

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 STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-61-09-8 PREVIOUSLY APPROVED BY ORDINANCE G-5524.

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

SECTION 1. The zoning stipulations applicable located approximately 500 feet east of the southeast corner of 7th Street and Dobbins Road in a portion of Section 9, Township 1 South, Range 3 East, as described more specifically in Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance to the site plan date stamped July 1, 2010, as modified by the following stipulations and approved by the Planning and Development Services Department.
2. That the development shall be limited to a maximum of 582 dwelling units and that development within each of the development areas shall be limited to the following unit maximums:

Development Area	Maximum # of Dwelling Units
1	185
2	97
3	39
4	54
5	56
6	42
7	30

	8	24
	9	21
	10	34
Total		582

3. That a minimum lot widths for all lots within the following zoning districts and development areas shall be as follows as approved by the Planning and Development Services Department.
 - a. Development areas 2 & 7 (R1-6 PRD): Minimum 50 feet
 - b. Development areas 5 & 6 (R1-8 PRD): Minimum 55 feet
 - c. Development areas 3, 4, 9 & 10 (R1-10 PRD): Minimum 60 feet

Open Space, Greenbelts and Trails

4. That a minimum of 11 percent of the gross project area shall be retained as open space, exclusive of stipulated landscape setbacks, including washes and hillside areas, as approved by the Planning and Development Services Department.
5. That development shall be in general conformance to the Open Space Master Plan date stamped July 1, 2010 as approved by the Planning and Development Services Department with specific regard to:
 - a. Six (6) proposed pocket parks evenly distributed throughout the project area.
 - b. Greenbelts and private trails surrounding each of the development areas and connecting each of the development areas and pocket parks.
 - c. Greenbelt concept cross section of drainage and pedestrian corridors.
6. That the greenbelts and pocket parks on the Open Space Master Plan date stamped July 1, 2010, as modified by these stipulations, shall be dedicated as common tracts with the final plat of each parcel, to be owned and maintained by a master association inclusive of all parcels shown on the Open Space Master Plan date stamped July 1, 2010, with specific regard to the following minimum requirements:
 - a. That each of the proposed greenbelts shall be a minimum of 50 feet in width and that landscaping within the greenbelts shall include at a minimum 2-inch caliper trees placed 20 feet on center, or in equivalent groupings and 5 shrubs per tree, as approved by the Planning and Development Services Department.
 - b. That each of the six proposed pocket parks shall be a minimum of 18,000 square feet and a minimum 100 feet in depth, as approved by the Planning and Development Services Department. Proposed greenbelts shall not be counted towards the minimum depth or square footage requirements for pocket parks.

7. That each of the pocket parks shall provide, at a minimum, three of the following active recreational elements or other similar elements, as approved by the Planning and Development ~~Services~~ Department:
 - a. Swimming pool
 - b. Tot lot
 - c. Barbecue and picnic tables
 - d. Game courts
 - e. Jogging and/or parcours
 - f. Lawn or turf, putting green
 - g. Pavilions or ramadas
8. That a multi-use trail easement totaling 30 feet shall be dedicated for the west side of 14th Street, south side of Dobbins Road and east side of 7th Street, as approved by the Parks and Recreation Department.
9. That a multi-use trail shall be constructed in accordance with the MAG standard detail along the west side of 14th Street, south side of Dobbins Road and east side of 7th Street, as approved by the Parks and Recreation Department.
10. That prior to preliminary site plan approval of the first phase of development the developer shall submit an internal trail system plan that connects each of the neighborhoods to each other, to each of the pocket parks, and to the multi-use trails on Dobbins Road, 7th Street and 14th Street, as approved by the Planning and Development ~~Services~~ Department. The internal trail shall be at a minimum 8 feet in width.

Landscaping, Fencing and Walls

11. That an average 60-foot (50-foot minimum) wide landscape setback shall be provided and maintained along Dobbins Road, as approved by the Planning and Development ~~Services~~ Department. Landscaping shall include, at a minimum, 2-inch caliper trees planted 20 feet on center, or in equivalent groupings and 5 shrubs per tree, as approved by the Planning and Development ~~Services~~ Department.
12. That an average 50-foot (40-foot minimum) wide landscape setback shall be provided and maintained along 7th Street and 14th Street as approved by the Planning and Development ~~Services~~ Department. Landscaping shall include, at a minimum, 2-inch caliper trees planted 20 feet on center, or in equivalent groupings and 5 shrubs per tree as approved by the Planning and Development ~~Services~~ Department.
13. That an average 30-foot (25 foot minimum) wide landscape setback shall be provided and maintained along Mineral Road, as approved by the Planning and Development ~~Services~~ Department. Landscaping shall include, at a minimum, 2-inch caliper trees planted 20 feet on center, or in equivalent groupings and 5 shrubs per tree as approved by the Planning and Development ~~Services~~ Department.

