

## ATTACHMENT A

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

### ORDINANCE G-

AN ORDINANCE AMENDING CHAPTER 6 OF THE DESERT RIDGE  
SPECIFIC PLAN, ADOPTED JULY 18, 1990, REFLECTING  
AMENDMENTS TO SUPERBLOCK 9, DEVELOPMENT PARCEL 9.CP.2  
AS SET FORTH IN APPLICATION GPA-DSTV-2-22-2, DESCRIBED  
HEREIN.

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

SECTION 1. That Chapter 6, Superblock 9 and Development Parcel 9.CP.2 of  
the Desert Ridge Specific Plan, be amended as set forth by Application GPA-DSTV-2-22-2 and  
in Exhibit A, attached hereto and by this reference is made a part hereof.

SECTION 2. 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 2nd day of November, 2022.

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MAYOR

ATTEST:

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Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By:

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REVIEWED BY:

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Jeffrey Barton, City Manager

Exhibits:

A – Amendment Language (3 Pages)

DRAFT

## EXHIBIT A

**Amend Chapter 6 (DEVELOPMENT PARCEL REGULATIONS), Section C.5.  
(Development Regulations by Superblock), Pages 6-39 to 6-40 as follows:**

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### **9.CP.2 – Development Parcel 9.CP.2**

**Size:** 109 acres

**Uses permitted:**

- Except as modified below, permitted uses shall be as indicated in Section 626, Commerce Park District, and public assembly uses pursuant to Section 647.A.1.i, Special Permits, of the City of Phoenix Zoning Ordinance.

**Zoning to be applied:**

1. Commerce Park District per Section 626 of the City of Phoenix Zoning Ordinance (as modified below) to include the following options:
  - Research Park Option
  - Business Park Option
2. SP (special permit - ~~only~~ to allow public INDOOR AND OUTDOOR assembly-related uses per Section 647.A.1.i). A SPECIAL PERMIT SHALL NOT BE REQUIRED WHEN THE FOLLOWING CONDITIONS ARE MET:
  - a. ASSEMBLY USES ARE ANCILLARY TO THE PRINCIPAL USE.
  - b. ASSEMBLY USES ARE NOT INTENDED FOR THE GENERAL PUBLIC.
  - c. ASSEMBLY USES SHALL NOT REQUIRE PARKING BEYOND WHAT CAN BE PROVIDED ONSITE.

**Additional Uses Permitted:** The following uses not typically allowed in Phoenix CP/BP are permitted in this parcel:

- a. ART GALLERIES, PRIVATE.
- a.b. Car washes.
- b.c. Child care centers.
- e.d. Self service “mini-storage” complex (retail storage warehousing).
- d.e. Motion picture production and televisions broadcast studio.

f. MUSEUM, PRIVATE.

e.g. Veterinary offices. The building and use shall be constructed and operated so as to prevent objectionable noise and odor outside the walls of the office. No boarding or keeping of animals is permitted, except for short periods of observation necessary for medical care.

**Accessory Uses:** In addition to the CP/BP accessory uses, the following accessory uses shall also be permitted in this parcel:

Limited incidental retail uses including gift shops, flower shops, snack bars, cafeterias, pharmacy, office supplies, shoe repair, HEALTH AND FITNESS CENTERS, HEALTH CLINICS, and travel bureaus, financial institution offices as accessory uses conducted for the convenience of the employees on the premises, wholly within a principal building:

- ~~a. The entrance to said accessory use shall be from within the exterior walls of the building only.~~
- a. INDOOR OR OUTDOOR EMPLOYEE AMENITIES AND GATHERING SPACES.
- ~~e.b. No sign or other external evidence of said accessory use shall be visible from a public thoroughfare or adjacent property.~~
- ~~d. No individual use described herein shall exceed 2,500 square feet of GLA in the complex.~~
- ~~e. The total building square footage of the above limited incidental accessory uses above shall not exceed five percent (5%) of the total allowable building square footage in development parcel 9.CP.2.~~

**Locational Criteria for Certain Uses:** Within this parcel, certain additional locational criteria apply:

- a. Only professional administrative, clerical and sales offices are permitted adjacent to roadways surrounding this parcel. Manufacturing and industrial park uses must be screened from Mayo Boulevard by office buildings.

**Yard, Height, and Intensity:** The following standards apply in place of the standards which would otherwise be applicable:

- a. **Maximum Building Height:** 2 5 stories not to exceed 40 85 feet, MEZZANINE LEVELS SHALL NOT BE CONSIDERED A STORY.
- b. **Lot Coverage:** none.
- c. **Floor Area Ratio:** .20 0.60 overall limit for Parcel 9.CP.2. THIS SHALL SPECIFICALLY EXCLUDE UNDERGROUND PARKING;

~~individual developments may be up to .25.~~

d. **Required Setbacks:**

- 1) 50 feet from Mayo Boulevard rights-of-way; 30 feet from perimeter lot line on other streets; 20 feet not on a street.
- 2) 30 feet from interior lot line on a street; 10 feet not on a street.
- 3) No maneuvering or parking is permitted in these required setback areas except for ingress and egress to allowable parking areas. All setback area except driveways must be landscaped. 25% of the required trees in the arterial and collector street rights-of-way and adjacent setback areas shall be 24-inch box or larger.

**Building Orientation:** Service storage and delivery areas shall be screened from any public rights-of-way, including the Pima Freeway.

**Additional Standards:** Section C.4.D in Chapter 6 of the Desert Ridge Specific Plan apply.

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