

**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-57-17-8) FROM R-4 (MULTIFAMILY RESIDENCE DISTRICT) AND R-5 (MULTIFAMILY RESIDENCE DISTRICT) TO WU T4:3 EG (WALKABLE URBAN CODE, EASTLAKE-GARFIELD TRANSIT ORIENTED DEVELOPMENT DISTRICT) AND WU T5:5 EG (WALKABLE URBAN CODE, EASTLAKE-GARFIELD TRANSIT ORIENTED DEVELOPMENT DISTRICT).

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

SECTION 1. The zoning of an approximately 30.40 acre property located approximately 370 feet south of the southwest corner of 20th Street and Roosevelt Street in a portion of Section 3, Township 1 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from 16.77 acres of "R-4" (Multifamily Residence District) and 13.63 acres of "R-5" (Multifamily Residence District), to 16.77 acres of "WU T4:3 EG" (Walkable Urban Code, Eastlake-Garfield Transit Oriented Development District) and 13.63 acres of "WU T5:5 EG" (Walkable Urban Code, Eastlake-Garfield Transit Oriented Development 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 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.
2. The applicant shall conduct Phase II archaeological data recovery excavations 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.
3. 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.
4. The property owner shall record a Notice to Prospective 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. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

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 15th 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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-57-17-8

EXHIBIT PARCEL 1:

A PARCEL LOCATED IN SECTION THREE TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SAID SECTION THREE TOWNSHIP 1 NORTH, RANGE 3 EAST;

THENCE SOUTH 0 DEGREES 1 MINUTE 46 SECONDS EAST, 831.63 FEET;

THENCE SOUTH 89 DEGREES 16 MINUTES 7 SECONDS WEST, 39.85 FEET;

THENCE SOUTH 0 DEGREES 6 MINUTE 56 SECONDS WEST, 31.95 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 37 MINUTE 51 SECONDS WEST, 509.17 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT;

THENCE SOUTH WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86 DEGREES 36 MINUTES 41 SECONDS, A RADIUS OF 101 FEET AND A CORD DISTANCE OF 135.98 FEET;

THENCE SOUTH 0 DEGREES 17 MINUTES 16 SECONDS EAST, 1071.81 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 21 SECONDS EAST, 601.08 FEET;

THENCE NORTH 0 DEGREES 2 MINUTES 19 SECONDS WEST, 1184.18 FEET TO THE POINT OF BEGINNING.

EXHIBIT PARCEL 2:

A PARCEL LOCATED IN SECTION THREE TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SAID SECTION THREE TOWNSHIP 1 NORTH, RANGE 3 EAST;

THENCE SOUTH 0 DEGREES 1 MINUTE 46 SECONDS EAST, 396.28 FEET;

THENCE NORTH 89 DEGREES 46 MINUTES 45 SECONDS WEST, 39.69 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 30 MINUTES 4 SECONDS, 597.74 FEET;

THENCE SOUTH 0 DEGREES 16 MINUTES 26 SECONDS WEST, 287.17 FEET;

THENCE NORTH 89 DEGREES 21 MINUTES 14 SECONDS WEST, 647.65 FEET;

THENCE SOUTH 46 DEGREES 9 MINUTES 52 SECONDS WEST, 11.94 FEET;

THENCE SOUTH 0 DEGREES 23 MINUTES 37 SECONDS WEST, 296.52 FEET;

THENCE NORTH 70 DEGREES 46 MINUTES 21 SECONDS EAST, 512.36 FEET;

THENCE NORTH 87 DEGREES 26 MINUTES 13 SECONDS EAST 774.12 FEET;

