

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-165-25-8) FROM GC (GOLF COURSE DISTRICT) TO C-1 (NEIGHBORHOOD RETAIL).

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

SECTION 1. The zoning of a 4.35-acre site located at the southwest corner of 55th Avenue and Southern Avenue in a portion of Section 32, Township 1 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "GC" (Golf Course District) to "C-1" (Neighborhood Retail).

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. The development shall be in general conformance with the site plan date stamped March 19, 2026, as modified by the following stipulations and approved by the Planning and Development Department.
2. Building elevations, landscape plan, sign plan, and lighting plan shall be presented for review and comment to the Laveen Village Planning Committee prior to preliminary site plan approval.
3. All street facing building elevations shall contain architectural features that reflect modern agrarian architecture including, but not limited to, detailing such as pitched roof elements, variation in window size, overhang canopies and exterior accent materials such as metal, wood, and stone, as approved by the Planning and Development Department.
4. The required perimeter landscape setbacks, not adjacent to a street, shall be planted with a minimum 50% 2-inch caliper trees and 50% 3-inch caliper trees, as approved by the Planning and Development Department.
5. A pedestrian pathway shall be provided along Cottonfields Lane to connect the proposed commercial development to the sidewalk, as approved by the Planning and Development Department and if approval is granted by the adjacent Homeowners Association (owner of the private street/tract).
6. 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.
7. A minimum of 15% of uncovered 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.
8. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
9. 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.

10. 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 10 years, or as approved by the Planning and Development Department.
11. A minimum of 10% of the required vehicle parking spaces shall include EV Ready infrastructure.
12. The south half of Southern Avenue shall be constructed to an Arterial CM cross-section, adjacent to the development.
13. A minimum 6-foot-wide detached sidewalk separated by a minimum 6-foot-wide landscape area shall be constructed on the south side of Southern Avenue, and planted as follows:
 - a. Minimum 50% 2-inch caliper and 50% 3-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 maintained to a maximum height of 3 feet (excluding accents), evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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

14. Street medians along Southern Avenue shall be planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, or as approved by the Street Transportation Department.
15. Prior to final site plan approval, all mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated September 26, 2025.
16. Existing irrigation facilities along Southern Avenue shall be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
17. 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.

18. 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.
19. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
20. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
21. 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.
22. 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 3rd day of June, 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)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-165-25-8

A PORTION OF LAND SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 32, MONUMENTED BY A FOUND CITY OF PHOENIX BRASS CAP FLUSH, FROM WHICH THE NORTHWEST CORNER MONUMENTED BY A FOUND P.K. NAIL WITH NO 1.0. THEREOF BEARS NORTH 89°55'49" WEST, 2638.27 FEET;

THENCE SOUTH 00°11'32" EAST, 496.49 FEET ON THE EAST BOUNDARY OF SAID NORTHWEST QUARTER;

THENCE LEAVING SAID EAST BOUNDARY, NORTH 76°41'35" WEST, 472.46 FEET TO THE EASTERLY BOUNDARY OF "COTTON FIELDS COMMUNITY REPLA T", AS FILED IN BOOK 597 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ON SAID EASTERLY BOUNDARY THE FOLLOWING 3 COURSES:

THENCE NORTH 07°54' 48" EAST, 180.24 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHERLY ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°06 20", AN ARC LENGTH OF 70.73 FEET TO A TANGENT LINE;

THENCE NORTH 00°11'32" WEST, 33.10 FEET;

THENCE LEAVING SAID EASTERLY BOUNDARY, NORTH 45°55' 44" EAST, 73.43 FEET TO THE SOUTHERLY RIGHT OF WAY OF SOUTHERN AVENUE;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, NORTH 00°04'11" EAST, 55.00 FEET TO THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER;

THENCE ON SAID NORTH BOUNDARY, SOUTH 89°55' 49" EAST, 375.83 FEET TO THE POINT OF BEGINNING.

