



## City of Phoenix

PLANNING AND DEVELOPMENT SERVICES

### ADDENDUM A

**Staff Report: Z-TA-9-16**

**Zoning Ordinance Text Amendment**

December 27, 2016

**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 1207 General Standards and Guidelines to address conformity of structures with Historic Preservation designation. 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 below.

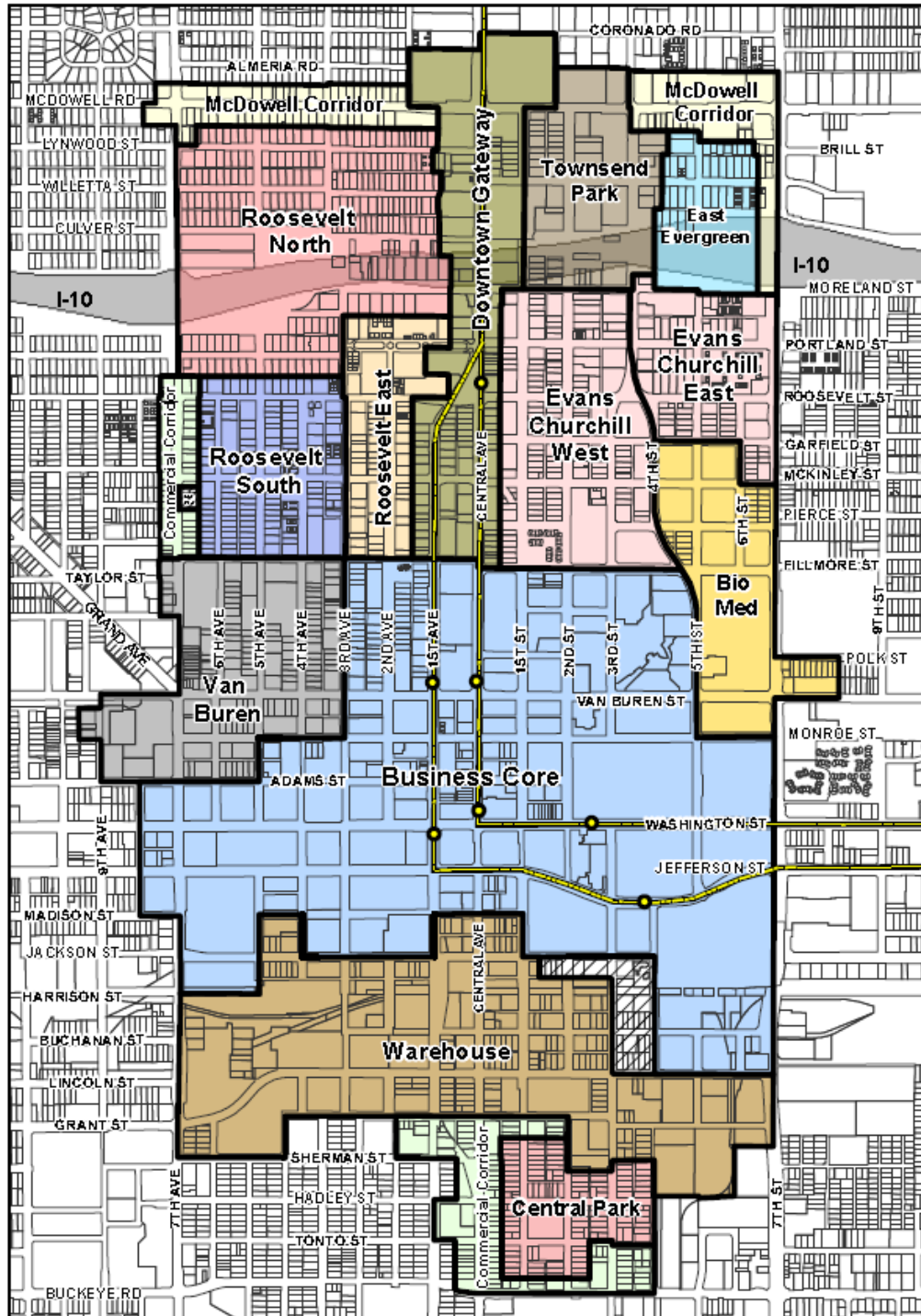
The southwest corner of 9th Avenue and Woodland Avenue contains a historic church with a Historic Preservation overlay. The proposed text has been amended to add a conformity provision to reflect the ability of properties within the Downtown Code (Section 1207.Z.), when historically designated, to retain the historically established setbacks and building height. The revisions to the Downtown Code allow for preservation and adaptive reuse of a historic building, and furthers the goals of the city's historic preservation plan (Preserve Historic Phoenix).

