

ORDINANCE G-5964

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-24-14-6) FROM C-O (COMMERCIAL OFFICE) TO PUD (PLANNED UNIT DEVELOPMENT).

---

WHEREAS, on June 4, 2014, the City of Phoenix Planning and Development Department received, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, a written request for rezoning from Ed Bull, Burch & Cracchiolo, PA, having authorization to represent the owner, VP 32nd, LLC; c/o VIVO Development of an approximately 1.78 acre property located approximately 346 feet north of the northeast corner of 32nd Street and Highland Avenue in a portion of Section 24, Township 2 North, Range 3 East, as described more specifically in Attachment "A", attached hereto and incorporated herein by this reference; and,

WHEREAS, pursuant to A.R.S. § 9-462.04, the Planning Commission, held a public hearing on November 18, 2014, and at this hearing recommended that the

City Council approve this rezoning request with the recommended staff conditions, as modified; and,

WHEREAS, the City Council, at their regularly scheduled meeting held on December 17, 2014, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2, is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

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

SECTION 1: The zoning of an approximately 1.78 acre property located 346 feet north of the northeast corner of 32nd Street and Highland Avenue in a portion of Section 24, Township 2 North, Range 3 East, as described more specifically in Attachment "A", is hereby changed from "C-O" (Commercial Office) to "PUD" (Planned Unit Development) and that 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".

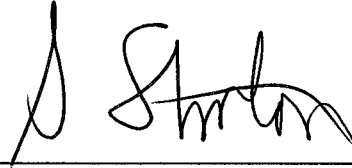
SECTION 2: The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-24-14-6, on file with the Planning and Development Department. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to compliance with the PUD narrative and 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 Next Gen Modern Storage - Camelback 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 dated July 24, 2014, as modified by the following stipulations.
  - a. Page 1, C. first paragraph: The first sentence shall read: "The intent of this PUD is to allow a high-quality, indoor, climate controlled self-service storage facility consistent with Section 647.A.2.i (Special Permit for self-service storage warehouse) of the Zoning Ordinance."
  - b. Exhibit 3: Site plan shall be replaced with site plan date stamped November 7, 2014 (Attachment B).
  - c. Exhibit 4: Elevations shall be replaced with elevations date stamped November 7, 2014 (Attachment C).
  - d. Exhibit 5: Landscape plan shall be replaced with landscape plan date stamped November 7, 2014 (Attachment D).
  - e. Exhibit 6 shall be inserted to include the sign exhibit date stamped November 7, 2014 (Attachment E).
  - f. Exhibit 7 shall be inserted to include the building perspectives date stamped November 7, 2014 (Attachment F).

SECTION 3: 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 17th day of December,

2014.



MAYOR

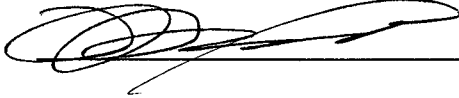
ATTEST:



City Clerk **ACTING**



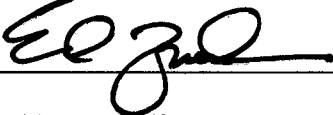
APPROVED AS TO FORM:



Acting City Attorney

pm

REVIEWED BY:



City Manager

PL:tml:1158533v1: (CM#95) (Item #45) 12/17/14

Attachments:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-24-14-6

PARCEL NO. 1:

Tract A, La Celesta Homes, according to Book 46 of Maps, page 46, records of Maricopa County, Arizona;

EXCEPT the East 58.25 feet, which lies Southerly of Lot 1 of said La Celesta Homes; and EXCEPT the South 24.60 feet

PARCEL NO. 2:

That portion of Tract A, La Celesta Homes, according to Book 46 of Maps, page 46, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast comer of Lot 11 of said La Celesta Homes;

THENCE North 0 degrees 14 minutes 00 seconds East, a distance of 3.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 0 degrees 14 minutes 00 seconds East, a distance of 21.60 feet;

THENCE South 89 degrees 42 minutes 00 seconds East, a distance of 91.75 feet;

