

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED RESOLUTION**

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-92-17-7) FROM C-3 CMOD (GENERAL COMMERCIAL DISTRICT, CAPITOL MALL OVERLAY DISTRICT) TO C-3 CMOD ACOD (GENERAL COMMERCIAL DISTRICT; CAPITOL MALL OVERLAY DISTRICT; ARTS, CULTURE AND SMALL BUSINESS OVERLAY DISTRICT).

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

SECTION 1. The zoning of an approximately 1.91-acre property located approximately 230 feet west of the northwest corner of 7th Avenue and Polk Street a portion of Section 6, Township 1 North, Range 3 East as described more specifically in Exhibit "A", is hereby changed from "C-3 CMOD" (General Commercial District, Capitol Mall Overlay District), to "C-3 CMOD ACOD" (General Commercial District; Capitol Mall Overlay District; Arts, Culture and Small Business 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. 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 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 June, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-92-17-7

Located in a portion of Section 6, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows:

PARCEL 1:

LOTS 9, 10, 11, 12, 13, 14, 15 and the West 16-1/2 feet of Lot 16, Block "S", UNIVERSITY ADDITION, according to Book 1 of Maps, pages 7 and 32, records of Maricopa County, Arizona and as recorded in Docket 14562, page 251, on July 22, 1980 in the records of Maricopa County, Arizona.

PARCEL 2:

Lots 16, 17, 18, 19 and Lot 20, all in Block S, UNIVERSITY ADDITION, according to Book 1 of Maps, pages 7 and 32, records of Maricopa County, Arizona, and as recorded in Docket 14562, page 251, on July 22, 1980 in the records of Maricopa County, Arizona.

EXCEPT the South 120.00 feet of Lots 17 and 19, Block S, UNIVERSITY ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded as Book 1 of Maps, Page 7.

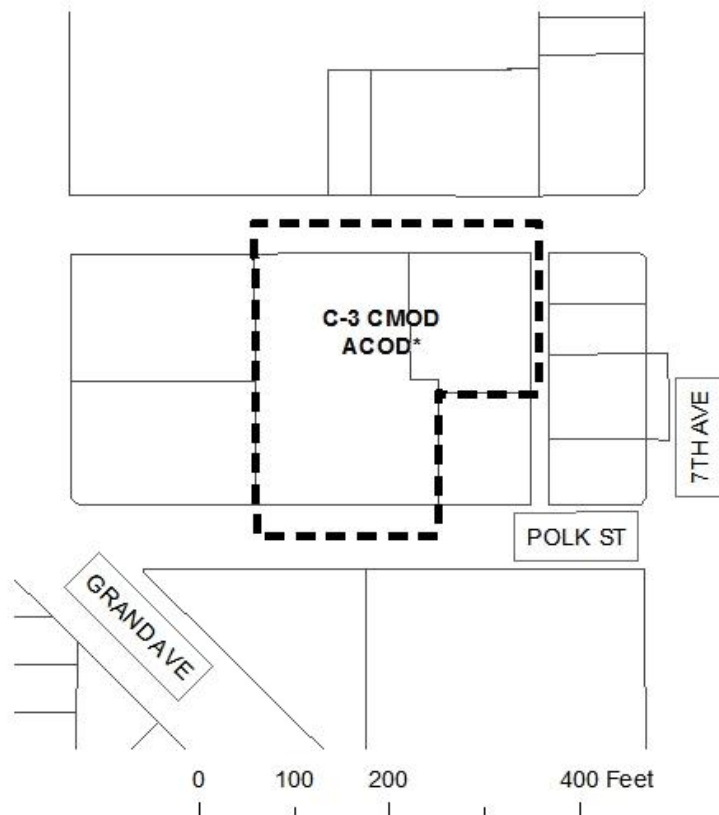
EXCEPT the West 16-1/2 feet of Lot 16, Block S, UNIVERSITY ADDITION, according to Book 1 of Maps, page 7 and 32, records of Maricopa County, Arizona, and as recorded in Docket 14562, page 251, on July 22, 1980 in the records of Maricopa County, Arizona.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

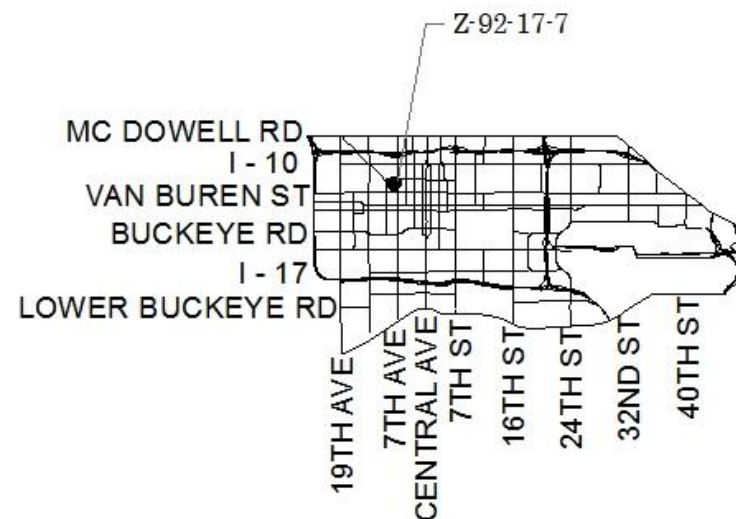
SUBJECT AREA: ■ ■ ■ ■ ■



Zoning Case Number: Z-92-17-7

Zoning Overlay: Capitol Mall Overlay District

Planning Village: Central City



NOT TO SCALE



Drawn Date: 5/3/2018