

**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-86-16-4) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT) TO P-1 (PASSENGER AUTOMOBILE PARKING, LIMITED).

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

SECTION 1. The zoning of an approximately 0.23-acre property located approximately 70 feet west of the northwest corner of 11th Street and Mariposa Street in a portion of Section 21, Township 2 (north), Range 3 (east), as described more specifically in Exhibit "A", is hereby changed from "R-3" (Multifamily Residence District), to "P-1" (Passenger Automobile Parking, Limited).

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. A minimum 10-foot landscape setback along the west property line shall be planted with minimum 3-inch caliper trees to be placed 20-feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
2. A minimum 25-foot landscape setback along the south property line shall be planted with a minimum 50% 2-inch caliper trees, minimum 25% 3-inch caliper trees, and minimum 25% 4-inch caliper trees to be placed 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
3. Vehicular access to and from the site from the adjacent alley shall only be permitted if approved separately through the Planning and Development Department's Driveway and Alley Appeal process.
4. No vehicular access is permitted onto or from Mariposa Street.
5. Parking area lighting shall be no higher than six (6) feet and shielded to cast the light downward.
6. There shall be no trash enclosures/dumpsters located on the site, as approved by the Planning and Development Department.
7. The property owner shall update all existing off-site street improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.
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.

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 5th day of April, 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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-86-16-4

Parcel 1: Lots one (1) and two (2), Block One (1), Palo Verde Place, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 32 of Maps, page 14;

Except the North 7 feet of Lots 1 and 2, Block 1, Palo Verde Place, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 32 of Maps, page 14 as conveyed to the City of Phoenix in Docket 10672, page 259.

Parcel 2: Lot 19, Block One (1), Palo Verde Place according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 32 of Maps, page 14.

Parcel 3: Lot Twenty (20), Block One (1), Palo Verde Place, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 32 of Maps, page 14.

# ORDINANCE LOCATION MAP

EXHIBIT B

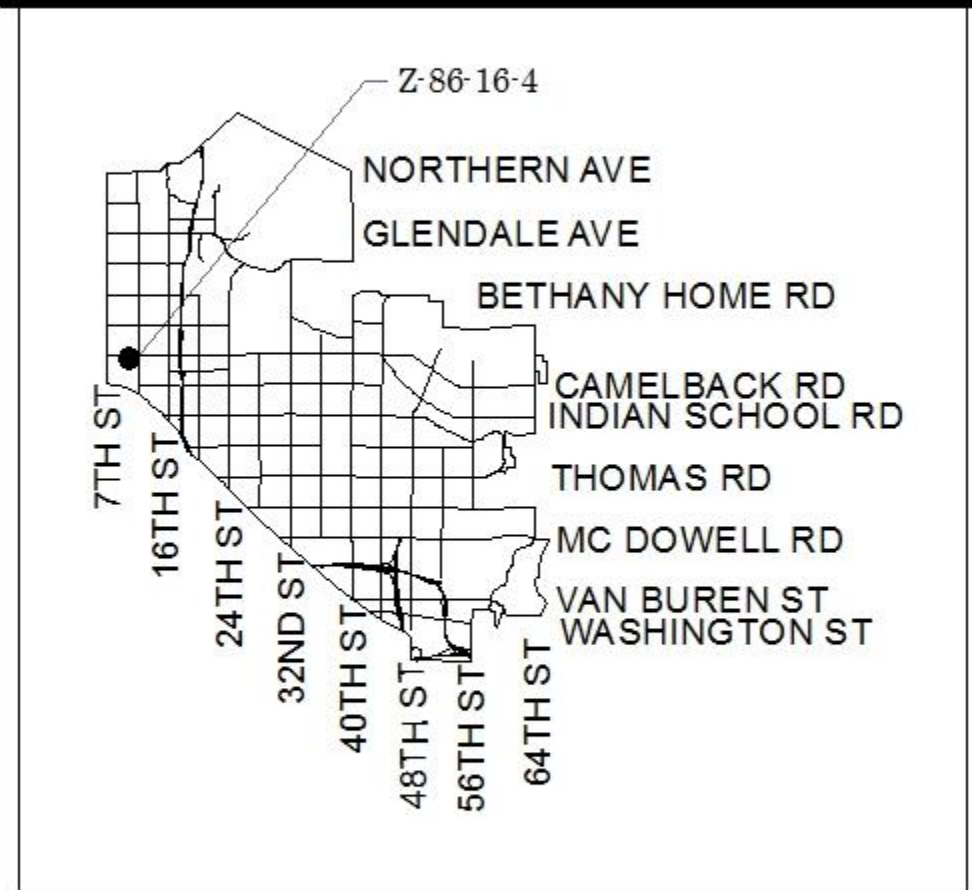
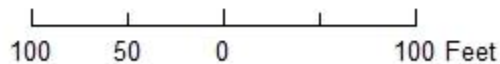
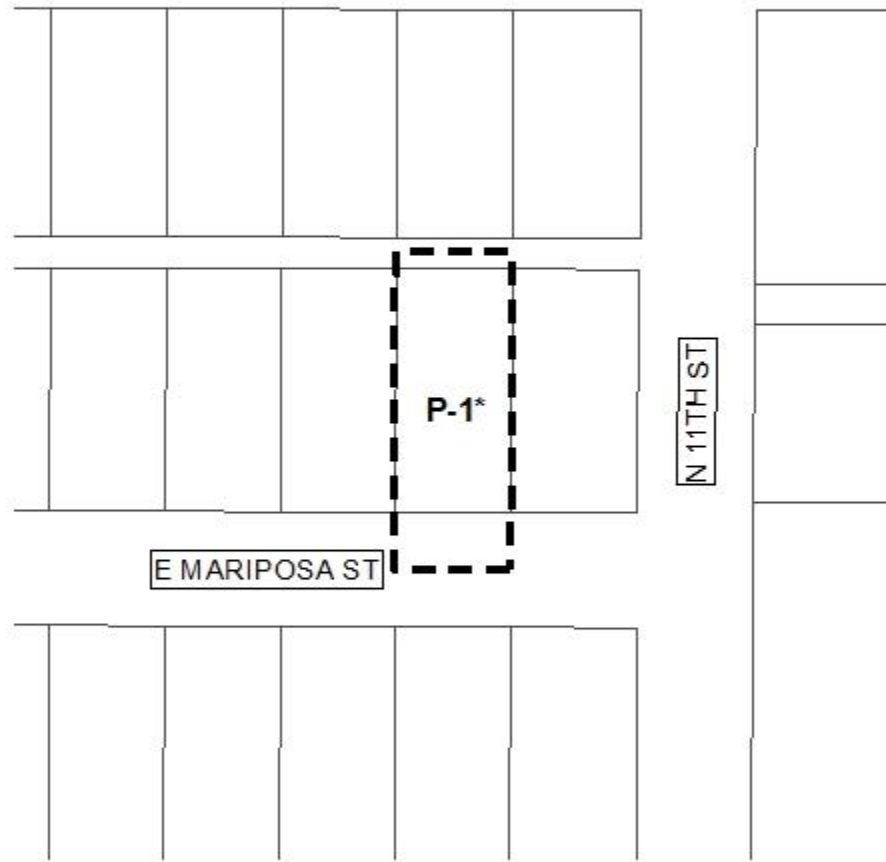
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-86-16-4

Zoning Overlay: N/A

Planning Village: Camelback East



NOT TO SCALE



Drawn Date: 2/23/2017