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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-68-17-7) FROM R-3A (MULTIFAMILY RESIDENCE DISTRICT) TO A-2 (INDUSTRIAL DISTRICT).

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

SECTION 1. The zoning of an approximately 1.40-acre property located approximately 1,180 feet east of the southeast corner of 59th Avenue and Roosevelt Street in a portion of Section 5, Township 1 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "R-3A" (Multifamily Residence District), to "A-2" (Industrial District).

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. Trees along Roosevelt Street on the south side of the sidewalk shall be planted adjacent to the sidewalk to provide shade/ thermal comfort for pedestrians, as approved by the Planning and Development Department.
2. The developer shall provide a pedestrian access point to the site from Roosevelt Street if this site remains a standalone parcel. If the subject site is combined with the adjacent parcel to the east, then this pedestrian access point on Roosevelt Street may be located on the adjacent parcel, 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, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
4. 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

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 7th day of March, 2018.

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)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-68-17-7

A part of the NW1/4 of the SW1/4 of Section 5, T1N, R2E, G&SRB&M, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the SW corner of said Section 5;

Thence N 00°21'45" E, along the west line of the SW1/4 of said Section 5, a distance of 1328.96 feet;

Thence S 88°33'54" E, a distance of 40.01 feet, to the True Point of Beginning;

Thence N 00°21'45" E parallel to, and 40.00 feet east of the west line of the SW1/4 of said Section 5, a distance of 2.00 feet;

Thence N 88°47'31" E, a distance of 1226.93 feet;

Thence N 02°19'25" E, a distance of 691.37 feet to a point on the north line of said Parcel 2;

Thence S 88°33'54" E, along said north line of Parcel 2, a distance of 35.14 feet to the NE corner of said Parcel 2;

Thence S 00°15'47" W, along the east line of the said Parcel 2, a distance of 750.03 feet to the SE corner of said Parcel 2;

Thence N 88°33'54" W, along the south line of said Parcel 2, a distance of 1286.79 feet back to the True Point of Beginning.

The above described area contains 1.689 Acres or 73,560 Square Feet.

ORDINANCE LOCATION MAP

EXHIBIT B

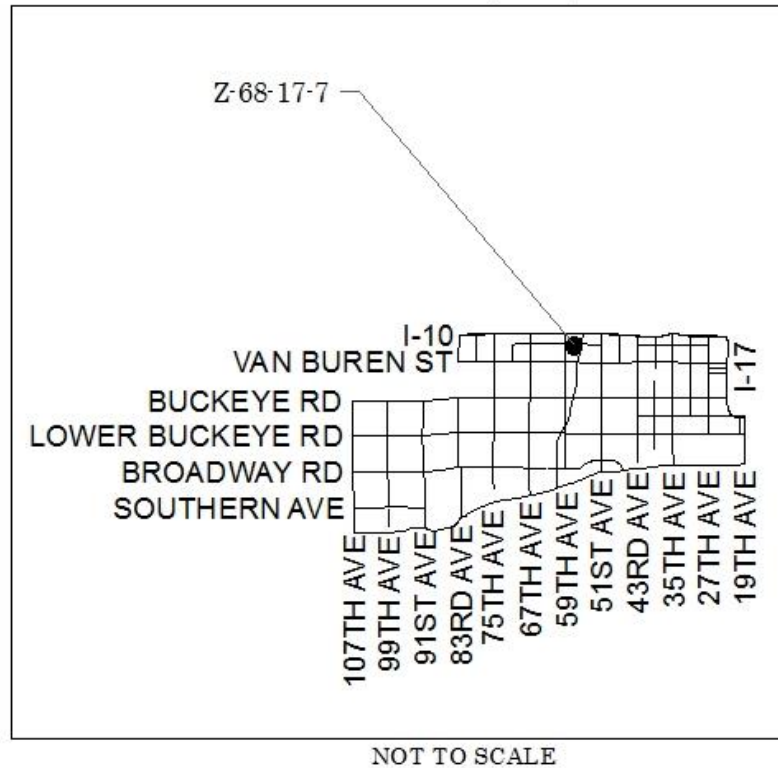
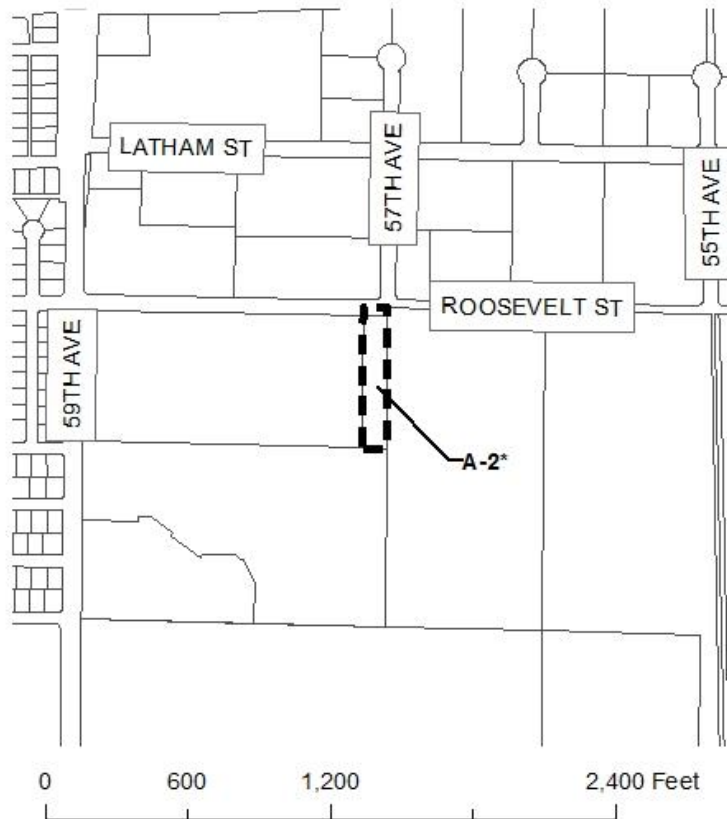
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-68-17-7

Zoning Overlay: N/A

Planning Village: Estrella



Drawn Date: 2/13/2018