## **Chapter 12 DOWNTOWN CODE**

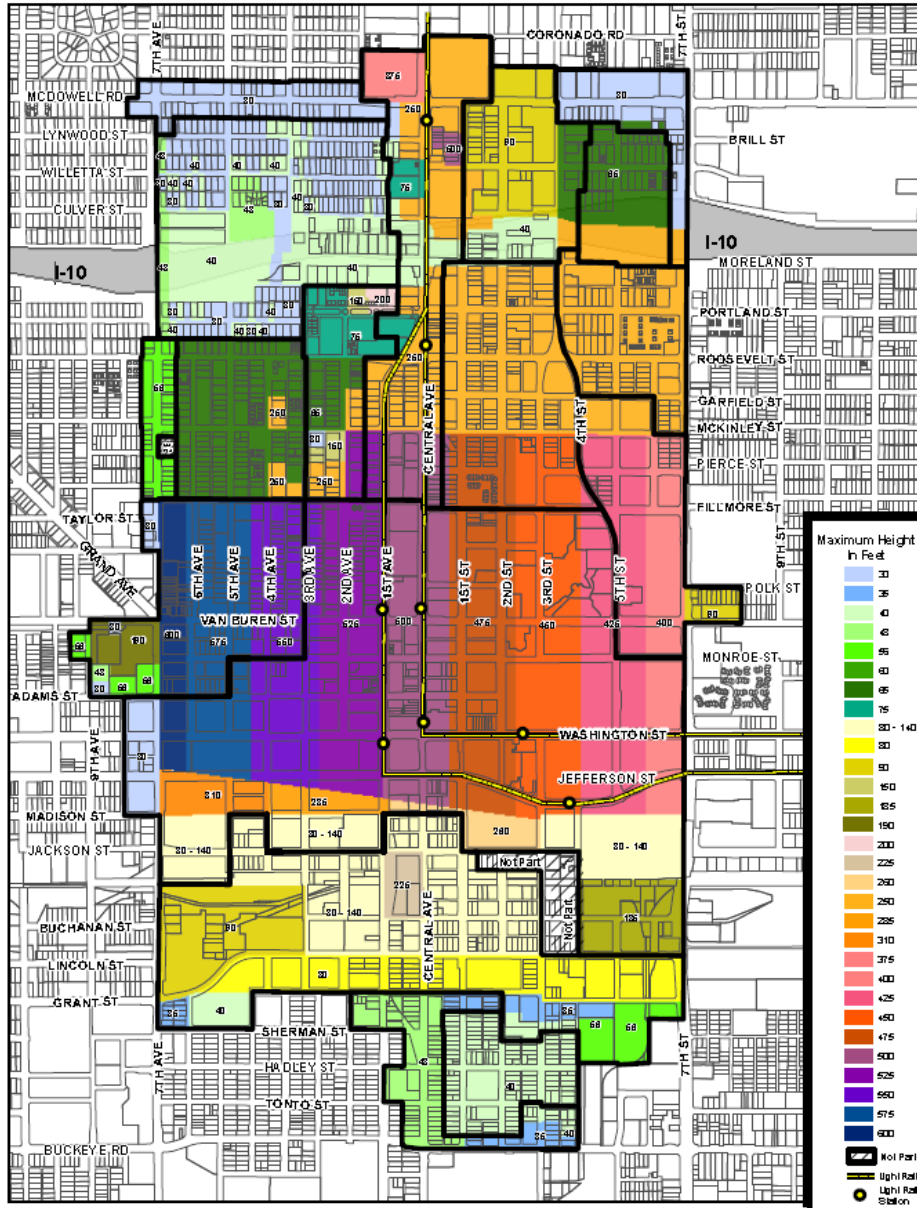
### **1202 Regulating Maps.**

- A. This section includes the Regulating Maps for development within Downtown. These maps define the following:
1. **Character Areas.**
  2. **Maximum building height.**
    - a. The height shown is allowed by right and does not include any applicable bonuses.
    - b. Any approved height bonuses shall not exceed the Airport Height Zoning.
  3. **Maximum density.** This density is allowed by right and does not include any applicable bonuses.
  4. **Pedestrian and Side Streets.**
  5. **Buffer Alleys.**
  6. **Arts, Culture and Small Business Area.**

