

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-13-20-8) FROM A-2 TOD-1 (INDUSTRIAL DISTRICT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE) TO A-2 (INDUSTRIAL DISTRICT).

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

SECTION 1. The zoning of a 1.75-acre site located on the northwest corner of State Route 143 and Washington Street in a portion of Section 7, Township 1 North, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from "A-2 TOD-1" (Industrial District, Interim Transit-Oriented Zoning Overlay District One) to "A-2" (Industrial 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. Conceptual site plan and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.
2. The below stipulated streetscape landscaping standards must be planted prior to the issuance of any permits.
3. The sidewalk along Washington Street shall be a minimum of eight feet wide and shall be detached with a minimum 10-foot-wide landscaped strip between the sidewalk and the back of curb, as approved by the Planning and Development Department. A sidewalk easement shall be dedicated as necessary.
4. A minimum of 75 percent of the sidewalk shall be shaded.
5. The 10-foot-wide continuous landscape area located between the sidewalk and back of curb shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 20 feet on center or in equivalent groupings, and minimum 5-gallon shrubs with a maximum mature height of 2-feet providing 75 percent live cover, as approved by the Planning and Development Department.
6. The required landscape setback adjacent to the southern property line shall be planted to the following minimum standards, as approved by the Planning and Development Department:
 - a. Twenty-five percent 3-inch caliper large-canopy trees and 75 percent 4-inch caliper large-canopy trees, planted 20 feet on-center or in equivalent groupings;
 - b. Five 5-gallon shrubs per tree, and additional shrubs or live groundcover, shall be provided to a minimum seventy-five percent live cover at mature size.
7. Bollard path lights shall be provided every ten feet along the public sidewalk on Washington Street, as approved by the Planning and Development Department.
8. A bicycle repair station ("fix it station") shall be provided on the site, in close proximity to the public sidewalk. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department.

9. All outdoor storage shall be completely screened with a decorative wall, as approved by the Planning and Development Department.
10. 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 Department. All improvements shall comply with all ADA accessibility standards.
11. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
12. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. 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 3rd day of March 2021.

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)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-13-20-8

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, SAID CORNER BEING A BRASS CAP IN A HANDHOLE;

THENCE SOUTH $89^{\circ}23'30''$ EAST ALONG THE NORTH LINE OF SAID SECTION 7, 1167.63 FEET;

THENCE SOUTH $00^{\circ}36'30''$ WEST 40.00 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF VAN BUREN STREET;

THENCE SOUTH $00^{\circ}16'30''$ WEST 329.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $00^{\circ}16'30''$ WEST 742.47 FET TO THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON STREET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH $83^{\circ}32'20''$ EAST, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11514.32 FEET, A DISTANCE OF 28.02 FEET TO A POINT THEREAFTER REFERRED TO AS POINT "A";

THENCE CONTINUING ALONG SAID CURVE A DISTANCE 100.00 FEET;

THENCE NORTH $09^{\circ}15'48''$ WEST, 767.58 FEET TO THE POINT OF BEGINNING.

THERE SHALL BE NO RIGHT OR EASEMENT OF ACCESS TO STATE ROUTE 143 (HOHOKAM FREEWAY) OR TO WASHINGTON STREET, PROVIDED HOWEVER, THAT ACCESS SHALL BE PERMITTED TO SAID WASHINGTON STREET WEST OF THE AFORESAID POINT "A".

ORDINANCE LOCATION MAP

EXHIBIT B

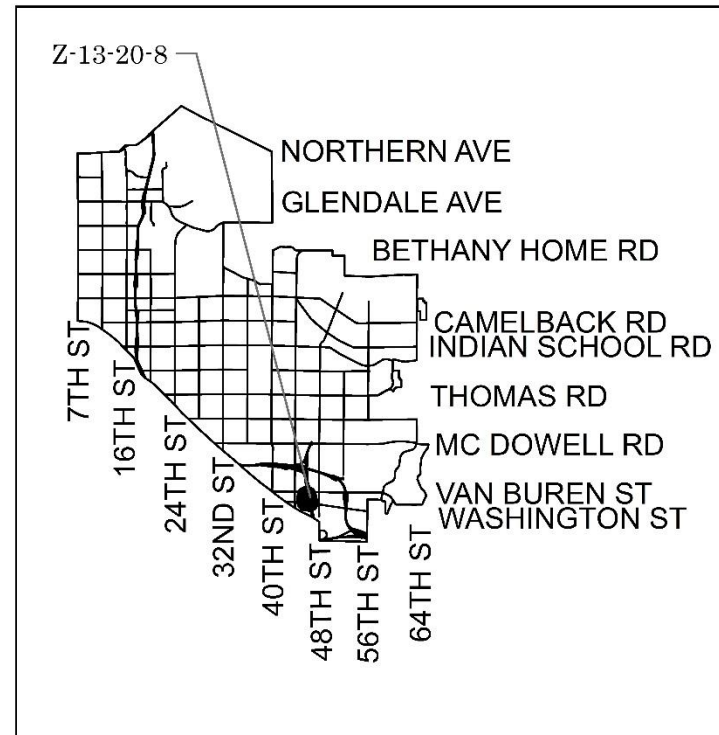
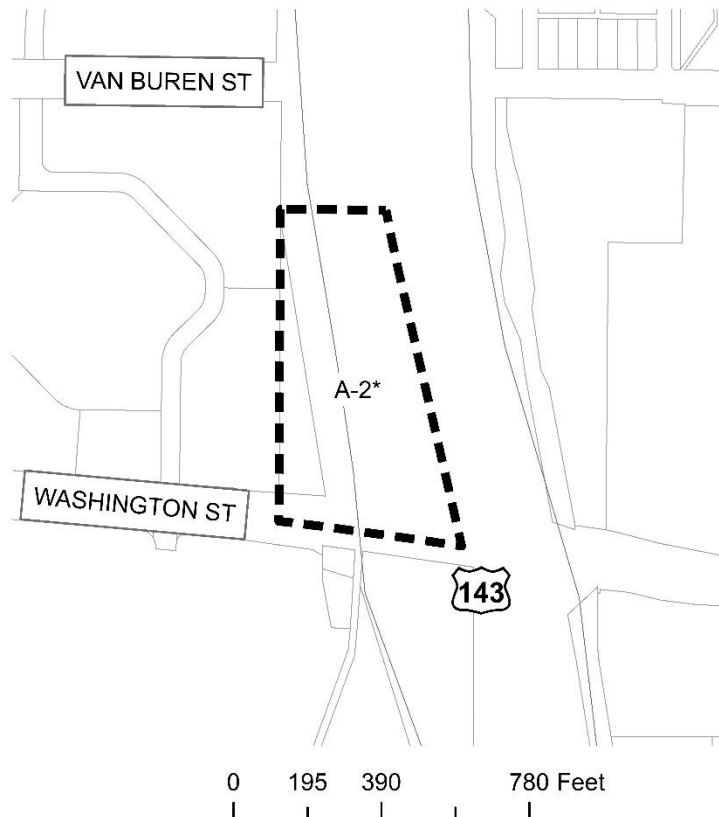
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-13-20-8

Zoning Overlay: N/A

Planning Village: Camelback East



NOT TO SCALE



Drawn Date: 2/10/2021