

**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 53-16-8) FROM R-3 RI (MULTIFAMILY RESIDENCE DISTRICT RESIDENTIAL INFILL) TO P-1 (PASSENGER AUTOMOBILE PARKING, LIMITED).

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

SECTION 1. The zoning of an approximately 0.20 acre property located approximately 200 feet west of the southwest corner of 16th Street and Willetta 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), to "P-1" (Passenger Automobile Parking, Limited).

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 in general conformance with the site plan date stamped August 16, 2016, as approved by the Planning and Development Department, with specific regard to the following:
  - a. a 10-foot landscape setback on the west property line.
  - b. Access to the site from the R-5 RI zoned portion of the development.
  - c. Removal of Willetta Street driveway and elimination of access to the alley.
  - d. There shall be no carports, utility or repair/storage structures or trash enclosures on site.
2. Parking area lighting shall be no higher than six (6) feet.
3. The development shall provide a minimum 25-foot landscaped setback on Willetta Street as approved by the Planning and Development Department.
4. The development shall utilize the commercial streetscape landscape standards for planting type and size, Section 622.E.4.e., along Willetta Street and the west property line, as approved by the Planning and Development Department.
5. A one-foot non-vehicular access easement shall be recorded along the south property line, as approved by the Planning and Development Department.
6. 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.

7. The developer shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

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 5th day of April, 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-53-16-8

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 3 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

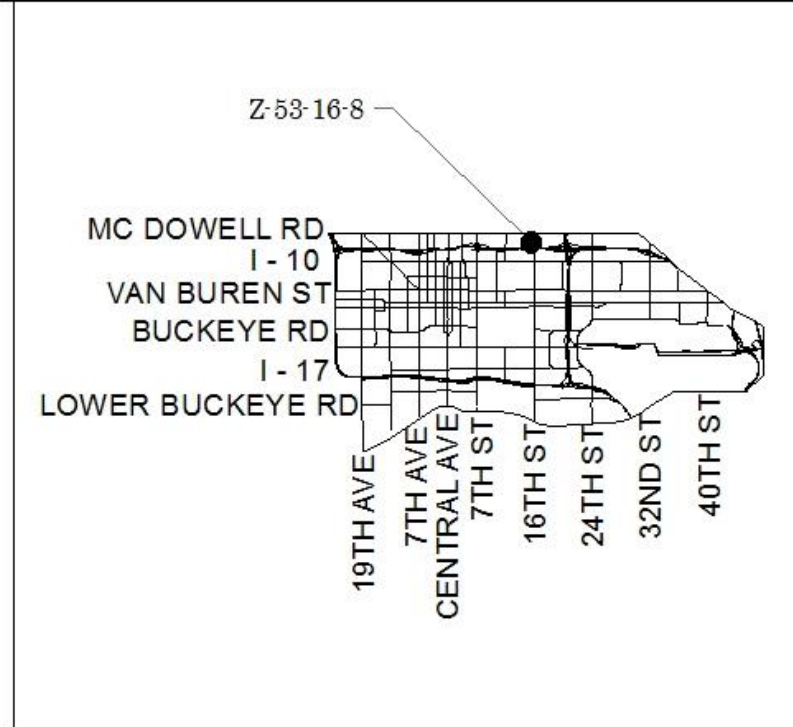
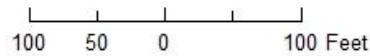
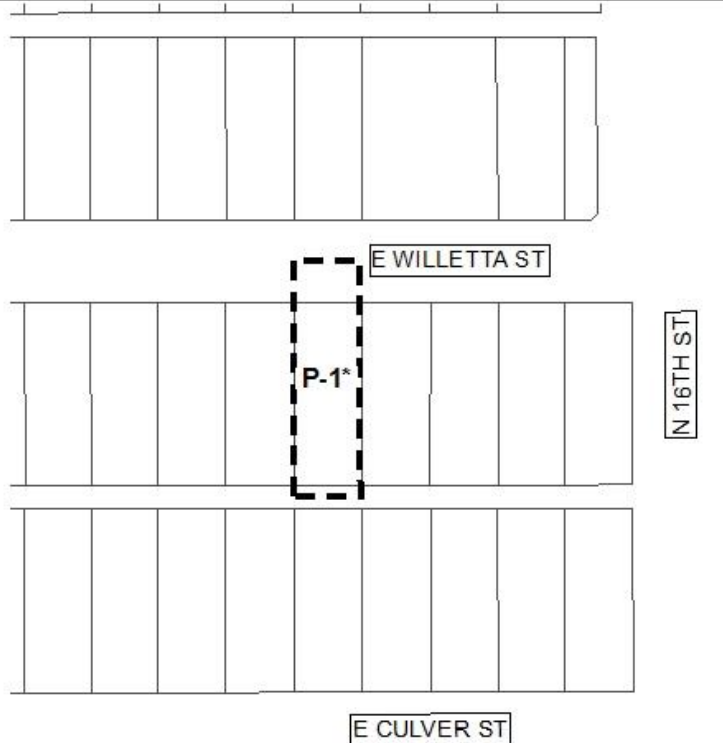
LOT 10, LOCATED IN KENWOOD BLKS 1, 2, 3, SUBDIVISION RECORDED IN BOOK 16, PAGE 15, MARICOPA RECORDERS OFFICE, MARICOPA COUNTY AZ.

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-53-16-8  
Zoning Overlay: N/A  
Planning Village: Central City



NOT TO SCALE



Drawn Date: 2/23/2017