



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

September 15, 2021

Rich Barber
ORB Architecture, LLC
2944 North 44th Street, Suite 101
Phoenix, Arizona 85018

Dear Applicant:

RE: Z-65-20-6 – Approximately 180 feet south of the southeast corner of 7th Street and Palo Verde Lane

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on August 25, 2021, approved Zoning Ordinance # G-6880.

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

Sincerely,

Joshua Bednarek, LEED AP ND
Planning and Development Deputy Director

Attachment: Signed Ordinance

- c: Phoenix 7th Street, LLC, et al., 502 Stassi Ln, Santa Monica, CA 90402
File
Tricia Gomes, PDD–Planning-Special Projects Administrator (Electronically)
Racelle Escolar, PDD–Planning–Planner III (Electronically)
Sofia Mastikhina, PDD–Planning–Village Planner (Electronically)
Ben Kim, PDD–GIS (Electronically)
Craig Mavis, PDD–Development (Electronically)
Sina Matthes, City Council (Electronically)

ORDINANCE G-6880

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-65-20-6) FROM P-1 (PARKING DISTRICT) AND C-2 (INTERMEDIATE COMMERCIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 3.23 acre site located approximately 180 feet south of the southeast corner of 7th Street and Palo Verde Lane in a portion of Section 16, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "P-1" (Parking District) and "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 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 Broadstone on 7th 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 June 4, 2021, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: June 4, 2021; City Council adopted: [Add adoption date].
 - b. Page 10, Development Standards Table, Parking Setbacks: Please replace "Rear Lot Line (8th Place)" with "Secondary Frontage (8th Place)."
 - c. Page 12, Signage Standards: Replace "Walkable Urban Code Section 1309" with "Walkable Urban Code Section 1308" to reference the correct Zoning Ordinance section.
 - d. Page 12, Signage Standards Table, Projecting Sign: Revise the maximum sign area to 53 square feet, with a maximum length of 15 feet and maximum width of 3 feet.
2. All cross-access agreements shall incorporate a pedestrian pathway, as approved by the Planning and Development Department.
3. The developer shall dedicate a 10-foot-wide sidewalk easement on the east side of 7th Street, as approved by the Planning and Development Department.
4. The applicant shall submit a traffic statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss the requirements of the study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Development Coordination Section.
5. The developer shall construct all streets within and 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 the current ADA Guidelines.
6. 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 25th day of August, 2021.



MAYOR


ATTEST:



Denise Archibald, City Clerk 08.27.2021



APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: 

David Benton, Chief Counsel

Pml

REVIEWED BY:



Ed Zuercher City Manager

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

PL:tml:LF21-1931:8-25-2021:2270240v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-65-20-6

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO 1:

LOT 2, THE NORTH HALF OF LOT 3, THE NORTH HALF OF LOT 10 AND ALL OF LOTS 11 AND 12, BLOCK 2, MONTGOMERY ACRES, ACCORDING TO BOOK 29 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 7 FEET OF SAID LOTS 10, 11 AND 12.

PARCEL NO. 2:

AN EASEMENT CREATED BY INSTRUMENT RECORDED IN DOCKET 16330, PAGE 667, RECORDS OF MARICOPA COUNTY, ARIZONA, FOR JOINT USE OF A DRIVEWAY OVER THE NORTH 12 FEET OF THE SOUTH HALF OF LOT 10, BLOCK 2, MONTGOMERY ACRES, ACCORDING TO BOOK 29 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 7 FEET OF SAID LOT 10.

