

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-57-21-3) FROM RSC PCD (REGIONAL SHOPPING CENTER DISTRICT, PLANNED COMMUNITY DISTRICT) AND RSC PCD (APPROVED C-2 H-R DNS/WVR SP PCD) (REGIONAL SHOPPING CENTER DISTRICT, PLANNED COMMUNITY DISTRICT, APPROVED INTERMEDIATE COMMERCIAL DISTRICT, HIGH-RISE AND HIGH DENSITY DISTRICT, DENSITY WAIVER, SPECIAL PERMIT, PLANNED COMMUNITY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of 79.98-acre site located on the northwest corner of Tatum Boulevard and Cactus Road in a portion of Section 18, Township 3 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from 15.34 acres of "RSC PCD" (Regional Shopping Center District, Planned Community District) and 64.64 acres of "RSC PCD (Approved C-2 H-R DNS/WVR SP PCD)" (Regional Shopping Center District, Planned Community District, Approved Intermediate Commercial District, High-Rise and High Density District, Density

Waiver, Special Permit, Planned Community 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 Paradise Valley Mall PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 14 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped (Insert date of public hearing draft) as modified by the following stipulations. The updated Development Narrative shall be consistent with the Development Narrative date stamped April 21, 2022 as modified by the following stipulations:
 - a. Permitted use list, Page 39: Add the following standards for a self-service storage warehouse: Storage buildings shall not exceed three stories or 30 feet in height. Storage buildings shall be limited to an 80,000-square foot footprint, and not to exceed a 200,000-square foot floor area.
 - b. Shade Standards, Page 37: Add the following language to this section: a minimum of 25% structural or vegetative shade at maturity shall be provided in surface parking lots.
 - c. Design Guidelines, Page 46: Add the following language regarding parking garages: All newly constructed parking structures visible from the loop road or any primary pedestrian route shall be wrapped with other uses such as, street level retail, office space, or residential dwelling units; or with decorative screening such as, perforated screening, illuminated art, living greenery, decorative metal panels or other design features.
 - d. Language in the Sign Section on pages 51-56 shall be replaced with the

following: Signs within the Paradise Valley Mall PUD area will be permitted in accordance with Zoning Ordinance Section 705 for commercial (C-2) zoned properties and as part of an approved Master Planned Development Sign Plan in accordance with Section 1209.B.8 of the Phoenix Zoning Ordinance (Downtown Code) and the standards for a master planned development covering a contiguous area of at least ten acres. Off-premise signs are not permitted within the Paradise Valley Mall PUD area per the current standards within section 705.2 of the Phoenix Zoning Ordinance. Concepts for consideration as part of a Master Planned Development Sign Plan are included as exhibits 22-24 of the PUD.

2. Relocation and/or reconstruction of the Paradise Valley Transit Center is subject to Planning and Development Department and Public Transit Department Approval. A minimum of three transit vehicle servicing points shall be constructed at any relocated or reconstructed site. All plans and designs for relocated and/or reconstructed transit facilities shall require approval from the Public Transit Department and the Planning and Development Department. The Public Transit Department shall retain removable assets located at the Paradise Valley Transit Center should relocation and/or reconstruction be approved.
3. Vehicle access to all public transit facilities shall be ensured by dedication of transit easements or other legal agreements, as approved by the Public Transit Department and the Planning and Development Department.
4. The developer shall dedicate right-of-way and construct two bus stop pads at locations approved or modified by the Public Transit Department. The bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pads shall be spaced from intersections according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50% shade at bus stop pads, as approved by the Planning and Development Department.
5. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. All cross-access agreements shall include a pedestrian pathway, as approved by the Planning and Development Department.
7. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of site plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Christopher Kowalsky, Special Projects Administrator, at (602) 534-7105, to set up a meeting to

discuss the requirements of the study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, City Engineers Office. Additional dedications and/or improvements may be required as per the approved Traffic Impact Study.