14. That only landscape materials listed in the Approved Plant Species List for Sonoran Preserve Edge Treatment Guidelines in the Phoenix Zoning Ordinance (Appendix A) shall be utilized in the landscape setbacks and greenbelts, as approved by the Planning and Development Services Department. Exceptions to this list, as listed in the Baseline Area Overlay District or these stipulations are allowed within the primary entry features of the development or designated pocket parks, as approved by the Planning and Development Services Department.
15. That walls adjacent to open space areas and perimeter landscape setbacks shall contain, at a minimum, 50 percent open fencing materials such as wrought iron, split rail or farm fencing, as approved by the Planning and Development Services Department.

Edge Treatment

16. That the Sonoran Preserve Edge Treatment Guidelines found in Section 507 Tab A of the Phoenix Zoning Ordinance shall be applied to the segments of the development that abut South Mountain Park.

Building Height & Elevations

17. That development shall be limited to 1 story and 18 feet in height within 150 feet of the boundary of South Mountain Park as approved by the Planning and Development Services Department.
18. That development along Mineral Road, Dobbins Road, 14th Street and 7th Street, except for development within development area #1, shall be limited to 1 story and 18 feet in height within 150 feet of Mineral Road, Dobbins Road, 14th Street and 7TH Street rights-of-ways, as approved by the Planning and Development Services Department.
19. That conceptual elevations shall be approved by the Planning Hearing Officer through the public hearing process prior to Planning and Development Services Department final site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Services Department.
20. That 75% of dwelling units within development areas 2 through 10 shall be limited to 1 story and 18 feet in height. The developer shall predetermine the location of the two-story lots prior to or concurrent with preliminary site plan approval for each development area as approved by the Planning and Development Services Department. Changes to the location of the designated two story units will be made through the site plan amendment process as long as the 75% minimum is maintained.

Upon City Council approval of the Planning Hearing Officer application for conceptual one and two-story elevations (Stipulation #19), the 75% minimum one-story requirement is reduced to 50% for the subject development area(s).

Fill

21. That retaining walls shall be limited to a height of 40 inches when located within 150 feet of the subdivision perimeter as approved by the Planning and Development ~~Services~~ Department.
22. That prior to or concurrent with preliminary site plan approval for each phase of development, the Planning Hearing Officer shall administratively review and approve a conceptual grading and drainage plan. The review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development ~~Services~~ Department. The conceptual grading and drainage plan shall demonstrate at a minimum the following:
 - a. Minimal use of fill materials. Fill materials should not exceed an exposed height of 3 feet above existing grade. Exceptions to this standard may be considered where additional fill is needed to compensate for undulations in the existing golf course topography. Further consideration for additional fill may be given in combination with a restriction of building height of proposed homes to a maximum of 18 feet or other measures aimed at mitigating the proposed finished grade's impacts on the surrounding properties.
 - b. Cross sections and elevations illustrating proposed finished grade shall be provided and shall be in general conformance to the "Cut and Fill Exhibit" date stamped February 22, 2010.
 - c. That the finished grade level of pads within the first row of lots within 100 feet of Dobbins Road, 7th Street, 14th Street and Mineral Road right-of-way shall be no more than three feet above the adjacent existing street grade level as measured from the top of the existing curb, or the existing pavement grade level for Mineral Road only, as approved by the Planning and Development ~~Services~~ Department.
 - d. That the areas highlighted in the topography map date stamped July 1, 2010, shall not be utilized to establish finished grade level for the surrounding topography within 100 feet. The highlighted areas shall be graded to a finished grade level that shall be consistent with the average grade level of the surrounding topography (100 feet) as approved by the Planning and Development ~~Services~~ Department.

Archaeology

23. That the developer shall conduct archaeological monitoring and/or testing within all areas of the development that lie within development areas, three, four, six, eight, nine, and ten prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist.
24. That 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.

