



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

May 8, 2019

Jason Morris  
Withey Morris, PLC  
2525 East Arizona Biltmore Circle, Suite A-212  
Phoenix, Arizona 85016

Dear Applicant:

RE: Z-80-18-5 – Northeast corner of 17th Drive and Glendale Avenue

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on April 17, 2019, approved Zoning Ordinance # G-6581.

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

Sincerely,

Joshua Bednarek  
Planning and Development Deputy Director

Attachment: Signed Ordinance

- c: Beatitudes Campus c/o Allen Bloch, 1610 W. Glendale Ave., Phoenix, AZ 85024
- File
- Tricia Gomes, PDD–Planning–Special Projects Administrator (Electronically)
- Racelle Escolar, PDD–Planning–Planner III (Electronically)
- Cody White, PDD–Planning–Village Planner (Electronically)
- Ben Kim, PDD–GIS (Electronically)
- Craig Mavis, PDD–Development (Electronically)
- Penny Parrella, City Council (Electronically)

ORDINANCE G-6581

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 (Z-80-18-5) FROM C-1 (NEIGHBORHOOD RETAIL), R-5 (MULTIFAMILY RESIDENCE DISTRICT), R-5 SP (MULTIFAMILY RESIDENCE DISTRICT, SPECIAL PERMIT), R-4 SP (MULTIFAMILY RESIDENCE DISTRICT, SPECIAL PERMIT) AND R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) 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 a 30.17 acre property located at the northeast corner of 17th Drive and Glendale Avenue in a portion of Section 6, Township 2 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 1.86 acres of "C-1" (Neighborhood Retail), 17.55 acres of "R-5" (Multifamily Residence District), 1.63 acres of "R-5 SP" (Multifamily Residence District, Special Permit), 1.12 acres of "R-4 SP" (Multifamily Residence District, Special Permit) and 8.01 acres of "R1-6" (Single-Family Residence District) to 30.17-acres of "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 Beatitudes Campus 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 March 12, 2019, as modified by the following stipulations:
  - a. Front Cover: Remove "Submittal" dates and revise to add the following: City Council adopted: [Add adoption date].
  - b. Include development standards tables in Section F of the development narrative. Remove comparative zoning district from the table included in Section F, and include only proposed development standards. Comparison tables should remain in their current location within the development narrative.
  - c. Development standards tables reference density and number of dwelling units, but does not include number of units or a dwelling units per acre label. Revise to include both.
  - d. Proposed perimeter and setback standards for "Character Area C" do not include a label for the 20' requirement. Revise to include appropriate setback label.
2. 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 17th day of April, 2019.

*Kate Kelly*  
\_\_\_\_\_  
MAYOR

ATTEST:

*Jeanie Archibald*  
\_\_\_\_\_  
City Clerk



APPROVED AS TO FORM:

*[Signature]*  
\_\_\_\_\_  
Acting City Attorney pml

REVIEWED BY:

*EO 30*  
\_\_\_\_\_  
City Manager

PL:tml:LF19-0870:04/17/19:2104717v1

Exhibits:

- A – Legal Description (3 Pages)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION – Z-80-18-5

A PORTION OF LOTS 1 & 2, WEST ORANGEWOOD, ACCORDING TO BOOK 6 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA; LOTS 1 AND 2, THE BEATITUDES, ACCORDING TO BOOK 899 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA; THAT PORTION OF THE ABANDONED ALLEY AS SET FORTH IN RESOLUTION RECORDED IN DOCUMENT NO. 2009-0804182, RECORDS OF MARICOPA COUNTY, ARIZONA; LOTS 205, 206, 207, 208 AND 209, WESTWOOD HEIGHTS UNIT THREE, ACCORDING TO BOOK 90 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA; AND THAT PORTION OF THE ABANDONED ALLEY AS SET FORTH IN RESOLUTION RECORDED IN DOCUMENT NO. 2009-0801642, RECORDS OF MARICOPA COUNTY, ARIZONA; SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CITY OF PHOENIX THREE-INCH BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION SIX, FROM WHICH A CITY OF PHOENIX THREE-INCH BRASS CAP FLUSH MARKED AS "WC", BEING A WITNESS CORNER TO THE SOUTHWEST CORNER OF SAID SECTION SIX, BEARS NORTH 88 DEGREES 27 MINUTES 00 SECONDS WEST, 2521.21 FEET, ALSO BEING THE MONUMENT LINE AT GLENDALE AVENUE BETWEEN THE INTERSECTION OF NORTH 15<sup>TH</sup> AVENUE AND SAID BRASS CAP FLUSH, 54.63 FEET EAST OF NORTH 19<sup>TH</sup> AVENUE;

