



City of Phoenix
PLANNING AND DEVELOPMENT SERVICES

Staff Report
Zoning Ordinance Text Amendment
August 29, 2017

Application No. Z-TA-1-17: Amend Section 1202 (Regulating Maps) of the Phoenix Zoning Ordinance to replace the Downtown Code map to amend density provisions in the Townsend Park Character Area for the property located at the northwest corner of 3rd Street and McDowell Road.

Staff Recommendation: Staff recommends approval of Z-TA-1-17 as shown in the recommended density map as shown in Exhibit A of the staff report.

Background

The northwest corner of 3rd Street and McDowell Road currently has a carwash on site. The maximum density allowed on the subject site is 14.5 dwelling units per acre. The request is to amend the Downtown Code regulating density map to allow a maximum density of 97 dwelling units per acre.

Located to the west of the site is a new multifamily development and the Downtown Code regulating density map designates unlimited density allowed on the site. To the south of the subject site, the maximum density allowed is 125 dwelling units per acre. To the east, across 3rd Street, the maximum density allowed is 14.5 dwelling units per acre.



On the subject site, the current maximum density allowed was determined by the underlying zoning prior to the adoption of the Downtown Code. For the subject site, the underlying zoning was C-2 (Intermediate Commercial), which would allow 14.5 dwelling units per acre. Therefore, the Downtown Code regulating density map designated the site to allow 14.5 dwelling units per acre. In comparison, the site to the west had an underlying zoning of UR (Urban Residential), which allows unlimited density. This is the designation on the

Downtown Code regulating density map for the parcel to the west of the subject site.

Conclusion

Taking into consideration the subject site's location on a hard corner at 3rd Street and McDowell Road and the surrounding density designations, the request to amend the maximum density to 97 dwelling units per acre will complement the allowed densities surrounding the site.

Staff recommends approval of Z-TA-1-17 as shown in the recommended text in Exhibit A of the staff report.

Writer

Hannah Oliver

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Team Leader

Joshua Bednarek

Exhibit

A. Proposed changes to Regulating Maps

EXHIBIT A

Application No. Z-TA-1-17: Amend Section 1202 (Regulating Maps) of the Phoenix Zoning Ordinance to replace the Downtown Code map to amend density provisions in the Townsend Park Character Area for the property located at the northwest corner of 3rd Street and McDowell Road.

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 map, and inserting new map as follows:

- 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:
(NOTE: SUBJECT PARCEL IS CIRCLED IN RED)


