

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-139-24-1) FROM S-1 (RANCH OR FARM RESIDENCE) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 6,381.49-acre site located at the southwest corner of I-17 and Loop 303 in portions of Sections 13, 14 and 24 of Township 5 North, Range 1 East; and portions of Sections 17, 18, 19, 20, 21, 22, 23, 27, 28, 29, 30, and 32 of Township 5 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "S-1" (Ranch or Farm Residence) 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 NorthPark 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 November 6, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
 - b. Page 24, Section 3 Process and Procedures, 3.4.b MDP and Functional Segment Master Plans, second paragraph (before flow chart), revise as follows: As each subsequent MDP and functional segment plan is completed or amended, overall conceptual master plans shall be updated accordingly. Each portion of functional segment or MDP plan can revise the prior approved plan.
 - c. Page 28, Section 4 Land Use Plan, 4.4 Land Use Districts, Table 3: MDP Land Use Allocation Table (gross acres): Update the Community Open Space and Traditional Neighborhood entries under MDP.5 to reflect the Parks/Open Space – Privately Owned parcel south of Dixileta Drive and west of 51st Avenue, as depicted on Exhibit 5: Proposed General Plan Land Use Map, designated as Community Open Space, and update corresponding numbers in the total acreage row and the total site column.
 - d. Page 29, Section 4 Land Use Plan, Exhibit 8A: Land Use Districts: Add the area designated as Parks/Open Space – Privately Owned south of Dixileta Drive and west of 51st Avenue, as depicted on Exhibit 5: Proposed General Plan Land Use Map, as Community Open Space.
 - e. Page 33, Section 4 Land Use Plan, Exhibit 8C: Community Open Space (COS): Update exhibit and table to include the area designated as Parks/Open Space – Privately Owned south of Dixileta Drive and west of 51st Avenue, as depicted on Exhibit 5: Proposed General Plan Land Use Map.

- f. Page 35, Section 4 Land Use Plan, Exhibit 8E: Traditional Neighborhood (TN): Update exhibit and table to remove the area designated as Parks/Open Space – Privately Owned south of Dixileta Drive and west of 51st Avenue, as depicted on Exhibit 5: Proposed General Plan Land Use Map.
- g. Page 45, Section 4 Land Use Plan, Exhibit 10: Master Trails Plan: Update as follows:
 - i. Locate the NorthVista Multi-Modal Corridor and Loop 303 Pedestrian and Bike Bridge on the east side of the wash.
 - ii. Add a minor public trailhead on the east side of 67th Avenue, south of Dixileta Drive and north of the enhanced pedestrian and bike crossing along the CAP Canal.
 - iii. Update legend to include labels which differentiate which color (light blue or dark blue) is indicative of the sidewalk and the raised and protected bike lane.
 - iv. Update legend to change “6-foot Protected Bike Lane (Both Sides)” to “6-foot Separated and Elevated Bike Lane (Both Sides)”
- h. Page 46, Section 4 Land Use Plan, 4.7.b Trails and Paths, Shared-Use Paths and Multi-Use Trails, second paragraph, 1st sentence, revise and add the following: Shared-Use Paths will be a minimum 10-foot concrete within a 20-foot public Sidewalk Easement (S.W.E) where adjacent to roads, or a 25-foot Public Trail Easement where adjacent to open space or wash corridors. Where a Shared-Use Path is within right-of-way, the 20-foot public Sidewalk Easement (S.W.E) width shall be ultimately reviewed and approved by the Street Transportation Department and Planning and Development Department during review of the applicable master development parcel master plan review.
- i. Page 46, Section 4 Land Use Plan, 4.7.b Trails And Paths, Shared-Use Paths and Multi-Use Trails, second paragraph, add as last sentence: Where a Multi-Use Trail crosses arterial or collector roadways at non-signalized intersections, alternative crossing types such as grade-separated crossings, HAWK crossings or other appropriate crossing types utilized by the City of Phoenix shall be constructed, as required by the Street Transportation Department and the Planning and Development Department.

- j. Page 46, Section 4 Land Use Plan, 4.7.b Trails and Paths, NorthPark Loop, second paragraph, second sentence, revise to: Where the NorthPark Loop crosses arterial or collector roadways at non-signalized intersections, alternative crossing types such as grade-separated crossings, HAWK crossings of other appropriate crossing types utilized by the City of Phoenix shall be constructed, as required by the Street Transportation Department and the Planning and Development Department.
- k. Page 47, Section 4 Land Use Plan, 4.7.b Trails and Paths, CAP Trail, add as last sentence: Where the cap trail crosses an arterial roadway at non-signalized intersections, alternative crossing types such as grade-separated crossings, HAWK crossings or other appropriate crossing types utilized by the City of Phoenix shall be constructed, as required by the Street Transportation Department, the Planning and Development Department, and the Central Arizona Project.
- l. Page 47, Section 4 Land Use Plan, 4.7.b Trails and Paths, NorthVista Multi-Modal Corridor: Delete end of first sentence "and coupled with the Community Park property".
- m. Page 58 Section 5 List of Uses, 5.2 Permitted Uses, 5.2.d Traditional Neighborhood (TN): Move "6. Privately owned or operated parks, playgrounds and other recreational uses" below the list of Local Services use restrictions. Renumber local services use restrictions from "a" to "b".
- n. Page 63, Section 5 List of Uses, 5.2 Permitted Uses, 5.2.i Innovation Corridor (IC), item 2.a: Revise percentage to 60%.
- o. Page 63, Section 5 List of Uses, 5.2 Permitted Uses, 5.2.i Innovation Corridor (IC), item 2.c: Revise to: Such uses shall require a minimum property setback of 50 feet from the Loop 303 freeway, 51st Avenue, 43rd Avenue, and Dixileta Drive.
- p. Page 67, Section 5 List of Uses, 5.3 Accessory Uses, 5.3.d Innovation Corridor (IC): Delete item 1 in its entirety and renumber remaining items.
- q. Page 67, Section 5 List of Uses, 5.3 Accessory Uses, 5.3.d Innovation Corridor (IC), item 3.a.i: Revise to: Such uses are not permitted east of 43rd Avenue.
- r. Page 67, Section 5 List of Uses, 5.3 Accessory Uses, 5.3.d Innovation Corridor (IC), item 3.a.ii: Revise to: Such uses shall require a minimum property setback of 50 feet from the Loop 303 freeway, 51st Avenue, 43rd Avenue, and Dixileta Drive.

