

## 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-106-25-8) FROM PSC (PLANNED SHOPPING CENTER) TO C-2 (INTERMEDIATE COMMERCIAL).

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

SECTION 1. The zoning of a 14.17-acre site located at the southeast corner of 16th Street and Portland Street in a portion of Section 3, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "PSC" (Planned Shopping Center) to "C-2" (Intermediate Commercial).

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 all the buildings by more than 20%, from the existing 114,602 square feet depicted on the site plan date stamped August 14, 2025, or new development of 5,000 square feet or more, the following shall apply to any new construction:
  - a. The building frontages facing 16th Street and Roosevelt Street shall use an allowable frontage type per the standards of Table 1303.2 Transect T5.
  - b. 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.
  - c. All 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.
  - d. 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.
  - e. A publicly accessible bicycle repair station ("fix it station") shall be provided and maintained on site near a primary site entrance for the first new construction of 5,000 square feet or more. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
    - i. Standard repair tools affixed to the station;
    - ii. A tire gauge and pump affixed to the based of the station or the ground;
    - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
  - f. A minimum of 5% of the required parking spaces shall include EV Ready infrastructure.

- g. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
- h. Where triggering development is adjacent, the existing detached sidewalks along Roosevelt Street shall remain and the planters shall be replenished as follows:
  - i. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
  - ii. Shrubs and vegetative groundcovers with a maximum mature height of three feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

- i. Where triggering development is adjacent, the existing detached sidewalks along 16th Street shall remain and the planters shall be replenished as follows:
  - i. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
  - ii. Shrubs and vegetative groundcovers with a maximum mature height of three feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

- j. Where triggering development is adjacent, the sidewalks along Portland Street and Patricio Street shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
  - i. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

- ii. Shrubs and vegetative groundcovers with a maximum mature height of three feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

- k. Where triggering development is adjacent, 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.
- l. All streets within and adjacent to the triggering 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.
- m. A minimum of eight bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near new building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
- n. Where triggering development is adjacent, the landscape planters within the parking lot shall be replenished per the C-2 standards for planting type, size and quantity, as approved by Planning and Development Department.
- o. 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.
- p. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
- q. The northbound bus bay and pad on 16th Street south of the existing driveway shall be retained.
- r. A minimum of 50 feet of right-of-way shall be dedicated for the east side of 16th Street.

2. 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.
3. 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.
4. 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.
5. 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 8th day of April, 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 (3 pages)

B – Ordinance Location Map (1 page)

DRAFT

## EXHIBIT A

### LEGAL DESCRIPTION FOR Z-106-25-8

#### **APN 116-15-092B**

That part of the S. 1/2, S. 1/2, N. W. 1/4, Section 3, T.1 N., R. 3 E., G. & S. R. B. & M., Maricopa County, Arizona described as follows:

From the southwest corner of said S. 1/2, S. 1/2, N. W. 1/4, Section 3 running thence easterly along the center line of Roosevelt Street a distance of 195.40 feet; running thence N. 0°45' 25" W. for a distance of 30 feet to a point on the southerly line of Roosevelt Street, the true point of beginning this description; running thence N. 0°46' 25" W. for a distance of 145 feet; running thence west for a distance of 155.40 feet to a point in the easterly line of 16th Street; running thence N. 11°28' 16" E. for a distance of 56.62 feet; running thence N. 0°46' 24" W. for a distance of 100 feet; running thence west for a distance of 12 feet to a point in the east line of 16th Street; running thence N. 0°46' 25" W. along the east line of 16th Street; running thence N. 0°46' 25" W. along the east line of 16th Street for a distance of 294.52 feet; running thence N. 44°35' 46" E. for a distance of 4.22 feet; running thence N. 89°57' 57" E. along the southerly line of Portland Street for a distance of 665.74 feet; running thence S. 0°38' 39" E. for a distance of 598.39 feet to a point in the northerly line of Roosevelt Street; running thence westerly along the northerly line of Roosevelt Street for a distance of 512 feet to the true point of beginning.

