

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-8-17-1) FROM PSC (PENDING C-2) (PLANNED SHOPPING CENTER (PENDING INTERMEDIATE COMMERCIAL DISTRICT)) TO C-2 SP (INTERMEDIATE COMMERCIAL DISTRICT, SPECIAL PERMIT TO ALLOW SELF-SERVICE STORAGE AND ALL UNDERLYING C-2 USES).

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

SECTION 1. The zoning of an approximately 2.93-acre property located approximately 330 feet south and 200 feet east of the southeast corner of 35th Avenue and Greenway Road in a portion of Section 11, Township 3 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "PSC (Pending C-2)" (Planned Shopping Center (Pending Intermediate Commercial District)), to "C-2 SP" (Intermediate Commercial District, Special Permit to allow self-service storage and all 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. No outdoor storage shall be permitted.
2. All lighting shall be limited to ten feet in height. All light sources shall be shielded to prevent light dispersion onto adjacent properties.
3. The developer shall screen all existing and new rooftop mechanical equipment adjacent to residential development, as approved by the Planning and Development Department.
4. Prior to the issuance of a permit for tenant improvements, the developer shall install a minimum of four secured bicycle spaces and/or lockers available to all employees, as approved by the Planning and Development Department.
5. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners and tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. 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.

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 1st day of November, 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)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-8-17-1

A PORTION OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2009-0020697, MARICOPA COUNTY RECORDER LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 11 FROM WHICH A 3 INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 11 BEARS SOUTH 00 DEGREES 06 MINUTES 40 SECONDS WEST 2,623.31 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00 DEGREES 06 MINUTES 40 SECONDS WEST 367.06 FEET ALONG THE WEST LINE OF NORTHWEST QUARTER OF SAID SECTION 11;

THENCE NORTH 89 DEGREES 26 MINUTES 48 SECONDS EAST 257.55 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 26 MINUTES 48 SECONDS EAST 497.26 FEET TO THE EAST LINE OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2009-0020697, MARICOPA COUNTY RECORDER;

THENCE SOUTH 00 DEGREES 37 MINUTES 49 SECONDS EAST 255.49 FEET ALONG SAID EAST LINE;

THENCE SOUTH 89 DEGREES 22 MINUTES 16 SECONDS WEST 500.08 FEET;

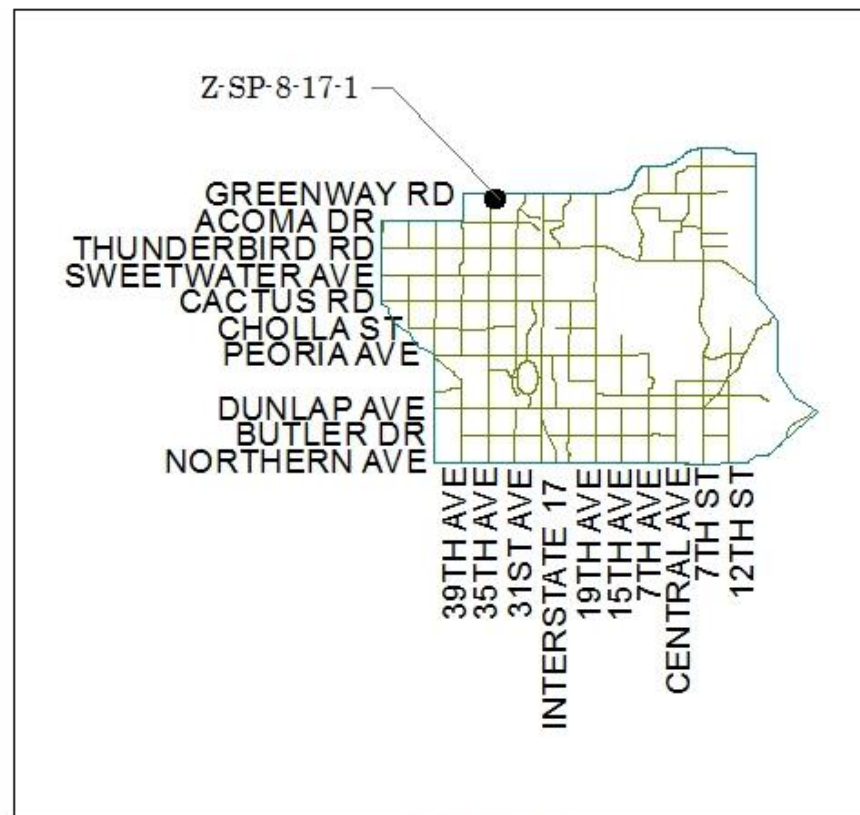
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 256.16 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Zoning Case Number: Z-SP-8-17-1

Zoning Overlay: N/A

Planning Village: North Mountain



NOT TO SCALE



Drawn Date: 10/6/2017