- s. Page 67, Section 5 List of Uses, 5.3 Accessory Uses, 5.3.d Innovation Corridor (IC), item 3.a.iii: Revise to: Such uses shall be screened from public streets by a decorative solid fence or wall.
- t. Page 67, Section 5 List of Uses, 5.3 Accessory Uses, 5.3.d Innovation Corridor (IC), item 3.b.ii and item 3.b.iii: Delete these items and renumber all remaining items.
- u. Page 67, Section 5 List of Uses, 5.3 Accessory Uses, 5.3.d Innovation Corridor (IC), item 3.b.iv: Revise to: Such uses shall be setback a minimum of 50 feet from property lines.
- v. Page 67, Section 5 List of Uses, 5.3 Accessory Uses, 5.3.d Innovation Corridor (IC), item 3.b.v: Revise to: Such uses shall be screened from public streets by a decorative solid fence or wall.
- w. Page 77, Section 6 Development Standards, 6.1 Development Standards of General Applicability, 6.1.f Development Standards: Innovation Corridor, Maximum Building Height: Revise to: 56 and 4 stories; Heights up to 110 feet shall be permitted when located a minimum of 500 feet from Dixileta Drive; Non-habitable mechanical equipment and structures that may include, but are not limited to, elements such as air separators, exhaust pipes, and gas processing equipment are permitted up to 225 feet in height for a maximum of 25% of the roof area.
- x. Page 82, Section 6 Development Standards, 6.4 Elevated and Protected Bike Lanes and Streetscape Zone, second paragraph, first sentence, revise to: The circulation network, with the primary objective of managing vehicle movement within and through the community, will also prioritize alternative transportation options by including separated and elevated bicycle lanes, detached sidewalks, and thoughtful integration with the comprehensive trail and path network within the overall community.
- y. Page 82, Section 6 Development Standards, 6.4 Elevated and Protected Bike Lanes and Streetscape Zone, second paragraph, last sentence, revise to: All street sections included in this PUD are conceptual and subject to change, exclusive of the inclusion of the elevated and separated bike lanes.
- z. Page 82, Section 6 Development Standards, 6.4 Elevated and Protected Bike Lanes and Streetscape Zone, 6.4.a Arterial Streets, Arterial Street Landscape Setback, Trail and Path Requirements, second sentence, revise to: This may overlap with any required M.U.T.E./S.U.P.E./P.U.E.s

- aa. Page 86, Section 6 Development Standards, Table 7 Streetscape, Both Sides of All Arterial Streets (Dixileta Drive, 43rd Avenue, 51st Avenue, 67th Avenue), 1. Bike Lanes, subsection d., revise to: Separated from back of curb by a minimum 8-foot-wide landscape strip
- bb. Page 86, Section 6 Development Standards, Table 7 Streetscape, Both Sides of All Arterial Streets (Dixileta Drive, 43rd Avenue, 51st Avenue, 67th Avenue), 3. Detached Sidewalks, revise title to: Detached Sidewalks (where SUP is designated and provided in place of a sidewalk, no additional sidewalk is required, but the SUP shall also be subject to these standards):
- cc. Page 86, Section 6 Development Standards, Table 7 Streetscape, Both Sides of All Arterial Streets (Dixileta Drive, 43rd Avenue, 51st Avenue, 67th Avenue), 3. Detached Sidewalks, subsection a., revise to: Minimum Width: 6 feet; Shared-Use Path 10 feet.
- dd. Page 86, Section 6 Development Standards, Table 7 Streetscape, Both Sides of All Arterial Streets (Dixileta Drive, 43rd Avenue, 51st Avenue, 67th Avenue), 3. Detached Sidewalks, subsection b., revise to: Landscape Strip Width (located between back of bike lane and sidewalk/SUP): Minimum 5 feet
- ee. Page 87, Section 6 Development Standards, Table 7 Streetscape, Both Sides of All Collector Streets, 1. Bike Lanes, subsection d., revise to: Separated from back of curb by a minimum 7-foot-wide landscape strip.
- ff. Page 87, Section 6 Development Standards, Table 7 Streetscape, Both Sides of All Collector Streets, 3. Detached Sidewalks, subsection b., revise to: Landscape Strip Width (located between back of bike lane and sidewalk): Minimum 5 feet
- gg. Page 89, Section 6 Development Standards, 6.6 Fences and Walls, b. Residential Development, item i: Delete and renumber remaining items.
- hh. Page 91, Section 6 Development Standards, 6.7 Amenities, b. NorthVista Multi-Modal Corridor to Loop 303 Crossing, first sentence: Update “MDP.2” with “MDP.1”.
- ii. Page 93, Section 6 Development Standards, 6.9 Hillside Development: Delete the third sentence.

