

**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-71-16-6) FROM R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT), TO R-O (RESIDENTIAL OFFICE).

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

SECTION 1. The zoning of an approximately 1.27 acre property located at the northeast corner of the 19th Street alignment and Glendale Avenue in a portion of Section 3, Township 2 (North), Range 3 (East), as described more specifically in Exhibit "A", is hereby changed from "R1-10" (Single-Family Residence District), to "R-O" (Residential Office).

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 December 22, 2016, and the landscape plan and elevations date stamped December 1, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. Minimum landscape setbacks shall be provided as follows: 25-feet along the north property line, 20-feet along the south property line, and 10-feet along the east and west property lines.
3. All landscape setbacks shall be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center or equivalent groupings with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. Any parking area lighting shall be no higher than 6-feet and shielded to cast the light downward, as approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. In the event that archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
7. The developer shall construct all streets within and 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.
8. The developer shall install traffic control measures to physically prohibit left turns exiting the site as approved by the planning and development department.
9. The maximum total square footage of all buildings on site shall be 6,000 square feet.
10. Prior to preliminary site plan approval, the landowner shall execute a proposition 207 waiver of claims in a form approved by the city attorney's office. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the city to be included in the rezoning application file for record.

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 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-71-16-6

LOT 4, 6, AND 8, BLOCK 2, SQUAW PEAK MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 39 OF MAPS, PAGE 3;

EXCEPT THE SOUTH 7 FEET THEREOF; AND
EXCEPT THE EASTERLY 40.69 FEET OF SAID LOT 4;
EXCEPT THOSE PORTIONS THEREOF LYING SOUTHERLY OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN WHICH BEARS NORTH 89 DEGREES 01 MINUTES 54 SECONDS EAST A DISTANCE OF 2093.04 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3;

THENCE NORTH 00 DEGREES 58 MINUTES 06 SECONDS WEST A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 01 MINUTES 54 SECONDS EAST, A DISTANCE OF 102.05 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, A DISTANCE OF 391.00 FEET TO THE POINT OF TERMINUS;

