

ORDINANCE G-7050

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-37-22-2) FROM C-2 (INTERMEDIATE COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 5.05-acre property located approximately 320 feet north of the northwest corner of 32nd Street and Union Hills Drive in a portion of Section 26, Township 4 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "C-2" (Intermediate Commercial) to "PUD" (Planned Unit Development).

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. An updated Development Narrative for the 32nd Street EV Body Repair Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 22, 2022, as modified by the following stipulations.
 - a. Front Cover, add "City Council adopted: [Insert Adoption date]"
 - b. Page 7, Development Standards, revise the last portion of the last sentence to read: ".....and Section 1307.H. (Walkable Urban Code – Bicycle Parking)."
 - c. Page 7 and 14, first foot note, revise the first portion of the sentence to: "Trash enclosures and.....".
 - d. Page 8, Landscape Standards table, Parking Lot Landscaping standards, add an asterisk next to 10% to indicate that existing parking areas will adhere to Section 702.A.3 per the footnote below the table.
 - e. Page 8, Operational Standards, remove extra period from the first sentence.
 - f. Page 12, Lighting Standards, revise the last portion of the sentence to read: "....shall adhere to Section 704 and 507.Tab.A. standards of the Zoning Ordinance...".
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. 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.

4. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.


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.

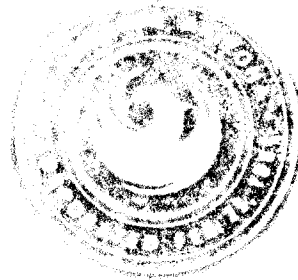
PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.



MAYOR

ATTEST:


Denise Archibald, City Clerk 11.17.2022




APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: 

Acting Chief Counsel

pml

REVIEWED BY:


Jeffrey Barton, City Manager

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Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-37-22-2

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED IN DOCUMENT NO. 2000-0260599, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING EAST OF THE LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH HALF AND THE WEST LINE OF THE EAST 65 FEET THEREOF;

THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 230.33 FEET OF SAID NORTH HALF;

THENCE NORTHEASTERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID NORTH HALF WITH THE WEST LINE OF THE EAST 55 FEET THEREOF AND THE TERMINUS OF THE LINE DESCRIBED HEREIN.

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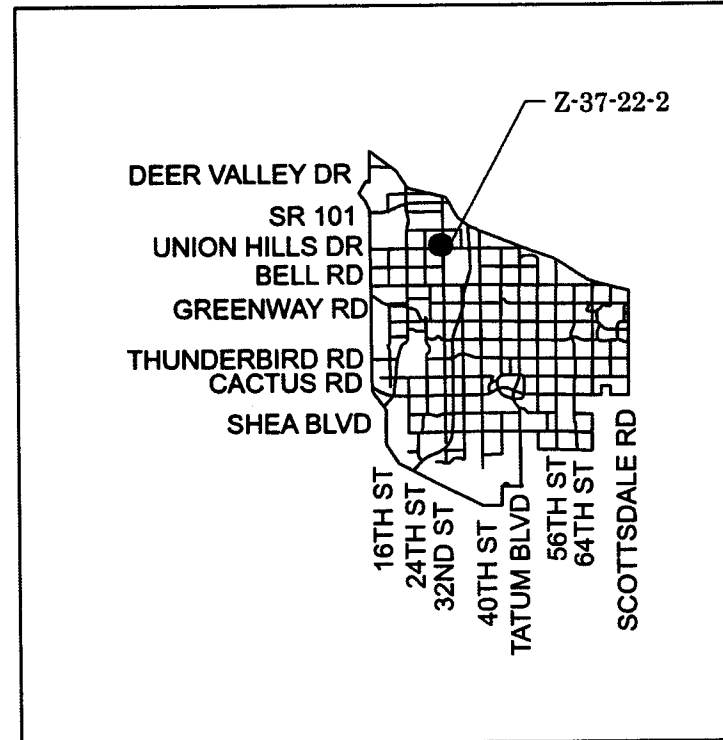
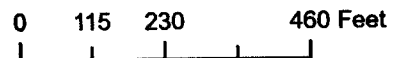
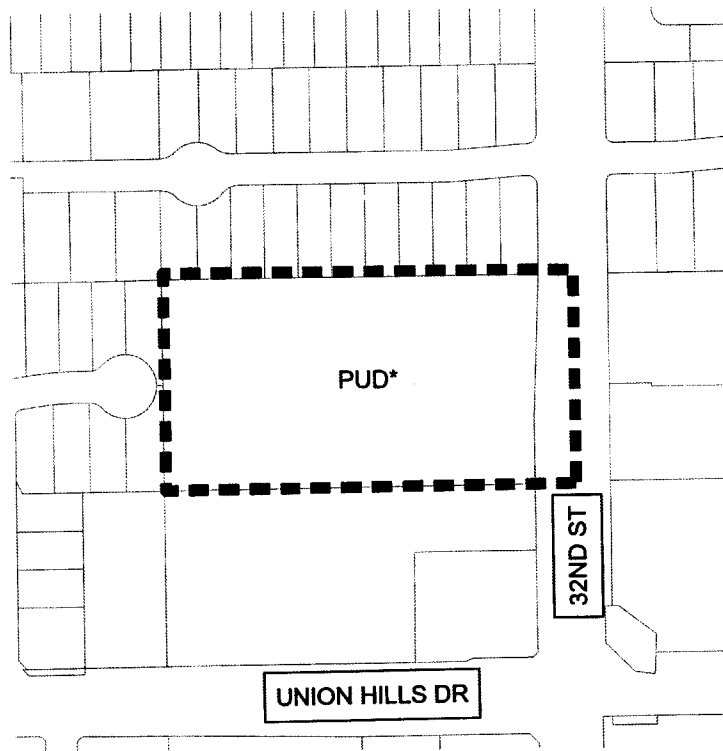
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ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-37-22-2
Zoning Overlay: N/A
Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 10/4/2022

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