Containing 375,550 square feet or 8.621 acres.

#### **APN 116-15-093B, 1602 E. ROOSEVELT STREET**

A portion of the South half of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 3, Township 1 North, Range 3 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 intersection of 16th Street and Roosevelt Street marking the West quarter corner of said Section 3 from which a City of Phoenix Brass Cap at the intersection of 18th Street and Roosevelt Street marking the Southeast corner of the Southwest quarter of the Northwest quarter of said Section 3 bears South 89 degrees 32 minutes 22 seconds East 708.81 feet along the South line of said Northwest quarter to the East line of the West 708.74 feet of said Northwest quarter;

THENCE South 89 degrees 32 minutes 22 seconds East 708.81 feet along the South line of said Northwest quarter along to the East line of West 708.74 feet of said Northwest quarter;

THENCE North 00 degrees 19 minutes 51 seconds West 30.00 feet along said East line to the POINT OF BEGINNING;

THENCE North 00 degrees 19 minutes 51 seconds West 299.27 feet continuing along said East line to the North line of said South half;

THENCE South 89 degrees 33 minutes 21 seconds East 249.53 feet along said North line to the West line of the East 30.00 feet of said north half;

THENCE South 00 degrees 12 minutes 04 seconds East 296.34 feet along said West line to the Northerly right of way line of Roosevelt Street as described in Docket 9122, Page 581, Maricopa County Records;

THENCE South 45 degrees 07 minutes 47 seconds West 4.22 feet along said Northerly right of way line to the North line of the South 30.00 feet of said South half;

THENCE North 89 degrees 32 minutes 22 seconds West 245.85 feet along said Northerly right of way line and the North line of said South 30.00 feet to the POINT OF BEGINNING.

Comprising 1.712 acres or 74,573 square feet more or less, subject to all easements of record.

**APN 116-15-094B, 1602 E. ROOSEVELT STREET**

A portion of the North half of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 3, Township 1 North, Range 3 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 intersection of 16th Street and Roosevelt Street marking the West quarter corner of said Section 3 from which a City of Phoenix Brass Cap at the intersection of 18th Street and Roosevelt Street marking the Southeast corner of the Southwest quarter of the Northwest quarter of said Section 3 bears south 89 degrees 32 minutes 22 seconds East 1316.72 feet, said described line being the Basis of Bearings for this description;

THENCE South 89 degrees 32 minutes 22 seconds East 708.81 feet along the South line of said Northwest quarter to the East line of the West 708.74 feet of said Northwest quarter;

THENCE North 00 degrees 19 minutes 51 seconds West 329.27 feet along said East line to the South line of North half of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 3 and the POINT OF BEGINNING;

THENCE North 00 degrees 19 minutes 51 seconds West 299.27 feet continuing along said East line to the South line of the North 30.00 feet of said North half;

THENCE South 89 degrees 34 minutes 20 seconds East 247.20 feet along said South line to the South westerly line of that right of way described in Docket 9122, Page 580, Maricopa County Records;

THENCE South 44 degrees 53 minutes 12 seconds East 4.27 feet along Southwest line to the West line of the East 30.00 feet of said North half;

THENCE South 00 degrees 12 minutes 04 seconds East 296.34 feet to the South line of said North half;

THENCE North 89 degrees 33 minutes 21 seconds West 249.53 feet along said South line to the POINT OF BEGINNING.

