

**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-2-18-2) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT) TO R1-18 (SINGLE-FAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of an approximately 8.03-acre property located approximately 300 feet west of the southwest corner of 43rd Street and Forest Pleasant Place in a portion of Section 18, Township 5 North, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from S-1 (Ranch Or Farm Residence District), to R1-18 (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. 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 in general conformance with the site plan date stamped February 21, 2018, as approved by the Planning and Development Department with specific regard to the following:
  - a. The development shall not exceed 16 lots.
  - b. A minimum of 20% gross area shall be provided as common area.
  - c. The minimum residential lot width shall be 80 feet.
2. Building height shall be limited to one story with a maximum of 20 feet for lot numbers 1 through 5 and 12 through 16, as depicted on the site plan date stamped February 21, 2018 and as approved by the Planning and Development Department.
3. The development shall utilize view fencing for the homes that back or side common open space tracts, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include a minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the homeowners association.
5. Right-of-way totaling 25 feet shall be dedicated for the west half of 43rd Street, as approved by Planning and Development Department.
6. Right-of-way and improvements for Forest Pleasant Place shall be as per Maricopa County review and approval.
7. A 15-foot right-of-way radius shall be dedicated at the northwest and southwest corners of 43rd Street and the new entrance of the development, as approved by Planning and Development Department.
8. The applicant shall dedicate 50 feet of right-of-way for all local public streets within the development, as approved by Planning and Development Department.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, 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.

10. 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.
11. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of nearby existing ranchettes and animal privilege private properties that may cause adverse noise, odor, dust, and other externalities. 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 Attorney.
12. The development shall utilize a 6-foot solid block wall along the northern property line adjacent to Forest Pleasant Place.
13. The development shall install shield lighting and require streetlight installation with the least possible lumens allowed by the Planning and Development Department.

PASSED by the Council of the City of Phoenix this 2nd day of May, 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-2-18-2

PARCEL NO. 1: (TAX PARCEL 211-36-004C)

THE NORTH 792 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT THE NORTH 294.30 FEET OF THE WEST 164.89 FEET; AND EXCEPT THE NORTH 30.00 FEET

PARCEL NO. 2: (TAX PARCEL 211-36-004D)

THE NORTH 294.30 FEET OF THE WEST 164.89 FEET OF THE NORTH 792 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 30.00 FEET PARCEL NO. 3: (TAX PARCEL 211-36-005E)  
THE NORTH 263 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18;  
THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 18, NORTH 89 DEGREES 36 MINUTES 31 SECONDS EAST 1654.60 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18;  
THENCE NORTH 00 DEGREES 04 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 823.34 FEET;

