

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-136-24-Y) TO ADD THE ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT.

WHEREAS, on June 6, 2024, the City of Phoenix Planning Commission, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, initiated a request of approximately 20,373.69 acres generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west; and,

WHEREAS, pursuant to A.R.S. § 9-462.04, the Planning Commission, held a public hearing on November 7, 2024, and at this hearing recommended that the City Council approve this rezoning request with the recommended staff conditions, as modified; and,

WHEREAS, the City Council, at their regularly scheduled meeting held on November 13, 2024, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2,

is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: The zoning of those portions generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west, is hereby changed from various underlying zoning districts and overlay districts to various underlying zoning districts and overlay districts with Adaptive Reuse and Multi-Family (ARM) Overlay District and that the Planning and Development Director is instructed to modify The Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "A".

SECTION 2: The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-136-24-Y, on file with the Planning and Development Department.

SECTION 3: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 13th day of November, 2024.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

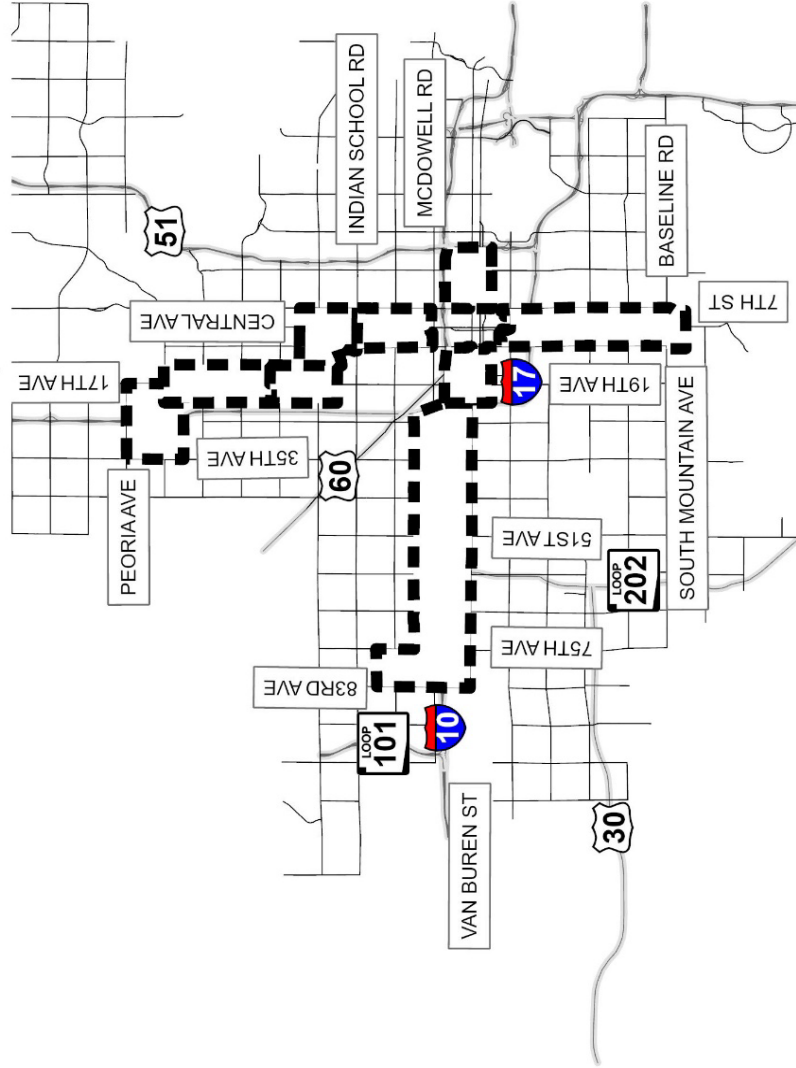
Exhibits:
A – Ordinance Location Map (1 Page)

EXHIBIT A

ORDINANCE LOCATION MAP

Zoning Case Number: Z-136-24-Y
Zoning Overlay: Various Underlying Zoning Districts with the Adaptive Reuse and Multi-Family Overlay District
Planning Villages: Alhambra, Central City, Encanto, Estrella, Maryvale, North Mountain, South Mountain

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■



NOT TO SCALE



Drawn Date: 10/21/2024