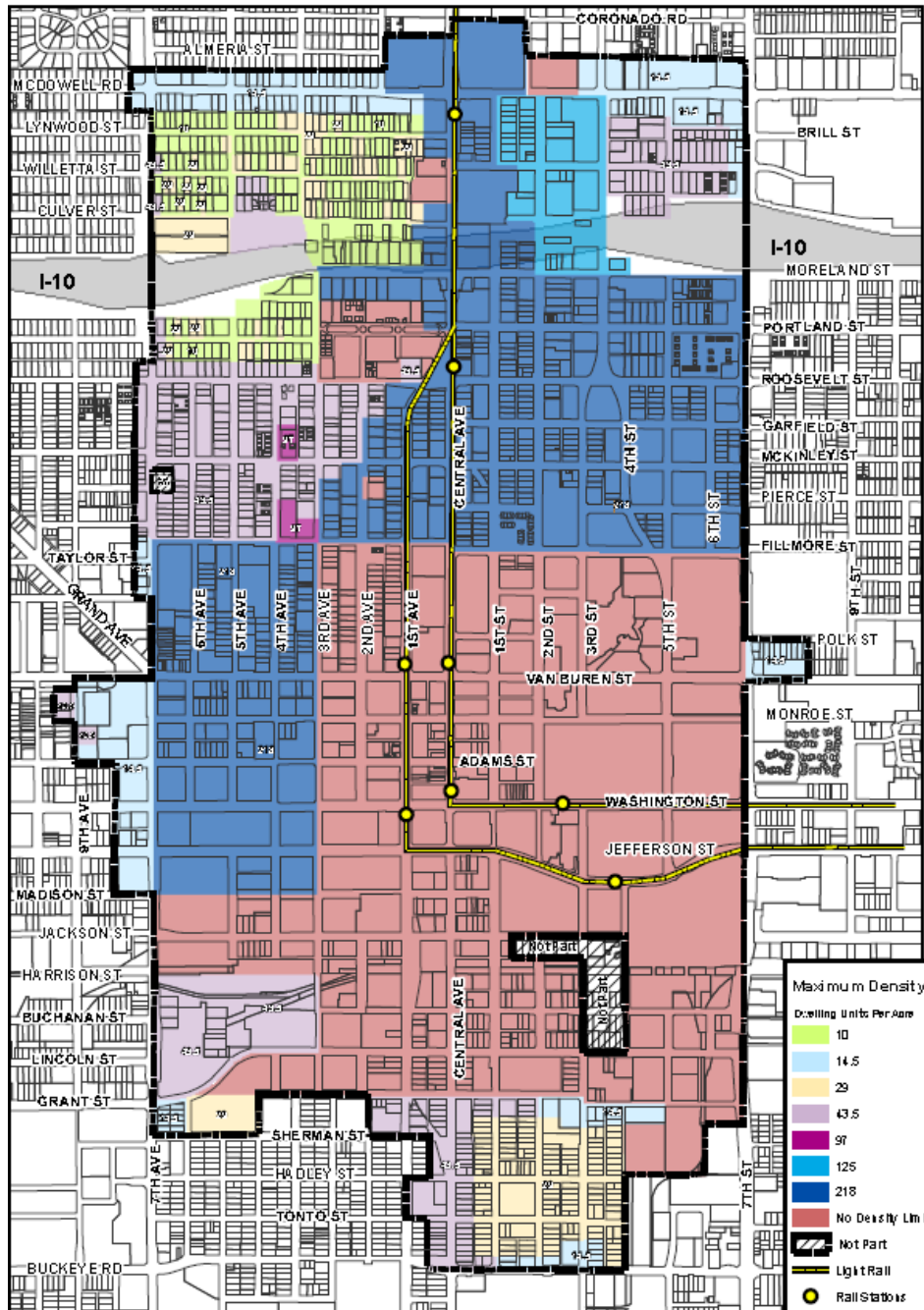
- B. This map designates the Character Area boundaries for Downtown. *NOTE: NEW MAP INCLUDES PROPERTY AT THE SOUTHWEST CORNER OF 9TH AVENUE AND WOODLAND AVENUE IN THE VAN BUREN CHARACTER AREA.*



