

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 STIPULATIONS APPLICABLE TO
REZONING APPLICATION Z-7-16-7 PREVIOUSLY APPROVED BY
ORDINANCE G-6189.

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

SECTION 1. The zoning stipulations applicable located approximately 300 feet west of the northwest corner of 31st Avenue and Yuma Street within a portion of Section 14, Township 1 North, Range 2 East, as described more specifically in Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan and elevations date stamped ~~April 28, 2016~~ APRIL 16, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. ~~The elevations date stamped February 18, 2016, shall be revised to provide architectural treatment such as banding, offsets, popouts, accent materials, or detailing to break up building mass along the south elevation, as approved by the Planning and Development Department.~~
2. A minimum landscape setback of 15-feet shall be provided along the west
3. property line, as approved by the Planning and Development Department.
3. On-site lighting shall not exceed a maximum of six feet in height within twenty
4. feet of a residential zoning district as approved or modified by the Planning and

Development Department.

4. Outdoor storage shall not exceed 8-feet in height within 25-feet of a residential zoning district.
5. 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.
6. **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6189 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6189 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. 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 28th day of August, 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)

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EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-23—Z-7-16-7

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOT 6, FOUR BOY EIGHTY, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 20 OF MAPS, PAGE 30 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

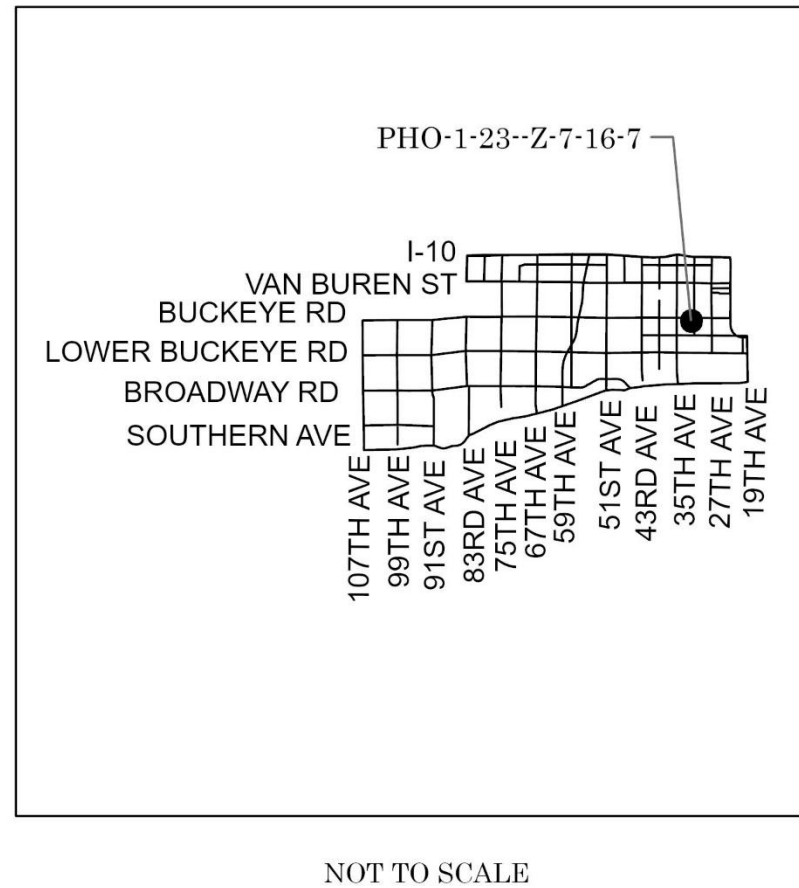
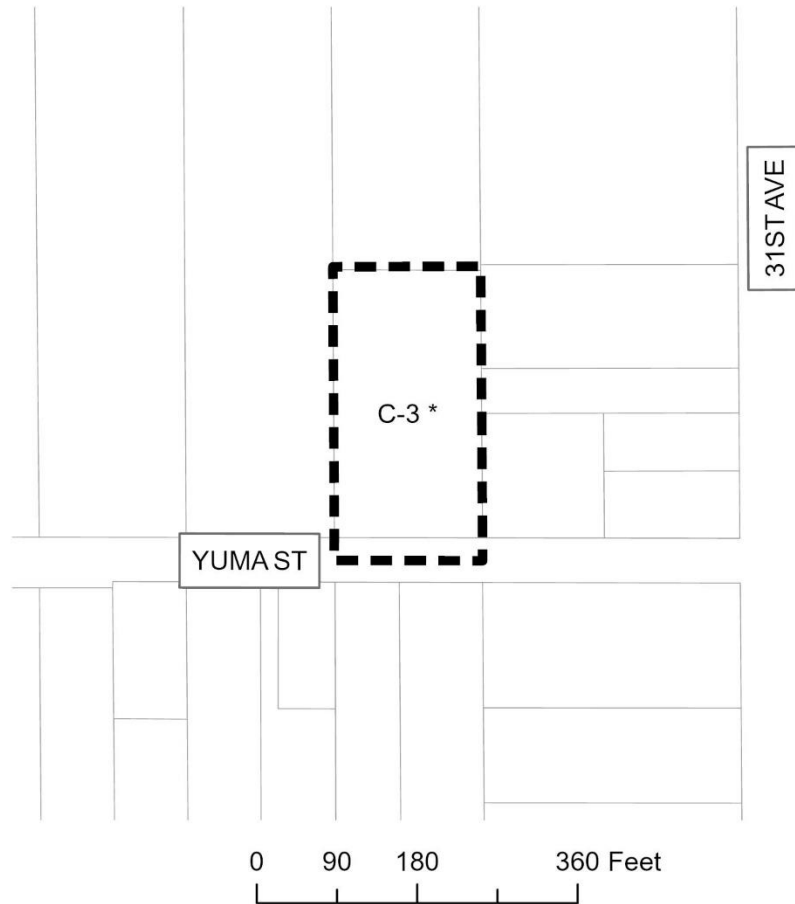
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ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: PHO-1-23--Z-7-16-7
Zoning Overlay: N/A
Planning Village: Estrella



Drawn Date: 7/25/2023