

ORDINANCE G-6943

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-69-20-6) FROM R-O (RESIDENTIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 0.89 acre site located approximately 300 feet west of the northwest corner of 16th Street and Maryland Avenue in a portion of Section 9, Township 2 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “R-O” (Residential Office – Restricted Commercial District) to “PUD” (Planned Unit Development).

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 Autem Row 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 December 2, 2021, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: December 2, 2021; City Council adopted: [Add adoption date].
 - b. Page 7: Update the reference to proposed number of units to 15.
 - c. Page 8, Land Use Plan: Update the reference to proposed number of units to 15.
 - d. Page 9, Development Standards Table: Update the maximum density to 15 dwellings units and 16.85 du/ac.
 - e. Page 9, Development Standards Table: Update guest parking to 0.46 spaces per residential unit to reflect minimum of 7 guest parking spaces.
 - f. Page 12, Design Guidelines Section E.1.h.: Replace with the following:

Bicycle parking will be installed where indicated on the attached site plan (Exhibit 9). A bicycle repair station shall be provided on the north end of the site in close proximity to the bicycle storage area shown on Exhibit 9.
 - g. Page 14, Section H.2. Circulation: Update the paragraph to reduce number of units to 15 and to describe the layout as proposed in the site plan in Exhibit 9.
 - h. Page 15, Comparative Zoning Table: Update the number of units, density ratio, and minimum guest parking on PUD zoning column.
 - i. Page 36, Exhibit 9 (Conceptual Site Plan): Remove the reference to the bicycle repair station.
 - j. Page 4, Exhibits: Delete reference to Exhibit 10.

- k. Page 12, Design Guidelines Section E.1.: Modify the provision that requires the southernmost units to incorporate street-facing front doors and glazing to be oriented towards Maryland Avenue, and also the stoops and stairs to be oriented towards Maryland Avenue.
 - l. Page 28: Revise Exhibit 6 (Streetside Scale Context Exhibit) to be consistent with the revised rendering on the cover of the PUD Narrative.
 - m. Pages 33-34: Revise Exhibit 8 (Conceptual Rendering) to be consistent with the revised rendering on the cover of the PUD Narrative.
- 2. The developer shall dedicate a 7-foot sidewalk easement for the north side of Maryland Avenue, as approved by Planning and Development.
 - 3. The applicant shall submit a traffic statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss the requirements of the study. 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, Development Coordination Section.
 - 4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
 - 5. 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.
 - 6. The developer shall provide on-site trash and recycling pick up, as approved by the Planning and Development Department.
 - 7. 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.

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 16th day of February, 2022.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

Pml

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

PL:tml:LF21-3621:2-16-2022:2300847v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-69-20-6

THAT PART OF FARM UNIT F (OR THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER), SECTION 9, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, WHICH POINT IS 336.78 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 355.33 FEET TO A POINT;

THENCE WEST 162.78 FEET;

THENCE SOUTH 355.33 FEET TO THE POINT OF BEGINNING:

EXCEPT THE NORTH 120.00 FEET.

AND ALSO EXCEPT THE SOUTH 33.00 FEET.

THIS DESCRIPTION ENCOMPASSES THE PROPERTIES RECORDED IN DOCUMENT NUMBERS 2013-0016773 AND 2012-0878219 OF MARICOPA COUNTY RECORDS.

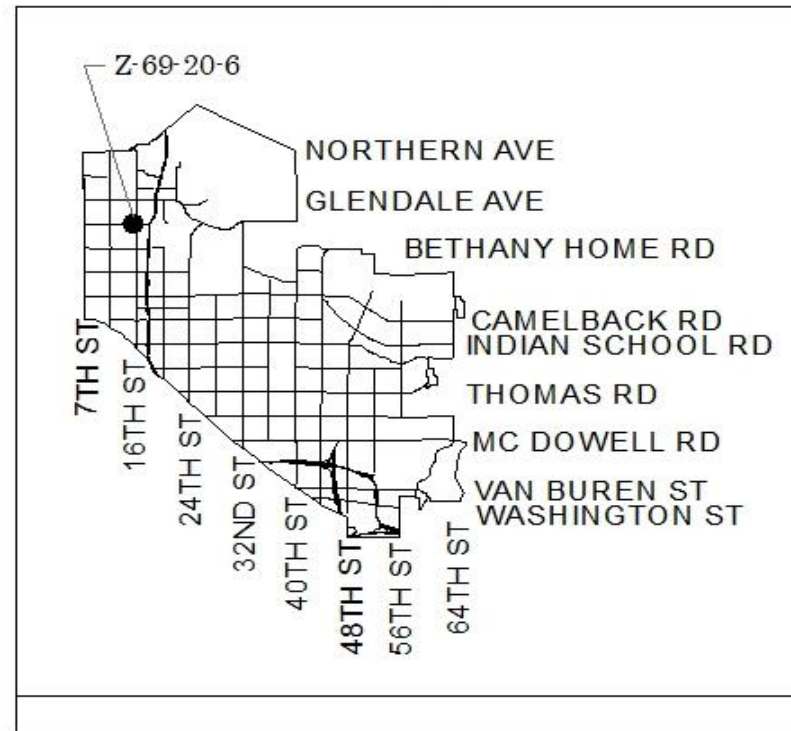
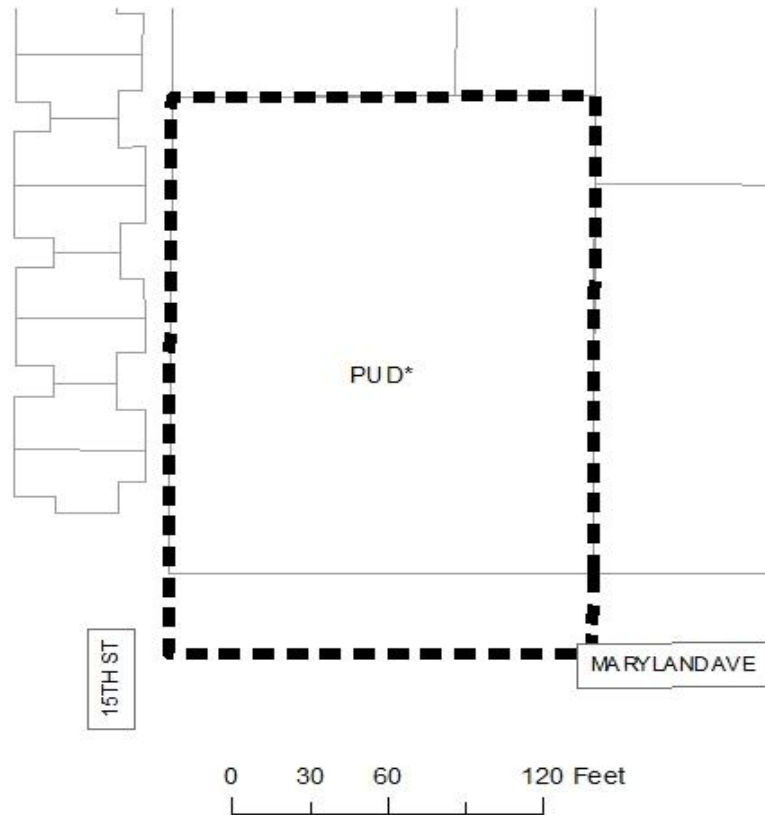
ASSESSOR'S PARCEL NUMBER: 161-08-050C

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-69-20-6
Zoning Overlay: N/A
Planning Village: Camelback East



NOT TO SCALE



Drawn Date: 10/29/2021

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