

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-11-17-4) FROM C-1 (PENDING C-2 HGT/WVR) (NEIGHBORHOOD RETAIL DISTRICT (PENDING INTERMEDIATE COMMERCIAL DISTRICT WITH A HEIGHT WAIVER)), C-O (PENDING C-2 HGT/WVR) (COMMERCIAL OFFICE DISTRICT (PENDING INTERMEDIATE COMMERCIAL DISTRICT WITH A HEIGHT WAIVER)), P-1 (PENDING C-2 HGT/WVR) (PARKING DISTRICT (PENDING INTERMEDIATE COMMERCIAL DISTRICT WITH A HEIGHT WAIVER)), AND R-5 (PENDING C-2 HGT/WVR) (MULTIFAMILY DISTRICT (PENDING INTERMEDIATE COMMERCIAL DISTRICT WITH A HEIGHT WAIVER)) TO C-2 HGT/WVR SP (INTERMEDIATE COMMERCIAL DISTRICT WITH A HEIGHT WAIVER AND A SPECIAL PERMIT TO ALLOW SELF-STORAGE AND ALL UNDERLYING C-2 USES WITH A HEIGHT WAIVER FOR UP TO FOUR STORIES AND 50 FEET).

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

follows:

SECTION 1. The zoning of an approximately 2.95-acre property located at southwest corner of Black Canyon Highway and Mariposa Street and in a portion of Section 24, Township 2 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from 0.59-acres of "C-1 (Pending C-2 HGT/WVR)"

(Neighborhood Retail District (Pending Intermediate Commercial District with a Height Waiver)), 0.60-acres of “C-O (Pending C-2 HGT/WVR)” (Commercial Office District (Pending Intermediate Commercial District with a Height Waiver)), 1.12 acres of “P-1 (Pending C-2 HGT/WVR)” (Parking District ((Pending Intermediate Commercial District with a Height Waiver)), and 0.64-acres of “R-5 (Pending C-2 HGT/WVR)” (Multifamily District (Pending Intermediate Commercial District with a Height Waiver)) to 2.95 acres of “C-2 HGT/WVR SP” (Intermediate Commercial District with a Height Waiver and a Special Permit to allow self-storage and all underlying C-2 uses with a height waiver for up to four stories and 50 feet).

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 elevations date stamped August 18, 2017 with specific regard to the proposed stucco and paint finishes, as approved by the Planning and Development Department.
2. A minimum 12-foot landscape setback with minimum 2-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along the west property line between Mariposa Street and Pierson Street, as approved by Planning and Development.
3. A minimum of one inverted-U bicycle rack for employees shall be provided on site, located near an entrance to the office, and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, 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 January, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (1 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-11-17-4

A portion of the Northwest quarter of Section 24, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows;

BEGINNING at the Northwest corner of Lot 23 of MARIPOSA HOMES, recorded in Book 38 of Maps, page 20, records of Maricopa County, Arizona, which bears South 89 degrees 18 minutes 28 seconds West 180.09 feet from the Northeast corner of Lot 24 of said MARIPOSA HOMES, as shown on the RECORD OF SURVEY recorded in Book 1330 of Maps, Page 13, records of Maricopa County, Arizona;

Thence North 00 degrees 41 minutes 32 seconds West 30.00 feet to the center line of Mariposa Street;

Thence along said centerline, North 89 degrees 18 minutes 28 seconds East 227.88 feet;

Thence South 00 degrees 09 minutes 15 seconds East 496.07 feet to a point on a line 8.00 feet South of and parallel with the South line of Lot 42 of said MARIPOSA HOMES; Thence along said parallel line, South 89 degrees 18 minutes 31 seconds West 329.98 feet;

Thence North 00 degrees 41 minutes 29 seconds West 8.00 feet;

Thence North 00 degrees 01 minutes 13 seconds East 14.00 feet;

Thence South 89 degrees 18 minutes 31 seconds West 19.00 feet to a point on the West line of Lot 38 of said MARIPOSA HOMES;

Thence North 00 degrees 01 minutes 13 seconds East 113.44 feet to the Northwest corner of said Lot 38;

Thence North 00 degrees 40 minutes 35 seconds West 30.00 feet to the centerline of Pierson Street;

Thence along said centerline, North 89 degrees 19 minutes 25 seconds East 120.71 feet;

Thence North 00 degrees 40 minutes 35 seconds West 30.00 feet to the Southwest corner of Lot 27 of said MARIPOSA HOMES;

Thence North 00 degrees 02 minutes 16 seconds East 270.67 feet to the POINT OF BEGINNING.

