

ORDINANCE G-6797

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-57-20-1) FROM S-1 DVAO (RANCH OR FARM RESIDENCE, DEER VALLEY AIRPORT OVERLAY) AND S-1 SP DVAO (RANCH OR FARM RESIDENCE, SPECIAL PERMIT, DEER VALLEY AIRPORT OVERLAY) TO PUD DVAO (PLANNED UNIT DEVELOPMENT, DEER VALLEY AIRPORT OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 321.69 acre site located on the southeast corner of 19th Avenue and Alameda Road in a portion of Section 7, Township 4 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 164.16 acres of "S-1 DVAO" (Ranch or Farm Residence, Deer Valley Airport Overlay) and 157.53 acres of "S-1 SP DVAO" (Ranch or Farm Residence, Special Permit, Deer Valley Airport Overlay) to "PUD DVAO" (Planned Unit Development, Deer Valley Airport Overlay 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. An updated Development Narrative for the ASLD Supplier Site A 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 dated December 3, 2020, as modified by the following stipulations.**
- 2. The developer shall dedicate 55 feet of right-of-way and construct the east half of 19th Avenue for the full limits of the project per Cross Section C standards identified on the City of Phoenix Street Classification Map, as modified and approved by the Street Transportation and Planning and Development Departments.**
- 3. The developer shall dedicate 40 feet of right-of-way and construct the south half of Alameda Road for the full limits of the project per Cross Section E standards identified on the City of Phoenix Street Classification Map, as modified and approved by the Street Transportation and Planning and Development Departments.**
- 4. Prior to preliminary site plan approval for a redevelopment proposal for the northern portion of the site. The developer shall dedicate the appropriate conditional right-of-way to provide legal access to the southern portion of the site (Exponent lease area) to connect to the existing Sarah Bass Place alignment at 19th Avenue. Limits of dedication shall be per design as approved by the Street Transportation Department.**
- 5. Prior to preliminary site plan approval for a redevelopment proposal for the southern portion of the site (Exponent lease area) the developer shall submit an updated Traffic Impact Study (TIS) which will address the potential need for a collector street (Sarah Bass Place Alignment) between 19th Avenue and 7th Avenue. Development will be responsible for all additional dedications and or roadway and signal improvements as identified by the study, as modified and approved by the Street Transportation Department.**
- 6. The developer shall dedicate 55 feet of right-of-way and construct the north half of Pinnacle Peak Road for the full limits of the project per Cross Section C identified on the City of Phoenix Street Classification Map, or/as modified and**

approved by the Street Transportation and Planning and Development Departments.

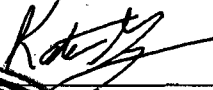
7. The developer shall be required to dedicate and construct the west half of 7th Avenue for the full project limits per Cross Section D roadway standards identified on the City of Phoenix Street Classification Map. Ultimate dedications and alignment shall be consistent with the approved geometric design for 7th Avenue, as provided by the Street Transportation Department.
8. The developer shall dedicate 60 feet of right-of-way and construct 15th Avenue for the full limits of the project per Cross Section F identified on the City of Phoenix Street Classification Map, or as modified and approved by the Planning and Development Department. The necessity of 15th Avenue dedication and construction may be evaluated for future need, based upon subsequent development submittals and traffic impact analysis.
9. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss requirements of the study. The TIS shall provide signal warrant analysis for the intersections of 7th Avenue and Pinnacle Peak Road, and 19th Avenue and Alameda Road. Development will be responsible for all additional dedications and or roadway and signal improvements as identified by the approved study.
10. The developer shall install underground conduit and install J-boxes for future traffic signal installation at the intersections of 7th Avenue and Pinnacle Peak Road, and 19th Avenue and Alameda Road for future signalization, as approved by the Street Transportation Department.
11. All designated public roadways shall meet the City of Phoenix, Storm Water Design Manual for dry crossings, as modified and approved by the Street Transportation Department.
12. 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.
13. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along 19th Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail and as modified and approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.


14. The developer shall dedicate right-of-way and construct four bus stop pads at the locations indicated below, as modified or approved by the Public Transit Department. Bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pads shall be spaced from the intersections indicated below according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to bus stop pads at full maturity.
  - Southbound 7th Avenue north of Sarah Bass Place alignment
  - Southbound 7th Avenue south of Alameda Road alignment
  - Northbound 19th Avenue north of Sarah Bass Place alignment
  - Northbound 19th Avenue south of Alameda Road alignment
15. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary (e.g., construction cranes) and permanent (e.g., structures) development, prior to final site plan approval as modified and approved by the Aviation and Planning and Development departments.
16. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport, as required by the State, prior to final site plan approval as modified and approved by the Aviation and Planning and Development Departments.
17. 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 20th day of January

2021.

