



City of Phoenix
PLANNING DEPARTMENT

ZONING ORDINANCE TEXT AMENDMENT
October 7, 2009

Application Number Z-TA-7-09 to amend Section 622 of the Phoenix Zoning Ordinance to eliminate restrictions on the location of gas stations.

Applicant: City of Phoenix Planning Commission.

Staff recommendation: Staff recommends approval of Z-TA-7-09 as shown in the proposed language in Attachment A.

BACKGROUND

The Planning Commission initiated this amendment on August 12, 2009, to remove the current restrictions on the location of gas stations and automobile service stations in the C-1 zoning district. Currently, Section 622 of the Zoning Ordinance lists both gas stations and automobile service stations as permitted uses, but limits them to corner lots. Staff reviewed these two uses and concluded that only modern gas stations should be allowed to locate without corner lot restrictions in the C-1 zoning district. This text amendment will modify the language in C-1 to allow gas station uses on all C-1 zoned properties, but still require automobile services stations to be located only on corner lots within the C-1 zoning district.

The nature of gas stations and automobile service stations has evolved and changed over time, the business type has become more specialized. Modern gas stations generally include gas pumps that dispense fuels directly into automobiles/approved containers, a retail convenience store component, and sometimes a single-bay closed automatic car wash. Closed car wash bays are the ones that are designed to close during non-operating hours so that they cannot be used by customers during those hours. Modern gas stations no longer include components of an automobile service station, namely service bays and employees such as mechanics that repair vehicles.

This text amendment will not open up an increased number of properties to the potential for more intense automobile repair uses, as the current restrictions on corner lots for automobile service stations will be maintained. Auto repair as a primary use is not currently allowed in C-1 and requires City C-2 zoning at a minimum.

TEXT AMENDMENT REVIEW PROCESS

Village Planning Committees: Did not review this Text Amendment, as it is a clean-up amendment to address modern gas station operations, and accessory uses.

CONCLUSION

Staff recommends approval of the text amendment per the Attachment A language.

Attachment A

Amend Chapter 6, Section 622.D. (Commercial C-1 District – Neighborhood Retail) of the Phoenix Zoning Ordinance as follows:

D. Permitted Uses

68. ~~Gas Stations, Corner Lot Only (see also Service Stations, Automobile)~~
WITH ONE CLOSED AUTOMATIC CAR WASH BAY SUBJECT TO THE FOLLOWING LIMITATIONS:
- a. HOURS OF OPERATION ARE LIMITED FROM 7:00 A.M. TO 8:00 P.M. DAILY AND DOORS TO THE BAY SHALL BE CLOSED DURING NON-OPERATING HOURS.