THENCE NORTH 88 DEGREES 27 MINUTES 00 SECONDS WEST, 527.00 FEET, ALONG SAID MONUMENT LINE TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 88 DEGREES 27 MINUTES 00 SECONDS WEST, 1066.18 FEET, ALONG SAID MONUMENT LINE TO A THREE-INCH CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF NORTH 17<sup>TH</sup> DRIVE;

THENCE THE FOLLOWING SIX COURSES ARE ALONG THE CENTERLINE ROAD OF SAID NORTH 17<sup>TH</sup> DRIVE:

THENCE NORTH 0 DEGREES 01 MINUTES 27 SECONDS WEST, 423.27 FEET TO A CITY OF PHOENIX THREE-INCH BRASS CAP FLUSH ALSO BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHEASTERLY 115.36 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66 DEGREES 05 MINUTES 38 SECONDS;

THENCE NORTH 66 DEGREES 04 MINUTES 12 SECONDS EAST, 63.00 FEET TO A CITY OF PHOENIX THREE-INCH BRASS CAP FLUSH ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHEASTERLY 115.28 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66 DEGREES 02 MINUTES 52 SECONDS TO A CITY OF PHOENIX THREE-INCH BRASS CAP FLUSH;

THENCE NORTH 0 DEGREES 01 MINUTES 20 SECONDS EAST, 142.61 FEET TO A CITY OF PHOENIX THREE-INCH BRASS CAP IN HANDHOLE ALSO BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 132.70 FEET;

THENCE NORTHWESTERLY 160.84 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69 DEGREES 26 MINUTES 40 SECONDS A CITY OF PHOENIX THREE-INCH BRASS CAP IN HANDHOLE;

THENCE LEAVING SAID CENTERLINE ALONG A NON-TANGENT LINE NORTH 20 DEGREES 34 MINUTES 40 SECONDS EAST, 25.00 FEET TO A REBAR WITH CAP "RLS 15573" ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE PER BOOK 90, PAGE 39, MARICOPA COUNTY RECORDER;

THENCE NORTH 16 DEGREES 23 MINUTES 45 SECONDS EAST, 106.91 FEET ALONG THE EASTERLY LINE OF "WESTWOOD HEIGHTS, UNIT 3, BOOK 90, PAGE 39, MARICOPA COUNTY RECORDER" TO A MARKED "RLS 15573" EPOXY DISC;

THENCE NORTH 46 DEGREES 04 MINUTES 23 SECONDS EAST, 11.23 FEET ALONG SAID EASTERLY LINE;

THENCE SOUTH 88 DEGREES 30 MINUTES 26 SECONDS EAST, 171.93 FEET ALONG THE SOUTHERLY LINE OF "WEISHEIT REVOCABLE LIVING TRUST DEED 10-0062884, MARICOPA COUNTY RECORDER" TO A REBAR WITH CAP "MATTINGLY RLS 36888";

THENCE NORTH 0 DEGREES 01 MINUTES 21 SECONDS EAST, 278.99 FEET ALONG THE EASTERLY LINE OF SAID WEISHEIT REVOCABLE LIVING TRUST TO A CITY OF PHOENIX THREE-INCH BRASS CAP FLUSH AT THE CENTERLINE OF MYRTLE AVENUE;

THENCE SOUTH 88 DEGREES 31 MINUTES 00 SECONDS EAST, 1039.06 FEET ALONG SAID CENTERLINE;

THENCE LEAVING SAID CENTERLINE SOUTH 0 DEGREES 06 MINUTES 42 SECONDS EAST, 292.11 FEET ALONG THE WESTERLY LINE OF "MYRTLE

ESTATES ON FIFTEENTH, BOOK 1274, PAGE 48, MARICOPA COUNTY RECORDER" AND "GLENN WEST, BOOK 127, PAGE 17, MARICOPA COUNTY RECORDER" TO A REBAR WITH CAP "RLS 15573";

THENCE NORTH 88 DEGREES 31 MINUTES 00 SECONDS WEST, 411.24 FEET ALONG THE NORTHERLY LINE OF SAID "GLENN WEST";

THENCE SOUTH 0 DEGREES 02 MINUTES 41 SECONDS EAST, 374.82 FEET ALONG THE WESTERLY LINE OF SAID "GLENN WEST" TO A REBAR WITH CAP "RLS 15573";

THENCE SOUTH 88 DEGREES 26 MINUTES 39 SECONDS EAST, 255.10 FEET ALONG THE SOUTHERLY LINE OF SAID "GLENN WEST" TO A REBAR WITH CAP "RLS 15573";

THENCE SOUTH 0 DEGREES 02 MINUTES 41 SECONDS EAST, 299.46 FEET ALONG THE WESTERLY LINE OF "LWH CASCADE LP, DEED 12-0310813, MARICOPA COUNTY RECORDER";

THENCE NORTH 88 DEGREES 26 MINUTES 39 SECONDS WEST, 127.55 FEET ALONG THE NORTHERLY LINE OF "CHRIST FAMILY TRUST, DEED 15-0861348, MARICOPA COUNTY RECORDER" TO A DISC MARKED "RLS 15573";

THENCE SOUTH 0 DEGREES 02 MINUTES 41 SECONDS EAST, 349.53 FEET ALONG THE WESTERLY LINE OF SAID "CHRIST FAMILY TRUST" TO THE **POINT OF BEGINNING**.

