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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-79-16-4) FROM R-5 (MULTIFAMILY RESIDENCE DISTRICT) AND R-4A (MULTIFAMILY RESIDENCE DISTRICT), TO P-1 (PARKING DISTRICT).

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

SECTION 1. The zoning of an approximately 1.14-acre property located at northeast corner of Black Canyon Highway and Indianola Avenue in a portion of Section 25, Township 2 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "R-5" (Multifamily Residence District) and "R-4A" (Multifamily Residence District), to "P-1" (Parking 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 be in general conformance with the site plan and elevations date stamped January 4, 2017, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
  - A. A minimum 10-foot landscape setback along the north and east property lines shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings.
  - B. A minimum 5-foot landscape setback along west property line shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings.
  - C. A minimum 25-foot landscape setback along south property line shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings
2. The sidewalk along the south property line shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-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.
3. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by 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 1st day of March, 2017.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
City Manager

Exhibits:

A – Legal Description (1 Pages)

B – Ordinance Location Map (1 Page)

## EXHIBIT A

### LEGAL DESCRIPTION FOR Z-79-16-4

That part of the Northwest Quarter of Section 25, Township 2 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the City of Phoenix Brass Cap marking the North Quarter of said Section 25, from which the City of Phoenix Brass Cap marking the Northwest Corner of said Section 25 bears South 89°25'24" West, a distance of 2661.86 feet;

Thence South 89°25'24" West, along the North line of the Northwest Quarter of said Section 25, a distance of 665.47 feet to the monument line of 24th Avenue, as depicted on the plat of Gerardo Park, as recorded in Book 40 of Maps, Page 23, Records of Maricopa County, Arizona;

Thence South 00°37'23" West, along said monument line, a distance of 992.45 feet to the City of Phoenix Brass Cap marking the monument line of Indianola Avenue, as depicted on the plat of Grant Gardens, as recorded in Book 73 of Maps, Page 6, Records of Maricopa County, Arizona;

Thence South 89°31'06" West, along said monument line of Indianola Avenue, a distance of 347.87 feet to the True Point of Beginning;

Thence continuing South 89°31'06" West, along said monument line of Indianola Avenue, a distance of 333.45 feet to a point on a line which is parallel with and 25.00 feet Westerly, as measured at right angles, from the Easterly right-of-way line of Interstate 17;

Thence North 04°14'28" East, a distance of 142.48 feet to a point on a line which is parallel with and 142.00 feet Northerly, as measured at right angles, from said monument line of Indianola Avenue;

Thence North 89°31'06" East, along last said parallel line, a distance of 324.19 feet;

Thence South 00°30'54" West, a distance of 142.02 feet to the True Point of Beginning. Containing 1.072 Acres, more or less.

Section corners described in this legal description are depicted on an ALTA/ACSM Land Title Survey of a Portion of the North Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 25, Township 2 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, prepared by ALTA Land Survey, Inc., Job No. 15-246, dated January 8, 2016, by Donald J. Loose, R.L.S. 23379. No field work was performed on this project by Coe & Van Loo Consultants as a basis for the preparation of this legal description.

# ORDINANCE LOCATION MAP

EXHIBIT B

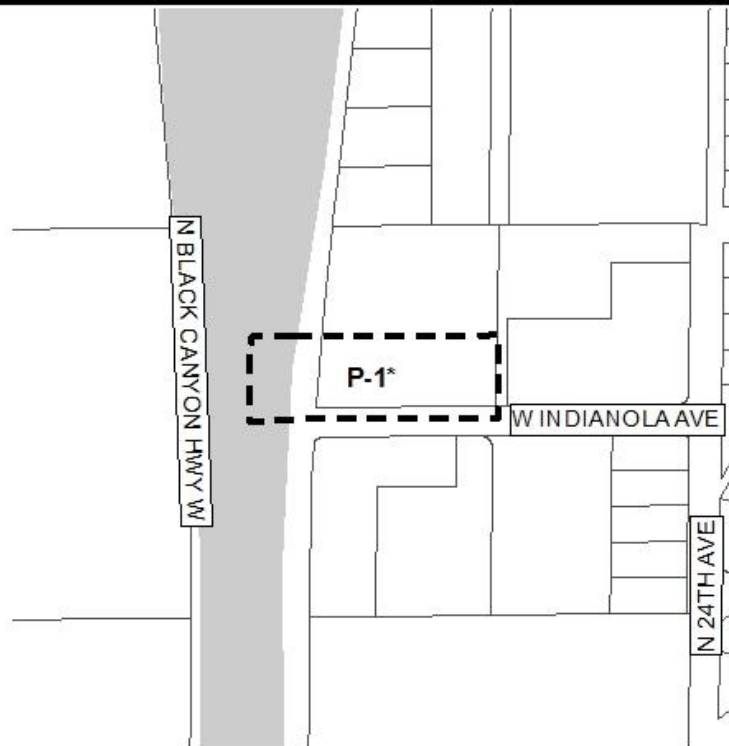
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

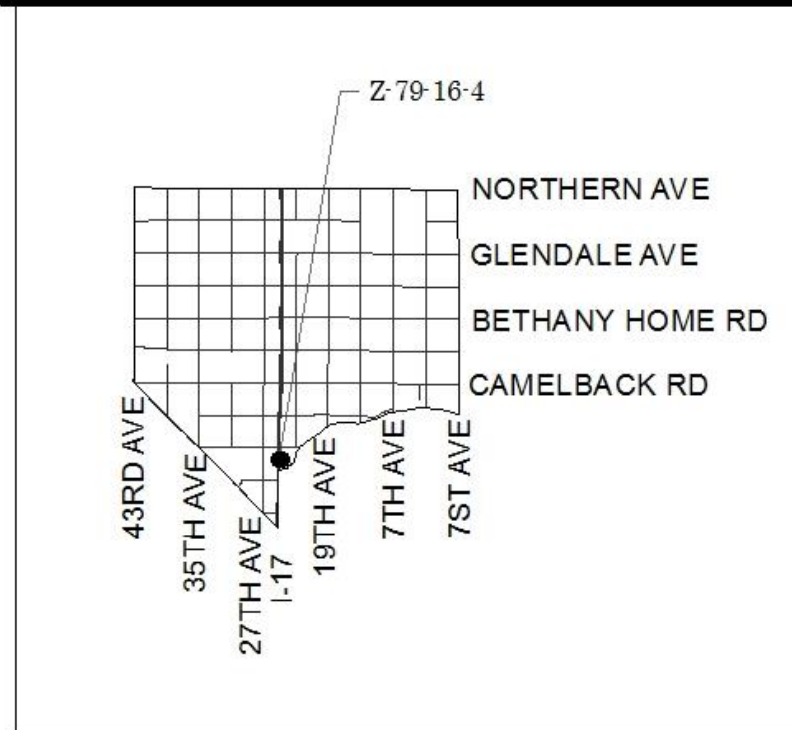
Zoning Case Number: Z-79-16-4

Zoning Overlay: N/A

Planning Village: Alhambra



250 125 0 250 Feet



NOT TO SCALE



Drawn Date: 1/27/2017