

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-29-19-6) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO P-1 (PARKING DISTRICT, PASSENGER AUTOMOBILE PARKING, LIMITED).

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

SECTION 1. The zoning of a 0.78-acre site located approximately 235 feet east of the northeast corner of 32nd Street and Campbell Avenue in a portion of Section 24, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R1-6" (Single-Family Residence District) to "P-1" (Parking District, Passenger Automobile Parking, Limited).

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 landscape setback along the eastern property line shall be in general conformance with the site plan date stamped July 25, 2019 including a minimum setback of 10 feet which may include a maximum 6-foot high fence closure panel that shall be view fencing. The landscaping shall be installed and maintained in accordance with the C-2 standards for planting type, size, quantity and trees shall be planted near the sidewalk to provide shade, as approved by the Planning and Development Department.
2. The landscape setback along the northern property line shall be in general conformance to the site plan date stamped July 25, 2019 including a minimum setback of 3 feet. The landscaping shall include a minimum of 3-inch caliper shade trees to provide screening to the adjacent single-family residence, as approved by the Planning and Development Department.
3. There shall be a minimum 10-foot landscape setback along the southern property line with a maximum 3-foot high decorative wall as depicted on the site plan date stamped June 25, 2019. The landscaping shall be installed and maintained in accordance with the C-2 standards for planting type, size, quantity and trees shall be planted near the sidewalk to provide shade, as approved by the Planning and Development Department.
4. Minimum 25% of the parking lot shall be shaded with landscaping as measured on the summer solstice at noon, as approved by the Planning and Development Department.
5. A minimum 6-foot high decorative wall and minimum 2-inch caliper Sour Orange trees planted four feet on center, shall be provided along the eastern side of the site, as approved by the Planning and Development Department.
6. Any trash enclosures/dumpsters shall not be oriented toward a single-family residential zoning district and shall be located a minimum of 80 feet from the eastern property line, as approved by the Planning and Development Department.
7. A minimum 5-foot wide sidewalk along Campbell Avenue shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
8. The developer shall dedicate a one-foot Vehicular Non-Access Easement (VNAE) along the eastern and southern property lines, as approved by the Planning and Development Department.

9. A minimum of five inverted-U bicycle racks (10 spaces) for guests or employees shall be provided on site and installed per the requirement of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
10. 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 8th day of January 2020.

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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-29-19-6

Lot 1 and Lot 2 of NUEVO VENTURA, according to Book 109 of Maps, Page, 20 records of Maricopa County, Arizona, being located in a portion of the Northwest quarter of Section 24, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows; BEGINNING at the Southwest corner of said Lot 1;

Thence along the West line of said Lots 1 and 2, North 00 degrees 16 minutes 32 seconds West 283.41 feet to the Northwest corner of said Lot 2;

Thence along the North line of said Lot 2, South 46 degrees 20 minutes 40 seconds East 164.85 feet to Northeast corner of said Lot 2, said point being the beginning on a non-tangent curve to the left, the center of which bears South 46 degrees 20 minutes 02 seconds East 125.00 feet;

Thence along the East line of said Lots 1 and 2, along said non-tangent curve to the left through a central angle of 43 degrees 39 minutes 58 seconds, an arc length of 95.26 feet;

Thence along the East line of said Lot 1, South 00 degrees 00 minutes 00 seconds East 71.30 feet to the beginning of a tangent curve to the right with a radius of 12.00 feet;

Thence continuing along the East line of said Lot 1, along said tangent curve to the right through a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 18.85 feet, to a point on the South line of said Lot 1;

Thence along the South line of said Lot 1, North 90 degrees 00 minutes 00 seconds West 71.33 feet to the POINT OF BEGINNING.

