

**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-92-18-4) FROM C-O (COMMERCIAL OFFICE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 2.44-acre property located at the northwest corner of 1st Avenue and Virginia Avenue in a portion of Section 32, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "C-O" (Commercial Office District) to "PUD" (Planned Unit Development).

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. An updated Development Narrative for the Willo Lofts PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped March 22, 2019, as modified by the following stipulations:
  - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:  
1st Submittal: December 24, 2018  
Hearing Draft: March 22, 2019  
City Council adopted: June 5, 2019
  - b. Page 8, Bicycle Parking: Indicate that all required resident parking shall be provided as secured parking.
  - c. Page 8, Bicycle Parking: provide guest parking standards for a minimum of 4 guest bicycle parking spaces.
  - d. Page 11: Add a signs section and indicate that the development shall conform to the WU Code, Section 1308, Transect T4 sign standards.
2. A 5-foot wide sidewalk easement shall be dedicated along the west side of 1st Avenue, as approved by the Planning and Development Department.
3. 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.
4. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operation characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
5. 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.
6. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims in a form approved by the City Attorney's

office. 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 5th day of June, 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-92-18-4

That portion of the Northwest quarter of Section 32, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 32;  
Thence South 00° 00' 00" East (Basis of Bearings) along the North-South mid-section line of said Section 32 and the monument line of Central Avenue a distance of 965.19 feet to an intersection with the monument line Cambridge Avenue;  
Thence North 89° 23' 31" West along the monument line of Cambridge Avenue a distance of 440.09 feet to an intersection with the realigned monument line of 1<sup>st</sup> Avenue as shown of the plat of BLR PLAZA as recorded in Book 317 of Maps, page 2, Official Records and the **POINT OF BEGINNING**;  
Thence South 14° 24' 38" West, calculated (South 14° 24' 58" West, record) along said monument line a distance of 68.77 feet to the beginning of a tangent curve, whose radius bears South 75° 35' 22" East a distance of 100.00 feet;  
Thence southerly along said curve through a central angle of 14° 22' 19" a distance of 25.08 feet to a to a point of tangency;  
Thence continuing South 00° 02' 19" West, calculated (South 00° 02' 39" West, record) along said monument line a distance of 263.52 feet to an intersection with the monument line of Virginia Avenue;  
Thence North 89° 24' 24" West, measured (North 89° 24' 30" West, record) along said monument line a distance of 285.57 feet, calculated (285.27 feet, record) to an intersection of the southerly projection of the West line of Lot 1 of said BLR PLAZA;  
Thence North 00° 02' 13" East, measured (North 00° 04' 38" East, record) along said West line a distance of 165.13 feet, measured (165.07 feet, record);  
Thence South 89° 24' 01" East a distance of 4.45 feet, measured (4.00 feet, record);  
Thence North 00° 03' 54" East, measured (North 00° 04' 12" East, record) along the West line of said Lot 1 a distance of 39.94 feet, measured (40.00 feet, record);  
Thence North 24° 25' 50" West, measured (North 24° 28' 06" West, record) along the West line of said Lot 1 a distance of 44.10 feet, measured (43.97 feet, record);  
Thence North 00° 01' 33" East, measured (North 00° 04' 12" East, record) along the West line of said Lot 1 and its northerly projection a distance of 110.20 feet, measured (110.28 feet, record) to an intersection with the monument line of Cambridge Avenue;  
Thence South 89° 23' 31" East, measured (South 89° 23' 33" East, record) along said monument line a distance of 319.61 feet to the **POINT OF BEGINNING**.

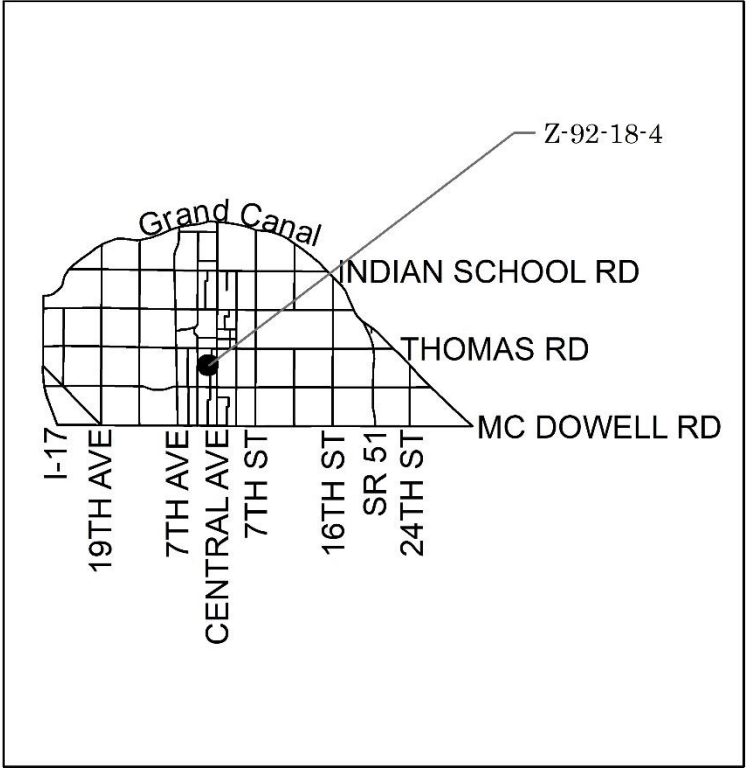
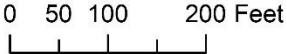
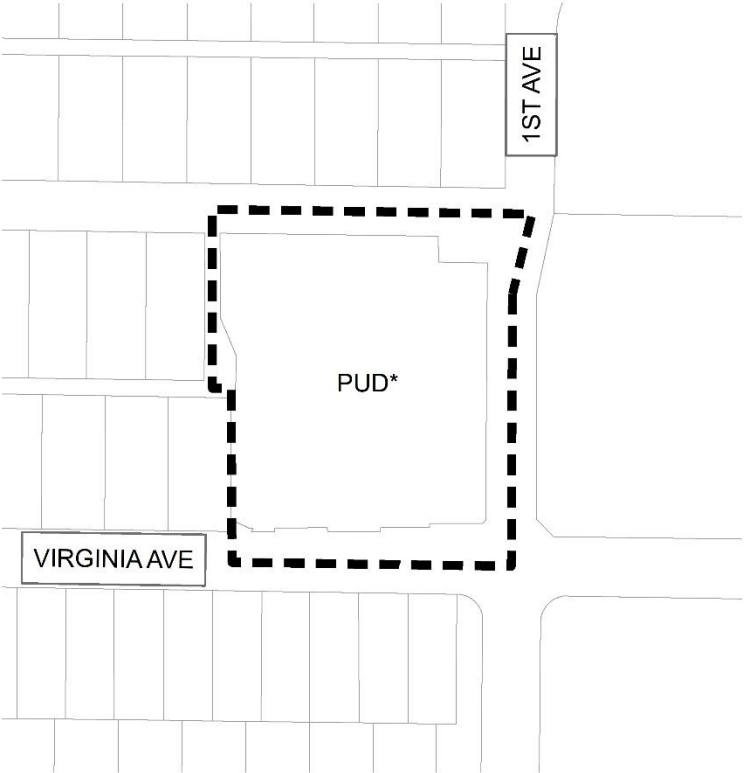
Containing 103,769 sq. ft. or 2.3822 acres

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-92-18-4  
Zoning Overlay: N/A  
Planning Village: Encanto



NOT TO SCALE



Drawn Date: 5/9/2019