

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-82-25-5) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT), R-4A (MULTI-FAMILY RESIDENCE – GENERAL), C-1 (NEIGHBORHOOD RETAIL), AND C-2 (INTERMEDIATE COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 9.29-acre site located at the northeast corner of 104th Drive and Indian School Road in a portion of Section 20, Township 2 North, Range 1 East, as described more specifically in Exhibit “A,” is hereby changed from 0.07-acres of “R1-6” (Single-Family Residence District), 6.52 acres of “R-4A” (Multi-Family Residence – General), 0.17-acres of “C-1” (Neighborhood Retail), and 2.53 acres of “C-2” (Intermediate Commercial) to “PUD” (Planned Unit Development).

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. An updated Development Narrative for the Canopy at the Trails PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 28, 2026, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following:
1st Submittal: June 6, 2025
2nd Submittal: September 30, 2025
Hearing Draft: January 28, 2026
City Council Adopted: [Add adoption date].
 - b. Page 5, D. Development Standards, above the Development Standards table, add the following sentence: Any non-residential use shall be subject to the standards of Section 622 (C-1) or Section 623 (C-2) of the Phoenix Zoning Ordinance, respectively, per Table No. 1.b.
 - c. Page 5, D. Development Standards, Minimum Dwelling unit density (unit/gross acre): Revise to "13.35 du/gross acre".
 - d. Page 5, D. Development Standards, Minimum Perimeter Building Setbacks, Not Adjacent to a Public Street, North and South Yard: Update both standards to 5 feet.
 - e. Page 7, D. Development Standards, Elevations and Materials: Move to page 17 in the Design Guidelines section.
 - f. Page 8, Development Standards, Streetscape Standards, Indian School Road, Add after the sidewalk width standard: "All street improvements to Indian School Road shall be reviewed and approved by MCDOT."
 - g. Page 8, Development Standards, Streetscape Standards: Add a row titled "Pedestrian Connectivity" and the following standard: A minimum of one direct pedestrian connection is required between the site and the Monterosa cul-de-sac.

- h. Page 10, E. Design Guidelines, Section 507 Tab A.II.C.7 – Auto Court Cluster Guidelines, replace first paragraph with the following language, and move above the header for Section 507 Tab A.II.C.7 – Auto Court Cluster Guidelines: Due to the fact that the site has been constructed as per approved plans and has been issued a Certificate of Occupancy by the City of Phoenix, the Design Guidelines for this PUD shall be governed by the existing developments previously approved Site Plan dated May 19, 2023, Building Elevations dated July 15, 2022 and the Landscape Plans dated September 26, 2024, and the modifications listed below from Section 507 Tab A.II.C.7 – Auto Court Clusters, unless and until the subject property is fully redeveloped or otherwise as stated in this PUD.
 - i. Page 17, E. Design Guidelines, after the third paragraph (regarding the open space amenities) add the following:
 - i. Add a new header called "Buildings".
 - ii. Replace the last sentence in the fourth paragraph with "The following shall be provided:"
 - iii. Replace the bulleted list with the one on page 7 (Stipulation No. 1.e).
2. 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.
 3. The property owner shall record documents that disclose the existence, and operational characteristics of the Glendale Regional Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
 4. 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.

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)

