

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-XXXX

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 (Z-92-23-8) FROM S-1 (RANCH OR FARM RESIDENCE) AND R1-10 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (INTERMEDIATE COMMERCIAL), R-4 (MULTIFAMILY RESIDENCE DISTRICT), R-3 (MULTIFAMILY RESIDENCE DISTRICT), AND R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of a 104.99-acre site located at the southeast corner of 19th Avenue and Baseline Road in a portion of Section 6, Township 1 South, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 85.75 acres of "S-1" (Ranch or Farm Residence) and 19.24 acres of "R1-10" (Single-Family Residential) to 35.03 acres of "C-2" (Intermediate Commercial), 16.67 acres of "R-4" (Multifamily Residence District), 14.69 acres of "R-3" (Multifamily Residence District), and 38.60 acres of "R1-10" (Single-Family Residence 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:

OVERALL SITE

1. The conceptual site plan, elevations, and landscape plan for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
2. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50.
 - b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

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

3. The sidewalk along 19th Avenue shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50 percent.
 - b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

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

4. The sidewalk along South Mountain Avenue shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, that provide shade to a minimum 50%, 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 for installing the required plants.

5. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
6. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
7. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of South Mountain Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
8. A minimum of 5.25 acres shall be reserved for open space, as shown on the conceptual landscape plan date stamped November 13, 2023.
9. 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.
10. All perimeter walls visible from street right-of-way shall include material and/or textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
11. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
12. Commercial landscaping and common areas shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers or

similar smart controller to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

13. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin), and functional turf areas located on properties for uses such as parks and residential common areas, as approved by the Planning and Development Department.
14. A minimum 50 feet of right-of-way shall be dedicated for the east side of 19th Avenue, adjacent to the development.
15. A minimum 30 feet of right-of-way shall be dedicated for the north side of South Mountain Avenue, adjacent to the development.
16. A minimum 50 feet of right-of-way shall be dedicated for the full width of all public local streets, internal to the development.
17. A minimum 5-foot-wide sidewalk shall be constructed on both sides of all public local streets.
18. Right-of-way shall be dedicated for the connection of the internal road network to Gary Way on the southeastern boundary of the site.
19. Crosswalks shall be placed across internal roadways separating residential and commercial land at significant pedestrian crossings, as determined by the Street Transportation Department.
20. Improvements to Baseline Road shall be consistent with the Arterial CM cross section including the construction of a raised median.
21. A Traffic Impact Analysis (TIA) shall be submitted to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department. The TIA shall include signal warrant analysis for 19th Avenue and South Mountain Avenue. If the approved TIA determines that a signal is warranted at this intersection, the developer shall be required to fund 100% of the cost and construct the signal. If the TIA does not warrant the signal, the developer shall be required contribute 25% of traffic signal cost in an escrow account to the Street Transportation Department.
22. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
23. Existing SRP facilities along 19th Avenue are to be relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or

civil plan review approval.

24. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
25. All streets within and adjacent to the development shall be constructed 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.
26. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
27. 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.
28. Prior to final 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.

C-2, R-3, AND R-4 ZONED SITES (Commercial and Multifamily)

29. All uncovered surface parking spaces shall be shaded to achieve a minimum 25% shade with either structural shade, minimum 2-inch caliper size, single-trunk, large canopy, drought-tolerant, shade trees, or a combination of the two, as approved by Planning and Development Department.
30. A minimum of 2% of the required parking spaces shall include EV Installed infrastructure. A minimum of 5% of the required parking spaces shall include EV Capable spaces.
31. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
32. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.

33. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
34. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

C-2 ZONED SITES

35. Drive-through windows adjacent to a perimeter street shall be screened by a minimum four-foot-tall mound, or other comparable screening, as approved by the Planning and Development Department.
36. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through inverted U and/or artistic racks located near the office 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 of the Comprehensive Bicycle Master Plan.
37. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
38. A minimum of 5% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
39. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

R-3 AND R-4 ZONED SITES (Multifamily)

40. Bicycle infrastructure shall be provided as described below, located in open space areas, near entrances of buildings, or in a secure location inside the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Bicycle parking spaces shall be provided through inverted U and/or artistic racks. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department
 - a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.

