

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-17-22-4) FROM R1-6 TOD-1 (APPROVED C-2 H-R HGT/WVR TOD-1) (SINGLE-FAMILY RESIDENCE DISTRICT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE, APPROVED INTERMEDIATE COMMERCIAL, HIGH-RISE INCENTIVE DISTRICT, HEIGHT WAIVER, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE), R-3 TOD-1 (APPROVED C-2 H-R HGT/WVR TOD-1) (MULTIFAMILY RESIDENCE DISTRICT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE, APPROVED INTERMEDIATE COMMERCIAL, HIGH-RISE INCENTIVE DISTRICT, HEIGHT WAIVER, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE), R-3 TOD-1 (APPROVED C-2 H-R TOD-1) (MULTIFAMILY RESIDENCE DISTRICT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE, APPROVED INTERMEDIATE COMMERCIAL, HIGH RISE INCENTIVE DISTRICT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE), R-5 TOD-1 (APPROVED C-2 H-R HGT/WVR TOD-1) (MULTIFAMILY RESIDENCE DISTRICT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE, APPROVED INTERMEDIATE COMMERCIAL, HIGH-RISE INCENTIVE DISTRICT, HEIGHT WAIVER, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE), C-2 TOD-1 (APPROVED C-2 H-R HGT/WVR TOD-1) (INTERMEDIATE COMMERCIAL, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE, APPROVED INTERMEDIATE COMMERCIAL, HIGH-RISE INCENTIVE DISTRICT, HEIGHT WAIVER, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE), AND C-2 TOD-1 (APPROVED C-2 H-R TOD-1) (INTERMEDIATE COMMERCIAL, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE, APPROVED INTERMEDIATE COMMERCIAL, HIGH-RISE INCENTIVE DISTRICT, INTERIM

TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE) TO WU CODE T4:3 UT (WALKABLE URBAN CODE, TRANSECT 4:3, TRANSIT UPTOWN CHARACTER AREA), WU CODE T5:5 UT (WALKABLE URBAN CODE, TRANSECT 5:5, TRANSIT UPTOWN CHARACTER AREA), AND WU CODE T6:22 UT (WALKABLE URBAN CODE, TRANSECT 6:22, TRANSIT UPTOWN CHARACTER AREA).

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

SECTION 1. The zoning of a 15.61-acre site located at the northwest corner of Central Avenue and Glenrosa Avenue in a portion of Section 20, Township 2 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 1.83 acres of "R1-6 TOD-1 (Approved C-2 H-R HGT/WVR TOD-1)" (Single-Family Residence District, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High-Rise Incentive District, Height Waiver, Interim Transit-Oriented Zoning Overlay District One), 7.59 acres of "R-3 TOD-1 (Approved C-2 H-R HGT/WVR TOD-1)" (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High-Rise Incentive District, Height Waiver, Interim Transit-Oriented Zoning Overlay District One), 0.23-acres of "R-3 TOD-1 (Approved C-2 H-R TOD-1)" (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High Rise Incentive District, Interim Transit-Oriented Zoning Overlay District One), 0.50-acres of "R-5 TOD-1 (Approved C-2 H-R HGT/WVR TOD-1)" (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High-Rise Incentive

District, Height Waiver, Interim Transit-Oriented Zoning Overlay District One), 4.68 acres of “C-2 TOD-1 (Approved C-2 H-R HGT/WVR TOD-1)” (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High-Rise Incentive District, Height Waiver, Interim Transit-Oriented Zoning Overlay District One), and 0.78-acres of “C-2 TOD-1 (Approved C-2 H-R TOD-1)” (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High-Rise Incentive District, Interim Transit-Oriented Zoning Overlay District One) to 1.03 acres of “WU Code T4:3 UT” (Walkable Urban Code, Transect 4:3, Transit Uptown Character Area), 2.35 acres of “WU Code T5:5 UT” (Walkable Urban Code, Transect 5:5, Transit Uptown Character Area), and 12.23 acres of “WU Code T6:22 UT” (Walkable Urban Code, Transect 6:22, Transit Uptown Character Area).