- jj. Page 105, Section 7 Design Guidelines, 7.3 North Black Canyon Overlay District (NBCOD) Design Guideline Conformance, 7.3.a Modified Design Guidelines, II. Design guidelines common to all development areas (residential and commercial), E. Streetscape, update item 1 to: 51st Avenue, 43rd Avenue and Dixileta Road are planned as major arterial streets requiring a minimum 140 feet of right-of-way for 6 lanes, with elevated and separated bicycle lanes and a sidewalk set back from the curb. 67th Avenue shall be designed to include similar improvements within a minimum 130 feet of right-of-way. Public trails and shared-use paths are identified on Exhibit 10: Master Trails Plan, of the PUD.
- kk. Page 106, Section 7 Design Guidelines, 7.3 North Black Canyon Overlay District (NBCOD) Design Guideline Conformance, 7.3.a Modified Design Guidelines, II. Design guidelines common to all development areas (residential and commercial), E. Streetscape, update item 10 to: Public multi-use trails or shared-use paths are identified and are to be provided in conformance with Exhibit 10: Master Trails Plan of the PUD, in addition to the required sidewalk (except where shared-use paths are provided in lieu of a sidewalk), with the exact alignment to be approved by the City. Additional public shared-use paths or trails may be established along collector roadways through the master planning and administration processes in Section 3.4 of this narrative.
- ll. Page 107, Section 7 Design Guidelines, 7.4 NorthPark Design Guidelines, a. Arterial Road Bridge Crossings, add item at the end numbered viii, as follows: All arterial road bridge crossings shall comply with City of Phoenix adopted standards and as approved by the Street Transportation Department.
- mm. Page 113, Section 7 Design Guidelines, 7.4 NorthPark Design Guidelines, b. Site Design/Development, v. Trails/Paths, 1. Multi-Use Trails, Shared-Use Paths, and Pedestrian Walkways, Subsection b., revise to: All Shared-Use Paths (SUPs) shall be located within minimum 20-foot-wide sidewalk easements (S/W E) and Multi-Use Trails(MUTs) shall be located within minimum 30-foot-wide Multi-Use Trail Easements (MUTES), in accordance with the MAG supplemental detail, and as approved or modified by the Street Transportation Department and the Planning and Development Department.
- nn. Page 114, Section 7 Design Guidelines, 7.4 NorthPark Design Guidelines, b. Site Design/Development, v. Trails/Paths, 1. Multi-Use Trails, Shared-Use Paths, and Pedestrian Walkways, subsection i., revise to: Where SUP and MUT alignments cross streets, entryways, or commercial driveways, the use of bollards or other similar elements shall be provided to ensure for safe crossing zones. No bollards may be located within public right-of-way and shall meet ADA accessibility standards.

- oo. Page 115, Section 7 Design Guidelines, 7.4 NorthPark Design Guidelines, b. Site Design/Development, v. Trails/Paths, 1. Multi-Use Trails, Shared-Use Paths, and Pedestrian Walkways, subsection o., revise to: Where primary pedestrian pathways cross drive aisles, parking areas, or streets, they shall be constructed of stamped or colored concrete, brick, pavers, or an alternative decorative material that visually contrasts the parking aisle, drive aisle, or street surface, as reviewed and approved by the Street Transportation Department and the Planning and Development Department.
- pp. Page 115, Section 7 Design Guidelines, 7.4 Northpark Design Guidelines, b. Site Design/Development, v. Trails/Paths, 2. NorthPark Loop, Exhibit 13: NorthPark Loop: Locate NorthVista Multi-Modal Corridor on the east side of the wash.
- qq. Page 116, Section 7 Design Guidelines, 7.4 NorthPark Design Guidelines, b. Site Design/Development, v. Trails/Paths, 2. NorthPark Loop, subsection g., revise to: Where the Loop crosses streets, entryways, or commercial driveways, the use of bollards or other similar elements shall be provided to ensure for safe crossing zones. Path alignment may also jog in order to slow speeds and ensure pedestrians and bicyclists look towards vehicle traffic prior to crossing. No bollards may be located within public right-of-way and shall meet Ada accessibility standards.
- rr. Page 118, Section 7 Design Guidelines, 7.4 Northpark Design Guidelines, b. Site Design/Development, vi. Parking/Circulation, 3. Access/Circulation, c. Traffic Calming, subsection i., revise to: Traffic calming measures shall be provided on private property at entries and exits along arterial and collector streets to slow down vehicular speeds as they approach sidewalks, pathways, and trails.
- ss. Appendix E: Other Master Plans: Update the Master Development & Phasing Plan and the Master Open Space, Pedestrian, Bicycle & Trails Plan per the stipulations above.

