THIS IS A DRAFT COPY <u>ONLY</u> 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-27-18-5) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-2 (MULTIFAMILY RESIDENCE DISTRICT).

_____

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

follows:

SECTION 1. The zoning of an approximately 2.53-acre property located at

the southeast corner of 31st Avenue and Glendale Avenue in a portion of Section 11,

Township 2 North, Range 2 East, as described more specifically in Exhibit "A", is hereby

changed from "R1-6" (Single-Family Residence District), to "R-2" (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 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 development shall utilize the C-2 streetscape landscape standards, exclusive of palm trees, for planting type, size and quantity along the Glendale Avenue and 31st Avenue frontages, as approved by the Planning and Development Department.

2. All lots/buildings shall be connected together with protected walkways, as approved by the Planning and Development Department.

3. A common pedestrian path shall be provided and all lots fronting Glendale Avenue shall provide a pedestrian path to connect the project to the existing bus stop along Glendale Avenue, as approved by the Planning and Development Department.

4. The developer shall work with the Street Transportation Department to have a 5-foot bike lane striped on the east side of 31st Avenue for the length of the property, as approved or modified by the Street Transportation Department.

5. A minimum of two inverted-U bicycle racks (4 spaces) for guests shall be provided on site, located near common area open space, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

6. All sidewalks along 31st Avenue and Glendale Avenue shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.

7. A 10-foot sidewalk easement shall be dedicated on the south side of Glendale Avenue for the length of the development, as approved by the Planning and Development Department.

8. The applicant shall dedicate additional right-of-way for the existing alley on the south side of the development to create a 20-foot-wide alley, as approved by the Planning and Development Department.

9. The driveway on Glendale Avenue shall align with 30th Avenue to the north, as approved by the Planning and Development Department.

10. 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.

11. 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 September, 2018.

_____
                                                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-27-18-5

Parcel 1

Tract A, Deanmar Manor, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 91 of Maps, Page 10;

Except the North 2 feet thereof.

Parcel 2

The North 200 feet of the West 300 feet of the West 10 acres of the Northwest quarter of the Northeast quarter of Section 11, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the West 40 feet thereof; and

Except the following described portion:

The North 42 feet of the West 300 feet of the Northwest quarter of the Northeast quarter of Section 11, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Together with that part of said Northwest quarter of the Northeast quarter described as follows:

Beginning at the intersection of the South line of the North 42 feet of said Northwest quarter of the Northeast quarter with the East line of the West 40 feet thereof;

Thence South along said East line a distance of 5 feet;

