

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-48-17-6) FROM R-4A (MULTIFAMILY RESIDENCE DISTRICT) TO A-1 (LIGHT INDUSTRIAL DISTRICT)

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

SECTION 1. The zoning of an approximately 1.61-acre property located approximately 600 feet south of the southeast corner of 53rd Street and Van Buren Street in a portion of Section 8, Township 1 North, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from "R-4A" (Multifamily Residence District) to "A-1" (Light Industrial 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 September 19, 2017, as modified by the following stipulations and approved by the Planning and Development Department.
2. Prior to any new building or additions, conceptual elevations shall be reviewed and approved by the Camelback East Village Planning Committee.
3. The development shall utilize the C-2 landscape standards for planting type, size and quantity along the perimeter property lines, as approved by the Planning and Development Department.
4. 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.

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 13th day of December, 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)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-48-17-6

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALE RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 940.25 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST, PARALLEL WITH AND 940.25 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 633.08 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 250.44 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 280.32 FEET;

THENCE SOUTH 00 DEGREES, 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 250.44 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST, PARALLEL WITH AND 940.45 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 280.32 FEET TO THE POINT OF BEGINNING.

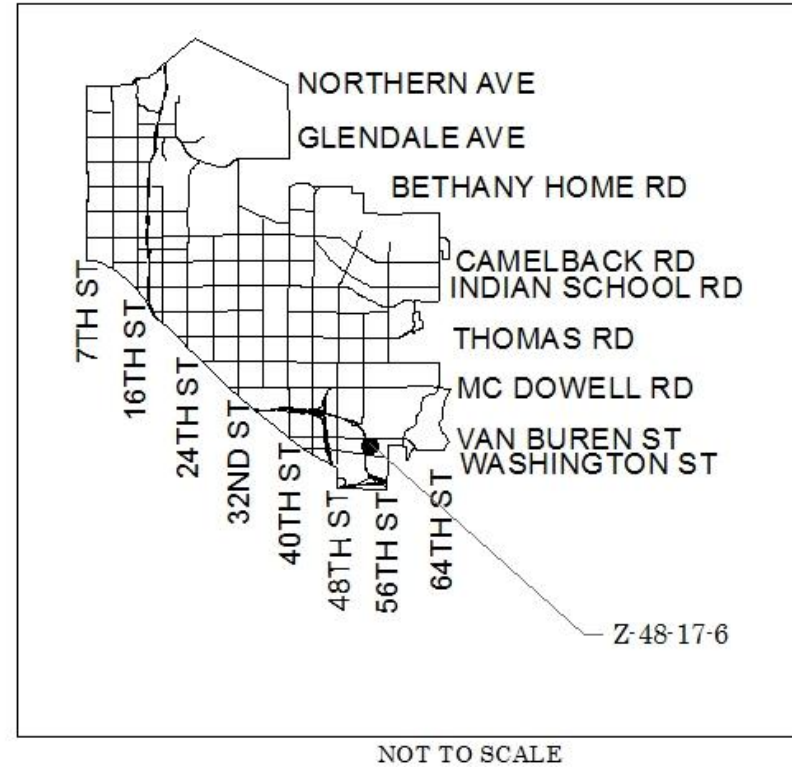
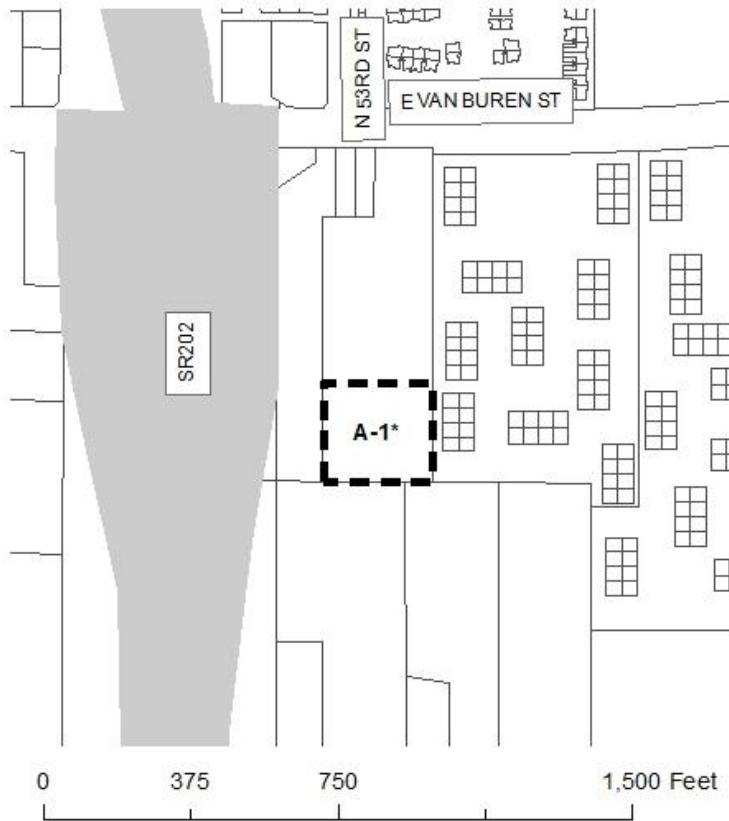
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■■■■■

Zoning Case Number: Z-48-17-6
Zoning Overlay: N/A
Planning Village: Camelback East



Drawn Date: 11/2/2017