Streets

25. That 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 Services Department. All improvements shall comply with all ADA accessibility standards. Any improvements on Dobbins Road adjacent to Dobbins Creek subdivision shall include an overlay of rubberized asphalt as approved by the Street Transportation Department.
26. That a 10-foot wide sidewalk easement shall be dedicated along Dobbins Road, as approved by Planning and Development Services Department.
27. That the applicant shall submit a traffic impact study to the Street Transportation Department and the Planning and Development Services Department prior to preliminary site plan review of the first phase of development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Services Department and the Street Transportation Department. Any improvements on Dobbins Road adjacent to Dobbins Creek subdivision shall include an overlay of rubberized asphalt as approved by the Street Transportation Department.
28. That no vehicular access shall be provided along 14th Street, as approved by the Planning and Development Services Department.
29. That Dobbins Road shall be improved with an overlay of rubberized asphalt to be installed concurrent with the first phase of construction in development areas 1, 2, 5 or 7 as approved by the Street Transportation Department.

Maintenance

30. That the developer shall preserve and maintain the existing 30-foot landscape setbacks and berms along the north, east and west boundaries of the property in a condition consistent with the attached photographs date stamped April 8, 2010, during the interim period, between closure of the golf course and commencement of construction in adjacent development areas. Construction is defined as the approval of a final grading plan and issuance of a grading permit, as approved by the Planning and Development Services Department.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5524, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5524 and as modified in

Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. 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 18th day of April , 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A - Legal Description (2 Pages)

B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-18-- Z-61-09-8

PARCEL 1

A portion of Lot 1 as shown on "The Thunderbirds Golf Course and Resort" Final Plat, as recorded in Book 574, Page 03 of the Maricopa County Records, being within the Section 9, Township 1 South, Range 3 East of the Gila River and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the north one-quarter of Section 9, from which the northwest corner of Section 9, bears N89°33'57"W (Basis of Bearings) a distance of 2627.86 feet;

Thence N89°33'57"W a distance of 1624.03 feet, to the POINT OF BEGINNING;

Thence S00°26'03"W a distance of 279.05 feet;

Thence S02°43'10"E a distance of 745.88 feet;

Thence S11°28'41"E a distance of 134.07 feet;

Thence S80°14'25"W a distance of 623.23 feet;

Thence S87°43'52"W a distance of 147.53 feet;

Thence N89°59'45"W a distance of 342.23 feet;

Thence N00°00'15"E a distance of 462.02 feet;

Thence S89°59'45"E a distance of 40.00 feet;

Thence N00°00'15"E a distance of 142.24 feet;

Thence S89°59'45"E a distance of 222.12 feet;

Thence N23°28'50"E a distance of 547.28 feet;

Thence N00°00'15"E a distance of 165.00 feet;

Thence S89°33'57"E a distance of 563.68 feet, to the POINT OF BEGINNING.

Said Parcel contains 23.93 Acres, more or less, including any easements of record.

PARCEL 2

A portion of Lot 1 as shown on "The Thunderbirds Golf Course and Resort" Final Plat, as recorded in Book 574, Page 03 of the Maricopa County Records, being within the Section 9, Township 1 South, Range 3 East of the Gila River and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the north one-quarter of Section 9, from which the northwest corner of Section 9, bears N89°33'57"W (Basis of Bearings) a distance of 2627.86 feet;

Thence N89°33'57"W a distance of 723.53 feet, to the POINT OF BEGINNING;

Thence S00°26'03"W a distance of 524.14 feet;

Thence S30°50'31"E a distance of 160.36 feet;

Thence S59°09'29"W a distance of 165.98 feet;

Thence S76°58'43"W a distance of 149.42 feet;

Thence S70°11'53"W a distance of 698.67 feet;

Thence N02°43'10"W a distance of 745.88 feet;

Thence N00°26'03"E a distance of 279.05 feet;

Thence S89°33'57"E a distance of 900.50 feet; to the POINT OF BEGINNING.

Said Parcel contains 17.91 Acres, more or less, including any easements of record.

