

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-70-17-7) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT) TO R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of an approximately 79.37-acre property located at the northeast corner of 99th Avenue and Jones Avenue in a portion of Section 21, Township 1 North, Range 1 East, as described more specifically in Exhibit "A", is hereby changed from "S-1" (Ranch or Farm Residence District), to "R1-6" (Single-Family 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 developer shall provide detached sidewalks along 99th Avenue, Jones Avenue and Illini Street, with a minimum five-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 equivalent groupings, along both sides of the sidewalk, as approved by the Planning and Development Department.
2. The following right-of-way dedications shall be provided, as approved by the Planning and Development Department:
 - a. A total of 55 feet shall be dedicated for the east half of 99th Avenue;
 - b. 30 feet shall be dedicated for the west half of 95th Avenue; and
 - c. 15 feet shall be dedicated for the north half of Jones Avenue.
3. The development shall comply with the Estrella Village Arterial Landscaping Program, as approved by the Planning and Development Department.
4. The developer shall dedicate right-of-way and construct a bus stop pad along northbound 99th Avenue north of Jones Avenue. The bus stop pad should be built according to City of Phoenix Standard Detail P1262 with a depth of at least 10 feet and placed approximately 60 to 100 feet north of the intersection.
5. The developer shall underground and relocate, outside of right-of-way, all associated Salt River Project (SRP) and private irrigation facilities, as approved by the Planning and Development Department.
6. The applicant shall submit a Traffic Impact Statement (TIS) to include a traffic signal warrant analysis to the City for this development. No preliminary approval of plans shall be granted until the statement is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss the requirements of the statement. Upon completion of the TIS, the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Design Section.
7. The developer shall provide a 33-foot by 33-foot visibility triangle at the intersection of 99th Avenue and Jones Avenue and at 95th Avenue and Jones Avenue, as approved by the Planning and Development Department.
8. The developer shall provide a 10-foot by 20-foot visibility triangle at all entries into the subdivision, as approved by the Planning and Development Department.

9. The developer shall provide 24 feet of paving, from the face of curb to the centerline, on Jones Avenue for the length of the project, as approved by the Planning and Development Department.
10. The developer shall update all streets 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. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
12. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
13. 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 7th day of March,
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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-70-17-7

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 21,
TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

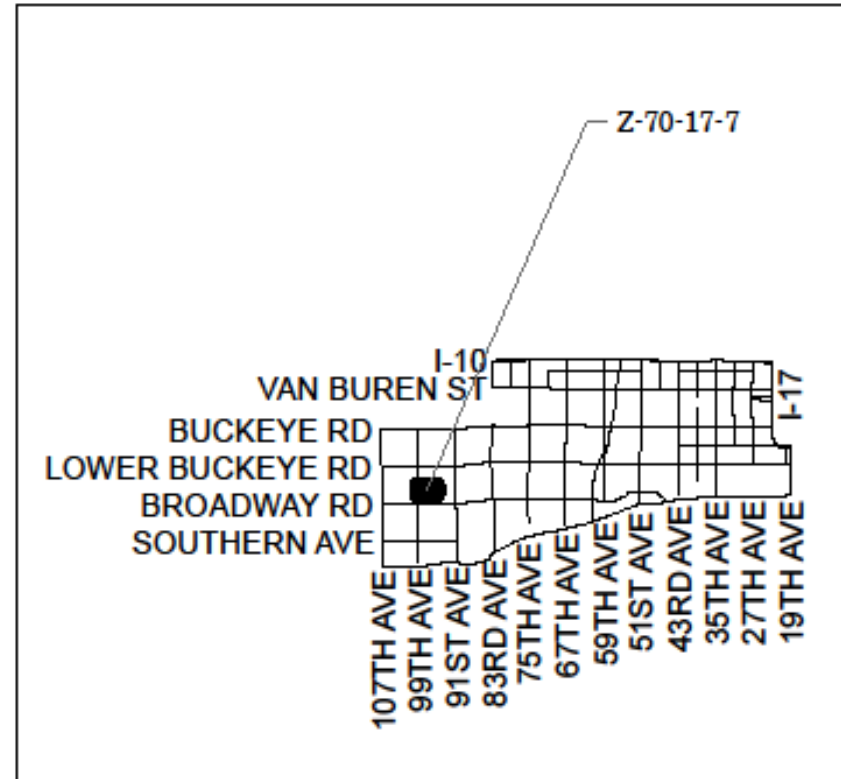
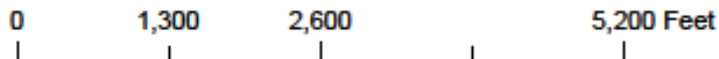
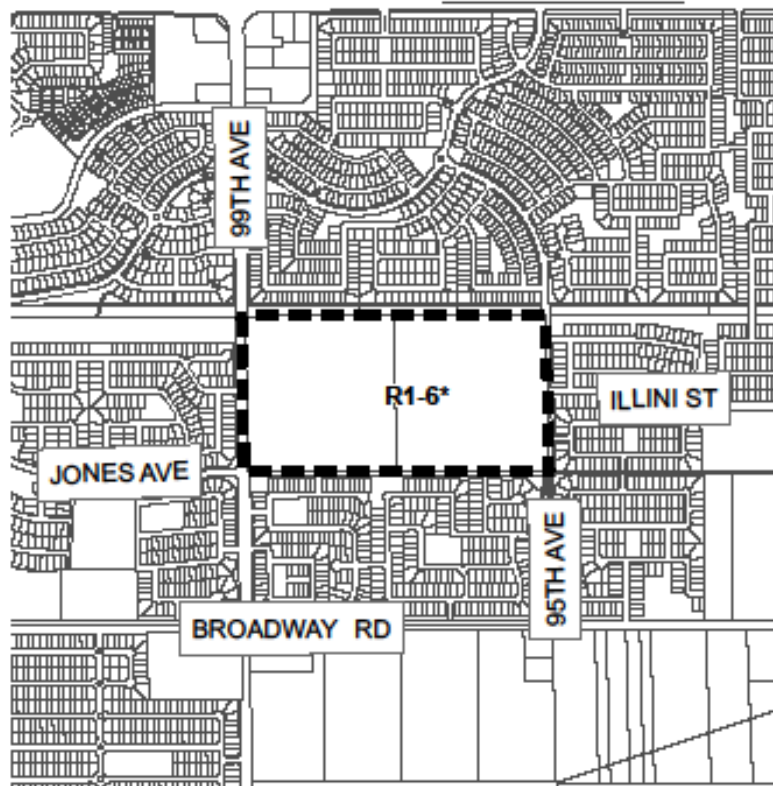
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■■■■■

Zoning Case Number: Z-70-17-7

Zoning Overlay: N/A

Planning Village: Estrella



NOT TO SCALE



Drawn Date: 2/1/2018