8. 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.
9. 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 1st day of July, 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 (9 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-57-21-3

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18 FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS THENCE NORTH 01 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 2618.84 FEET;

THENCE NORTH 01 DEGREES 22 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 268.99 FEET TO A POINT LYING ON THE RELOCATED MONUMENT LINE OF CACTUS ROAD AS RECORDED IN DOCKET 12020, PAGE 713, IN DOCKET 12020, PAGE 733, IN DOCKET 12020, PAGE 747, AND IN DOCKET 12437, PAGE 582, AND ACCORDING TO BOOK 195 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST ALONG SAID REALIGNED CACTUS ROAD MONUMENT LINE, 832.80 FEET TO A POINT LYING ON THE MONUMENT LINE OF REALIGNED TATUM BOULEVARD ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID MONUMENT LINE, NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 434.67 FEET TO A POINT TO BE HEREINAFTER KNOWN AS POINT "A";

THENCE NORTH 20 DEGREES 07 MINUTES 55 SECONDS EAST, A DISTANCE OF 67.00 FEET; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 145.00 FEET;

THENCE NORTH 10 DEGREES 14 MINUTES 57 SECONDS WEST, A DISTANCE OF 163.12 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 13 DEGREES 06 MINUTES 11 SECONDS WEST, A RADIAL DISTANCE OF 580.25 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 05 MINUTES 28 SECONDS, A DISTANCE OF 233.85 FEET;

THENCE SOUTH 42 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF 165.90 FEET;

THENCE SOUTH 69 DEGREES 52 MINUTES 05 SECONDS EAST, A DISTANCE OF 147.65 FEET;

THENCE CONTINUE SOUTH 69 DEGREES 52 MINUTES 05 SECONDS EAST, A DISTANCE OF 57.35 FEET TO THE MONUMENT LINE OF TATUM BOULEVARD;

THENCE SOUTH 20 DEGREES 07 MINUTES 55 SECONDS WEST, ALONG SAID MONUMENT LINE OF TATUM BOULEVARD, A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 207,157 SQUARE FEET OR 4.756 ACRES, MORE OR LESS.

PARCEL 2

COMMENCING AT AFOREMENTIONED POINT "A"

THENCE NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, ALONG SAID MONUMENT LINE OF CACTUS ROAD, A DISTANCE OF 285.30 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 2,291.83 FEET AND A CENTRAL ANGLE OF 09 DEGREES 18 MINUTES 28 SECONDS;

THENCE CONTINUING ALONG SAID MONUMENT LINE OF CACTUS ROAD, WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 372.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING ALONG SAID MONUMENT LINE OF CACTUS ROAD, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 49 MINUTES 26 SECONDS, A DISTANCE OF 112.96 FEET TO A POINT TO BE HEREINAFTER KNOWN AS POINT "C";

THENCE NORTH 08 DEGREES 00 MINUTES 01 SECONDS EAST, DEPARTING SAID MONUMENT LINE OF CACTUS ROAD, A DISTANCE OF 60.00 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 51 DEGREES 10 MINUTES 08 SECONDS WEST, A RADIAL DISTANCE OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 49 MINUTES 54 SECONDS, A DISTANCE OF 13.02 FEET;

THENCE NORTH 08 DEGREES 59 MINUTES 59 SECONDS EAST, A DISTANCE OF 162.14 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS

OF 25.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 25 MINUTES 19 SECONDS;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.89 FEET TO A COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 2,551.83 FEET AND A CENTRAL ANGLE OF 12 DEGREES 03 MINUTES 37 SECONDS;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 537.14 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 03 MINUTES 49 SECONDS;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.79 FEET;

THENCE NORTH 05 DEGREES 32 MINUTES 47 SECONDS WEST, A DISTANCE OF 68.49 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 04 DEGREES 41 MINUTES 10 SECONDS EAST, A RADIAL DISTANCE OF 2,887.66 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 42 MINUTES 17 SECONDS, A DISTANCE OF 186.71 FEET;

THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 447.32 FEET;

THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.37 FEET;

THENCE NORTH 48 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 56.33 FEET;

THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 199.00 FEET TO A POINT TO BE HEREINAFTER KNOWN AS POINT "B";

THENCE SOUTH 87 DEGREES 01 MINUTE 21 SECONDS EAST, A DISTANCE OF 335.10 FEET;

THENCE NORTH 02 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 97.18 FEET;

THENCE NORTH 33 DEGREES 12 MINUTES 45 SECONDS EAST, A DISTANCE OF 71.86 FEET;

