

ORDINANCE G-6840

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-41-20-3) FROM C-O (APPROVED PAD-2 SP) (COMMERCIAL OFFICE, APPROVED PLANNED AREA DEVELOPMENT, SPECIAL PERMIT) AND PAD-2 (APPROVED PAD-2 SP) (PLANNED AREA DEVELOPMENT, APPROVED PLANNED AREA DEVELOPMENT, SPECIAL PERMIT) TO PUD (PLANNED UNIT DEVELOPMENT).

---

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

follows:

SECTION 1. The zoning of a 3.19 acre site located approximately 400 feet west of the northwest corner of 54th Street and Shea Boulevard in a portion of Section 20, Township 3 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from 0.12-acres of "C-O (Approved PAD-2 SP)" (Commercial Office, Approved Planned Area Development, Special Permit) and 3.07 acres of "PAD-2 (Approved PAD-2 SP)" (Planned Area Development, Approved Planned Area Development, Special Permit) 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 HonorHealth Outpatient Medical Center - Shea 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 6, 2021, as modified by the following stipulations:
  - a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:  
1st Submittal: July 29, 2020  
2nd Submittal: October 14, 2020  
Hearing Draft: January 6, 2021  
City Council adopted: TBD
  - b. Add parking standards to the comparative development standards table.
  - c. Add standards for the detached sidewalk in the Development Standards table as depicted on the landscape plan.
  - d. Provide a dimensioned landscape plan depicting distance between sidewalk and back of curb at a 5-foot minimum, sidewalk widths at a minimum of 5 feet wide and landscape setbacks. Include caliper sizes of trees, number of shrubs under each tree, groundcover percentages in a table format on the plan.
2. The developer shall construct all streets within and adjacent to the development 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. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.
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. The developer shall construct a traffic signal at the intersection of Shea Boulevard and 54th Street, in coordination with the Street Transportation Department. The traffic signal shall be fully funded by the applicant.
6. The operator of this facility shall not contract with Emergency Medical Services ("EMS") to bring patients to the facility by ambulance with lights and sirens (Code 3).
7. 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.
8. The operator of this facility shall not apply to be a designated trauma center by the Arizona Department of Health Services.
9. Within six months of the issuance of a certificate of occupancy for the facility, the operator shall organize a meeting with the adjacent residential property owners to the north of the site and Planning and Development Department staff. The meeting will be held on the property and will facilitate an analysis of the existing parking lot lighting to determine if additional measures (I.E. screening, shields, alternative light fixtures) are needed to further mitigate any impacts on adjacent residential properties, as approved by the Planning and Development Department.

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 21st day of April 2021.

*Kat...*  
MAYOR

ATTEST:

*Denise Archibald*  
Denise Archibald, City Clerk  
04.21.2021



APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: *DBenton*  
David Benton, Chief Counsel  
*Pml*

REVIEWED BY:

*Ed Zuercher*  
Ed Zuercher, City Manager

Exhibits:

- A – Legal Description (2 Pages)
- B – Ordinance Location Map (1 Page)

PL:tml:LF21-1027:4-21-2021:2251973v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-41-20-3

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 20, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER BEARS SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 2638.35 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, A DISTANCE OF 498.89 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF LOT SPLIT "MOUNTAINSIDE FITNESS" RECORDED IN BOOK 1483, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 40.11 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 94.31 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 65.25 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 17 SECONDS WEST, A DISTANCE OF 45.24 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 294.64 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 267.48 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 343.28 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 107.50 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 36 SECONDS EAST, A DISTANCE OF 56.72 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF LOT SPLIT "MOUNTAINSIDE FITNESS" RECORDED IN BOOK 1483, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, A DISTANCE OF 60.00 FEET;