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. Conceptual site plans and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary plan approval for Parcels 2 through 4 as depicted on the Conceptual Site Plans date stamped June 1, 2023, with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
 - a. The development shall include ground floor activation such as the

programming of building spaces adjacent to Central Avenue that may include retail or commercial uses, the choice and mix of frontage types, and the presence of indoor or outdoor public amenities that may include open spaces, and community gathering spaces.

- (1) Gray shell (finished slab, fire suppression system, store front, stubbed utilities, and 200-amp electrical panel for every 1,200 square feet) space shall be provided for all commercial and retail designated spaces.
 - b. On Parcel 2, the ground floor shall include a minimum of 10,000 square feet (for a total of 20,000 square feet) of non-residential uses. Non-residential uses shall not include lobby, exercise, reception areas, or other similar uses intended for exclusive use by residents. All required non-residential uses shall have some frontage on Central Avenue right-of-way.
 - c. On Parcel 2, the development shall utilize a continuous storefront frontage per the requirements of Section 1305.b. for a minimum of 120 linear feet along Central Avenue.
 - d. On Parcel 4, the ground floor shall include a minimum 10,000 square feet (for a total of 20,000 square feet) of non-residential uses. Non-residential uses shall not include lobby, exercise, reception areas, or other similar uses intended for exclusive use by residents. All required non-residential uses shall have some frontage on Central Avenue right-of-way.
 - e. On Parcel 4, the development shall utilize a continuous storefront frontage per the requirements of Section 1305.b. for a minimum of 120 linear feet along Central Avenue.
 - f. The building elevations for Parcels 2 through 4 shall contain a minimum of 10 percent premium materials such as brick, stone, metal, or other comparable materials on all four sides of each building.
2. The applicant shall return to the Encanto Village Planning Committee to present the site plan and elevations for Parcel 1 for review and comment prior to preliminary site plan approval.
 3. The building elevations for Parcel 1 shall contain a minimum of 10 percent premium materials such as brick, stone, metal, or other comparable materials on all four sides of each building, as approved by the Planning and Development Department.
 4. All private streets within the subject site shall be constructed with the first phase of the development as depicted on the Conceptual Phasing Plan date stamped

June 1, 2023 and be open to the public prior to the issuance of a Certificate of Occupancy, as approved by the Planning and Development Department.

5. The developer shall provide a minimum five percent of the gross site area as open space that is available to the public, as described below and as approved or modified by the Planning and Development Department.
 - a. Each open space area shall follow the guidelines established in Section 1310 of the Phoenix Zoning Ordinance.
 - b. Each open space area shall provide at a minimum seating, a drinking fountain for people and pets, art, and shade elements.
 - c. A minimum of 15,000 square feet of publicly accessible open space shall be constructed with the development of Parcel 1 as depicted on the Conceptual Site Plans date stamped June 1, 2023.
 - d. One open space node shall be provided near the intersection of the private Montecito Avenue alignment and 2nd Avenue which shall include public facing art and a minimum of one higher-order amenity such as lawn games, gardens, picnic tables, or shade canopies, or a combination of several complementary amenities.
 - e. All units adjacent to the public open space located along 2nd Avenue shall have direct unit entries and compliant frontage types as described in Table 1305.1 and there shall be a minimum of two common entries to provide direct pedestrian access from upper and interior units to adjacent sidewalks.
6. A minimum of 10 percent of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
7. The applicant shall return to the Encanto Village Planning Committee to present the stipulated public-facing art generally located at 2nd Avenue and the Montecito Avenue alignment for review and comment prior to the issuance of a Certificate of Occupancy for the first phase of development, as approved by the Planning and Development Department.
8. For the portion of the subject site zoned WU Code T5:5, the building height shall not exceed 30 feet within 35 feet of the west property line and 40 feet within 60 feet of the west property line, as approved by the Planning and Development Department.
9. For the portions of the subject site zoned WU T5:5 and T6:22, all public and private street frontages shall include a minimum of two “common entry” frontage type to provide direct pedestrian access from upper and interior units to adjacent sidewalks, as approved or modified by the Planning and

Development Department.

