

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-116-Q-81-6) FROM PCD, APPROVED C-O M-R SP PCD) (PLANNED COMMUNITY DISTRICT, APPROVED COMMERCIAL OFFICE, MID-RISE DISTRICT, SPECIAL PERMIT, PLANNED COMMUNITY DISTRICT) TO RH PCD (RESORT DISTRICT, PLANNED COMMUNITY DISTRICT).

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

SECTION 1. The zoning of an approximately 1.62-acre property located approximately 700 feet southeast of the southeast corner of the Highline Canal and Arizona Grand Parkway in a portion of Section 5, Township 1 South, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from "PCD, Approved C-O M-R SP PCD" (Planned Community District, Approved Commercial Office, Mid-Rise District, Special Permit, Planned Community District), to "RH PCD" (Resort District, Planned Community 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. All stipulations of the underlying PCD approvals shall remain intact.
2. The development shall be in general conformance with the site plan and landscape plan date stamped January 25, 2018, as approved by the Planning and Development Department.
3. The free-standing arcade, as depicted on the elevations date stamped January 25, 2018, shall be consistent with existing resort elements and contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
4. 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 6th day of June, 2018.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ City Attorney

REVIEWED BY:

_____ City Manager

Exhibits:

A – Legal Description (1 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-116-Q-81-6

That portion of the Northeast Quarter of Section 5, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the PK nail marking the Northwest Corner of Lot 1 of The Villas at Pointe South Mountain, as recorded in Book 897 of Maps, Page 38, Records of Maricopa County, Arizona, from which the 1/2" Rebar with Cap LS#22782 marking the Northeast Corner of said Lot 1 bears South 89° 27' 39" East, a distance of 504.36 feet;

Thence North 45° 19' 44" West, along the Easterly line of Pointe Parkway East as depicted on the Map of Dedication for The Pointe Resort at South Mountain, as recorded in Book 298 of Maps, Page 10, Records of Maricopa County, Arizona, a distance of 203.57 feet;

Thence North 32° 33' 59" East, a distance of 51.50 feet;
Thence North 44° 40' 16" East, a distance of 181.65 feet;
Thence South 45° 19' 44" East, a distance of 280.00 feet;

Thence South 44° 40' 16" West, a distance of 168.33 feet to a point on the North line of said Lot 1 of The Villas at Pointe South Mountain;

Thence North 89° 27' 39" West, along said North line, a distance of 91.44 feet to the Point of Beginning.

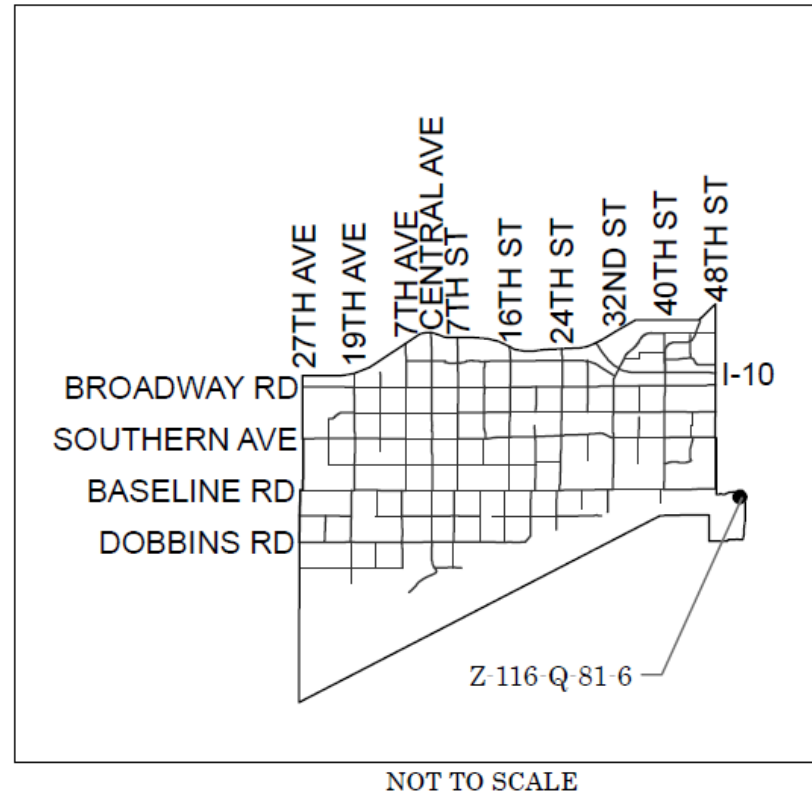
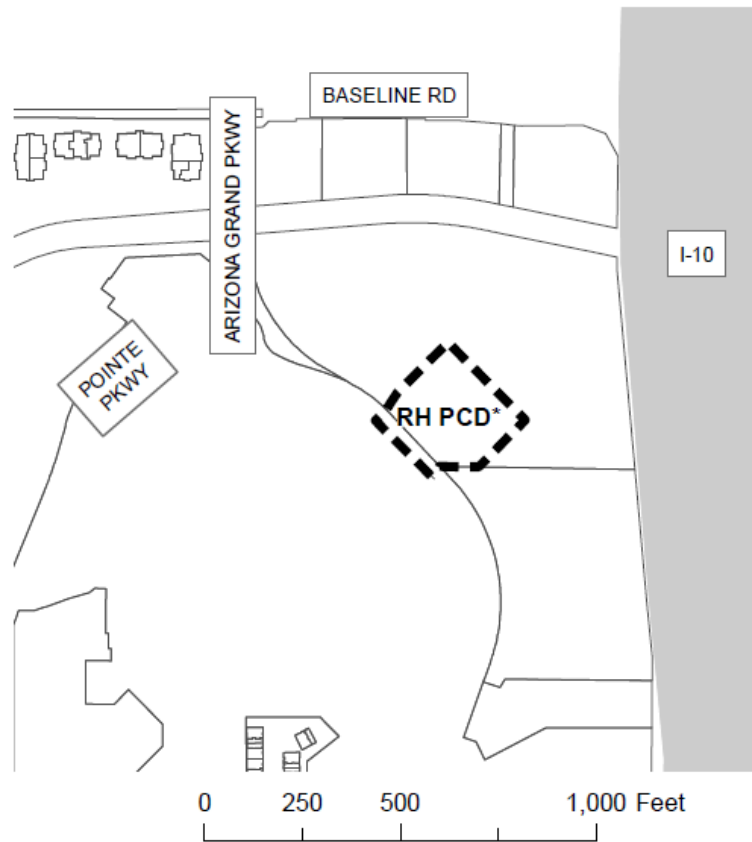
Containing 62,599 Square Feet or 1.437 Acres, more or less.

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-116-Q-81-6
Zoning Overlay: N/A
Planning Village: South Mountain



Drawn Date: 5/3/2018