

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-50-18-4) FROM R-5 (MULTIFAMILY RESIDENCE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT) AND PUD HP (PLANNED UNIT DEVELOPMENT HISTORIC PRESERVATION DISTRICT).

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

SECTION 1. The zoning of an approximately 5.02-acre property located at the northeast corner of 17th Avenue and Roosevelt Street in a portion of Section 6, Township 1 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R-5" (Multifamily Residence District), to 2.28 acres of "PUD" (Planned Unit Development) and 2.74 acres of "PUD HP" (Planned Unit Development Historic Preservation 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. An updated Development Narrative for The Armory 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 October 31, 2018, as modified by the following stipulations:
 - a. Development Standards Table: Include "Street" with Linden and Roosevelt.
 - b. Page 3, Outdoor Events and performances: Change the language to following "Outdoor events and performances are subject to a use permit and the following:"
 - c. Page 3, Outdoor Events and performances, c.: Change the time from 12:00 a.m. to 11:00 p.m. for Friday and Saturday events.
 - d. Page 4, Maximum Building Height: Delete "80 feet with a use permit and site plan".
 - e. Page 4: Change the 24-inch box Palo Verde tree measurement to an inch caliper measurement.
 - f. Page 4: Add "maximum" to lot coverage.
 - g. Include bicycle parking for the "interim use with maker spaces", per Section 1307.H of the Zoning Ordinance.
 - h. Exhibit B: Include Linden Street on the aerial map and site map.
 - i. Exhibit C: Change out exhibit to include PUD and PUD HP area.
2. The development must be 1 foot above base flood elevation and lowest adjacent grade must be at or above base flood elevation to comply with federal, state, and city floodplain regulations.
3. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

4. The applicant shall conduct Phase II archaeological data recovery excavations if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary.
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.

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 9th day of January, 2019.

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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-50-18-4

WITHIN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK 28, OF GRAND AVENUE ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1 OF MAPS, PAGE 9.

ORDINANCE LOCATION MAP

EXHIBIT B

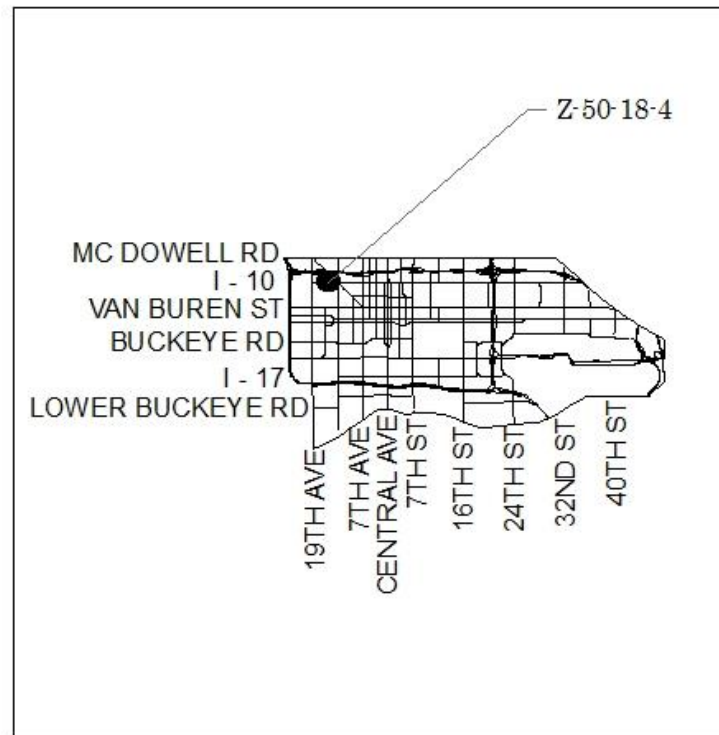
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-50-18-4

Zoning Overlay: N/A

Planning Village: Central City



NOT TO SCALE



Drawn Date: 12/14/2018