



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

January 26, 2022

Ashley Marsh
Gammage & Burnham
40 North Central Avenue, 20th Floor
Phoenix, Arizona 85004

Dear Applicant:

RE: Z-16-21-6 – Southeast corner of 31st Street and Clarendon Avenue

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on January 5, 2022, approved Zoning Ordinance # G-6942.

Development and use of the site are subject to compliance with all applicable codes and ordinances.

Sincerely,

A handwritten signature in blue ink that reads "Joshua Bednarek".

Joshua Bednarek, LEED AP ND
Planning and Development Deputy Director

Attachment: Signed Ordinance

- c: Pripai Investments, LLC, 209 E. 31st St., New York, NY 10016
- Russell Black, 4545 N. 36th St., Phoenix, AZ 85018
- File
- Tricia Gomes, PDD–Planning–Special Projects Administrator (Electronically)
- Racelle Escolar, PDD–Planning–Planner III (Electronically)
- Samantha Keating, PDD–Planning–Principal Planner (Electronically)
- Ben Kim, PDD–GIS (Electronically)

ORDINANCE G-6942

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-16-21-6) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 1.55 acre site located at the southeast corner of 31st Street and Clarendon Avenue in a portion of Section 26, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R1-6" (Single-Family Residence District) 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 Paisley 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 October 18, 2021, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: October 18, 2021; City Council adopted: [Add adoption date].
 - b. Page 9, Development Standards: Add the following statement at the beginning of this section: "The Single-Family Attached development option of Table B of the R3-A (Multifamily Residence – Zoning Ordinance Section 616) District shall apply to The Paisley except for as noted within the tables provided below."
 - c. Page 10, Minimum Open Space/Common Area: Revise to read as follows: "5% of gross area inclusive of landscape areas, amenity areas, walkways and commonly held tracts.

Landscape areas a minimum of 130 square feet in size shall be applied toward requirement regardless of level surface area or grade."
 - d. Page 10, Landscape Standards Table, Streetscape: Add the following statement at the beginning of the second column: "Streetscape plantings (trees, shrubs and groundcover provided within right-of-way between the sidewalk and individual lot property lines and minimum landscape setback areas on-site), in accordance with the following standards:"
 - e. Page 11, Landscape Standards Table, Streetscape: Add the following at the end of this section: "Common Area Tract - On-site streetscape plantings within minimum landscape setback shall be provided within a minimum five-foot wide common area tract along all street frontages."
2. The developer shall construct all streets within and 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 the current ADA Guidelines.
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. The developer shall work with the Street Transportation Department to install and pay for a speed mitigation hump along Weldon Avenue.
5. 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.

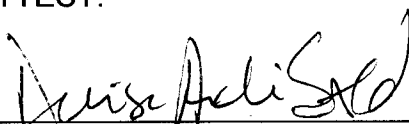
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 5th day of January, 2022.




MAYOR

ATTEST:


Denise Archibald, City Clerk
01-07-2022

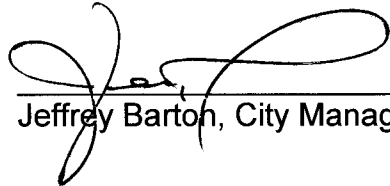


APPROVED AS TO FORM:
Cris Meyer, City Attorney

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:LF21-3155:1-5-2022:2296182v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-16-21-6

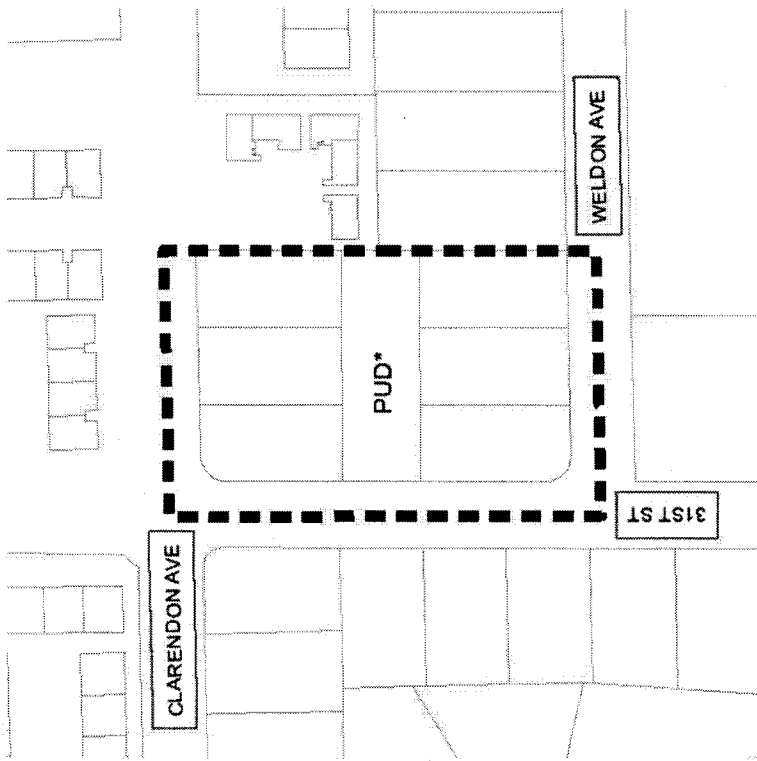
WITHIN A PORTION OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 7, INCLUSIVE, OF CLARENDON SQUARE, ACCORDING TO THE PLAT OF RECORD IN BOOK 1491 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

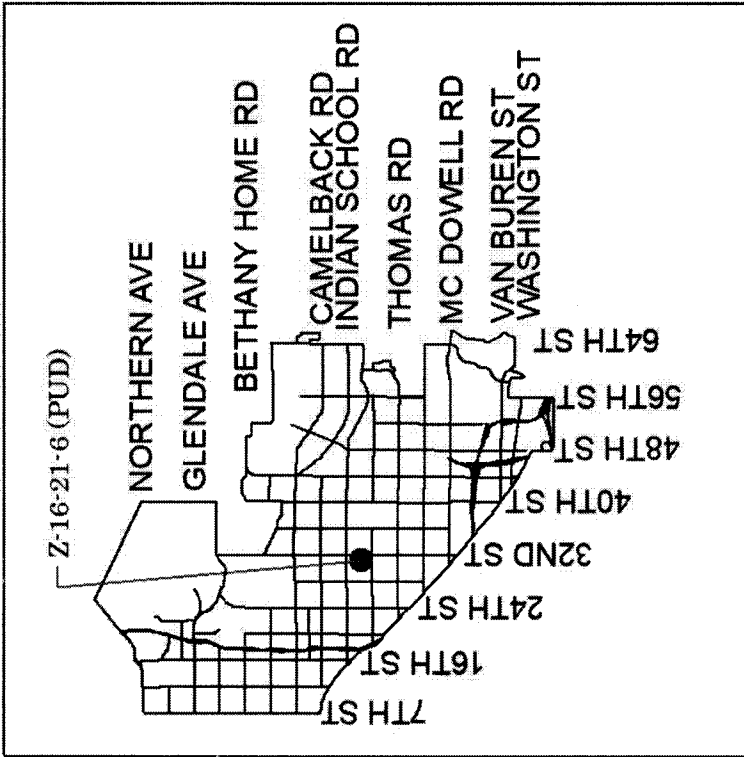
EXHIBIT B

ORDINANCE LOCATION MAP

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



Zoning Case Number: Z-16-21-6 (PUD)
Zoning Overlay: N/A
Planning Village: Camelback East



NOT TO SCALE

Drawn Date: 12/7/2021