

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 ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-61-17-3) FROM RE-43 (RESIDENTIAL ESTATE DISTRICT) TO RI-10 (SINGLE-FAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of an approximately 3.80-acre property located approximately 800 feet south of the southwest corner of 56th Street and Shea Boulevard in a portion of Section 29, Township 3 North, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from "RE-43" (Residential Estate District), to "R1-10" (Single-Family Residence District).

SECTION 2. 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 "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be limited to a maximum of 10 lots.
2. The development shall be in general conformance with the elevations date stamped November 30, 2017, as approved by the Planning and Development Department.
3. The development shall comply with the Single-Family Design Review standards outlined in Section 507.Tab A.II.C.8.1 through 8.4 of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. The sidewalk along 56th Street shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb, except on the north and south development boundary where the landscape strip may taper to allow the sidewalk to align with the existing sidewalk, as approved by the Planning and Development Department. The landscape strip and landscaping shall be installed by the developer and maintained by the HOA.
5. The developer shall provide minimum of 2-inch caliper trees on the west side of the sidewalk and planted 20 feet on center or in equivalent groupings along 56th Street, as approved by the Planning and Development Department.
6. The developer shall match the existing 56th Street improvements on the north and south by constructing a tapered pavement section between the beginning of the curb on the north entrance of the development and the existing improvements to the south, as approved by the Planning and Development Department.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners and tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City of Phoenix City Attorney.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-

foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

- 10. Lots 3, 4, 7 and 8 as depicted on the site plan date stamped September 7,2017 shall be limited to one story and 20 feet in building height.

SECTION 4. 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 10th day of January, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-61-17-3

North Parcel

NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH HALF;

EXCEPT THE EAST 40 FEET THEREOF AS PREVIOUSLY DEDICATED FOR ROADWAY PURPOSES.

Middle Parcel

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERICAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SETION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDAN;

EXCEPT THE EAST 40 FEET THEREOF AS PREVIOUSLY DEDICATED FOR ROADWAY PURPOSES.

South Parcel

SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TONWSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDAN, MARICOPA COUNTY, ARIZONA;

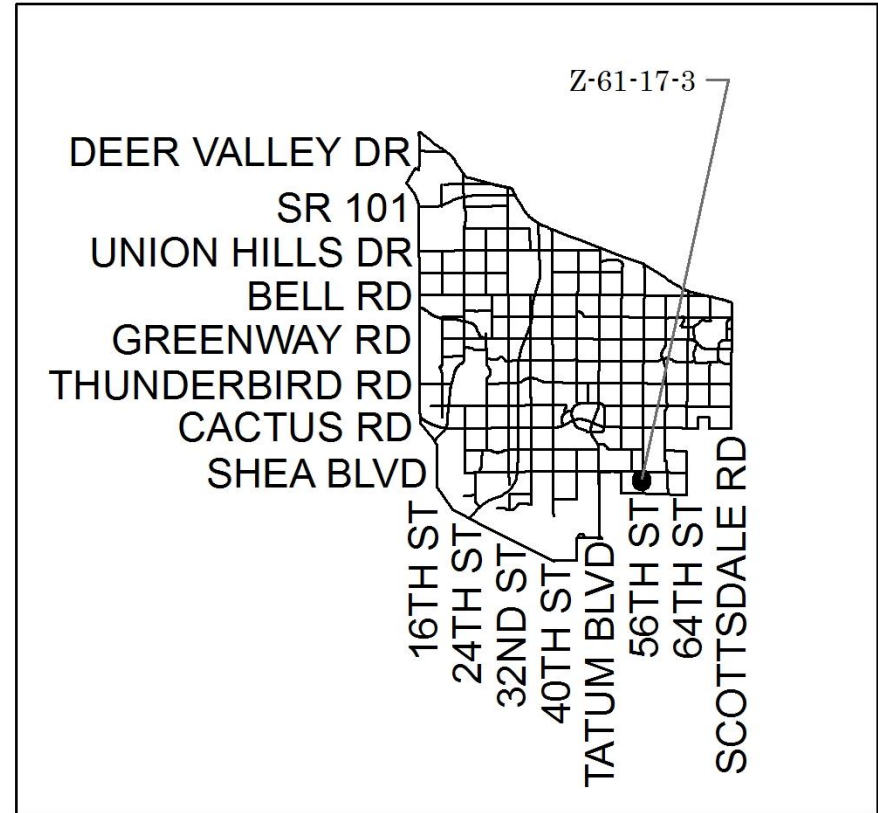
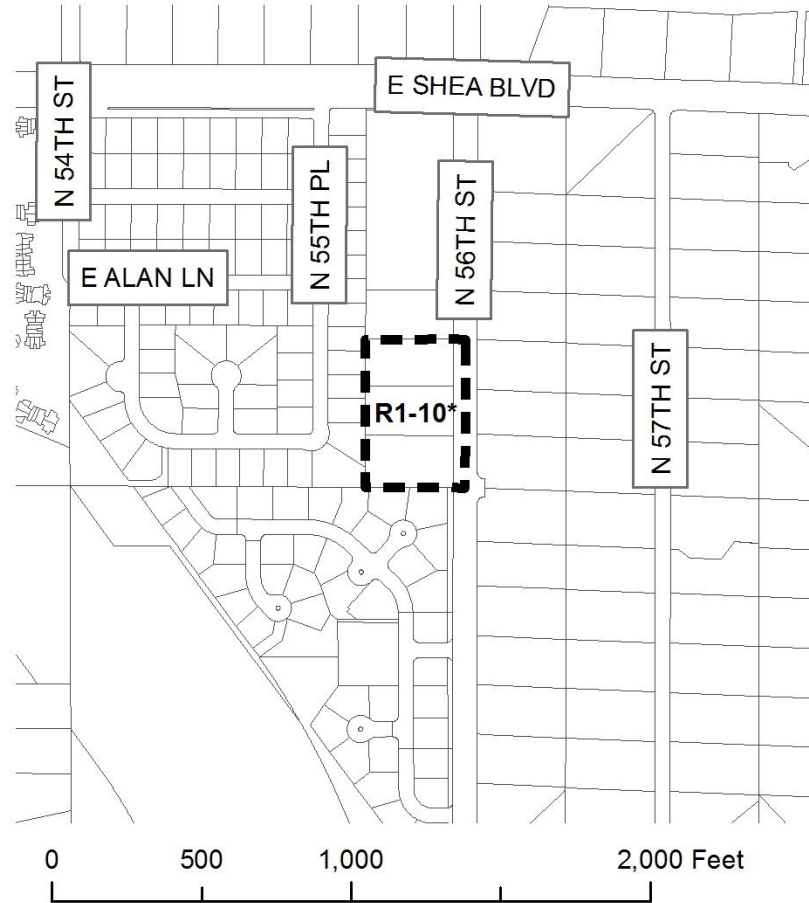
EXCEPT THE EAST 40 FEET THEREOF AS PREVIOUSLY DEDICATED FOR ROADWAY PURPOSES.

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-61-17-3
Zoning Overlay: N/A
Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 12/12/2017