



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

December 28, 2018

Wendy Riddell  
Berry Riddell, LLC  
6750 East Camelback Road, Suite 100  
Scottsdale, Arizona 85251

Dear Applicant:

RE: Z-22-18-2 – Approximately 290 feet south and 490 feet west of the southwest corner of Tatum Boulevard and Dynamite Boulevard

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on December 5, 2018, approved Zoning Ordinance # G-6537.

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

Sincerely,

Joshua Bednarek  
Planning and Development Deputy Director

Attachment: Signed Ordinance

c: P & G Properties, LLC, 9604 W. Redbird Rd., Peoria, AZ 85383  
File  
Tricia Gomes, PDD–Planning–Special Projects Administrator (Electronically)  
Racelle Escolar, PDD–Planning–Planner III (Electronically)  
Adam Stranieri, PDD–Planning–Planner III (Electronically)  
Kaelee Wilson, PDD–Planning–Village Planner (Electronically)  
David Miller, PDD–GIS (Electronically)  
Randy Weaver, PDD–Development (Electronically)  
Penny Parrella, City Council (Electronically)

ORDINANCE G-6537

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-22-18-2) FROM C-1 (NEIGHBORHOOD RETAIL) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of an approximately 5.12 acre property located approximately 290 feet south and 490 feet west of the southwest corner of Tatum Boulevard and Dynamite Boulevard in a portion of Section 31, Township 5 North, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from C-1 (Neighborhood Retail) 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 Tatum & Dynamite Self-Storage 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 27, 2018 as modified by the following stipulations:
  - a. An updated Landscape Plan date stamped October 31, 2018 shall be added as Exhibit D.
  - b. Page 14-15, Landscaping Standards, the following shall be added:
    - i. Streetscape (north), exclusive of drainage ways shall provide 1 tree and 5 shrubs for every 20 linear feet of street frontage, 20-foot on center or equivalent groupings.
    - ii. Streetscape (east), exclusive of drainage ways shall provide 1 tree and 5 shrubs for every 20 linear feet of street frontage, 20-foot on center or equivalent groupings.
    - iii. Perimeter landscape setback (exclusive of streetscape standards and drainage ways) shall provide 1 tree and 5 shrubs for every 15 linear feet of property line, 20-foot on center or equivalent groupings.
    - iv. All landscape areas outside of required landscape setbacks, exclusive of drainage ways shall provide 1 tree and 5 shrubs for every 800 square feet of landscape area.
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by adjacent property owner.
5. The development shall be in general conformance to the Landscape Plan date stamped October 31, 2018, exclusive of trees shown in drainage ways, as approved by the Planning and Development Department.
6. All landscaping along the southern property line, south of the wash, shall be installed prior to the issuance of any building permit, as approved by the Planning and Development Department.
7. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims in a form approved by the City Attorney's Office. 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 December, 2018.

*Thelma Williams*

MAYOR

ATTEST:

*Debbie Feltz*

City Clerk



APPROVED AS TO FORM:

C. Meyer Acting City Attorney pm1

REVIEWED BY:

E. Go City Manager

PL:tml:LF18-3443:12/5/18:2081157v1

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-22-18-2

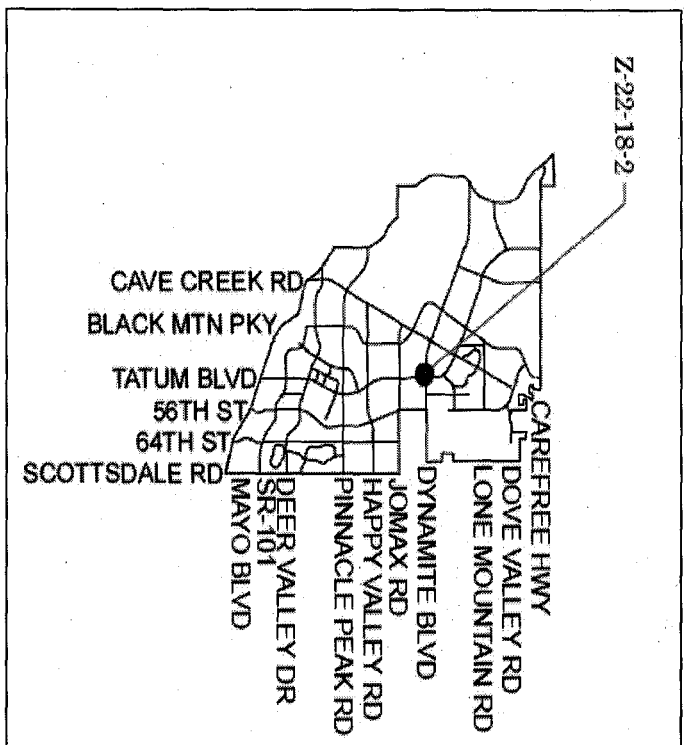
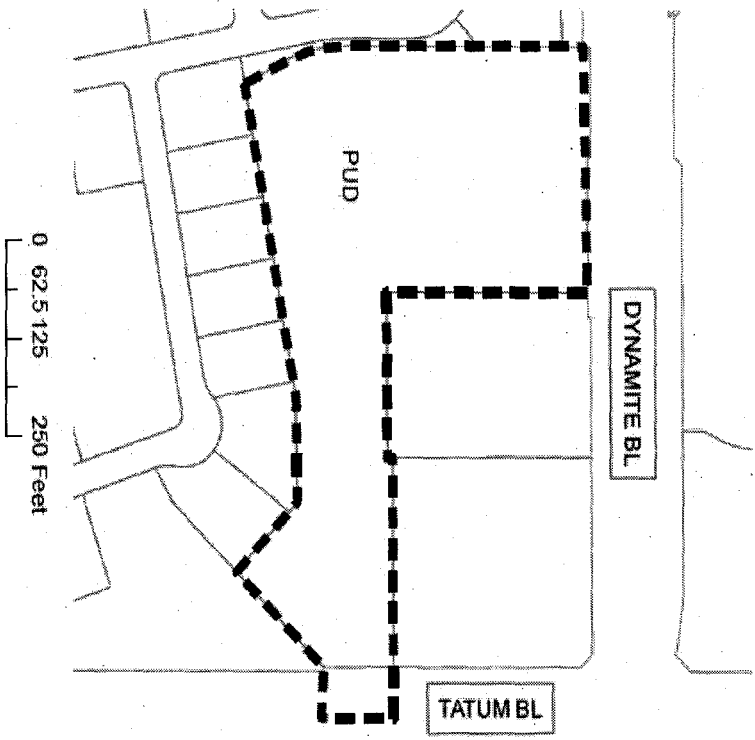
A PORTION OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS MORE PARTICULARLY DESCRIBED AS LOT 2, OF PRIMROSE – LOTS 1 AND 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1131 OF MAPS, PAGE 38.

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-22-18-2  
Zoning Overlay: N/A  
Planning Village: Desert View



Drawn Date: 11/1/2018

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