Thence Northeasterly to a point in said South line which is 5 feet East of the Point of Beginning;
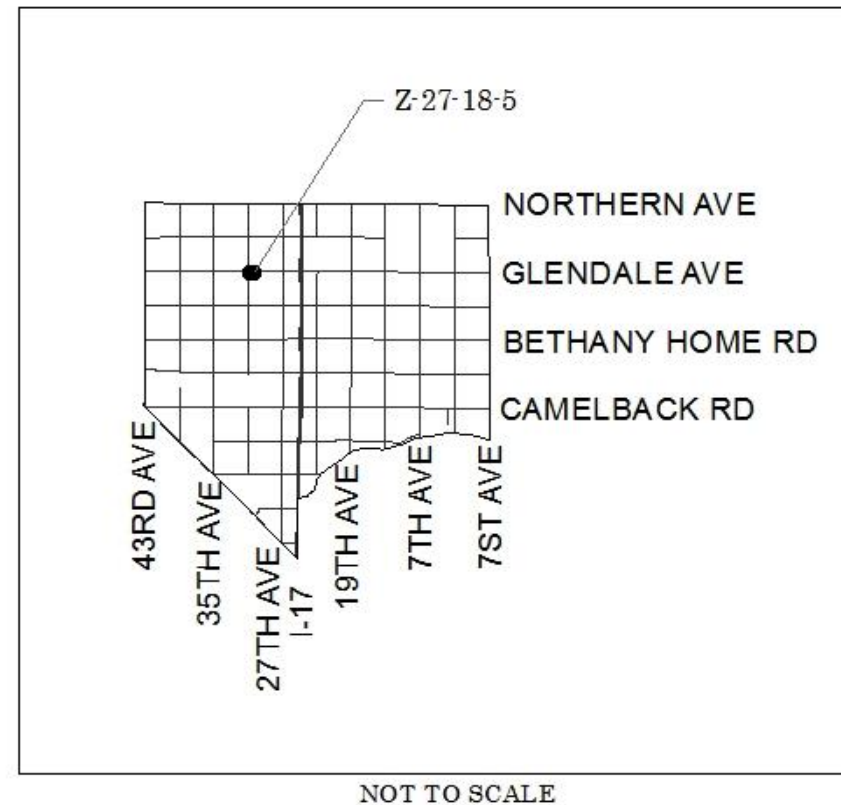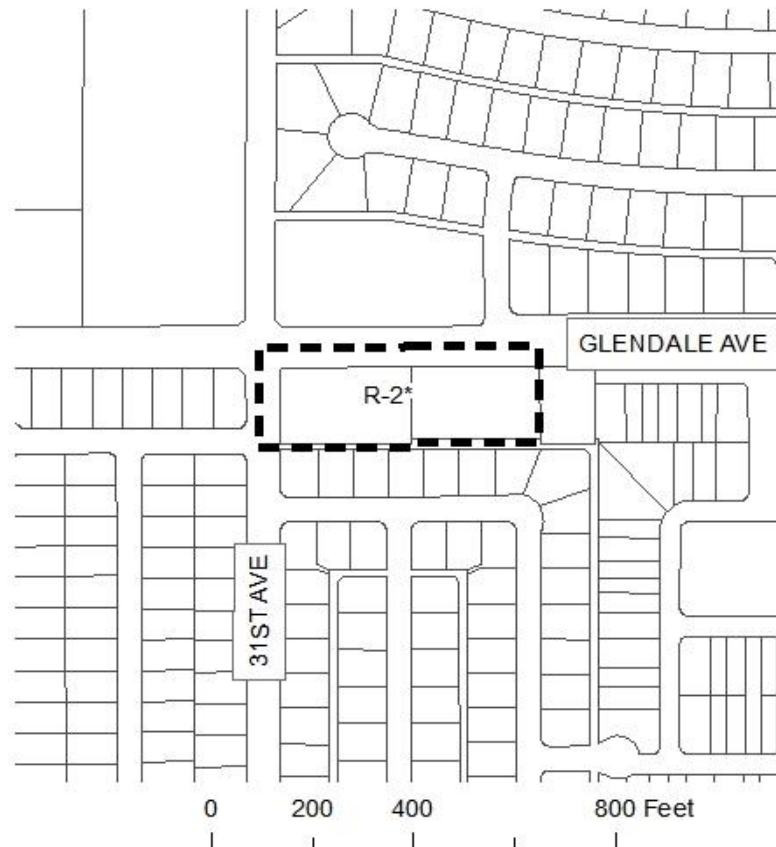
Thence to the Point of Beginning;

Except that part thereof lying within the West 40 feet of the South 167 feet of the North 200 feet of said Northwest quarter of the Northeast quarter.

ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ▪ ▬ ▬ ▪

Zoning Case Number: Z-27-18-5
Zoning Overlay: N/A
Planning Village: Alhambra

Z-27-18-5

GLENDALE AVE

R-2*

31ST AVE

NORTHERN AVE

GLENDALE AVE

BETHANY HOME RD

CAMELBACK RD

43RD AVE

35TH AVE

27TH AVE
I-17

19TH AVE

7TH AVE

7ST AVE

NOT TO SCALE

0   200   400   800 Feet

N

Drawn Date: 8/3/2018

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