

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-47-19-7) FROM S-1, APPROVED CP/GCP AND/OR C-2 (RANCH OR FARM RESIDENCE DISTRICT, APPROVED COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT AND/OR INTERMEDIATE COMMERCIAL DISTRICT) TO CP/GCP (COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT), C-2 HGT/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER) AND R-4 (MULTIFAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of a 128.61-acre site located at the southeast corner of 63rd Avenue and Baseline Road in a portion of Sections 5 and 6, Township 1 South, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "S-1, Approved CP/GCP and/or C-2 " (Ranch or Farm Residence District, Approved Commerce Park/General Commerce Park District and/or Intermediate Commercial District) to 76.70 acres of "CP/GCP" (Commerce Park/General Commerce Park District), 28.64 acres of "C-2 HGT/WVR" (Intermediate Commercial, Height Waiver), and 23.27 acres of "R-4" (Multifamily Residence District) to allow commerce

park development, commercial development with a height waiver for up to 56 feet and multifamily residential.

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:

Overall Site

1. The development shall be in General Conformance to the Conceptual Master Site Plan date stamped October 23, 2019, with specific regard to the site locations, as approved by the Planning and Development Department.
2. All parking areas adjacent to public streets, excluding the freeway, shall be screened by a combination of decorative screen walls and a minimum 3-foot high landscaped mound/berm along the perimeter streets, as approved by the Planning and Development Department.
3. All sidewalks adjacent to public streets shall be detached with a minimum 5-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10-feet clear from finish grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department. If there is limited right-of-way along the Baseline Road frontage requiring a modified cross section, an attached sidewalk design may be considered, as approved by the Planning and Development Department.
4. The developer shall provide clearly defined, accessible pathways at vehicular crossings, constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces for internal drive aisles and accessways, as approved by the Planning and Development Department.
5. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development for review and approval by the Street Transportation Department (except for the Site A, Harkins) prior to the submittal of preliminary site plans.

Additional right-of-way and street improvements may be required following TIS review. Phasing of off-site improvements must be consistent with the TIS recommendations. Phased street improvements will require the installation of pavement transition tapers, as approved by the Street Transportation Department.

6. The developer shall construct all streets within and adjacent to the development required for each phase with paving, curb, gutter, minimum 5-foot wide sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
7. Open irrigation facilities are to be piped outside of right-of-way and shown on the preliminary site plan, as approved by the Planning and Development Department.
8. All multi-use trails and shared use paths shall be shaded a minimum of 50 percent with 2-inch minimum caliper, large canopy shade trees, located 5 to 8 feet from the edge of the trail, as approved by the Planning and Development Department.
9. The right-of-way shall be dedicated, if required, and a bus pad (detail P1260 or P1262) constructed at the following locations, unless otherwise modified by the Planning and Development Department and Public Transit Department:
 - a. Eastbound Baseline Road east of 63rd Avenue. Pad shall be spaced from the intersection of 63rd Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.
 - b. Three bus stop pads shall be located along Southbound 59th Avenue.
10. 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.
11. 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.
12. 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.

Site A

13. The development shall be in general conformance with the site plan and elevations date stamped October 23, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
14. The maximum building height shall be limited to 56 feet.
15. There shall be a 150-foot setback provided from 59th Avenue for buildings over 30 feet in height.
16. A minimum of one clearly defined pedestrian connection shall be provided from Site A to connect with the trail along the Laveen Area Conveyance Channel with one pedestrian scale amenity (benches, tables, etc.) provided within close proximity of the trail, as approved by the Planning and Development Department.
17. A minimum of two pedestrian pathways that are a minimum 6 feet wide shall be provided from the west side of Site B through Site A to the proposed buildings. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element, as approved by the Planning and Development Department.
18. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
19. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site A, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
20. The developer shall construct a 10-foot-wide Shared Use Path (SUP) along the west side of 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
21. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the south side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site B (Retail/Restaurant)