- c. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
41. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

R-3 ZONED SITES

- 42. Perimeter fencing adjacent to 19th Avenue shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.
- 43. Buildings adjacent to 19th Avenue shall have units oriented towards 19th Avenue and shall include individual porches or patios.
- 44. The maximum building height shall be limited to two stories or 30 feet.

R-4 ZONED SITES

- 45. The maximum building height shall be limited to two stories or 30 feet.
- 46. The development within the R-4 area shall be limited to a maximum of 360 units.

R1-10 ZONED SITES

- 47. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.
 - b. A minimum of 50% of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in

area at a depth of at least 6 feet. No porch shall terminate within the plane of a door or window.

- c. Pitched roofs shall be provided on all building elevations.
- 48. The maximum building height shall be limited to one story or 24 feet.
- 49. Lots along the south perimeter shall be a minimum of 160 feet in depth.
- 50. Lots shall be a minimum of 75 feet in width.
- 51. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services Departments.
- 52. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
- 53. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
- 54. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
- 55. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.

R1-10, R-3, AND R-4 ZONED SITES (SINGLE-FAMILY AND MULTIFAMILY)

- 56. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, 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 for installing the required plants.

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, 2024.

MAYOR

ATTEST:

Denise Archibald, City Clerk

Date

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

- A – Legal Description (6 Pages)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

Legal Description for Z-92-23-8

C-2 Portion

A portion of the Northwest Quarter of Section 6, Township 1 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at a brass cap flush at the west quarter corner of said Section 6, from which a brass cap at the northwest corner of said Section 6, bears North 1 degrees 00 minutes 22 seconds East (BASIS OF BEARINGS) 2,654.52feet;

Thence, along the West line of said Northwest Quarter, North 1 degrees 00 minutes 22 seconds East, 1,689.95 feet;

Thence, South 88 Degrees 59 Minutes 38 Seconds East, 96.34 feet, to the POINT OF BEGINNING

Thence, North 28 Degrees 30 Minutes 33 Seconds East, 335.04 feet, to the beginning of a tangent curve, concave to the West, having a radius of 721.78 feet;

Thence, Northerly along said curve, through a central angle of 28 Degrees 30 Minutes 00 Seconds, and an arc length of 359.03 feet to a tangent line;

Thence, North 00 Degrees 00 Minutes 33 Seconds East, 328.03feet;

Thence, South 89 Degrees 32 Minutes 31 Seconds East, 1,832.00 feet;

Thence, South 00 Degrees 02 Minutes 31 Seconds West, 420.10feet;

Thence, North 89 Degrees 32 Minutes 37 Seconds West, 622.47feet;

Thence, South 00 Degrees 00 Minutes 01 Seconds West, 324.37feet;

Thence, North 89 Degrees 59 Minutes 59 Seconds West, 94.46 feet, to the beginning of a tangent curve, concave to the North, having a radius of 580.00 feet;

Thence, Westerly along said curve, through a central angle of 09 Degrees 56 Minutes 25 Seconds, and an arc length of 100.62 feet;

Thence, North 80 Degrees 03 Minutes 35 Seconds West, 54.01 feet, to a non- tangent curve, concave to the West, having a radius of 600.00 feet, the center of which bears North 81 Degrees 39 Minutes 45 Seconds West;

Thence, Southerly along said curve, through a central angle of 31 Degrees 41 Minutes 32 Seconds, and an arc length of 331.88 feet;

Thence, South 40 Degrees 01 Minutes 47 Seconds West, 104.05 feet, to a non- tangent

curve, concave to the South, having a radius of 250.00 feet, the center of which bears South 38 Degrees 05 Minutes 57 Seconds West;

Thence, Westerly along said curve, through a central angle of 38 Degrees 05 Minutes 57 Seconds, and an arc length of 166.24 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds West, 613.08 feet, to the beginning of a tangent curve, concave to the North, having a radius of 300.00 feet, the center of which bears North 00 Degrees 00 Minutes 00 Seconds East;

Thence, Westerly along said curve, through a central angle of 31 Degrees 04 Minutes 31 Seconds, and an arc length of 162.71 feet;

Thence, North 58 Degrees 55 Minutes 29 Seconds West, 99.89 feet, to the POINT OF BEGINNING.