THENCE NORTH 02 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 332.45 FEET;

THENCE NORTH 86 DEGREES 19 MINUTES 41 SECONDS EAST, A DISTANCE OF 140.74 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF NORTH 13 DEGREES 32 MINUTES 44 SECONDS EAST, A CHORD DISTANCE OF 163.58 FEET;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 327.00 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 58 MINUTES 07 SECONDS, A DISTANCE OF 165.33 FEET;

THENCE NORTH 00 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF 32.58 FEET;

THENCE CONTINUING NORTH 00 DEGREES 56 MINUTES 20 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 42.00 FEET TO A POINT ON THE MONUMENT LINE OF PARADISE VILLAGE PARKWAY;

THENCE NORTH 89 DEGREES 03 MINUTES 44 SECONDS EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 31.45 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 16 SECONDS EAST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 42.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 51 DEGREES 57 MINUTES 51 SECONDS EAST, A RADIAL DISTANCE OF 20.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38 DEGREES 58 MINUTES 25 SECONDS, A DISTANCE OF 13.60 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 354.00 FEET AND A CENTRAL ANGLE OF 13 DEGREES 35 MINUTES 01 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 83.92 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 45 MINUTES 01 SECONDS;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.04 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 10 DEGREES 53 MINUTES 38 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 49 MINUTES 54 SECONDS, A DISTANCE OF 144.55 FEET;

THENCE NORTH 89 DEGREES 03 MINUTES 44 SECONDS EAST, A DISTANCE OF 188.95 FEET;

THENCE NORTH 00 DEGREES 56 MINUTES 16 SECONDS WEST, A DISTANCE OF 167.00 FEET;

THENCE CONTINUING NORTH 00 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 42.00 FEET TO A POINT ON SAID MONUMENT LINE OF PARADISE VILLAGE PARKWAY;

THENCE NORTH 89 DEGREES 03 MINUTES 44 SECONDS EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 1,322.59 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 16 SECONDS EAST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 42.00 FEET;

THENCE SOUTH 35 DEGREES 37 MINUTES 31 SECONDS WEST, A DISTANCE OF 177.52 FEET;

THENCE SOUTH 37 DEGREES 00 MINUTES 16 SECONDS EAST, A DISTANCE OF 100.45 FEET;

THENCE SOUTH 59 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 224.83 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 59 DEGREES 07 MINUTES 01 SECONDS WEST, A RADIAL DISTANCE OF 349.50 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 42 MINUTES 42 SECONDS, A DISTANCE OF 156.84 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 85 DEGREES 30 MINUTES 57 SECONDS;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.85 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 46 SECONDS EAST, A DISTANCE OF 133.21 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 327.50 FEET AND A CENTRAL ANGLE OF 17 DEGREES 02 MINUTES 53 SECONDS;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.45 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 46 DEGREES 28 MINUTES 27 SECONDS;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.33 FEET;

THENCE SOUTH 71 DEGREES 14 MINUTES 17 SECONDS EAST, A DISTANCE OF 67.00 FEET TO A POINT ON THE MONUMENT LINE OF TATUM BOULEVARD AND THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 71 DEGREES 14 MINUTES 17 SECONDS WEST, A RADIAL DISTANCE OF 1,637.02 FEET;

THENCE SOUTHERLY ALONG SAID MONUMENT LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREE 22 MINUTES 12 SECONDS, A DISTANCE OF 39.15 FEET;

THENCE SOUTH 20 DEGREES 07 MINUTES 55 SECONDS WEST, CONTINUING ALONG SAID MONUMENT LINE, A DISTANCE OF 37.48 FEET;

THENCE NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 68 DEGREES 57 MINUTES 14 SECONDS WEST, A RADIAL DISTANCE OF 30.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51 DEGREES 19 MINUTES 03 SECONDS, A DISTANCE OF 26.87 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 273.00 FEET AND A CENTRAL ANGLE OF 18 DEGREES 19 MINUTES 25 SECONDS;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.31 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 46 SECONDS WEST, A DISTANCE OF 137.44 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 79 DEGREES 47 MINUTES 09 SECONDS;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.85 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 59 MINUTES 09 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.46 FEET;

