

## 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-48-20-2) FROM R1-14 (ONE FAMILY RESIDENCE) TO C-O/G-O HGT/WVR (COMMERCIAL OFFICE/GENERAL OFFICE, HEIGHT WAIVER).

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

SECTION 1. The zoning of a 5.00-acre site located on the southeast corner of 32nd Street and Paradise Lane in a portion of Section 1, Township 3 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R1-14" (One Family Residence District) to "C-O/G-O HGT/WVR" (Commercial Office/General Office, Height Waiver) for a commercial office with height waiver up to 38 feet.

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. The maximum building height shall be two stories and 38 feet measured from the top of ridge.
2. Shade trees placed 20 feet on center or in equivalent groupings shall be planted along the south and east property lines. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
3. A minimum landscape setback of 25 feet shall be required along 32nd Street and a minimum 20 feet shall be required along Paradise Lane, as approved by the Planning and Development Department.
4. All elevations shall contain three of the following architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, stone veneer wainscoting, decorative gable pipe details, decorative wooden shutters, or similar features, as approved by the Planning and Development Department.
5. All public sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, 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 with a pedestrian environment.
  - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75 percent shade at maturity on adjacent sidewalks.
  - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
  - c. Provide seasonal shade, sun and temperature regulation through vegetative or structural shade elements at the corner of 32nd Street and Paradise Lane at Phase 2 of the development to allow pedestrians to wait comfortably for the signal to change, as approved by the Planning and development Department.

6. There shall be 25 percent shade in the customer parking lot, as approved by the Planning and Development Department.
7. Perimeter walls shall incorporate stone veneer, stonework, painted or integral color CMU block, decorative block, split face or faux stone, as approved by the Planning and Development Department.
8. The developer shall provide Inverted-U bicycle racks with capacity for a minimum of four bicycles for employees or guests shall located near building entrances for Phase 1 and Phase 2, and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
9. The developer shall provide a bicycle repair station (fix-it station) in an area of high visibility, convenient pedestrian access, and available from the public sidewalk upon development of Phase 2. The station shall include, but not be limited to, standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike. The above conditions shall be approved by the Planning and Development Department.
10. At the time of development of Phase 2, the following shall be provided, as approved by the Planning and Development Department:
  - a. The developer shall consolidate parking lot access to a single 30-foot-wide P1255 driveway to Paradise Lane.
  - b. Access to 32nd Street shall be restricted to right-in/right-out maneuvers only.
11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape 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.
12. Where pedestrian pathways cross drive aisles, the pathways shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
13. Pedestrian pathways shall be provided to connect building entrances, public sidewalks and bus stops, using the most direct route for pedestrians, as approved by the Planning and Development Department.

14. The developer shall provide traffic calming to slow vehicle traffic entering and exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.
15. 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.
16. 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 3rd day of February 2021.

\_\_\_\_\_  
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-48-20-2

The North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 1, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

BEGINNING at the West quarter corner of said Section 1, monumented with a brass cap in handhole which bears North 00 degrees 18 minutes 58 seconds West 2628.88 feet from the Southwest corner of said Section 1, monumented with a brass cap in handhole;

Thence along the North line of the Southwest quarter of said Section 1, South 89 degrees 10 minutes 23 seconds East 660.41 feet to the Northeast corner of the North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 1;

Thence along the East line of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 1, South 00 degrees 19 minutes 09 seconds East 328.07 feet to a point on the South line of the North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 1;

Thence along said South line, North 89 degrees 13 minutes 33 seconds West 660.42 feet to a point on the West line of the Southwest quarter of said Section 1,

Thence along said West line, North 00 degrees 18 minutes 58 seconds West 328.67 feet to the POINT OF BEGINNING.

Comprising 4.978 acres or 216,820 square feet, subject to all easements of record.

