

## 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-161-25-6) FROM IND. PK. (INDUSTRIAL PARK) TO CP/GCP (COMMERCE PARK DISTRICT, GENERAL COMMERCE PARK OPTION).

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

SECTION 1. The zoning of a 1.47-acre site located approximately 1,000 feet south and 150 feet east of the southwest corner of 51st Street and Piedmont Road in a portion of Section 8, Township 1 South, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "IND. PK." (Industrial Park) to "CP/GCP" (Commerce Park District, General Commerce Park Option).

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. The development shall be in general conformance with the site plan date stamped October 20, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. All bicycle infrastructure 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.
3. 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.
4. Bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
6. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. 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, as approved by the Planning and Development Department.
8. 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.
9. 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.
10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business

Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

11. A minimum 5-foot wide sidewalk shall be constructed on the south side of 51st Street, adjacent to the development.
12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated September 23, 2025.
13. 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.
14. 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.
15. 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.
16. 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 March,  
2026.

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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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Ed Zuercher, City Manager

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

EXHIBIT A

LEGAL DESCRIPTION FOR Z-161-25-6

A portion of the Southwest Quarter of Section 8, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 8, from which the South Quarter Corner of said Section 8 bears North 89 degrees 21 minutes 36 seconds East, 2636.51 feet (Basis of Bearings);

thence along the South line of said Southwest Quarter, North 89 degrees 21 minutes 36 seconds East, 1318.13 feet;

thence along the West boundary, and the Southerly prolongation thereof, of that final plat of "Koll/Elliot Tract A", as recorded in Book 247, Page 4 of Maricopa County Records, North 0 degrees 20 minutes 18 seconds West, 2096.86 feet to the Southwest Corner of Lot 8 of said final plat;

thence along the South line of said Lot 8, North 89 degrees 39 minutes 42 seconds East, 455.00 feet to the Southwest Corner of Lot 9 of said final plat and the POINT OF BEGINNING;

thence along the West Boundary, and Northerly prolongation thereof, of said Lot 9, North 0 degrees 20 minutes 18 seconds West, 279.05 feet to a point on the centerline of 51<sup>st</sup> Street as shown on said final plat;

thence along said centerline, North 89 degrees 24 minutes 14 seconds East, 99.29 feet to the beginning of a curve, concave Southwest, having a radius of 500.00 feet;

thence continuing along said centerline, Southeasterly 183.17 feet along the arc of said curve to the right through a central angle of 20 degrees 59 minutes 25 seconds;

thence along the East boundary, and the Northerly prolongation thereof, of said Lot 9, on a non-tangent line South 20 degrees 23 minutes 39 seconds West, 264.23 feet to the Southeast corner of said lot 9;

thence along the South line of said lot 9, South 89 degrees 39 minutes 42 seconds West, 185.00 feet to the POINT OF BEGINNING.

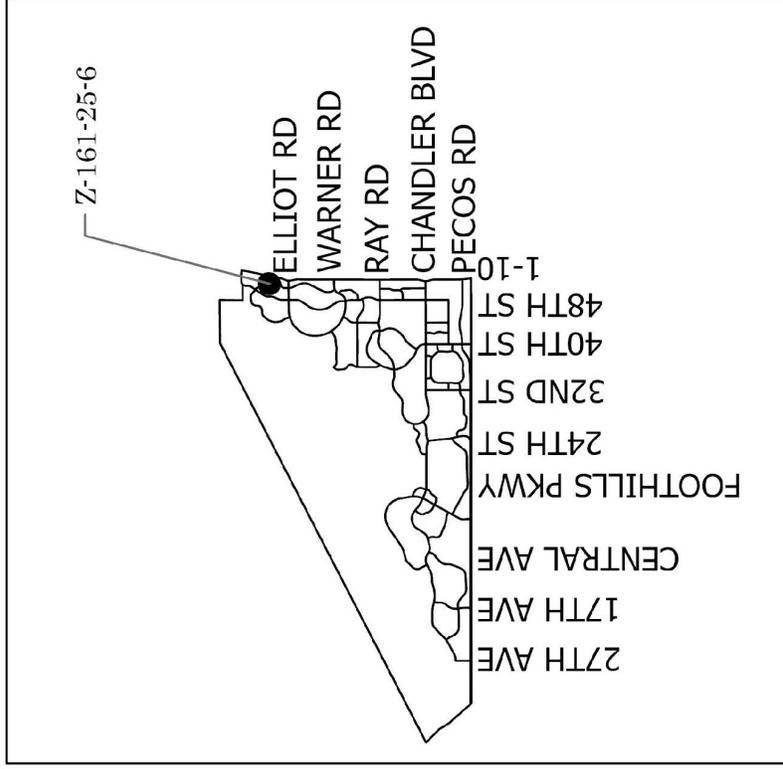
Contains 64,387 square feet or 1.4781 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

EXHIBIT B

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-161-25-6  
Zoning Overlay: N/A  
Planning Village: Ahwatukee Foothills

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



NOT TO SCALE



Drawn Date: 2/3/2026