

## 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-116-P-81-6) FROM PCD (APPROVED C-2 PCD) (PLANNED COMMUNITY DISTRICT, APPROVED INTERMEDIATE COMMERCIAL, PLANNED COMMUNITY DISTRICT), PCD (APPROVED IND. PK. PCD) (PLANNED COMMUNITY DISTRICT, APPROVED INDUSTRIAL PARK, PLANNED COMMUNITY DISTRICT), PCD (APPROVED CP/BP PCD) (PLANNED COMMUNITY DISTRICT, APPROVED COMMERCE PARK/BUSINESS PARK, PLANNED COMMUNITY DISTRICT), AND IND. PK. PCD (INDUSTRIAL PARK, PLANNED COMMUNITY DISTRICT) TO C-2 SP PCD (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT TO ALLOW SELF-SERVICE STORAGE WAREHOUSE AND UNDERLYING C-2 COMMERCIAL USES, PLANNED COMMUNITY DISTRICT).

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

SECTION 1. The zoning of an approximately 5.14-acre property located approximately 360 feet west of the southwest corner of 48th Street and Baseline Road in a portion of Section 5, Township 1 South, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from "PCD (Approved C-2 PCD)" (Planned Community District, Approved Intermediate Commercial, Planned Community District),

“PCD (Approved IND. PK. PCD) (Planned Community District, Approved Industrial Park, Planned Community District)”, “PCD (Approved CP/BP PCD)” (Planned Community District, Approved Commerce Park/Business Park, Planned Community District), and “IND. PK. PCD” (Industrial Park, Planned Community District) TO C-2 SP PCD (Intermediate Commercial, Special Permit To Allow Self-Service Storage Warehouse And Underlying C-2 Commercial Uses, Planned Community 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. The development shall be in general conformance with the site plan date stamped May 2, 2017 and landscape plan date stamped February 3, 2017, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped February 3, 2017, as approved by the Planning and Development Department, with specific regard to the following elements:
  - a) Use of architectural treatments including view fencing, green screens, banding, and tower elements.
  - b) Use of a minimum of three colors.
  - c) Use of a minimum of three building materials.
  - d) Variations in the roof line.
3. Right-of-way totaling 55 feet shall be dedicated for the west half of 48th Street for the length of the site per the City of Phoenix Modified Cross Section CM standards, as approved by the Planning and Development Department.

4. The developer shall be responsible for constructing or providing funds in escrow for the roadway infrastructure for the length of the property (as per the Development Agreement, City of Phoenix Contract No. 143841, as modified) including all existing off-site street improvements to include pavement, sidewalks, curb ramps, median islands, streetlights, driveways and all incidentals to current ADA guidelines.
5. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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.

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 6th day of September, 2017.

\_\_\_\_\_  
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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-116-P-81-6

**PARCEL 1**

A portion of Lot 1, 47TH AND EAST BASELINE, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1024 of Maps, page 17, and thereafter Affidavit of Correction recorded in Document No. 2009-443271, in the Northwest quarter of Section 5, Township 1 South, Range 4 East, more specifically described as follows:

Beginning at the Southeast corner of said Lot 1, being the beginning of a non-tangent curve the center of which bears South 09 degrees 45 minutes 15 seconds West 435.00 feet;

Thence along the South line of said Lot 1, along said non-tangent curve to the left through a central angle of 31 degrees 24 minutes 16 seconds an arc length of 238.43 feet to the beginning of a reverse curve with a radius of 365.00 feet;

Thence continuing along the South line of said Lot 1, along said reverse curve to the right, through a central angle of 20 degrees 57 minutes 56 seconds on an arc length of 133.56 feet;

Thence continuing along the South line of said Lot 1 South 89 degrees 18 minutes 55 seconds West 63.60 feet;

Thence North 00 degrees 41 minutes 05 seconds West 7.26 feet to the beginning of a non-tangent curve to the right the center of which bears North 00 degrees 41 minutes 05 seconds West 33.00 feet;

Thence along said non-tangent curve to the right through a central angle of 82 degrees 04 minutes 19 seconds an arc length of 47.27 feet;

Thence North 08 degrees 36 minutes 47 seconds West 37.89 feet to the beginning of a tangent curve to the left with a radius of 85.00 feet;

Thence along said tangent curve to the left through a central angle of 64 degrees 09 minutes 52 seconds an arc length of 95.19 feet;

Thence North 72 degrees 46 minutes 29 seconds West 24.09 feet to the beginning of a tangent curve to the right with a radius of 20.00 feet;

Thence along said curve to the right through a central angle of 73 degrees 00 minutes 09 seconds an arc length of 25.48 feet to a point on the Southerly prolongation of the West line of Lot 3 of said 47th and East Baseline;

Thence along last said line North 00 degrees 13 minutes 40 seconds East 125.63 feet to the Southwest corner of said Lot 3;

Thence along the South line of said Lot 3 South 82 degrees 02 minutes 25 seconds East 110.31 feet to the beginning of a tangent curve to the right with a radius of 323.00 feet;

Thence continuing along the South line of said Lot 3 and the South line of Lot 2 of said 47th and East Baseline along said tangent curve to the right through a central angle of 37 degrees 47 minutes 00 seconds an arc length of 213.00 feet;

Thence continuing along the South line of said Lot 2 South 44 degrees 15 minutes 25 seconds East 93.50 feet to the beginning of a tangent curve to the left with a radius of 158.00 feet;

Thence continuing along the said South line of said Lot 2 along said tangent curve to the left through a central angle of 35 degrees 47 minutes 56 seconds an arc length of 98.72 feet;

Thence continuing along the South line of said Lot 2 South 80 degrees 03 minutes 21 seconds East 117.10 feet to the Point of Beginning.

