

## 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 ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-70-23-5) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 4.73-acre property located approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue in a portion of Section 2, Township 2 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "R1-6" (Single-Family Residence District) to "PUD" (Planned Unit Development).

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. An updated Development Narrative for the Helen Drake Village PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 20, 2023, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: November 20, 2023; City Council adopted: [Add adoption date].
  - b. Page 8, Section C. List of Uses, C.1:Permitted Uses: Update the third bullet point to state “All R1-6 uses as permitted by and per the conditions of the Residential District Land Use Matrix table in Section 608.D of the Zoning Ordinance.”
  - c. Page 9, Section D. Development Standards, D1:Development Standards Table, a. Density: Update the Maximum Density (within PUD boundary) to 43.13.
  - d. Page 9, Section D. Development Standards, D2:Streetscape Standards, a. 27th Avenue: Update the Minimum Streetscape Zone Width to “from back of property line 20”.
  - e. Page 10, Section D. Development Standards, D3:Landscape Standards Table, a. Landscape Setbacks (Minimum): Update the landscape setbacks to include an East (27th Avenue) landscape setback of 20 feet.
  - f. Page 12, Section D. Development Standards, D4:Parking, e. EV Parking Spaces: Update standard to include the following “A minimum of 5% of the required residential parking spaces shall include EV Capable infrastructure.”
  - g. Page 13, Section D. Development Standards, D5:Fences/Walls: Modify the six-foot perimeter wall surrounding Phase 1 of the development, to consist of partial view fencing around the southern and eastern boundaries of Phase 1, and a solid six-foot block wall along the western and northern boundaries of Phase 1, as approved by the Planning and Development Department.
2. A minimum 50-feet of right-of-way shall be dedicated for the west half of 27th Avenue, adjacent to the development.

3. Existing streetscape beginning at the back of curb shall be replenished with the approved landscaping and trees along 27th Avenue, as approved by the Planning and Development Department.
4. All streets within and adjacent to the development shall be constructed 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.
5. 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.
6. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

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 3rd day of January, 2024.

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MAYOR

ATTEST:

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Denise Archibald, City Clerk

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

By:

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REVIEWED BY:

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Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

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EXHIBIT A

WITHIN A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF THE FINAL PLAT FOR MANZANITA SENIOR CENTER ON BOOK 1074  
PAGE 38 OF THE MARICOPA COUNTY RECORDER.

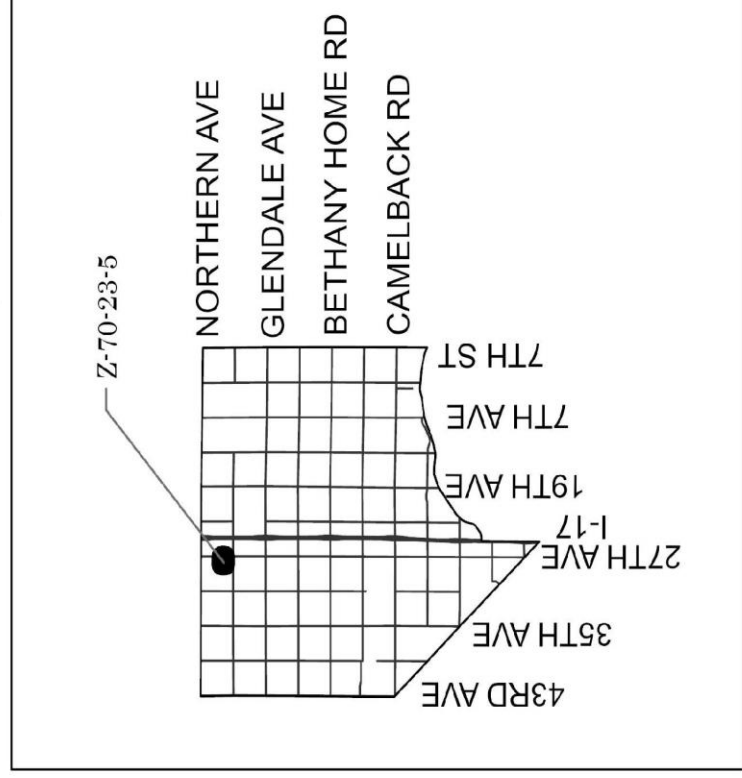
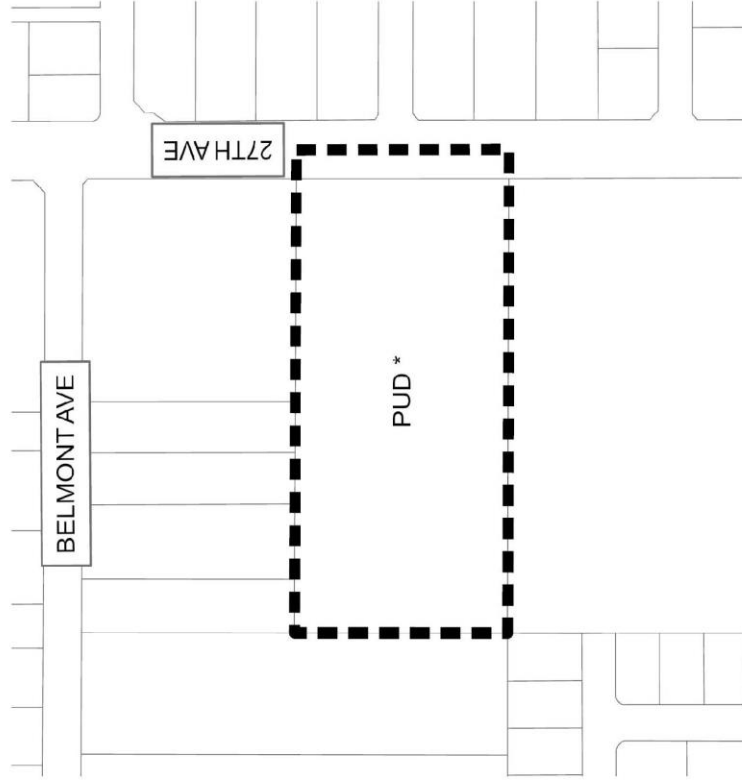
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EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-70-23-5  
Zoning Overlay: N/A  
Planning Village: Alhambra

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



NOT TO SCALE



Drawn Date: 12/6/2023