

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 (Z-60-16-7) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT), AND A-2 (INDUSTRIAL DISTRICT) TO R1-6 PCD (SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT) AND R-2 PCD (MULTIFAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT).

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

SECTION 1. The zoning of an approximately 158.60-acre property located northeast corner of San Juan Avenue alignment and Dobbins Road in a portion of Section 1, Township 1 South, Range 1 East, as described more specifically in Exhibit "A", is hereby changed from 157.50 acres of "S-1" (Ranch or Farm Residence District) and 1.10 acres of "A-2" (Industrial District), to 145.40 acres of "R1-6 PCD" (Single-Family Residence District, Planned Community District) and 13.20 acres of "R-2 PCD" (Multifamily Residence District, Planned Community 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. A 10-foot wide public multi-use trail (MUT) shall be constructed within a 30-foot wide multi-use trail easement (MUTE) in accordance with the MAG supplemental detail, along the south side of the Laveen Area Conveyance Channel (LACC) and along the east side of San Juan Avenue.
2. The developer shall submit a “Trail Plan” that provides for an elevated pedestrian and bicycle connection to the existing 70th Avenue improvements between the development and the future park and elementary school to the north, as per plans approved by the Planning and Development, Parks and Recreation, and Street Transportation departments.
3. The developer shall provide shade trees for the thermal comfort of pedestrians as follows, as approved by the Planning and Development Department:
 - a. The sidewalk on Dobbins Road shall be detached from the curb a minimum of 5 feet and shade trees planted between the curb and sidewalk to provide shade for pedestrians.
 - b. Trees planted along 67th Avenue shall be placed adjacent to the west side of the sidewalk to provide shade for pedestrians.
4. The developer shall coordinate with the Water Services Department regarding the placement of new water lines to eliminate or minimize conflicts for the placement of shade trees on 67th Avenue, Dobbins Road, and any internal collector streets.
5. The applicant shall provide the following right-of-way dedications, as approved by the Planning and Development Department:
 - a. 55 feet shall be dedicated for the north half of Dobbins Road.
 - b. 40 feet shall be dedicated for the west half of 67th Avenue.

All are required unless otherwise approved by the Street Transportation Department during the Master Street Plan process

6. A 25-foot by 25-foot right-of-way triangle shall be dedicated at the northwest corner of 67th Avenue and Dobbins Road, as approved by the Planning and Development Department.
7. The developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
8. The developer shall construct and improve all streets within and adjacent to the development with paving, curb, gutter, detached sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per the master plans as approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. The developer shall construct a bus stop pad and dedicate any required right-of-way along westbound Dobbins Road far side of the 67th Avenue alignment. The bus stop pad shall be built according to City of Phoenix Standard Detail P1262 and placed approximately 60 to 110 feet west of the 67th Avenue alignment, as approved by the Planning and Development Department.
10. The City of Phoenix Archaeology Office recommends archaeological phase I data testing for the portions of this project within Villa Buena AZ T:12:9 (ASM), as well as within 250 feet of the boundaries of Villa Buena. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.
11. The development of the site shall be in general conformance with the conceptual development plan date stamped August 2, 2017, with specific regard to the location and size of the seven development units, as approved by the Planning and Development Department.
12. The minimum lot width within development units 2, 3, 4 and 5, shall be a minimum of 50 feet wide; and the minimum lot width within development units 1, 6, and 7, shall be a minimum of 45 feet wide, as approved by the Planning and Development Department.
13. That lots at the southern boundaries of development units 6 and 7, adjacent to Dobbins Road, shall be either (I) a pie-shaped design at the end of a cul-de-sac, or (II) utilize a minimum 50-foot wide lot width, as approved by the Planning and Development Department.
14. The development shall provide a minimum of 18% open space, as approved by the Planning and Development Department.

15. Prior to preliminary site plan approval for each development unit, the developer shall return to the Laveen Village Planning Committee for review and comment of the site plan, perimeter wall/fence plan, entryway monument plan, and building elevation plans.
16. The alignment of the internal collector cul-de-sac shall align with 70th Avenue, as approved by the Planning and Development Department.

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 November, 2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (2 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-60-16-7

PARCEL 1

Those parcels of land as described in the document entitled "Special Warranty Deed" recorded as Document No. 2007-0858770 & 2013-1095581 records of Maricopa County, Arizona being situated within the Southeast Quarter of Section 1, Township 1 South, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found 2" brass cap accepted as the Southeast Corner of said Section 1 from which a found 2" aluminum cap accepted as the East Quarter corner of said Section 1 thereof bears North 00°27'06" East, 2644.83 feet;

Thence South 89°02'19" West, 1495.61 feet along the south line of the Southeast Quarter of said Section 1 and to the easterly line of the Gila River Indian Reservation;

Thence leaving said south line, North 40°36'51" West, 354.79 feet along said east line;

Thence continuing along said east line, North 40°46'42" West, 3062.41 feet to the south line of the Laveen Conveyance Channel as recorded in Document No. 2007-0310409 records of Maricopa County, Arizona;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTH LINE OF THE LAVEEN CONVEYANCE CHANNEL;

Thence North 89°28'20" East, 805.90 feet;

Thence North 87°03'10" East, 316.30 feet;

Thence North 87°05'07" East, 404.18 feet;

Thence North 89°27'45" East, 2221.94 feet to the aforesaid east line of the Southeast Quarter of said Section 1;

Thence leaving said south line, South 00°27'06" West, 2628.38 feet along said east line to the **POINT OF BEGINNING**.

