

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 ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-123-23-3) FROM R1-14 (ONE-FAMILY RESIDENCE) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 2.55-acre property located at the northwest corner of 31st Street and Winchcomb Drive in a portion of Section 11, Township 3 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "R1-14" (One-Family Residence) 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 31st Street & Winchcomb Drive 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 April 15, 2025, as modified by the following stipulations:
 - a. Front Cover: Revise the submittal date information to add the following: City Council Adopted: [Add adoption date].
 - b. Front Cover: Replace “4th Submittal” with “Hearing Draft” and update the date to April 15, 2025.
 - c. Page 11, Development Standards Table, Auto Court Drive: Replace “Auto Court Drive” with “Street Standards (internal)”.
 - d. Page 11, Development Standards, PUD Parking Standards: Replace “should” with “shall”.
 - e. Page 12, Development Standards, Landscape Standards Table, Rear/Side Yard Landscape of Individual Lots: Replace “; live coverage area is limited to the minimum interior building setbacks area of each lot and excludes hardscape, pool, space, and turf areas” with “, planted within a 5-foot-wide landscape area along the side and rear property lines of each individual lot”.
 - f. Page 13, Development Standards, Fences/Walls: Delete “when mitigating noise from a school or neighboring property, particularly”.
 - g. Page 16, Design Guidelines, Modified Design Guidelines: Delete the following design guidelines: A.II.C.7.10.
 - h. Pages 14 – 17, Design Guidelines, Modified Design Guidelines and Elevated Design Guidelines: Delete “A.” before the section number for each section header of modified and elevated Section 507 Tab A design guidelines.
 - i. Page 17, Design Guidelines, Additional Design Guidelines: Add the following after the first sentence: “The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).”
 - j. Page 21, Sustainability, Practices Enforceable By the City: Add the green stormwater infrastructure and water consumption measures (#10 – 16 of Additional Design Guidelines section) to the summary list of enforceable sustainability measures of the PUD.

- k. Page 48, Exhibits, Building Setbacks: Revise the setback labels for the east property line of Lot 3 and west property line of Lot 6 to differentiate the interior front and interior side setback.
2. A minimum of 25 feet of right-of-way shall be dedicated for the north side of Winchcomb Drive, adjacent to the development, as approved by the Planning and Development Department.
 3. A curved radius street connection between 31st Street and Winchcomb Drive shall be dedicated and constructed, as approved by the Street Transportation Department.
 4. The developer shall coordinate with the owner of the adjacent parcel to the east (APN 214-55-972) to dedicate sufficient right-of-way to accommodate the curved radius street connection at 31st Street and Winchcomb Drive, as approved by the Street Transportation Department.
 5. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
 6. All streets within and adjacent to the development shall be constructed 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.
 7. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
 8. Prior to final 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 2nd day of July, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

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

EXHIBIT A

Z-123-23-3 LEGAL DESCRIPTION

Located in the Southeast Quarter of Section 11, Township 3 North, Range 3 East, Gila and Salt River Meridian, Maricopa County, Arizona. Described as follows:

Commencing at the East Quarter Corner of said Section 11;

Thence South $00^{\circ}12'31''$ East, along the East line of said Southeast Quarter, a distance of 1,344.96 feet;

Thence departing said East line, South $89^{\circ}11'11''$ West, a distance of 661.80 feet;

Thence North $00^{\circ}16'36''$ West, a distance of 335.79 feet to the Point of Beginning;

Thence South $89^{\circ}08'20''$ West, a distance of 331.14 feet;

Thence North $00^{\circ}14'47''$ West, a distance of 335.98 feet;

Thence North $89^{\circ}10'22''$ East, a distance of 330.94 feet;

Thence South $00^{\circ}16'52''$ East, a distance of 335.79 feet to the Point of Beginning.

Containing 111,184.69 square feet or 2.55 acres, more or less.

