

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-3-20-2) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT).

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

SECTION 1. The zoning of a 2.45-acre site located on the northwest corner of 32nd Street and Paradise Lane in a portion of Section 2, Township 3 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "C-2" (Intermediate Commercial) to "C-2 SP" (Intermediate Commercial, Special Permit) to allow a self-service storage facility and 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 stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. All perimeter building elevations shall contain architectural embellishments and detailing such as material changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. No exterior roll up doors shall be permitted for individual storage units.
3. The building setback along the west property line, abutting residential zoning, shall be a minimum of 52 feet.
4. A minimum 15-foot landscape setback shall be provided along the west property line and shall include shade trees placed 20 feet on center or in equivalent groupings. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
5. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
6. All sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and 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 with a pedestrian environment.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. Provide seasonal shade, sun and temperature regulation through vegetative or structural shade elements at the corner of 32nd Street and Paradise Lane to allow pedestrians to wait comfortably for the signal to change, as approved by the Planning and development Department.

7. The developer shall plant shade trees in and around the parking area to provide shade for 25 percent of the parking area at maturity, as approved by the Planning and Development Department.
8. A 6-foot high decorative wall shall be constructed along the west property line adjacent to residential uses. The wall shall consist of solid masonry or similar material and shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
9. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks, as approved by the Planning and Development Department.
10. Provide windows at the hard corner of 32nd Street and Paradise Lane on the east elevations, as depicted on the Elevations date stamped September 15, 2020 and as approved by the Planning and Development Department.
11. The developer shall dedicate a 10-foot sidewalk easement for the west side of 32nd Street.
12. Clearly defined, accessible pedestrian pathways constructed of decorative pavers, stamped or colored concrete or another material, other than those used to pave the parking surfaces and drive aisles shall be provided connecting the primary building entrance and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department. Trees shall be placed to provide 75 percent shade coverage at full maturity on all pedestrian pathways and sidewalks.
13. 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.
14. 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.
15. 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.

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 4th day of November 2020.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (2 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-3-20-2

THAT PORTION OF LOT 25, KAY ACRES UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 45 OF MAPS, PAGE 21, LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA LYING EAST OF THE LINE DESCRIBED BELOW:

LEGAL DESCRIPTION FOR LOT 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 25, KAY ACRES UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 45 OF MAPS, PAGE 21, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 25;

THENCE SOUTH $89^{\circ}46'04''$ EAST ALONG THE NORTH LINE OF SAID LOT 25 A DISTANCE OF 294.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 25 AND TO THE WEST RIGHT-OF-WAY LINE OF 32ND STREET;

THENCE SOUTH $00^{\circ}05'00''$ WEST ALONG THE EAST LINE OF SAID LOT 25 AND THE WEST RIGHT-OF-WAY LINE OF 32ND STREET A DISTANCE OF 129.53 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 25;

THENCE NORTH $89^{\circ}46'04''$ WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 98.91 FEET; THENCE NORTH $00^{\circ}13'56''$ EAST A DISTANCE OF 7.25 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 25;

THENCE NORTH $89^{\circ}46'04''$ WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 195.64 FEET TO A POINT ON THE WEST LINE OF SAID LOT 25;

THENCE NORTH $00^{\circ}04'38''$ EAST ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 122.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 25 AND TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR LOT 2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 25, KAY ACRES UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 45 OF MAPS, PAGE 21, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 25;

THENCE SOUTH 89°46'04" EAST ALONG THE NORTH LINE OF SAID LOT 25 A DISTANCE OF 294.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 25 AND TO THE WEST RIGHT-OF-WAY LINE OF 32ND STREET;

THENCE SOUTH 00°05'00" WEST ALONG THE EAST LINE OF SAID LOT 25 AND THE WEST RIGHT-OF-WAY LINE OF 32ND STREET A DISTANCE OF 129.53 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 25 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°05'00" WEST ALONG THE EAST LINE OF SAID LOT 25 AND THE WEST RIGHT-OF-WAY LINE OF 32ND STREET, A DISTANCE OF 144.00 FEET TO A POINT THAT IS 17.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 25;

THENCE SOUTH 45°10'38" WEST A DISTANCE OF 24.00 FEET TO THE SOUTH LINE OF SAID LOT 25 AND THE NORTH RIGHT-OF-WAY LINE OF PARADISE LAND ALSO BEING 17.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 25;

THENCE NORTH 89°43'44" WEST ALONG THE SOUTH LINE OF SAID LOT 25 AND THE NORTH RIGHT- OF-WAY LINE OF PARADISE LAND A DISTANCE OF 277.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25;

THENCE NORTH 00°04'38" EAST ALONG THE WEST LINE OF SAID LOT 25 A DISTANCE OF 168.05 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 25;

THENCE SOUTH 89°46'04" EAST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 25 A DISTANCE OF 195.64 FEET;

THENCE SOUTH 00°13'56" WEST A DISTANCE OF 7.25 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 25;

THENCE SOUTH 89°46'04" EAST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 98.91 FEET TO THE TRUE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■

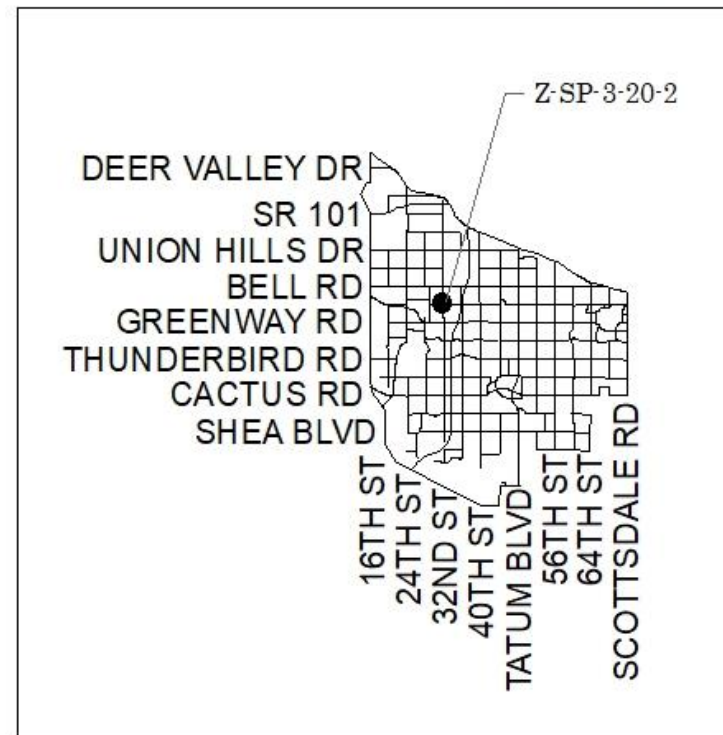
Zoning Case Number: Z-SP-3-20-2

Zoning Overlay: N/A

Planning Village: Paradise Valley



0 62.5 125 250 Feet



NOT TO SCALE



Drawn Date: 7/24/2020