Said portion of land containing 1,521,483 square feet, or 34.9284 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, County and/or Municipality, or any other land division restrictions.

R-10 Portion

A portion of the Northwest Quarter of Section 6, Township 1 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at a brass cap flush at the west quarter corner of said Section 6, from which a brass cap at the northwest corner of said Section 6, bears North 1 degrees 00 minutes 22 seconds East (BASIS OF BEARINGS) 2,654.52 feet;

Thence, along the West line of said Northwest Quarter, North 1 degrees 00 minutes 22 seconds East, 440.94 feet to the POINT OF BEGINNING;

Thence, North 01 Degrees 00 Minutes 22 Seconds East, 510.77 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds East, 705.12 feet, to the beginning of a tangent curve, concave to the North, having a radius of 300.00 feet;

Thence, Northerly along said curve, through a central angle of 36 Degrees 25 Minutes 32 Seconds, and an arc length of 190.72 feet to a non-tangent line;

Thence, South 36 Degrees 25 Minutes 32 Seconds East, 72.84 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds East, 462.78 feet;

Thence, South 89 Degrees 59 Minutes 58 Seconds East, 342.81 feet;
Thence, North 00 Degrees 00 Minutes 00 Seconds East, 266.36 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 380.00 feet;

Thence, Northerly along said curve, through a central angle of 43 Degrees 51 Minutes 15 Seconds, and an arc length of 290.85 feet to a tangent line;
Thence, North 43 Degrees 51 Minutes 15 Seconds East, 135.80 feet, to the beginning of a tangent curve, concave to the Northwest, having a radius of 380.00 feet;

Thence, Northerly along said curve, through a central angle of 43 Degrees 48 Minutes 44 Seconds, and an arc length of 290.57 feet to a tangent line;

Thence, North 00 Degrees 02 Minutes 31 Seconds East, 58.56feet;

Thence, North 89 Degrees 59 Minutes 59 Seconds West, 472.22feet;

Thence, North 00 Degrees 00 Minutes 01 Seconds East, 324.37 feet;

Thence, South 89 Degrees 32 Minutes 37 Seconds East, 622.47feet;

Thence, South 00 Degrees 02 Minutes 31 Seconds West, 912.13feet;

Thence, North 89 Degrees 31 Minutes 19 Seconds West, 301.06feet;

Thence, South 00 Degrees 09 Minutes 12 Seconds West, 659.90feet;

Thence, South 00 Degrees 18 Minutes 17 Seconds West, 659.95feet;

Thence, North 89 Degrees 43 Minutes 01 Seconds West, 670.37feet;

Thence, North 00 Degrees 27 Minutes 59 Seconds East, 440.32feet;

Thence, North 89 Degrees 41 Minutes 23 Seconds West, 1,223.62 feet, to the POINT OF BEGINNING.

Said portion of land containing 1,685,684 square feet, or 38.6980 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, County and/or Municipality, or any other land division restrictions.

R-3 Portion

A portion of the Northwest Quarter of Section 6, Township 1 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at a brass cap flush at the west quarter corner of said Section 6, from

which a brass cap at the northwest corner of said Section 6, bears North 1 degrees 00 minutes 22 seconds East (BASIS OF BEARINGS) 2,654.52 feet;

Thence, along the West line of said Northwest Quarter, North 1 degrees 00 minutes 22 seconds East, 951.71 feet to the POINT OF BEGINNING;

Thence, North 01 Degrees 00 Minutes 22 Seconds East, 436.01 feet, to a non-tangent curve, concave to the Southeast, having a radius of 721.78 feet, the center of which bears South 83 Degrees 49 Minutes 09 Seconds East;

Thence, Northerly along said curve, through a central angle of 22 Degrees 19 Minutes 42 Seconds, and an arc length of 281.28 feet;

Thence, North 28 Degrees 30 Minutes 33 Seconds East, 38.36 feet;

Thence, South 58 Degrees 55 Minutes 29 Seconds East, 99.89 feet, to the beginning of a tangent curve, concave to the North, having a radius of 300.00 feet;

