

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-50-17-2) FROM FH NBCOD (FLOOD HAZARD NORTH BLACK CANYON OVERLAY DISTRICT) TO R-2 NBCOD (MULTIFAMILY RESIDENCE DISTRICT NORTH BLACK CANYON OVERLAY DISTRICT).

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

SECTION 1. The zoning of an approximately 0.94-acre property located approximately 1,900 feet east and 1,075 feet south of the southeast corner of North Valley Parkway and Sonoran Desert Drive in a portion of Section 24, Township 5 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "FH NBCOD" (Flood Hazard North Black Canyon Overlay District) to "R-2 NBCOD" (Multifamily Residence District North Black Canyon Overlay 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. The applicant, or its successor, shall prepare the appropriate FEMA documentation necessary to obtain a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR).
2. 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 13th day of December, 2017.

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-50-17-2

A PORTION OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT, A 3" CITY OF PHOENIX BRASS CAP FLUSH IN CONCRETE, BEING THE NORTH ONE-QUARTER CORNER OF SECTION 24, FROM WHICH THE NORTHEAST CORNER OF SECTION 24, BEING A FOUND REBAR AND CAP ILLEGABLE, BEARS SOUTH 89°45'20" EAST, A DISTANCE OF 2,631.49 FEET; THENCE ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION, SOUTH 89°45'20" EAST, A DISTANCE OF 657.87, TO A FOUND REBAR AND CAP LS#31020 BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION;

THENCE ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION, SOUTH 00°16'06" EAST, A DISTANCE OF 1,077.54 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 211.36 FEET;

THENCE NORTH 86°58'29" EAST, A DISTANCE OF 145.71 FEET;

THENCE NORTH 85°15'42" EAST, A DISTANCE OF 92.25 FEET;

THENCE NORTH 85°35'01" EAST, A DISTANCE OF 99.87 FEET;

THENCE NORTH 82°08'46" EAST, A DISTANCE OF 109.20 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°12'20" EAST, A DISTANCE OF 44.59 FEET;

THENCE LEAVING SAID EAST LINE SOUTH 81°40'04" WEST, A DISTANCE OF 47.55 FEET;

THENCE SOUTH 85°25'36" WEST, A DISTANCE OF 106.22 FEET;

THENCE SOUTH 82°15'53" WEST, A DISTANCE OF 86.75 FEET;

THENCE SOUTH 89°08'21" WEST, A DISTANCE OF 115.81 FEET;

THENCE SOUTH 81°30'24" WEST, A DISTANCE OF 105.68 FEET;

THENCE SOUTH 72°21'22" WEST, A DISTANCE OF 80.24 FEET;

THENCE SOUTH 55°02'13" WEST, A DISTANCE OF 58.07 FEET;

THENCE SOUTH 51°30'26" WEST, A DISTANCE OF 67.27 FEET;

THENCE SOUTH 49°39'17" WEST, A DISTANCE OF 26.24 FEET, TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION;

