

ORDINANCE G-6124

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-47-15-6) FROM R-5 (MULTIFAMILY 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 an approximately 1.23-acre property located approximately 967 feet east of the northeast corner of 48th Street and Thomas Road in a portion of Section 29, Township 2 North, Range 4 East, as described more specifically in Attachment "A", is hereby changed from "R-5" (Multifamily 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 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 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 US Storage Centers E. Thomas Road 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 December 14, 2015 as modified by the following stipulations.
 - a. Page 13, Surrounding Land Uses and Zoning Table: Applicant shall remove R-5 zoning in reference to the north section entry.
 - b. Page 16, Development Standards: Applicant shall spell out tree caliper sizes to read "2-inch," "3-inch" and "4-inch."
 - c. Page 17, Development Standards Table: Applicant shall revise the Parking and Loading entry as follows: "12 parking spaces minimum. Parking spaces to be a minimum dimension of eight and one-half (8-1/2) feet by eighteen (18) feet. 2 loading spaces minimum. Loading spaces to be a minimum of ten (10) feet by eighteen (18) feet."
 - d. Page 19, Landscaping Standards Table: Applicant shall remove "Adjacent to a Building" standards.
 - e. Page 19, Landscaping Standards Table, Footnotes: Applicant shall remove the fourth bullet point that reads, " **** Or as approved by the Planning and Development Department."
 - f. Page 14, Permitted Uses Table: Applicant shall add "as an accessory use to self-storage" after "office."
2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City 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 3rd day of February, 2016.



MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Acting City Attorney

REVIEWED BY:

City Manager

PL:tml:1217786v1. (CM#28) (Item #63) – 2/3/16

Attachments:

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

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-47-15-6

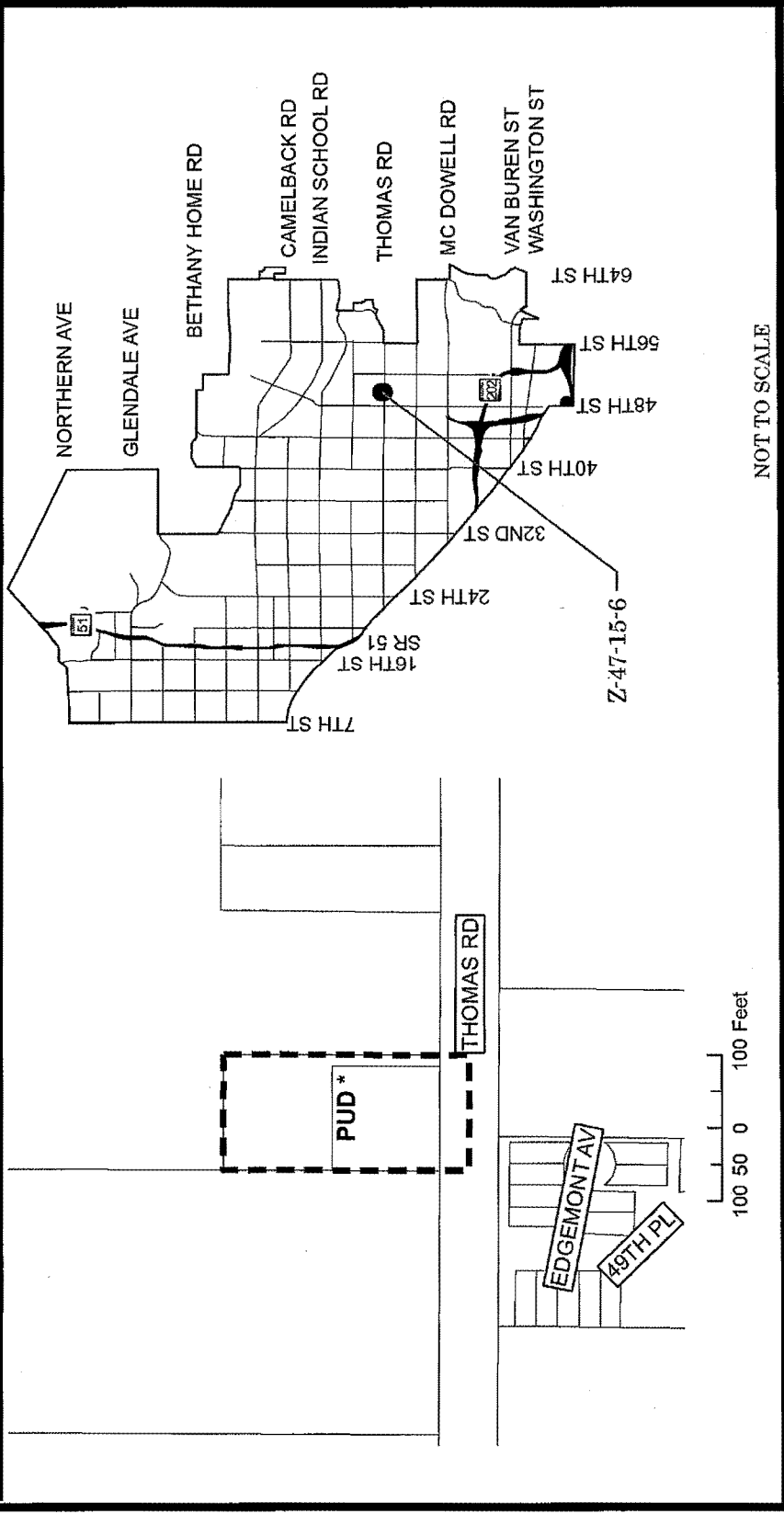
The North 300.00 feet of the South 307.00 feet of the East 160.00 feet of the West 212.00 feet of Tract 4, of RICHARDSON TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 18 of Maps, page 6.

A PORTION OF SECTION 29, T-2-N, R-4-E, G.& S.R.M.MARICOPA COUNTY,
ARIZONA

ORDINANCE LOCATION MAP

Zoning Case Number: Z-47-15-6
Zoning Overlay: N/A
Planning Village: Camelback East

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



NOT TO SCALE

Drawn Date: 1/8/2016

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