

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 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-91-25-6) FROM R-5 (MULTIFAMILY RESIDENCE DISTRICT – RESTRICTED COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 1.45-acre site located approximately 320 feet west of the southwest corner of 54th Street and Thomas Road in a portion of Section 32, Township 2 North, Range 4 East, as described more specifically in Exhibit “A,” is hereby changed from “R-5” (Multifamily Residence District – Restricted Commercial) 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 Arcadia Motor Club 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 October 20, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 8, D. Development Standards, D2. Minimum Landscape Standards Table, Row a, North: Delete "shall be landscape per E3.a."
2. A minimum 50 feet of right-of-way shall be dedicated and constructed for the south half of Thomas Road.
3. 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.
4. 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.
5. The property owner shall record documents that disclose the existence, 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.
6. 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.
7. Prior to final 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 7th day of January, 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-91-25-6

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 56TH STREET AND THOMAS ROAD, BEING A BRASS CAP IN HAND HOLE;

THENCE NORTH 89 DEGREES 44 MINUTES 56 SECONDS WEST, ALONG THE CENTERLINE OF THOMAS ROAD, FOR A DISTANCE OF 1809.04 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 27 SECONDS WEST, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THOMAS ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 30 MINUTES 27 SECONDS WEST, LEAVING SAID RIGHT OF WAY, FOR A DISTANCE OF 368.00 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 56 SECONDS EAST, A DISTANCE OF 157.33 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 13 SECONDS EAST, A DISTANCE OF 368.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THOMAS ROAD;

THENCE NORTH 89 DEGREES 44 MINUTES 56 SECONDS WEST, A DISTANCE OF 157.20 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

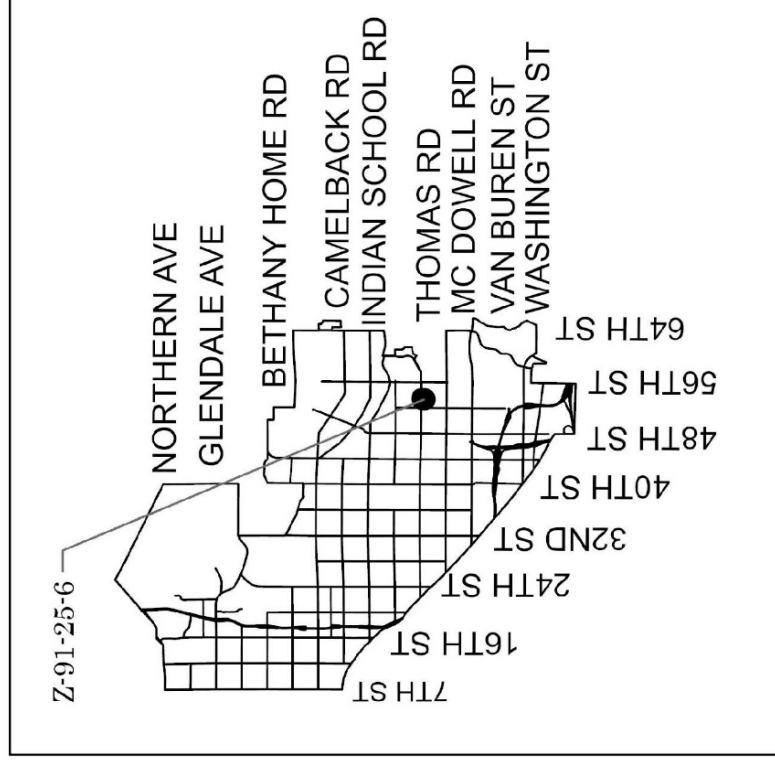
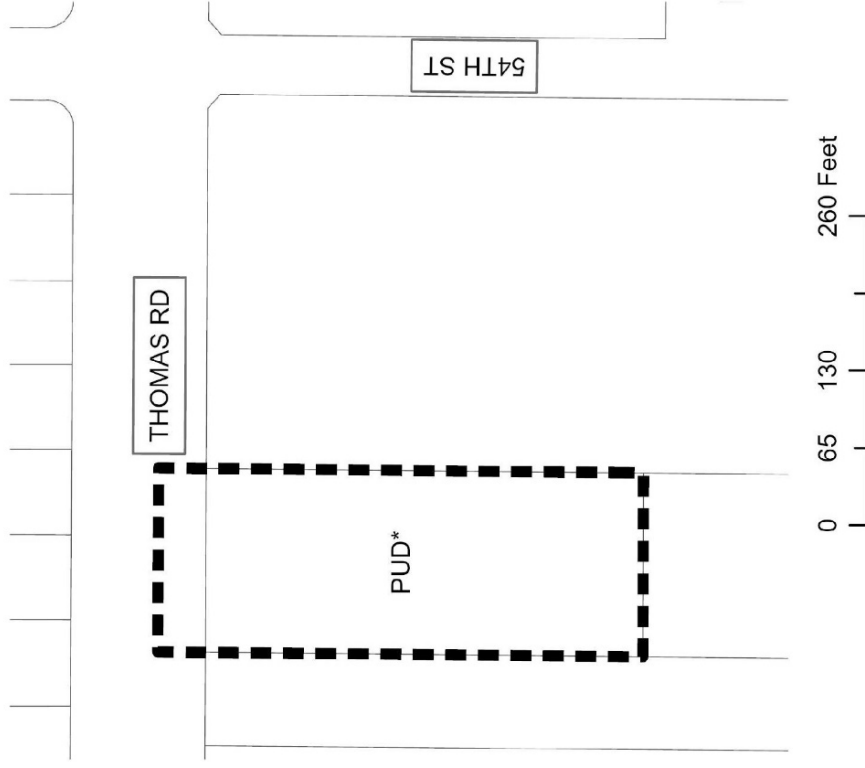
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - - -

Zoning Case Number: Z-91-25-6
Zoning Overlay: N/A
Planning Village: Camelback East



NOT TO SCALE



Drawn Date: 12/2/2025