



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

February 22, 2018

William Lally
Tiffany & Bosco
2525 East Camelback Road, Suite 700
Phoenix, Arizona 85016

Dear Applicant:

RE: Z-64-17-3 – Southwest corner of 32nd Street and Cheryl Drive

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on February 7, 2018, approved Zoning Ordinance # G-6415.

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

Sincerely,

A handwritten signature in blue ink that reads "Joshua Bednarek".

Joshua Bednarek
Planning and Development Deputy Director

Attachment: Signed Ordinance

- c: Exaltation of the Holy Cross Orthodox Church, 10300 N. 32nd St., Phoenix, AZ 85028
File
Tricia Gomes, PDD–Planning–Special Projects Administrator (Electronically)
Racelle Escolar, PDD–Planning–Planner III (Electronically)
Teresa Hillner, PDD–Planning–Planner III (Electronically)
Lilia Olivarez, PDD–Planning–PC Secretary (Electronically)
Maja Brkovic, PDD–Planning–Village Planner (Electronically)
David Miller, PDD–GIS (Electronically)
Randy Weaver, PDD–Development (Electronically)
Penny Parrella, City Council (Electronically)

ORDINANCE G-6415

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-64-17-3) FROM R1-10 (SINGLE-FAMILY 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 3.72 acre property located at the southwest corner of 32nd Street and Cheryl Drive in a portion of Section 26, Township 3 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "R1-10" (Single-Family 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 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:

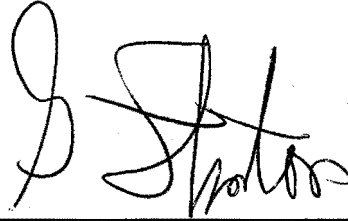
1. An updated Development Narrative for the Shadow Mountain Memory Care PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 21, 2017, as modified by the following stipulations:
 - a. Cover Page, Change location to 32nd Street and Cheryl Drive.
 - b. Page 3; Table of Contents, H: change heading to Design Standards.
 - c. In all instances where Assisted Living / Memory Care facility is mentioned change to "Assisted Living / Memory Care Center".
 - d. Page 5, Project Goals, 3rd Paragraph, second sentence: delete "single-family homes".
 - e. Page 11, Development Standards Table, Maximum Density (du/acre): delete the row.
 - f. Page 11, Development Standards Table, Minimum Open Space: delete "A minimum of 100 square feet of usable outdoor open space per bed = 7,200 sf".
 - g. Page 11, Development Standards Table, Minimum Open Space: state the following: "A minimum of 11,942 square feet of open space shall be provided".
 - h. Page 11, Development Standards Table, Landscape Standards: list the landscape setback requirements before landscape area.
 - i. Page 13, Amenities, 3rd Paragraph, first sentence: make a reference to the key note on the site plan when referring to the covered porch.
 - j. Page 14, Design Standards, Site Layout, 1st Paragraph, last sentence: revise as follows: "~~Some of The~~ site design elements include shall comply with the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review) and will include the following elements:".
 - k. Page 17, Site Walls: change the 2nd and 3rd bullet point to arrows.

- l. Page 17, Site Walls, 3rd bullet point: move this item to the development standards table as a bullet point for landscaping requirements.
 - m. Page 17, Open Space, 1st sentence, replace with the following language: "The PUD shall provide a minimum of 11,942 square feet of open space".
 - n. Page 21, Comparative Zoning Standards, Maximum Density (du/acre) row: delete.
 - o. Page 21, Comparative Zoning Standards, R-3 column, Landscape Setback, Street Side row change as follows:
 - North: 15 feet"**
 - South: 25 feet"**
 - East: 10 feet"**
2. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
 3. The developer shall submit a Traffic Impact Study or Statement (to be determined at time of meeting with the Street Transportation Department) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
 4. 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.

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.

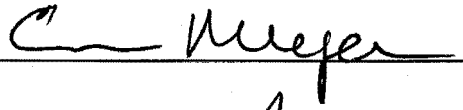
PASSED by the Council of the City of Phoenix this 7th day of February,

2018.



MAYOR

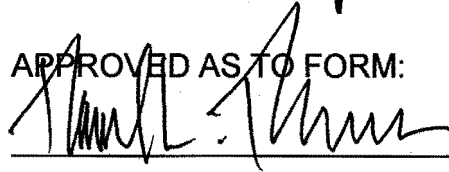
ATTEST:



City Clerk

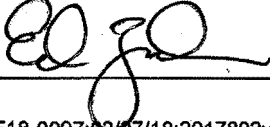


APPROVED AS TO FORM:



Acting City Attorney pm

REVIEWED BY:



City Manager

PL:tml:LF18-0097:02/07/18:2017802v1

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-64-17-3

LEGAL DESCRIPTION: REAL PROPERTY IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WEST ALONG SAID NORTH LINE 304.93 FEET TO A POINT;

THENCE SOUTH 25.00 FEET TO A POINT;