10. The portion of the subject site located along Glenrosa Avenue and between the centerline of the 1st Avenue alignment on the east and the 2nd Avenue alignment on the west (the western terminus of the T4:3 portion), shall be restricted to a maximum height of 30 feet within 30 feet of the south property line, as approved by the Planning and Development Department.
11. The developer shall provide corner enhancements at the intersections of Central Avenue and all public and private streets to denote the prominence of the space and shall feature enhanced landscape and/or hardscape treatments with public-facing art, as approved by the Planning and Development Department.
12. The developer shall comply with the design standards of the Central Avenue Image Enhancement guidelines. The detached sidewalk, landscape area width, and shade requirements shall comply with the Transit Uptown Character Area requirements for arterial roadways adjacent to Light Rail Corridor, as approved or modified by the Planning and Development Department.
13. The public sidewalk along Turney Avenue shall be constructed to a minimum width of 8 feet and detached from the back of curb by a minimum 5-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
 - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
14. The existing overhead utility lines adjacent to Turney Avenue shall be relocated underground for the entirety of its frontage, as approved by the Planning and Development Department.
15. The public sidewalk along 2nd Avenue shall be constructed to a minimum width of 8 feet and detached from the back of curb by a minimum 7-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.

- a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
- b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
- c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

The above described improvements shall be installed prior to the issuance of a Certificate of Occupancy for the first phase of development, as approved by the Planning and Development Department.

16. All public street frontages on 2nd Avenue shall require a landscape area between the back of sidewalk and building front that shall be planted with minimum 3-inch caliper, single trunk, shade trees planted a minimum of 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

The above described improvements shall be installed prior to the issuance of a Certificate of Occupancy for the first phase of development, as approved by the Planning and Development Department.

17. The public sidewalk along Glenrosa Avenue shall be constructed to a minimum width of 6 feet and detached from the back of curb by a minimum 5-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.

- a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
- b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
- c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

18. All private streets shall be overlain with dedicated public pedestrian accessway easements connecting to the public rights-of-way and the private streets shall provide the following non-vehicular pathways, amenities, and features, as approved or modified by the Planning and Development Department.

- a. Access to/from 2nd Avenue from the private street on the Montecito Avenue alignment shall be restricted to emergency vehicles, bicycles,

and pedestrians.

- b. One side of each private street shall comply with the standards contained in Section 1304.H. of the Phoenix Zoning Ordinance and be detached from the back of curb by a landscape area an average of 5 feet in width that shall be planted with minimum three-inch caliper, single trunk, shade trees planted a minimum of 20 feet on center or in equivalent groupings.
 - c. One side of each private street shall comply with the standards contained in Section 1312.D.1.c. of the Phoenix Zoning Ordinance and the landscape area shall be planted with minimum three-inch caliper, single trunk, shade trees planted a minimum of 20 feet on center or in equivalent groupings.
 - d. Where outside of public rights-of-way, intersections shall feature pedestrian enhancements such as speed tables, elevated crosswalks, and/or bulb-outs.
 - e. Include on-site bicycle routes that connect the internal streets to 2nd Avenue, Turney Avenue, and Glenrosa Avenue. The applicant shall consult with the Active Transportation Coordinator from the Street Transportation Department on the design of the bicycle facilities.
19. An internal vehicular and pedestrian circulation plan shall be provided to address ingress and egress to and from the site, vehicle loading, pick up and drop off locations, pedestrian connections to existing light rail stations. The developer shall be responsible for all cost and construction of improvements. No preliminary approval of plans shall be granted until the internal vehicular and pedestrian circulation plan has been reviewed and approved by the Street Transportation and Planning and Development Departments. This plan shall be updated, if needed, for all phases of development.
20. Along 2nd Avenue, no vehicular access shall be provided including no driveways, no private streets, and no ingress/egress to parking structures. Emergency vehicles may access the site from 2nd Avenue.
21. All refuse collection, loading, unloading, food and package delivery areas shall be accessed only from the private streets on the site.
22. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
- a. The TIS shall analyze the offset intersection of Central Avenue and Glenrosa Avenue. The TIS shall include the necessary geometric design, tapers and dedications to align the east/west legs of the intersection to operate under a non-split phased signal. The developer

shall be responsible for all cost and construction of improvements, as approved by the Street Transportation Department.

