

ORDINANCE G-6091

AN ORDINANCE AMENDING ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREIN (CASE Z-39-15-4) FROM C-2 (INTERMEDIATE COMMERCIAL) 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 3.46 acre property located approximately 190 feet south of the southeast corner of 7th Street and Camelback Road in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Attachment "A", is hereby changed from "C-2" (Intermediate Commercial) 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 Alta 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 date stamped October 20, 2015 as modified by the following stipulations.
  - a. List of Exhibits: Applicant shall revise page numbers as follows:
    - 1) Aerial Map – Page 18
    - 2) General Plan Land Use Map – Page 19
    - 3) Zoning Map (Existing) – Page 20
    - 4) Zoning Map (Proposed) – Page 21
    - 5) Conceptual Site Plan – Page 22
    - 6) Conceptual Landscape Plan – Page 23
    - 7) Conceptual Residential Elevation – Page 24
    - 8) Circulation Plan – Page 28
    - 9) Context Photos – Page 29
    - 10) Legal Description – Page 35
  - b. Page 13, Development Standards and Guidelines: Applicant shall revise the maximum number of stories provision as follows: “4 stories (with allowance for mezzanine level as defined in the city of Phoenix Zoning Ordinance).”
  - c. Page 14, Building Design: Applicant shall replace “should” with “shall” in the fourth bullet point.
  - d. Page 15, Signage Standards: Applicant shall revise the first paragraph as follows: “Signage for the development shall consist of three classes of signs: vertical blade signs, parapet mounted wall signs, and other sign types. The proposed vertical blade and parapet mounted signs shall be provided along the perimeter of the development and are primarily intended to identify and advertise the residential community. Other sign types visible from the public right-of-way, which may identify residential

buildings/units, community programs/information, or serve as way-finding signs for the community as allowed as set forth in Section 705 of the city of Phoenix Zoning Ordinance. All other sign types not specifically addressed in this PUD shall comply with the allowed signage criteria for multi-family land uses under Section 705 of the city of Phoenix Zoning Ordinance.

- e. Page 15, Signage Standards: Applicant shall revise the sign area of the vertical blade signage section and replace “2 per location” with “maximum 2 for the development.”
  - f. Page 15, Signage Standards: Applicant shall revise “Roof-type Signage” with “Parapet Mounted Wall Signage.”
  - g. Page 16, Signage Standards: Applicant shall revise the sign area of the parapet mounted wall signage section and replace “2 per location” with “maximum 2 for the development” and remove “on top of roof parapet.”
  - h. Page 16, Comparative Zoning Standards Table: Applicant shall revise the building setbacks and landscape setbacks sections to move the north property line to the perimeter adjacent to property lines category.
  - i. Exhibit E : Replace with site plan date stamped November 10, 2015.
2. The development shall be in general conformance with the elevations contained in the October 20, 2015 document, as approved by the Planning and Development Department.
  3. The developer shall dedicate a 10 foot sidewalk easement, with minimum 5 foot detached sidewalk, along the east side of 7<sup>th</sup> Street, as approved by the Planning and Development Department. The sidewalk easement shall not restrict the building’s architectural projections above 9 feet.
  4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved or modified by the Planning and Development Department. All improvements shall comply with ADA accessibility requirements.

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 2nd day of December,

2015.



*[Signature]*

MAYOR

ATTEST:

*[Signature]* City Clerk

APPROVED AS TO FORM:

*[Signature]* Acting City Attorney *pml*

REVIEWED BY:

*[Signature]* City Manager  
PML:efl1210815\_1.doc: (CM#52)(Item#58) 12/2/15

Attachments:

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

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-39-15-4

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 21, BEING MARKED BY A BRASS CAP IN HANDHOLE BEARS, SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, 2638.79 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 AND THE CENTERLINE OF 7TH STREET, 232.91 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 55 MINUTES 18 SECONDS EAST, 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 7TH STREET AND TO THE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 143.00 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, 96.74 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 458.79 FEET TO A LINE 25.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF 8TH PLACE;

THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, 199.99 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST, 601.74 FEET TO SAID EAST RIGHT-OF-WAY LINE, BEING 40.00 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF SAID 7TH STREET, AS RECORDED IN BOOK 980, PAGE 4, MARICOPA COUNTY RECORDER (M.C.R.);

THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 296.49 FEET TO THE POINT OF BEGINNING.