  
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MAYOR



ATTEST:

  
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Denise Archibald, City Clerk *01-26-2021*

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: *David Benton*  
\_\_\_\_\_  
David Benton, Chief Counsel *Pml*

REVIEWED BY:

  
\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:

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

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-57-20-1

General Land Office (GLO) Lots 3 and 4, the east half of the southwest quarter, and the southeast quarter of Section 7, Township 4 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 13,980,617 square feet or 320.9508 acres, more or less.

Subject to existing rights-of-way and easements.

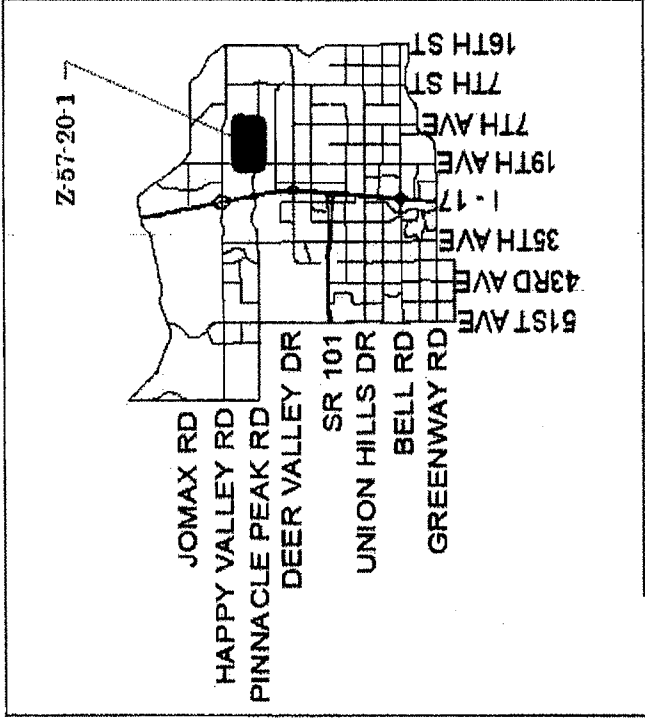
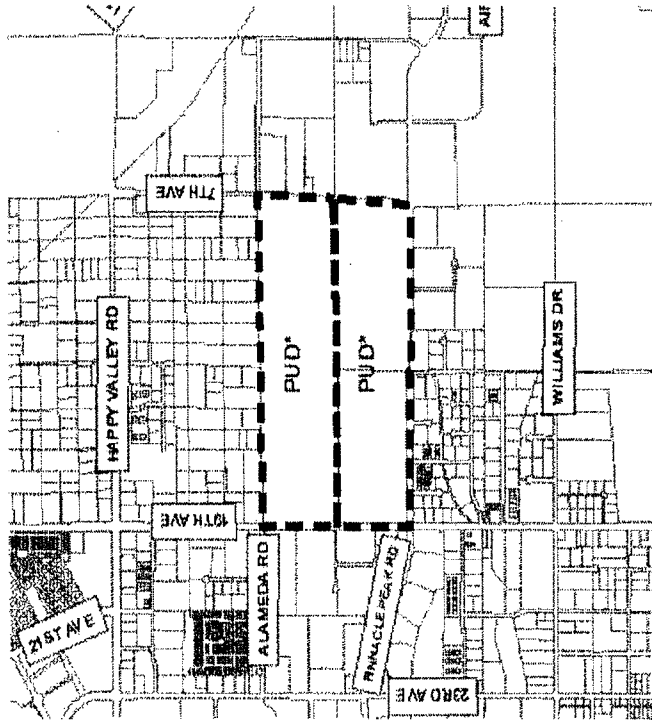
This legal description was prepared without the benefit of survey fieldwork and is based on the Record of Survey of PLSS Subdivision Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 704, page 32, Maricopa County Records and other client provided information. Any monumentation noted in this parcel description is based on said Record of Survey.

**EXHIBIT B**

**ORDINANCE LOCATION MAP**

**Zoning Case Number: Z-57-20-1**  
**Zoning Overlay: Deer Valley Airport Overlay District**  
**Planning Village: Deer Valley**

**ZONING SUBJECT TO STIPULATIONS: \***  
**SUBJECT AREA: - - - - -**



NOT TO SCALE



Drawn Date: 12/22/2020

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