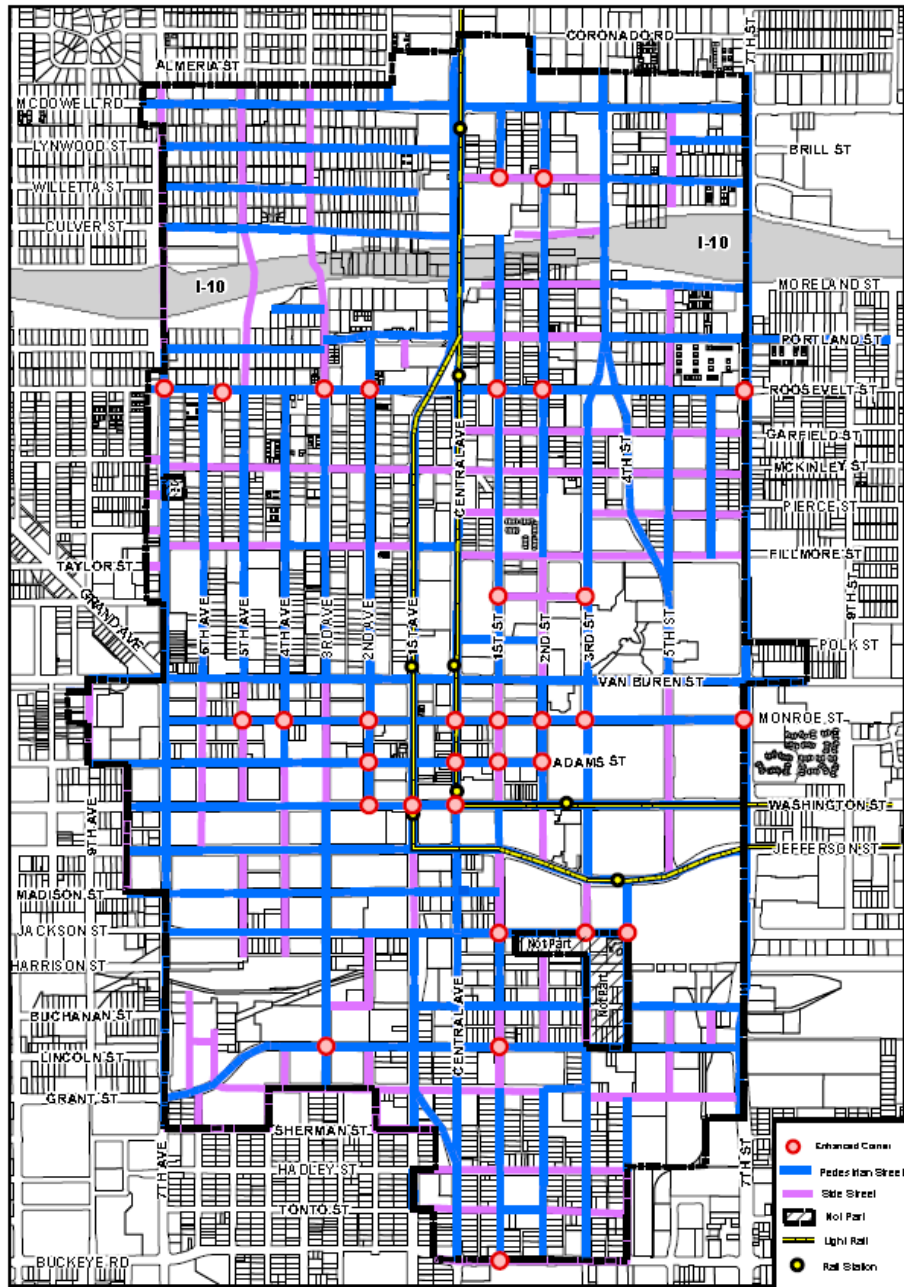
- C. The height for any property in the Downtown Code area shall not exceed the following unless a height bonus is allowed by the Character Area and approved by Planning and Development Department staff or an appeal is approved by the Design Review Committee (DRC): **NOTE: NEW MAP INCLUDES PROPERTY AT THE SOUTHWEST CORNER OF 9TH AVENUE AND WOODLAND AVENUE IN THE VAN BUREN CHARACTER AREA.**