PARCEL 3

A portion of Lot 1 as shown on "The Thunderbirds Golf Course and Resort" Final Plat, as recorded in Book 574, Page 03 of the Maricopa County Records, being within the Section 9, Township 1 South, Range 3 East of the Gila River and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northwest corner of Section 9, from which the north one-quarter corner of Section 9, bears S89°33'57"E (Basis of Bearings) a distance of 2627.86 feet;

Thence S00°00'15"W a distance of 1274.54 feet;

Thence S89°59'45"E a distance of 302.23 feet, to the POINT OF BEGINNING;

Thence N87°43'52"E a distance of 147.53 feet;

Thence N80°14'25"E a distance of 623.23 feet;

Thence S08°37'47"E a distance of 237.44 feet;

Thence S18°47'41"E a distance of 391.41 feet;

Thence S54°14'02"W a distance of 202.26 feet;

Thence N80°13'56"W a distance of 241.47 feet;

Thence westerly 556.71 feet along the arc of a curve to the left, having a radius of 310.00 feet, through a central angle of 102°53'39", a chord bearing S48°11'52"W and a chord distance of 483.56 feet;

Thence N89°59'45"W a distance of 461.43 feet;

Thence N00°00'15"E a distance of 459.27 feet;

Thence N90°00'00"W a distance of 40.00 feet;

Thence N00°00'15"E a distance of 434.19 feet;

Thence S89°59'45"E a distance of 342.23 feet, to the POINT OF BEGINNING.

Said Parcel contains 20.30 Acres, more or less, including any easements of record.

PARCEL 4

A portion of Lot 1 as shown on "The Thunderbirds Golf Course and Resort" Final Plat, as recorded in Book 574, Page 03 of the Maricopa County Records, being within the Section 9, Township 1 South, Range 3 East of the Gila River and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the north one-quarter of Section 9, from which the northwest corner of Section 9, bears N89°33'57"W (Basis of Bearings) a distance of 2627.86 feet;

Thence N89°33'57"W a distance of 723.53 feet;

Thence S00°26'03"W a distance of 524.14 feet;

Thence S30°50'31"E a distance of 160.36 feet, to the POINT OF BEGINNING;

Thence S30°50'31"E a distance of 119.68 feet;

Thence S03°59'56"E a distance of 291.42 feet;

Thence S04°22'03"W a distance of 248.50 feet;

Thence S70°21'46"W a distance of 407.85 feet;

Thence S54°14'02"W a distance of 536.92 feet;
Thence N18°47'41"W a distance of 391.41 feet;
Thence N08°37'47"W a distance of 237.44 feet;
Thence N11°28'41"W a distance of 134.07 feet;
Thence N70°11'53"E a distance of 698.67 feet;
Thence N76°58'43"E a distance of 149.42 feet;
Thence N59°09'29"E a distance of 165.98 feet, to the POINT OF BEGINNING;
Said Parcel contains 14.97 Acres, more or less, including any easements of record.

PARCEL 5

A portion of Lot 1 as shown on "The Thunderbirds Golf Course and Resort" Final Plat, as recorded in Book 574, Page 03 of the Maricopa County Records, being within the Section 9, Township 1 South, Range 3 East of the Gila River and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the north one-quarter of Section 9, from which the northwest corner of Section 9, bears N89°33'57"W (Basis of Bearings) a distance of 2627.86 feet, being the POINT OF BEGINNING;

Thence S89°32'07"E a distance of 508.71 feet;
Thence S00°27'53"W a distance of 249.39 feet;
Thence S00°38'19"W a distance of 177.31 feet;
Thence S27°45'41"W a distance of 164.65 feet;
Thence N87°50'54"W a distance of 139.33 feet;
Thence S90°00'00"W a distance of 462.37 feet;
Thence S89°40'22"W a distance of 206.86 feet;
Thence S84°29'12"W a distance of 149.02 feet;
Thence S59°09'29"W a distance of 135.67 feet;
Thence N30°50'31"W a distance of 160.36 feet;

Thence N00°26'03"E a distance of 524.14 feet;

Thence S89°33'57"E a distance of 723.53 feet, to the POINT OF BEGINNING.

Said Parcel contains 16.26 Acres, more or less, including any easements of record.

PARCEL 6

A portion of Lot 1 as shown on "The Thunderbirds Golf Course and Resort" Final Plat, as recorded in Book 574, Page 03 of the Maricopa County Records, being within the Section 9, Township 1 South, Range 3 East of the Gila River and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the north one-quarter of Section 9, from which the northwest corner of Section 9, bears N89°33'57"W (Basis of Bearings) a distance of 2627.86 feet;

Thence S89°32'07"E a distance of 508.71 feet;

Thence S00°27'53"W a distance of 249.39 feet;

Thence S00°38'19"W a distance of 177.31 feet

Thence S27°45'41"W a distance of 164.65 feet, to the POINT OF BEGINNING;

Thence S27°45'41"W a distance of 378.46 feet;

Thence S41°09'39"W a distance of 383.00 feet;

Thence N89°33'19"W a distance of 147.51 feet;

Thence S84°58'09"W a distance of 209.60 feet;

