

**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-6-18-3) FROM 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 an approximately 1.02-acre property located at the southwest corner of 32nd Street and Greenway Road in a portion of Section 11, Township 3 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "C-2" (Intermediate Commercial), to "C-2 SP" (Intermediate Commercial, Special Permit) to allow a blood plasma 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 development shall be in general conformance with the elevations date stamped June 26, 2018, as approved by the Planning and Development Department.
2. Prior to the issuance of a permit for tenant improvements, the existing parking lot planters shall be replenished to meet commercial standards per Section 623.E. of the Zoning Ordinance with a minimum of 2-inch caliper trees, as approved by the Planning and Development Department.
3. A minimum of two inverted-U bicycle racks (4 spaces) for guests shall be provided on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) 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.
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. The applicant will provide an on-site perimeter camera security system on the building, as approved by the Planning and Development Department.
7. 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 December,  
2018.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
City Manager

- Exhibits:  
A – Legal Description (2 Pages)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-6-18-3

Real Property in the City of Phoenix, County of Maricopa, State of Arizona,  
described as follows:

**PARCEL NO. 1:**

THAT PORTION OF GREENWAY VILLAGE SHOPPING CENTER, ACCORDING TO BOOK 286 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;

THENCE SOUTH, ALONG THE EAST LINE OF SAID NORTHEAST

QUARTER, 431.83 FEET; THENCE WEST, 222.00 FEET TO THE POINT OF

BEGINNING;

THENCE CONTINUING WEST, 124.61 FEET;

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 123.49 FEET;

THENCE NORTH, 176.14 FEET;

THENCE EAST, 110.04 FEET;

THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 152.63

FEET; THENCE SOUTH, 150.90 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 2:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF GREENWAY VILLAGE SHOPPING CENTER, ACCORDING TO BOOK 286 OF MAPS, PAGE 34, AND AS SET FORTH IN THE CITY OF PHOENIX CROSS ACCESS/COMMON DRIVEWAY/CROSS PARKING AGREEMENT RECORDED SEPTEMBER 13, 2007, AS 2007-1018820, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 89 DEGREES 44 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 348.19 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 21 SECONDS WEST, 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENWAY ROAD, ACCORDING TO BOOK 286 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING;

THENCE SOUTH, 85.30 FEET; THENCE WEST, 20.00 FEET;

THENCE NORTH, 85.39 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF GREENWAY ROAD;

THENCE SOUTH 89 DEGREES 44 MINUTES 39 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF- WAY OF GREENWAY ROAD, 20.00 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 3:**

NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, PARKING, CONSTRUCTION OF ANCILLARY IMPROVEMENTS, UTILITIES, AND MINOR ENCROACHMENTS AS DESCRIBED IN THAT CERTAIN COMMON AREA MAINTENANCE AND RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 23, 1986 AS DOC. NO. 86-581989, AS AMENDED BY THAT CERTAIN ADDENDUM TO COMMON AREA MAINTENANCE AND RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 01, 1988 AS DOC. NO. 88-047621, AS AMENDED BY THAT CERTAIN ADDENDUM II TO COMMON AREA MAINTENANCE AND RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 01, 1988 AS DOC. NO. 88-047622, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO COMMON AREA MAINTENANCE AND RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 26, 2007 AS DOC. NO. 2007-0226093.

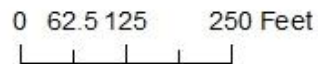
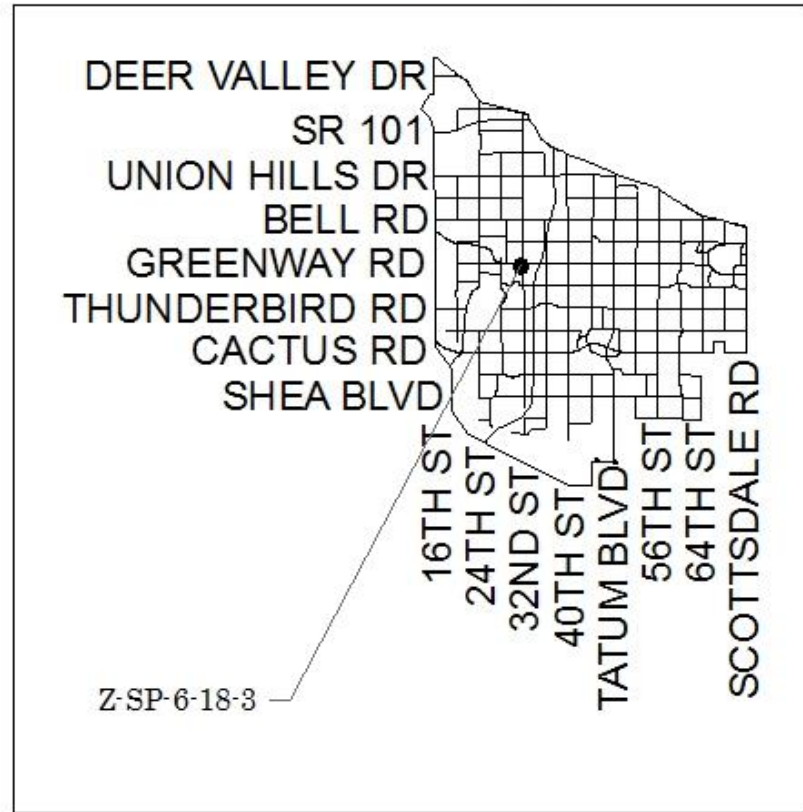
Tax Parcel No: 214-58-004A

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-SP-6-18-3  
Zoning Overlay: N/A  
Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 10/3/2018