PARCEL NO. 3:

AN EASEMENT CREATED BY INSTRUMENT RECORDED IN RECORDING NO. 87-0516895, RECORDS OF MARICOPA COUNTY, ARIZONA, FOR JOINT USE OF A DRIVEWAY OVER A PORTION OF LOT 10, BLOCK 2, MONTGOMERY ACRES, ACCORDING TO BOOK 29 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

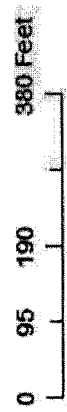
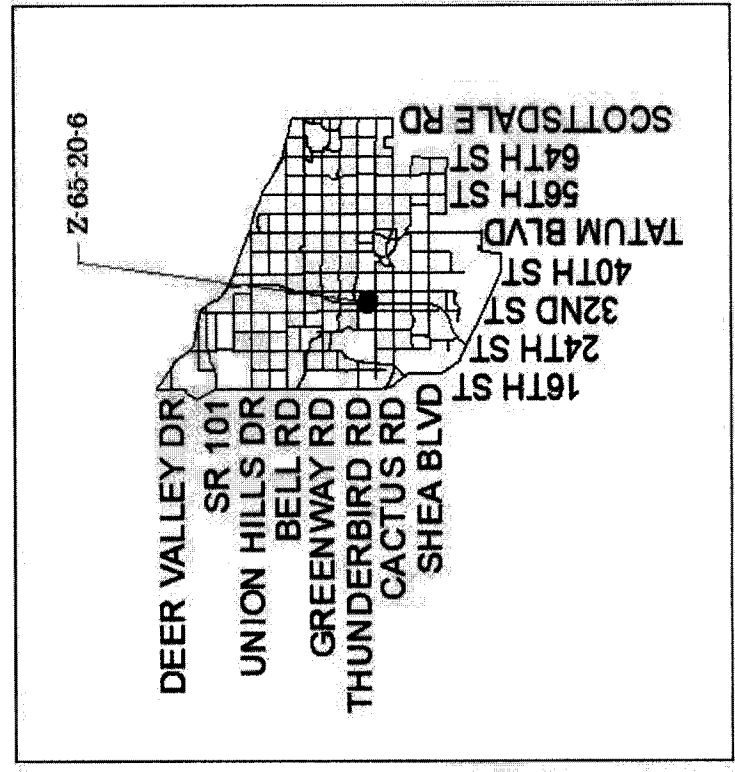
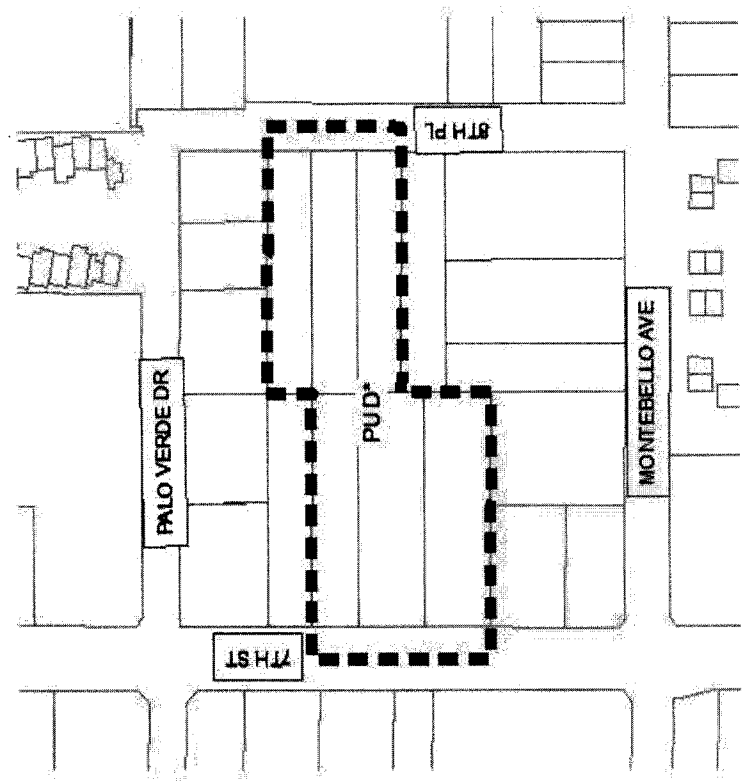
LOT 9 AND THE SOUTH HALF OF LOT 10, BLOCK 2, MONTGOMERY ACRES, ACCORDING TO BOOK 29 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 7 FEET THEREOF

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-65-20-6
Zoning Overlay: N/A
Planning Village: Camelback East

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



NOT TO SCALE



Drawn Date: 7/22/2021