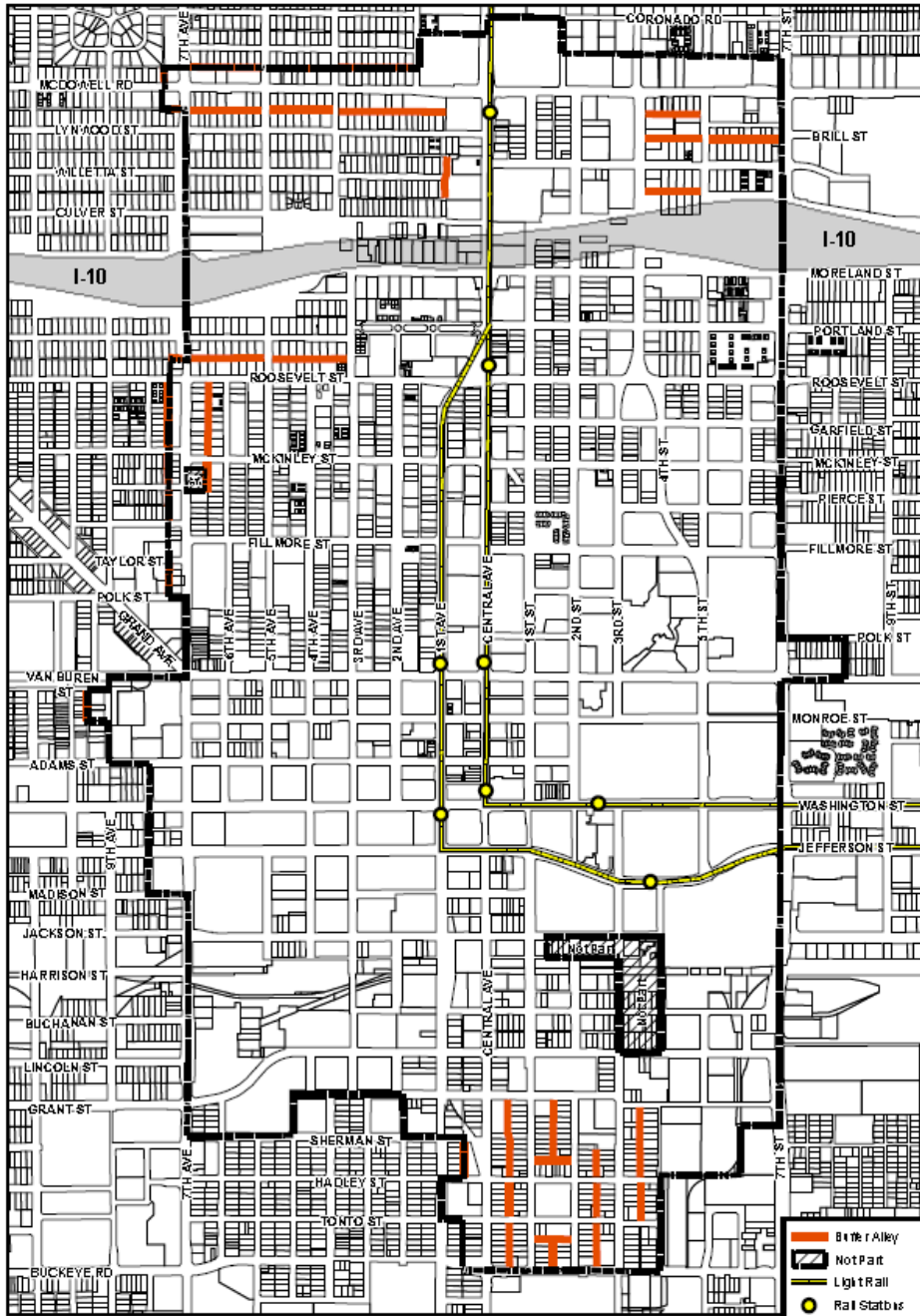
- D. The density for any parcel in the Downtown Code area shall not exceed the following unless a density bonus is allowed by the Character Area and approved by the Planning and Development Department staff or an appeal is approved by the Design Review Committee (DRC): **NOTE: NEW MAP INCLUDES PROPERTY AT THE SOUTHWEST CORNER OF 9TH AVENUE AND WOODLAND AVENUE IN THE VAN BUREN CHARACTER AREA.**