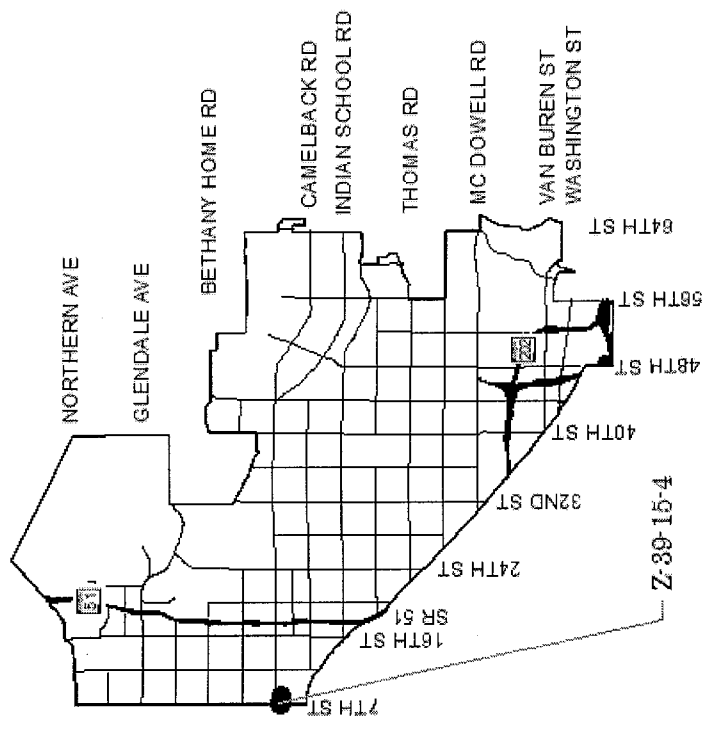
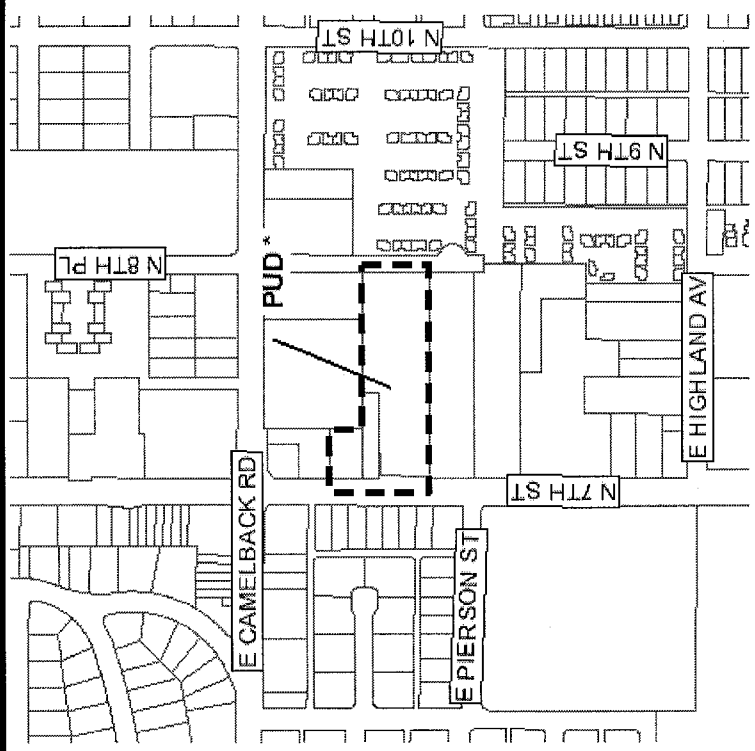
SAID PARCEL CONTAINS 134,113 SQUARE FEET OR 3.0788 ACRES, MORE OR LESS.

**ATTACHMENT B**

**ORDINANCE LOCATION MAP**

Zoning Case Number: Z-39-15-4  
Zoning Overlay: N/A  
Planning Village: Camelback East

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



NOT TO SCALE



Drawn Date: 11/12/2015

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