

## **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-81-25-2) FROM C-1 (NEIGHBORHOOD RETAIL) TO C-2 (INTERMEDIATE COMMERCIAL).

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

SECTION 1. The zoning of a 3.33-acre property located approximately 200 feet west of the southwest corner of 64th Street and Bell Road in a portion of Section 4, Township 3 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "C-1" (Neighborhood Retail) to "C-2" (Intermediate Commercial).

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. Upon complete redevelopment or development that increases the cumulative floor area of the building by more than 15% from that depicted on the site plan date stamped July 22, 2025, the following shall apply:

- a. The existing streetscape along Bell Road, adjacent to the development, shall be replenished to the following standards, as approved by the Planning and Development Department.
  - i. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
  - ii. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

- b. The existing landscape planters within the surface parking lot shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees per 120 square feet of landscape planter area, and a minimum of five 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
- c. Existing retention areas shall be replenished with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the retention areas, and a minimum of five 5-gallon shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, as approved by the Planning and Development Department.
- d. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties, as approved by the Planning and Development Department.

- e. A minimum of 25% of the surface parking 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.
- f. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
- g. Prior to final site plan approval, documentation shall be provided that 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.
- h. 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.
- i. 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 contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
- j. A minimum of 6 bicycle parking spaces shall be provided and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
- k. All bicycle parking spaces and pedestrian pathways, including sidewalks, 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.
- l. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.
- m. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

- n. 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.
2. The existing landscape area along the south property line, adjacent to Juniper Avenue, shall be replenished with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. 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 5th day of November, 2025.

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MAYOR

ATTEST:

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Denise Archibald, City Clerk

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

By:

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REVIEWED BY:

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Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

## EXHIBIT A

### LEGAL DESCRIPTION FOR Z-81-25-2

A portion of the Northeast quarter of Section 4, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of said Section 4;

Thence North 89 degrees 56 minutes 05 seconds West along the North line of said Section 4, a distance of 229.45 feet;

Thence South 00 degrees 03 minutes 55 seconds West for a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00 degrees 03 minutes 55 seconds West, for a distance of 250.30 feet;

Thence South 89 degrees 59 minutes 25 seconds West for a distance of 94.61 feet to the beginning of a tangent curve to the left having a radius of 400.00 feet;

Thence Westerly along said curve through a central angle of 19 degrees 10 minutes 25 seconds for a distance of 133.86 feet;

Thence South 70 degrees 49 minutes 00 seconds West for a distance of 156.51 feet to the beginning of a tangent curve to the right having a radius of 185.00 feet;

Thence Westerly along the arc of said curve through a central angle of 23 degrees 51 minutes 53 seconds for a distance of 77.06 feet;

Thence North 00 degrees 03 minutes 55 seconds East for a distance of 119.77 feet;

Thence North 70 degrees 17 minutes 23 seconds East for a distance of 43.85 feet;

Thence North 19 degrees 42 minutes 37 seconds West for a distance of 175.50 feet;

Thence North 00 degrees 03 minutes 55 seconds East for a distance of 34.37 feet;

Thence South 89 degrees 56 minutes 05 seconds East along the South right of way line of Bell Road for a distance of 467.70 feet to the TRUE POINT OF BEGINNING.

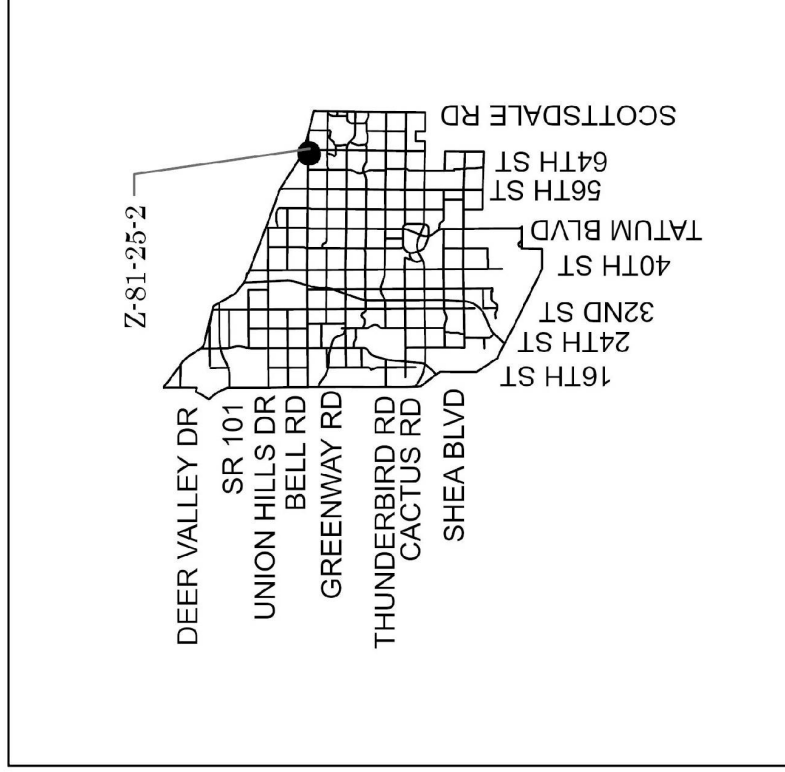
EXCEPT that portion thereof lying within Juniper Avenue as dedicated to the City of Phoenix at Book 274 of Maps, Page 41, records of Maricopa County, Arizona.

# ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-81-25-2  
Zoning Overlay: N/A  
Planning Village: Paradise Valley



NOT TO SCALE



Drawn Date: 10/3/2025