

**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-11-17-4) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) AND R1-6 (APPROVED R-4) (SINGLE-FAMILY RESIDENCE DISTRICT, APPROVED MULTIFAMILY RESIDENCE DISTRICT) TO UR (URBAN RESIDENTIAL DISTRICT).

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

SECTION 1. The zoning of an approximately 1.27-acre property located approximately 400 feet east of the southeast corner of 3rd Street and Mulberry Street in a portion of Section 29, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R1-6" (Single-Family Residence District) and "R1-6 (Approved R-4)" (Single-Family Residence District, Approved Multifamily Residence District) to "UR" (Urban Residential 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 have a maximum building height of 20 feet within 15 feet measured from the north and south property lines, 65 feet within 25 feet measured from the north and south property lines, and 75 feet beyond 25 feet measured from the north and south property lines, as approved by the Planning and Development Department.
2. Trees that are a minimum 3-inch caliper shall be placed 20 feet on center or in equivalent groupings between the sidewalk and building on Flower Street and Mulberry Street, as approved by the Planning and Development Department.
3. The development shall provide a minimum of .25 secured bicycle parking spaces per residential unit, and a minimum of four inverted U-bicycle racks for guests located near entrances to the property, as approved by the Planning and Development Department.
4. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
5. 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.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
7. The development shall be in general conformance with the site plan and elevations date stamped February 6, 2017, as approved by the Planning and Development Department.
8. The developer shall install a traffic control measure to physically discourage right turns onto Mulberry Street, as approved by the Planning and Development Department.
9. The developer shall incorporate public art on the western façade of the building, as approved by the Planning and Development Department.

10. The developer shall demonstrate minimum compliance to a LEED Certified level by submitting the LEED Checklist demonstrating the points they plan on pursuing, prior to issuance of a building permit for the primary structure.

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 6th day of July, 2017.

\_\_\_\_\_  
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)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-11-17-4

LOT 18, OF FLORA VISTA, ACCORDING TO BOOK 9 OF MAPS, PAGE 20,  
RECORDS OF MARICOPA COUNTY ARIZONA.

LOT 17, OF FLORA VISTA, ACCORDING TO BOOK 9 OF MAPS, PAGE 20,  
RECORDS OF MARICOPA COUNTY ARIZONA.

LOT 16, OF FLORA VISTA, ACCORDING TO BOOK 9 OF MAPS, PAGE 20,  
RECORDS OF MARICOPA COUNTY ARIZONA.

LOT 15, OF FLORA VISTA, ACCORDING TO BOOK 9 OF MAPS, PAGE 20,  
RECORDS OF MARICOPA COUNTY ARIZONA.