THENCE SOUTH 14 DEGREES 30 MINUTES 46 SECONDS WEST, A DISTANCE OF 429.34 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 58 DEGREES 50 MINUTES 28 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.54 FEET;

THENCE NORTH 86 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 862.53 FEET;

THENCE SOUTH 03 DEGREES 00 MINUTES 54 SECONDS WEST, A DISTANCE OF 132.15 FEET;

THENCE SOUTH 06 DEGREES 58 MINUTES 57 SECONDS EAST, A DISTANCE OF 6.94 FEET;

THENCE SOUTH 16 DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF 48.59 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 73 DEGREES 00 MINUTE 24 SECONDS EAST, A RADIAL DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71 DEGREES 51 MINUTES 21 SECONDS, A DISTANCE OF 25.08 FEET;

THENCE SOUTH 26 DEGREES 45 MINUTES 47 SECONDS EAST, A DISTANCE OF 51.27 FEET;

THENCE SOUTH 03 DEGREES 01 MINUTE 23 SECONDS WEST, A DISTANCE OF 509.80 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WITH A CHORD BEARING OF NORTH 73 DEGREES 06 MINUTES 58 SECONDS WEST, A CHORD DISTANCE OF 23.19 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 180.98 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 20 MINUTES 50 SECONDS, A DISTANCE OF 23.21 FEET;

THENCE NORTH 75 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 320.60 FEET;

THENCE SOUTH 10 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 193.00 FEET;

THENCE CONTINUING SOUTH 10 DEGREES 49 MINUTES 27 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 2,359,420 SQUARE FEET OR 54.165 ACRES, MORE OR LESS.

PARCEL 3

BEGINNING AT AFOREMENTIONED POINT "B"

THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 304.48 FEET;

THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 209.62 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 55 DEGREES 42 MINUTES 18 SECONDS EAST, A RADIAL DISTANCE OF 620.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 02 SECONDS, A DISTANCE OF 110.74 FEET;

THENCE NORTH 24 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 164.85 FEET;

THENCE SOUTH 41 DEGREES 53 MINUTES 32 SECONDS EAST, A DISTANCE OF 63.28 FEET;

THENCE SOUTH 87 DEGREES 01 MINUTE 21 SECONDS EAST, A DISTANCE OF 139.39 FEET;

THENCE NORTH 48 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 81.07 FEET;

THENCE SOUTH 87 DEGREES 01 MINUTE 21 SECONDS EAST, A DISTANCE OF 111.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,121 SQUARE FEET OR 0.760 ACRES, MORE OR LESS.

PARCEL 4

COMMENCING AT AFOREMENTIONED POINT "C", SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT LIES SOUTH 08 DEGREES 00 MINUTES 01 SECONDS WEST;

THENCE WESTERLY ALONG THE MONUMENT LINE OF CACTUS ROAD AND ALONG SAID CURVE, HAVING A RADIAL DISTANCE OF 2,291.83 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 55 MINUTES 31 SECONDS, A DISTANCE OF 717.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING WESTERLY ALONG SAID MONUMENT LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 2,291.83 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 12 MINUTES 11 SECONDS, A DISTANCE OF 328.13 FEET;

THENCE NORTH 18 DEGREES 07 MINUTES 42 SECONDS WEST, DEPARTING SAID MONUMENT LINE, A DISTANCE OF 67.00 FEET;

THENCE NORTH 29 DEGREES 51 MINUTES 46 SECONDS EAST, A DISTANCE OF 428.41 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, WITH A CHORD BEARING OF SOUTH 67 DEGREES 40 MINUTES 26 SECONDS EAST, A CHORD DISTANCE OF 141.65 FEET;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 04 MINUTES 24 SECONDS, A DISTANCE OF 142.06 FEET;

THENCE SOUTH 47 DEGREES 38 MINUTES 34 SECONDS WEST, A DISTANCE OF 68.00 FEET;

THENCE SOUTH 09 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 200.00 FEET;

THENCE CONTINUING SOUTH 09 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 82,970 SQUARE FEET OR 1.905 ACRES, MORE OR LESS.

