

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-70-16-7) FROM R-4 (MULTIFAMILY RESIDENCE DISTRICT) TO A-1 (LIGHT INDUSTRIAL).

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

SECTION 1. The zoning of an approximately 0.27 acre property located approximately 290 feet east of the northeast corner of 35th Avenue and Adams Street in a portion of Section 11, Township 1 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "R-4" (Multifamily Residence District), to "A-1" (Light Industrial).

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 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 Street Transportation and Planning and Development Departments. All improvements shall comply with all ADA accessibility standards.
2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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.

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 April, 2017.

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-70-16-7

109-38-020-B

That part of Lot 3, Block 2, WORMSER'S ADDITION, according to Book 2 of Maps, page 16, records of Maricopa County, Arizona, lying West of the West line of the East 4 acres thereof; EXCEPT the South 280.00 feet; and EXCEPT the North 200.00 feet, of the Northwest Quarter of Section 11, Township 1 North, Range 2 East for the Gila and Salt River Base and Meridian, Maricopa County, Arizona

109-38-020-C

That part of Lot 3, Block 2, WORMSER'S ADDITION, in the City of Phoenix, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps, page 16, described as follows:

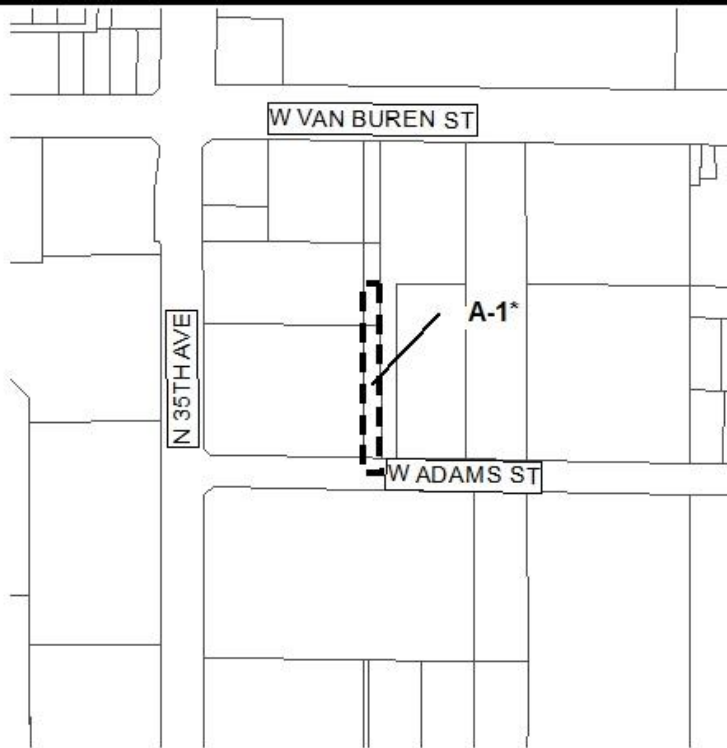
The North 250 feet of the South 280 feet of the West 37.94 feet of said Lot 3, the East line of which strip is identical with the West line of the East 4 acres of Lot 3, and the North 250 feet or the South 280 feet of said Lot 4, of the Northwest Quarter of Section 11, Township 1 North, Range 2 East for the Gila and Salt River Base and Meridian, Maricopa County, Arizona

ORDINANCE LOCATION MAP

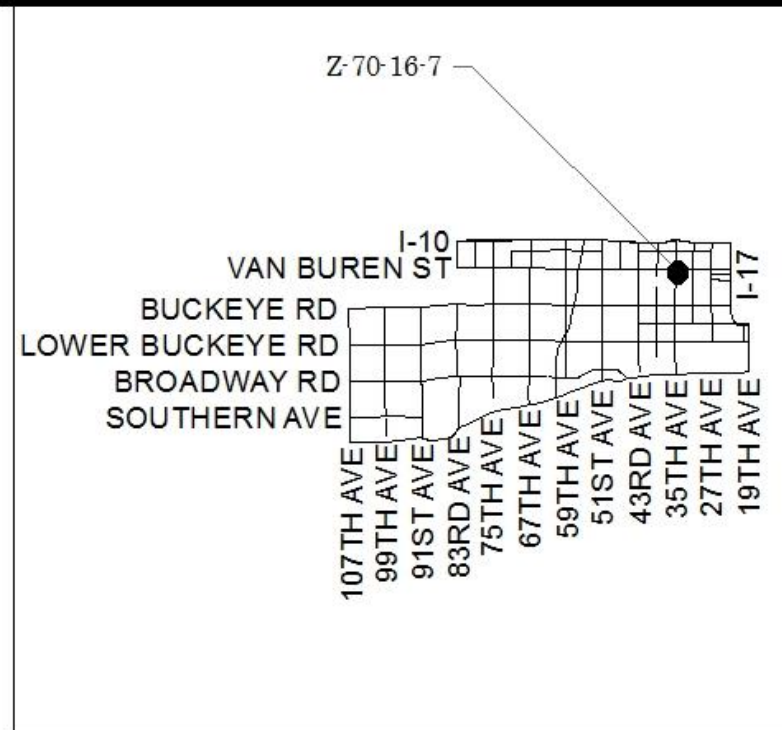
EXHIBIT B

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

Zoning Case Number: Z-70-16-7
Zoning Overlay: N/A
Planning Village: Estrella



300 150 0 300 Feet



NOT TO SCALE



Drawn Date: 2/23/2017