

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-4-19-8) FROM R-5 RI (MULTIFAMILY RESIDENCE DISTRICT, RESIDENTIAL INFILL DISTRICT) AND R-4 RI HP (MULTIFAMILY RESIDENCE DISTRICT, RESIDENTIAL INFILL DISTRICT, HISTORIC PRESERVATION DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT) AND PUD HP (PLANNED UNIT DEVELOPMENT, HISTORIC PRESERVATION DISTRICT).

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

SECTION 1. The zoning of a 0.69-acre site located at the northeast corner of 14th Street and Garfield Street in a portion of Section 4, Township 1 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from 0.33-acres of "R-5 RI" (Multifamily Residence District, Residential Infill District) and 0.36-acres of "R-4 RI HP" (Multifamily Residence District, Residential Infill District, Historic Preservation District) to 0.33-acres of "PUD" (Planned Unit Development) and 0.36-acres of "PUD HP" (Planned Unit Development, Historic Preservation 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. An updated Development Narrative for the Rito's Mexican Food PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped June 21, 2019, as modified by the following stipulations:
 - a. Front Cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date]
2. The developer shall record a Notice to Perspective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
3. The developer shall dedicate right-of-way and reconstruct the bus pad on eastbound Roosevelt Street east of 14th Street, which shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet.
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 4th day of September,
2019.

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-4-19-8

Within a portion of Section 4, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Parcel 1

Lot 1, KLECK TRACT, according to Book 5 of Maps, page 9, records of Maricopa County, Arizona;

EXCEPT the North 16 feet thereof.

Parcel 2

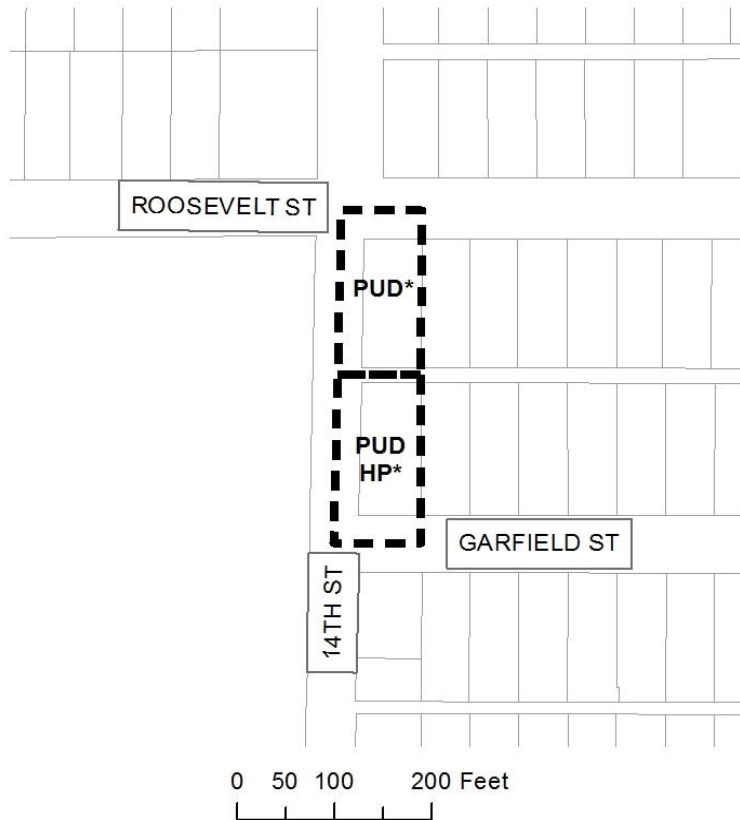
Lot Sixteen (16), KLECK TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 5 of Maps, page 9.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

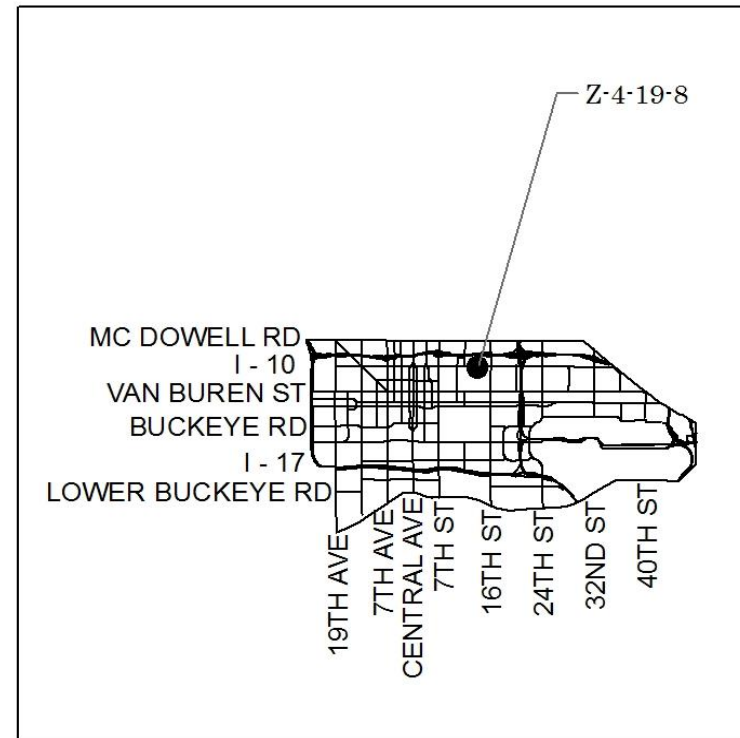
SUBJECT AREA: ■ ■ ■ ■ ■



Zoning Case Number: Z-4-19-8

Zoning Overlay: N/A

Planning Village: Central City



NOT TO SCALE



Drawn Date: 8/2/2019