



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report

Zoning Ordinance Text Amendment

Z-TA-6-24-7

December 31, 2024

Application No. Z-TA-6-24-7: Amend Section 1202.B. (Downtown Code, Regulating Maps, Height Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Height Map from a maximum height of 30 feet to a maximum height of 250 feet and amend Section 1202.C. (Downtown Code, Regulating Maps, Density Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Density Map from 14.5 maximum dwelling units per acre to 218 maximum dwelling units per acre, for an area bounded by Adams Street to the north, 7th Avenue to east, Jefferson Street to the south, and 8th Avenue to the west.

Staff Recommendation: Staff recommends approval of Z-TA-6-24-7 as shown in the recommended text in Exhibit A.

Background

The purpose of this addendum is to revise section numbers and the existing text and maps in the Downtown Code to reflect the recent update from Text Amendment No. Z-TA-5-22-4-7-8, which was approved by City Council on December 4, 2024. Relevant updates to the Downtown Code from that amendment include revisions to section numbers and associated language. Therefore, this addendum will update the proposed language (Exhibit A) to reflect the new section numbers being amended and the new existing maps that are being replaced, in addition to unchanged text. There are no new changes to the proposed height or density. Staff recommends approval of Z-TA-6-24-7, as shown in Exhibit A of the staff report.

