

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-3-17-7) FROM PSC (PLANNED SHOPPING CENTER) TO C-2 (INTERMEDIATE COMMERCIAL DISTRICT).

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

SECTION 1. The zoning of an approximately 9.00-acre property located approximately 260 feet east of the southeast corner of 91st Avenue and Thomas Road in a portion of Section 34, Township 2 North, Range 1 East, as described more specifically in Exhibit "A", is hereby changed from "PSC" (Planned Shopping Center), to "C-2" (Intermediate Commercial 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 development shall be in general conformance with the site plan date stamped January 13, 2017, 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 10th day of May, 2017.

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 Z-3-17-7

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, BEING THE INTERSECTION OF 91ST AVENUE AND THOMAS ROAD

THENCE NORTH 89 DEGREES 21 MINUTES 22 SECONDS EAST (BASIS OF BEARING) ALONG THE NORTH LINE OF SAID SECTION 34, 265.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 389.91 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 38 SECONDS EAST, A DISTANCE OF 107.32 FEET TO THE BEGINNING OF A TANGENTIAL CURVE;

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 45 DEGREES 21 MINUTES 59 SECONDS, HAVING A RADIUS OF 115.00 FEET FOR AN ARC DISTANCE OF 91.06 FEET;

THENCE SOUTH 44 DEGREES 43 MINUTES 21 SECONDS WEST, A DISTANCE OF 15.09 FEET TO THE BEGINNING OF A TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 47 DEGREES 58 MINUTES 31 SECONDS, HAVING A RADIUS OF 35.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 20 DEGREES 44 MINUTES 06 SECONDS WEST, 28.46 FEET, FOR AN ARC DISTANCE OF 29.31 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE SOUTH 45 DEGREES 16 MINUTES 39 SECONDS EAST, A DISTANCE OF 131.73 FEET;

THENCE NORTH 89 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 108.27 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 38 SECONDS EAST, A DISTANCE OF 91.77 FEET;

THENCE SOUTH 44 DEGREES 43 MINUTES 21 SECONDS WEST, A DISTANCE OF 419.46 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 39 SECONDS WEST, A DISTANCE OF 510.93 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 34;

THENCE NORTH 00 DEGREES 05 MINUTES 21 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 394.99 FEET;

THENCE NORTH 89 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 265.01 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 21 SECONDS EAST, A DISTANCE OF 305.00 FEET TO THE POINT OF BEGINNING.

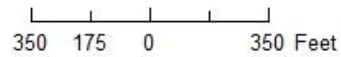
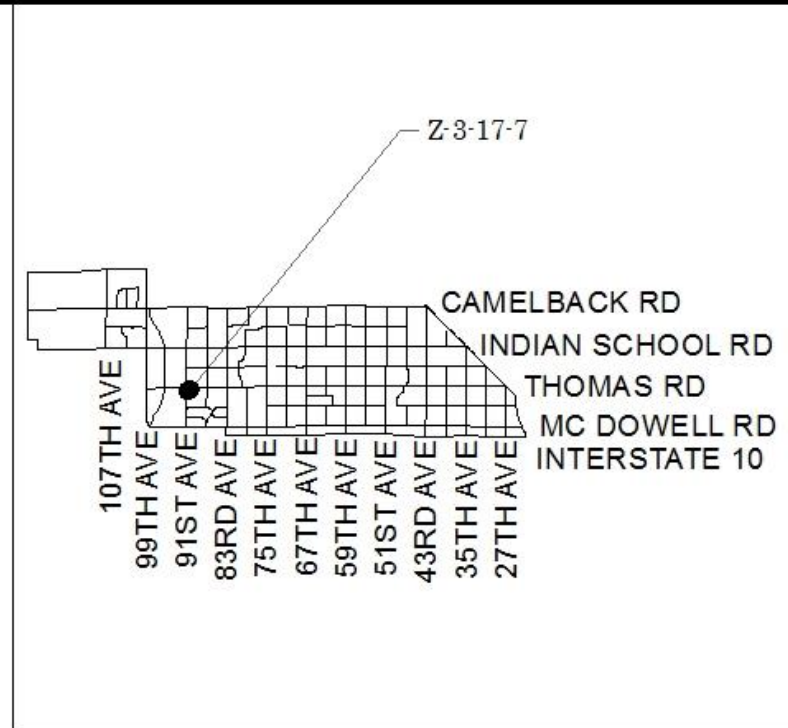
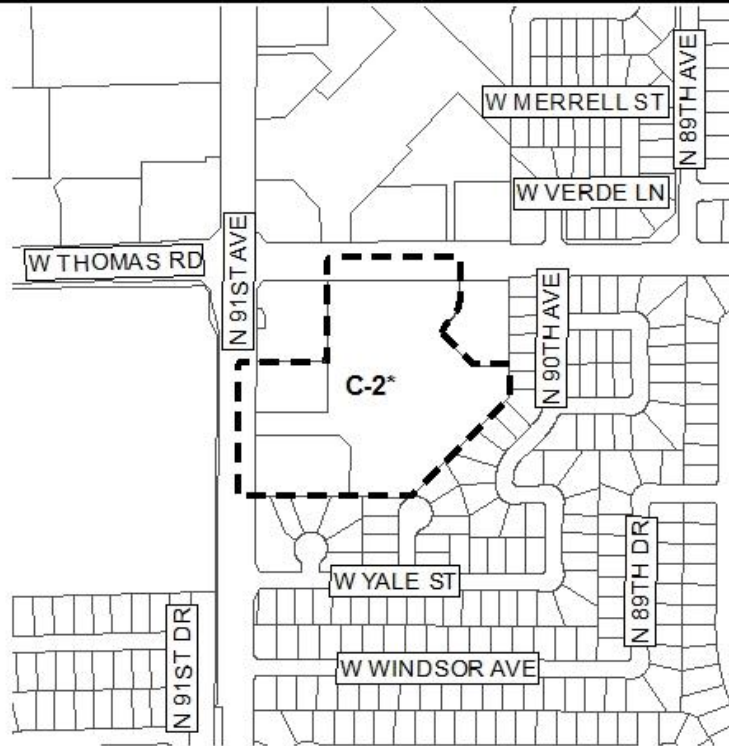
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ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-3-17-7
Zoning Overlay: N/A
Planning Village: Maryvale



NOT TO SCALE



Drawn Date: 3/15/2017