

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 (CASE Z-110-24-8) FROM S-1 BAOD (RANCH OR FARM RESIDENCE, BASELINE AREA OVERLAY DISTRICT) TO P-1 BAOD (PASSENGER AUTOMOBILE PARKING, LIMITED, BASELINE AREA OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 1.00 acre site located approximately 475 feet south of the southeast corner of 32nd Street and Southern Avenue in a portion of Section 36, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "S-1 BAOD" (Ranch or Farm Residence, Baseline Area Overlay District) to "P-1 BAOD" (Passenger Automobile Parking, Limited, Baseline Area Overlay 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 30-foot-wide, average 35-foot-wide landscape setback shall be provided along 32nd Street and planted to the MUA streetscape landscape standards as listed in Section 649.H.3 in the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
2. A minimum 10-foot-wide landscape setback shall be provided along the north, east, and south perimeter of the site, excluding a driveway to the north, and planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. If perimeter fencing is proposed, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department.
5. A minimum of 3% of the required vehicle parking spaces shall include EV Capable infrastructure.
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
7. All pedestrian pathways (including sidewalks) shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Only landscape materials listed in the Mixed Use Agricultural (MUA) District and the Baseline Area Overlay District (BAOD) shall be utilized, as approved or modified by the Planning and Development Department.
9. Landscaping shall be maintained by permanent and automatic/water efficient

WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

10. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. The existing Rapid Flashing Beacon (RFB) shall be removed and replaced with a HAWK pedestrian crossing that shall be fully funded and constructed at the current location of the existing RFB, as approved by the Street Transportation Department.
13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. 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.
16. Prior to final site plan approval, 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.
17. Prior to preliminary site plan approval, the applicant shall apply to use alternative dustproofing materials on the site.

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 February, 2025.

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-110-24-8

The South 170.80 feet of the following described parcels:

Parcel No. 1:

The North half of Lot 40, Bartlett-Heard Lands, according to Book 13 of Maps, page 35, records of Maricopa County, Arizona;

Except the East 402.50 feet thereof
and; Except the North 33 feet
thereof, and;

Except the road way as created under deed recorded 90-227090 and under deed recorded 04-824562. Parcel No. 2:

The North half of the West 82.50 feet of the East 402.50 feet of Lot 40, Bartlett-Heard Lands, according to Book 13 of Maps, page 35, records of Maricopa County, Arizona;

Except the North 33 feet thereof, and;

Except road way as created under deed recorded 90-227090 and under deed recorded 04-824562.

Section: 36 Township: 1N Range: 3E

APN # 122-81-022-D

Gross Acres 1

ORDINANCE LOCATION MAP

EXHIBIT B

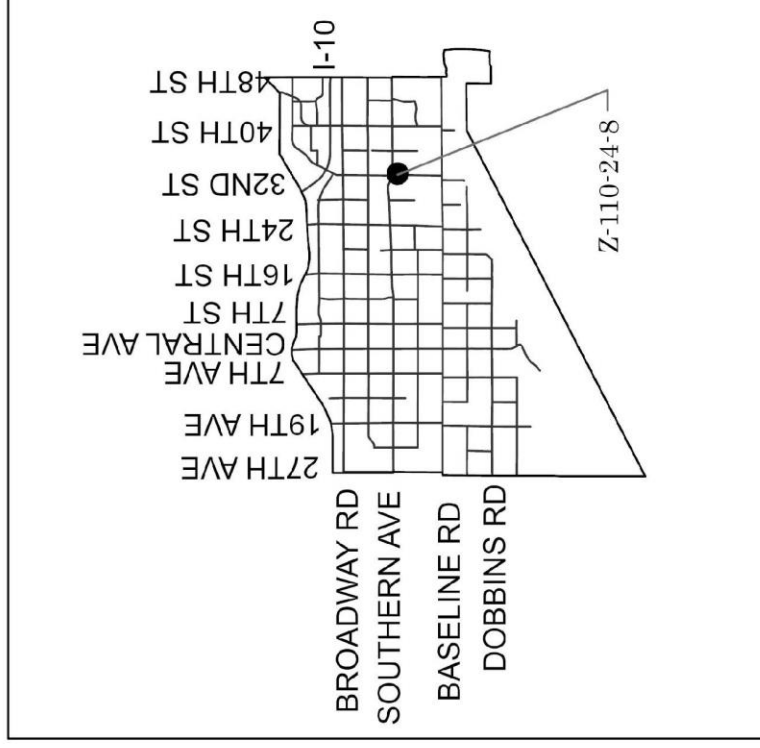
ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■■



0 87.5 175 350 Feet



Zoning Case Number: Z-110-24-8
Zoning Overlay: Baseline Area Plan and Overlay District
Planning Village: South Mountain



NOT TO SCALE

Drawn Date: 1/6/2025