Writer

Anthony Grande
December 31, 2024

Team Leader

Racelle Escolar

Exhibits

Exhibit A: Proposed Language

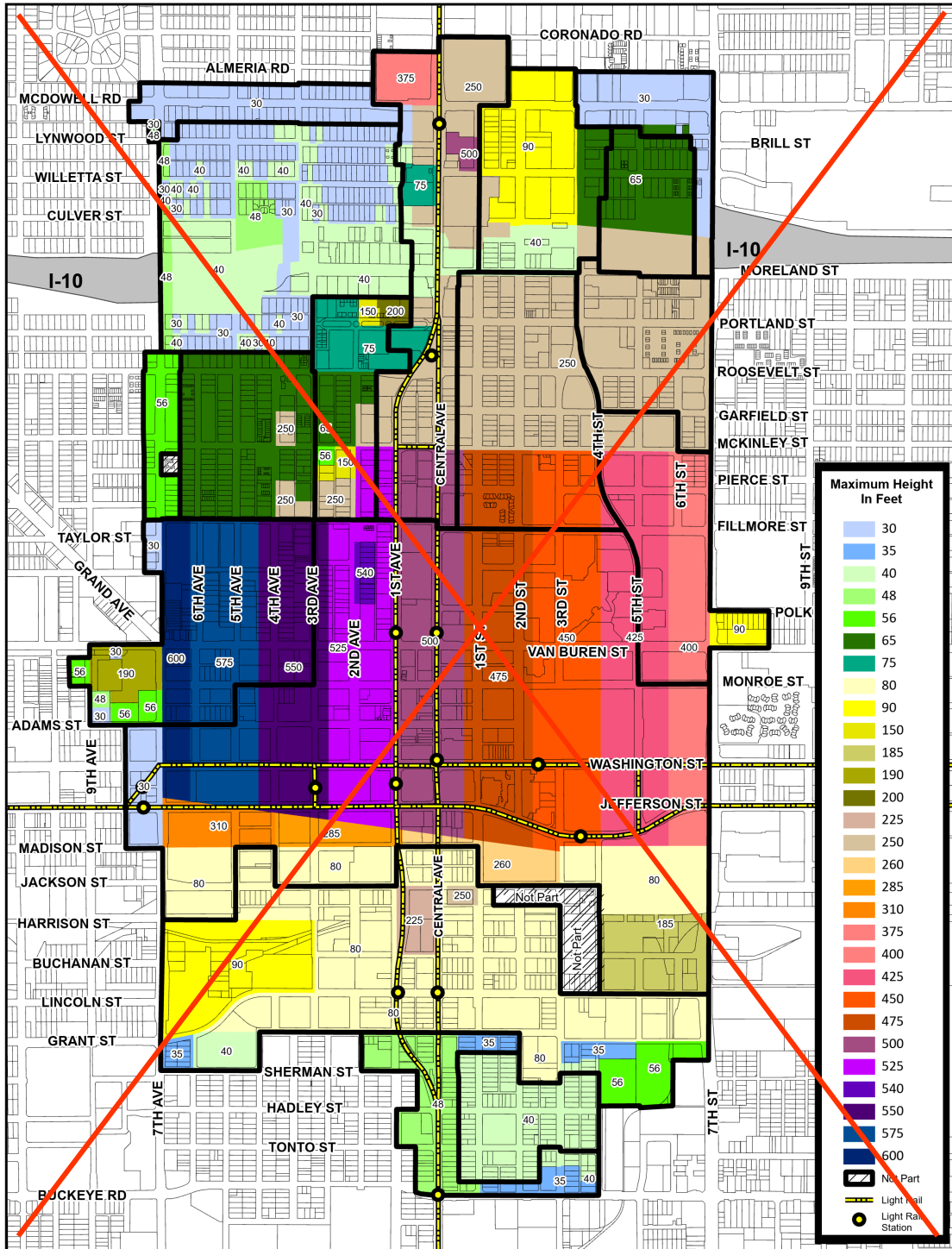
Exhibit B: Sketch Maps

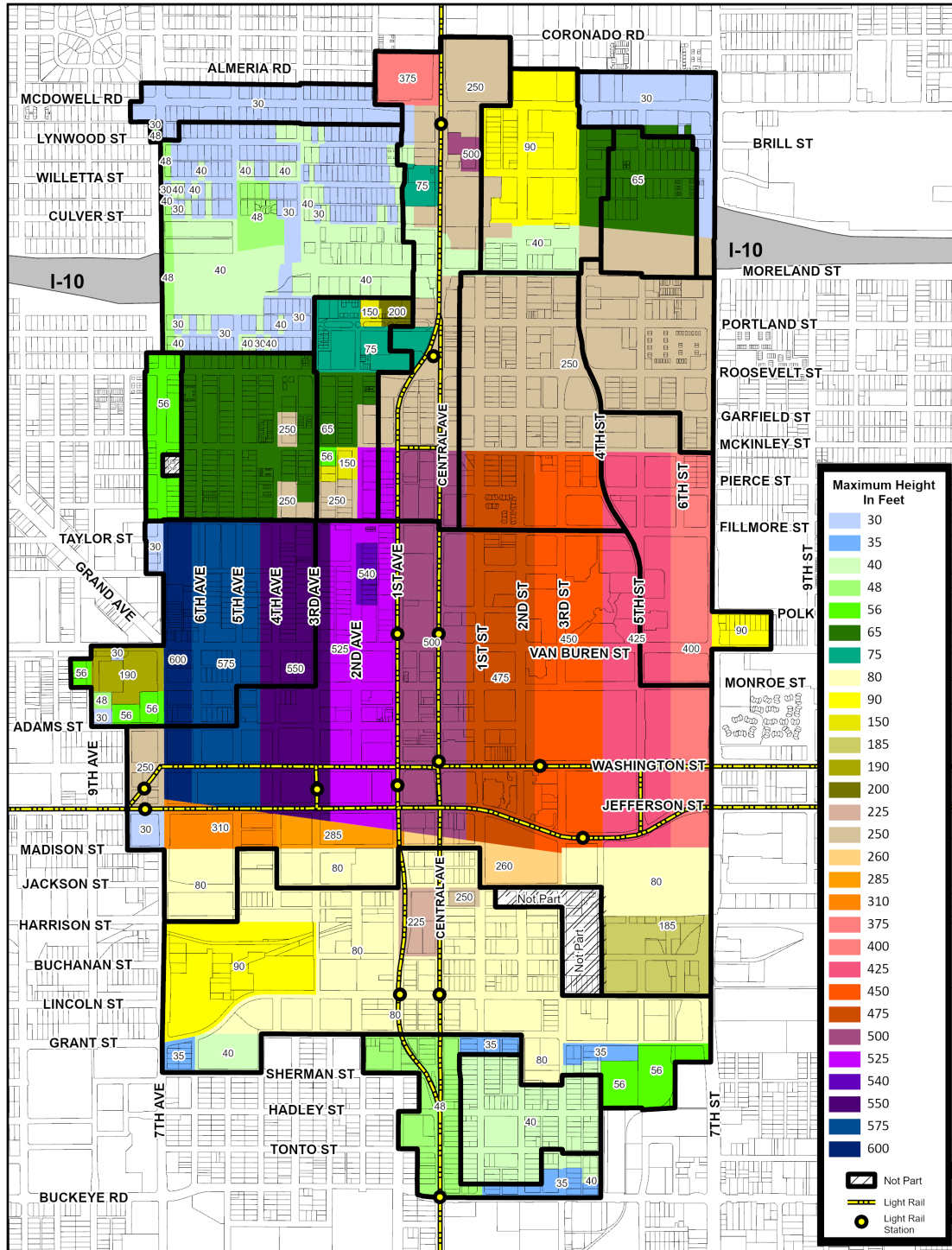
EXHIBIT A

Proposed Language:

Amend Chapter 12, Section 1202 (Regulating Maps) by removing the old maps, and inserting the new maps as follows:

- B. **Maximum Building Height.** This map designates maximum building heights within Downtown.
1. The height limits shown on the following map are the base requirements and do not include any height bonuses which may be allowed per other sections of this Chapter. Additional setbacks may apply at the boundary between different height zones, per Section 1207.E.
 2. No building height may exceed the Airport Height Limits provided in Chapter 4, Article XIII of the Phoenix City Code.





C. **Maximum Density.** This map designates maximum density limits within Downtown.

1. The density limits shown on the following map are the base requirements and do not include any density bonuses which may be allowed per other sections of this Chapter.

