

ORDINANCE G-6071

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 PROPERTY DESCRIBED HEREIN (CASE Z-13-15-6) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

---

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

SECTION 1: The zoning of an approximately 3.29 acre property located at the southwest corner of 16th Street and Ocotillo Road in a portion of Section 9, Township 2 North, Range 3 East, as described more specifically in Attachment "A", is hereby changed from "R1-6" (Single-Family Residence District) 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 Attachment "B".

SECTION 3: The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-13-15-6, on file with the

Planning and Development Department. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to compliance with the PUD narrative and 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 16th & Ocotillo 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 August 19, 2015.
2. The property owner shall dedicate a 10 foot sidewalk easement on the west half of 16th Street for the length of the project as approved by the Planning and Development Department.
3. The property owner shall dedicate a 5 foot sidewalk easement on the south half of Ocotillo Road for the length of the project as approved by the Planning and Development Department.
4. The property owner shall construct a 6 foot wide sidewalk along 16th Street which shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb as approved by the Planning and Development Department.
5. The property owner shall provide a deposit in the amount of \$5000 into a Street Transportation Department Escrow Account to be utilized for traffic calming measures. These funds may be contributed toward the purchase and installation of such devices as speed humps/CUSHIONS, or raised crosswalks (speed tables), limited turning, traffic diverters or other such traffic calming or management tools for the area bounded by 12TH Street, 16th Street, Ocotillo Road and Glendale Avenue. Distribution of funds shall be at the mutual agreement of the residents on affected streets and the City of Phoenix Streets Department Safety and Neighborhood Traffic Section, following the standard Street Transportation Department petitioning guidelines. Owner may apply for reimbursement of escrow funds from the Street Transportation Department if no formal petition has been submitted within 18 months from the issuance of a Certificate of Occupancy for the 24 single family homes.

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 28th day of October, 2015.



MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Acting City Attorney pml

REVIEWED BY:

City Manager

PL:tml:1206310v1: (CM#41) (Item #51) 10/28/15

Attachments:

- A - Legal Description (1 Page)
- B - Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-13-15-6

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOW;

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN A HAND HOLE, FOUND AT THE NORTHEAST CORNER OF SAID SECTION 9, FROM WHENCE A CITY OF PHOENIX BRASS CAP FLUSH, FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 9, BEARS SOUTH 00°37'30" WEST, 2636.16 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, SOUTH 00°37'30" WEST, 1318.10 FEET TO A CITY OF PHOENIX BRASS CAP FLUSH, FOUND AT THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 AND BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 9, SOUTH 00°37'30" WEST, 329.59 FEET;

THENCE DEPARTING SAID EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 9, NORTH 89°22'30" WEST, 40.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF 16TH STREET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 89°28'40" WEST, 389.00 FEET TO THE WEST LINE OF THE EAST 429 FEET OF SAID SECTION 9;

THENCE ALONG THE WEST LINE OF THE EAST 429 FEET OF SAID SECTION 9, NORTH 00°37'30" EAST, 329.70 FEET TO A POINT ON THE CENTERLINE OF OCOTILLO ROAD;

THENCE DEPARTING SAID WEST LINE OF THE EAST 429 FEET OF SAID SECTION 9, ALONG SAID CENTERLINE OF OCOTILLO ROAD, SOUTH 89°27'12" EAST, 429.00 FEET TO THE TRUE POINT OF BEGINNING.

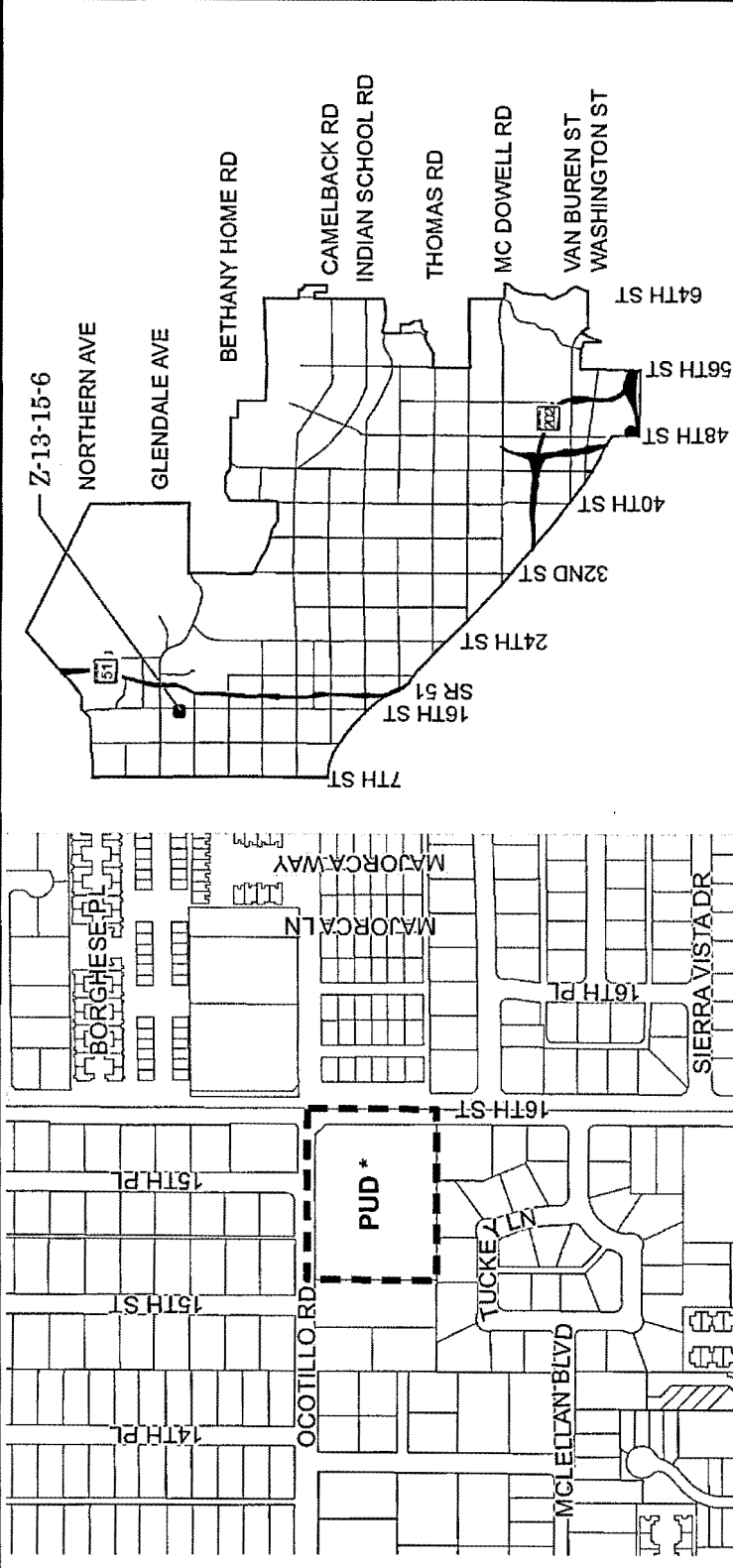
CONTAINING 141,404 SQUARE FEET, OR 3.25 ACRES MORE OR LESS.

**ATTACHMENT B**

**ORDINANCE LOCATION MAP**

Zoning Case Number: Z-13-15-6  
Zoning Overlay: N/A  
Planning Village: Camelback East

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■ ■ ■ ■ ■



NOT TO SCALE

Drawn Date: 9/30/2015

S:\Department Share\IS Share\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMaps\_OrdMaps\2015 Ord\Oct\_28\_15\Z-13-15-6.mxd