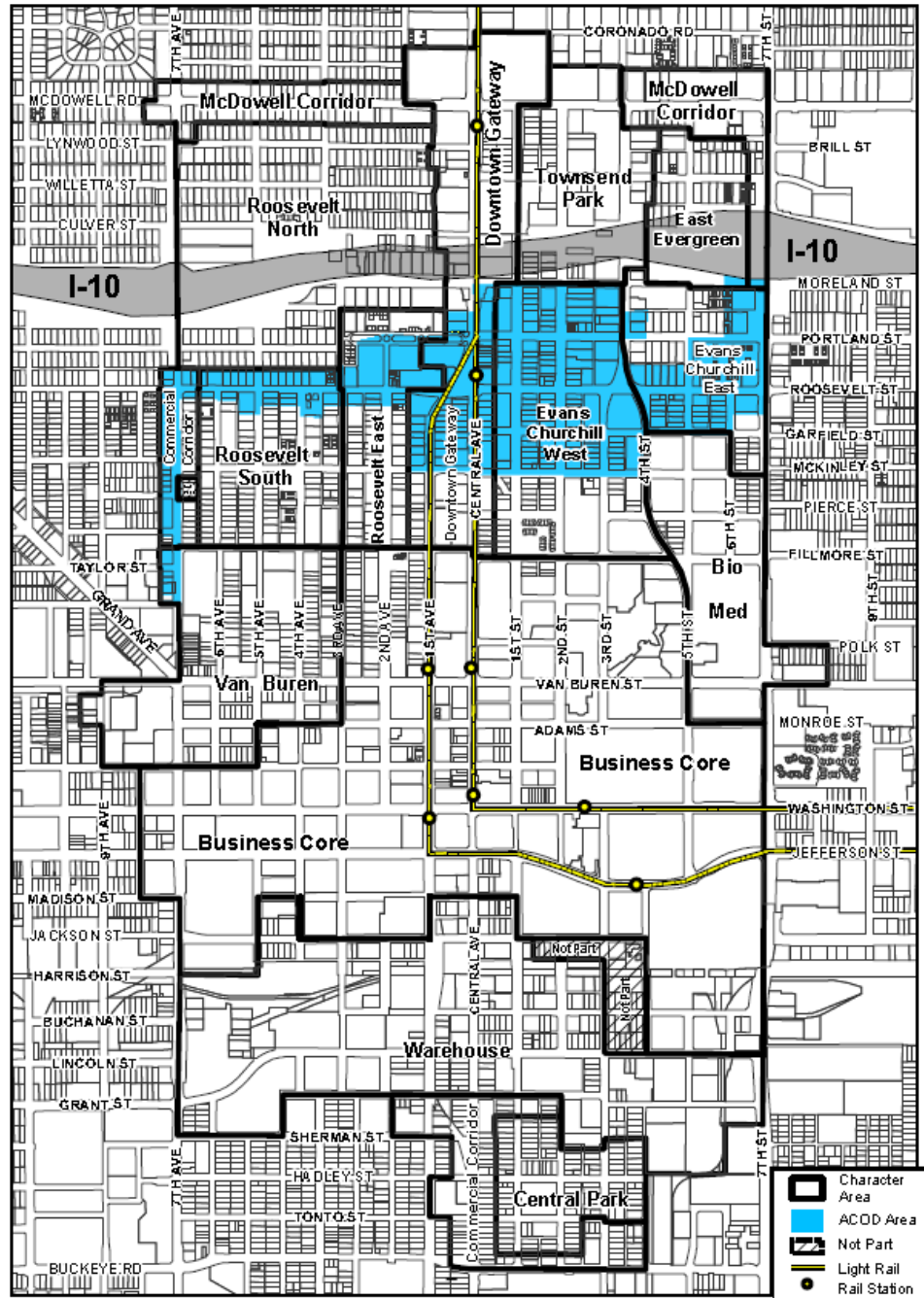
- E. This map designates which streets in the Downtown Code Area that are Pedestrian and Side streets as referenced on the streetscape matrix for each Character Area and Section 1205.G. The map also designates enhanced corner locations as referenced in Section 1207.M.: **NOTE: NEW MAP INCLUDES PROPERTY AT THE SOUTHWEST CORNER OF 9TH AVENUE AND WOODLAND AVENUE IN THE VAN BUREN CHARACTER AREA.**



