



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-TA-8-14
Zoning Ordinance Text Amendment

Application Z-TA-8-14: Amend Chapter 7, Section 708 (Temporary Uses) of the Zoning Ordinance regarding Interim Vacant Land Uses.

Staff recommendation: Staff recommends approval of Z-TA-8-14 as shown in the recommended text.

Purpose:

Activating vacant lots is consistent with the goals of the Phoenix General Plan and the ReinventPHX Transit Oriented Development District Policy Plans. In addition, the Infill Advisory Group recommended vacant lot activation be permitted beyond the Downtown Code area. The proposed text amendment is to allow interim vacant land uses with defined standards to ensure quality, visually appealing, and usable improvements that focus on providing amenities to the surrounding community along the light rail system.

The proposed text amendment will allow interim uses on vacant lots within certain character areas of the Downtown Code and all properties abutting an arterial street with light rail through an Administrative Temporary Use Permit.

For all properties not meeting the aforementioned location criteria, but within the Infill Development District, a Use Permit will be required. This text amendment outlines the standards regarding the interim uses.

Conclusion:

This text amendment will encourage the activation of vacant land with interim uses within specific areas of the city. Staff recommends approval of the change to the Zoning Ordinance as proposed in Attachment A.

Writer

C. Mavis
2/26/16

ATTACHMENT A
Text Amendment Z-TA-8-14 – INTERIM VACANT LAND USES
DRAFT 2/26/16

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, 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 SITE IS NOT PROPERLY MAINTAINED IN ACCORDANCE WITH CITY CODES AND ORDINANCES.

D. THE 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.

2. FOR PROPERTIES LOCATED OUTSIDE THE AREAS NOTED ABOVE IN M.1. BUT WITHIN THE INFILL DEVELOPMENT DISTRICT AS ADOPTED IN THE GENERAL PLAN, A 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 COMPLY WITH ALL APPLICABLE DESIGN STANDARDS OF SECTION 507 TAB A OF THE ZONING ORDINANCE.

