

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 (Z-SP-8-23-6) FROM C-2 CEPCSP (INTERMEDIATE COMMERCIAL, CAMELBACK EAST PRIMARY CORE SPECIFIC PLAN) TO C-2 SP CEPCSP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT, CAMELBACK EAST PRIMARY CORE SPECIFIC PLAN).

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

SECTION 1. The zoning of a 0.09 acre site located at the southeast corner of 20th Street and Camelback Road in a portion of Section 22, Township 2 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "C-2 CEPCSP" (Intermediate Commercial, Camelback East Primary Core Specific Plan) to "C-2 SP CEPCSP" (Intermediate Commercial, Special Permit, Camelback East Primary Core Specific Plan) to allow massage therapy 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 stipulation, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Prior to final site plan approval or building permit issuance, 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 May, 2024.

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

LEGAL DESCRIPTION FOR Z-SP-8-23-6

A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 3 EAST THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22, BEING MARKED WITH A BRASS CAP IN A HANDHOLE SAID POINT ALSO BEING NORTH 02 DEGREES 09 MINUTES 16 SECONDS EAST 2639.38 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 22, BEING MARKED WITH A BRASS CAP IN A HANDHOLE;

THENCE, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, SOUTH 02 DEGREES 09 MINUTES 16 SECONDS WEST 650.67 FEET;

THENCE, ALONG A LINE PERPENDICULAR TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAIC SECTION 22, SOUTH 87 DEGREES 50 MINUTES 44 SECONDS EAST 474.74 FEET TO THE POI OF BEGINNING;

THENCE NORTH 32 DEGREES 02 MINUTES 34 SECONDS EAST 126.00 FEET;

THENCE SOUTH 57 DEGREES 52 MINUTES 56 SECONDS EAST 30.00 FEET;

THENCE SOUTH 32 DEGREES 02 MINUTES 34 SECONDS WEST 125.97 FEET;

THENCE NORTH 57 DEGREES 56 MINUTES 26 SECONDS WEST 30.00 FEET TO THE POINT OF BEGINNING.

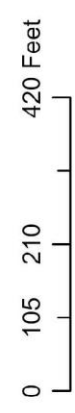
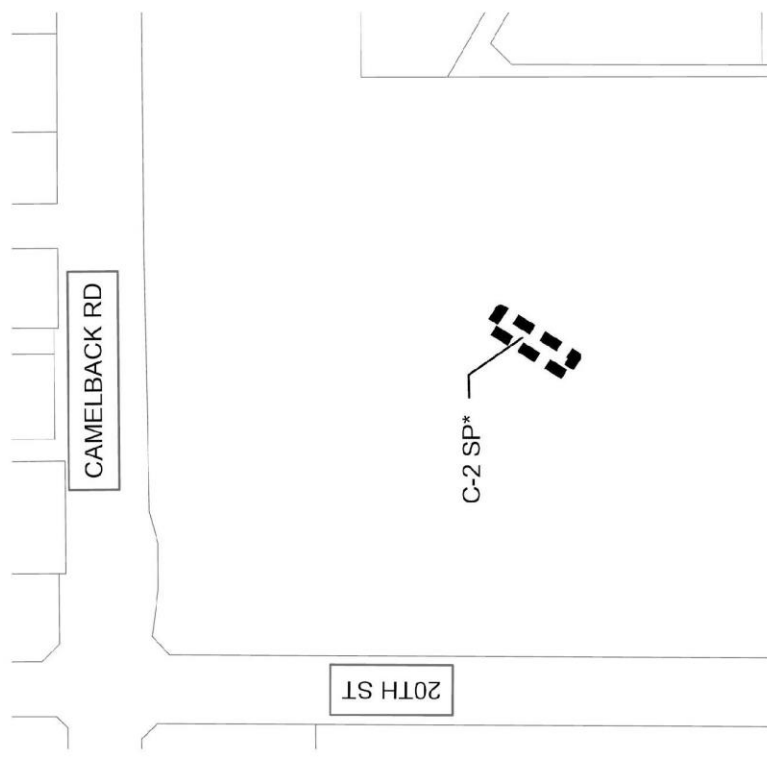
COMPRISING 0.087 ACRES OR 3,780 SQUARE FEET, SUBJECT TO ALL EASEMENTS OF RECORD.

ORDINANCE LOCATION MAP

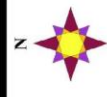
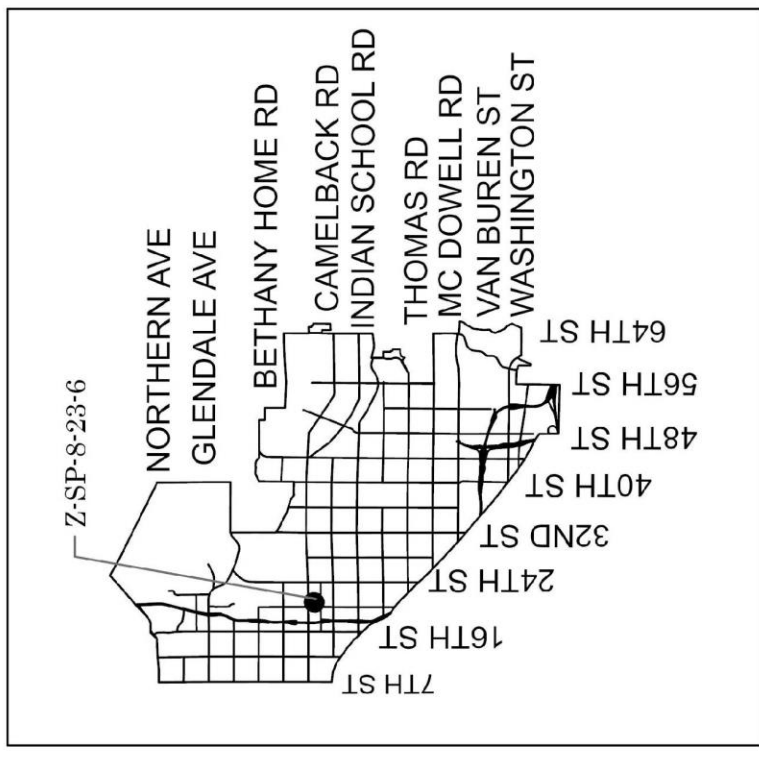
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-SP-8-23-6
Zoning Overlay: Camelback East Primary Core
Specific Plan
Planning Village: Camelback East



NOT TO SCALE



Drawn Date: 3/29/2024