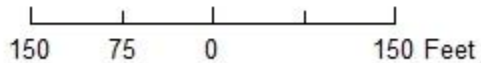
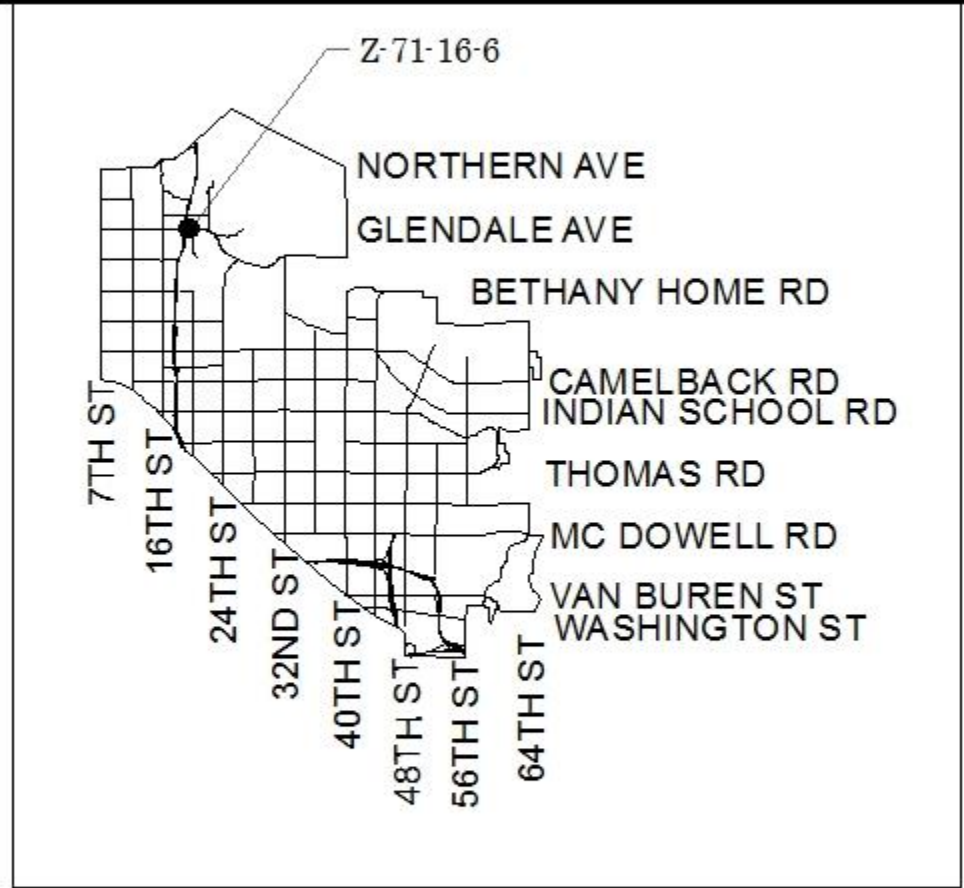
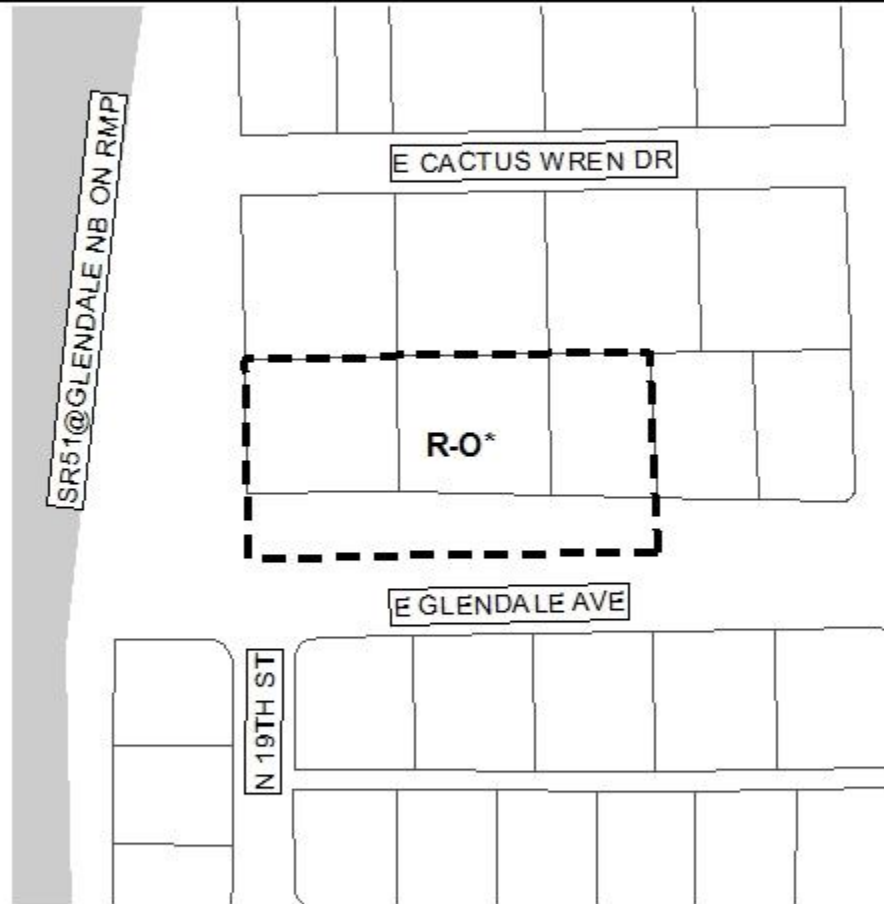
EXCEPT THAT PROPERTY CONVEYED AND RECORDED IN RECEDING NO. 2010-1013950.

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-71-16-6
Zoning Overlay: N/A
Planning Village: Camelback East



NOT TO SCALE



Drawn Date: 1/27/2017