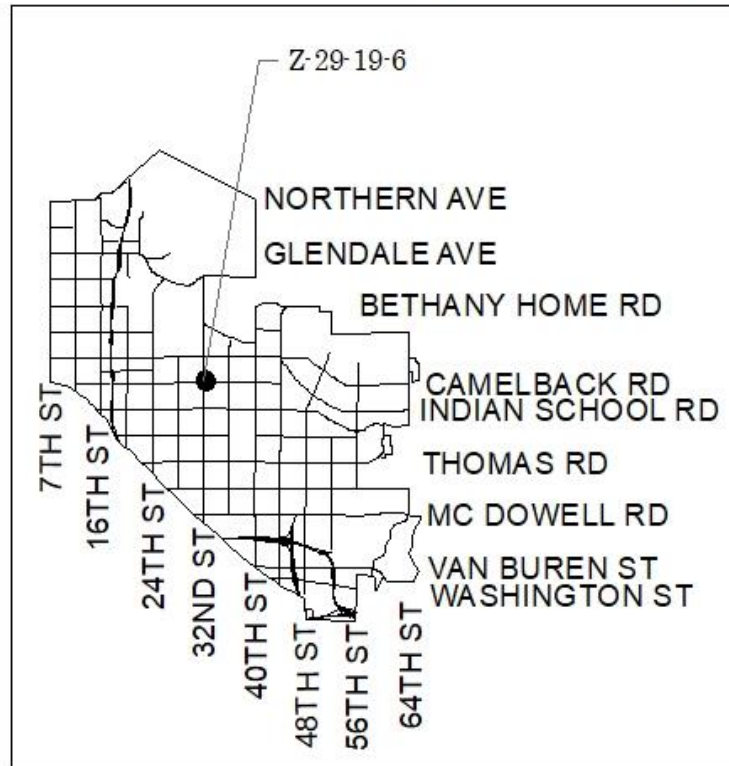
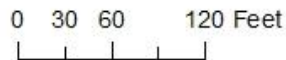
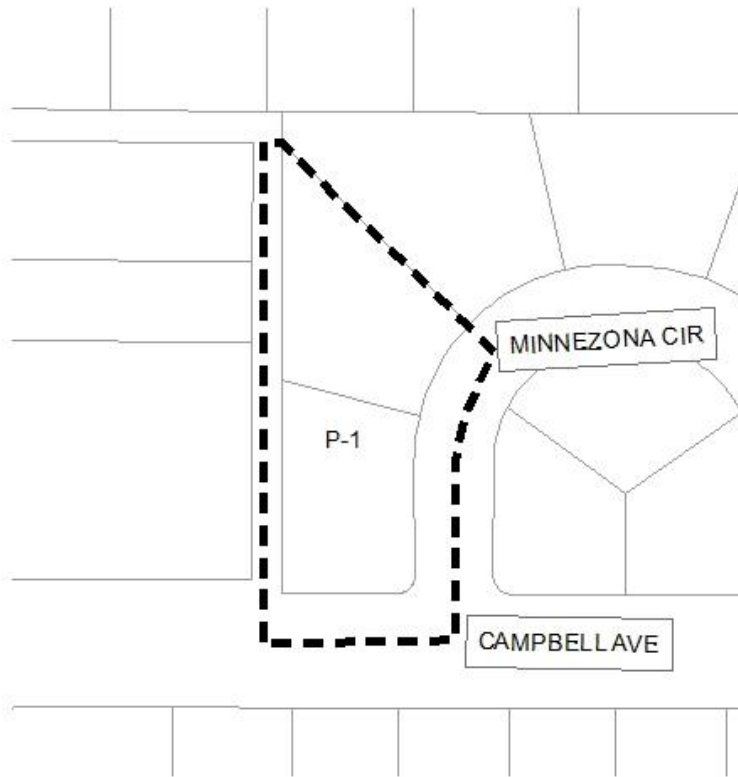
Comprising 0.502 acres or 21,859 square feet, subject to all easements of record.

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-29-19-6
Zoning Overlay: N/A
Planning Village: Camelback East



NOT TO SCALE



Drawn Date: 12/9/2019