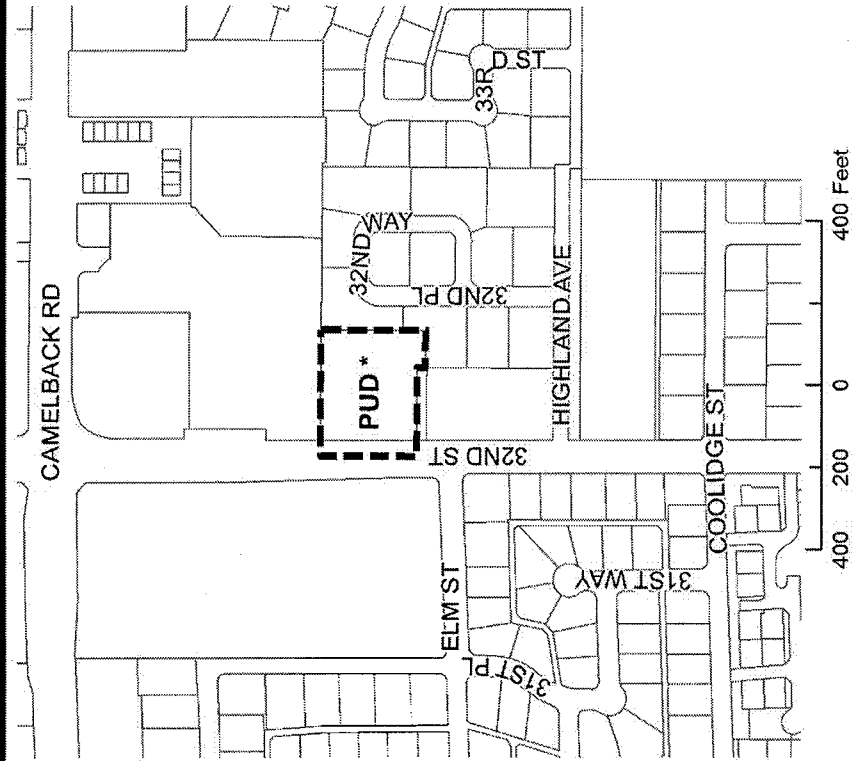
THENCE South 0 degrees 14 minutes 00 seconds West, a distance of 21.60 feet;

THENCE North 89 degrees 42 minutes 00 seconds West, a distance of 91.75 feet to the TRUE POINT OF BEGINNING.

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-24-14  
Zoning Overlay: N/A  
Planning Village: Camelback East Village

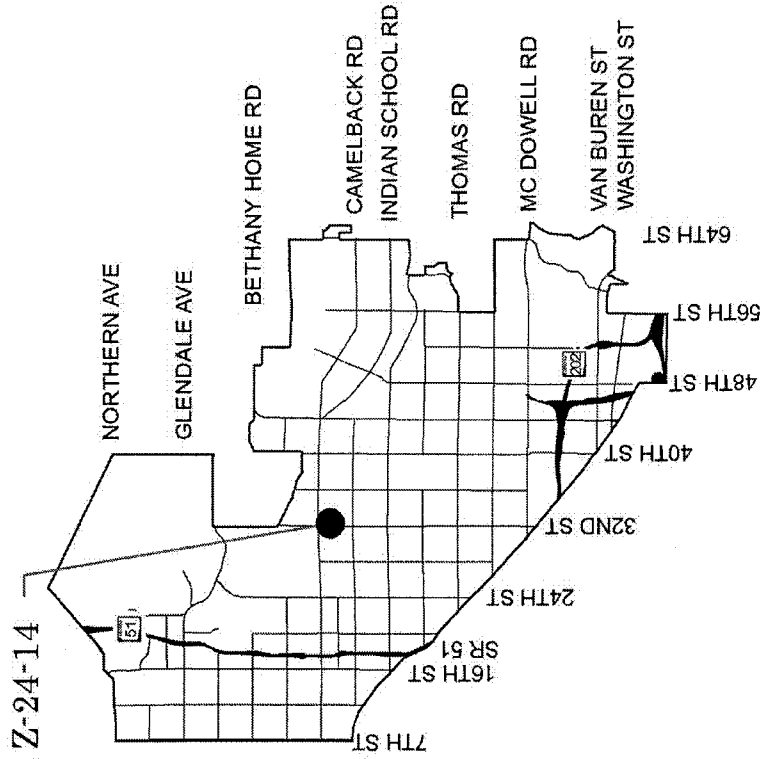
ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■■■■■



400 200 0 400 Feet



NOT TO SCALE



Drawn Date: 11/24/2014

S:\Department Share\PL GIS\IS\_Team\Core\_Functions\Zoning\Supp\Maps\_Ord\Maps2014 Ord\Z-24-14.mxd