

## 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-23-17-8) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT) CCSIO (CENTRAL CITY SOUTH INTERIM OVERLAY DISTRICT), R-4 (MULTIFAMILY RESIDENCE DISTRICT) CCSIO (CENTRAL CITY SOUTH INTERIM OVERLAY DISTRICT), R-5 (MULTIFAMILY RESIDENCE DISTRICT) CCSIO (CENTRAL CITY SOUTH INTERIM OVERLAY DISTRICT) TO C-2 (INTERMEDIATE COMMERCIAL DISTRICT) CCSIO (CENTRAL CITY SOUTH INTERIM OVERLAY DISTRICT).

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

SECTION 1. The zoning of an approximately 2.90 acre property located approximately 360 feet south of the southwest corner of 7th Avenue and Buckeye Road in a portion of Section 18, Township 1 North, Range 3 East as described more specifically in Exhibit "A", is hereby changed from "R-3 CCSIO" (Multifamily Residence District, Central City South Interim Overlay District), "R-4 CCSIO" (Multifamily Residence District, Central City South Interim Overlay District), and "R-5 CCSIO"

(Multifamily Residence District, Central City South Interim Overlay District), to “C-2 CCSIO” (Intermediate Commercial District, Central City South Interim Overlay 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 developer shall plant trees in the 7th Avenue landscape setback adjacent to the sidewalk in order to provide shade for pedestrians, per the C-2 zoning district minimum standards, prior to the issuance of any tenant improvement permits for a C-2 use or building permits for any new buildings or additions of 2,000 square feet or more, as approved by the Planning and Development Department.
2. 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.
3. 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 1st 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)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-23-17-8

THE EAST 356.4 FEET OF LOT TWO (2), IN GREENHAW'S SUBDIVISION, PER MAP RECORDED IN BOOK 1, PAGE L OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, EXCEPT ANY PART THEREOF LYING WITHIN THE WEST 237. 6 FEET OF SAID LOT 2; AND EXCEPT THE EAST 7 FEET THEREOF.

# ORDINANCE LOCATION MAP

EXHIBIT B

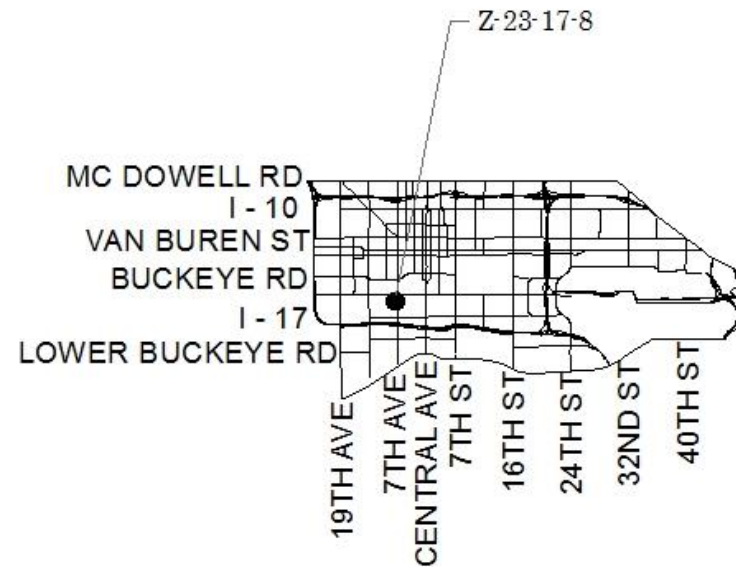
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-23-17-8

Zoning Overlay: Central City South Interim

Planning Village: Central City



NOT TO SCALE



Drawn Date: 10/6/2017