

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

### ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS  
APPLICABLE TO REZONING APPLICATION Z-25-25-4  
PREVIOUSLY APPROVED BY ORDINANCE G-7410.

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

SECTION 1. The zoning stipulations applicable to the site located at approximately 165 feet west of the northwest corner of 13th Place and Campbell Avenue in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Exhibit A and depicted in Exhibit B, are hereby modified to read as set forth below.

#### STIPULATIONS:

- ~~1. The development shall have a maximum of 12 dwelling units.~~
1. All bicycle infrastructure and pedestrian pathways, including sidewalks,  
~~2.~~ shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
2. Where pedestrian walkways cross a vehicular path, the pathway shall be  
~~3.~~ constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of 4 bicycle parking spaces shall be provided within the  
~~4.~~ common open space and installed per the requirements of Section 1307.H

of the Phoenix Zoning Ordinance.

4. A bicycle repair station ("fix it station") shall be provided and maintained on  
~~5.~~ site within an amenity area or near a primary site entrance. The bicycle  
repair station ("fix it station") shall be provided in an area of high visibility  
and separated from vehicular maneuvering areas, where applicable. The  
repair station shall include, but not be limited to: standard repair tools  
affixed to the station, a tire gauge and pump affixed to the base of the  
station or the ground, a bicycle repair stand which allows pedals and  
wheels to spin freely while making adjustments to the bike.
5. A minimum of 10% of the required bicycle parking spaces shall include  
~~6.~~ standard electrical receptacles for electric bicycle charging capabilities, as  
approved by the Planning and Development Department.
6. A minimum of 10% of the required vehicle parking spaces shall include EV  
~~7.~~ Capable infrastructure.
7. Natural turf shall only be utilized for required retention areas (bottom of  
~~8.~~ basin, and only allowed on slopes if required for slope stabilization) and  
functional turf areas located on properties for uses such as usable  
residential common areas, as approved by the Planning and Development  
Department.
8. A minimum of 25% of the surface parking areas shall be shaded, as  
~~9.~~ approved by the Planning and Development Department. Shade may be  
achieved by structures or by minimum 2-inch caliper, drought tolerant,  
shade trees, or a combination thereof.
9. A minimum of two green stormwater infrastructure (GSI) elements for  
~~10.~~ stormwater management shall be implemented, as approved or modified  
by the Planning and Development and/or Street Transportation  
departments. This includes but is not limited to stormwater harvesting  
basins, bioswales, permeable pavement, etc., per the Greater Phoenix  
Metro Green Infrastructure and Low Impact Development Details for  
Alternative Stormwater Management.
10. Prior to final site plan approval, documentation shall be provided that  
~~11.~~ demonstrates a commitment to participate in the City of Phoenix Water  
Efficiency Program for a minimum of 10 years, or as approved by the  
Planning and Development Department.
11. A minimum 30 feet of right-of-way shall be dedicated for the south side of  
~~12.~~ Minnezona Avenue, for a depth of 20 feet as measured from the western  
property line.
12. Replace unused driveways with sidewalk, curb, and gutter. Also, replace  
~~13.~~ any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all  
streets and upgrade all off-site improvements to be in compliance with

current ADA guidelines.

13. All streets within and adjacent to the development shall be constructed
- ~~44.~~ 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.
14. The property owner shall record documents that disclose the existence,
- ~~45.~~ and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
15. In the event archaeological materials are encountered during construction,
- ~~46.~~ 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.
16. Prior to final site plan approval, the landowner shall execute a Proposition
- ~~47.~~ 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 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-4710, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-4710 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. 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 January 2026.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

