

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-30-20-5) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT), R1-6 SP (SINGLE-FAMILY RESIDENCE DISTRICT, SPECIAL PERMIT), AND C-2 (INTERMEDIATE COMMERCIAL) TO GC (GOLF COURSE DISTRICT).

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

SECTION 1. The zoning of a 122.92 acre site located southeast of the southeast corner of 107th Avenue and Camelback Road in a portion of Section 20, Township 2 North, Range 1 East, as described more specifically in Exhibit "A," is hereby changed from 0.32 acres of "R1-6" (Single-Family Residence District), 121.40 acres of "R1-6 SP" (Single-Family Residence District, Special Permit), and 1.20 acres of "C-2" (Intermediate Commercial) to GC (Golf Course 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 monopalm site located approximately 1,200 feet south of the southeast corner of 103rd Avenue and Camelback Road (subject site of Special Permit Rezoning Case No. Z-SP-13-08-5) shall be in general conformance to the site plan and elevations date stamped November 6, 2013, with specific regard to the following elements:
 - a. The screen wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs
 - b. The gate shall include a decorative wrought iron gate with metal slats painted a complementary color to the screen wall.
 - c. Vines or shrubs shall be planted along the exterior of the six-foot high wall around the wireless equipment.
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 21st day of October,
2020.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: _____
Julie Kriegh, Chief Assistant City Attorney *Pml*

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-30-20-5

102-17-199B

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST
VILLA DE PAZ UNIT 1 MCR 135-22 TRACT 187 EX ANY PT LY WI-IN FAIRWAY
VILLAS MCR 799-18 & EX TH PT LY WI-IN VILLA DE PAZ MCR 1027-30

102-17-466

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST
VILLA DE PAZ UNIT THREE LOT E

102-17-635V

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST
TH PT SEC DESC AS GOLF COURSE PROP ON DKT 15549-0 941 LY ADJ TO BDY
LNS OF VILLA DE PAZ UNIT 1 MCR 135-22 & VILLA DE PAZ UNIT 6 AMD MCR 213-
8 & VILL A DE PAZ UNIT 7 MCR 228-43 EX ANY PT LY WI-IN PROP DEEDED TO
CRAWFORD ON D-P 14982-1429 & EX ANY PT LY W-IN VILLA DE PAZ UNIT 8
PHASE ONE

102-17-764D

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST
VILLA DE PAZ UNIT 6 AMD MCR 213-8 TR K & ALSO PRT CAMPBELL AVE LY SLY
OF LN THAT IS 38.76F SLY OF & CONCENTRIC MON LN OF SD CAMPBELL AVE &
IS BO ON THE W BY NLY PROLG E LN LOT 436 & ON E BY NLY PROLG W LN LOT
537 VILLA DE PAZ UNIT 6 P/F 09-0111364 EX TH PT DESC P/F 05-253989 & EX TH
PT DESC P/F 04-1544928

102-17-873B

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST
VILLA DE PAZ UNIT 9 MCR 215-3 TRACT C EX BEG SW COR LOT 19 VILLA DE PAZ
UNIT IX AMD MCR 249-18 TH S 71D 48M E 98.45F TO WLY R/W 106TH AVE TH
SWLY ALG CUR CONC TO SE DIST 133.76F TH S 3D 36M W 146.92F TH SWLY
ALG CUR CONC TO N DIST 80.84F TH W 19.56F N 3D 36M E 149.83F N 6D 47M E
82.08F N 14D 21M E 83.34F TH S 71D 48M E 1.55F TO POB

102-17-971

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST
VILLA DE PAZ UNIT I MCR 135-22 ALL TRACT 185 LY NLY OF A LN PARA TO &
706.13F S OF MOST NLY LN & PROL TH/OF SD TR 185 EX N 400F TH/OF & EX
CUL-DE- SAC P/D 83-161915 & EX ANY PT LY WI-IN FAIRWAY VILAS MCR 799-18

