

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-13-17-2) FROM RE-35 (SINGLE-FAMILY RESIDENCE) TO CP/BP (COMMERCE PARK – BUSINESS PARK OPTION).

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

SECTION 1. The zoning of an approximately 4.99-acre property located approximately 980 feet east of the northeast corner of Cave Creek Road and Mohawk Lane in a portion of Section 23, Township 4 North, Range 4 East, as described more specifically in Exhibit “A”, is hereby changed from “RE-35” (Single-family residence), to “CP/BP” (Commerce Park – Business Park Option).

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 landscape plan date stamped February 15, 2017, with specific regard to sizes and quantities of landscaping, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped March 29, 2017, as approved by the Planning and Development Department.
3. Any outdoor storage shall be located a minimum of 100 feet from Mohawk Lane and be fully screened so that it is not visible from the street.
4. Bay doors shall not face Mohawk Lane, as approved by the Planning and Development Department.
5. The developer shall update all existing off-site improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by the Planning and Development Department.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners and 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.

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 June, 2017.

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-13-17-2

A PORTION OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBES AS FOLLOWS:

LOT 6, MOHAWK PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 58 OF MAPS, PAGE 48

ORDINANCE LOCATION MAP

EXHIBIT B

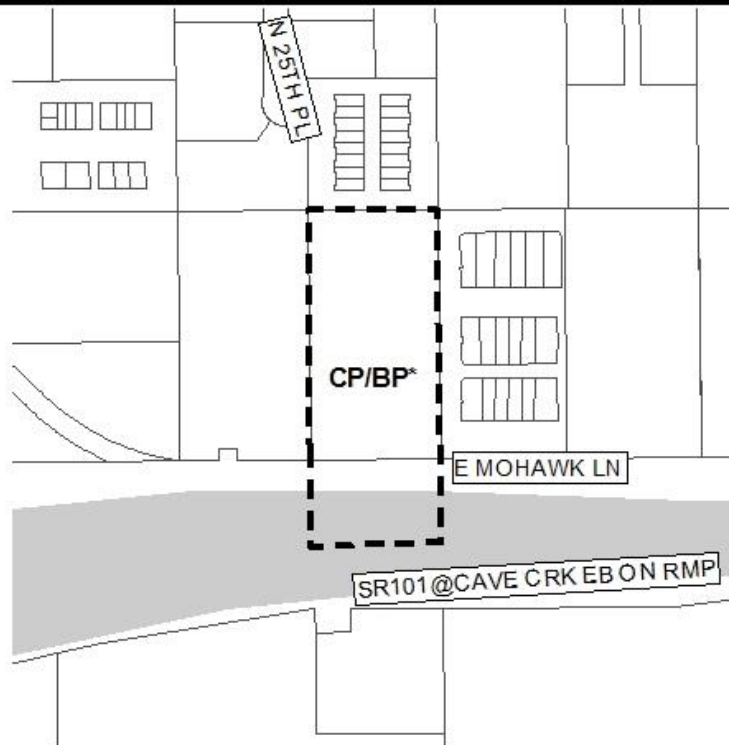
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

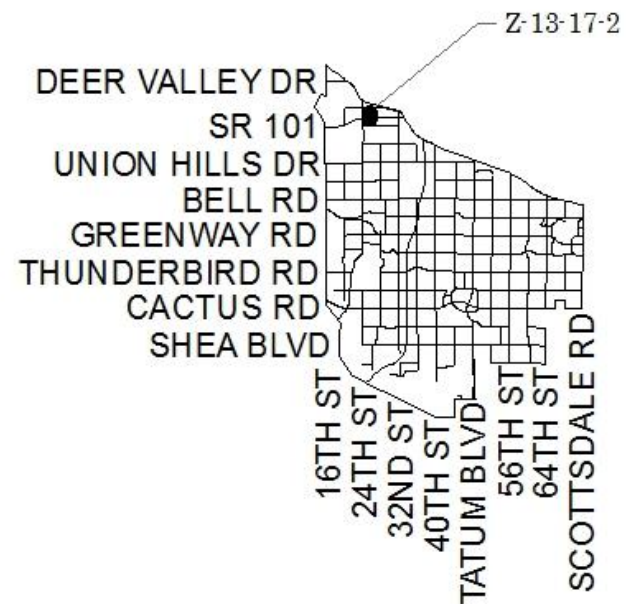
Zoning Case Number: Z-13-17-2

Zoning Overlay: N/A

Planning Village: Paradise Valley Village



300 150 0 300 Feet



NOT TO SCALE



Drawn Date: 5/11/2017