Thence S70°21'46"W a distance of 239.79 feet;

Thence N04°22'03"E a distance of 248.50 feet;

Thence N03°59'56"W a distance of 291.42 feet;

Thence N30°50'31"W a distance of 119.68 feet;

Thence N59°09'29"E a distance of 135.67 feet;

Thence N84°29'12"E a distance of 149.02 feet;

Thence N89°40'22"E a distance of 206.86 feet;

Thence N90°00'00"E a distance of 462.37 feet;

Thence S87°50'54"E a distance of 139.33 feet, to the POINT OF BEGINNING;

Said Parcel contains 12.15 Acres, more or less, including any easements of record.

PARCEL 7

A portion of Lot 1 as shown on "The Thunderbirds Golf Course and Resort" Final Plat, as recorded in Book 574, Page 03 of the Maricopa County Records, being within the Section 9, Township 1 South, Range 3 East of the Gila River and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the north one-quarter of Section 9, from which the northwest corner of Section 9, bears N89°33'57"W (Basis of Bearings) a distance of 2627.86 feet;

Thence S89°32'07"E a distance of 508.71 feet, to the POINT OF BEGINNING;

Thence S89°32'07"E a distance of 804.91 feet;

Thence S00°01'23"W a distance of 1201.05 feet;

Thence S00°01'23"W a distance of 34.56 feet;

Thence N90°00'00"W a distance of 84.89 feet;

Thence N59°29'45"W a distance of 928.66 feet;

Thence N22°38'13"W a distance of 120.00 feet;

Thence N27°45'41"E a distance of 263.66 feet;

Thence N00°38'19"E a distance of 177.31 feet;

Thence N00°27'53"E a distance of 249.39 feet, to the POINT OF BEGINNING;

Said Parcel contains 20.06 Acres, more or less, including any easements of record.

PARCEL 8

A portion of Lot 1 as shown on "The Thunderbirds Golf Course and Resort" Final Plat, as recorded in Book 574, Page 03 of the Maricopa County Records, being within the Section 9, Township 1 South, Range 3 East of the Gila River and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the north one-quarter of Section 9, from which the northwest corner of Section 9, bears N89°33'57"W (Basis of Bearings) a distance of 2627.86 feet;

Thence S89°32'07"E a distance of 1313.62 feet to a brass cap in the intersection of Dobbins Road and 14th Street;

Thence S00°01'23"W a distance of 1235.61 feet, the POINT OF BEGINNING;

Thence S00°01'23"W a distance of 84.08 feet;

Thence S00°01'23"W a distance of 24.98 feet;

Thence S00°07'16"W a distance of 124.94 feet;

Thence N89°32'30"W a distance of 339.22 feet;

Thence S45°02'28"W a distance of 154.42 feet;

Thence S00°01'10"W a distance of 160.02 feet;

Thence N89°32'36"W a distance of 159.97 feet;

Thence N00°01'01"E a distance of 269.98 feet;

Thence N89°32'30"W a distance of 105.00 feet;

Thence S45°16'23"W a distance of 105.66 feet;

Thence N89°32'44"W a distance of 524.77 feet;

Thence N00°00'58"E a distance of 345.03 feet;

Thence N41°09'39"E a distance of 383.00 feet;

Thence N27°45'41"E a distance of 279.45 feet;

Thence S22°38'13"E a distance of 120.00 feet;

Thence S59°29'45"E a distance of 928.66 feet;

Thence N90°00'00"E a distance of 84.89 feet, to the POINT OF BEGINNING

Said Parcel contains 16.36 Acres, more or less, including any easements of record.

PARCEL 9

A portion of Lot 1 as shown on "The Thunderbirds Golf Course and Resort" Final Plat, as recorded in Book 574, Page 03 of the Maricopa County Records, being within the Section 9, Township 1 South, Range 3 East of the Gila River and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northwest corner of Section 9, from which the north one-quarter corner of Section 9, bears S89°33'57"E (Basis of Bearings) a distance of 2627.86 feet;

Thence S00°00'15"W a distance of 2167.99 feet, to the POINT OF BEGINNING;

Thence S89°59'45"E a distance of 461.43 feet;

Thence N86°52'25"E a distance of 79.99 feet, to a point of curvature;

Thence southerly 66.99 feet along the arc of a curve to the left, having a radius of 230.00 feet, through a central angle of 16°41'16", a chord bearing S11°28'19"E and a chord distance of 66.74 feet, from which point the radius bears N86°52'25"E;