102-17-989

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST

VILLA DE PAZ UNIT 1 MCR 135-22 TRACT 185 THE N 400F EX TH PT LY WI-IN
VILLA DE PAZ MCR 1027-30

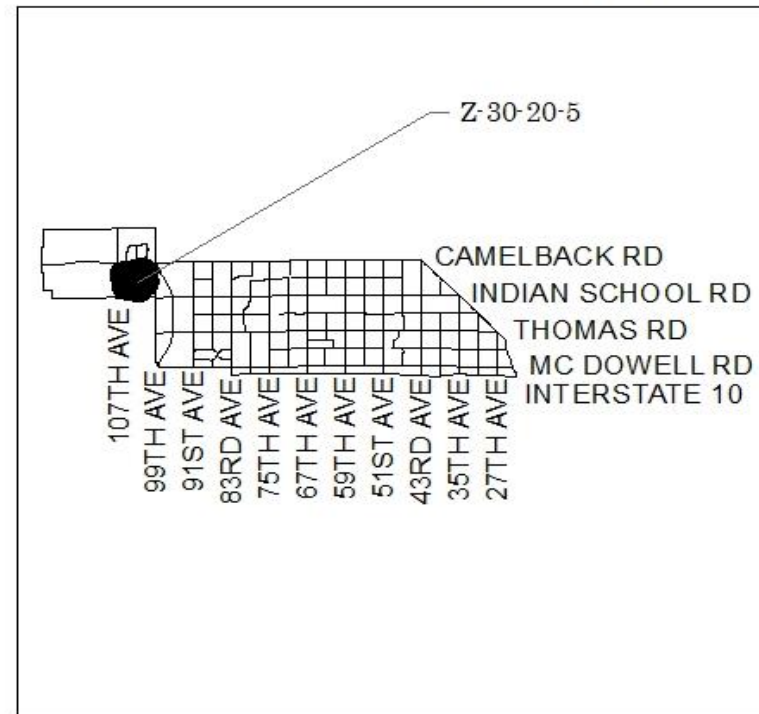
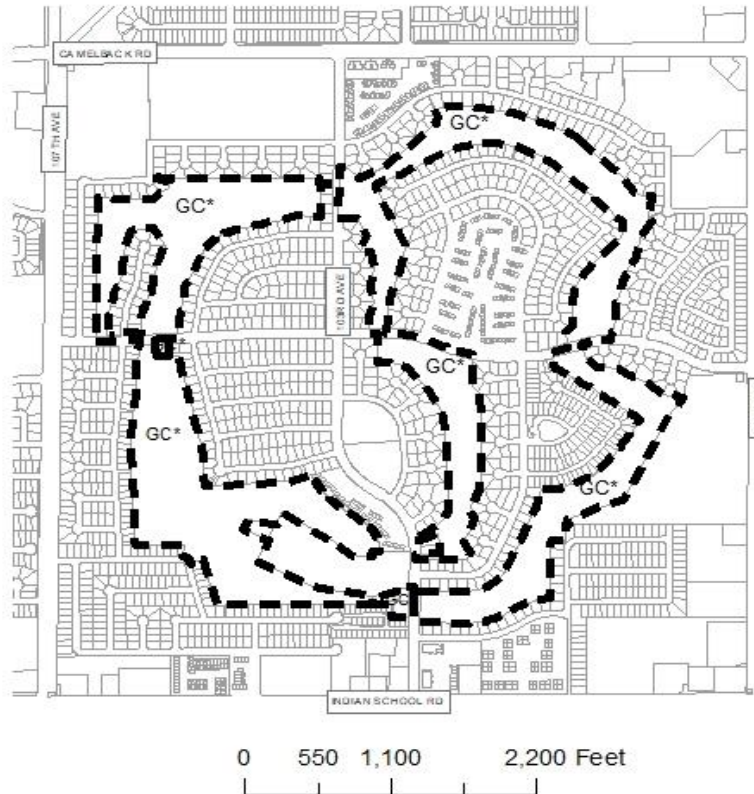
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ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-30-20-5
Zoning Overlay: N/A
Planning Village: Maryvale



NOT TO SCALE



Drawn Date: 9/28/2020

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