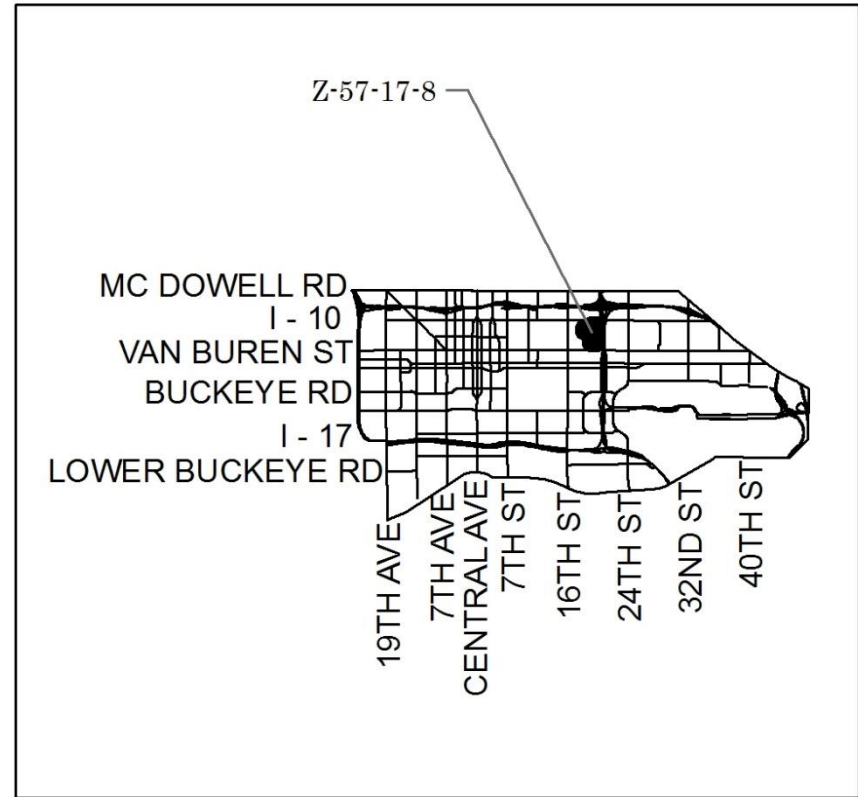
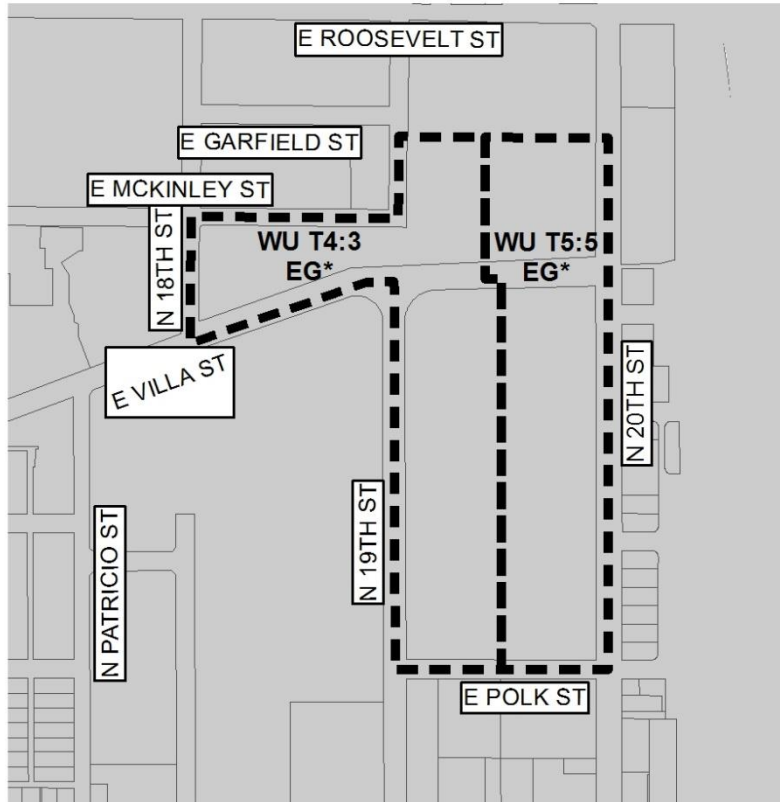
THENCE NORTH 0 DEGREES 2 MINUTES 15 SECONDS EAST, 76.13 FEET TO THE POINT OF BEGINNING.

# ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
 SUBJECT AREA: - - - - -

Zoning Case Number: Z-57-17-8  
 Zoning Overlay: TOD District - Eastlake Garfield  
 Planning Village: Central City



NOT TO SCALE



Drawn Date: 10/23/2017