22. The maximum building height shall be limited to 30 feet within 150 feet of 59th Avenue and 45 feet for the remainder of Site B.
23. There shall be a 150-foot stepback provided from 59th Avenue for building over 30 feet in height.
24. The site plan, landscape plan showing pedestrian circulation and elevations, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:
 - a. Promoting the overall pedestrian circulation within the commercial corner through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian pathways that are a minimum of 6 feet wide shall be provided from 59th Avenue through the site to connect to buildings and the pedestrian pathways at Site A. The parking lot shall be designed to have minimal vehicular drive crossings through these pathways. These pathways shall have a minimum 50 percent shade provided by 2-inch minimum caliper trees located in minimum 5-foot wide landscape areas and/or an architectural shading element.
 - (ii) A minimum of two clearly defined pedestrian connections shall be provided to connect with the trail along the Laveen Area Conveyance Channel with two pedestrian scale amenities (open space, benches, tables, etc.) provided within close proximity of the trail.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Accent building materials such as: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco and/or exposed aggregate concrete shall be used on buildings or otherwise demonstrate that the architectural style is consistent with prior phases of the project and development in the area.
25. Drive-through restaurant pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as

approved by the Planning and Development Department.

26. Drive-through restaurant facilities shall provide a minimum of 250 square feet of outdoor seating areas, as approved by the Planning and Development Department.
27. A minimum of 25 percent of the surface parking areas shall be shaded by 2-inch minimum caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
28. A minimum of two inverted-U bicycle racks (4 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
29. A minimum of 30 percent of the linear frontage of the buildings, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
30. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including landscaped median between the Laveen Area Conveyance Channel and the southern boundary of Site B, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
31. The developer shall construct a 10-foot Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
32. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.

Site C (Multifamily)

33. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

- a. Promoting pedestrian connections with the adjacent commercial development through sidewalks, detached sidewalks and overall connectivity including:
 - b. A minimum of three evenly dispersed pedestrian connection points to the commercial development to the north. This pedestrian connection shall be clearly defined and minimize vehicular conflicts.
 - c. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - d. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet, as approved by the Planning and Development Department.
 - e. Ensuring architectural style is consistent with prior phases of the project and development in the area.
34. There shall be a minimum of 10 percent common area open space provided onsite, as approved by the Planning and Development Department.
 35. A minimum of 25 percent of the surface parking areas shall be shaded by a minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
 36. The developer shall construct the west half street of 59th Avenue, as consistent with the Street Classification Map, including the landscaped median for the full extent of Site C, as approved by the Planning and Development Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
 37. The developer shall construct a 10-foot wide Shared Use Path (SUP) on 59th Avenue in lieu of the required sidewalk, consistent with the improvements on 59th Avenue north of the Laveen Area Conveyance Channel.
 38. The developer shall provide conduit plan and junction boxes at 59th Avenue and South Mountain Avenue on project site for future traffic signal equipment and all work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer, as approved by the Planning and Development Department.

Site D (Commerce Park/General Commerce Park North of the LACC)

39. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public

hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

- a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
40. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
 41. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.
 42. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
 43. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
 44. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of

area at maturity, as approved by the Planning and Development Department.

45. The developer shall protect in place the shared-use path and 20-foot wide public trail/sidewalk easement along the north side of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
46. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop or adjacent to 63rd Avenue, whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot-wide shared-use path (SUP) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
47. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Baseline Road to connect to the trails to the east and west, as approved by the Parks and Recreation Department.
48. The developer shall dedicate 60 feet of right-of-way for the full parcel limits for the south half of Baseline Road, as approved by the Planning and Development Department.
49. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, as approved by the Street Transportation Department.
50. The developer shall dedicate 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue and improvements as required by the TIS, as approved by the Planning and Development. Asphalt pavement transition tapers are required between ultimate and interim street conditions, as approved by the Street Transportation Department.
51. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southeast corner of Baseline Road and 63rd Avenue, as approved the Planning and Development Department.

Site E (Commerce Park/General Commerce Park South of the LACC)

52. The site plan, landscape plan showing pedestrian circulation and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the Southwest Growth Study which shall include the following:

