

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-145-24-1) FROM PSC (PLANNED SHOPPING CENTER DISTRICT) TO C-2 (INTERMEDIATE COMMERCIAL DISTRICT).

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

SECTION 1. The zoning of a 2.58-acre site located approximately 200 feet north of the northwest corner of 35th Avenue and Bell Road in a portion of Section 34, Township 4 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "PSC" (Planned Shopping Center District to "C-2" (Intermediate Commercial 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. Landscaping shall be replenished in accordance with the C-2 zoning district landscape standards for planting type, size, and quantity, as approved by the Planning and Development Department.
2. The 55 feet of right-of-way easement shall be dedicated as fee title right-of-way for the west half of 35th Avenue, adjacent to Assessor Parcel Number 207-19-006M.
3. At such time as requested by the City, dedicate 70 feet of right-of-way for the north half of Bell Road, adjacent to Assessor Parcel Number 207-19-006Q.
4. New construction on the site consisting of 2,000 square feet or more as depicted on the site plan dated April 21, 2026, shall require the following improvements, as approved by the Planning and Development Department:
 - a. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the west side of 35th Avenue adjacent to Assessor Parcel Number 207-19-006M and along the north side of Bell Road adjacent to Assessor Parcel Number 207-19-006Q. The landscape areas shall be planted as follows:
 - (1) Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to achieve a minimum of 75% shade.
 - (2) 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 36 inches (excluding accents), 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. Adjacent to Assessor Parcel Numbers 207-19-006M and 207-19-006Q, 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.

- c. All streets within and adjacent to Assessor Parcel Numbers 207-19-006M and 207-19-006Q, 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.
5. 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.
6. 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 1st day of July, 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 (2 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-145-24-1

Tax Parcel 207-19-006Q

A portion of that property described in Recording No. 2005-0273227 Official Records of Maricopa County, Arizona, lying within the Southeast quarter of Section 34, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a City of Phoenix brass cap in handhole at the Southeast corner of said Section 34, from which a City of Phoenix brass cap flush with the pavement at the South quarter corner of said Section 34 bears South 90 degrees 00 minutes 00 seconds West, 2641.63 feet distant therefrom;

THENCE South 90 degrees 00 minutes 00 seconds West, a distance of 251.44 feet along the South line of said Southeast quarter;

THENCE North 00 degrees 00 minutes 00 seconds East 58.00 feet to the Northerly right of way line of Bell Road, as described in Recording No. 90-478175 Official Records of Maricopa County and the POINT OF BEGINNING;

THENCE South 90 degrees 00 minutes 00 seconds West 79.50 feet along said Northerly right of way line;

THENCE North 00 degrees 00 minutes 00 seconds East 471.95 feet;

THENCE North 90 degrees 00 minutes 00 seconds East 338.35 feet to the East line of the Southeast quarter of Section 34;

THENCE South 00 degrees 48 minutes 00 seconds West 24.74 feet along said East line;

THENCE South 90 degrees 00 minutes 00 seconds West 237.84 feet;

THENCE South 00 degrees 00 minutes 00 seconds West 250.21 feet;

THENCE South 90 degrees 00 minutes 00 seconds West 20.66 feet;

THENCE South 00 degrees 00 minutes 00 seconds West 197.00 feet to the POINT OF BEGINNING.

Tax Parcel No. 207-19-006M

That part of Lot 1, Section 34, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 34;

Thence North 00 degrees 48 minutes 00 seconds East along the East line of the Southeast quarter of said Section 34, a distance of 255.02 feet, this point being the TRUE POINT OF BEGINNING;

Thence West, a distance of 234.35 feet;

Thence North, a distance of 250.21 feet;

Thence East, a distance of 237.84 feet to a point on the East line of the Southeast quarter of Section 34;

