

ATTACHMENT A

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ORDINANCE G-

AN ORDINANCE AMENDING THE NEIGHBORHOOD CONSERVATION PLAN FOR THE CORONADO NEIGHBORHOOD DESCRIBED HEREIN (Z-15-22-4) FOR APPROXIMATELY 4.05 ACRES AT THE NORTHWEST CORNER OF 11TH STREET AND MCDOWELL ROAD.

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

SECTION 1. The Neighborhood Conservation Plan for the Coronado Neighborhood, which was adopted by Ordinance G-2892, is hereby amended by adopting Z-15-22-4 an amendment to the Neighborhood Conservation Plan for the Coronado Neighborhood.

SECTION 2. That Chapter 5, Plan Regulations (Page 30) be amended to read as follows:

11. Nonconforming Additions

- Residential additions which conform to the existing building side and rear yard setback line will be allowed through blanket use permit approval. This will allow side and rear yards to be reduced for nonconforming structures (which are common in this neighborhood with many substandard size lots).
- o The small nonconforming homes commonly found in the rear of single-family lots shall not be expanded.

SITE SPECIFIC EXEMPTIONS FROM DEVELOPMENT STANDARDS

12. NORTHWEST CORNER OF 11TH STREET AND MCDOWELL ROAD

- o THE PROPERTY AT THE NORTHWEST CORNER OF 11TH STREET AND MCDOWELL ROAD, BOUND BY CORONADO ROAD TO THE NORTH, MCDOWELL ROAD TO THE SOUTH, DAYTON STREET TO THE WEST, AND 11TH STREET TO THE EAST, EXCLUDING THE PROPERTIES WITHIN THE

CORONADO HISTORIC DISTRICT, SHALL BE EXEMPT FROM THE HEIGHT, SETBACK, AND PARKING DEVELOPMENT REGULATIONS (PLAN REGULATIONS 4, 6, AND 7) CONTAINED IN THIS PLAN, PURSUANT TO THE APPROVED PLANNED UNIT DEVELOPMENT CASE NO. Z-2-22-4.

PASSED by the Council of the City of Phoenix this 5th day of April, 2023.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Jeffrey Barton, City Manager