

**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-5-18-4) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT) TO WU CODE T4:3 SL (WALKABLE URBAN CODE, TRANSECT 4:3 DISTRICT, TRANSIT SOLANO CHARACTER AREA).

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

SECTION 1. The zoning of an approximately 0.77-acre property located approximately 410 feet east of the southeast corner of 17th Avenue and Colter Street in a portion of Section 18, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R-3" (Multifamily Residence District), to "WU Code T4:3 SL" (Walkable Urban Code, Transect 4:3 District, Transit Solano Character Area).

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 work with the Planning and Development Department to determine a type of tree for the Colter Street frontage that will not conflict with the overhead utilities, but will also provide the shade required by the Walkable Urban Code.
2. A minimum of two inverted-U bicycle racks for guests shall be provided on site and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
3. The developer shall construct all streets within and 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.
4. 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 2nd day of May, 2018.

---

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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-5-18-4

APN 156-38-011

A PORTION OF LOTS 3 AND 4, BLOCK 4 OF NILE TRACT, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

THE WEST 99.13 FEET OF THE EAST 228.25 FEET OF THE NORTH HALF OF LOT 3 AND LOT 4, BLOCK 4, NILE TRACT, ACCORDING TO BOOK 14 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.

# ORDINANCE LOCATION MAP

EXHIBIT B

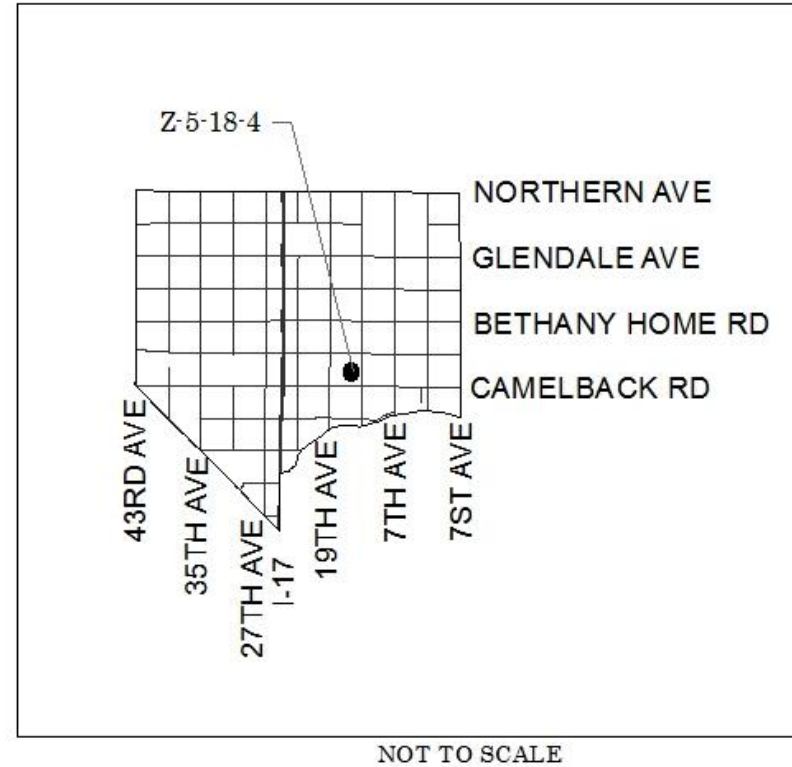
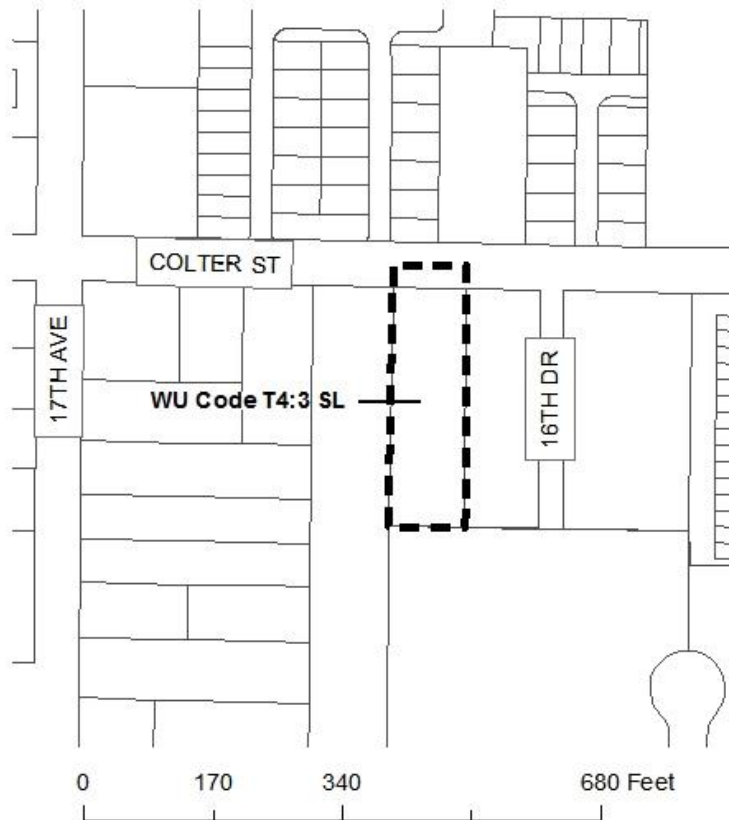
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■■■■■

Zoning Case Number: Z-5-18-4

Zoning Overlay: N/A

Planning Village: Alhambra



Drawn Date: 4/12/2018