

## 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-56-17-5) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-3 (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 200 feet north of the northwest corner of 27th Avenue and Ocotillo Road 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-3" (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 be in general conformance with the site plan date stamped November 2, 2017, as approved by the Planning and Development Department.
2. The development shall utilize the C-2 streetscape landscape standards, including selection of trees appropriate for planting near electric utility lines, along the 27th Avenue frontage, as approved by the Planning and Development Department.
3. The required interior property landscape setbacks shall be planted with minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

#### STREETS

4. The developer shall dedicate a minimum 10-foot sidewalk easement along the west side of 27th Avenue, as approved by Planning and Development Department.
5. The developer shall construct 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.
6. All gates shall comply with City Gate Restricted Access requirements. Gates are permitted though the Phoenix Fire Department.

#### ARCHAEOLOGY

7. 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 13th day of December, 2017.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
City Manager

Exhibits:

A – Legal Description (1 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-56-17-5

A portion of the East half of the Northeast quarter and the Northeast quarter of Section 11, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, records of Maricopa County Arizona more particularly described as follows:

That part of Lot 9, of AMBASSADOR HEIGHTS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 11 of Maps, page 32, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 9, said POINT OF BEGINNING being on the West right-of-way line of 27th Avenue, as dedicated on the plat of said AMBASSADOR HEIGHTS;

THENCE West along the North line of said Lot 9, a distance of 220 feet

to a point; THENCE South and parallel to the East line of said Lot 9, a

distance of 110 feet to a point;

THENCE East and parallel to the North line of said Lot 9, a distance of 220 feet to a point on the East line of said Lot 9, said point being on the West line of said 27th Avenue;

THENCE North along the West line of said 27th Avenue to the TRUE POINT OF BEGINNING;

EXCEPT the East 7 feet of the North 110 feet of said Lot 9, and 110 feet is measured along the West right-of-way line of said 27th Avenue.

APN: 152-12-001D

# ORDINANCE LOCATION MAP

EXHIBIT B

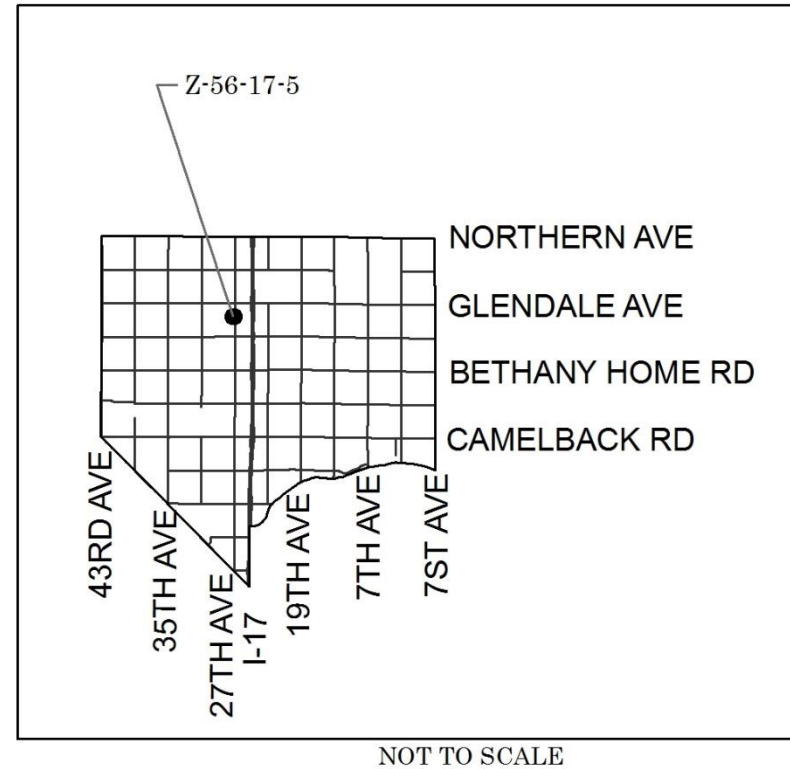
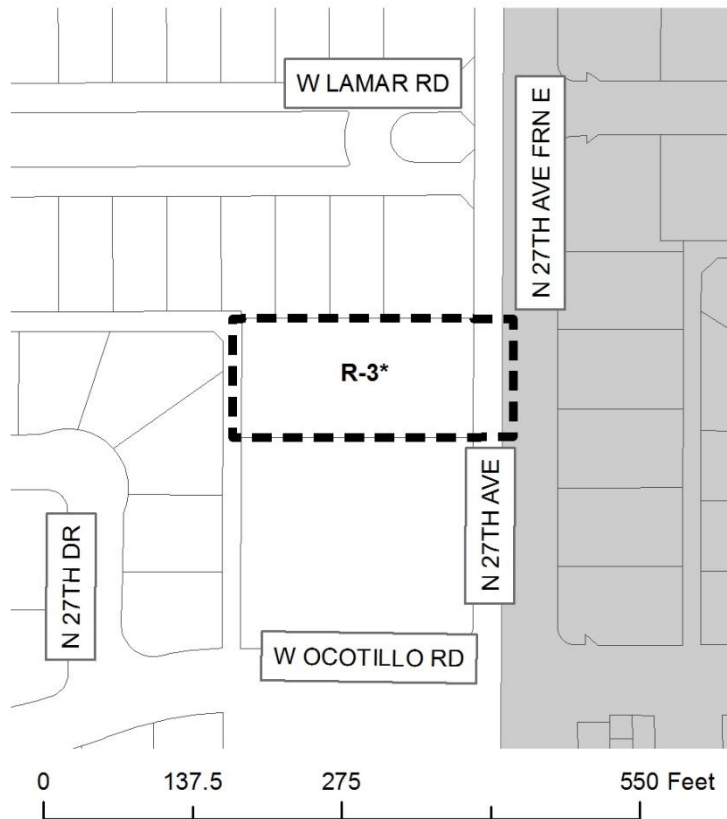
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-56-17-5

Zoning Overlay: N/A

Planning Village: Alhambra



Drawn Date: 11/1/2017