

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-1-18-5) FROM C-2 HGT/WVR (INTERMEDIATE COMMERCIAL DISTRICT, HEIGHT WAIVER) TO C-2 HGT/WVR SP (INTERMEDIATE COMMERCIAL DISTRICT, HEIGHT WAIVER SPECIAL PERMIT) TO ALLOW A SELF-STORAGE FACILITY WITH A HEIGHT WAIVER FOR UP TO 40 FEET.

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

SECTION 1. The zoning of an approximately 2.22-acre property located at the northwest corner of 24th Avenue and Royal Palm Road in a portion of Section 36, Township 3 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "C-2 HGT/WVR" (Intermediate Commercial District, Height Waiver), to "C-2 HGT/WVR SP" (Intermediate Commercial District, Height Waiver, Special Permit) to allow a self-storage facility with a height waiver for up to 40 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 maximum building height shall be 40 feet and 3 stories.
2. The building shall be in general conformance with the elevations date stamped March 15, 2018, as approved by the Planning and Development Department:
3. Outdoor storage shall be screened by a minimum 8-foot solid decorative wall, as approved by the Planning and Development Department.
4. The use of yellow bollards for traffic control shall be prohibited at the exterior of the building and replaced by decorative barriers such as large pots or oxidized metal bollards, or as approved by the Planning and Development Department.
5. A minimum 4-foot detached sidewalk located a minimum of 5-feet from the back of curb shall be provided along Royal Palm Road. The landscape strips shall include a minimum of 50% 2-inch and 50% 3-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. The development shall provide a minimum of two bicycle parking spaces. The rack shall be an inverted U-type design to allow parking of two bicycles per rack and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
7. The developer shall update all streets 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.
8. 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 2nd day of May, 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)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-1-18-5

THE LAND REFERENCED TO HEREIN BELOW IS SITUATED IN CITY OF PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

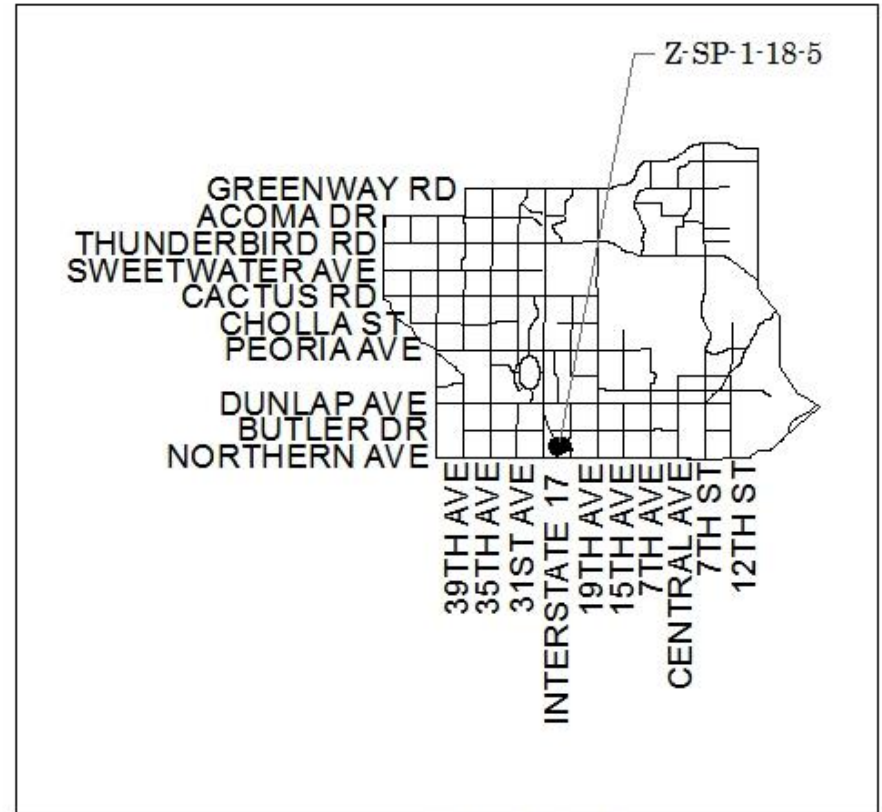
LOT 1, 2, 3, AND 4, BLACK CANYON PROPERTIES, ACCORDING TO BOOK 847 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2006-1119446. BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-SP-1-18-5
Zoning Overlay: N/A
Planning Village: North Mountain



NOT TO SCALE



Drawn Date: 4/4/2018