

**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-72-17-7) FROM C-2 (INTERMEDIATE COMMERCIAL DISTRICT) AND C-3 (GENERAL COMMERCIAL DISTRICT) TO CP/GCP (COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT).

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

SECTION 1. The zoning of an approximately 11.43-acre property located at approximately 280 feet west of the northwest corner of 67th Avenue and Van Buren Street in a portion of Section 1, Township 1 North, Range 1 East, as described more specifically in Exhibit "A", is hereby changed from 7.90 acres of "C-2" (Intermediate Commercial District) and 3.53 acres of "C-3" (General Commercial District), to 11.43 acres of "CP/GCP" (Commerce Park/General Commerce Park 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. A minimum 45-foot building setback shall be provided along the northern boundary of the site.
2. The following landscape setbacks shall be provided for the north and west boundaries of the site:
  - a. A minimum 15-foot landscape setback along the northern boundary of the site.
  - b. A minimum 10-foot landscape setback along the western boundary of the site

All landscape setbacks shall be planted with a minimum 50% two-inch caliper trees and a minimum 50% three-inch caliper or multi-trunk trees, planted 20 feet on center or equivalent groupings with a minimum of five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

3. An average 35-foot, minimum 25-foot landscape setback, shall be provided along Van Buren Street, as approved by the Planning and Development Department. The streetscape landscaping shall be installed and maintained with a minimum 50% two-inch caliper trees and a minimum 50% three-inch caliper or multi-trunk trees, planted 20-feet on center or equivalent groupings with a minimum of five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. Trees along the street frontages shall be planted adjacent to the sidewalk to provide shade/thermal comfort for pedestrians, as approved by the Planning and Development Department.
5. The development shall comply with the Estrella Village Arterial Landscaping Program, as approved by the Planning and Development Department.
6. Building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
7. All lighting shall be limited to the following:
  - a. Wall lighting shall be limited to 10 feet in height on the perimeter of the building(s) and 15 feet in height along the interior portions of the building(s)

along the loading docks, as approved by the Planning and Development Department, and

- b. Lighting within the building setback along the northern boundary of the site shall be limited to 8 feet in height. All light sources shall be shielded to prevent light dispersion onto adjacent properties.
8. The developer shall retain the existing detached sidewalks for the perimeter of the site, as approved by the Planning and Development Department.
9. The development shall be limited to a maximum of two driveways along Van Buren Street, and that the western most driveway be restricted to right-in and right-out only and the main driveway be restricted to right-in and right-out only during school days from 7:00 a.m. to 8:30 a.m., as approved by the Planning and Development Department.
10. 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.
11. 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 4th day of April, 2018.

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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)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-72-17-7

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 544 FEET OF THE EAST 300 FEET; AND

EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1.

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# ORDINANCE LOCATION MAP

EXHIBIT B

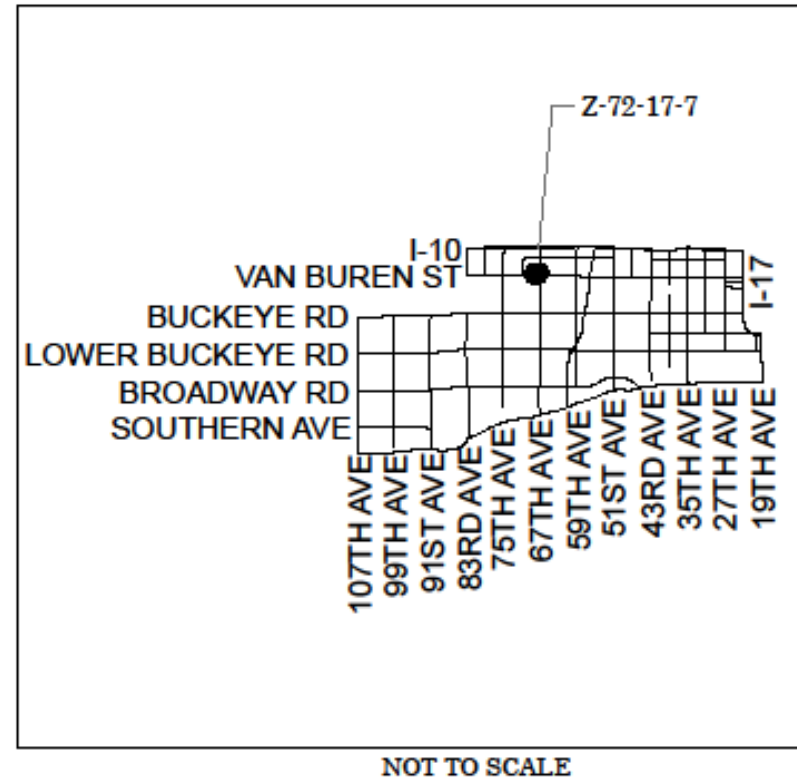
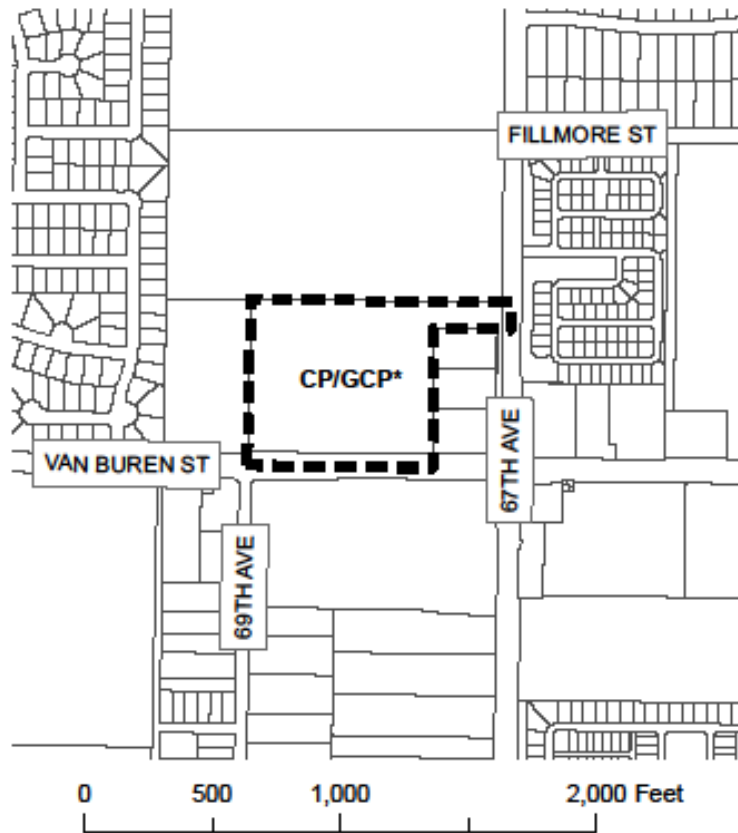
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■■■■

Zoning Case Number: Z-72-17-7

Zoning Overlay: N/A

Planning Village: Estrella



Drawn Date: 3/8/2018