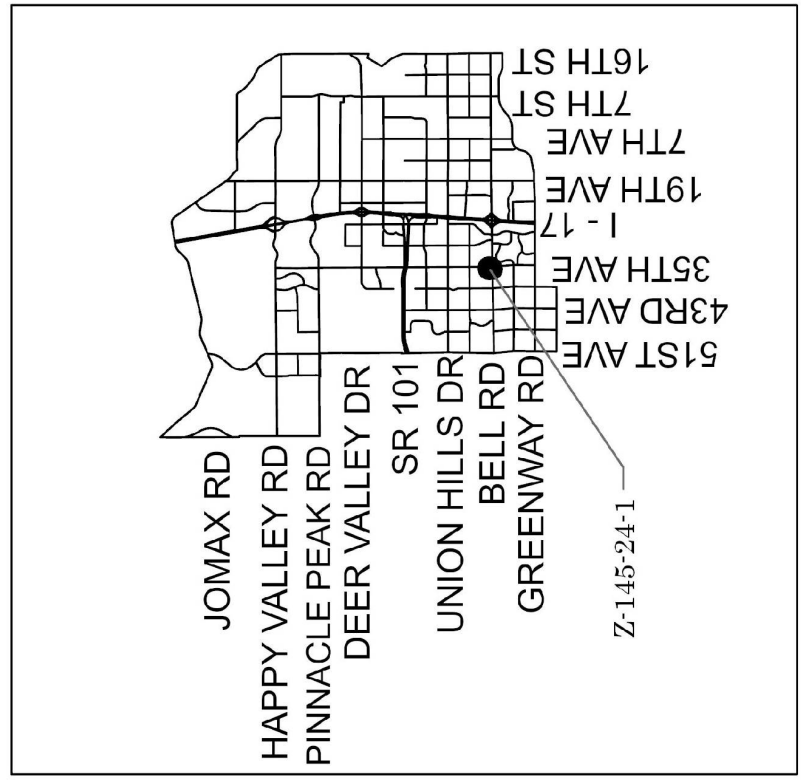
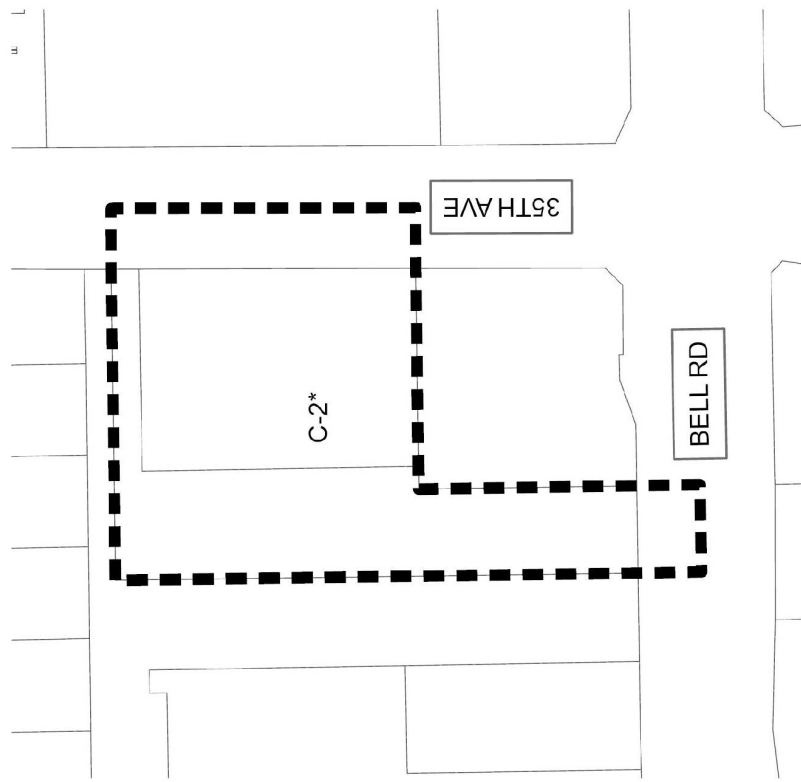
Thence South 00 degrees 48 minutes 00 seconds West along the East line of said Southeast quarter of Section 34, a distance of 250.21 feet to the TRUE POINT OF BEGINNING.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-145-24-1
Zoning Overlay: N/A
Planning Village: Deer Valley

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



NOT TO SCALE



Drawn Date: 6/3/2026