- a. Promoting the overall pedestrian circulation within the development through wide sidewalks, detached sidewalks and overall connectivity including:
 - (i) A minimum of two pedestrian connections to the Laveen Area Conveyance Channel.
 - (ii) There shall be an employee open space area provided adjacent to the Laveen Area Conveyance Channel. The open space areas shall provide a minimum of one amenity (tables, benches, yard games, etc.) each.
 - b. Arcades and overhangs shall be incorporated into the buildings to promote shade.
 - c. All building facades shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 linear feet.
 - d. Ensuring architectural style is consistent with prior phases of the project and development in the area.
53. There shall be a minimum of one exterior employee balcony provided on each four-story building that is a minimum of 12 feet in depth and a minimum of 200 square feet in size, as approved by the Planning and Development Department.
 54. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.
 55. A minimum of 25 percent of the surface parking areas shall be shaded by minimum 2-inch caliper, large canopy single-trunk shade trees, located within minimum 5-foot wide landscape areas, as approved by the Planning and Development Department.
 56. A minimum of six inverted-U bicycle racks (12 spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
 57. A minimum of 30 percent of building linear frontage, that has main public entries oriented towards parking areas, shall be provided with planting. Planting areas shall be sized to provide adequate area for planting materials to thrive. Trees and shrubs shall be sized to provide 30 percent shading of area at maturity, as approved by the Planning and Development Department.
 58. The developer shall dedicate a 30-foot-wide public trail/sidewalk easement along the west side of the 202 Loop Freeway or adjacent to 63rd Avenue,

whichever provides greater connectivity, at the time of preliminary site plan approval. Developer shall construct a 10-foot wide shared-use path (SUP) within the easement per Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.

- 59. The developer shall construct a 10-foot-wide Multi-Use Trail (MUT) along the southside of the Laveen Area Conveyance Channel, as approved by the Planning and Development Department.
- 60. The developer shall dedicate a minimum of 40 feet of right-of-way for the full parcel limits for the east half of 63rd Avenue. Additional right-of-way dedications and improvements as required by the TIS, and as approved by the Street Transportation Department. Asphalt pavement transition tapers are required between ultimate and interim street conditions, excepting the frontage of APN 300-020-017C, as approved by the Street Transportation 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 8th day of January 2020.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

_____ City Manager

Exhibits:

A – Legal Description (4 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-47-19-7

APN 300-02-925:

A parcel of land being situated within the Northeast Quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Maricopa County Department of Transportation brass cap in hand hole accepted as the South quarter corner of Section 31, Township 1 North, Range 2 East, from which a found cotton picker spindle flush with tag RLS 38862 accepted as the Southeast corner of said Section 31, bears North 89°42'58" East, 2632.53 feet;

Thence North 89°42'58" East, 466.00 feet along the north line of said Northeast quarter;

Thence leaving said north line and along the west line of the proposed Loop 202 right-of-way per First Amended Complaint in Condemnation, Case No. CV2015-013691, the following 6 courses:

Thence South 00°17'22" East, 81.00 feet;

Thence South 85°50'12" East, 90.27 feet;

Thence South 88°30'19" East, 76.00 feet;

Thence South 88°30'19" East, 375.00 feet;

Thence South 00°04'56" East, 763.63 feet;

Thence South 12°59'57" East, 31.20 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 1050.00 feet, the center of which bears South 17°20'23" East, said curve being the northerly Right-of-Way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No. 2003-0869416, Maricopa County records, Arizona;

Thence leaving said west line and southwesterly along said curve and said northerly Right-of-way line, through a central angle of 24°58'10", an arc length of 457.59 feet to a tangent line;

Thence continuing along said northerly Right-of-Way line, South 47°41 '27" West, 77.77 feet, to the beginning of a tangent curve, concave northwesterly, having a radius of 1400.00 feet;

Thence continuing along said northerly Right-of-Way line and southwesterly along said curve, through a central angle of 39°33'28", an arc length of 966.58 feet to a non-

tangent line, said line being the Decreed line as defined by Docket 14621, Pages 356-366, Maricopa County Records, Arizona;

Thence leaving said northerly Right-of-Way line, North 00°26' 18" East, 92.05 feet along said Decreed line also being the east line of the Final Plat for Avalon Village, as recorded in Book 704, Page 30, Maricopa County Records, Arizona;

Thence continuing along said east line, North 00°37'09" East, 1438.69 feet to the north line of said Northeast quarter from which a found Maricopa County Department of Transportation brass cap in hand hole accepted as the North quarter corner of said Section 6, bears South 89°41 '36" West, 8.02 feet;

Thence leaving said east line, North 89°41'36" East, 294.91 feet along the north line of said Northeast quarter to a found Maricopa County Department of Transportation brass cap in hand hole accepted as the South Quarter corner of Section 31, Township 1 North, Range 2 East and to the POINT OF BEGINNING.