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

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-25--Z-25-25-4

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

**For APN/Parcel ID(s): 155-09-035**

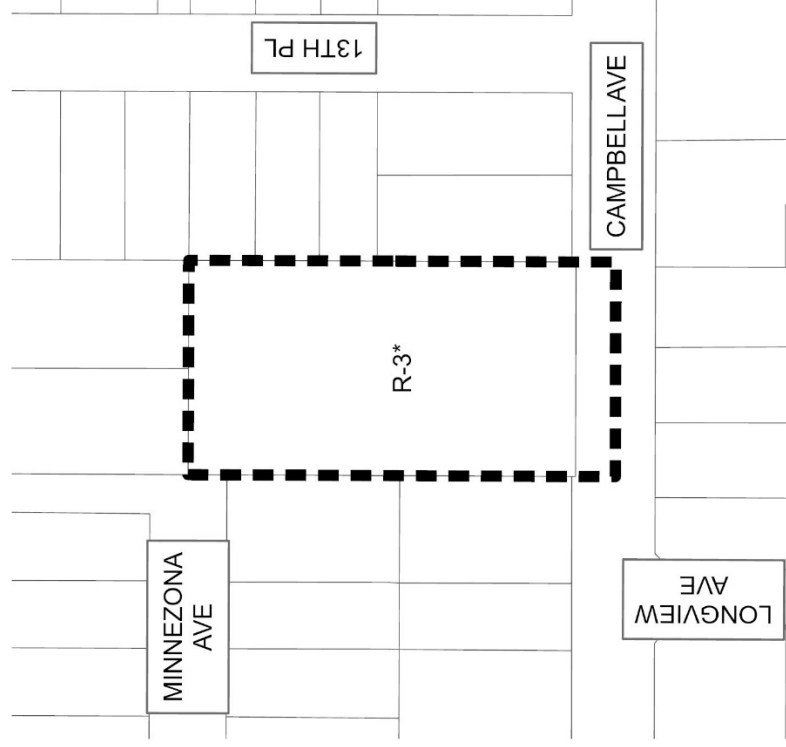
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

The South half of the West half of the West half of Lot 30, Lincoln Place, according to Book 3 of Maps, Page 65, records of Maricopa County, Arizona.

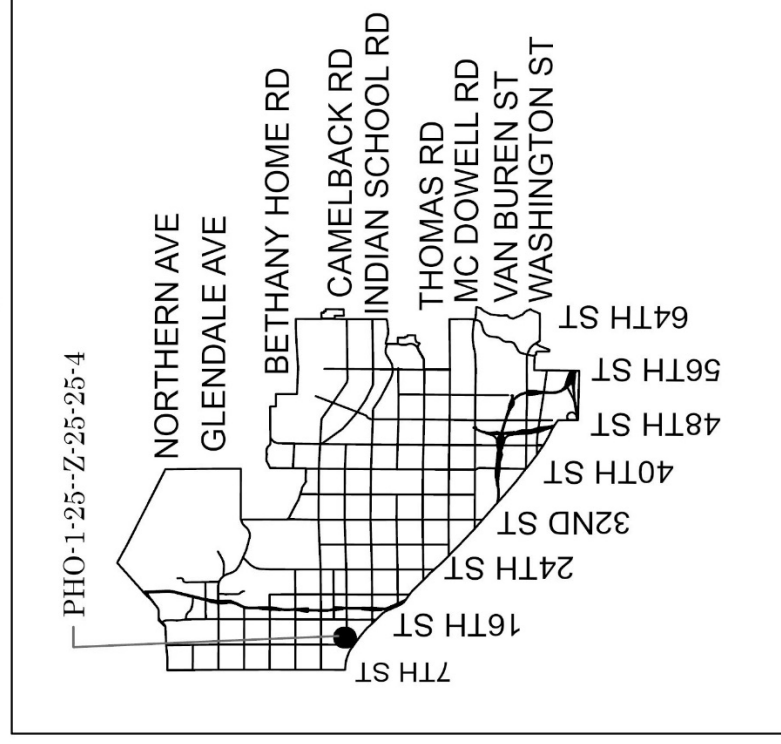
**S/T/R        21 / 2N / 03e**  
**Q/S        18-30**

# ORDINANCE LOCATION MAP

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



NOT TO SCALE



Zoning Case Number: PHO-1-25--Z-25-25-4  
Zoning Overlay: N/A  
Planning Village: Camelback East

Drawn Date: 12/22/2025