ORDINANCE LOCATION MAP

EXHIBIT B

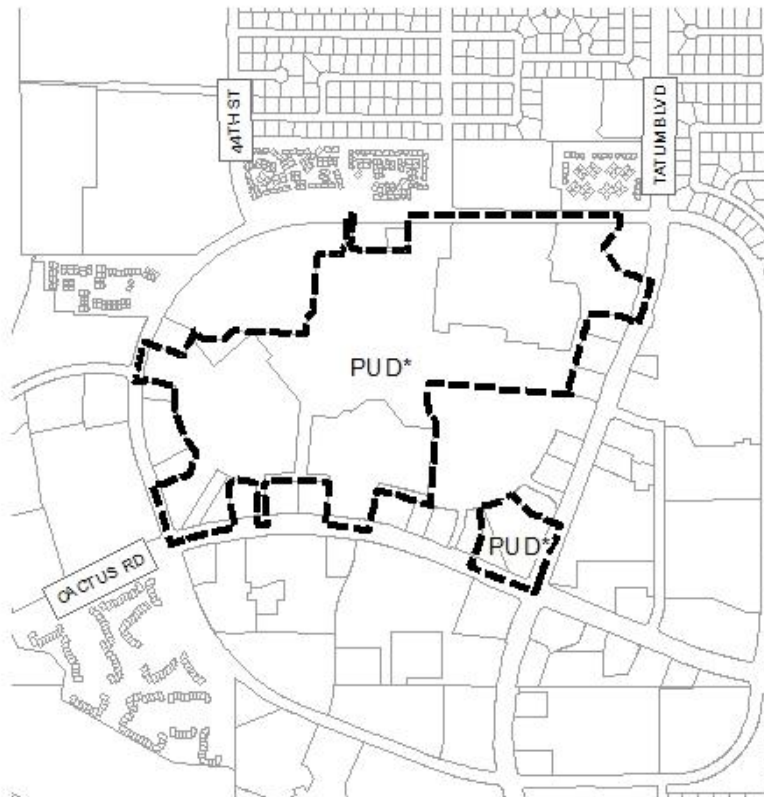
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

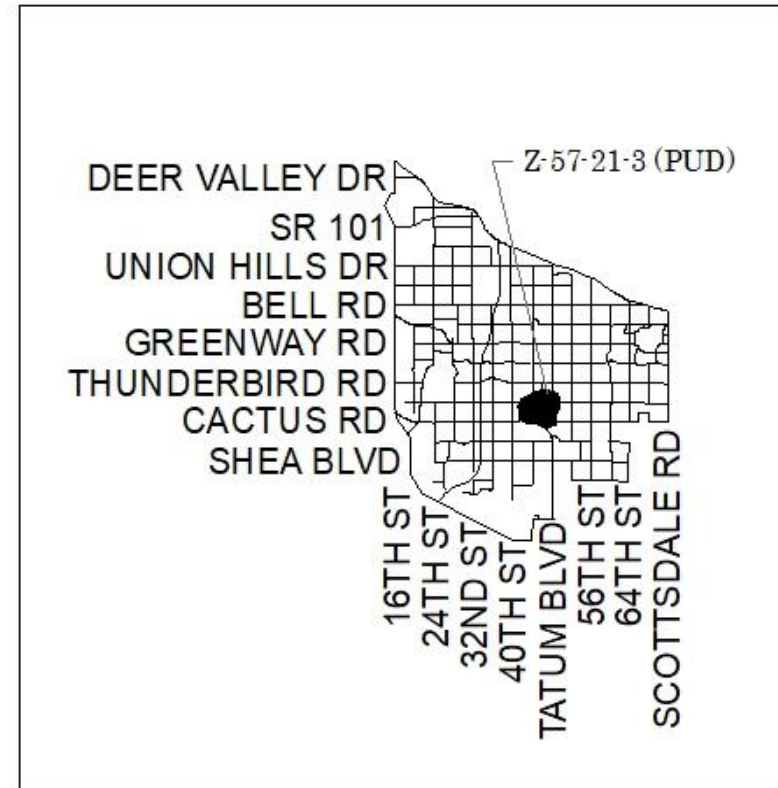
Zoning Case Number: Z-57-21-3 (PUD)

Zoning Overlay: N/A

Planning Village: Paradise Valley



0 470 940 1,880 Feet



NOT TO SCALE



Drawn Date: 5/31/2022