

## 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-86-25-7) FROM RE-43 (ONE-FAMILY  
RESIDENCE) TO A-1 (LIGHT INDUSTRIAL DISTRICT).

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

SECTION 1. The zoning of a 1.00 acre site located approximately 1,100  
feet south of the southeast corner of 69th Avenue and Van Buren Street in a portion of  
Section 12, Township 1 North, Range 1 East, as described more specifically in Exhibit  
“A,” is hereby changed from “RE-43” (One-Family Residence) to “A-1” (Light Industrial  
District).

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 September 23, 2025, the following shall apply:
  - a. A minimum of 25% of uncovered employee and customer 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.
  - b. 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.
  - c. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
  - d. A minimum of 5% of the required parking shall be EV Installed.
2. The maximum building height shall be 40 feet.
3. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
4. A minimum 5-foot wide landscape setback shall be provided along the east perimeter, as approved by the Planning and Development Department.
5. Landscape areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees planted 25 feet on center, or in equivalent groupings, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
6. Where pedestrian walkways cross a vehicular path, the pathway shall incorporate decorative pavers, stamped or colored concrete, striping or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.

7. A minimum 30-foot right-of-way shall be dedicated and constructed on the east side of 69th Avenue. Construction shall include a minimum 5-foot-wide sidewalk on the east side of 69th Avenue, adjacent to the development.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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 December,  
2025.

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MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

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REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-86-25-7

APN: 104-09-022

The following described property situated in the County of Maricopa, State of Arizona: Tract 7, WESTERN ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 29 of Maps, Page 23

Except the North 183.71 feet thereof.

Section: 12

Township: 1N

Range: 1E

DRAFT

# ORDNANCE LOCATION MAP

## EXHIBIT B

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

Zoning Case Number: Z-86-25-7  
Zoning Overlay: N/A  
Planning Village: Estrella

19TH AVE  
27TH AVE  
35TH AVE  
43RD AVE  
51ST AVE  
59TH AVE  
67TH AVE  
75TH AVE  
83RD AVE  
91ST AVE  
99TH AVE  
107TH AVE

I-10  
Z-86-25-7

VAN BUREN ST  
BUCKEYE RD  
LOWER BUCKEYE RD  
BROADWAY RD  
SOUTHERN AVE

67TH AVE  
69TH AVE  
A-1

0 250 500 1,000 Feet

NOT TO SCALE

Drawn Date: 11/7/2025