

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-21-19-5) FROM R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of a 2.51-acre site located approximately 330 feet east of the southeast corner of 11th Avenue and Maryland Avenue in a portion of Section 7, Township 2 North, Range 3 East, as described more specifically in Exhibit “A”, is hereby changed from “R1-10” (Single-Family Residence District) to “R1-6” (Single-Family 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 sidewalk along Maryland Avenue shall be detached with a landscaped strip located between the sidewalk and back of curb and be developed in conformance with the approved cross sections from the Street Classification Map. Minimum 2-inch caliper shade trees shall be 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.
2. A minimum landscape setback of 25 feet shall be required along Maryland Avenue, as approved by the Planning and Development Department.
3. No balconies shall face perimeter property lines, as approved by the Planning and Development Department.
4. The single-family detached product shall comply with the Single-Family Design Review standards, regardless of lot size as, outlined in Section 507.Tab A.II.C.8.1 through 8.4 of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
5. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural and equestrian uses. The form and content of such documents shall be reviewed and approved by the City Attorney.
6. 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.
7. Right-of-way totaling 30 feet shall be dedicated for the south half of Maryland Avenue for the length of the property, as approved by the Planning and Development Department.
8. 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.
9. 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 2nd day of October 2019.

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-21-19-5

Parcel 1:

The north 180 feet of the West one Acre of the West half of the East half of the West half of the North half of the Northeast quarter of the Southeast quarter of Section 7, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona.

Parcel 2:

The West one Acre of the west half of the East half of the West Half of the North half of the Northeast quarter of the Southeast quarter of Section 7, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona
Except the North 180 feet thereof.

APN 156-26-024A, 156-024B

The west half of the East half of the West half of the North half of the Northeast Quarter of the Southeast Quarter of Section 7, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona
Except the West 1 Acre.

APN 156-26-023

ORDINANCE LOCATION MAP

EXHIBIT B

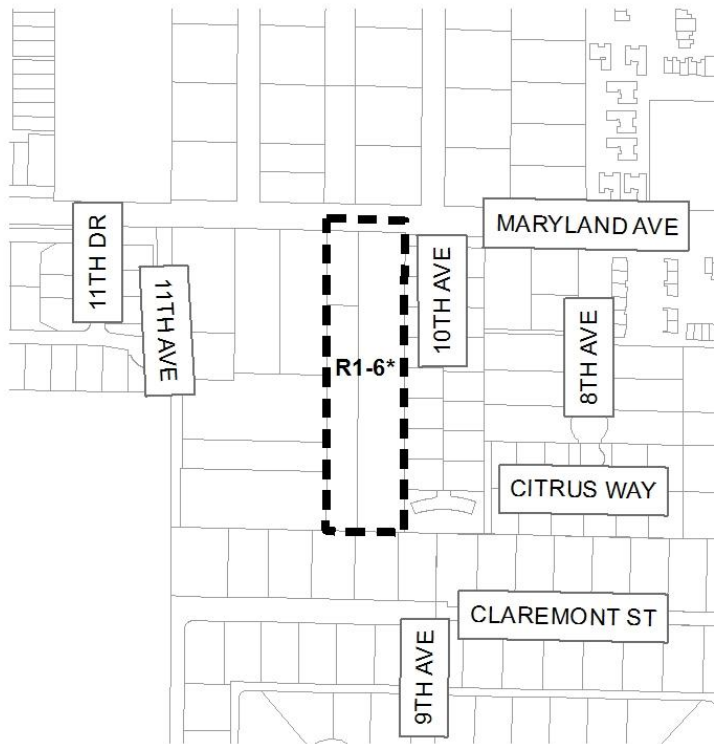
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

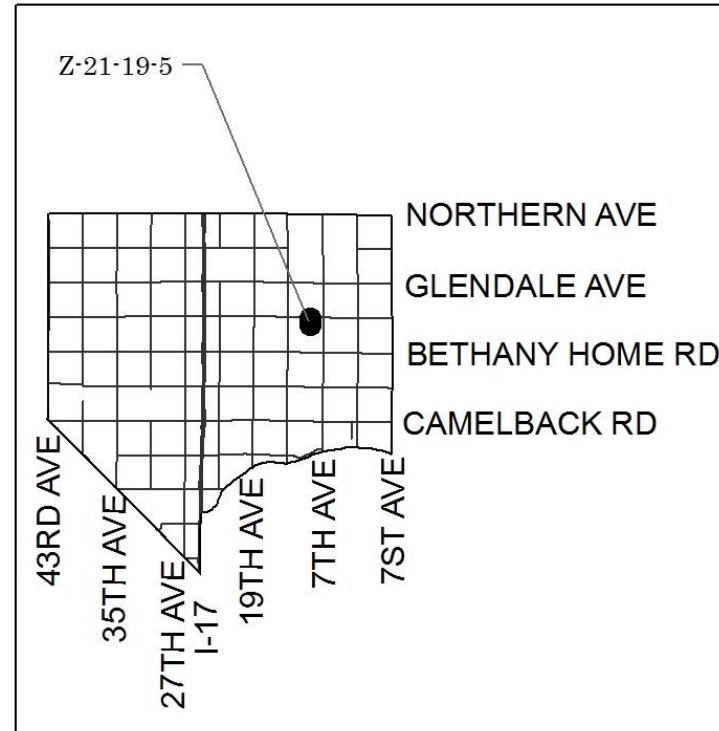
Zoning Case Number: Z-21-19-5

Zoning Overlay: N/A

Planning Village: Alhambra



0 100 200 400 Feet



NOT TO SCALE



Drawn Date: 8/30/2019