



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

February 2, 2024

Nick Wood
Snell & Wilmer, LLP
1 East Washington Street
Phoenix, Arizona 85004

Dear Applicant:

RE: Z-70-23-5 – Approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on January 3, 2024, approved Zoning Ordinance # G-7214.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,

Joshua Bednarek
Planning and Development Director

Attachment: Signed Ordinance

c: Tricia Gomes, PDD–Planning–Deputy Director (Electronically)
Racelle Escolar, PDD–Planning–Principal Planner (Electronically)
Samuel Rogers, PDD–Planning–Village Planner (Electronically)
Ben Kim, PDD–GIS (Electronically)

ORDINANCE G-7214

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 (Z-70-23-5) 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 a 4.73-acre property located approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue in a portion of Section 2, Township 2 North, Range 2 East, as described more specifically in Exhibit "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 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 Helen Drake Village 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 November 20, 2023, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: November 20, 2023; City Council adopted: [Add adoption date].
 - b. Page 8, Section C. List of Uses, C.1:Permitted Uses: Update the third bullet point to state "All R1-6 uses as permitted by and per the conditions of the Residential District Land Use Matrix table in Section 608.D of the Zoning Ordinance."
 - c. Page 9, Section D. Development Standards, D1:Development Standards Table, a. Density: Update the Maximum Density (within PUD boundary) to 43.13.
 - d. Page 9, Section D. Development Standards, D2:Streetscape Standards, a. 27th Avenue: Update the Minimum Streetscape Zone Width to "from back of property line 20".
 - e. Page 10, Section D. Development Standards, D3:Landscape Standards Table, a. Landscape Setbacks (Minimum): Update the landscape setbacks to include an East (27th Avenue) landscape setback of 20 feet.
 - f. Page 12, Section D. Development Standards, D4:Parking, e. EV Parking Spaces: Update standard to include the following "A minimum of 5% of the required residential parking spaces shall include EV Capable infrastructure."

PASSED by the Council of the City of Phoenix this 3rd day of January,

2024.

Kate G

MAYOR

1/16/24

Date

ATTEST:

Denise Archibald

Denise Archibald, City Clerk



APPROVED AS TO FORM:

Julie M. Kriegh, City Attorney

By:

[Signature]

P ml

REVIEWED BY:

[Signature]

Jeffrey Barton, City Manager

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Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

WITHIN A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF THE FINAL PLAT FOR MANZANITA SENIOR CENTER ON BOOK 1074 PAGE 38 OF THE MARICOPA COUNTY RECORDER.

