



City of Phoenix
PLANNING DEPARTMENT

ZONING ORDINANCE TEXT AMENDMENT
October 14, 2009

Application Number Z-TA-10-09 to amend Chapter 6, Section 662. Interim Transit-Oriented Zoning Overlay District One (TOD-1) and Section 663. Interim Transit-Oriented Zoning Overlay District Two (TOD-2) of the Zoning Ordinance. The amendments address the minimum depth requirements of arcades, awnings, trellises, or covered walkways attached to the primary building. This request was initiated by the Planning Commission on December 10, 2008.

Applicant: City of Phoenix Planning Commission.

Staff recommendation: Staff recommends approval of Z-TA-10-09 as shown in the proposed language presented below.

BACKGROUND/PURPOSE

The Planning Commission initiated this amendment on December 10, 2008, to make corrections to the standards and guidelines for development within the TOD-1 and TOD-2 zoning districts. The City Council adopted Z-TA-4-07 which provided standards and guidelines for development within the TOD-1 AND TOD-2 zoning districts.

In recent review of the adopted text, it was determined by the Planning Department that the modified ordinance had incorrect minimum depth requirements for attached arcades, awnings, trellises or covered walkways and for detached shade structures. As a result, the Planning Commission was asked to initiate the necessary changes.

Summary of Proposed Zoning Ordinance Changes

Section 662.I.2.c.(1). and (2). Building and Shade and 663.I.2.c.(1) and (2). Building and Shade (TOD-1 and TOD-2) will be changed to reflect required minimum depths of 6 feet for attached arcades, awnings, trellises, or covered walkways and for detached shade structures. The current text requires a minimum depth of 8 feet for attached arcades, awnings, trellises, or covered walkways and for detached shade structures. However, it also requires a build-to minimum of 6 feet in some instances. The proposed change to the ordinance will allow both standards to be met by a developer.

PROPOSED LANGUAGE

Amend Chapter 6, Section 662. Interim Transit-Oriented Zoning Overlay District One (TOD-1), paragraphs I.2.c.(1). and I.2.c.(2). Building and shade., as follows:

- c. *Building and shade.* The frontage shall include shading along its entire right-of-way frontage, excluding driveways, loading, and service berths.

Any projections into public right-of-way shall be permitted only upon issuance of a revocable permit or similar approval as administered by the City of Phoenix.

The frontage shall include a minimum of one or a combination of the following methods. A minimum of 75 percent of the sidewalk or pedestrian way shall be shaded.

- (1) Arcades, awnings, trellises, or covered walkways attached to the primary building shall be a minimum of 42 6 feet in depth, measured from any point of ground floor facade to the exterior column or vertical plane of the overhang. the maximum head clearance shall not exceed 20 feet, measured from finish grade. landscaping shall include a row of trees (a minimum of 50 percent 2-inch caliper and 50 percent 3-inch caliper) placed 20 feet on center and run parallel with the arcade or awning. (See Figure 1)

GRAPHIC UNAVAILABLE

- (2) Detached shade structures shall be a minimum of 42 6 feet in depth and 15 feet in height and should incorporate architectural elements and design of the primary structure. Landscaping shall include a row of trees (a minimum of 50 percent 2-inch caliper and 50 percent 3-inch caliper) located or spaced 20 feet on center and run parallel with the arcade or awning. (See Figure 2)

Amend Chapter 6, Section 663. Interim Transit-Oriented Zoning Overlay District Two (TOD-2), paragraphs I.2.c.(1). and I.2.c.(2). Building and shade., as follows:

- c. *Building and shade.* The frontage shall include shading along its entire right-of-way frontage, excluding driveways, loading, and service berths.

Any projections into public right-of-way shall be permitted only upon issuance of a revocable permit or similar approval as administered by the City of Phoenix.

The Frontage shall include a minimum of one or a combination of the following methods. A minimum of 75 percent of the sidewalk or pedestrian way shall be shaded.

- (1) Arcades, awnings, trellises, or covered walkways attached to the primary building shall be a minimum of ~~12~~ **6** feet in depth, measured from any point of ground floor facade to the exterior column or vertical plane of the overhang. The maximum head clearance shall not exceed 20 feet, measured from finish grade. Landscaping shall include a row of trees (50 percent 2-inch caliper and 50 percent 3-inch caliper) placed 20 feet on center and run parallel with the arcade or awning. (see Figure 1)

GRAPHIC UNAVAILABLE:

- (2) Detached shade structures shall be a minimum of ~~12~~ **6** feet in depth and 15 feet in height. It should also incorporate architectural elements and design of the primary structure. Landscaping shall include a row of trees (50 percent 2-inch caliper and 50 percent 3-inch caliper) placed 20 feet on center and run parallel with the arcade or awning. (see Figure 2)

CONCLUSION

Staff recommends approval of the revisions to Section 662 and Section 663 as proposed.