# ORDINANCE LOCATION MAP

EXHIBIT B

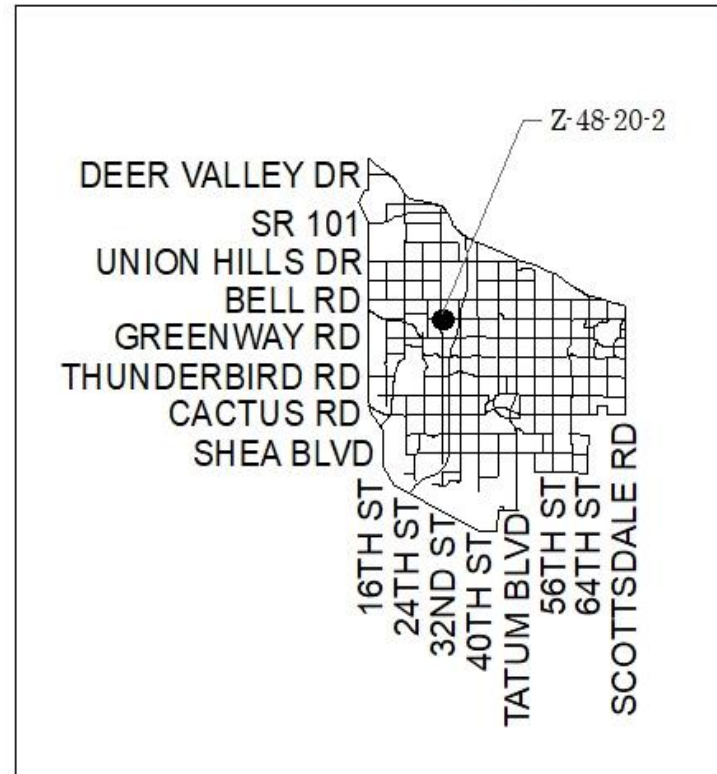
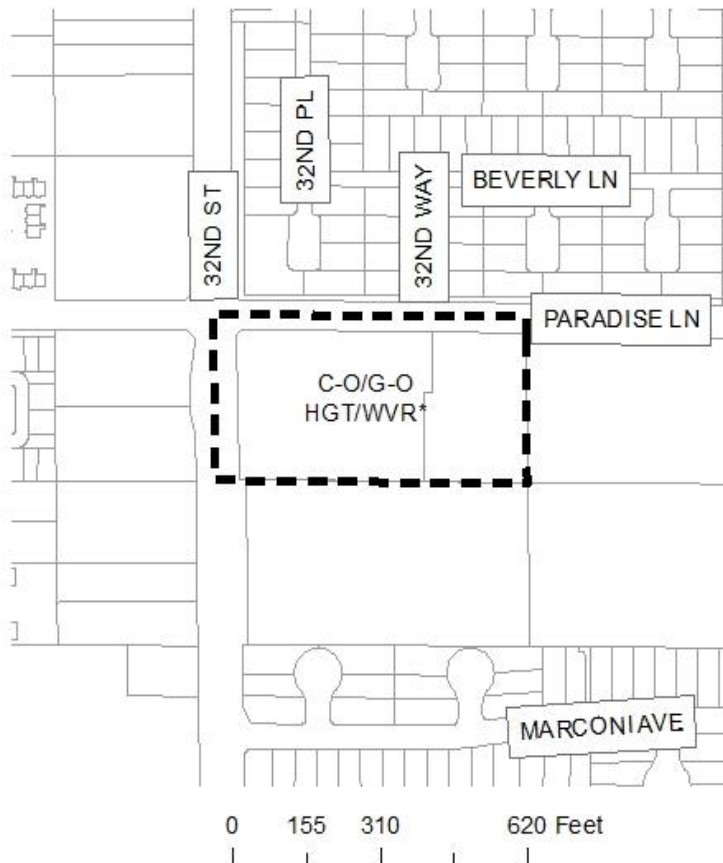
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-48-20-2

Zoning Overlay: N/A

Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 1/4/2021