THENCE SOUTH 07 DEGREES 12 MINUTES 50 SECONDS WEST, 177.45 FEET TO A POINT;

THENCE SOUTH 17 DEGREES 22 MINUTES 10 SECONDS WEST, 151.27 FEET TO A POINT;

THENCE SOUTH 60 DEGREES 30 MINUTES 20 SECONDS EAST, 308.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SHEA BOULEVARD;

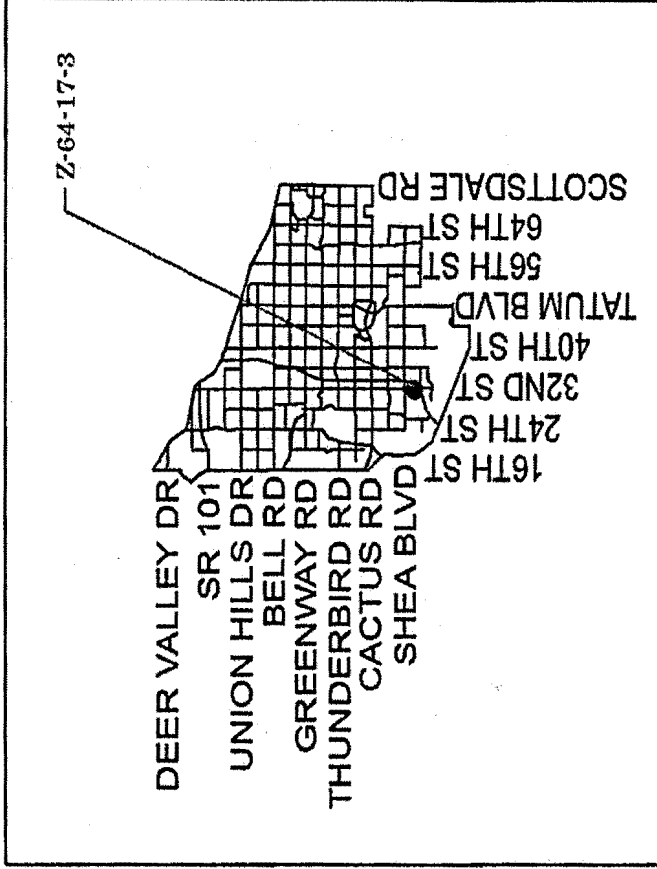
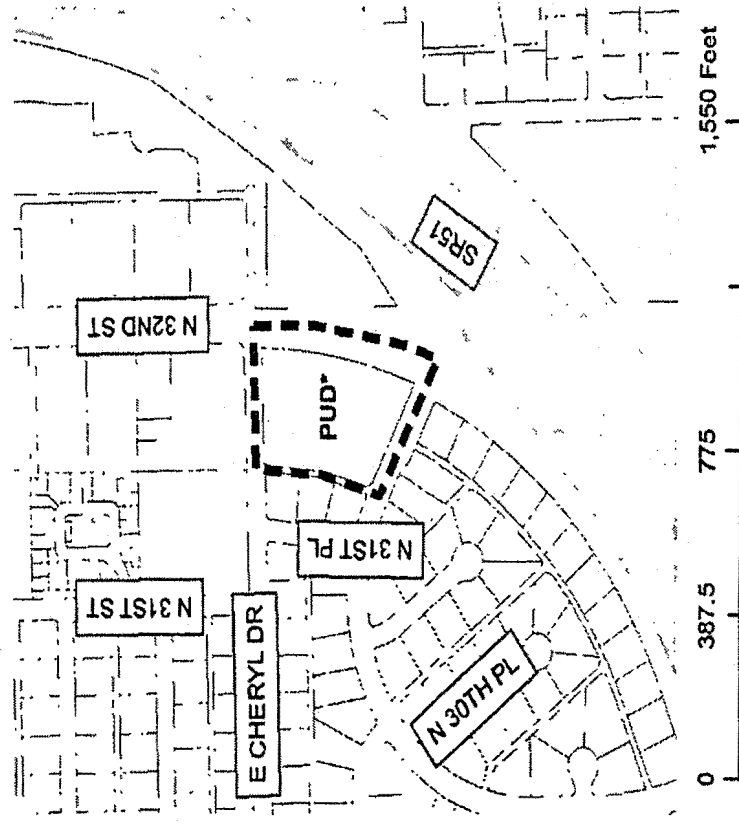
THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE, SAID CURVE HAVING A RADIUS OF 1308.14 FEET, A CENTRAL ANGLE OF 22 DEGREES 23 MINUTES 50 SECONDS, AND A LONG CHORD OF 508.11 FEET BEARING NORTH 11 DEGREES 46 MINUTES 10 SECONDS EAST, AN ARC DISTANCE OF 511.37 FEET TO THE TRUE POINT OF BEGINNING.

ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: Z-64-17-3
 Zoning Overlay: Squaw Peak Freeway Specific Plan
 Planning Village: Paradise Valley

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



NOT TO SCALE

Drawn Date: 1/5/2018

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