

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-SP-10-19-7) FROM C-2 (INTERMEDIATE COMMERCIAL DISTRICT) TO C-2 SP (INTERMEDIATE COMMERCIAL DISTRICT, SPECIAL PERMIT).

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

SECTION 1. The zoning of a 3.32-acre property located approximately 690 feet east of the northeast corner of 19th Avenue and Southern Avenue in a portion of Section 30, Township 1 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "C-2" (Intermediate Commercial District) to "C-2 SP" (Intermediate Commercial District, Special Permit) to allow a self-service storage facility and all underlying C-2 uses

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. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
2. No bay or loading doors shall be located along the east building elevation.
3. All perimeter walls 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, as approved by the Planning and Development Department.
4. A minimum 20-foot landscape setback shall be provided adjacent to the north and east property lines and shall be planted with minimum 2-inch caliper, large evergreen trees, planted 20 feet on center or in equivalent groupings to provide screening to the adjacent residential zones, as approved by the Planning and Development Department.
5. A minimum 30-foot landscape setback shall be required adjacent to Southern Avenue; and shall include large canopy shade trees, planted 20 feet on center or in equivalent groupings, between the sidewalk and proposed site development, as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper. Five 5-gallon shrubs per tree, and additional shrubs or live groundcover, shall be provided to a minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.
6. All sidewalks shall be detached with a minimum eight-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks, paths, and trails.

- b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
- 7. The developer shall provide clearly defined, accessible pathways, constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts with the adjacent parking and drive aisle surfaces. Pathways shall connect all building entrances and exits and all nearby sidewalks using the most direct route including those to the adjacent property to the west. Trees shall be placed in landscape areas to maximize shade coverage for pedestrian pathways, public sidewalks, and bus stops. The above described pathways shall be approved by the Planning and Development Department.
- 8. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
- 9. The developer shall provide a recorded cross access and common driveway agreements for the parcels to the west to allow the proposed uses to permit ingress/egress. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
- 10. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International 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.
- 11. 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.
- 12. 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.
- 13. 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 5th day of February, 2020.

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-SP-10-19-7

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That part of the Southwest quarter of Section 30, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and that part of Tract "B", TOWN-N-COUNTRY RANCHEROS, according to Book 118 of Maps, page 23, records of Maricopa County, Arizona described as follows:

COMMENCING at the centerline intersection of Southern Avenue and 19th Avenue, being monumented by a brass cap in hand hole;

thence along the centerline of said Southern Avenue South 89 degrees 39 minutes 00 seconds East, 662.05 feet;

thence departing said centerline North 00 degrees 49 minutes 46 seconds West, 50.00 feet to a point on the North right-of-way line of said Southern Avenue, being the POINT OF BEGINNING;

thence North 00 degrees 49 minutes 46 seconds West, 302.22 feet to a point on the South line of VISTA GRANDE, according to Book 123 of Maps, page 35, records of Maricopa County, Arizona;

thence South 89 degrees 39 minutes 01 seconds East, 435.37 feet to a point on the East line of that certain 12 foot wide alley (now abandoned) as shown on said TOWN-N-COUNTRY RANCHEROS;

thence South 00 degrees 18 minutes 27 seconds East along said last mentioned East Line, 302.18 feet to a point on said North right-of-way line;

thence North 89 degrees 39 minutes 03 seconds West along said North line, 432.62 feet to the POINT OF BEGINNING;

EXCEPT that portion conveyed in Special Warranty Deed recorded August 22, 2016 in Recording No. 20160601129, records of Maricopa County, Arizona and described as follows:

That part of the Southwest quarter of Section 30, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and that part of Tract "B", TOWN-N-COUNTRY RANCHEROS, according to Book 118 of Maps, page 23, records of Maricopa County, Arizona described as follows:

COMMENCING at the apparent centerline intersection of Southern Avenue and 19th Avenue;

thence South 89 degrees 38 minutes 58 seconds East along the apparent centerline of Southern Avenue, 662.05 feet;

thence departing said centerline North 00 degrees 49 minutes 46 seconds West, 50.00 feet to a point on the North right-of-way line of said Southern Avenue, being the POINT OF BEGINNING;

thence departing said right-of-way and continuing North 00 degrees 49 minutes 46 seconds West, 155.00 feet;

thence South 89 degrees 38 minutes 58 seconds East, a distance of 60.00 feet;

thence South 00 degrees 49 minutes 46 seconds East, a distance of 155.00 feet to a point on the Northerly right-of-way of Southern Avenue;

thence North 89 degrees 38 minutes 58 seconds West along said right-of-way, a distance of 60.00 feet, returning to the POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

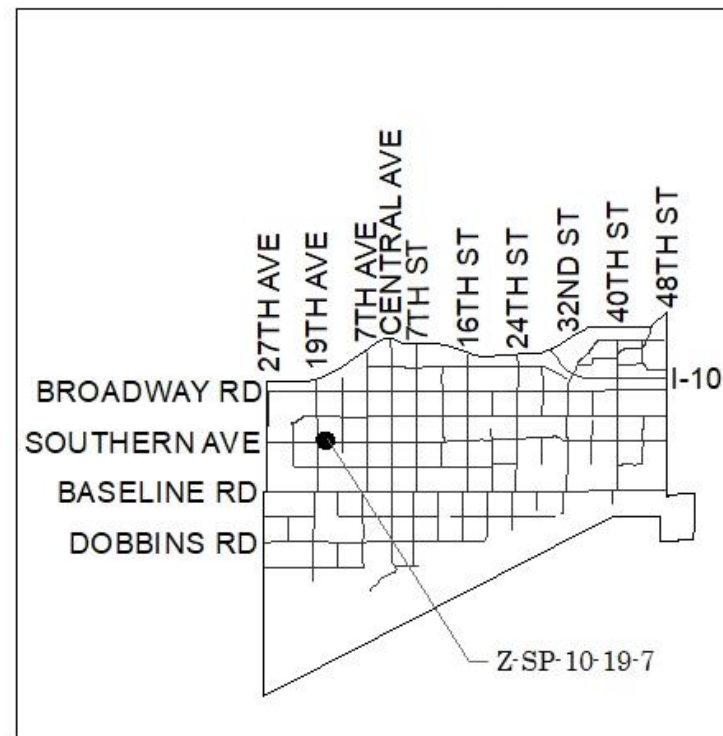
Zoning Case Number: Z-SP-10-19-7

Zoning Overlay: N/A

Planning Village: South Mountain



0 125 250 500 Feet



NOT TO SCALE



Drawn Date: 1/6/2020