2. Overall PUD, Conceptual Master Development Parcel (CMDP), plans for the entire NorthPark PUD, per the requirements of the Planned Community District (PCD) per Section 636 of the Phoenix Zoning Ordinance as it relates to the NorthPark scale community serving infrastructure, shall be submitted to the City for review and approval prior to submitting Planned Community District (PCD) or Functional Segment (FS) master plans for any MDP, except for MDP.2. Submitted PCD or FS master plans must be in general conformance with the CMDP and approved before submitting any Preliminary Site Plans, for land within that MDP, as approved by the Planning and Development Department. The PCD and/or FS master plans shall meet the full requirements of Section 636 regarding master plans and must be in general conformance with the CMDP. Some MDPs will require review with and/or approval by other departments or agencies as applicable for those specific plans or MDP areas. The CMDP may be updated to reflect more refined PCD or FS master plans of the various MDP areas as the area develops.
 - a. The Master Development Plan shall also include a tracking table for the following items:
 - i. Locations, minimum acreages, and maximum acreages of the local services use within the Foothills Residential, Traditional Neighborhood, and Neighborhood Village Land Use Districts (LUDs).
 - ii. The minimum number of units for the Lifestyle Mixed-Use (LMU) and Freeway Mixed-Use (FMU) LUDs, and the minimum square footage of commercial uses in the LMU LUD and FMU LUD.
 - iii. The minimum area required for vertical mixed-use (residential and commercial) in the LMU LUD and FMU LUD.
 - b. The locations of the public bicycle repair stations (“fix it stations”) shall be identified on all master plans, as required by the PUD.
 - c. The locations of the proposed Sonoran Preserve and preserved natural wash/floodplain corridors, shall be identified on the master plans, as required by the PUD.
 - d. The locations of the public regional park and public community park shall be identified on the master plans.
 - e. The locations of neighborhood parks shall be identified on MDP master plans and pocket parks shall be identified on Functional Segment master plans.
 - f. Locations of Monarch Butterfly gardens, as required by the PUD, shall be identified and provided within each MDP.

- g. For MDPs that include school sites for reservation for the Deer Valley Unified School District (DVUSD), the locations of the three school sites, in locations and acreage to be approved or modified by DVUSD, shall be identified and shown on the CMDP and then refined on the PCD or FS master plans.
 - h. Location of a fire/mini police station, in a location and acreage to be approved or modified by the Fire Department and Police Department, shall be identified and shown on the CMDP and then refined on the PCD or FS master plans.
 - i. Gateway monuments and project gateway design for entrances into the NorthPark community shall be identified on the PCD or FS master plans, as required by the PUD.
3. A Master Streets Plan shall be submitted and approved for the overall North Park PUD prior to, or concurrent with the initial Conceptual Master Development Parcel (CMDP) submission, excluding MDP.2. No preliminary approval of plans shall be granted within an MDP without an approved MDP Traffic Impact Analysis and associated MDP and/or PCD or FS Master Street Plans.

In addition to the Master Street Plan requirements set forth in the North Park PUD, the following information shall also be required:

- a. A separate signing and striping plan shall be reviewed and approved by the Street Transportation Department for the separated and elevated bicycle facilities, as required by Section 6, Table 7 of the PUD.
- b. Protected bicycle intersection designs shall be incorporated within each MDP and guided by NACTO national standards, as approved by the Street Transportation Department.
- c. A Traffic Impact Analysis (TIA) shall be approved for any new submission or modification to the overall North Park PUD, Master Development Parcel, or Functional Segment Master Plan along with corresponding updated Master Streets Plans.
- d. Where an arterial or collector street crosses a wash or floodplain corridor, a 100-year storm dry crossing shall be constructed per the City of Phoenix storm water design manual, as approved by the Planning and Development Department.

4. A Master Trails Plan shall be submitted and approved to the Planning and Development and Street Transportation Departments for the overall North Park PUD prior to, or concurrent with the initial Conceptual Master Development Parcel submission, excluding MDP.2. The Master Trails Plan shall incorporate the following elements:
 - a. All trails and paths identified on Exhibit 10: Master Trails Plan shall be publicly accessible through public access easement dedications.
 - b. Multi-Use Trails, Shared-Use Path, and NorthPark Loop crossings at arterial and collector streets that are away from signalized intersection shall be identified and above or below grade crossings, HAWKS or similar pedestrian activated crossings shall be assigned and constructed, as approved by the Street Transportation Department.
 - c. Standard details shall be provided for the NorthPark Loop, including connections that cross wash corridors, as approved by the Planning and Development Department.
 - d. Locations of neighborhood and singletrack trails, as required by the PUD, shall be identified and provided on Functional Segment master plans.
 - e. Location of the NorthVista Multi-Modal Path Corridor within MDP.1, generally located east of 43rd Avenue and north of Dixileta Drive, connecting to the future pedestrian/bicycle bridge over the Loop 303 freeway, shall be identified on the MDP master plans, as required by the PUD, and shall be provided along the western edge of the 100-year floodplain corridor, outside of the floodplain boundary.
 - f. Location of a minor trailhead east of 67th Avenue, south of Dixileta Drive.
5. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, Zone AE, and Zone AE floodway, on panels 1255L, 0840L, and 0845L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013 and 1260M revised on September 18, 2020. The following requirements shall apply, as approved by the Planning and Development Department.
 - a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities are adequately addressed, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

