

ATTACHMENT A

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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-157-24-3) FROM C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT) TO C-3 (GENERAL COMMERCIAL).

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

SECTION 1. The zoning of a 2.38-acre site located approximately 1,080 feet north of the northeast corner of the I-17 Freeway and Thunderbird Road in a portion of Section 12, Township 3 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "C-2 SP" (Intermediate Commercial, Special Permit) to "C-3" (General Commercial).

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. Parking lot landscaping within the subject site shall be restored in accordance with the Standards outlined in Section 624.E.4.e of the Phoenix Zoning Ordinance.
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.
3. 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.
4. Site lighting shall be provided in the parking lot and/or along the drainage easement to illuminate the drainage easement along the north property line, as approved by the Planning and Development Department.
5. Equipment rental located in parking areas adjacent to the drainage easement shall be screened with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department. When possible, existing trees and landscaping shall be used to meet the landscaping requirement.
6. A minimum of one sign shall be erected in the parking area directing equipment rental traffic to exit the site via the frontage road, as approved by the Planning and Development Department.

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 7th day of May, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Jeffrey Barton, City Manager

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

EXHIBIT A

LEGAL DESCRIPTION FOR Z-157-24-3

A PORTION OF PARCEL 6 OF "THUNDERBIRD PAVILIONS" RECORDED IN BOOK 386 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 6;

THENCE ALONG THE WEST LINE OF SAID PARCEL 6, SOUTH $00^{\circ}20'45''$ WEST, A DISTANCE OF 59.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS SOUTH $00^{\circ}55'11''$ WEST, A DISTANCE OF 477.00 FEET AND THE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT THROUGH A CENTRAL ANGLE OF $42^{\circ}34'13''$, AN ARC LENGTH OF 354.40 FEET TO THE BEGINNING OF A REVERSE CURVE WHOSE RADIUS BEARS NORTH $33^{\circ}28'47''$ EAST, A DISTANCE OF 570.76 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $50^{\circ}07'53''$, AN ARC LENGTH OF 499.39 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH $60^{\circ}29'08''$ EAST, A DISTANCE OF 570.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $12^{\circ}42'09''$, AN ARC LENGTH OF 126.37 FEET;

THENCE SOUTH $48^{\circ}46'05''$ WEST, A DISTANCE OF 63.87 FEET;

THENCE NORTH $38^{\circ}49'44''$ WEST, A DISTANCE OF 55.12 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS SOUTH $46^{\circ}14'35''$ WEST, A DISTANCE OF 12.78 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF $52^{\circ}27'16''$, AN ARC LENGTH OF 11.70 FEET;

THENCE SOUTH $77^{\circ}23'47''$ WEST, A DISTANCE OF 104.80 FEET;

THENCE SOUTH $53^{\circ}41'30''$ WEST, A DISTANCE OF 149.71 FEET;

THENCE NORTH $35^{\circ}45'26''$ WEST, A DISTANCE OF 146.82 FEET;

THENCE SOUTH $54^{\circ}08'28''$ WEST, A DISTANCE OF 197.12 FEET;

THENCE NORTH $35^{\circ}45'26''$ WEST, A DISTANCE OF 146.08 FEET;

THENCE NORTH $54^{\circ}06'15''$ EAST, A DISTANCE OF 141.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH $28^{\circ}41'18''$ EAST, A DISTANCE OF 611.67 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT THROUGH A CENTRAL ANGLE OF $18^{\circ}45'14''$, AN ARC LENGTH OF 200.21 FEET TO THE BEGINNING OF A REVERSE CURVE WHOSE RADIUS BEARS SOUTH $27^{\circ}29'22''$ WEST, A DISTANCE OF 403.00 FEET;

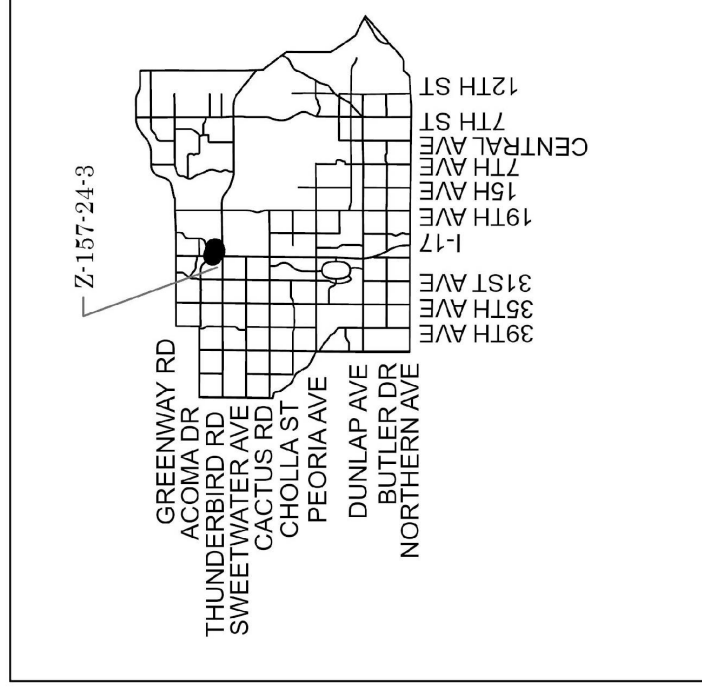
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT THROUGH A CENTRAL ANGLE OF $25^{\circ}49'51''$, AN ARC LENGTH OF 181.68 FEET TO THE WEST LINE OF SAID PARCEL 6;

THENCE ALONG SAID WEST LINE, NORTH $18^{\circ}26'47''$ WEST, A DISTANCE OF 28.63 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH $00^{\circ}20'45''$ EAST, A DISTANCE OF 10.25 FEET TO THE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

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



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