23. Vehicular access onto Turney Avenue shall be limited to right-in/right-out, as approved by the Street Transportation Department.
24. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 75 required spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
 - c. A minimum of 20 percent of the required bicycle parking for nonresidential uses shall be secured.
 - d. A minimum of four bicycle repair stations (“fix it stations”) shall be provided and maintained in areas of high visibility and near secure bicycle parking areas. At minimum, two shall be directly accessible from the public sidewalk.
 - e. Standard electrical receptacles shall be installed for a minimum of 10% of the required bicycle parking spaces for electric bicycle charging capabilities.
 - f. All nonresidential uses over 5,000 square feet of floor area shall provide one bicycle space per 25 vehicle parking spaces, with a maximum of 50 spaces.
25. Electric vehicle infrastructure shall be provided for the required parking spaces as follows: Minimum 10 percent EV Installed.
26. The developer shall dedicate a sidewalk easement for any streetscape area that falls outside of dedicated right-of-way, as approved by the Planning and Development Department.
27. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
28. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of

Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

29. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the FAA and a "NO Hazard Determination" obtained prior to the construction start date.
30. 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.
31. 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.
32. 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.
33. Prior to preliminary 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.
34. Second Avenue, Minimum Setback:
Subject to approval of a variance, the setback from the western 2nd Avenue alignment shall be a minimum of 50 feet, subject to review and approval by the Planning and Development Department.
35. Central Avenue and Glenrosa Avenue Intersection:
The development shall modify the northwest corner the Central Avenue and Glenrosa Avenue intersection to align the east and west legs and corresponding signal modifications, as approved by the Street Transportation Department.
36. Traffic Mitigation:
 - a. The ultimate design is subject to approval from the Street Transportation Department.
 - b. The developer shall be required to complete a private maintenance agreement for all traffic calming features in the right-of-way.

c. Within 60 days of City Council approval, the developer shall prepare the required petition application documents in coordination with the Carnation Association of Neighbors in accordance with the city standard petitioning process, as required by the Traffic Services Division, for the following traffic calming infrastructure:

(1) Install intersection traffic calming infrastructure. Locations include:

- 2nd Avenue and Campbell Avenue
- 3rd Avenue and Campbell Avenue
- 3rd Avenue and Turney Avenue
- 3rd Avenue and Glenrosa Avenue
- 3rd Avenue and Monterosa Street
- 5th Avenue and Turney Avenue

(2) Install “neckdown neighborhood gateway” curb line bump outs to narrow the street to 20 feet maximum. Locations include:

- 2nd Avenue and Turney Avenue, west side of intersection
- 1st Avenue and Glenrosa Avenue, west side of intersection

(3) Install mini roundabout at the following intersections:

- 2nd Avenue and Turney Avenue, west of neckdown neighborhood gateway
- 2nd Avenue and Glenrosa Avenue

(4) Install sidewalks at the following locations:

- Glenrosa Avenue, between 3rd Avenue and 7th Avenue
- The south side of Turney Avenue, between 2nd Avenue and 3rd Avenue

The developer shall be responsible for all funding of and construction of the approved traffic calming infrastructure and sidewalks, subject to the petition of support being provided to the Street Transportation Department within 180 days of the of the finalized petition being provided to the Carnation Association of Neighbors.

37. Traffic Mitigation:

The developer shall install a stop sign at the intersection of 2nd Avenue and Glenrosa Avenue, subject to review and approval by the Street Transportation Department.