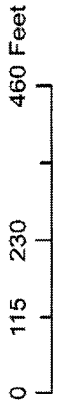
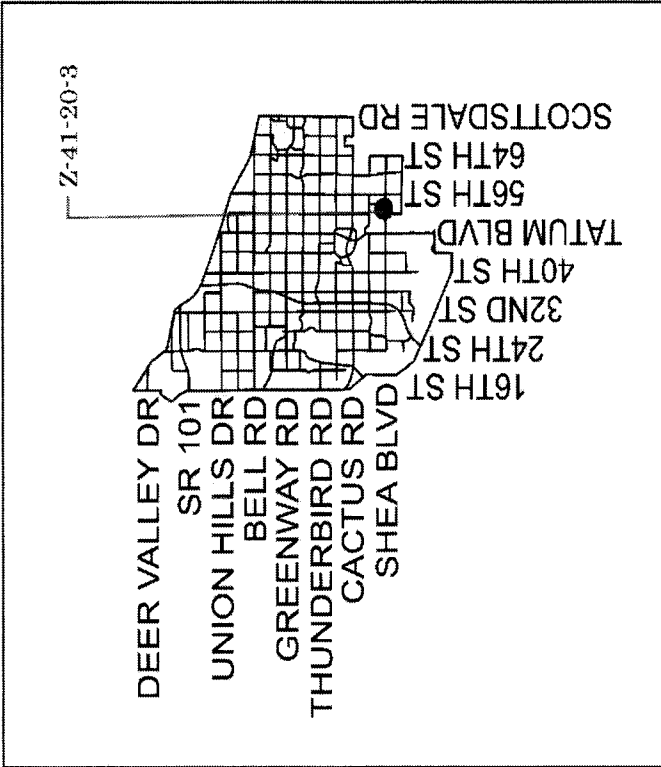
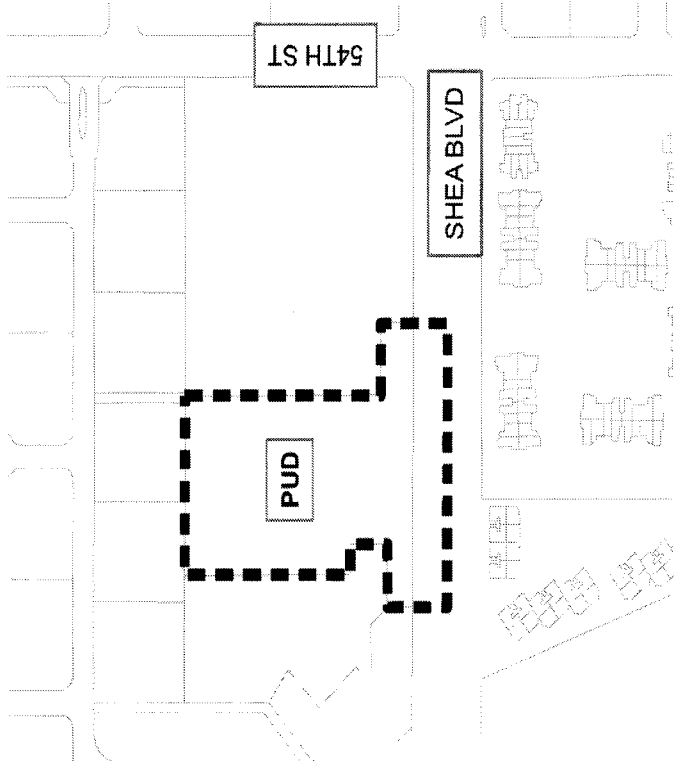
THENCE NORTH 89 DEGREES 51 MINUTES 17 SECONDS WEST, ALONG SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 425.57 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 137,958 SQUARE FEET OR 3.167 ACRES, MORE OR LESS.

# ORDINANCE LOCATION MAP

EXHIBIT B

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



NOT TO SCALE



Drawn Date: 3/11/2021

\\oneipdd\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMaps\_Ord\Maps2021\_Ord\4-7-21\Z-41-20-3.mxd