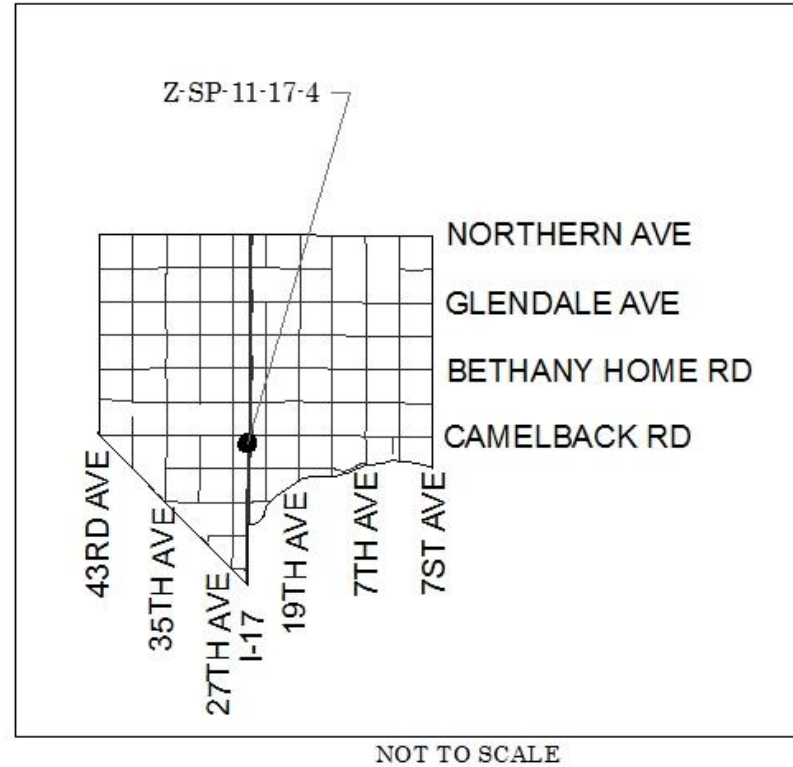
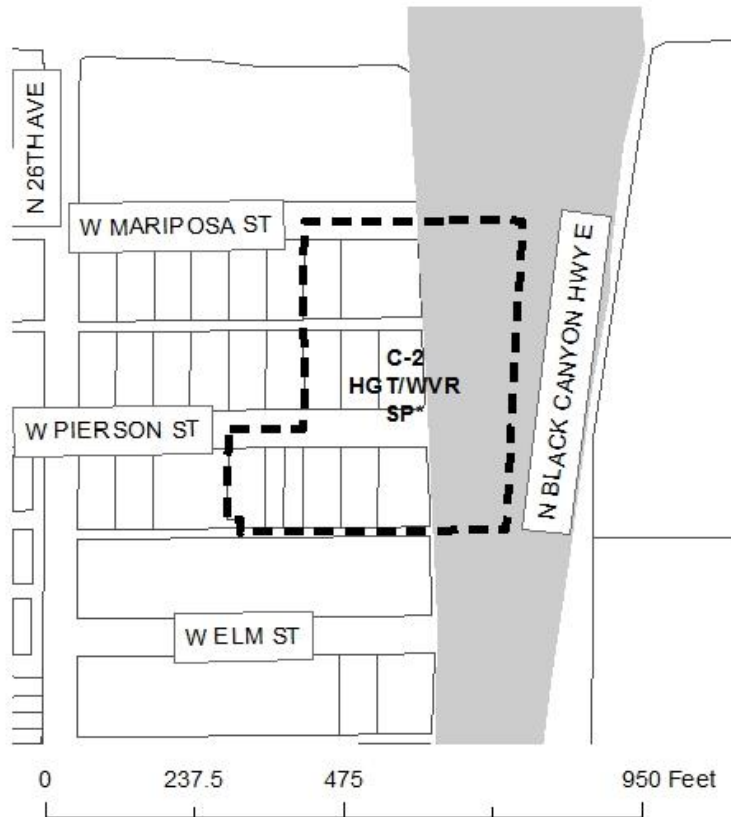
Comprising 3.046 acres or 132,689 square feet, subject to all easements of record.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-SP-11-17-4
Zoning Overlay: Black Canyon/Maricopa Freeway Specific Plan
Planning Village: Alhambra



Drawn Date: 11/2/2017