



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

February 2, 2024

Benjamin Graff
Quarles & Brady, LLP
2 North Central Avenue
Phoenix, Arizona 85004

Dear Applicant:

RE: Z-51-23-3 – Approximately 275 feet east of the southeast corner of 19th Avenue and Sahuaro 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 January 3, 2024, approved Zoning Ordinance # G-7213.

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

Sincerely,

Joshua Bednarek
Planning and Development Director

Attachment: Signed Ordinance

c: Northern Office Properties, LLC, 2255 W. Northern Ave., #B100., Phoenix, AZ 85021
Tricia Gomes, PDD–Planning–Deputy Director (Electronically)
Racelle Escolar, PDD–Planning–Principal Planner (Electronically)
Nick Klimek, PDD–Planning–Village Planner (Electronically)
Ben Kim, PDD–GIS (Electronically)

ORDINANCE G-7213

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-51-23-3) FROM R-3 (MULTIFAMILY 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 a 1.08 acre property located approximately 275 feet east of the southeast corner of 19th Avenue and Sahuaro Drive in a portion of Section 19, Township 3 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "R-3" (Multifamily Residence District) to "PUD" (Planned Unit Development).

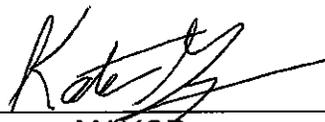
SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

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 Resilient Living at Sunnyslope 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 2, 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: November 2, 2023; City Council adopted: [Add adoption date].
 - b. Page 8, D. Development Standards, D.1. Development Standard table, a. Maximum Residential Unit Count, Density: Update to 37.04 du/ac.
 - c. Page 8, D. Development Standards, D.2 Landscape Standards table: Add a requirement for planting standards for the perimeter setback adjacent to the street to include minimum 2-inch caliper streets, planted 25 feet on center or in equivalent groupings.
2. 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.
3. 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.
4. 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.

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.

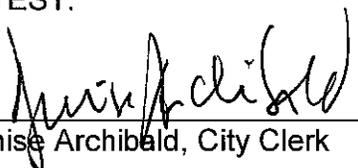
PASSED by the Council of the City of Phoenix this 3rd day of January, 2024.



MAYOR
1/16/24

Date

ATTEST:



Denise Archibald, City Clerk



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

By: 

P ml

REVIEWED BY:



Jeffrey Barton, City Manager

PML:ac:(LF23-3040):1-3-24:2413074_1.doc

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

EXHIBIT A

LEGAL DESCRIPTION FOR Z-51-23-3

ALL OF LOT 12 AND THAT PORTION OF W. SAHUARA DRIVE LOCATED ADJACENT TO AND NORTH OF SAID LOT 12 AS RECORDED IN BOOK 57, PAGE 25, RECORDS OF MARICOPA COUNTY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12,

THENCE SOUTH 00 DEGREES 20 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 108.17 FEET;

THENCE CONTINUING ALONG THE EAST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 21.52 FEET,

THENCE SOUTH 00 DEGREES 20 MINUTES 25 SECONDS WEST A DISTANCE OF 196.0 FEET TO THE SOUTH LINE OF SAID LOT 12;

THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 146.52 FEET TO THE WEST LINE OF SAID LOT 12;

THENCE ALONG SAID WEST LINE AND THE PROLONGATION THEREOF NORTH 00 DEGREES 20 MINUTES 25 SECONDS EAST, A DISTANCE OF 329.13 FEET TO THE MONUMENT LINE OF W. SAHAURO DRIVE AS DEPICTED ON SAID PLAT;

THENCE ALONG SAID MONUMENT LINE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST, A DISTANCE OF 125.0 FEET;

THENCE LEAVING SAID MONUMENT LINE, SOUTH 00 DEGREES 20 MINUTES 25 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

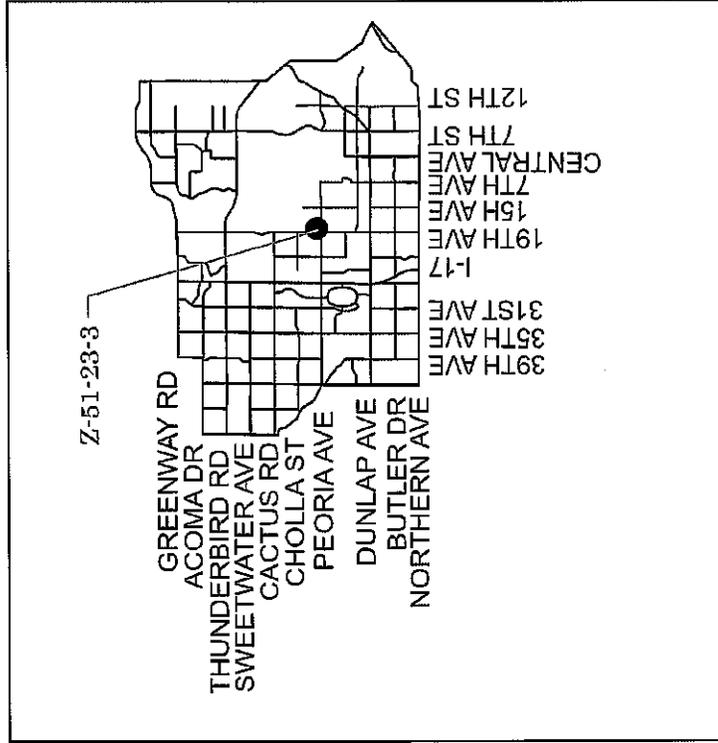
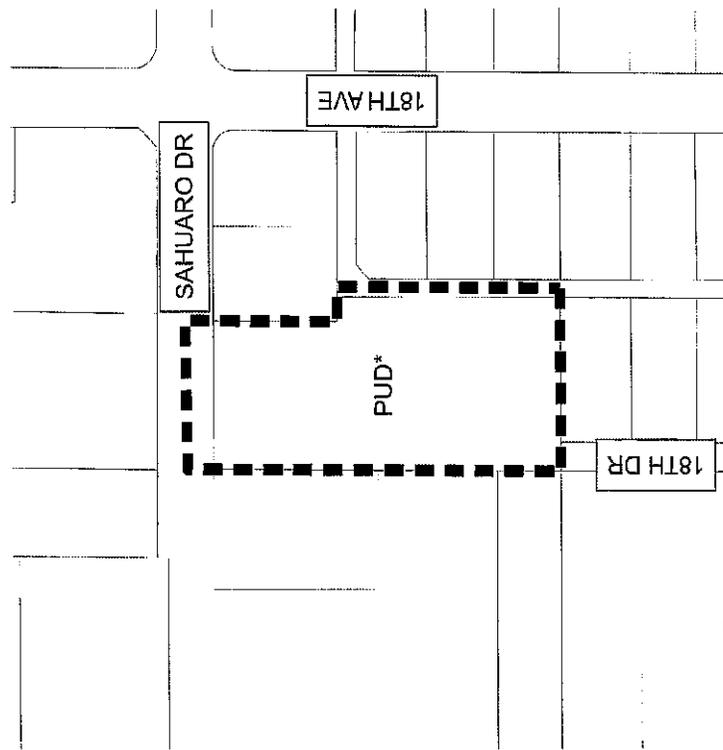
SAID PARCEL CONTAINS 45354.85 SQUARE FEET OR 1.04 ACRES, MORE OR LESS.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-51-23-3
Zoning Overlay: N/A
Planning Village: North Mountain

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



NOT TO SCALE

Drawn Date: 12/6/2023