

ORDINANCE G-6157

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-68-15-6) FROM C-1 (NEIGHBORHOOD RETAIL) 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 1.19 acre property located approximately 302 feet south of the southeast corner of 24th Street and Campbell Avenue in a portion of Section 23, Township 2 North, Range 3 East, as described more specifically in Attachment "A", is hereby changed from "C-1" (Neighborhood Retail) to "PUD" (Planned Unit Development).

SECTION 2. The Planning and Development is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification 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:

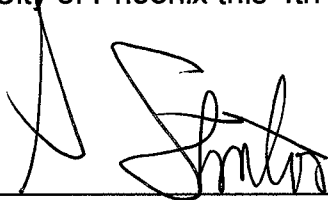
1. An updated Development Narrative for the Biltmore Storage PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped February 12, 2016 as modified by the following stipulations.
 - a. Cover page: Applicant shall update resubmittal date to "January 15, 2016" and add a line that reads "Hearing Draft: February 12, 2016."
 - b. Page 14, Landscape Standards: Applicant shall replace "Exhibit O" with "Exhibit E" at the end of the first paragraph.
 - c. Exhibit E, Conceptual Landscape Plan: Applicant shall replace plan with an updated version reflecting the landscape standards contained within the PUD narrative.
 - d. Exhibit Q, Comparative Zoning Standards Table: Applicant shall revise the C-1 landscape standards for 24th Street with "24th Street: 30' average; Minimum 20' for up to 50% of the frontage."
 - e. Page 13, Permitted Uses: Applicant shall add "No customer access is permitted after 10 pm daily" to the list of self-service storage facility regulations.
 - f. Page 13, Development Standards Table: Applicant shall revise maximum lot coverage to 63%.
 - g. Exhibit D, Conceptual Site Plan: Applicant shall replace plan with site plan date stamped March 15, 2016.
 - h. Exhibit Q, Comparative Zoning Standards Table: Applicant shall revise PUD zoning lot coverage to 63% maximum.
2. The property owner shall dedicate a 10 foot sidewalk easement along the east side of 24th Street for the length of the project, as approved by the Planning and Development Department.
3. The property owner shall update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Planning and Development Department.

4. 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 (PHX) 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 4th day of May, 2016.

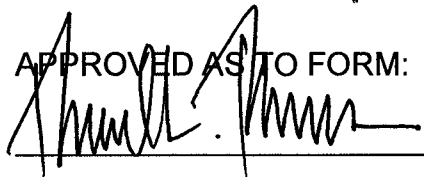



MAYOR

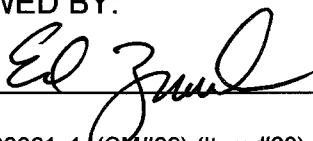
ATTEST:

 City Clerk

APPROVED AS TO FORM:

 Acting City Attorney *pml*

REVIEWED BY:

 City Manager

PL:tml:1230361v1:(CM#09) (Item #68) – 5/4/16

Attachments:

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

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-68-15-6

A portion of the Southwest quarter of Section 23, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

BEGINNING at the Southeast corner of Lot 41 of PALM ACRES, a subdivision recorded in Book 18 of Maps, Page 5, records of Maricopa County, Arizona;

Thence Westerly along the South line of said Lot 41 and its Westerly prolongation to a point on the centerline of 24th Street as shown on said PALM ACRES;

Thence Northerly along said centerline to a point on the Westerly prolongation of the North line of said Lot 41;

Thence Easterly along said line and the North line of said Lot 41 to the Northeast corner of said Lot 41;