Thence, Easterly along said curve, through a central angle of 31 Degrees 04 Minutes 31 Seconds, and an arc length of 162.71 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds East, 613.08 feet, to the beginning of a tangent curve, concave to the South, having a radius of 250.00 feet;

Thence, Easterly along said curve, through a central angle of 38 Degrees 05 Minutes 57 Seconds, and an arc length of 166.24 feet, to a non-tangent line;

Thence, South 40 Degrees 01 Minutes 47 Seconds West, 82.93 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 250.00 feet;

Thence, Southerly along said curve, through a central angle of 40 Degrees 01 Minutes 47 Seconds, and an arc length of 174.66 feet;

Thence, South 00 Degrees 00 Minutes 00 Seconds East, 64.26 feet, to the beginning of a tangent curve, concave to the Northwest, having a radius of 300.00 feet;

Thence, southwesterly along said curve, through a central angle of 90 Degrees 00 Minutes 00 Seconds, and an arc length of 471.24 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds West, 705.12 feet, to the POINT OF BEGINNING.

Said portion of land containing 640,271 square feet, or 14.6986 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

This description shown hereon is not to be used to violate subdivision regulations of the State, County and/or Municipality, or any other land division restrictions.

R-4 Portion

A portion of the Northwest Quarter of Section 6, Township 1 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at a brass cap flush at the West Quarter Corner of said Section 6, from which a brass cap at the northwest corner of said Section 6, bears North 1 degrees 00 minutes 22 seconds East (BASIS OF BEARINGS) 2,654.52 feet;

Thence, along the West line of said Northwest Quarter, North 1 degrees 00 minutes 22 seconds East, 1,025.82 feet;

Thence, leaving said West line South 88 Degrees 59 Minutes 38 Seconds East, 882.09 feet, to the POINT OF BEGINNING, also to a non-tangent curve, concave to the West, having a radius of 300.00 feet, the center of which bears North 36 Degrees 25 Minutes 32 Seconds West;

Thence, Northerly along said curve, through a central angle of 53 Degrees 34 Minutes 28 Seconds, and an arc length of 280.51 feet;

Thence, North 00 Degrees 00 Minutes 00 Seconds East, 64.26 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 250.00 feet;

Thence, Northerly along said curve, through a central angle of 40 Degrees 01 Minutes 47 Seconds, and an arc length of 174.66 feet;

Thence, North 40 Degrees 01 Minutes 47 Seconds East, 186.98 feet, to the beginning of a tangent curve, concave to the Northwest, having a radius of 600.00 feet;

Thence, Northerly along said curve, through a central angle of 31 Degrees 41 Minutes 32 Seconds, and an arc length of 331.88 feet, to a non-tangent line;

Thence, South 80 Degrees 03 Minutes 35 Seconds East, 54.01 feet, to the beginning of a tangent curve, concave to the North, having a radius of 580.00 feet;

Thence, Easterly along said curve, through a central angle of 09 Degrees 56 Minutes 24 Seconds, and an arc length of 100.62 feet;

Thence, South 89 Degrees 59 Minutes 59 Seconds East, 566.68 feet;

Thence, South 00 Degrees 02 Minutes 31 Seconds West, 58.56 feet, to the beginning of a tangent curve, concave to the West, having a radius of 380.00 feet;

Thence, along said curve, through a central angle of 43 Degrees 48 Minutes 44 Seconds, and an arc length of 290.57 feet;

Thence, South 43 Degrees 51 Minutes 15 Seconds West, 135.80 feet, to the beginning of a tangent curve, concave to the East, having a radius of 380.00 feet;

Thence, Southerly along said curve, through a central angle of 43 Degrees 51 Minutes 15 Seconds, and an arc length of 290.85 feet to a tangent line;

Thence, South 00 Degrees 00 Minutes 00 Seconds East, 266.36 feet;

Thence, North 89 Degrees 59 Minutes 58 Seconds West, 342.81 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds West, 462.78 feet;

Thence, North 36 Degrees 25 Minutes 32 Seconds West, 72.84 feet, to the POINT OF BEGINNING.