### **PARCEL 2 & 3**

Lots 2 and 3, of 47<sup>th</sup> Street and Baseline, according to Book 1024 of Maps, page 17 and Affidavit of Correction in Recording No. 20090443271, records of Maricopa County, Arizona, in the Northwest quarter of Section 5, Township 1 South, Range 4 East.

# ORDINANCE LOCATION MAP

EXHIBIT B

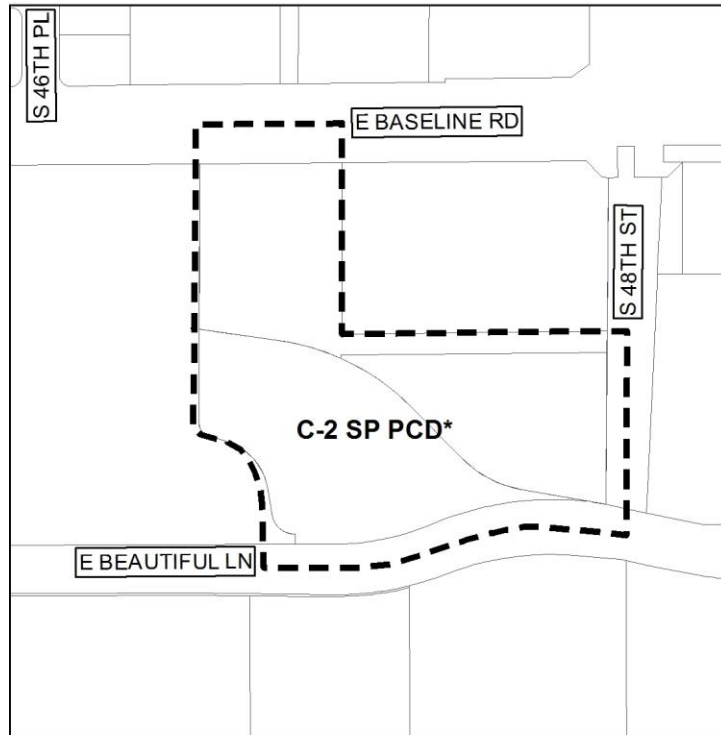
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

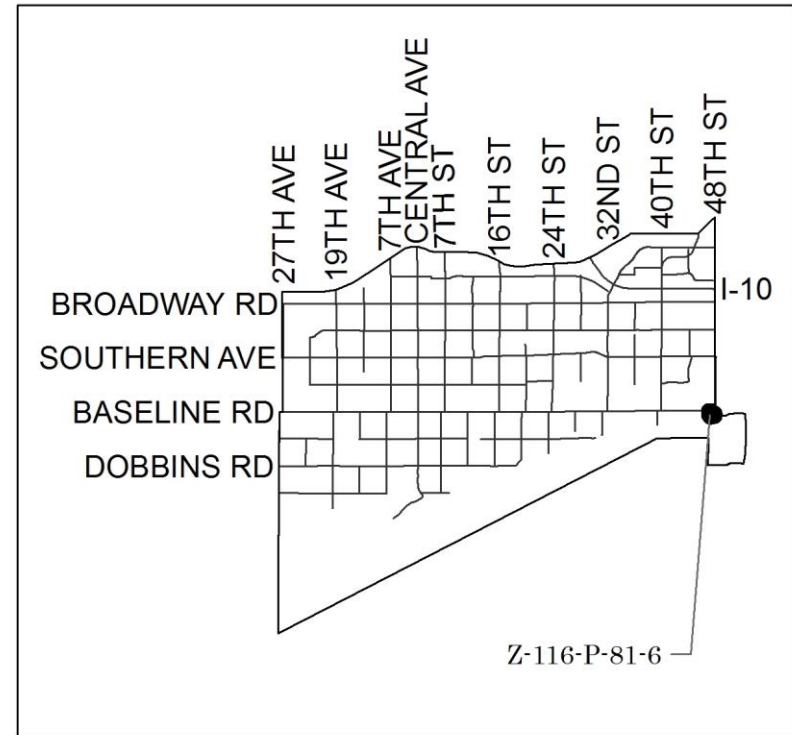
Zoning Case Number: Z-116-P-81-6

Zoning Overlay: N/A

Planning Village: South Mountain



0 200 400 800 Feet



NOT TO SCALE



Drawn Date: 8/14/2017