PARCEL 2

A parcel of land situated within the Southeast Quarter of Section 1, Township 1 South, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 1;

Thence South 89°02'19" West, 680 feet;

Thence North $0^{\circ}27'06''$ East, 846 feet;

Thence North $89^{\circ}02'19''$ East, 680 feet;

Thence South $0^{\circ}27'06''$ West, 846 feet to the **POINT OF BEGINNING**.

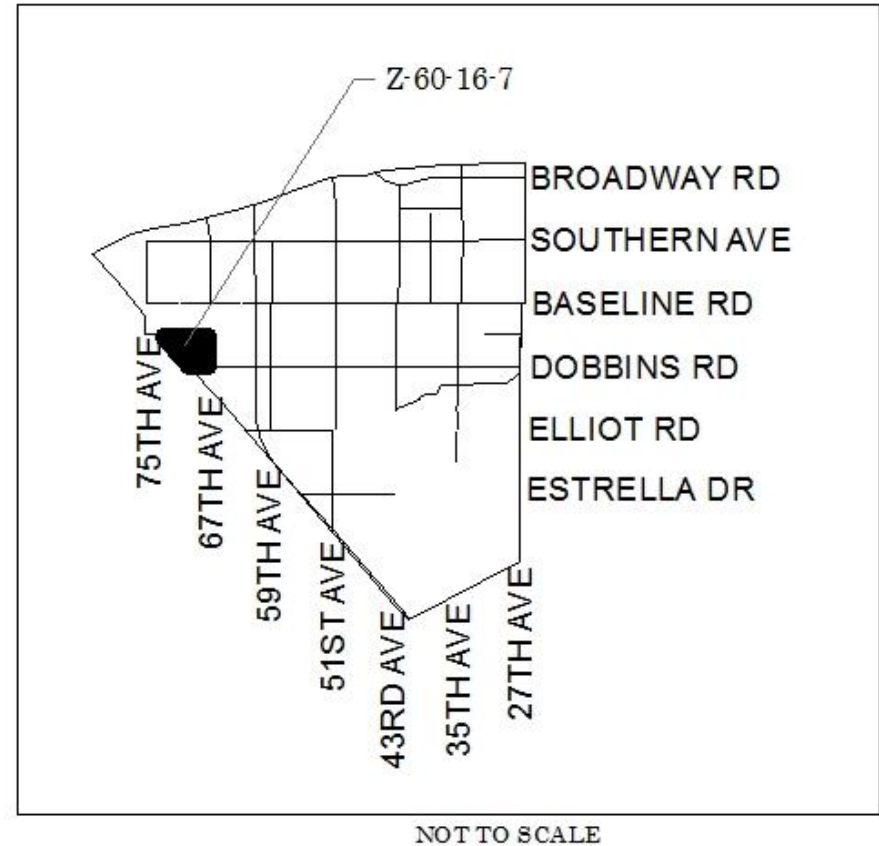
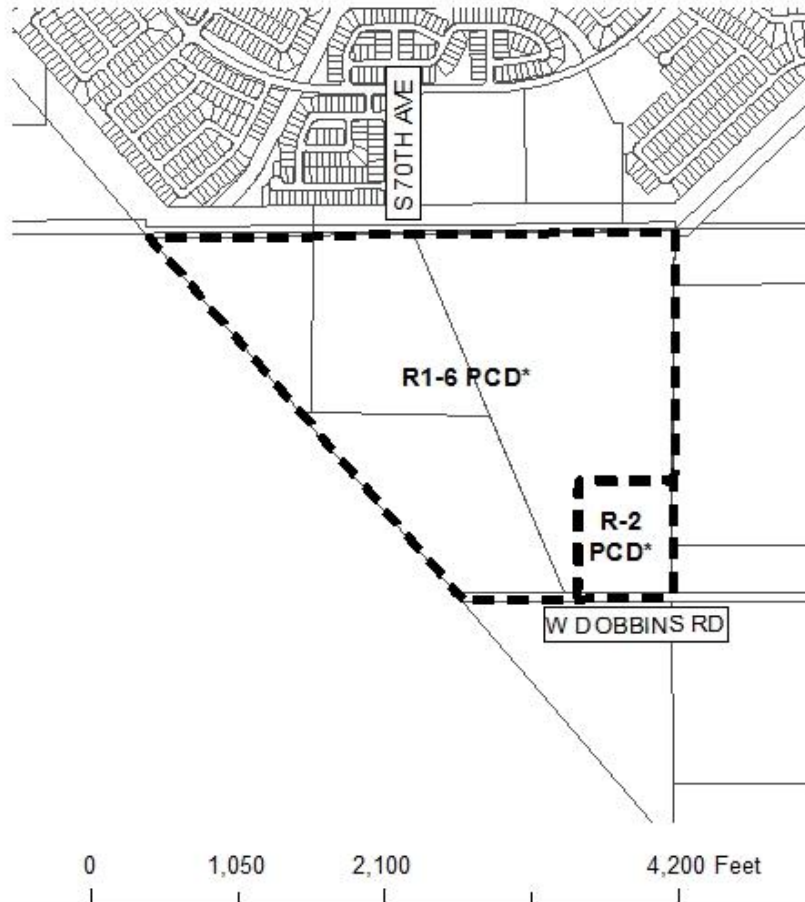
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ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-60-16-7
Zoning Overlay: N/A
Planning Village: Laveen



Drawn Date: 10/6/2017