



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

July 28, 2020

Prince Twumasi
Chicanos Por La Causa
1008 East Buckeye Road
Phoenix, Arizona 85034

Dear Applicant:

RE: Z-58-19-7 – Northeast corner of 6th Avenue and Broadway Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on July 1, 2020, approved Zoning Ordinance # G-6716.

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: Chicanos Por La Causa, 1008 E. Buckeye Rd., Phoenix, AZ 85034
File
Tricia Gomes, PDD–Planning–Special Projects Administrator (Electronically)
Racelle Escolar, PDD–Planning–Planner III (Electronically)
David Simmons, PDD–Planning–Village Planner (Electronically)
Ben Kim, PDD–GIS (Electronically)
Craig Mavis, PDD–Development (Electronically)
Matthew Heil, City Council (Electronically)

ORDINANCE G-6716

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-58-19-7) FROM R1-6 RSIO (SINGLE-FAMILY RESIDENCE DISTRICT, RIO SALADO INTERIM OVERLAY) AND R-5 (MULTIFAMILY RESIDENCE, RIO SALADO INTERIM OVERLAY) TO PUD RSIO (PLANNED UNIT DEVELOPMENT, RIO SALADO INTERIM OVERLAY).

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

SECTION 1. The zoning of a 10.90 acre site located at the northeast corner of 6th Avenue and Broadway Road in a portion of Section 20, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 4.93 acres of "R1-6 RSIO" (Single-Family Residence District, Rio Salado Interim Overlay) and 5.97 acres of "R-5 RSIO" (Multifamily Residence District, Rio Salado Interim Overlay) to "PUD RSIO" (Planned Unit Development, Rio Salado Interim Overlay).

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 Broadway and Central PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 14 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 24, 2020 as modified by the following stipulations.
 - a. Page 1:
 - 1) Add "Hearing Draft: April 24, 2020"
 - 2) Add "City Council adopted: [Insert Adoption date]"
 - b. Page 7:
 - 1) Replace text with the following: Where buildings are adjacent to a pedestrian accessway, a frontage type shall be required. If frontage does not contain an entrance, units adjacent to a pedestrian accessway shall be designed with windows and/or balconies overlooking the accessway.
 - c. Pages 6 and 7:
 - 1) Add the following text in Section 1304 General Site Development Standards: The western most paseo may deviate from the 3rd Avenue alignment up to 175 feet if the deviation is marked by pedestrian oriented wayfinding; the southern most connection to Broadway Road shall be constructed after the SRP facility is buried and easements issues resolved, no later than the development of the townhomes depicted on Exhibit E.
 - d. Page 8:

- 1) Replace text in Section 1309 Landscape Standards, 6th Avenue and Pueblo Avenue frontage, with the following: Shall be planted with large canopy, single trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings installed between the sidewalk and the buildings. The trees allowed in the planting area may be adjusted or removed based on input from SRP or the Water Services Department.
 - 2) Replace text in Section 1309 Landscape Standards, Broadway Road, with the following: The sidewalk and tree diagram contained in Exhibit C of this PUD shall apply. Planting details are provided in Section 1312 character areas of this table. The trees allowed in the planting area may be adjusted based on input from SRP or the Water Services Department; however, the requirement for trees shall not be removed.
- e. Replace Exhibit E with the Site Plan date stamped May 21, 2020.
2. The developer shall provide a total of 32 feet of paving with curb, gutter, a minimum five-foot wide sidewalk and streetlighting along Pueblo Avenue and facilitate the pavement along the “out parcel” (APN 113-05-045). If the developer is unable to procure the “out parcel” for the local street pavement requirement, the development shall not have access along the entirety of Pueblo Avenue except for one combined access point for emergency and refuse collection only at the eastern limits of the property, as determined by Planning and Development and Street Transportation Departments.
 3. The developer shall dedicate 25 feet of right-of-way for the south half of Pueblo Avenue, as approved by the Planning and Development Department.
 4. The developer shall dedicate a 14-foot Sidewalk Easement along Broadway Road, for the entire length of the development, to accommodate a detached sidewalk and shade trees adjacent to the sidewalk, as approved by the Planning and Development and Street Transportation Departments.
 5. The developer shall dedicate 5 feet of right-of-way for the east half of 6th Avenue, as approved by the Street Transportation Department.
 6. Existing irrigation facilities along 6th Avenue and Broadway Road are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
 7. The developer shall provide enhanced internal pedestrian circulation with a primary access point at the intersection of 6th Avenue and Broadway Road.

The access point shall be enhanced with a minimum 700 square foot landscaped area planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover and a bollard light path or lighted art element visible from the perimeter of the site. The above shall be approved by the Planning and Development Department.

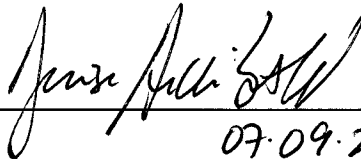
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. The applicant shall submit a Traffic Impact Study/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 Mr. Matthew Wilson, Traffic Engineer III, (602) 262-7580, to set up a meeting to discuss the requirements of the statement/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, Design Section.
10. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
11. 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.
12. 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 1st day of July, 2020.

