

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-8-19-7) FROM S-1 (RANCH OR FARM RESIDENCE) AND C-2 (INTERMEDIATE COMMERCIAL) TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT).

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

SECTION 1. The zoning of a 3.61-acre property located approximately 475 feet north of the northwest corner of 51st Avenue and Broadway Road in a portion of Section 20, Township 1 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from 0.42-acres of "S-1" (Ranch or Farm Residence) and 3.19 acres of "C-2" (Intermediate Commercial) to 3.61 acres of "C-2 SP" (Intermediate Commercial, Special Permit) to allow a self-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. The maximum building height shall not exceed one-story and 18 feet.
2. All parking, loading, outdoor storage areas, and roll-up doors shall be screened from view of the residential development by an eight-foot high wall or building structure as described below and as approved by the Planning and Development Department.
 - a. All perimeter building elevations shall contain architectural embellishments and detailing such as material changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
 - b. 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.
3. The developer shall dedicate a one-foot Vehicular Non-Access Easement (VNAE) along the west property line, as approved by the Planning and Development Department.
4. 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.
5. A minimum 25-foot landscape setback shall be provided along the west and north property lines and include shade trees placed 20 feet on center or in equivalent groupings with 25 percent of the trees a minimum of 4-inch caliper and 75 percent a minimum of 3-inch caliper, as approved by the Planning and Development Department.
6. All sidewalks adjacent to 51st Avenue shall be detached with a minimum five-foot-wide landscape area located between the sidewalk and back of curb and shall include 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved or modified by the Planning and Development Department.
7. The developer shall maintain the existing multi-use trail easement (MUTE) along the west side of 51st Avenue and construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement. The

MUT shall be shaded to a minimum of 50 percent by large canopy shade trees, as approved by the Planning and Development Department.

8. A minimum 25-foot landscape setback shall be required along the east property line and shall include shade trees 20 feet on center or in equivalent groupings with 50 percent of the trees a minimum 4-inch caliper and 75 percent a minimum of 3-inch caliper, as approved by the Planning and Development Department.
9. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks and multi-use trail, 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. Access control for the proposed driveways to 51st Avenue will require review and approval by the Street Transportation Department during site development review. Driveway locations that do not align with the existing median opening may be restricted to prohibit certain turning movements, as indicated by the Street Transportation Department.
12. 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.
13. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the city to be included in the rezoning application file for record.

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 4th day of December, 2019.

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-SP-8-19-7

A portion of the North half of the Southeast Quarter of Section 20, Township 1 North, Range 2 East of the Gila & Salt River Meridian, Maricopa County, Arizona as described below:

COMMENCING at the East quarter corner of said Section 20;

THENCE, South 00 degrees 01 minutes 53 seconds West, along the East line of said Section 20, a distance of 400.95 ft to the POINT OF BEGINNING

THENCE, NORTH 88° 49' 59.00" WEST 460.12-ft;

THENCE, SOUTH 00° 02' 08.00" WEST 345.68 -ft;

THENCE, SOUTH 89° 58' 07.00" EAST 460.05-ft;

THENCE, NORTH 00° 01' 53.00" EAST 336.56-ft to the POINT OF BEGINNING, as shown on Exhibit "A"

Attached herewith is Page 2 of 2. Subject parcel comprising 156,930.80 Square Feet or 3.603 Acres, more or less.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

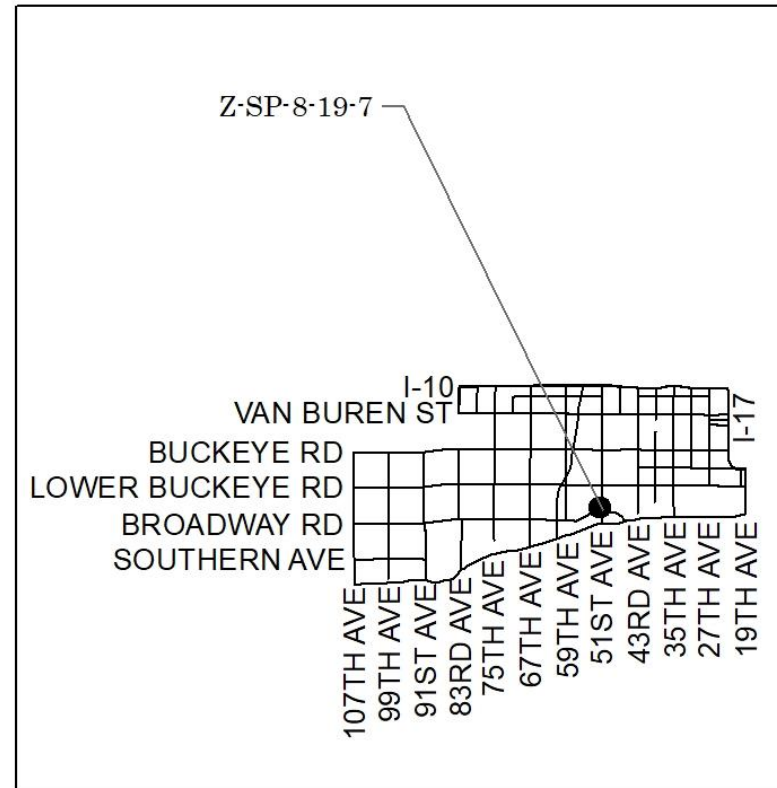
Zoning Case Number: Z-SP-8-19-7

Zoning Overlay: N/A

Planning Village: Estrella



0 112.5225 450 Feet



NOT TO SCALE



Drawn Date: 11/4/2019