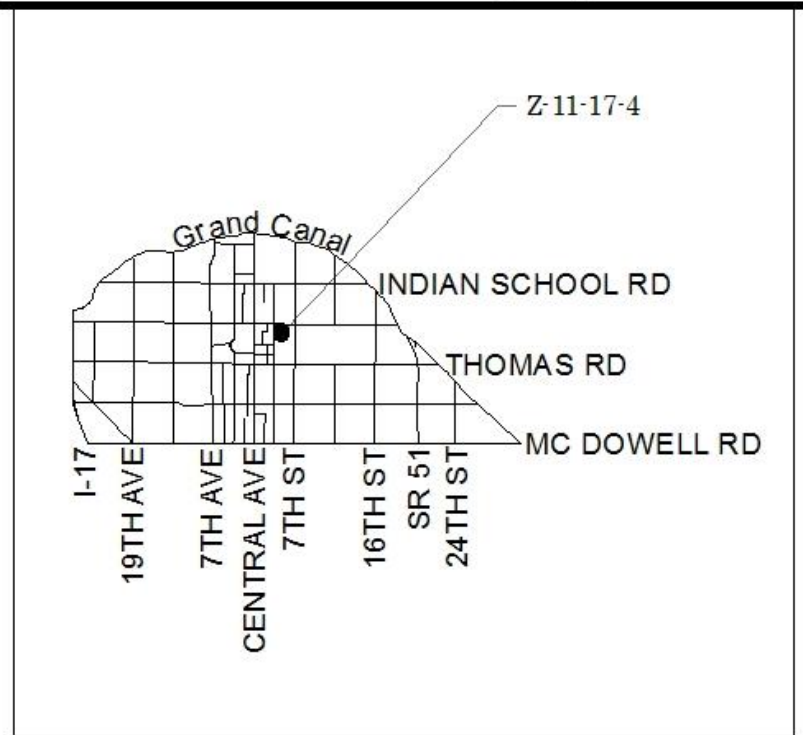
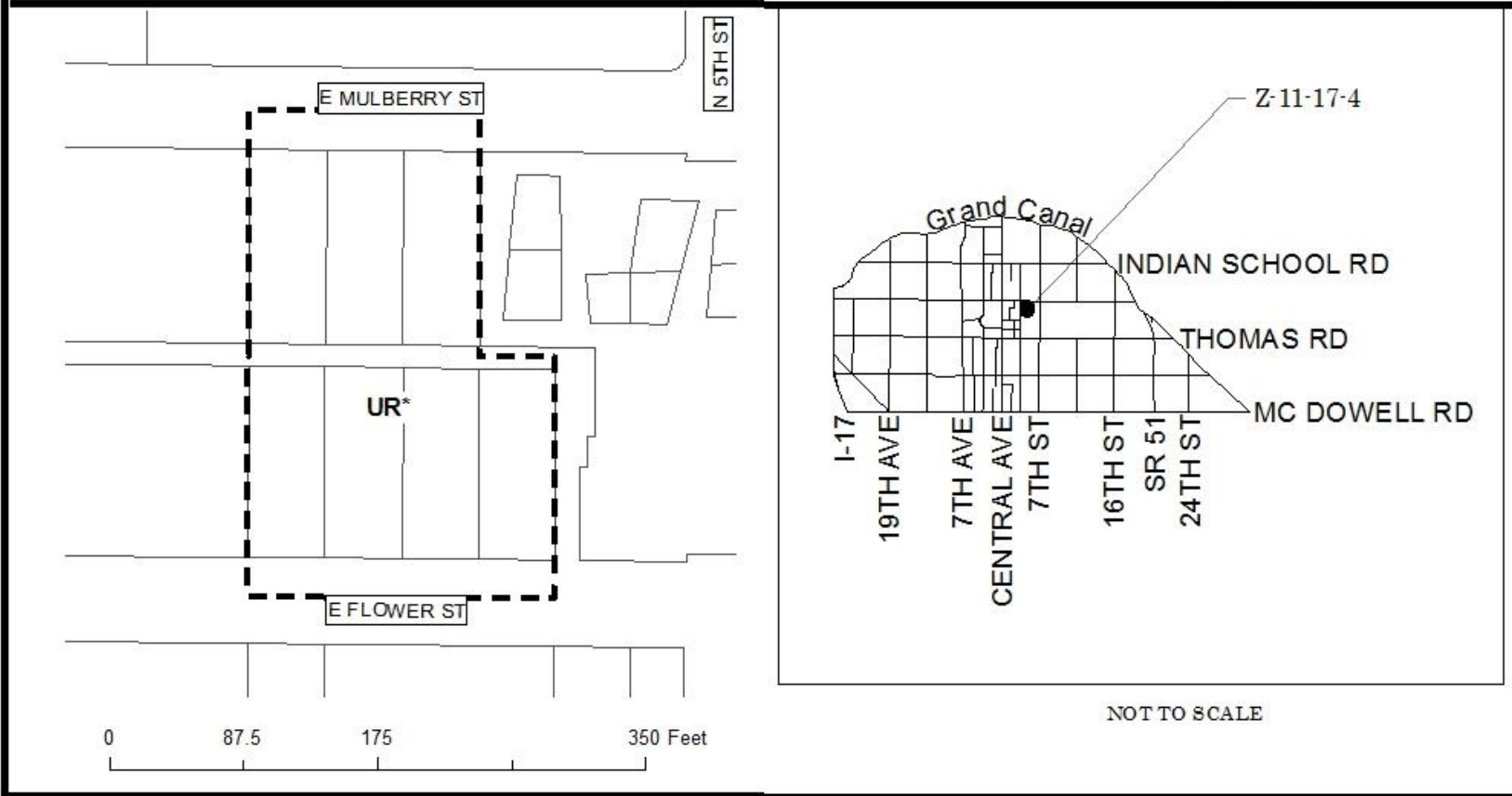
LOT LOTS 7, 8, & 9, OF FLORA VISTA, ACCORDING TO BOOK 9 OF MAPS, PAGE  
20, RECORDS OF MARICOPA COUNTY ARIZONA.

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-11-17-4  
Zoning Overlay: N/A  
Planning Village: Encanto



NOT TO SCALE



Drawn Date: 6/7/2017