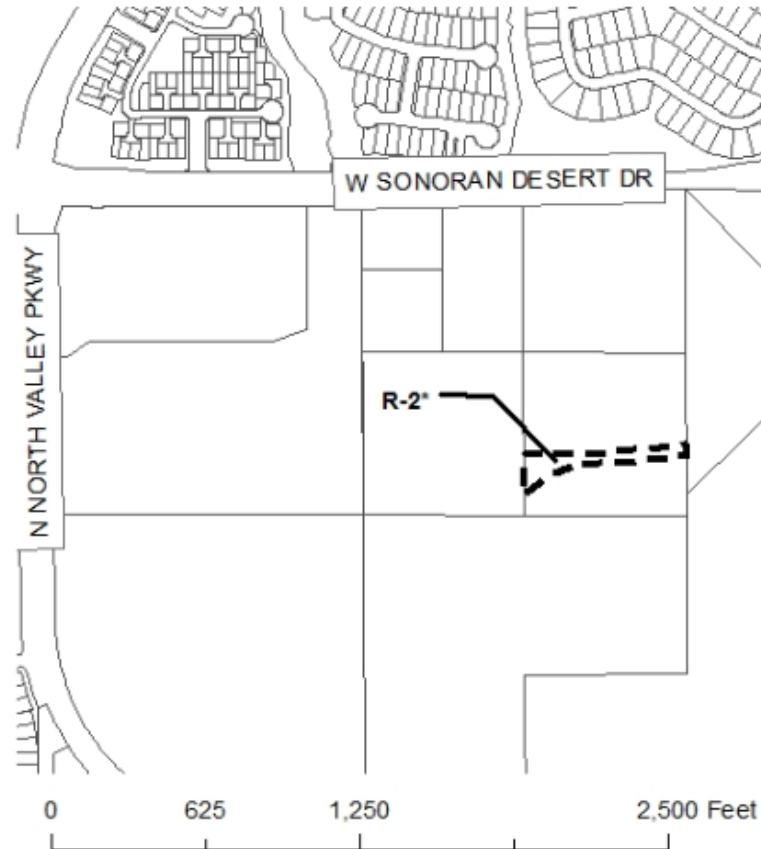
THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°16'06" WEST, A DISTANCE OF 167.51 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39,381 SQUARE FEET OR (0.904) ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND RESTRICTIONS.

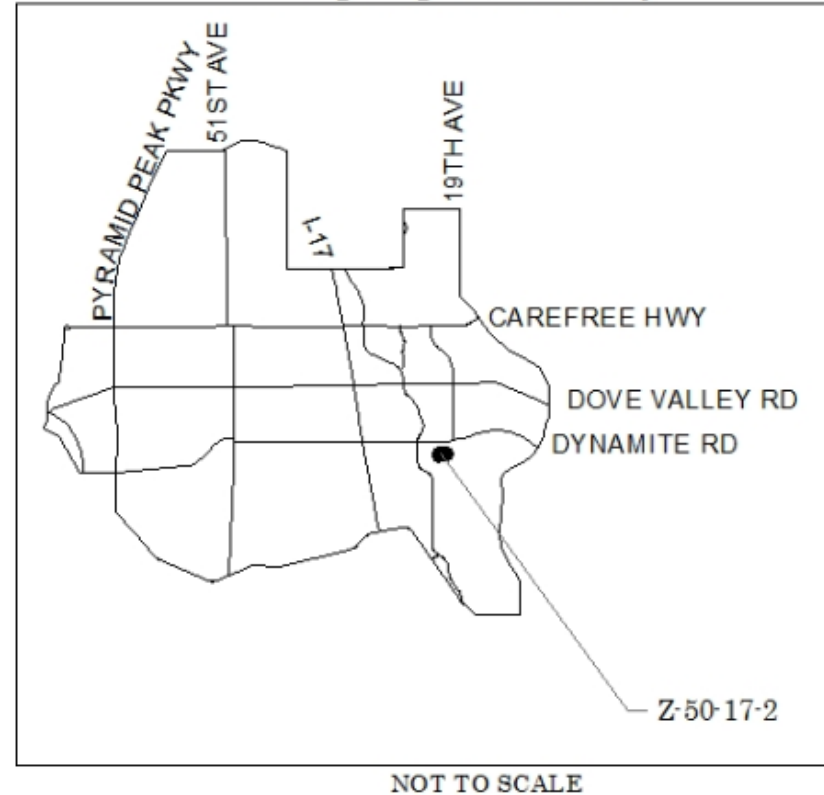
ORDINANCE LOCATION MAP

EXHIBIT B

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



Zoning Case Number: Z-50-17-2
Zoning Overlay: North Black Canyon Corridor
Plan and Overlay District
Planning Village: North Gateway



Drawn Date: 11/2/2017