Said portion of land containing 726,250 square feet, or 16.6724 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

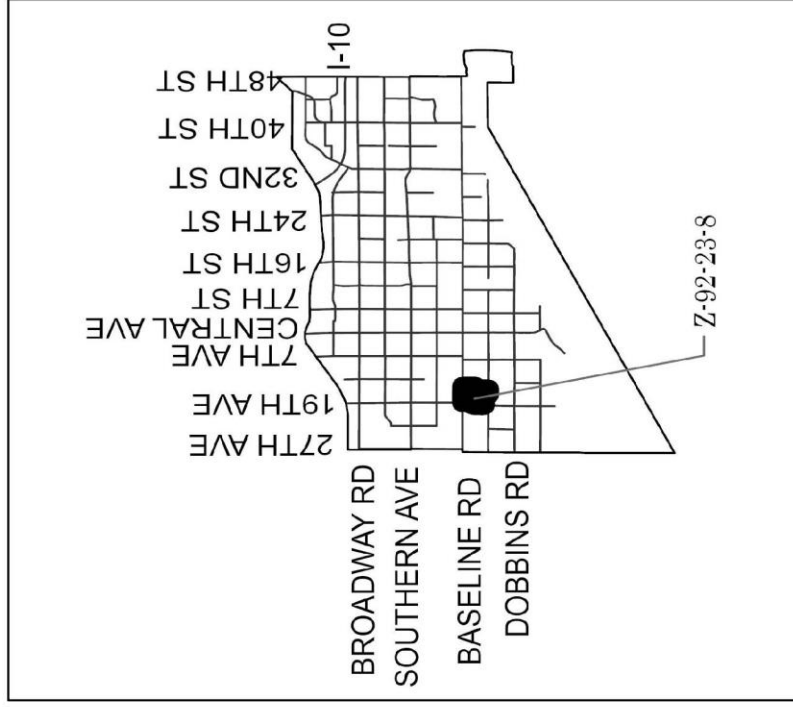
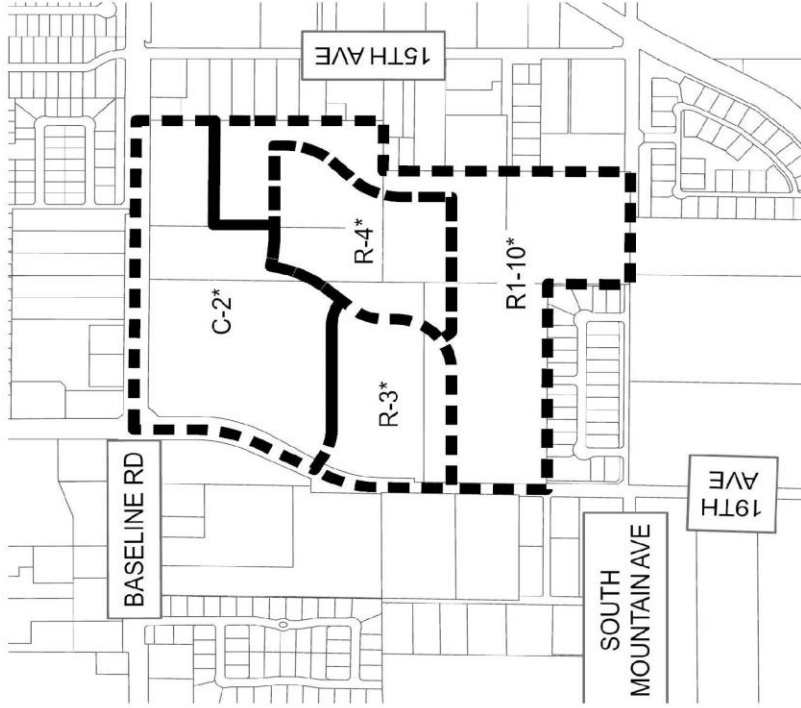
This description shown hereon is not to be used to violate subdivision regulations of the State, County and/or Municipality, or any other land division restrictions.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-92-23-8
Zoning Overlay: N/A
Planning Village: South Mountain

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



NOT TO SCALE



Drawn Date: 6/4/2024