- b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
 - d. A LOMR application shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval prior to issuance of vertical construction permits.
 - e. The developer shall provide a FEMA approved LOMR-F or LOMR prior to issuance of a Certificate of Occupancy.
6. The developer shall reserve approximately 7 acres, generally located at the northwest corner of 51st Avenue and Dixileta Drive, for a future fire/mini police station, as approved or modified by the Fire Department, Police Department, and the Planning and Development Department. The final acreage and configuration of the property to be reserved, along with the timing of the conveyance, shall be mutually agreed upon by the developer, the Fire Department, the Police Department, and the Planning and Development Department.
7. The developer shall reserve approximately 4 acres of the Community Open Space Land Use District, generally located east of 43rd Avenue and north of Dixileta Drive, generally shown on Exhibit 8C: Community Open Space of the PUD Development Narrative date stamped November 6, 2025, to the City of Phoenix for a future public library, as approved or modified by the Library Department and the Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with timing of the conveyance, shall be mutually agreed upon by the developer, the Library Department, and the Planning and Development Department.
8. The area designated as Parks/Open Space – Privately Owned, generally located west of the southwest corner of 51st Avenue and Dixileta Drive, as generally depicted on Exhibit 5: Proposed General Plan Land Use Map of the PUD Development Narrative date stamped November 6, 2025, shall be preserved as permanent undisturbed open space and shall be privately maintained. The area may include passive recreational features such as trails, seating nodes, or other elements, provided such improvements are consistent with the intent to maintain the area as undisturbed open space, as approved by the Planning and Development Department.

9. The developer shall convey approximately 2,100 acres, generally shown on Exhibit 8B: Natural Open Space of the PUD Development Narrative date stamped November 6, 2025, to the City of Phoenix for inclusion in the Sonoran Preserve, as approved or modified by the Parks and Recreation Department and the Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and the Planning and Development Department.
10. The developer shall convey approximately 208 acres, generally shown on Exhibit 8C: Community Open Space of the PUD Development Narrative date stamped November 6, 2025, to the City of Phoenix for a future public regional park and community park, as approved or modified by the Parks and Recreation Department and the Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with the timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and the Planning and Development Department.
11. The developer shall convey approximately 3 acres with less than 10% slope for each minor trailhead generally shown on Exhibit 10: Master Trails Plan of the PUD Development Narrative date stamped November 6, 2025, for future minor trailheads, as approved or modified by the Parks and Recreation Department and the Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with the timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and the Planning and Development Department.
12. The developer shall convey approximately 5 acres with less than 10% slope for the major trailhead generally shown on Exhibit 10: Master Trails Plan of the PUD Development Narrative date stamped November 6, 2025, for a future major trailhead, as approved or modified by the Parks and Recreation Department and the Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with the timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and the Planning and Development Department.
13. At the time of conveyance of land for the major trailhead generally shown on Exhibit 10: Master Trails Plan of the PUD Development Narrative date stamped November 6, 2025, the major trailhead acreage shall be large enough to accommodate a minimum of 200 parking spaces and other amenities (restrooms, ramadas, pedestrian connections, etc.), as approved or modified by the Parks and Recreation Department and the Planning and Development Department.

14. All multi-use trails (MUTs), shared-use paths (SUPs), and the NorthPark Loop, as depicted on Exhibit 10: Master Trails Plan of the PUD Development Narrative hearing draft date stamped November 6, 2025, shall be constructed outside of proposed Sonoran Preserve lands. Prior to final site plan approval of any development east of 51st Avenue and south of Dixileta Drive, the proposed NorthPark Loop bisecting the Preserve from east to west, south of Mount Ochoa, shall be constructed by the developer as part of the overall development, in accordance with the requirements in the PUD, as approved or modified by the Parks and Recreation Department and the Planning and Development Department. Upon completion of the NorthPark Loop through the Preserve and Parks and Recreation Department ownership of the land, the Parks and Recreation Department will take over maintenance of that portion of the NorthPark Loop that lies within the Preserve within this one area south of Mount Ochoa.
15. The proposed arterial streets (43rd Avenue, 51st Avenue, 67th Avenue, and Dixileta Drive) shall accommodate transit. Bus pads, conforming with City of Phoenix Standard Detail P1260, shall be located every one-quarter mile on both directions of the proposed streets. At intersections, there shall be bus bays that conform with Standard Detail P1256. The pads and bays shall be located from intersections according to Standard Detail P1258.
16. The overall North Park PUD Master Street Plan shall identify and assign 25% private contribution, not to exceed \$2,500,000, as determined by the Street Transportation Department, for the total cost of the multi-modal bridge crossing over the Loop 303 freeway from the NorthVista Multi-Modal Path Corridor, as identified in the PUD. The City acknowledges this contribution may be made by a special taxing district, if approved by the City Council.
17. A minimum of 140 feet of right-of-way shall be dedicated for the full width of 43rd Avenue from the Loop 303 freeway interchange to Dixileta Drive. 43rd Avenue shall be assigned and constructed as required per the approved Master Development Parcel (MDP) Master Street Plans and accepted MDP Traffic Impact Analysis (TIA), as approved by the Street Transportation Department and the Planning and Development Department.
18. A minimum of 140 feet of right-of-way shall be dedicated for the full width of 51st Avenue from the Loop 303 freeway interchange to the existing Stetson Valley Parkway, south of the Central Arizona Project (CAP) canal. 51st Avenue shall be assigned and constructed per the approved Conceptual Master Development Parcel (CMDP) Master Street Plans and the accepted MDP Traffic Impact Analysis (TIA), and in compliance with CAP requirements. The PCD or FS Master Street Plans and TIA's for each MDP shall establish assignment of MDP funding and/or construction of improvements over the CAP canal, as approved by the Street Transportation Department and the Planning and Development Department.

