

ORDINANCE G-6082

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DESCRIBED HEREIN (CASE Z-28-15-8) FROM C-3 TOD-1 (GENERAL COMMERCIAL INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1: The zoning of an approximately 2.82 acre property located at the southwest corner of 12th Street and Van Buren Street in a portion of Section 9, Township 1 North, Range 3 East, as described more specifically in Attachment "A", is hereby changed from "C-3 TOD-1" (General Commercial Interim Transit-Oriented Zoning Overlay District One) to "PUD" (Planned Unit Development).

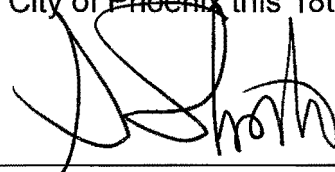
SECTION 2: The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B".

SECTION 3: Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to compliance with the PUD narrative and 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 St. Ambrose PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped July 31, 2015, as modified by the following stipulations.
2. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.

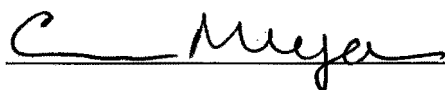
SECTION 4: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 18th day of November 2015.



MAYOR

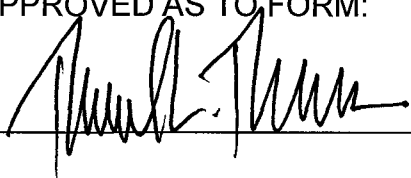
ATTEST:



City Clerk

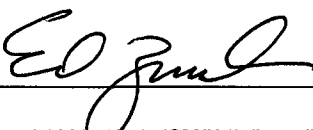


APPROVED AS TO FORM:



Acting City Attorney *Tom*

REVIEWED BY:



City Manager

PL:tml:1208846v1: (CM#61) (Item #119) – 11/18/15

Attachments:

A - Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-28-15-8

IN A PORTION OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 3 EAST,

LOTS 7, 8, 9, 10, 11, 12, 13, AND 14, BLOCK 1, PORTER & BAXTER'S
SUBDIVISION, OF TRACT "B" MURPHY'S ADDITION, ACCORDING TO BOOK 1 OF
MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF VAN
BUREN STREET AS WIDENED.

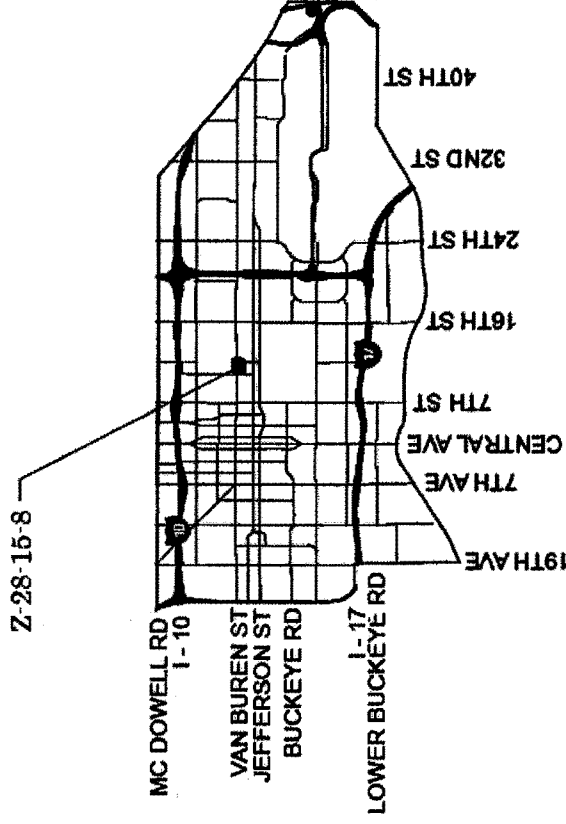
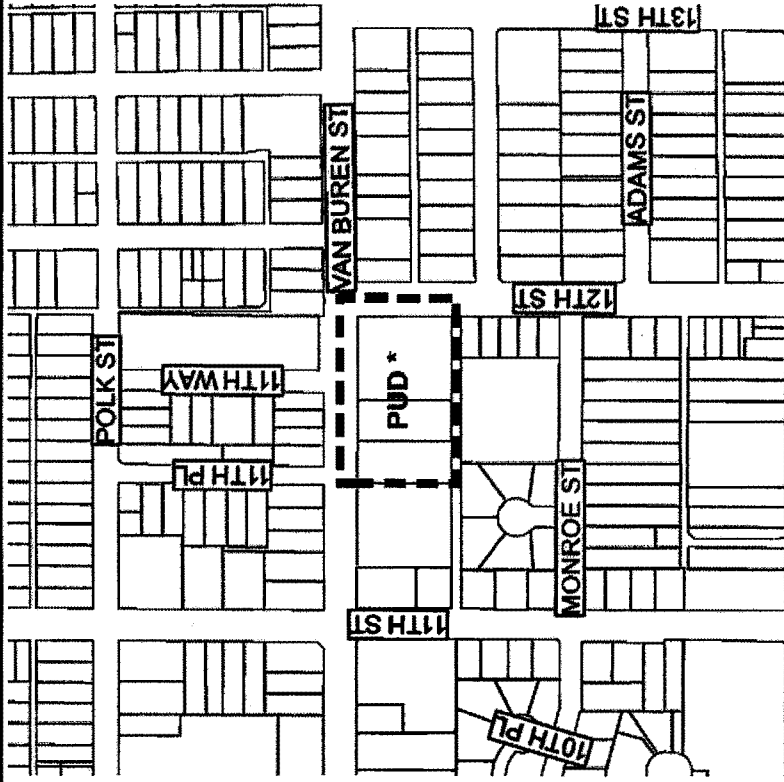
ATTACHMENT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-28-15-8
Zoning Overlay: Transit Overlay District (TOD-1)
Planning Village: Central City

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■■■■■■



NOT TO SCALE



Drawn Date: 10/22/2015

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