Thence S19°48'51"E a distance of 122.44 feet;

Thence S36°10'40"E a distance of 322.96 feet;

Thence S36°10'40"E a distance of 49.81 feet;

Thence N89°36'21"W a distance of 816.18 feet;

Thence N00°00'15"E a distance of 471.55 feet, to the POINT OF BEGINNING;

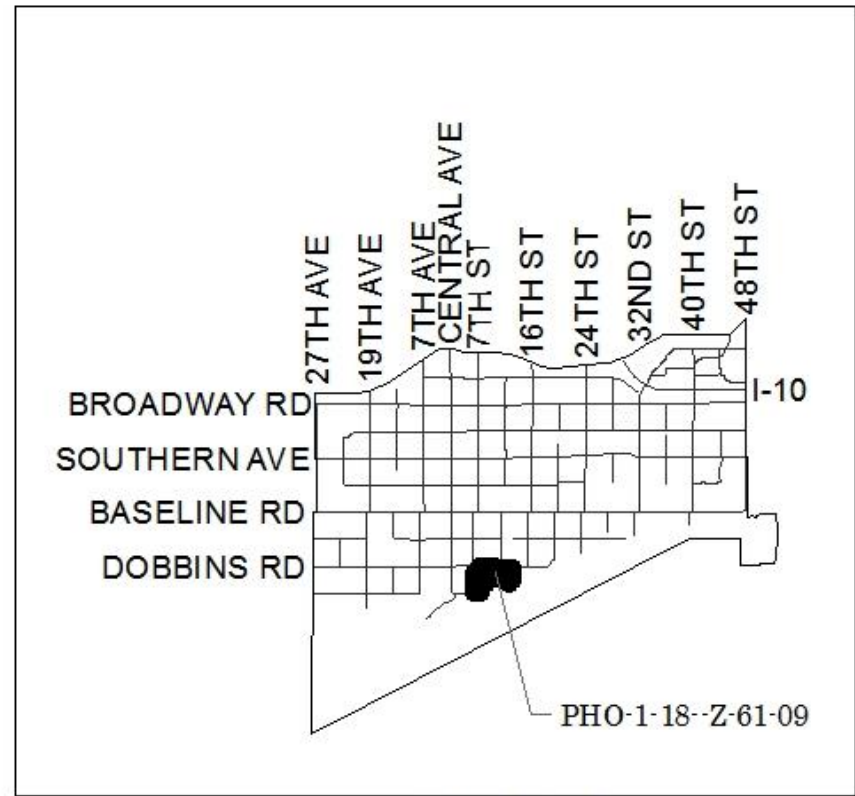
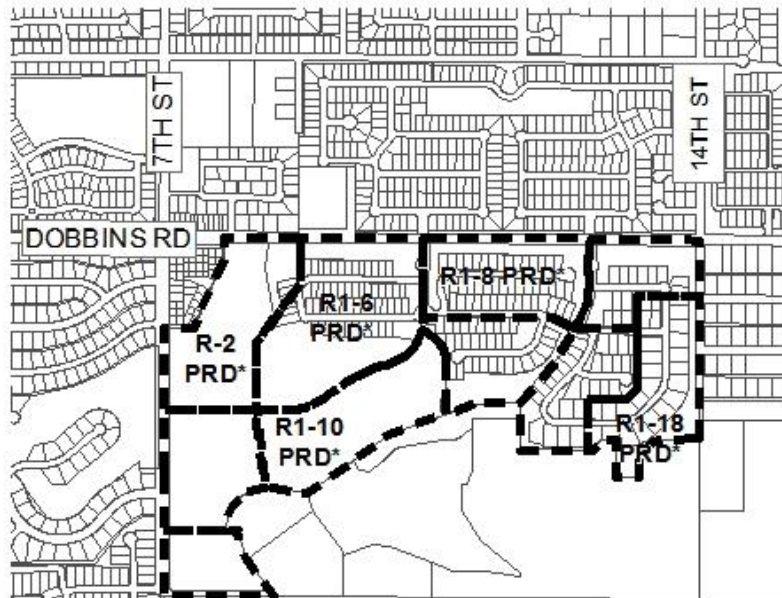
Said Parcel contains 7.12 Acres, more or less, including any easements of record.

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: PHO-1-18-Z-61-09
Zoning Overlay: Baseline Area Plan and Overlay District
Planning Village: South Mountain



NOT TO SCALE



Drawn Date: 3/26/2018