



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

March 5, 2024

Taylor Earl  
Earl & Curley, PC  
3101 North Central Avenue, Suite 1000  
Phoenix, Arizona 85012

Dear Applicant:

RE: Z-34-23-5 – Northeast corner of 32nd Avenue 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 February 7, 2024, approved Zoning Ordinance # G-7227.

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 Director

Attachment: Signed Ordinance

c: KE Investment, LLC, 168 Las Tunas Dr., #105, Arcadia, CA 91007  
Tricia Gomes, PDD–Planning–Deputy Director (Electronically)  
Racelle Escolar, PDD–Planning–Principal Planner (Electronically)  
Samuel Rogers, PDD–Planning–Village Planner (Electronically)  
Ben Kim, PDD–GIS (Electronically)

ORDINANCE G-7227

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-34-23-5) FROM 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 0.49-acre property located at the northeast corner of 32nd Avenue and Glendale Avenue in a portion of Section 2, Township 2 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "R1-6" (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 Plaza on 32nd 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 December 1, 2023, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: December 1, 2023; City Council adopted: [Add adoption date].
  - b. Pages 4, 12, and 13; Move the Crime Prevention Through Environmental Design Section on page 4 to pages 12 and/or 13 Section E. Design Guidelines, under the Site Lighting section.
2. A minimum 50-feet of right-of-way shall be dedicated for the north side of Glendale Avenue, adjacent to the development.
3. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
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.
5. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

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.

EXHIBIT A

LEGAL DESCRIPTION FOR Z-34-23-5

WITHIN A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 174, AND THE SOUTH 3 FEET OF LOT 175, NORTHVIEW ACRES UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 36 OF MAPS, PAGE 34;

EXCEPT THE SOUTH 11 FEET OF LOT 174;

AND EXCEPT THAT PART OF SAID LOT 174, DESCRIBED AS FOLLOWS:

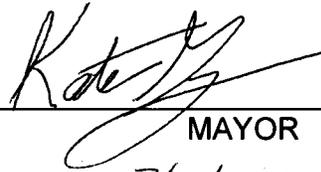
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 174 WITH THE NORTH LINE OF THE SOUTH 11 FEET THEREOF;

THENCE SOUTHEASTERLY TO A POINT IN SAID NORTH LINE WHICH IS 5 FEET EAST OF THE POINT OF BEGINNING.

**G7227**

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

2024.



MAYOR

2/8/24

Date

ATTEST:



Denise Archibald, City Clerk

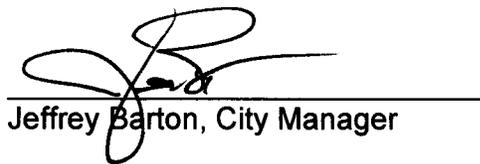


APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By: Paul Li

Paul Li, Assistant Chief Counsel

REVIEWED BY:



Jeffrey Barton, City Manager

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Exhibits:

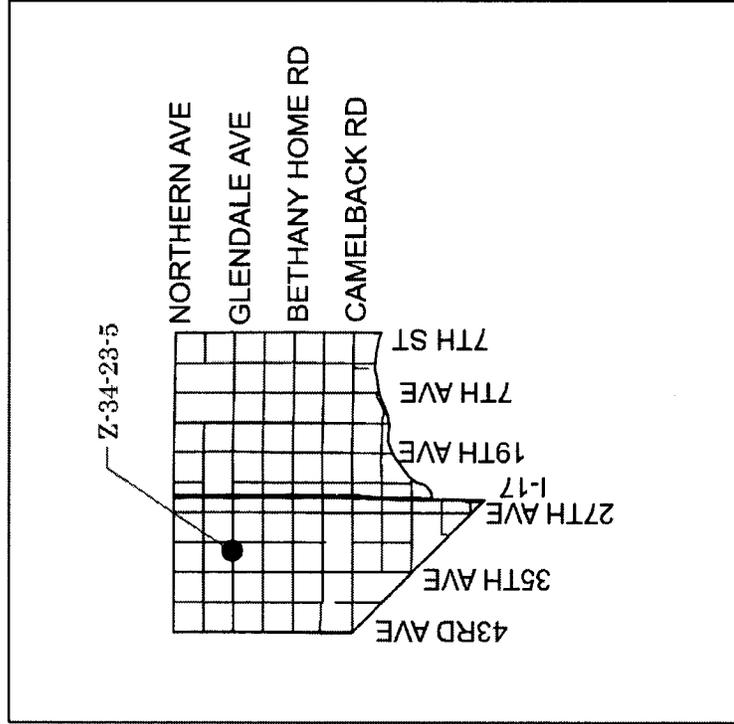
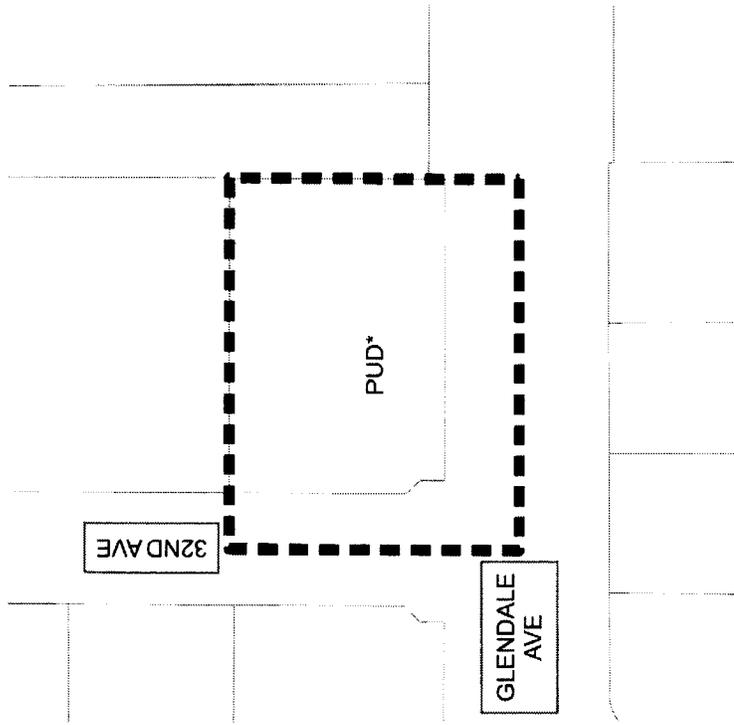
- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

# ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: Z-34-23-5  
Zoning Overlay: N/A  
Planning Village: Alhambra

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



NOT TO SCALE



Drawn Date: 1/5/2024