

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-66-17-4) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of an approximately 0.59-acre property located at the southwest corner of 23rd Avenue and Highland Avenue in a portion of Section 24, Township 2 North, Range 2 East, as described more specifically in Exhibit “A”, is hereby changed from “R1-6” (Single-Family Residence District), to “R-3” (Multifamily 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 development shall utilize the C-2 streetscape landscape standards for planting type, size and quantity along the 23rd Avenue frontage, as approved by the Planning and Development Department.
2. The development shall provide porch or patio frontages facing the public streets and common area open space with pedestrian access defined by the use of distinctive materials and architectural elements. Porch or patio frontage types shall meet the requirements of table 1305.1 of the Phoenix Zoning Ordinance, as approved by Planning and Development Department.
3. Ground floor blank walls visible from the public sidewalk shall not exceed 20 linear feet without being interrupted by a window, or variation in building treatment or design. Treatments can be achieved through a combination of artwork, architectural features, or landscape and trellises, with a minimum size of 30 square feet per 20 linear feet of blank wall, as approved by the Planning and Development Department.
4. A minimum of four inverted-U bicycle racks (8 spaces) for guests shall be provided on site, located near common area open space, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

STREETS

5. The developer shall construct all streets 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.

AVIATION

6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. 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.

ARCHAEOLOGY

7. 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.

8. A minimum of four varied elevations and four paint color variations shall be provided for the townhome units, as 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 7th day of February, 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-66-17-4

THE NORTH 100 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 1059.22 FEET THEREOF; AND

EXCEPT THE NORTH 20 FEET CONVEYED TO CITY OF PHOENIX BY DOCKET 9367, PAGE 955; AND

EXCEPT THAT PORTION OF THE WITHIN DESCRIBED PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 20 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WITH THE WEST LINE OF THE EAST 40 FEET THEREOF; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 7 FEET; THENCE SOUTHEASTERLY TO A POINT IN SAID WEST LINE WHICH IS 7 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE TO THE TRUE POINT OF BEGINNING; SAID PROPERTY WAS CONVEYED TO THE CITY OF PHOENIX, BY DOCKET 9542, PAGE 808.

ORDINANCE LOCATION MAP

EXHIBIT B

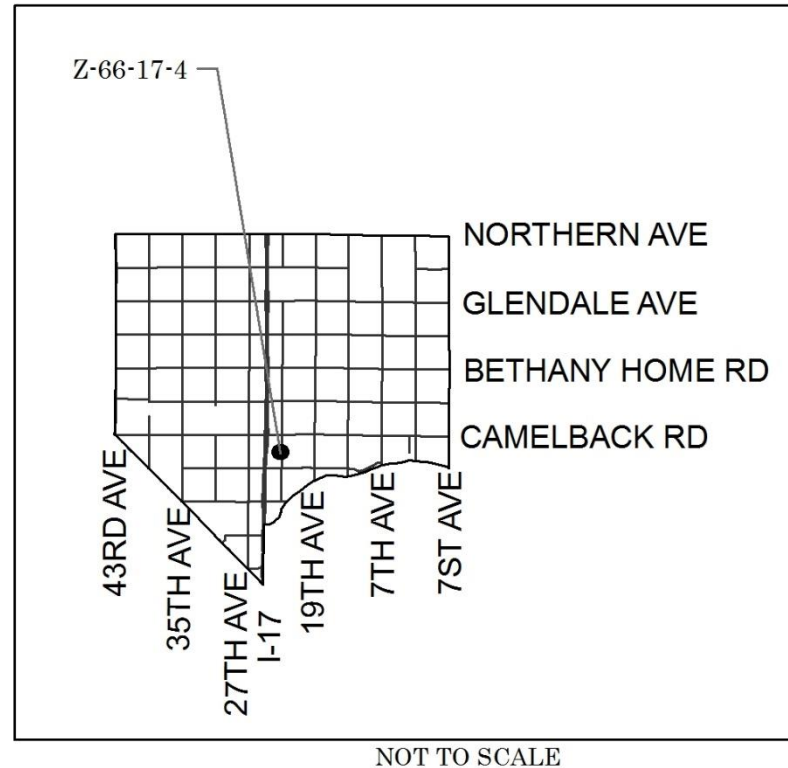
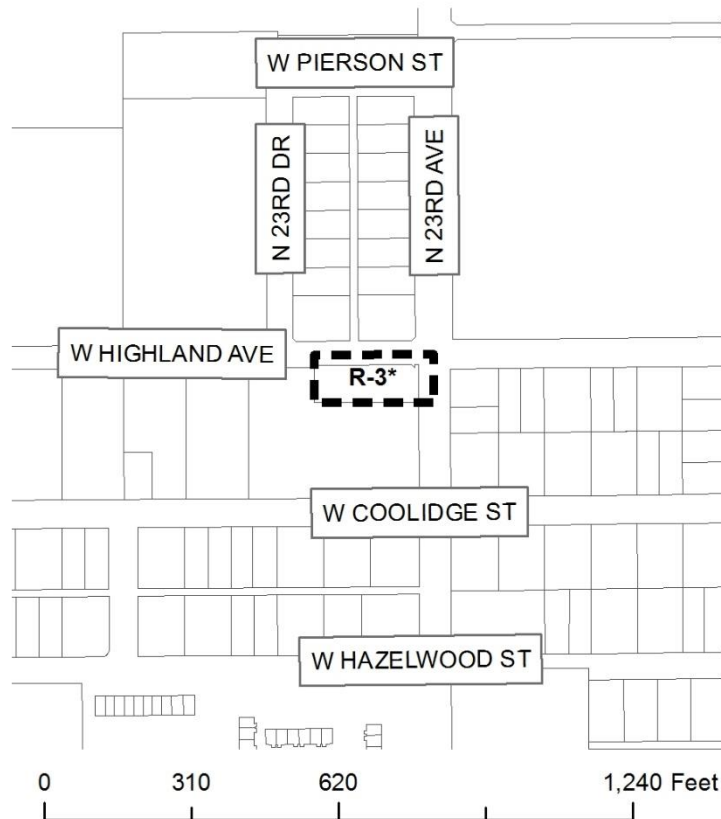
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-66-17-4

Zoning Overlay: Black Canyon/Maricopa Freeway Specific Plan

Planning Village: Alhambra



Drawn Date: 1/9/2018