

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-21-17-8) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT) RI (RESIDENTIAL INFILL DISTRICT) TO R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT)

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

SECTION 1. The zoning of an approximately 0.37-acre property located at the northwest corner of 11th Street and Pierce Street in a portion of Section 4, Township 1 North, Range 3 East, as described more specifically in Exhibit “A”, is hereby changed from “R-3 RI” (Multifamily Residence District, Residential Infill District) to “R1-6” (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 driveway access onto Pierce Street shall be in specific conformance to the site plan date stamped April 4, 2017, as approved by Planning and Development Department.
2. Trees that are a minimum 3-inch caliper shall be placed 20 feet on center or in equivalent groupings in the right-of-way between the curb and the sidewalk along Pierce Street, as approved by the Planning and Development Department.
3. 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.
4. The property owner 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.

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 September, 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)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-21-17-8

THE SOUTH HALF OF LOTS 83 AND 84, HIGHLAND ADDITION, ACCORDING TO BOOK 2 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA. TOGETHER WITH THE SOUTH 8.75 FEET OF THE NORTH HALF OF LOTS 83 AND 84.

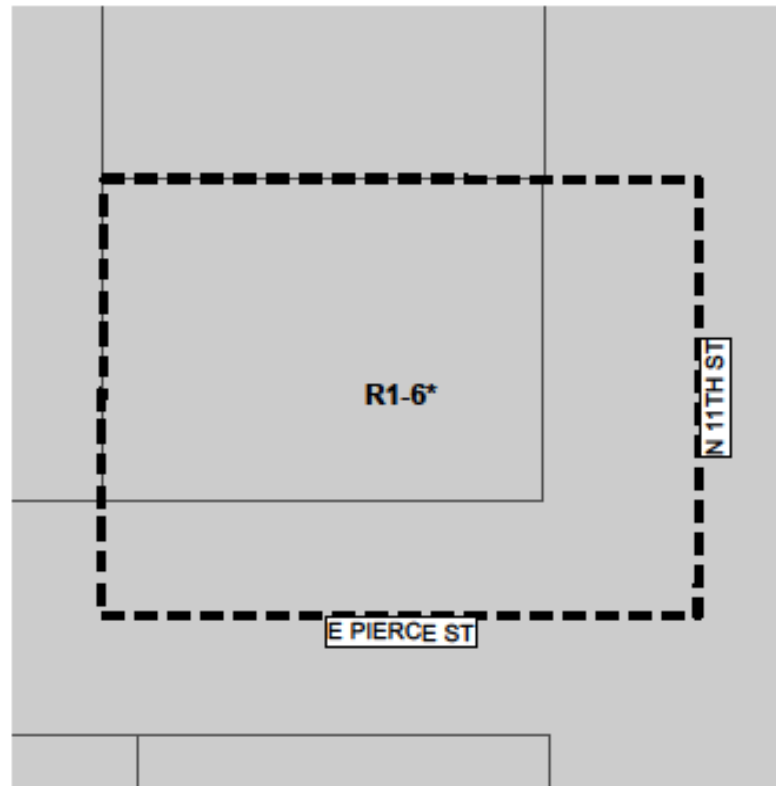
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ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

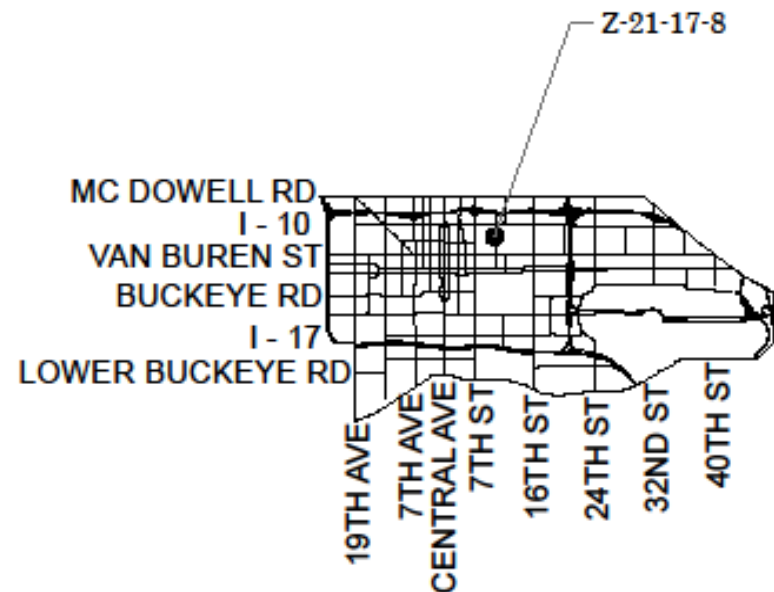


0 37.5 75 150 Feet

Zoning Case Number: Z-21-17-8

Zoning Overlay: TOD District - Eastlake Garfield

Planning Village: Central City



NOT TO SCALE



Drawn Date: 7/19/2017