19. A minimum of 130 feet of right-of-way shall be dedicated for the full width of 67th Avenue/Pyramid Peak Parkway from the Loop 303 freeway interchange to the existing 67th Avenue, south of the Central Arizona Project (CAP) canal. 67th Avenue/Pyramid Peak Parkway shall be constructed per the approved Conceptual Master Development Parcel (CMDP) Master Street Plans and the accepted MDP Traffic Impact Analysis (TIA), and in compliance with CAP requirements. The PCD or FS Master Street Plans and TIA's for each MDP shall establish assignment of MDP funding and/or construction of improvements over the CAP canal, as approved by the Street Transportation Department and the Planning and Development Department.
20. A minimum of 140 feet of right-of-way shall be dedicated for the full width of Dixileta Drive from the Interstate 17 interchange to the 67th Avenue/Pyramid Peak Parkway. Dixileta Drive shall be constructed per the approved Conceptual Master Development Parcel (CMDP) Master Street Plans and the accepted MDP Traffic Impact Analysis (TIA), as approved by the Street Transportation Department and the Planning and Development Department.
21. The overall North Park PUD Conceptual Master Street Plan and subsequent PCD or FS Master Street Plan(s) shall identify and assign all modifications and improvements required for the Dixileta and I-17 traffic interchange, as approved by the Arizona Department of Transportation and the Street Transportation Department.
22. The overall North Park PUD Conceptual Master Street Plan and subsequent PCD or FS Master Street Plan(s) shall identify and assign all modifications and improvements required for the 67th Avenue and Loop 303 traffic interchange, as approved by the Arizona Department of Transportation and the Street Transportation Department.
23. Master Development Parcel 2 shall direct large truck traffic to the 303 Freeway through on-site access control restrictions to discourage south bound access onto 51st Avenue.
24. Future PCD or FS Master Development Plans shall identify and assign a traffic signal to be designed, fully funded, and constructed at the intersection of Stetson Valley Parkway and Inspiration Mountain Parkway/Cortopassi Pass, as approved by the Street Transportation Department.
25. Future PCD or FS Master Development Plans shall identify and assign a traffic signal to be designed, fully funded, and constructed at the intersection of Stetson Valley Parkway and Inspiration Mountain Parkway(north)/Tombstone Trail, as approved by the Street Transportation Department. A pedestrian signalized crossing (e.g. HAWK) may be considered as an interim condition prior to full signalization of the intersection being warranted.

26. All mitigation improvements shall be constructed and/or funded as identified in the accepted PUD, and subsequent Conceptual Master Development Plan and PCD or FS Segment Traffic Impact Analyses.
27. 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.
28. Prior to the submittal of PCD or FS master plans for Master Development Parcels 1, 3 and 6, as depicted on Exhibit 7: Master Development Parcel Map of the PUD Development Narrative hearing draft date stamped November 6, 2025, the applicant shall engage with the Deer Valley Unified School District regarding the plan of development.
29. A minimum of three public school sites at locations acceptable to the school district and the Street Transportation Department shall be reserved for one year from the date of approval of the PCD or FS master plans; for a maximum 80-acre high school site in Master Development Parcel 1, for a maximum 20-acre K-8 site in Master Development Parcel 3, and for a maximum 20-acre K-8 site in Master Development Parcel 6, as approved by the Planning and Development Department and Deer Valley Unified School District.
30. 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.
31. 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.
32. 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.
33. 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 17th day of December, 2025.

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 (8 Pages)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-139-24-1

A parcel of land situated within portions of Sections 13, 14 and 24, Township 5 North, Range 1 East and portions of Sections 17, 18, 19, 20, 21, 22, 23, 27, 28, 29, 30, and 32, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Northeast corner of Section 27, monumented by a 2-inch aluminum cap stamped 29891, 2001;

THENCE South $00^{\circ}06'42''$ East (as the Basis of Bearings) along the easterly line of the Northeast quarter of said Section 27, a distance of 2645.93 feet to the East quarter of said Section 27, monumented by a 2-inch aluminum cap stamped 29891;

THENCE South $00^{\circ}01'40''$ West along the easterly line of the Southeast quarter of said Section 27, a distance of 1069.05 feet to the northerly line of the Central Arizona Project right of way reservation;

THENCE the following Six (6) courses along the northerly line of the Central Arizona Project right of way reservation;

THENCE North $77^{\circ}04'23''$ West, 311.84 feet;

THENCE South $70^{\circ}48'58''$ West, 2109.14 feet;

THENCE South $53^{\circ}33'36''$ West, 1192.13 feet;

THENCE North $74^{\circ}25'21''$ West, 1490.75 feet;

THENCE South $67^{\circ}58'53''$ West, 647.76 feet to the easterly line of the Southeast quarter of Section 28;

THENCE South $00^{\circ}09'02''$ East along said easterly line, 433.84 feet to the Southeast corner of said Section 28, monumented by a 3-inch aluminum cap stamped 29891, 2001;

THENCE North $89^{\circ}45'03''$ West along the southerly line of the Southeast quarter of said Section 28, a distance of 2646.87 feet to the South quarter corner of said Section 28, monumented by a 2-inch aluminum cap stamped 29891, 2001;

THENCE North $89^{\circ}45'12''$ West along the southerly line of the Southwest quarter of said Section 28, a distance of 2661.05 feet to the Southwest corner of said Section 28, monumented by an aluminum cap stamped 39325, 2013;

THENCE South 89°50'45" West along the southerly line of the Southeast quarter of Section 29, a distance of 32.61 feet to the northerly line of the Central Arizona Project right of way reservation;