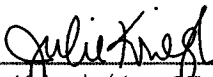

MAYOR

ATTEST:

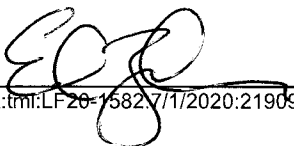

City Clerk
07.09.2020



APPROVED AS TO FORM:


Julie Kneegh (Jun 27, 2020 07:35 PDT) Acting City Attorney

REVIEWED BY: 
pml


City Manager
PL:tmf:LF20-15827/1/2020:2190985v1

Exhibits:

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

EXHIBIT A

LEGAL DESCRIPTION FOR Z-58-19-7

Within a portion of Section 20, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

PARCEL NO. 1: 113-07-120A:

ARB LOT 37 PT SW4 BEG AT PT ON S LI SEC 959.4F W OF INTERSEC OF SEC LI WITH CENT LN CENTR AL AVE BEING AT SE COR TR & IDENTICAL WITH S W COR PASLEY TR TH N 454.6F TO PT IDENTICAL WITH NW COR ROSAS TR TH W ON STR LN CONT C OURSE OF N LN OF ROSAS TR 576F TH S 454F TO PT ON S LN SEC TH E ON SEC LN 576F TO BEG EX S 40 F RD AC 5.48A

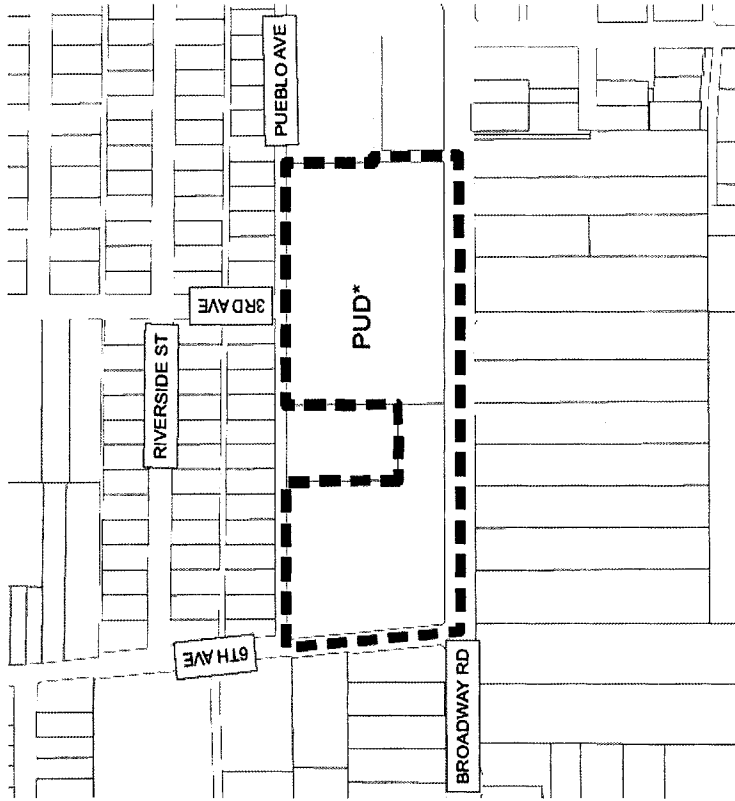
PARCEL NO. 2: 113-05-044:

SEC 20 1N 3E PT ARB LOT 36 PT SW4 BEG AT PT ON S LI SD SEC DIST 1535.4FT W OF PT OF INTERSEC OF SD SEC LI WI CENTER LI OF CENTRAL AVE W 544.6' TO PT N5D35' W 448' TO STONE ELY 582.6' S TO BEG EX RDS ON S & W EX 1.25 AC PER DEED 81/310 3.75 AC

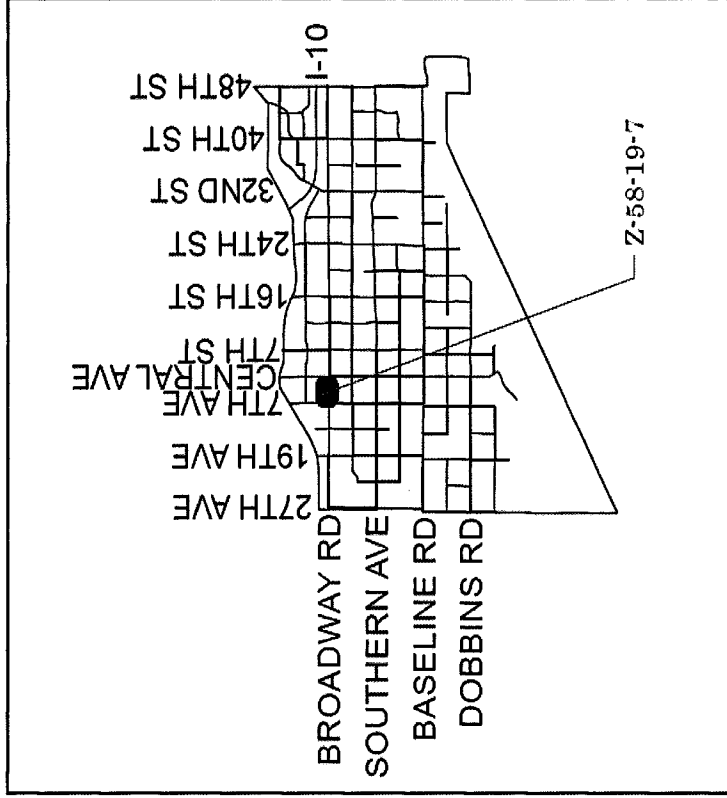
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
 SUBJECT AREA: ■■■■■■



Zoning Case Number: Z-58-19-7
 Zoning Overlay: Rio Salado Interim Overlay District
 Planning Village: South Mountain



NOT TO SCALE

Drawn Date: 5/20/2020