Said portion of land containing 1,621,105 sq. ft., or 37.2154 acres, more or less being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

APN 300-02-926:

A parcel of land being situated within the North half of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Maricopa County aluminum cap accepted as the East Quarter corner of said Section 6 from which a found aluminum cap accepted as the Center of said Section 6 bears South 89°48'16" West, 2636.89 feet;

Thence South 89°48'16" West, 1318.45 feet along the south line of the Northeast Quarter of said Section 6 to the POINT OF BEGINNING;

Thence continuing along said south line, South 89°48'16" West, 1319.71 feet;
Thence North 00°27'14" East, 379.20 feet along the property line as decreed in Docket 14621, Page 356-366, Maricopa County Records, Arizona;

Thence leaving said property line, North 89°48'16" East, 295.76 feet along the southerly line of the property as described in the Warranty Deed as recorded in Document No. 1997-0356797, Maricopa County Records, Arizona, to the southeast corner thereof;

Thence North 00°24'33" East, 307.25 feet, along the easterly line of said Warranty Deed to the northeast corner thereof;

Thence South 89°48'16" West, 295.52 feet along the northerly line of said Warranty Deed;

Thence leaving said northerly line, North 00°27'14" East, 230.08 feet along the property line as decreed in Docket 14621, Page 356-366, Maricopa County Records, Arizona, to a non-tangent curve, concave northwesterly, having a radius of 1600.00 feet, the center of which bears

North 02°22'31" West, said curve being the southerly Right-of-Way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No. 2003-0869416, Maricopa County records, Arizona;

Thence leaving said property line and along said southerly Right-of-Way line and northeasterly along said curve, through a central angle of 39°56'02", an arc length of 1115.16 feet to a tangent line;

Thence continuing along said southerly Right-of-Way line, North 47°41'27" East, 77.77 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 850.00 feet;

Thence continuing along southerly Right-of-Way line and northeasterly along said curve, through a central angle of 23°56'44", an arc length of 355.24 feet to a non-tangent line, said line being the west line of the proposed Loop 202 right-of way per First Amended Complaint in Condemnation, Case No. CV2015-013691;

Thence leaving said southerly Right-of-Way line and along said west line the following 3 courses:

Thence South 12°59'57" East, 19.86 feet;

Thence South 06°55'48" East, 788.63 feet;

Thence South 11°56'17" West, 772.34 feet to the POINT OF BEGINNING.

Said parcel of land containing 1,561,584 sq. ft., or 35.8490 acres, more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

APN 300-02-927:

A parcel of land being situated within the Northwest quarter of Section 5 and the Northeast quarter of Section 6, Township 1 South, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found 2 inch Maricopa County aluminum cap accepted as the West quarter comer of said Section 5 from which a found 2 inch aluminum cap accepted as the Northwest comer of said Section 5 bears North $00^{\circ} 14'04''$ East, 2651.54 feet; Thence South $89^{\circ}48'16''$ West, 688.97 feet along the south line of said Northeast quarter;

Thence leaving said south line, North $00^{\circ}50'29''$ West, 1581.70 feet along the east line of the proposed Loop 202 right-of way per First Amended Complaint in Condemnation, Case No. CV2015-01 3691;

Thence leaving said east line, South $85^{\circ}58'47''$ East, 17.82 feet along the southerly right-of-way line of the Laveen Channel, as conveyed to the Flood Control District of Maricopa County in Warranty Deed as recorded in Document No. 2003-0869416, Maricopa County Records, Arizona, to the beginning of a tangent curve, concave northerly, having a radius of 2600.00 feet;

Thence continuing along said southerly right-of-way line and easterly along said curve, through a central angle of $24^{\circ}26'25''$, an arc length of 1109.07 feet to a non-tangent line;

Thence along the westerly right-of-way line of 59th A venue, as shown on the Map of Dedication of "P.U.H.S.D. #210 - Comprehensive High School", as recorded in Book 846, Page 5, Maricopa County Records, Arizona, the following 3 courses:

Thence South $22^{\circ}09'01''$ East, 647.57 feet to the beginning of a tangent curve, concave westerly, having a radius of 895.00 feet;

Thence southerly along said curve, through a central angle of $64^{\circ}58'18''$, an arc length of 1014.90 feet to a tangent line;

Thence South $42^{\circ}49'17''$ West, 256.23 feet;

Thence leaving said westerly right-of-way line, South $89^{\circ}43'27''$ West, 292.52 feet along the south line of said Northwest quarter to the POINT OF BEGINNING.