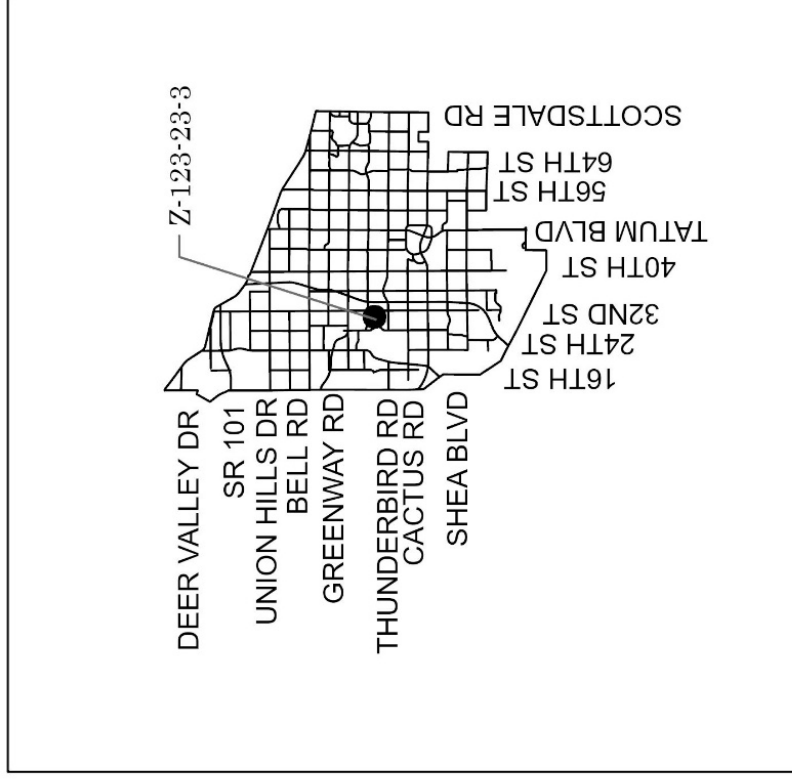
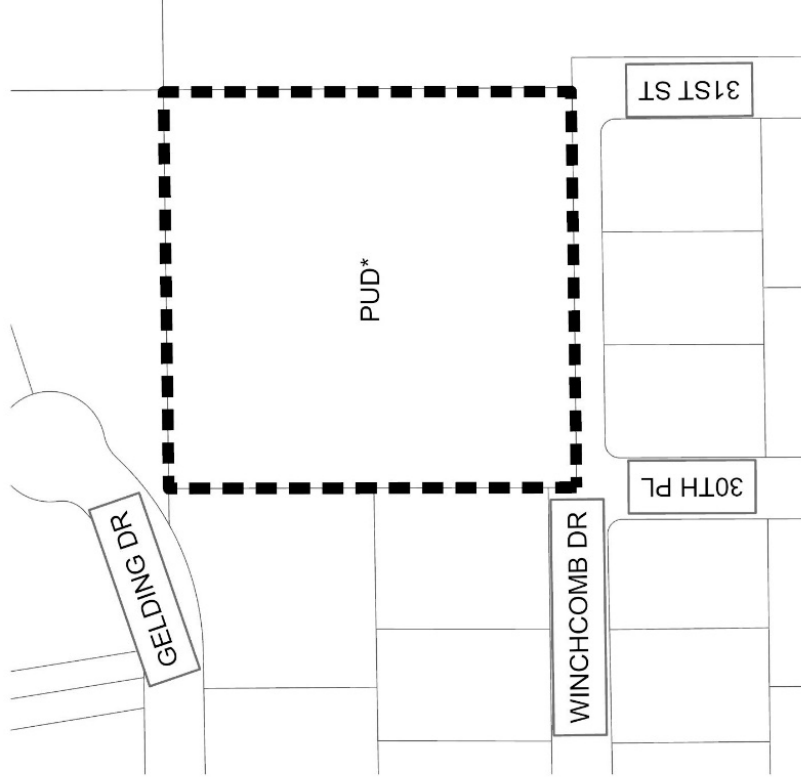
EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-123-23-3
Zoning Overlay: N/A
Planning Village: Paradise Valley

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 6/2/2025