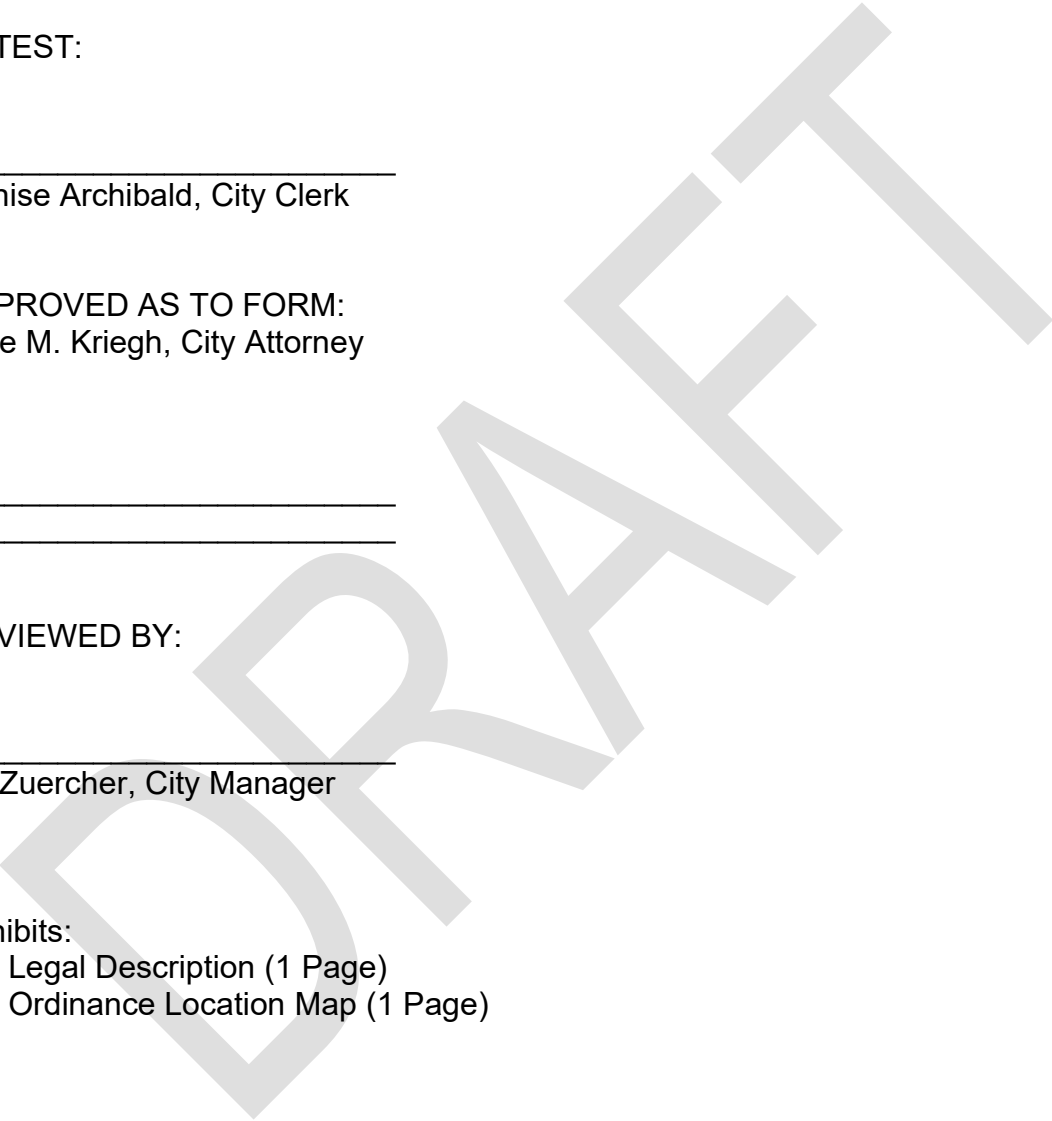


EXHIBIT A

LEGAL DESCRIPTION FOR Z-82-25-5

WITHIN A PORTION OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, LOT 2, AND TRACT 'A' OF ELEVATION AT THE TRAILS, ACCORDING TO THE PLAT RECORDED IN BOOK 1660, OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA.

AND

THE WESTERLY 25 FEET OF ABANDONED 104TH AVENUE, AS ABANDONED PER ROAD FILE NO. 2512, LYING ADJACENT TO THE EASTERLY LINE OF LOT 1, AND ALSO ALL THAT PORTION ABANDONED OF SAID 104TH AVENUE LYING BETWEEN THE EASTERLY PROLONGATION OF THE NORTH AND SOUTH LINE OF LOT 20, VILLA DE PAZ UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 135 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ADJACENT TO THE EASTERLY LINE OF SAID LOT 20 AND WESTERLY LINE OF TRACT 185, VILLA DE PAZ UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 135 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT ANY PORTION LYING WITHIN FAIRWAY VILLAS, RECORDED IN BOOK 799 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