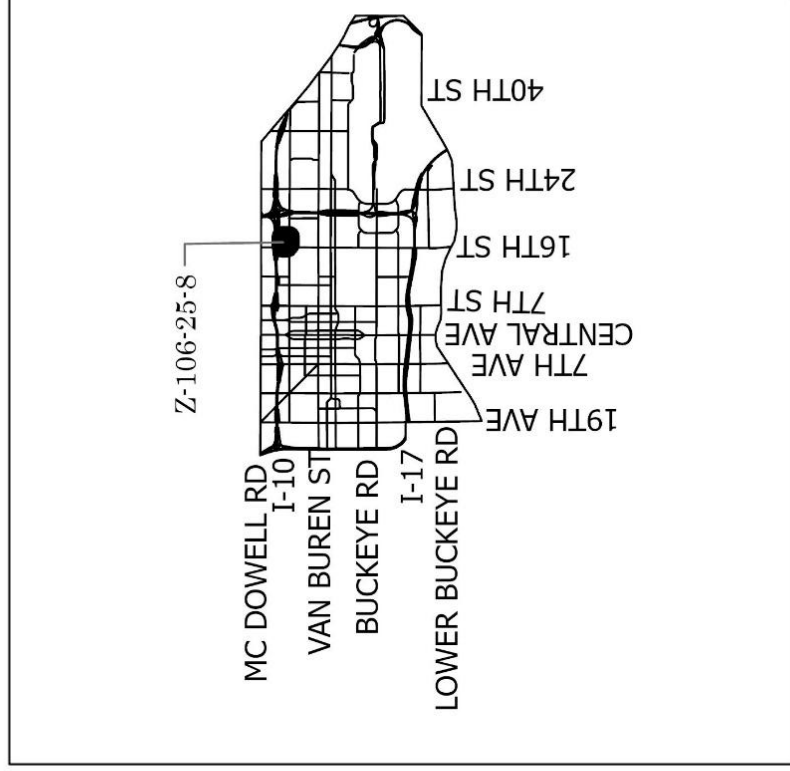
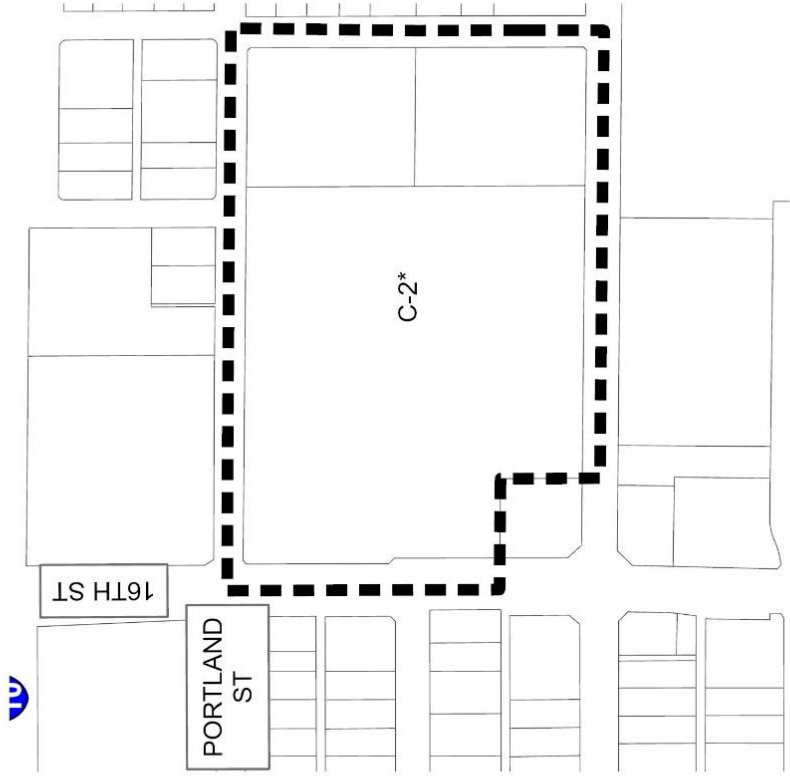
Comprising 1.717 acres or 74,776 square feet more or less, subject to all easements of record.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-106-25-8  
Zoning Overlay: N/A  
Planning Village: Central City

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



NOT TO SCALE



Drawn Date: 3/9/2026