

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 ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-10-22-5) FROM C-2 (INTERMEDIATE COMMERCIAL) AND C-2 (APPROVED C-2 SP) (INTERMEDIATE COMMERCIAL, APPROVED INTERMEDIATE COMMERCIAL, SPECIAL PERMIT) 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 a 2.05-acre site located approximately 470 feet west of the northwest corner of 27th Avenue and Northern Avenue in a portion of Section 35, Township 3 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 0.99-acres of "C-2" (Intermediate Commercial) and 1.06 acres of "C-2 (Approved C-2 SP) (Intermediate Commercial, Approved Intermediate Commercial, Special Permit) to "C-2 SP" (Intermediate Commercial, Special Permit) to allow self-service storage 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. Building elevations oriented to Northern Avenue shall contain architectural embellishments such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. The required landscape setback along the south side of the site shall include, in addition to trees, native cacti or similar plants, as approved by the Planning and Development Department.
3. Site lighting shall be provided at building entrances/exits, in the alley, and parking and refuse areas, as approved by the Planning and Development Department.
4. The full length of the western property line shall be comprised of a minimum eight-foot-high block wall and/or exterior building wall, as approved by the Planning and Development Department.
5. A minimum of four bicycle parking spaces shall be provided, near the entrance to the rental office as depicted on the conceptual site plan date stamped September 1, 2022, shaded to 50 percent, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
6. The developer shall construct a minimum 6-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the north side of Northern Avenue, planted as specified below and as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.

- a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
 - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
7. 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.
8. Prior to final site plan approval, the developer shall coordinate with the Neighborhood Services Department and the Gated Alley Program Manager regarding full funding for the installation of alley gates, as approved by the Neighborhood Services Department and Planning and Development Department.
9. 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.
10. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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 1st day of February, 2023.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

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

EXHIBIT A

A portion of Alta Vista Plaza, according to Book 628 of Maps, Page 2, records of Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 35, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, from which the East line of said Section 35 bears North;

Thence along the South line of said Section 35, South 89°46'49" West, a distance of 501.80 feet to the Point of Beginning;

Thence continuing along the South line of said Section 35, South 89°46'49" West, a distance of 132.72 feet;

Thence North 00°13'11" West, a distance of 40.00 feet to a point on the north right-of-way line of Northern Avenue;

Thence North 00°00'00" East, a distance of 534.85 feet;

Thence North 90°00'00" East, a distance of 51.18 feet;

Thence South 36°06'26" East, a distance of 61.57 feet;

Thence South 60°12'11" East, a distance of 3.97 feet;

Thence South 89°37'19" East, a distance of 8.45 feet;

Thence South 00°01'07" East, a distance of 4.78 feet;

Thence South 60°12'11" East, a distance of 27.24 feet;

Thence South 00°00'00" West, a distance of 208.57 feet;

Thence South 45°13'11" East, a distance of 4.77 feet;

Thence North 89°46'49" East, a distance of 142.21 feet;

Thence South 00°13'11" East, a distance of 102.34 feet;

Thence South 89°46'49" West, a distance of 136.85 feet;

Thence South 00°13'11" East, a distance of 150.00 feet to a point on the north right-of-way line of Northern Avenue;

Thence South 00°13'11" East, a distance of 40.00 feet to a point on the South line of said Section 35, said point being the Point of Beginning.

Said parcel contains 84,394.34 square feet of 1.9374 acres, more or less.

EXHIBIT B

ORDINANCE LOCATION MAP

EXHIBIT B

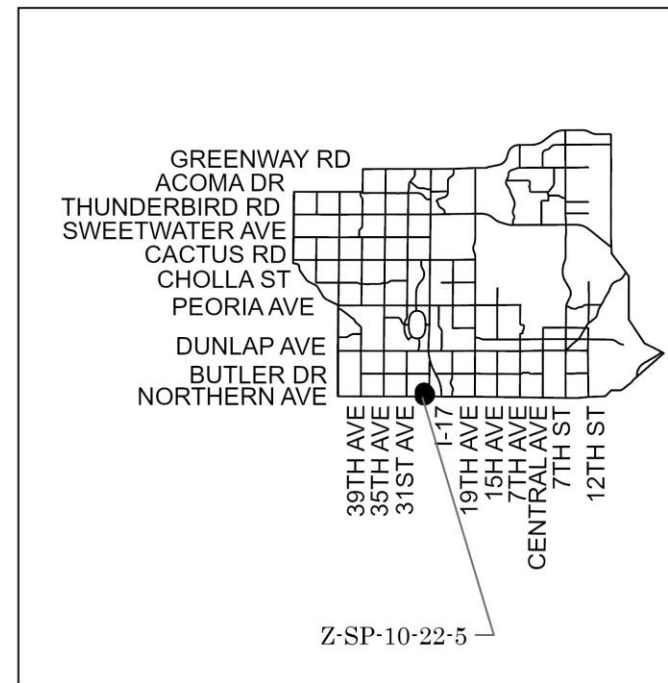
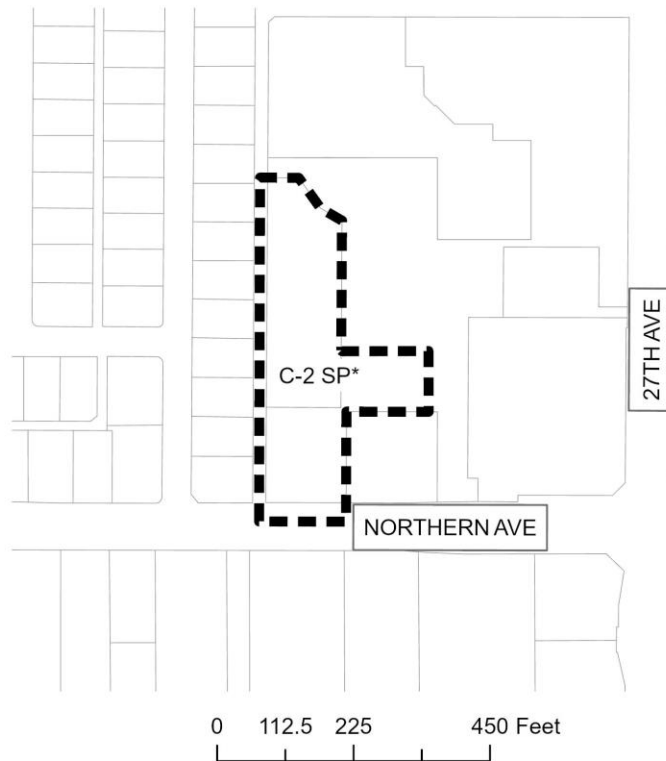
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-SP-10-22-5

Zoning Overlay: N/A

Planning Village: North Mountain



Drawn Date: 1/6/2023