Said parcel of land containing 2,082,374 sq. ft., or 47.8047 acres, more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

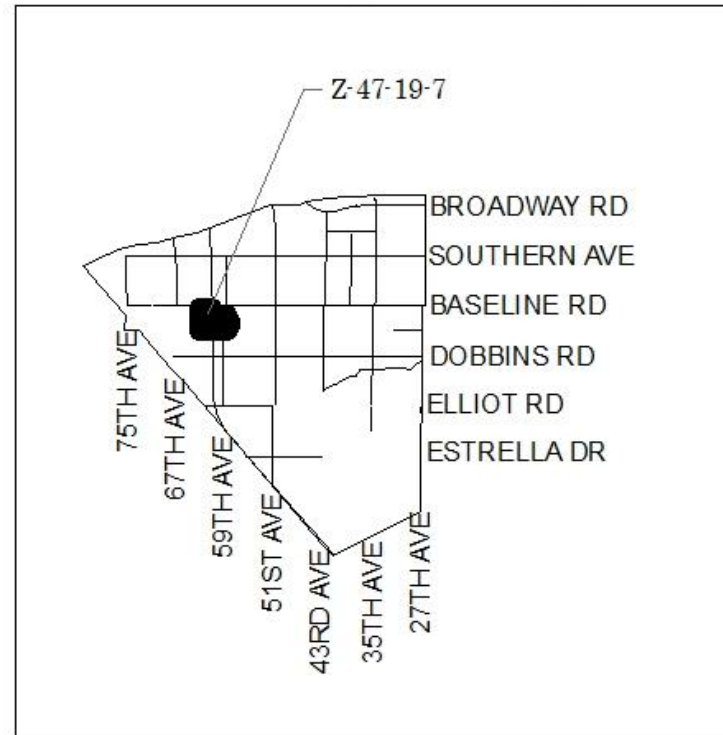
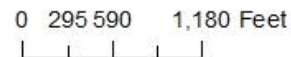
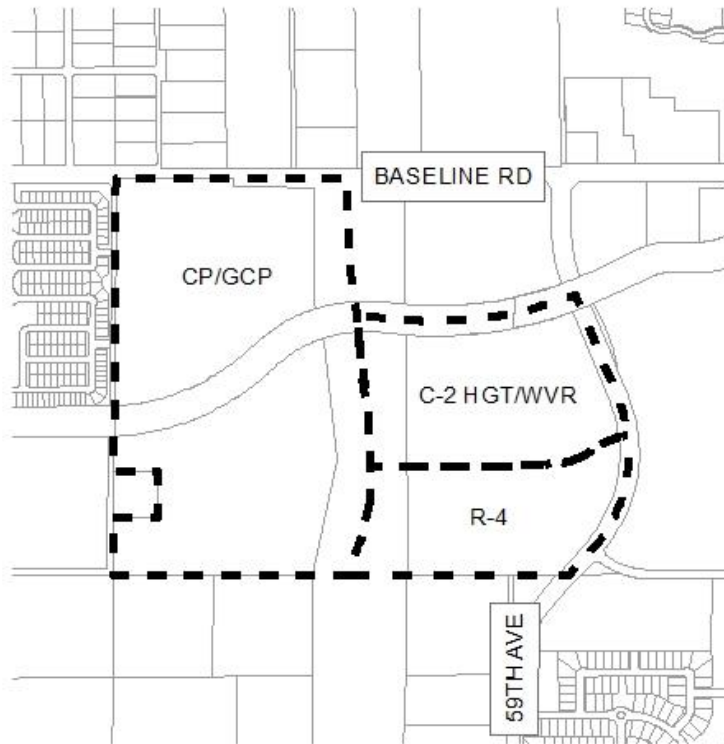
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-47-19-7
Zoning Overlay: N/A
Planning Village: Laveen



NOT TO SCALE



Drawn Date: 12/17/2019