

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 STIPULATIONS APPLICABLE TO
REZONING APPLICATION Z-18-10-1 PREVIOUSLY APPROVED BY
ORDINANCE G-5574.

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

SECTION 1. The zoning stipulations applicable located at the southeast
corner of 13th Avenue and Parkview Lane alignments in a portion of Section 7,
Township 4 North, Range 3 East, as described more specifically in Attachment "A",
are hereby modified to read as set forth below.

STIPULATIONS:

1. ~~That conceptual site plan(s) and elevations shall be approved by the Planning Hearing Officer through the public hearing process prior to the Planning and Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined through the site plan approval process with the Planning and Development Services Department.~~

THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE
SITE PLAN AND ELEVATIONS DATE STAMPED OCTOBER 22, 2021, AS
MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE
PLANNING AND DEVELOPMENT DEPARTMENT.

2. ~~That The developer shall dedicate MINIMUM right-of-way totaling 40 feet OF RIGHT-OF-WAY AND CONSTRUCT for the north half SIDE of Alameda Road, and that right-of-way totaling 30 feet shall be dedicated for the south half of Parkview Road as approved by the Street Transportation Department~~

~~and the Planning and Development Services~~ AND STREET
TRANSPORTATION DepartmentS.

3. THE DEVELOPER SHALL DEDICATE MINIMUM 30 FEET OF RIGHT-OF-WAY AND CONSTRUCT THE SOUTH SIDE OF PARKVIEW LANE, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS.
4. ~~That~~ The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved by the Planning and Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.
5. ~~That~~ The property owner shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley 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.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5574 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5574 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. 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 26th day of January, 2022.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:
A - Legal Description (1 Page)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-21--Z-18-10-1

The West Half of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 7, Township 4 North, Range 3 East of the Gila and Salt river base and Meridian, Maricopa County, Arizona;

Except All Coal, Oil, Gas and Other Mineral Deposits as Reserved in Patent from the United States of America Recorded as Docket 2230, Page 42.

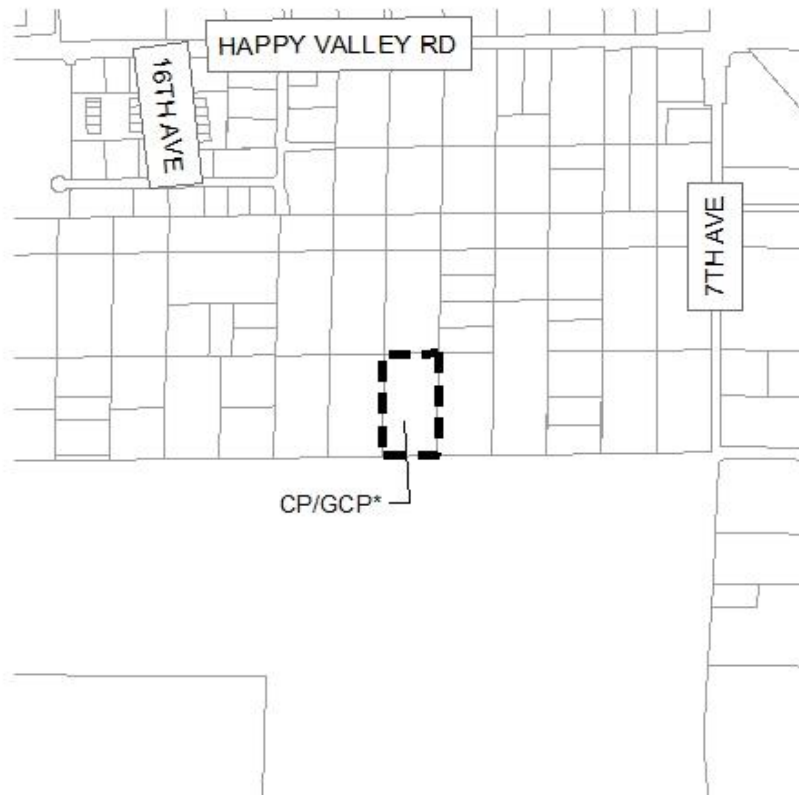
DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

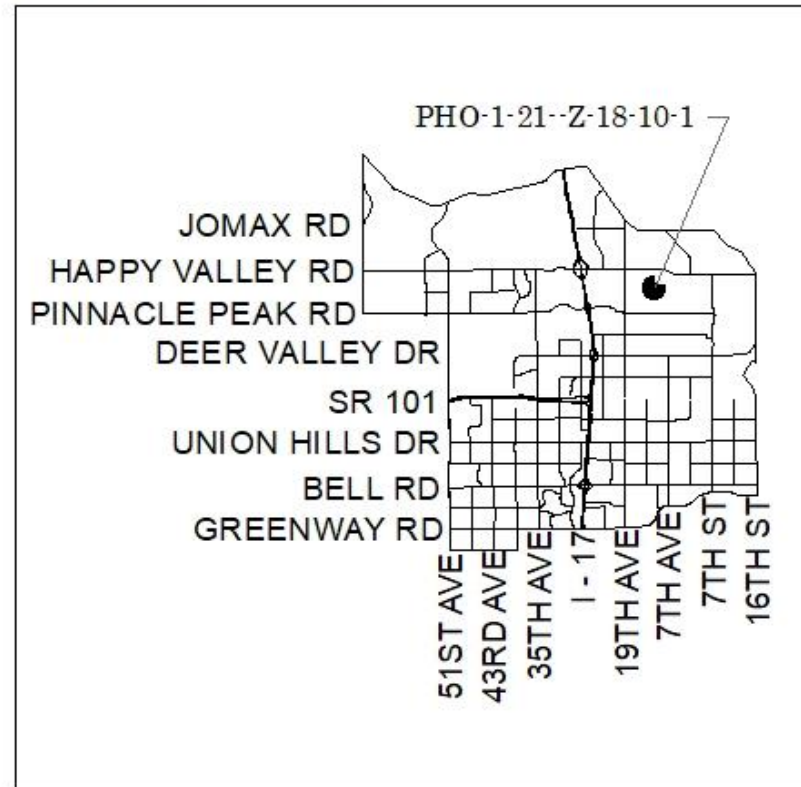


0 487.5 975 1,950 Feet

Zoning Case Number: PHO-1-21-Z-18-10-1

Zoning Overlay: Deer Valley Airport Overlay District (DVAO)

Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 12/29/2021