

ORDINANCE G-6929

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-12-21-2) FROM C-2 (INTERMEDIATE COMMERCIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT).

---

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

SECTION 1. The zoning of a 2.56 acre site located on the southwest corner of Scottsdale Road and Bell Road in a portion of Section 3, Township 3 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "C-2" (Intermediate Commercial District) to "PUD" (Planned Unit Development 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 Scottsdale and Bell 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 the Development Narrative date stamped September 14, 2021, as modified by the following stipulations:
  - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:
    - 1st Submittal: February 19, 2021
    - 2nd Submittal: May 4, 2021
    - 3rd Submittal: August 23, 2021
    - Hearing Draft: September 14, 2021
    - City Council adopted: TBD
  - b. Update narrative to include a comparative parking standards table to the final narrative.
  - c. Add the following development and design standards to the development narrative: A minimum of two building entrances, one on or within 50 feet of Scottsdale Road and one on or within 50 feet of Bell Road, that directly connects to the publicly accessible sidewalk adjacent to the street. All pedestrian entrances shall be defined by pedestrian-oriented scale and the use of distinctive materials and architectural elements per Section 1305.3.a. in the Zoning Ordinance, as approved by the Planning and Development Department.
  - d. Update the development narrative to include a General Plan Land Use Map as an exhibit depicting the existing and proposed designations, siting the companion GPA case number.
2. The developer shall dedicate a total of 70 feet of right-of-way for the south half of Bell Road and construct the roadway, as approved by the Planning and Development Department.
3. 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.

4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.
5. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
7. 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.
8. The developer shall collaborate with the Street Transportation Department to review the potential for a refuge lane in the median west bound on Bell Road at 71st Street.
9. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims form. 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.

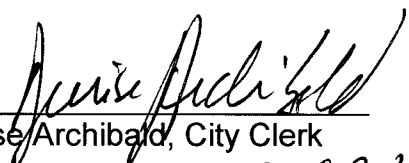
PASSED by the Council of the City of Phoenix this 1st day of December,

2021.



MAYOR

ATTEST:

  
Denise Archibald, City Clerk  
12.09.2021



APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By:



Acting Chief Counsel

*Pml*

REVIEWED BY:

  
Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

PL:tml:LF21-2913:12-1-2021:2290190v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-12-21-2

PARCEL "C", AS SHOWN ON THE FINAL PLAT OF PRINCESS CROSSING, RECORDED IN BOOK 445 OF MAPS, PAGE 18 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

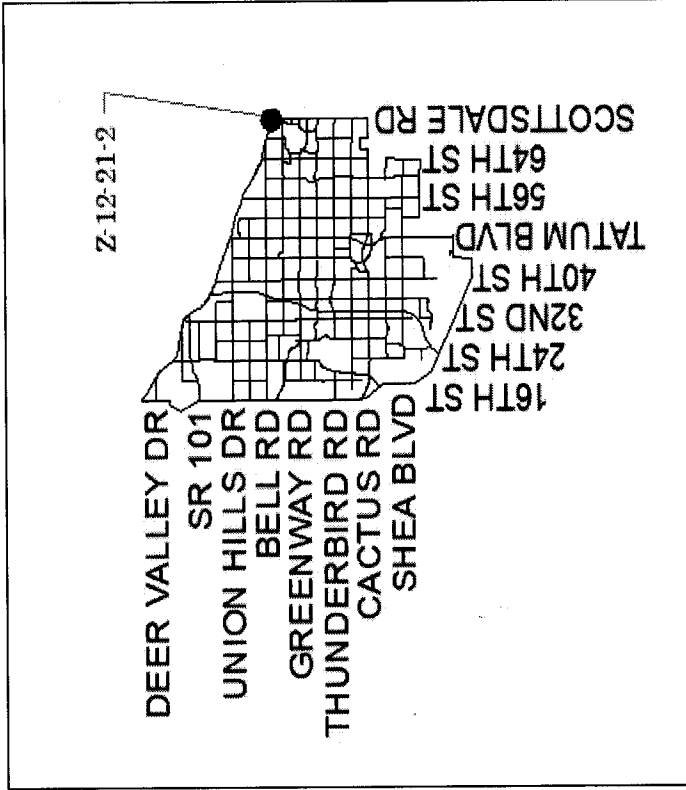
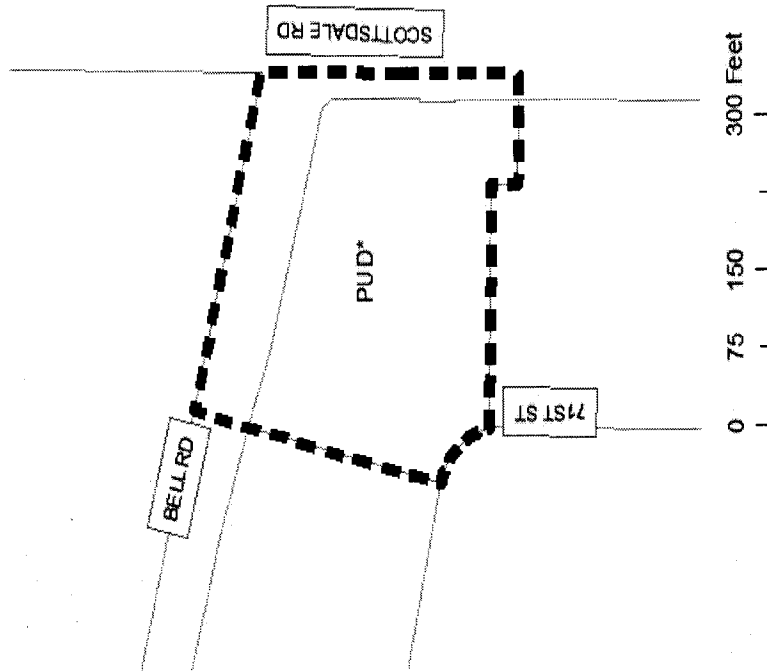
The above described parcel contains 2.56 acres.

**EXHIBIT B**

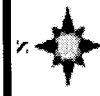
**ORDINANCE LOCATION MAP**

Zoning Case Number: Z-12-21-2  
Zoning Overlay: N/A  
Planning Village: Paradise Valley

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



NOT TO SCALE



Drawn Date: 10/29/2021

\\n016\p01\Share\Department Share Information Systems\PL GIS\GIS\_Team\Core\_Functions\Zoning\_SupplMaps\_OrdMaps\2021\Ord\12-21-2\Z-12-21-2.mxd