THENCE the following Ten (10) courses along the northerly line of the Central Arizona Project right of way reservation;

THENCE South 00°25'21" East, 1339.82 feet;

THENCE South 66°45'21" West, 1357.11 feet;

THENCE North 87°44'42" West, 608.05 feet;

THENCE North 66°34'09" West, 1098.32 feet;

THENCE North 40°35'21" West, 225.94 feet;

THENCE North 66°32'21" West, 1846.63 feet;

THENCE North 23°23'00" East, 250.00 feet;

THENCE North 66°32'21" West, 399.66 feet;

THENCE North 89°56'21" West, 296.59 feet to the westerly line of the Northwest quarter of Section 32;

THENCE North 00°44'12" West along said westerly line, 97.83 feet to the Southwest corner of Section 29;

THENCE North 00°24'11" West along the westerly line of the Southwest quarter of Section 29 and the easterly line of that property described in Deed recorded at Instrument Number 2012-0632438, Maricopa County Recorder's Office, Maricopa County, Arizona, 1323.21 feet;

THENCE leaving said Westerly line South 89°32'20" West along the northerly line of said property, 2179.99 feet to the northerly line of the Central Arizona Project right of way reservation;

THENCE North 39°43'40" West along the northerly line of the Central Arizona Project right of way reservation, 1685.88 feet;

THENCE North 43°04'31" West along the northerly line of the Central Arizona Project right of way reservation, 2592.13 feet to the westerly line of the Northwest quarter of Section 30;

THENCE North 00°06'02" East along the westerly line of the Northwest quarter of said

Section 30, a distance of 686.65 feet to the Southwest corner of Section 19, monumented by a 2-inch aluminum cap stamped 29891, 2001;

THENCE North 00°18'40" East along the westerly line of the Southwest quarter of said Section 19, a distance of 2627.59 feet to the West quarter corner of said Section 19, monumented by a 2-inch aluminum cap stamped 29891, 2001, said point also being the East quarter corner of Section 24, Township 5 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona;

THENCE North 89°33'45" West along the southerly line of the Northeast quarter of said Section 24, a distance of 2655.49 feet to the Center of said Section 24;

THENCE North 00°05'20" West along the westerly line of the Northeast quarter of said Section 24, a distance of 2648.38 feet to the North quarter corner of said Section 24 monumented by a 2-inch aluminum cap stamped 29891, 2001, said point also being the South quarter corner of Section 13;

THENCE North 89°45'52" West along the southerly line of the Southwest quarter of said Section 13, a distance of 2137.41 feet to the northerly line of the Central Arizona Project right of way reservation;

THENCE North 23°55'10" West along the northerly line of the Central Arizona Project right of way reservation, 1177.53 feet;

THENCE North 63°00'22" West along the northerly line of the Central Arizona Project right of way reservation to the westerly Phoenix City limits boundary line, 2008.76 feet;

THENCE the following courses along the westerly Phoenix City limits boundary line;

THENCE North 30°42'00" East, 113.93 feet;

THENCE North 55°34'54" East, 446.08 feet;

THENCE North 27°33'10" East, 88.39 feet;

THENCE North 16°30'16" East, 93.95 feet;

THENCE North 13°51'05" East, 256.18 feet;

THENCE North 30°15'23" East, 94.67 feet;

THENCE North 06°00'33" East, 130.19 feet;

THENCE North 04°29'05" West, 174.30 feet;

THENCE North 15°43'55" West, 251.33 feet;

THENCE North 20°33'21" East, 116.45 feet;

THENCE North 27°21'00" East, 44.98 feet to the southerly right of way line of ADOT Loop 303 as described in the Right-of-Way plans of the Bob Stump Memorial Parkway Happy Valley Road – I-17 303L MA 025 H5946 01R S 303-A-700, Dated September, 2012 and also as described in the Right-of-Way plans of the Bob Stump Memorial Parkway 51ST Avenue & 43RD Avenue T.I'S 303L MA 136 F0424 303-A(228)T Dated October, 2024.

THENCE the following courses along said southerly right of way line of ADOT Loop 303 until otherwise noted;

THENCE North 89°16'02" East, 276.50 feet;

THENCE South 00°43'58" East, 132.78 feet;

THENCE North 86°08'00" East, 295.45 feet;

THENCE North 03°52'00" West, 36.50 feet;

THENCE North 86°08'00" East, 1046.82 feet;

THENCE South 03°52'01" East, 80.00 feet;

THENCE North 86°08'00" East, 301.20 feet;

THENCE North 88°59'15" East, 99.78 feet;

THENCE North 01°33'48" West, 80.00 feet to the beginning of a non-tangent curve, concave northerly, whose radius bears North 00°56'27" West, 5933.89 feet;

THENCE easterly along said curve to the left, through a central angle of 13°35'28", an arc length of 1407.57 feet to a non-tangent line;

THENCE South 15°09'51" East, 77.00 feet;

THENCE North 74°07'34" East, 183.06 feet;

THENCE North 15°56'47" West, 77.00 feet;

THENCE North 74°03'13" East, 894.14 feet;

THENCE North 78°29'42" East, 1446.81 feet;

THENCE South 15°40'00" East, 50.00 feet;