38. Light Rail Pass:

The developer shall provide a paid 60-day light rail pass to all new residents.

39. **Interim Construction Mitigation:**
Various mitigation efforts including video monitoring cameras, fencing and screening, and dust proof surfaces shall be utilized to minimize impacts to the existing neighborhood, and consistent with the Interim Beautification Plan date stamped June 1, 2023.
40. **Material Delivery:**
Material delivery will be required to enter and exit from Central Avenue.
41. **Construction Parking:**
All parking for construction worker vehicles shall be on-site of in a pre-arranged off-site location.
42. **No Speakers:**
No outside speakers or amplified music will be permitted during construction.
43. **Contact Information:**
The applicant's current contact information shall be provided to the president of the Carnation Association of Neighbors.
44. **Density:**
A maximum unit count of 1,500 units shall be provided on the overall site, with a maximum of 375 units on Parcel 1.
45. **Interim Beautification Plan:**
Prior to the issuance of a Certificate of Occupancy for any building at any phase, the vacant/undeveloped sites shall be maintained in general conformance to the Interim Beautification Plan date stamped June 1, 2023, with specific regard to the following elements, as approved or modified by the Planning and Development Department.
 - a. The vacant/undeveloped sites shall be maintained free of vegetation.
 - b. The vacant/undeveloped sites shall be maintained in a dust-controlled condition.
 - c. The vacant/undeveloped sites shall be enclosed by a view fence on all sides with maintenance gates only located on private streets.
46. **Noise Mitigation:**
Anywhere a pool is visible to a public street, the developed shall provide a sound attenuating wall.

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 2023.

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

BEING WEST OF CENTRAL AVENUE, NORTH OF GLENROSA AVENUE, EAST OF 2ND AVENUE, AND SOUTH OF TURNEY AVENUE IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION, LOCATED AT CAMPBELL AVENUE AND CENTRAL AVENUE AS REFERENCED IN RECORDED DOCUMENT 2009-0003295;

THENCE SOUTH 00 DEGREES 15 MINUTES 41 SECONDS WEST, ALONG THE MONUMENT LINE OF CENTRAL AVENUE, A DISTANCE OF 659.32 FEET TO THE INTERSECTION OF TURNEY AVENUE AND CENTRAL AVENUE, BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES 41 SECONDS WEST, ALONG THE MONUMENT LINE OF CENTRAL AVENUE, A DISTANCE OF 831.07 FEET TO THE MONUMENT LINE OF GLENROSA AVENUE;

THENCE NORTH 89 DEGREES 25 MINUTES 48 SECONDS WEST, ALONG THE MONUMENT LINE OF SAID GLENROSA AVENUE, A DISTANCE OF 734.08 FEET TO A 1" IRON PIPE IN HANDHOLE AT THE INTERSECTION OF 2ND AVENUE;

THENCE NORTH 00 DEGREES 15 MINUTES 12 SECONDS EAST, ALONG THE MONUMENT LINE OF SAID 2ND AVENUE, A DISTANCE OF 172.01 FEET TO A 1" IRON PIPE IN HANDHOLE AT THE INTERSECTION OF GLENROSA AVENUE;

THENCE NORTH 89 DEGREES 25 MINUTES 18 SECONDS WEST, ALONG THE MONUMENT LINE OF SAID GLENROSA AVENUE, A DISTANCE OF 108.31 FEET TO A 1" IRON PIPE IN HANDHOLE AT THE INTERSECTION OF 2ND AVENUE;

THENCE NORTH 00 DEGREES 34 MINUTES 04 SECONDS EAST, ALONG THE CENTERLINE OF SAID 2ND AVENUE, A DISTANCE OF 658.45 FEET TO A 1" IRON PIPE IN HANDHOLE AT THE INTERSECTION OF TURNEY AVENUE;

THENCE SOUTH 89 DEGREES 28 MINUTES 13 SECONDS EAST, ALONG THE MONUMENT LINE OF SAID TURNEY AVENUE, A DISTANCE OF 838.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 680,052 SQUARE FEET OR 15.612 ACRES, MORE OR LESS.

