

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-42-19-6) FROM R1-10 NCASPD (SINGLE-FAMILY RESIDENCE DISTRICT, NORTH CENTRAL AVENUE SPECIAL PLANNING DISTRICT) TO R1-10 HP NCASPD (SINGLE-FAMILY RESIDENCE DISTRICT, HISTORIC PRESERVATION, NORTH CENTRAL AVENUE SPECIAL PLANNING DISTRICT).

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

SECTION 1. The zoning of a 1.38-acre property located approximately 230 feet north of the northeast corner of Central Avenue and Glendale Avenue in a portion of Section 5, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R1-10 NCASPD" (Single-Family Residence District, North Central Avenue Special Planning District) to "R1-10 HP NCASPD" (Single-Family Residence District, Historic Preservation, North Central Avenue Special Planning 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. 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.

SECTION 4. 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. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

PASSED by the Council of the City of Phoenix this 4th day of December, 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)

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EXHIBIT A

A parcel of land situated within the Southeast Quarter of Section 5, Township 2 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

The West half of Lot Thirteen (13), Block Five (5), ORANGEWOOD, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps, page 50 thereof; EXCEPT the South 162.5 feet thereof.

ORDINANCE LOCATION MAP

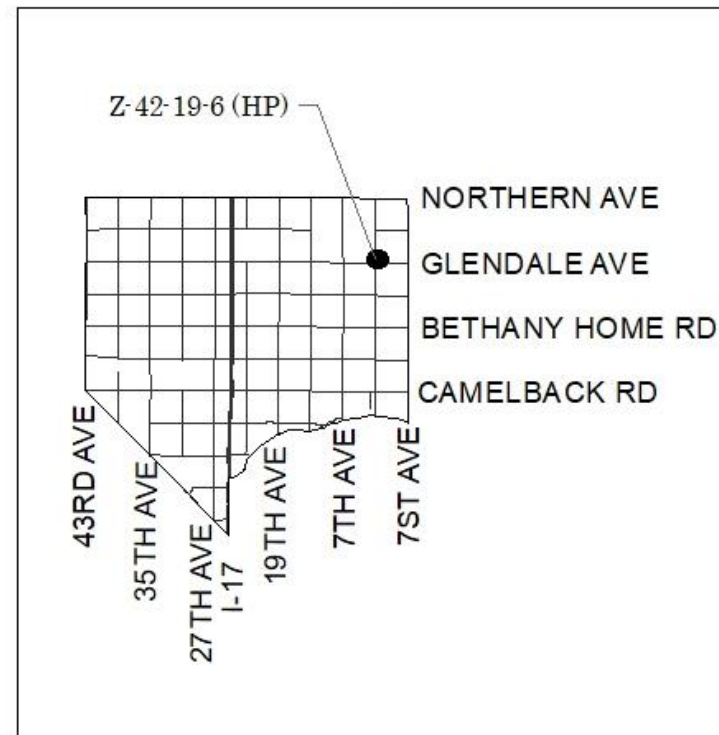
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■



Zoning Case Number: Z-42-19-6 (HP)
Zoning Overlay: North Central Avenue SPD
Planning Village: Alhambra



NOT TO SCALE



Drawn Date: 11/14/2019