

**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-SP-13-17-8) FROM C-1 (PENDING C-2 HGT/WVR) (NEIGHBORHOOD RETAIL DISTRICT) (PENDING INTERMEDIATE COMMERCIAL DISTRICT, HEIGHT WAIVER)) AND C-2 (PENDING C-2 HGT/WVR) (INTERMEDIATE COMMERCIAL DISTRICT (PENDING INTERMEDIATE COMMERCIAL DISTRICT, HEIGHT WAIVER)) TO C-2 HGT/WVR SP (INTERMEDIATE COMMERCIAL DISTRICT WITH A HEIGHT WAIVER AND SPECIAL PERMIT).

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

SECTION 1. The zoning of an approximately 1.86-acre property located at the southeast corner of North 28th Place and East Thomas Road in a portion of Section 35, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from 0.80-acres of "C-1 (Pending C-2 HGT/WVR)" (Neighborhood Retail District (Pending Intermediate Commercial District with a height waiver)) and 1.06-acres of "C-2 (Pending C-2 HGT/WVR)" (Intermediate Commercial District) (Pending Intermediate Commercial District with a height waiver) to 1.86-acres of "C-2

HGT/WVR SP” (Intermediate Commercial District with Height Waiver for up to three stories and 30 feet and Special Permit to allow self-storage only).

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 building shall be in general conformance with the elevations date stamped December 19, 2017 with specific regard to the proposed stucco, paint finishes, and window locations, proportion of building articulation, and vertical and horizontal elements, as approved by the Planning and Development Department.
2. A minimum landscape setback of 25 feet shall be required along the south property line, as approved by the Planning and Development Department.
3. A minimum of one inverted-U bicycle rack for employees or visitors shall be provided on site, located near a publicly accessible entrance to the building, and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
4. The development shall be in general conformance with the site plan date stamped February 1, 2018, as approved by the Planning and Development Department.

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 March, 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)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-13-17-8

THE PORTION OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN MARICOPA COUNTY, ARIZONA DESCRIBED AS:

LOT 1, BERNARD HOWARD TRACT, ACCORDING TO BOOK 605 OF MAPS, PAGE 15 OF RECORDS OF MARICOPA COUNTY, ARIZONA

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# ORDINANCE LOCATION MAP

EXHIBIT B

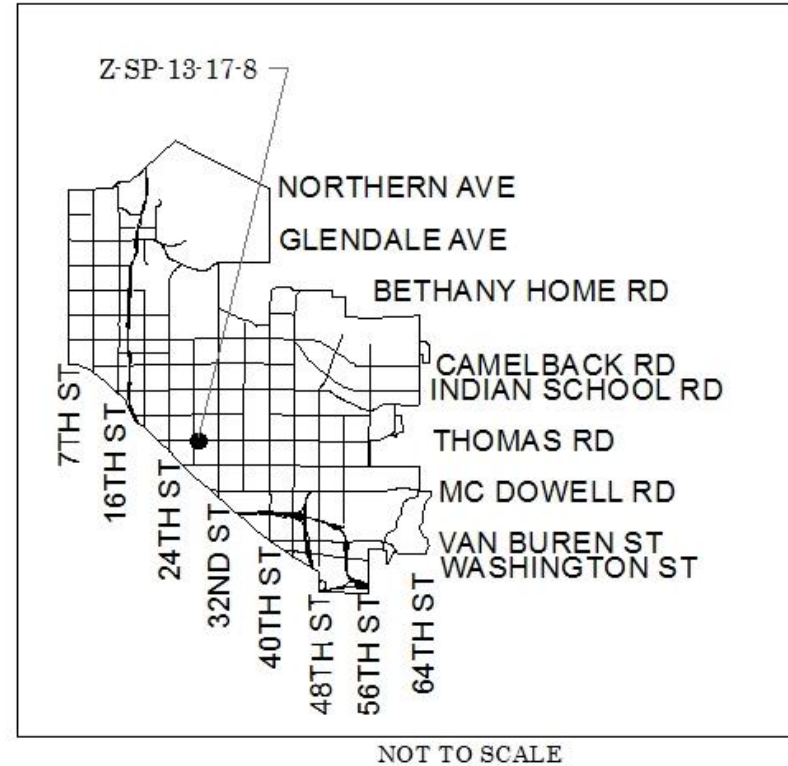
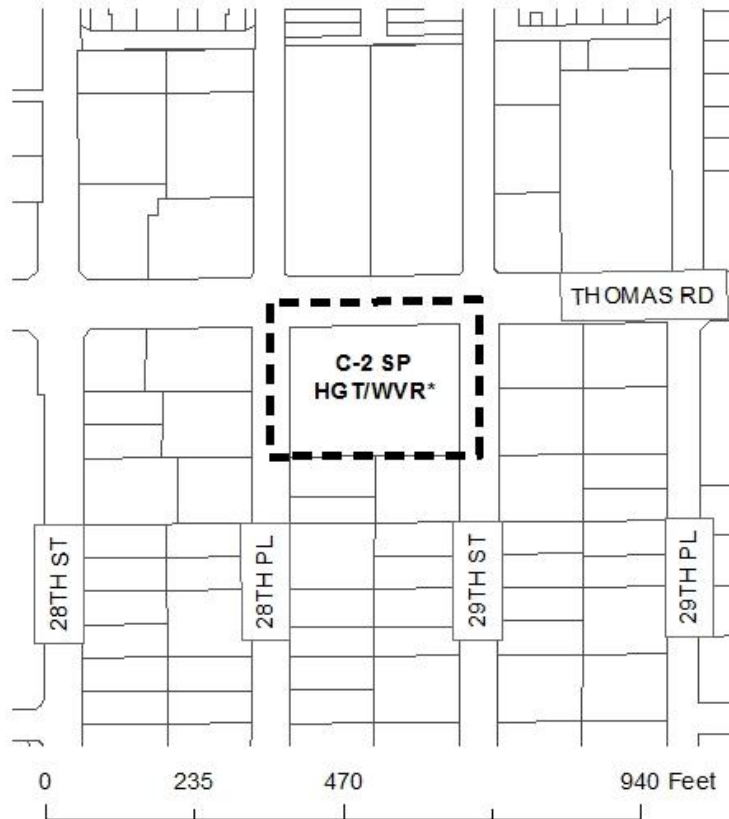
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: - - - - -

Zoning Case Number: Z-SP-13-17-8

Zoning Overlay: N/A

Planning Village: Camelback East



Drawn Date: 2/5/2018