimum 75%	SD, DY, S	8'	10'

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