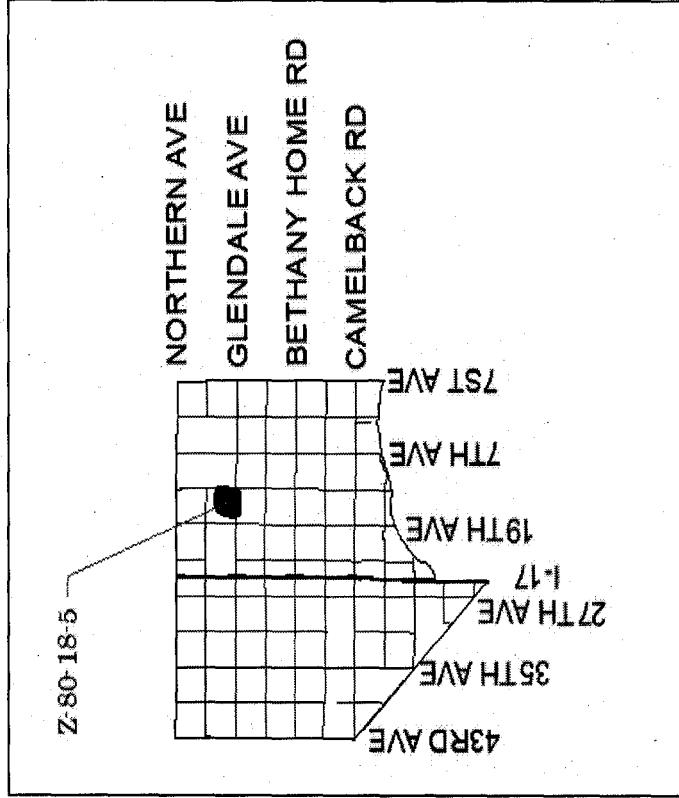
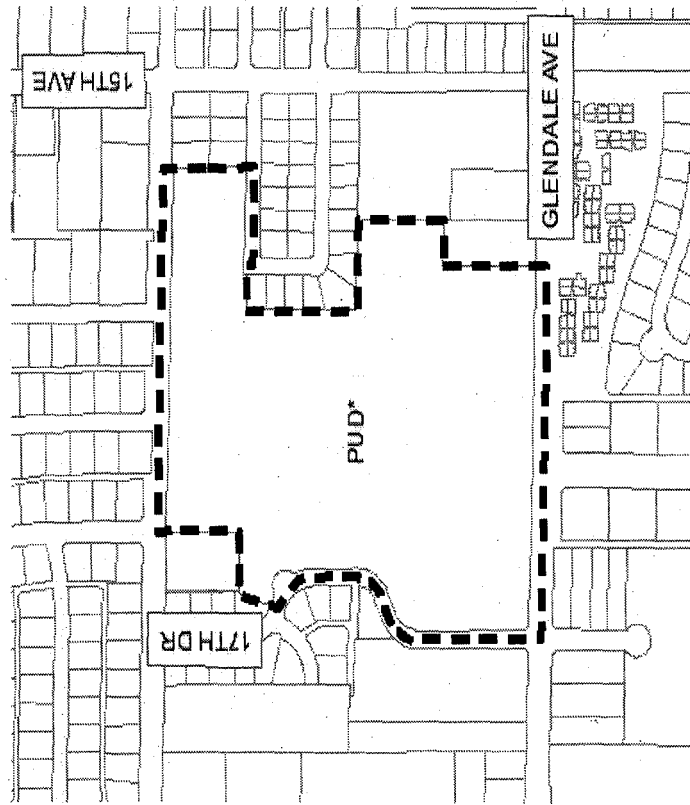
CONTAINS 1,310,546 SQUARE FEET OR 30.0860 ACRES, MORE OR LESS.

**EXHIBIT B**

**ORDINANCE LOCATION MAP**

Zoning Case Number: Z 80 18 5  
 Zoning Overlay: N/A  
 Planning Village: Alhambra

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



NOT TO SCALE

Drawn Date: 3/20/2019

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