

ATTACHMENT A

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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-158-25-6) FROM C-2 (INTERMEDIATE COMMERCIAL) AND R-4 (MULTI-FAMILY RESIDENCE DISTRICT) TO C-2 (INTERMEDIATE COMMERCIAL).

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

SECTION 1. The zoning of a 1.15-acre site located approximately 150 feet east of the northeast corner of 7th Street and Maryland Avenue in a portion of Section 9, Township 2 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 0.86-acres of "C-2" (Intermediate Commercial) and 0.29-acres of "R-4" (Multi-Family Residence District) 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. The development shall be limited to 20 feet in height.
2. A minimum 50-foot building setback shall be provided along the east perimeter of the site.
3. Required side and rear landscape setbacks shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
4. 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.
5. Bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
6. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. 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.
8. 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 located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.
9. 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.
10. A minimum of one green stormwater infrastructure (GSI) element 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.

11. 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.
12. The sidewalk along Maryland Avenue shall be a minimum of 6 feet in width and detached with a minimum 8-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.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
 - b. Shrubs, accents and vegetative groundcovers with a maximum mature height of three feet (excluding accents) 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.

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 6th day of May, 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)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-158-25-6

A combination of those certain parcels described in Document No. 2021-1372842 and Document No. 2023-0068054, Maricopa County Records (MCR), lying within the southwest quarter of the northwest quarter of Section 9, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section 9, from which the southeast corner of the southwest quarter of the northwest quarter of said Section 9, a Brass Cap in Handhole, bears South 89°40'38" East, a distance of 1,337.33 feet;

Thence along the south line of the northwest quarter of said Section 9, South 89°40'38" East, a distance of 182.82 feet;

Thence leaving said south line, North 00°19'22" East, a distance of 33.00 feet, to the Point of Beginning;

Thence along the westerly line of that certain parcel described in Document No. 2021-1372842, MCR, North 00°00'00" West, a distance of 173.48 feet;

Thence leaving said west line, South 89°39'58" East, along the north line of the south half of the south half of Lots 23 and 24 as shown on the final plat of East Orangewood Subdivided recorded in Book 5, Page 47, MCR, a distance of 247.02 feet, to the East line of the West 61.00 feet of the East 306.09 feet of said Lot 24;

Thence along said east line and its southerly prolongation, South 00°00'45" West, a distance of 173.43 feet, to the northerly right-of-way line of Maryland Avenue;

Thence along said northerly right-of-way line, North 89°40'38" West, a distance of 246.98 feet, to the Point of Beginning.

Containing 42,842 Square Feet or 0.98 Acres more or less. Subject to easements, restrictions, and rights-of-way of record.

