

ATTACHMENT A

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ADOPTED ORDINANCE**

ORDINANCE G-

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 (CASE Z-127-25-2) FROM S-1 DVAO (RANCH OR FARM
RESIDENCE, DEER VALLEY AIRPORT OVERLAY DISTRICT) TO
A-1 DVAO (LIGHT INDUSTRIAL DISTRICT, DEER VALLEY
AIRPORT OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 0.54-acre site located approximately 585 feet
west of the southwest corner of Cave Creek Road and Quail Avenue in a portion of
Section 22, Township 4 North, Range 3 East, as described more specifically in Exhibit
“A,” is hereby changed from “S-1 DVAO” (Ranch or Farm Residence, Deer Valley
Airport Overlay District) to “A-1 DVAO” (Light Industrial District, Deer Valley Airport
Overlay District).

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. A minimum 30-foot-wide building and landscape setback shall be provided along the north perimeter of the site.
2. The required landscape setback shall be planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum of five 5-gallon drought-tolerant shrubs per tree, as approved by the Planning and Development Department.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. A minimum of 25% of uncovered customer and employee surface parking lot areas shall be shaded, as 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.
5. A minimum of two green stormwater infrastructure (GSI) elements for 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.
6. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Ready infrastructure.
8. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip, located between the back of curb and sidewalk, shall be constructed on the south side of Quail Avenue, adjacent to the development, and planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
- b. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer should work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

9. Replace unused driveways with sidewalk, curb, and gutter. Also, replace 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.
10. 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.
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.

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 4th day of February, 2026.

MAYOR

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 Z-127-25-2

APN 213-09-009C (PER DEED AS RECORDED IN DOCUMENT No. 2019-0182147,
M.C.R

THE WEST 71 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THE NORTH 25 FEET THEREOF FOR ROADWAY
PURPOSES.

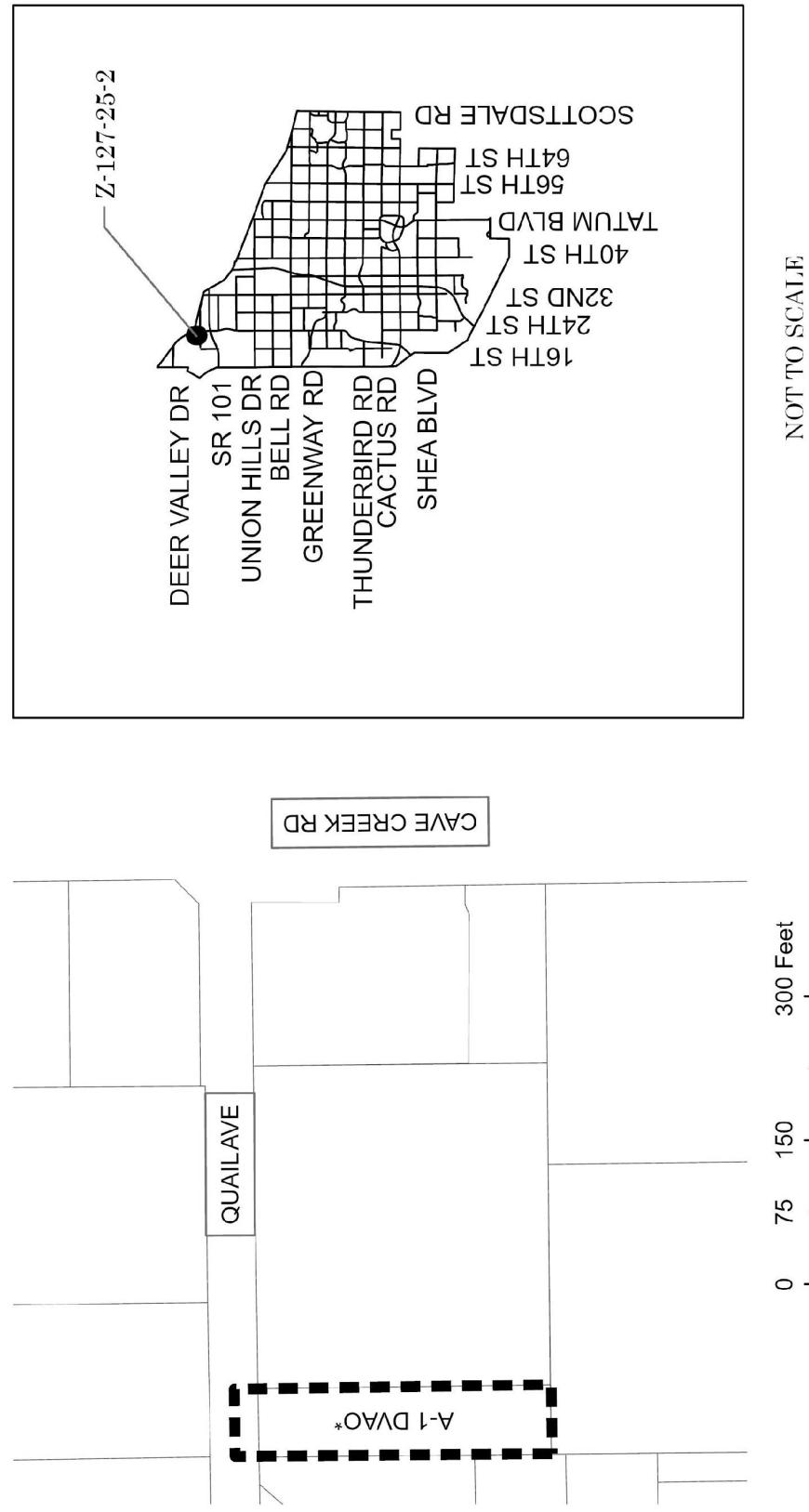
DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-127-25-2
Zoning Overlay: Deer Valley Airport Overlay District
Planning Village: Paradise Valley



Drawn Date: 1/5/2026