

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-35-18-5) FROM C-2 SP (INTERMEDIATE COMMERCIAL DISTRICT WITH SPECIAL PERMIT) TO P-2 (PARKING DISTRICT).

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 at the northeast corner of 31st Avenue and Camelback Road in a portion of Section 14, Township 2 North, Range 2 East as described more specifically in Exhibit "A", is hereby changed from "C-2 SP" (Intermediate Commercial District, Special Permit), to "P-2" (Parking 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. A minimum 20-foot landscape setback consistent with the streetscape landscape standards in the City Council adopted Grand Canyon University Planned Unit Development (PUD) narrative date stamped February 6, 2017 shall be provided along Camelback Road, as approved by the Planning and Development Department.
2. Bicycle parking shall be provided per the standards in the City Council adopted Grand Canyon University Planned Unit Development (PUD) narrative date stamped February 6, 2017, located near common garage entry/exits, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
3. The fire access lane on the west side of the parking garage adjacent to 31st Avenue shall not be utilized as a primary access point and shall be gated at all times unless in use by emergency personnel or in use with Grand Canyon University (GCU) security personnel present.
4. The developer shall provide a 10-foot trail connection between the Little Canyon Trail and Camelback Road, as approved by the Planning and Development Department.
5. The pedestrian/trail connection between the Little Canyon Trail and Camelback Road that crosses over this ancillary lane shall be designed as a stop condition to a raised to the height of the adjacent sidewalk with appropriate radiuses and sight visibility as per plans approved by the Street Transportation Department, the Fire Department, and the Planning and Development Department.
6. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Alan Hilty, (602)262-6193, to set up a meeting to discuss the requirements of the study. The applicant shall notify all members of the public who signed in to the July 24, 2018 Alhambra Village Planning Committee meeting, and property owners and neighborhood associations per the rezoning notification requirements in order to hold a community meeting to take into account community input for the required traffic study prior to preliminary site plan approval.
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. 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.
9. 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 September, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (1 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-35-18-5

A portion of the Southwest quarter of the Northwest quarter of Section 14, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

LOT 1, 31ST AVENUE AND CAMELBACK MINI STORAGE, ACCORDING TO BOOK 576 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A REPLAT OF PORTIONS OF LOTS 9 AND 10, BLOCK 3, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

4.99 acres gross

ORDINANCE LOCATION MAP

EXHIBIT B

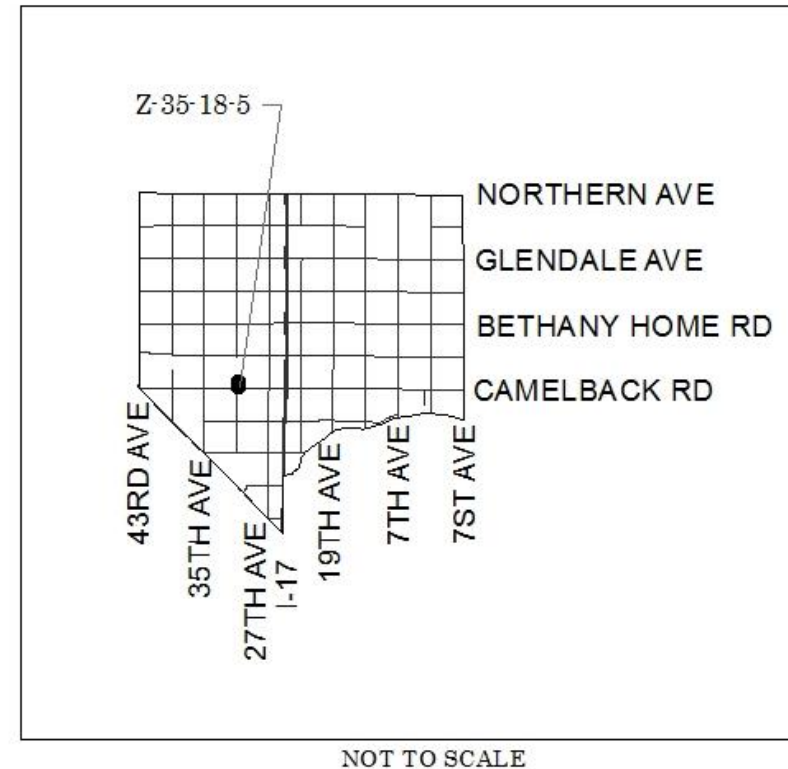
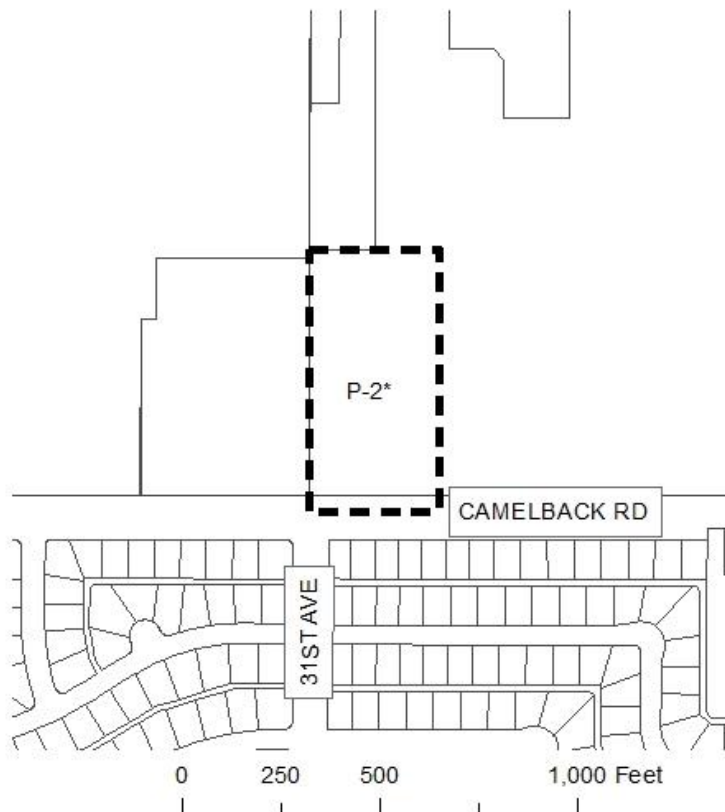
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-35-18-5

Zoning Overlay: N/A

Planning Village: Alhambra



Drawn Date: 8/7/2018