

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-67-16-5) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT), TO R-4A (MULTIFAMILY RESIDENCE DISTRICT).

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

SECTION 1: The zoning of an approximately 1.84-acre property located approximately 316 feet east of the southeast corner of 21st Avenue and Morten Avenue in a portion of Section 1, Township 2 north, Range 2 east, as described more specifically in Attachment "A", is hereby changed from "R-3" (Multifamily Residence District), to "R-4A" (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 Attachment "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 November 8, 2016 and elevations date stamped November 10, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. The landscape setback along the north property line shall be planted with 50 percent 3-inch caliper trees and 50 percent 2-inch caliper trees placed 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
3. A minimum 5-foot landscape setback shall include minimum 2-inch caliper trees planted a minimum of 20 feet on center along the west property line, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 3-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.
5. A minimum of four inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the business, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A minimum of 13 secured bicycle parking spaces shall be provided on site, as approved by the Planning and Development Department.
7. A building entry shall be incorporated into the north elevation facing Morten Avenue, as approved by Planning and Development Department.
8. 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.
9. A traffic statement shall be provided and approved by the Street Transportation Department.
10. The property owner shall continue meeting with residents to resolve any outstanding issues and concerns and documentation of the additional meeting(s) shall be submitted to the Planning and Development

Department prior to preliminary site plan approval.

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 11th day of January, 2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Attachments:

A - Legal Description (1 Pages)

B – Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-67-16-5

Lot 24, of VISTA INCOME ESTATES UNIT ONE, A Subdivision of E. $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 1, T2N, R2E of the Gila and Salt River Base and Meridian, Maricopa County Arizona, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 18 of Maps, Page 18;

EXCEPT the West 70 feet thereof.

ORDINANCE LOCATION MAP

ATTACHMENT B

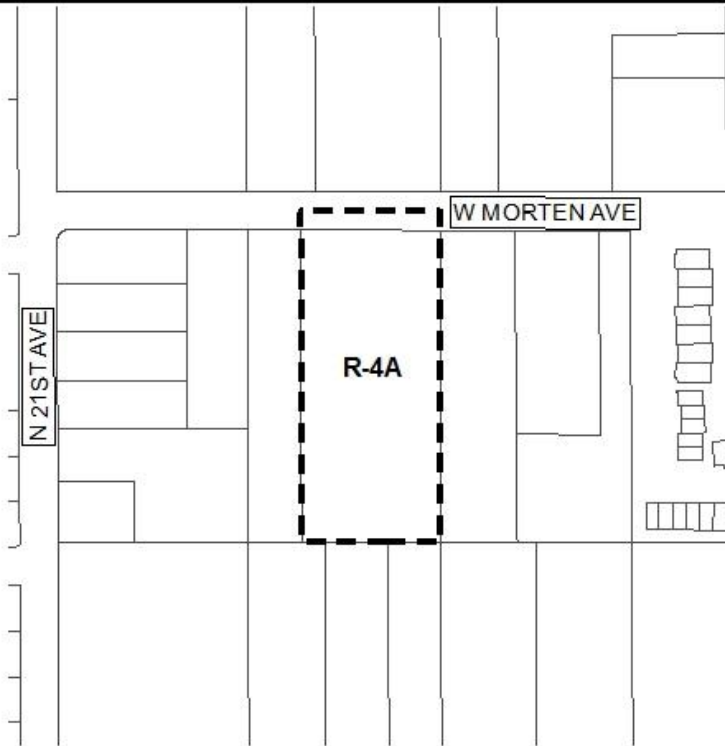
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

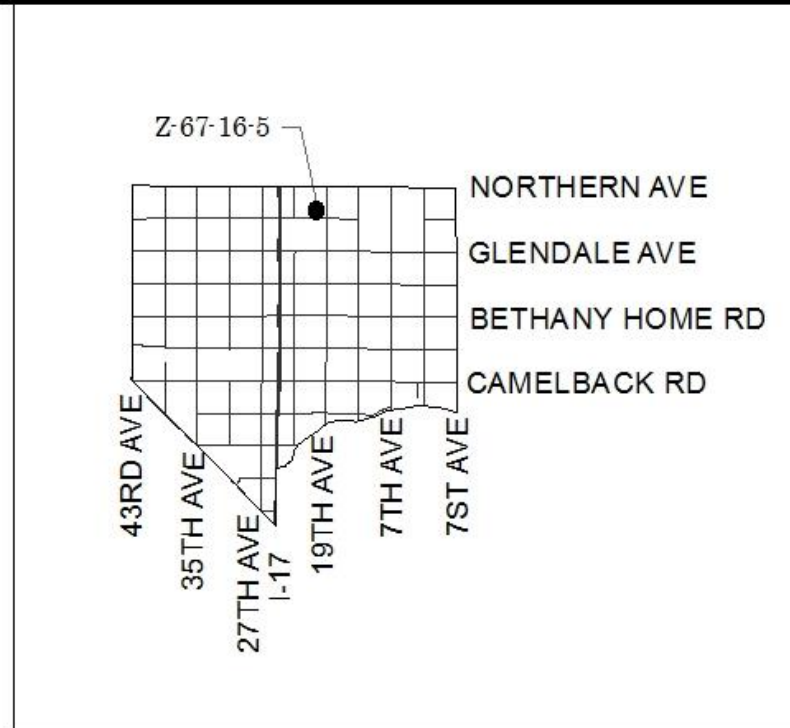
Zoning Case Number: Z-67-16-5

Zoning Overlay: N/A

Planning Village: Alhambra



200 100 0 200 Feet



NOT TO SCALE



Drawn Date: 12/15/2016