ORDINANCE LOCATION MAP

EXHIBIT B

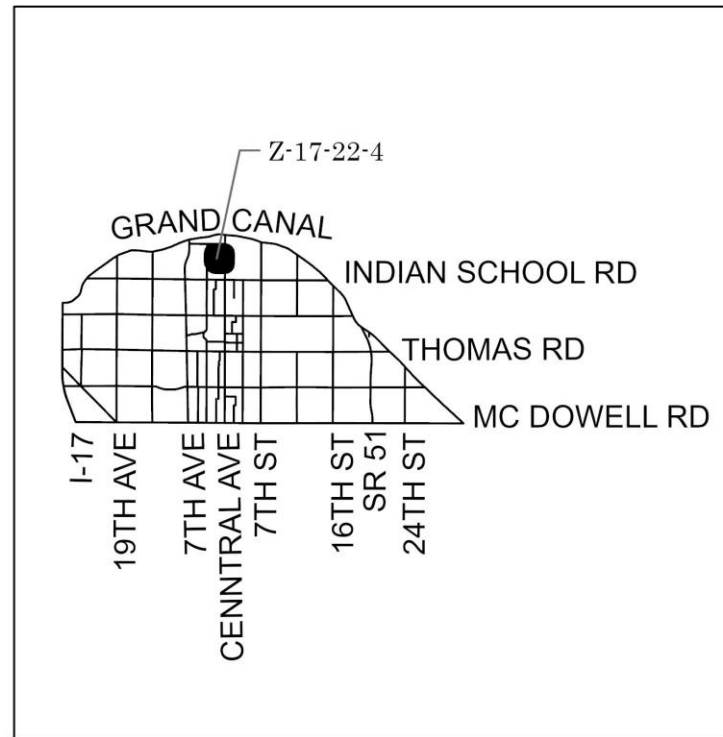
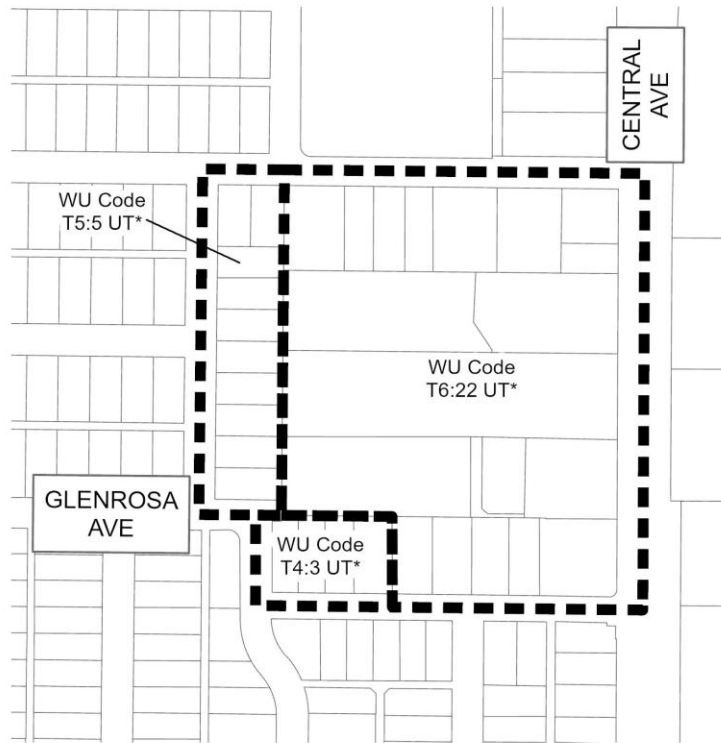
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - - -

Zoning Case Number: Z-17-22-4

Zoning Overlay: N/A

Planning Village: Encanto



NOT TO SCALE



Drawn Date: 8/15/2023