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ADOPTED ORDINANCE**

**ORDINANCE G-**

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-89-16-4) FROM R1-6 (SINGLE FAMILY RESIDENCE DISTRICT), TO R-4 (MULTIFAMILY RESIDENCE DISTRICT).

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

SECTION 1: The zoning of an approximately 2.73-acre property located at the northeast corner of 27th Avenue and Hazelwood Street in a portion of Section 24, 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-4" (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 elevations date stamped January 12, 2017, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
  - A. A common entry shall be provided facing the street frontage at the intersection of 27th Avenue and Hazelwood Street frontages.
  - B. Ground floor residential units along 27th Avenue and Hazelwood Street shall provide patio frontages facing the street with pedestrian access defined by the use of distinctive materials and architectural elements.
2. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
3. A minimum of 3 Inverted-U bicycle racks (6 spaces) for guests shall be provided on site, located near an entrance, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
4. A minimum of 56 secured bicycle parking spaces shall be provided on site for residents, as approved by the Planning and Development Department.
5. The developer owner shall record documents that 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 reviewed and approved by the City Attorney.
6. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.

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 February, 2017.

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MAYOR

ATTEST:

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City Clerk

APPROVED AS TO FORM:

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City Attorney

REVIEWED BY:

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City Manager

Exhibits:

A - Legal Description (1 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-89-16-4

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The West 361.25 feet of the South half of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 24, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the south 25.00 feet thereof; and

EXCEPT the west 40 feet thereof; and

EXCEPT any part thereof lying within the South 40 feet of the West 55 feet of said South half of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 24 and outside a circle of radius 15 feet, the central point of which circle is the Northeast corner of said South 40 feet of said West 55 feet.

APN 154-12-042A

2.24 Gross Acres per Maricopa County Assessor's website

# ORDINANCE LOCATION MAP

EXHIBIT B

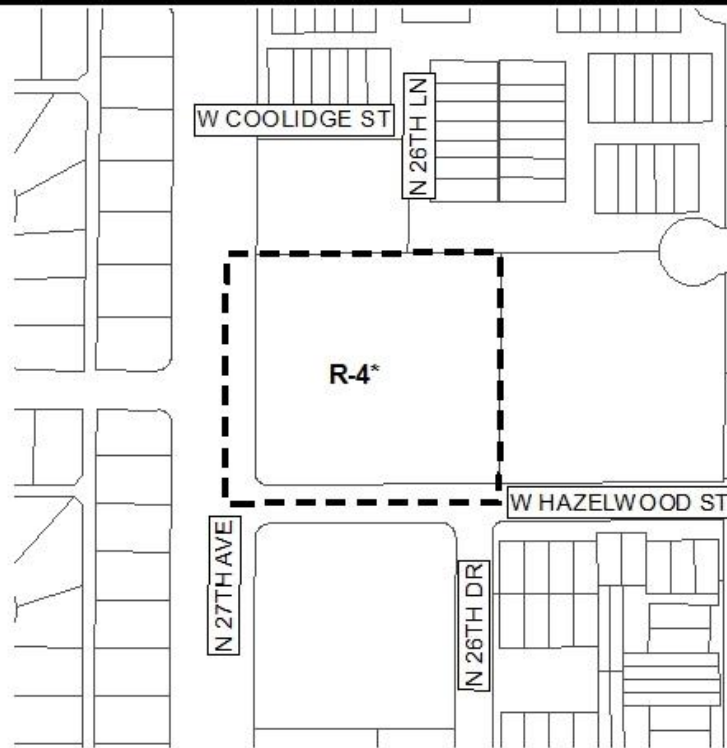
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-89-16-4

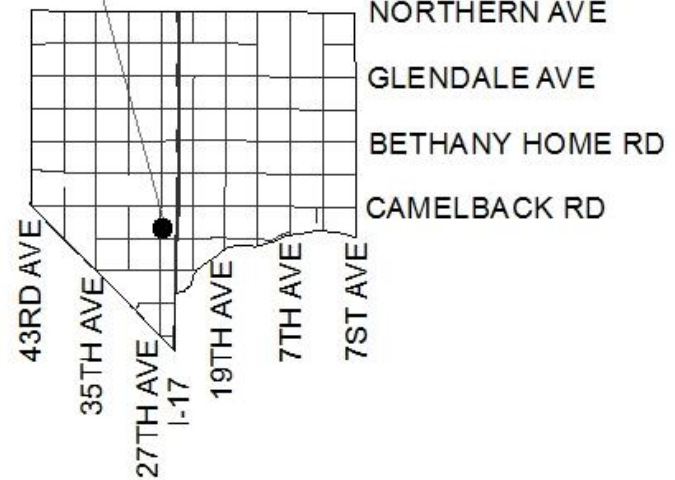
Zoning Overlay: N/A

Planning Village: Alhambra



200 100 0 200 Feet

Z-89-16-4



NOT TO SCALE



Drawn Date: 1/12/2017