

ORDINANCE G-6283

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-64-16-5) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT) AND C-1 (NEIGHBORHOOD RETAIL 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 5.52 acre property located approximately 168 feet east of the southeast corner of 21st Avenue and Northern Avenue in a portion of Section 1, Township 2 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "R-3" (Multifamily Residence District), and "C-1" (Neighborhood Retail District) to "PUD" (Planned Unit Development District).

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 Northern Commercial 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 January 12, 2017, as modified by the following stipulations:

A. Amend the Development Standards Table, Parking Standards to add:

Per Section 1307 of the Phoenix Zoning Ordinance

B. Amend the Development Standards Table, Landscape Standards to add:

The sidewalk on Northern Avenue shall be detached from the curb by a minimum of five (5) feet and landscaping, and trees to provide shade, shall be planted between the curb and the sidewalk for a minimum of 30 percent of the frontage.

C. Amend the Development Standards Table, Bicycle Standards to add:

Per Section 1307.H of the Phoenix Zoning Ordinance, except that public or private shower stalls and lockers are not required.

D. Amend the list of uses to include the list of prohibited uses:

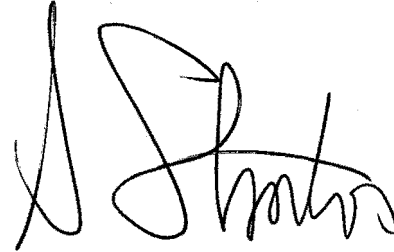
4. Prohibited uses. The following uses shall be prohibited

- Pawn shop
- Tattoo shop
- Auto title loan establishments
- Financial institutions, non-chartered (i.e. check cashing / "payday" loan businesses)
- Medical marijuana uses
- (stand-alone) liquor, package retail sales
- Tobacco oriented retailers
- Methadone clinics or offices
- Drug, alcohol, other substance abuse or mental health rehabilitation programs and facilities
- Any type of adult store or adult entertainment establishment
- Group homes

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

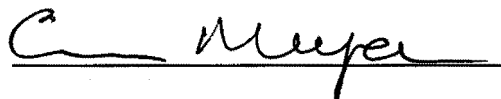
decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of March, 2017.



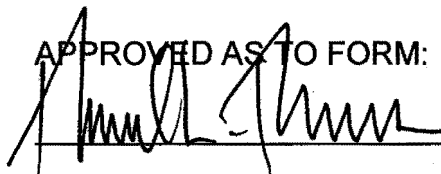
MAYOR

ATTEST:

 City Clerk



APPROVED AS TO FORM:

 Acting City Attorney *pm*

REVIEWED BY:

 City Manager

PL:tml:LF17-1836:Item#92:03/01/17:1288765v1

Exhibits:

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

EXHIBIT A

LEGAL DESCRIPTION FOR Z-64-16-5

Parcel No. 1:

Lot 1, WESTWIND ACADEMY, according to the plat of record in the office of the County Recorder of Maricopa County, recorded in Book 589 of Maps, page 10.

Parcel No. 2:

Lot 4, VISTA INCOME ESTATES UNIT ONE, according to Book 18 of Maps, page 18, records of Maricopa County, Arizona;

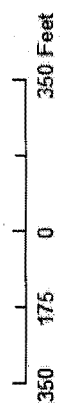
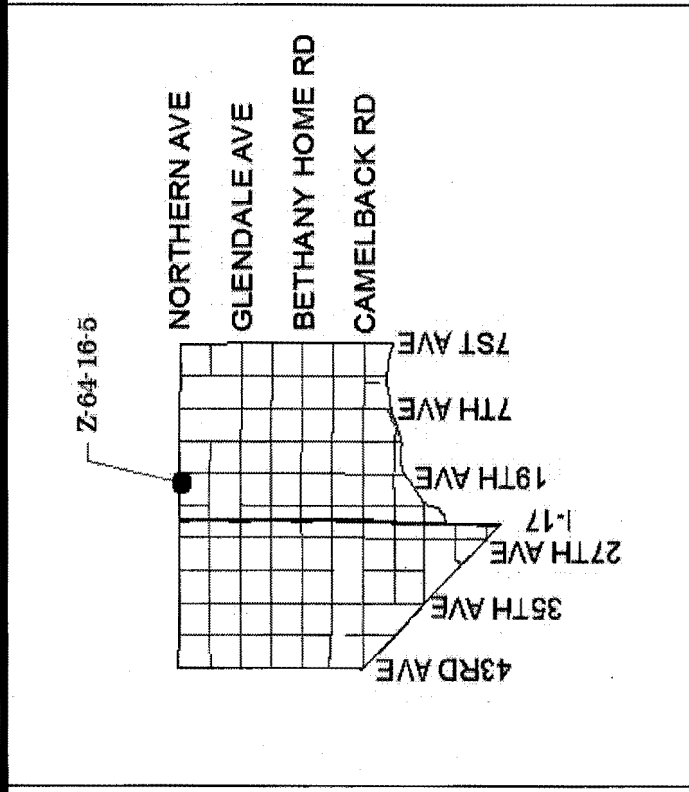
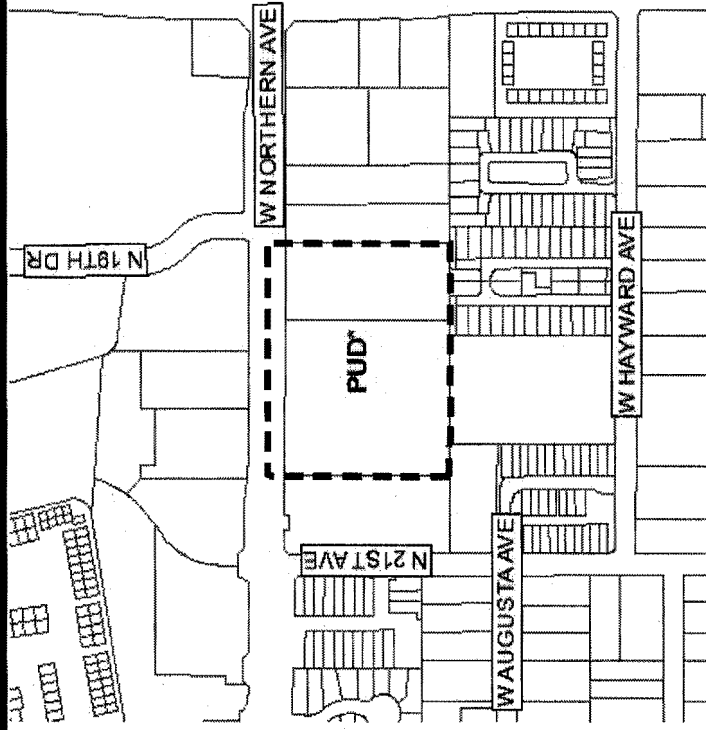
EXCEPT the North 7 feet thereof.

ORDINANCE LOCATION MAP

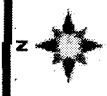
EXHIBIT B

Zoning Case Number: Z-64-16-5
Zoning Overlay: N/A
Planning Village: Albambra

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



NOT TO SCALE



Drawn Date: 2/3/2017

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