THENCE North 78°17'53" East, 101.24 feet;
THENCE North 15°40'00" West, 50.00 feet;
THENCE North 78°22'59" East, 339.85 feet;
THENCE South 52°37'18" East, 130.23 feet;
THENCE South 00°06'58" East, 201.60 feet;
THENCE South 89°59'59" East, 199.45 feet;
THENCE North 00°00'00" East, 273.00 feet;
THENCE North 42°02'14" East, 175.51 feet;
THENCE North 79°20'19" East, 796.61 feet to the beginning of a non-tangent curve, concave southerly, whose radius bears South 04°54'38" East, 3752.45 feet;
THENCE easterly along said curve to the right, through a central angle of 20°24'29", an arc length of 1336.58 feet to a non-tangent line;
THENCE South 72°50'39" East, 269.94 feet;
THENCE South 72°50'39" East, 694.21 feet to the beginning of a non-tangent curve, concave southerly, whose radius bears South 12°53'35" West, 5347.61 feet;
THENCE easterly along said curve to the right, through a central angle of 11°09'26", an arc length of 1336.58 feet to a non-tangent line;
THENCE South 31°28'09" West, 86.85 feet;
THENCE South 58°27'40" East, 1173.62 feet;
THENCE South 55°59'46" East, 1086.20 feet;
THENCE South 56°00'00" East, 1977.10 feet;
THENCE South 48°21'12" East, 1,232.07 feet;
THENCE South 59°59'53" East, 359.66 feet;
THENCE South 22°29'53" East, 79.32 feet;
THENCE South 15°00'07" West, 83.26 feet to the beginning of a non-tangent curve

concave easterly whose radius bears South $74^{\circ}59'53''$ East, 2,104.66 feet;

THENCE southerly along said curve to the left, through a central angle of $5^{\circ}56'54''$, an arc length of 218.40 feet to a non-tangent line;

THENCE South $80^{\circ}56'47''$ East, 231.26 feet to the beginning of a non-tangent curve concave easterly whose radius bears South $81^{\circ}17'40''$ East, 1,677.26 feet

THENCE northerly along said curve to the right, through a central angle of $6^{\circ}18'41''$, an arc length of 194.52 feet to a non-tangent line;

THENCE North $15^{\circ}00'07''$ East 59.97 feet;

THENCE North $64^{\circ}34'50''$ East, 105.81 feet;

THENCE South $66^{\circ}46'17''$ East, 504.64 feet;

THENCE South $74^{\circ}24'07''$ East, 402.59 feet;

THENCE South $69^{\circ}00'44''$ East, 323.78 feet;

THENCE South $77^{\circ}45'22''$ East, 671.06 feet;

THENCE South $19^{\circ}37'06''$ East, 142.71 feet;

THENCE North $70^{\circ}25'49''$ East, 99.97 feet;

THENCE North $19^{\circ}37'06''$ West, 90.07 feet;

THENCE North $85^{\circ}24'18''$ East, 903.48 feet;

THENCE South $00^{\circ}11'23''$ East, 76.75 feet;

THENCE North $89^{\circ}51'43''$ East, 100.00 feet;

THENCE North $00^{\circ}11'25''$ West, 84.63 feet;

THENCE North $85^{\circ}24'18''$ East, 630.86 feet;

THENCE South $86^{\circ}53'33''$ East, 93.69 feet;

THENCE South $86^{\circ}56'58''$ East, 2599.77 feet;

THENCE South $42^{\circ}10'50''$ East, 127.09 feet;

THENCE South $01^{\circ}26'33''$ West, 237.91 feet;

THENCE South 88°31'59" East, 205.00 feet;

THENCE North 01°26'27" East, 237.09 feet;

THENCE North 44°19'22" East, 160.86 feet;

THENCE North 86°57'15" East, 537.78 feet;

THENCE South 81°53'44" East, 228.25 feet;

THENCE North 85°56'29" East, 62.16 feet;

THENCE South 00°02'45" West, 72.36 feet;

THENCE South 89°54'11" East, 100.00 feet;

THENCE North 00°02'43" East, 79.62 feet;

THENCE North 85°56'29" East, 284.73 feet;

THENCE North 89°50'43" East, 1152.10 feet;

THENCE South 87°26'41" East, 724.71 feet;

THENCE South 00°01'20" West, 59.88 feet;

THENCE South 89°55'34" East, 100.00 feet;

THENCE North 00°01'20" East, 55.44 feet;

THENCE South 87°26'10" East, 1769.71 feet to the westerly right of way line of ADOT Interstate 17;

THENCE the following Ten (10) courses along the westerly right of way line of ADOT Interstate 17;

THENCE North 89°35'09" East, 439.46 feet;

THENCE South 81°46'01" East, 284.24 feet;

THENCE South 59°20'45" East, 442.45 feet;

THENCE South 31°13'22" East, 431.10 feet;

THENCE South 13°06'44" East, 562.38 feet;

THENCE South 17°25'14" East, 1157.34 feet;

THENCE South 13°04'46" East, 1358.58 feet;

THENCE South 03°21'53" East, 1146.66 feet;

THENCE South 77°34'52" West, 284.49 feet;

THENCE South 00°19'47" East, 120.18 feet to the northerly line of the Northwest quarter of Section 26;

THENCE South 89°45'17" West along said northerly line, 1863.53 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 276,923,677 Square Feet or 6,357.2929 acres and being subject to any easements, restrictions, rights-of-way of record or otherwise.

EXHIBIT B

Zoning Case Number: Z-139-24-1
Zoning Overlay: N/A
Planning Village: North Gateway



NOT TO SCALE

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