

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-44-25-6) FROM C-2 PCD (INTERMEDIATE COMMERCIAL, PLANNED COMMUNITY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 7.68-acre site located at the northeast corner of 24th Street and Arizona Biltmore Circle in a portion of Section 11, Township 2 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "C-2 PCD" (Intermediate Commercial, Planned Community District) 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 2400 Biltmore Residential 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 10, 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 12, D1: Development Standards, Row d: Add “, except as modified by the Building Height Step Plan shown in Exhibit 10.”
 - c. Page 12, D1: Development Standards: Add a row with “g. Minimum Unit Size” in the left column and “1,500 square feet” in the right column.
 - d. Add an Exhibit 10 with the Building Height Step Plan date stamped October 23, 2025 attached to the staff report.
 - e. Page 12, D1: Development Standards, row c. Building setbacks: Delete all of the average setbacks and change the south setback to 25 feet.
 - f. Page 14, D4: Parking Standards: Revise electric vehicle charging to state “a minimum of 10% of the required parking spaces shall be available for electric vehicle (EV) charging. Of those, 50% shall be EV Installed type and 50% shall be EV Ready type.”
 - g. Page 15, D4: Parking Standards, row d. Tandem Parking: Delete tandem parking standards.
2. The development shall be in general conformance with the site plan date stamped October 20, 2025 and the elevations date stamped April 25, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
3. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated July 17, 2025.
4. 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.

5. 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.
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 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)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-44-25-6

PER DEED RECORDED AT MARICOPA COUNTY RECORDER, DOCUMENT # 20070125821 LOT 6, OF ARIZONA BILTMORE ESTATES UNIT II, AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 208 OF MAPS, PAGE 14.

Section 11 Township 2N Range 3E

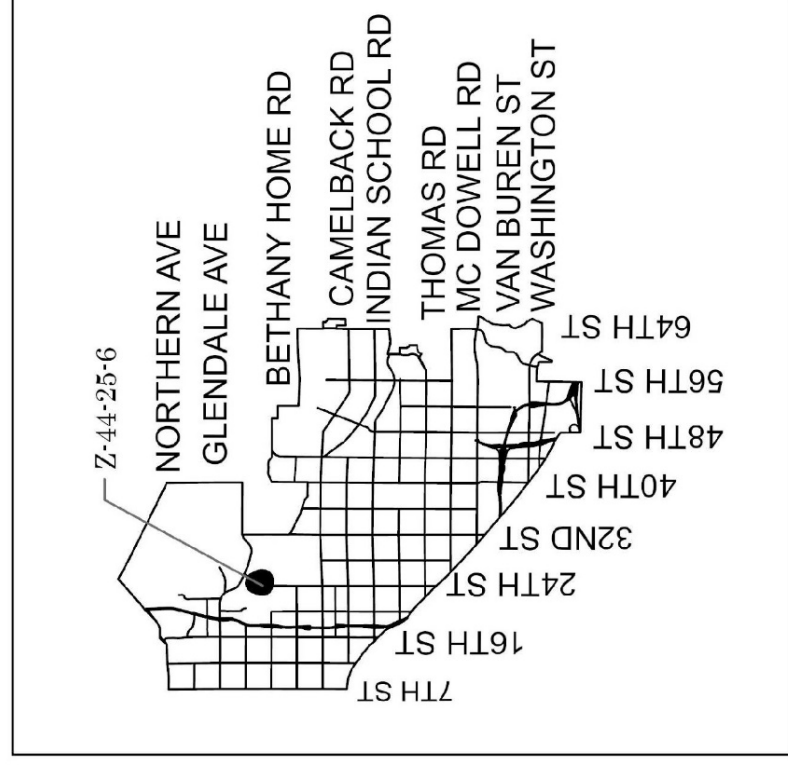
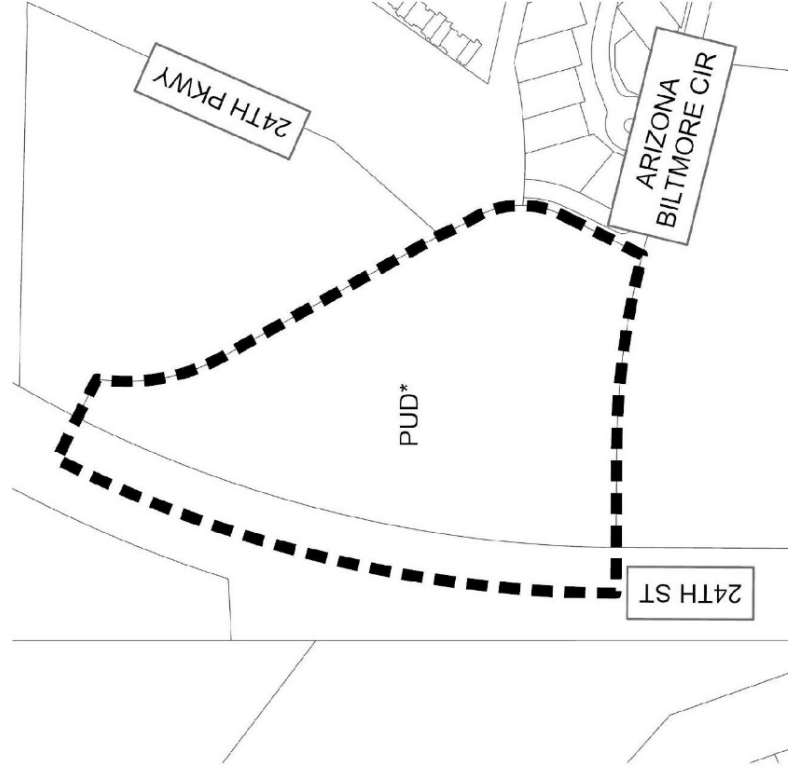
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EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-44-25-6
Zoning Overlay: N/A
Planning Village: Camelback East

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



NOT TO SCALE



Drawn Date: 12/2/2025