- F. This map designates Buffer Alleys for which abutting properties must conform to the standards and guidelines outlined in Sections 1207.O and P.: **NOTE: NEW MAP INCLUDES PROPERTY AT THE SOUTHWEST CORNER OF 9TH AVENUE AND WOODLAND AVENUE IN THE VAN BUREN CHARACTER AREA.**



- G. This map designates the Arts, Culture, Small Business Area that must conform with the standards and guidelines outlined in Section 1207.W. **NOTE: NEW MAP INCLUDES PROPERTY AT THE SOUTHWEST CORNER OF 9TH AVENUE AND WOODLAND AVENUE IN THE VAN BUREN CHARACTER AREA**





## 1207 General Standards and Guidelines

### Z. HISTORIC PRESERVATION STANDARDS.

1. STRUCTURES WITH HISTORIC PRESERVATION DESIGNATION ARE CONSIDERED TO BE CONFORMING AND MAY BE MAINTAINED, RESTORED AND/OR REBUILT AT EACH STRUCTURE'S HISTORIC SETBACKS AND HEIGHT, SUBJECT TO THE PROVISIONS OF CHAPTER 8, HISTORIC PRESERVATION.

## 1221 Van Buren.

### G. Streetscape Standards.

Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
Fillmore Street Alley West of 7th Ave. to 7th Ave.	0'	5'	Minimum 50%	ALL	5'	7'
Fillmore Street 7th Ave to 3rd Ave	0'	5'	Minimum 50%	ALL	5'	10'
Van Buren Street 7th Ave. to 3rd Ave.	0'	5'	Minimum 75%	SF	5'	5'
<b>WOODLAND AVENUE 9TH AVE TO ALLEY WEST OF 9TH AVE</b>	<b>12'</b>	<b>20'</b>	<b>MINIMUM 75%</b>	<b>AFY, SD, DY, S</b>	<b>5'</b>	<b>10'</b>
Monroe Street 7th Ave. to 3rd Ave.	0'	5'	Minimum 75%	SD, DY, S	8'	10'
Adams Street 4th Ave to 7th Ave	0'	5'	Minimum 75%	ALL	5'	10'
Adams Street 7th Ave. to 5th Ave.	0'	5'	Minimum 75%	SD, DY, S, GA	8'	5'

Addendum A to the Staff Report Z-TA-9-16 Downtown Code Revisions

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Street Section	Minimum Building Setback	Maximum Building Setback	Building Frontage	Allowed Frontage Types	Minimum Sidewalk Width	Minimum Streetscape Zone Width
9th Avenue Adams St. to Van Buren St.	0'	5'	Minimum 50%	ALL	5'	20'
7th Avenue Adams St. to Fillmore St.	0'	5'	Minimum 75%	SD, DY, S	7'	7'
6th Avenue Adams St. to Van Buren St.	0'	5'	Minimum 75%	ALL	East 5' West 5'	East 5' West 8'
6th Avenue Van Buren St. to Fillmore St.	0'	5'	Minimum 50%	SD, DY, S, GA	East 5' West 5'	East 8' West 5'
5th Avenue Adams St. to Van Buren St.	0'	5'	Minimum 75%	ALL	7'	7'
5th Avenue Van Buren St to Fillmore St	0'	5'	Minimum 50%	SD, DY, S, GA	5'	10'
4th Avenue Monroe St to Van Buren St	0'	5'	Minimum 75%	ALL	7'	7'
4th Avenue Van Buren St. to Fillmore St.	0'	5'	Minimum 50%	SD, DY, S, GA	5'	15'
3rd Avenue Monroe St. to Van Buren St.	0'	5'	Minimum 75%	ALL	5'	5'
3rd Avenue Van Buren St to Fillmore St	0'	5'	Minimum 50%	SD, DY, S, GA	5'	10'
Taylor Street Paseo 7th Ave. to 3rd Ave.	0'	5'	Minimum 65%	SD, S	See Paseo Guidelines	See Paseo Guidelines

(AFY) Active Front Yard, (SD) Stoop/Door Well, (DY) Dooryard, (S) Storefront, (GA) Gallery/Arcade, (SY) Side Yard, (ALL) All Frontage Types