

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 CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-16-17-1) FROM S-1 (RANCH OR FARM RESIDENCE) AND RE-43 (RESIDENTIAL ESTATE – ONE FAMILY RESIDENCE) TO C-1 (NEIGHBORHOOD RETAIL).

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

SECTION 1. The zoning of an approximately 1.58-acre site located at the northeast corner of 67th Avenue and Pinnacle Peak Road in a portion of Section 7, Township 4 North, Range 2 East, as described more specifically in Exhibit “A”, is hereby changed from 1.31 acres of “S-1” (Ranch or Farm Residence) and 0.27 acres of “RE-43” (Residential Estate – One Family Residence) to “C-1” (Neighborhood Retail).

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. The development shall be in general conformance with the elevations date stamped April 13, 2017, as approved by the Planning and Development Department.
2. The maximum building height shall be one story and 20 15 feet.
3. The developer shall construct a bus stop pad along northbound 67th Avenue north of Pinnacle Peak Road. The bus pad shall be built according to City of Phoenix Standard Detail P1262 and placed approximately 60 to 110 feet from the intersection of 67th Avenue and Pinnacle Peak Road.
4. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans submitted for review to Maricopa County Department of Transportation, the City of Glendale and the City of Peoria. All improvements shall comply with all ADA accessibility standards. Final plans are to be as approved by the Planning and Development Department.
5. 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.
6. The developer shall install a traffic control measure to physically discourage left turns onto Pinnacle Peak Road, as approved by the Planning and Development Department.

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 July, 2017.

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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-16-17-1

THAT PORTION OF G.L.O. LOT 4, SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 7 AND BEING ALSO THE SOUTHWEST CORNER OF SAID G.L.O. LOT 4;

THENCE NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT, 440.01 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 06 SECONDS EAST, 200.00 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, 100.00 FEET;

THENCE SOUTH 58 DEGREES 16 MINUTES 31 SECONDS EAST, 60 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, 307.94 FEET;

THENCE SOUTH 89 DEGREES 27 MINUTES 31 SECONDS WEST, 251.00 FEET TO THE POINT OF THE BEGINNING.

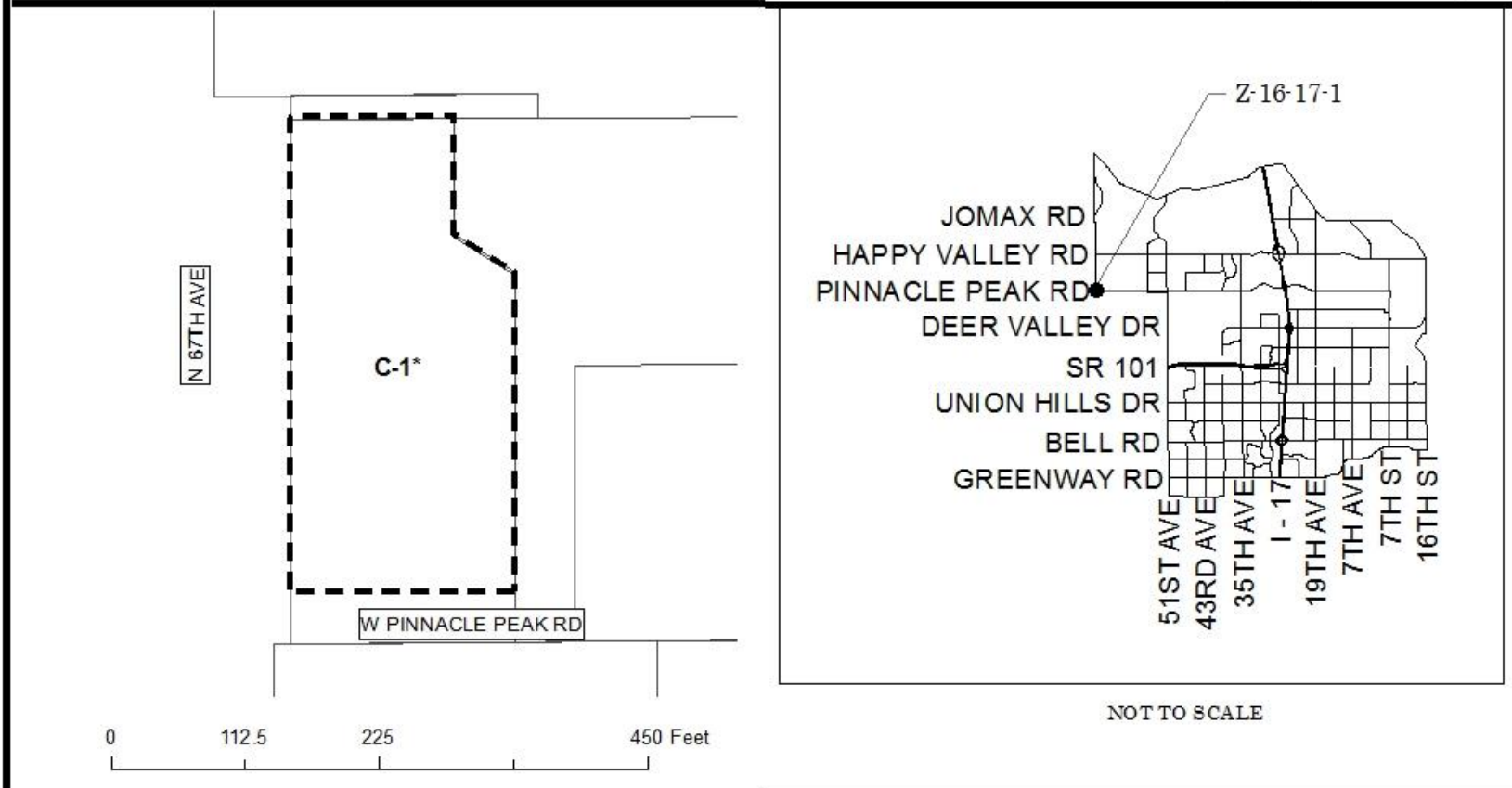
EXCEPT THE WEST 65.00 FEET THEREOF.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-16-17-1
Zoning Overlay: N/A
Planning Village: Deer Valley



Drawn Date: 6/7/2017