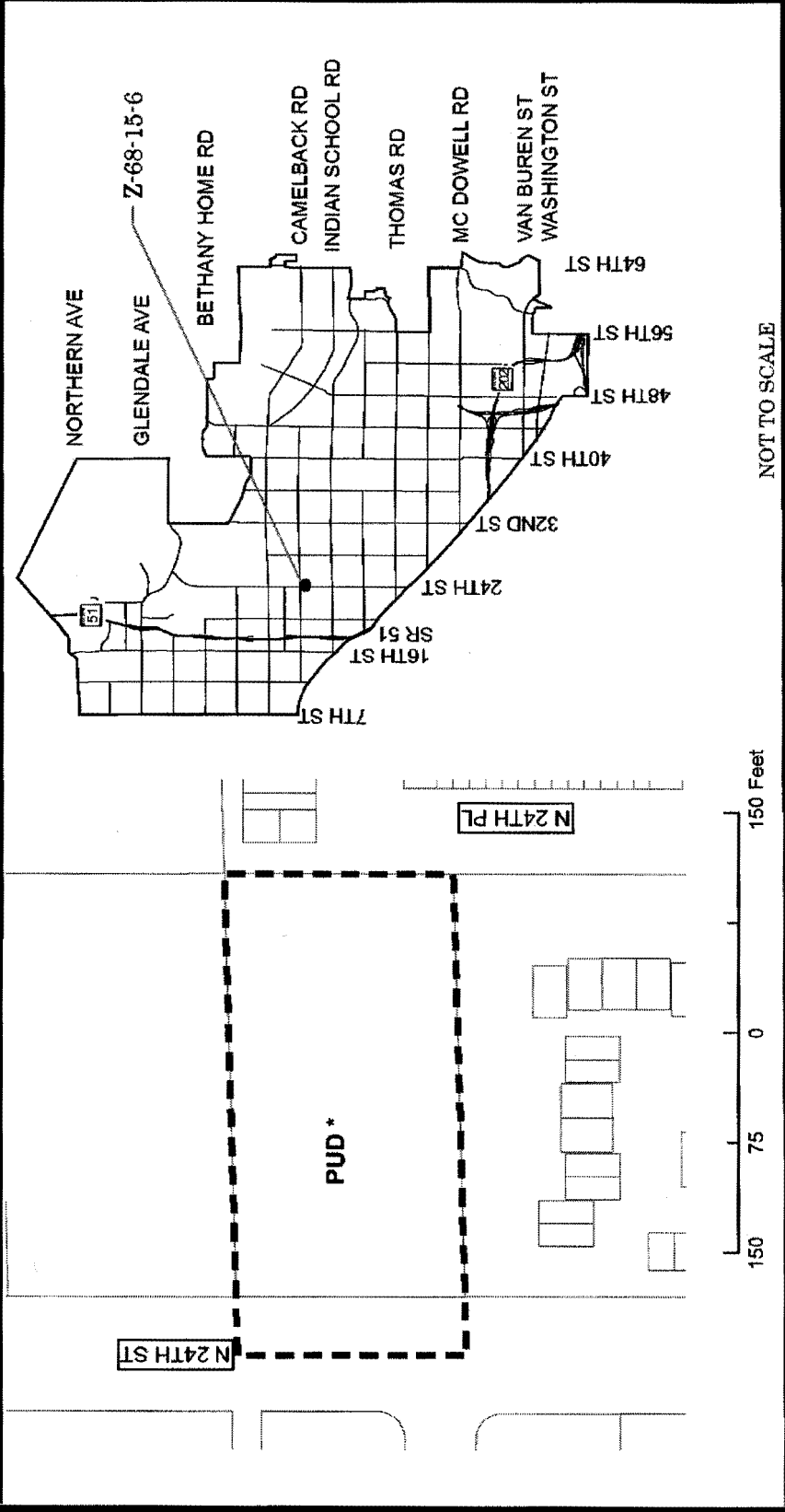
Thence Southerly along the East line of said Lot 41 to the POINT OF BEGINNING. Comprising 1.184 acres or 51,570 square feet, subject to all easements of record.

ORDINANCE LOCATION MAP

ATTACHMENT B

Zoning Case Number: Z-68-15-6
 Zoning Overlay: N/A
 Planning Village: Camelback East

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



Drawn Date: 4/6/2016

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