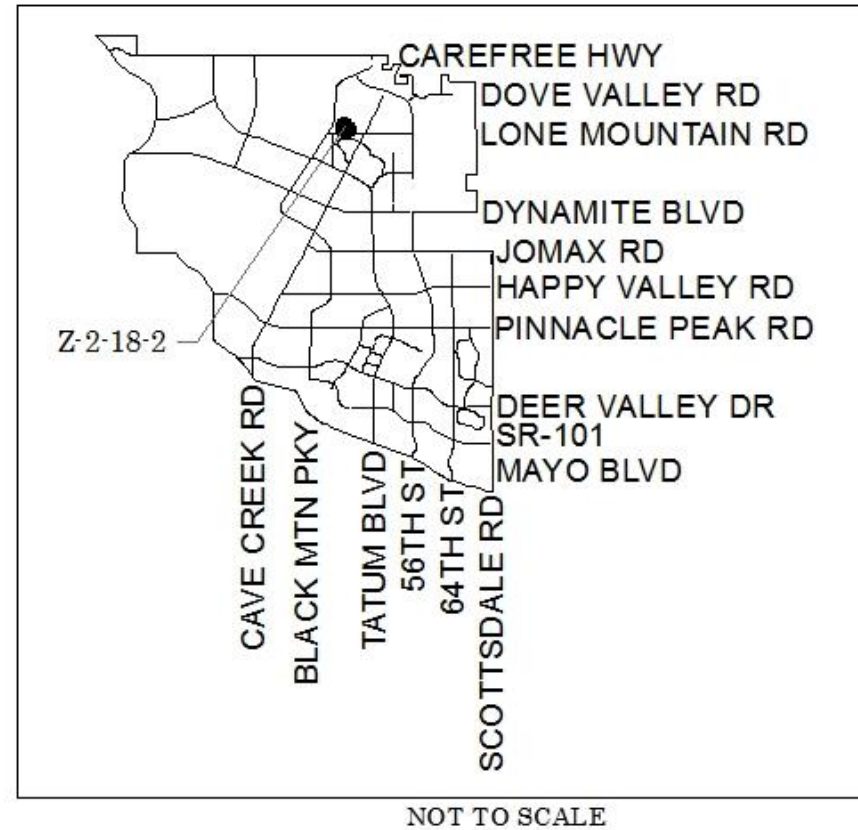
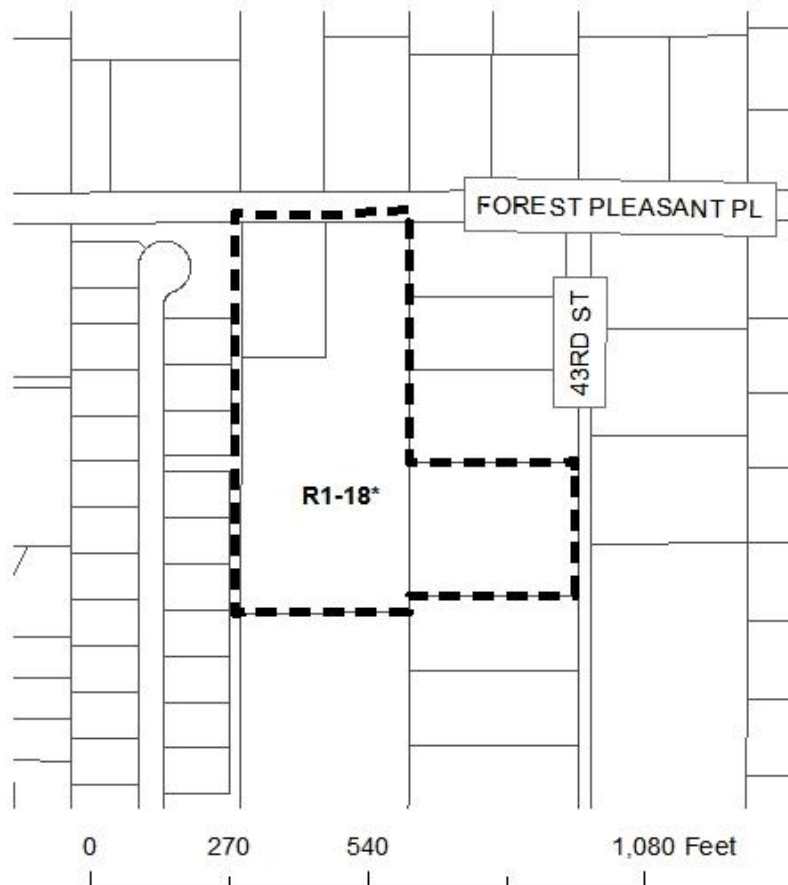
THENCE NORTH 89 DEGREES 35 MINUTES 31 SECONDS EAST 331.27 FEET TO THE POINT ON THE EAST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18;  
THENCE SOUTH ALONG SAID EAST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, 823.34 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID SECTION 18;  
THENCE WESTERLY ALONG SAID SOUTH BOUNDARY LINE TO THE POINT OF BEGINNING.

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-2-18-2  
Zoning Overlay: N/A  
Planning Village: Desert View



Drawn Date: 4/12/2018