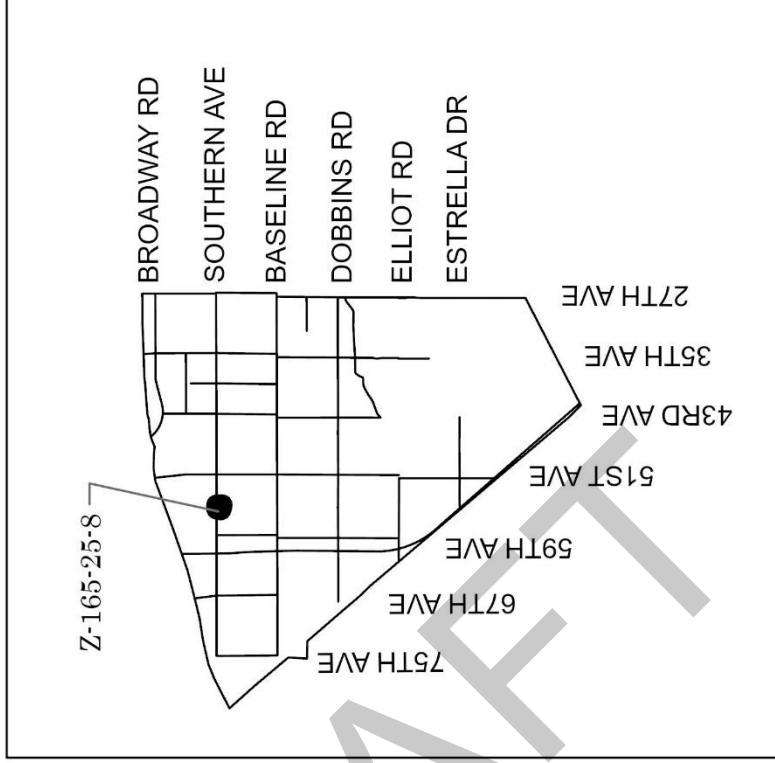
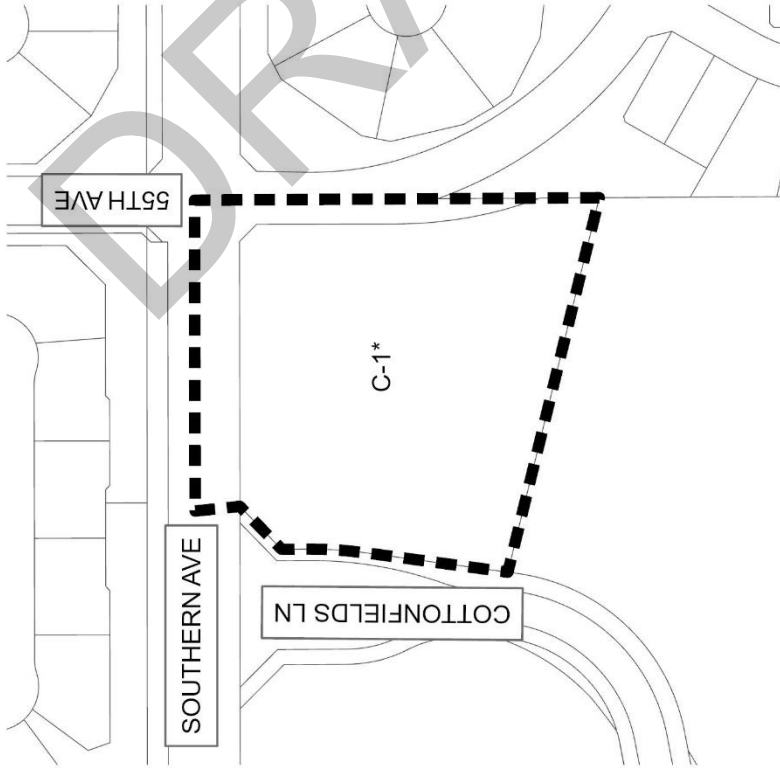
THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 190,442 SQ. FT. (4.3719 ACRES) MORE OR LESS.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-165-25-8
Zoning Overlay: N/A
Planning Village: Laveen

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



NOT TO SCALE



Drawn Date: 5/13/2026