

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-43-17-6) 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 0.65-acre property located approximately 480 feet west of the southwest corner of 16th Street and Orangewood Avenue in a portion of Section 4, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R-3" (Multifamily Residence District) to "R-4A" (Multifamily Residence – General).

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 conceptual elevations shall be revised and administratively approved by the Planning Hearing Officer prior to Planning and Development preliminary site plan approval to include the following:
 - a. Variation in roofline
 - b. Variation in window size
 - c. Textural changes
 - d. Offsets and recesses
2. The developer shall provide a minimum of 50% 2-inch and 50% 3-inch caliper trees planted 20-feet on center or in equivalent groupings and a minimum of five 5-gallon shrubs per tree within the landscape setback along Orangewood Avenue to provide shade/thermal comfort for pedestrians, as approved by the Planning and Development Department.
3. The sidewalk along Orangewood Avenue shall be detached with a minimum 3-foot wide landscaped strip located between the sidewalk and back of curb, as approved by the Planning and Development Department.
4. 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 1st day of November, 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)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-43-17-6

Lot 8 (less the East 12') and all of Lot 9, MARTIN PLACE, a subdivision according to the plat of record at Book 79 of Maps, Page 16, records of Maricopa County, of Section 4, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

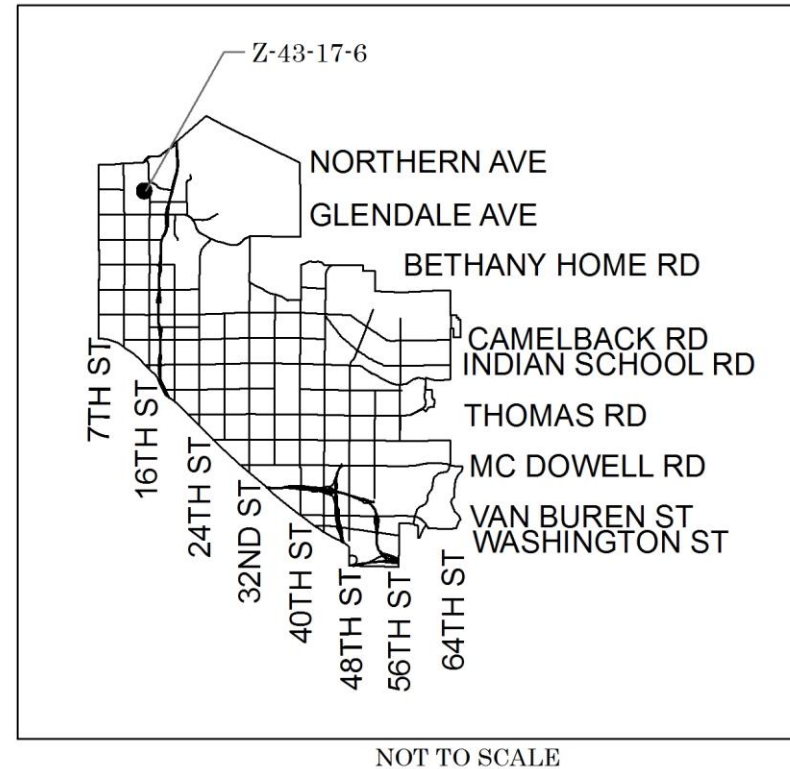
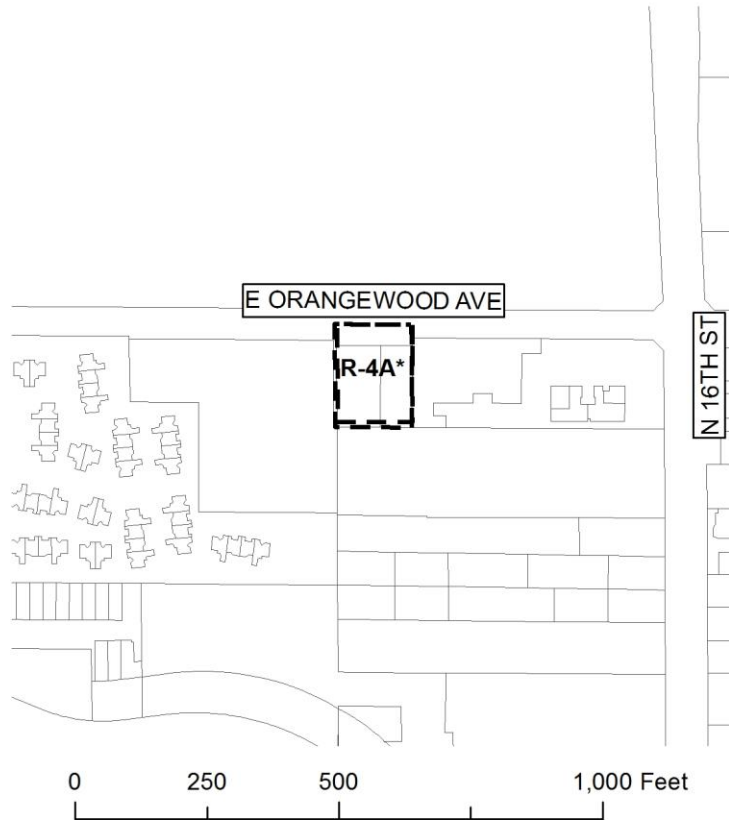
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-43-17-6

Zoning Overlay: N/A

Planning Village: Camelback East



Drawn Date: 10/12/2017