

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-63-21-3) FROM R-O (RESIDENTIAL OFFICE DISTRICT) TO C-2 (INTERMEDIATE COMMERCIAL DISTRICT).

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

SECTION 1. The zoning of a 1.37-acre property located approximately 220 feet west of the northwest corner of 19th Avenue and Greenway Road in a portion of Section 1, Township 3 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "R-O" (Residential Office District) to "C-2" (Intermediate Commercial 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. Residential density shall be limited to a maximum of 4 dwelling units per acre.
2. A minimum 35-foot-wide landscape setback shall be provided along Greenway Road, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
3. The required landscape setbacks shall be planted with minimum 75% 2-inch caliper and 25% 3-inch caliper size trees and with five 5-gallon shrubs per tree, as approved by Planning and Development Department.
4. All uncovered employee and customer surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees and five 5-gallon shrubs per tree. Landscaping shall be dispersed throughout the parking areas and achieve 20 percent shade at maturity, as approved by Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. The sidewalk along Greenway Road shall be a minimum of 8 feet in width and detached with a minimum 11-foot-wide landscape strip located between the sidewalk and the back of curb, planted to the following standards, as approved or modified by the Planning and Development Department.
 - a. Minimum 2-inch caliper drought-tolerant shade trees that provide sidewalk shade to a minimum of 75% at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

7. A minimum of 2 bicycle parking spaces shall be provided through Inverted U, artistic racks, and/or within a secure bicycle storage area. Racks shall be located near a primary building entrance and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.
8. The developer shall construct a modified P1243-1 driveway along Greenway Road to restrict access to right-in, right-out and left-in only, as approved by the Planning and Development and Street Transportation Department.
9. 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.

10. Prior to preliminary 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 7th day of September, 2022.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-63-21-3

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GIL4 AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1, BEING A CITY OF PHOENIX BRASS CAP IN HANDHOLE FROM WHICH THE SOUTH QUARTER CORNER BEAR SOUTH 87 DEGREES 36 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 2501.18 FEET (BASIS OF BEARING);

THENCE SOUTH 87 DEGREES 36 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 223.98 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 87 DEGREES 36 MINUTES 19 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 195.40 FEET;

THENCE LEAVING SAID SOUTH LINE NORTH 01 DEGREES 10 MINUTES 40 SECONDS WEST, A DISTANCE OF 55 FEET TO THE SOUTHWEST CORNER OF LOT 4 SIERRA PRIETA ESTATES RECORDED IN BOOK 112 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS;

THENCE CONTINUING NORTH 01 DEGREES 10 MINUTES 43 SECONDS WEST, A DISTANCE OF 88 FEET;

THENCE NORTH 24 DEGREES 35 MINUTES 59 SECONDS EAST, A DISTANCE OF 230.89 FEET TO THE CENTERLINE OF AN EXISTING ALLEY BEING 16 FEET WIDE;

THENCE NORTH 87 DEGREES 36 MINUTES 19 SECONDS EAST ALONG SAID CENTERLINE OF AN EXISTING ALLEY, A DISTANCE OF 109.40 FEET;

THENCE SOUTH 01 DEGREES 10 MINUTES 40 SECONDS EAST ALONG THE CENTERLINE OF AN EXISTING ALLEY BEING 20 FEET WIDE AND THE EXTENSION THEREOF, A DISTANCE OF 344.75 FEET BACK TO THE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

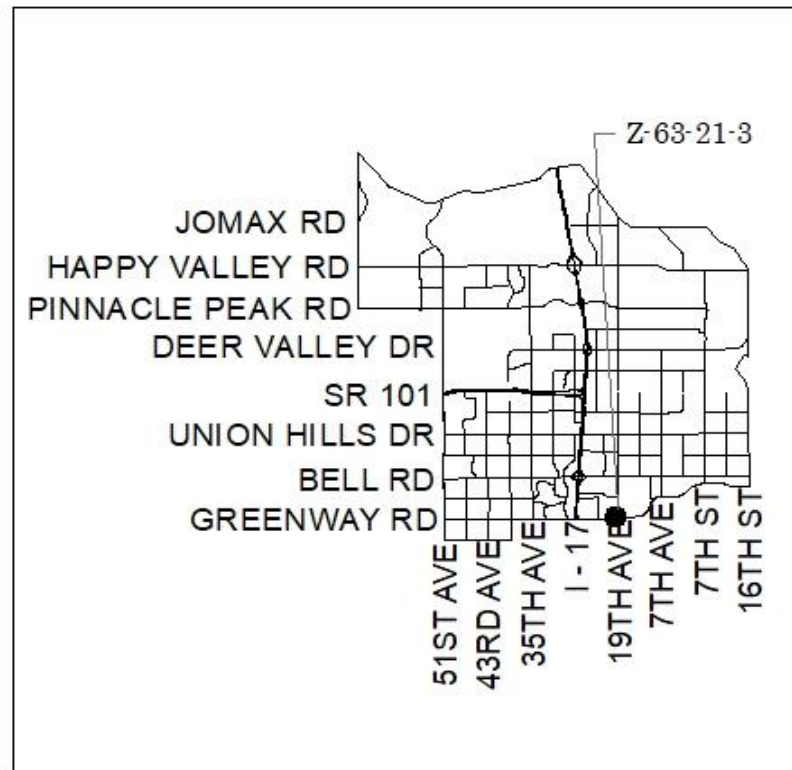
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-63-21-3
Zoning Overlay: N/A
Planning Village: Deer Valley



0 75 150 300 Feet



NOT TO SCALE



Drawn Date: 8/9/2022