

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-163-25-7) FROM R-4 SPVTABDO (MULTIFAMILY RESIDENCE DISTRICT, SOUTH PHOENIX VILLAGE AND TARGET AREA B DESIGN OVERLAY), C-2 SPVTABDO (INTERMEDIATE COMMERCIAL, SOUTH PHOENIX VILLAGE AND TARGET AREA B DESIGN OVERLAY), AND C-3 SPVTABDO (GENERAL COMMERCIAL, SOUTH PHOENIX VILLAGE AND TARGET AREA B DESIGN OVERLAY) TO WU CODE T5:5 SPVTABDO (WALKABLE URBAN CODE, TRANSECT 5:5 DISTRICT, SOUTH PHOENIX VILLAGE AND TARGET AREA B DESIGN OVERLAY).

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

SECTION 1. The zoning of an 8.91-acre site located at the northeast corner of Central Avenue and Roeser Road in a portion of Section 29, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 0.66-acres of "R-4 SPVTABDO" (Multifamily Residence District, South Phoenix Village and Target Area B Design Overlay), 7.22-acres of "C-2 SPVTABDO" (Intermediate Commercial, South Phoenix Village and Target Area B Design Overlay),

and 1.03 acres of “C-3 SPVTABDO” (General Commercial, South Phoenix Village and Target Area B Design Overlay) to “WU Code T5:5 SPVTABDO” (Walkable Urban Code, Transect 5:5 District, South Phoenix Village and Target Area B Design Overlay).

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 maximum building height shall not exceed 48 feet, except that the maximum building height may be increased to 56 feet, if a minimum of 30% of the dwelling units are provided as Affordable Housing, as approved by the Planning and Development Department and Housing Department.
2. The development shall contain a vertical mix of land uses such as residential and nonresidential uses, as approved by the Planning and Development Department. A minimum of 1,800 square feet of non-residential uses shall be provided along Central Avenue and Roeser Road and shall not include lobby, exercise, reception areas or other similar uses intended for exclusive use by residents.
3. The building frontage along Central Avenue shall utilize the storefront, gallery, arcade, or forecourt frontages, or a combination thereof, per the requirements of Section 1305.B.
4. Bicycle infrastructure shall be provided, as described below and as approved by the Planning and Development Department.
 - a. A bicycle repair station (“fix-it station”) shall be provided and maintained near or within secure bicycle parking areas and separated from vehicular maneuvering areas, where applicable.
 - b. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.

- c. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - d. A minimum of 3% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
5. The required paseo shall be provided, as described below and as approved or modified by the Planning and Development Department.
 - a. The required paseo shall be no closer than 150 feet from Central Avenue and 2nd Street.
 - b. The required paseo shall connect to the sidewalks along Roeser Road and Cody Drive.
6. A minimum of two 1,000 square foot plazas shall be provided, as described below and as approved or modified by the Planning and Development Department.
 - a. A minimum of one plaza shall be located at the northeast corner of Central Avenue and Roeser Road.
 - b. The plazas shall contain a minimum of one artistic enhancement.
7. A minimum of 3% of the required parking spaces shall include EV-Capable infrastructure.
8. There shall be a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape area between the back of curb and sidewalk along the south side of Cody Drive and the west side of 2nd Street with landscaping consistent with the landscape standards of Section 1309 of the Zoning Ordinance, as approved by the Planning and Development Department.

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

9. There shall be a minimum 8-foot-wide detached sidewalk and a minimum 5-foot-wide landscape area between the back of curb and sidewalk along the north side of Roeser Road with landscaping consistent with the landscape standards of Section 1309 of the Zoning Ordinance, as approved by the Planning and Development Department.

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

10. Unless abandoned prior to preliminary site plan approval, a minimum 25-feet of right-of-way shall be dedicated for the south side of Cody Drive, adjacent to the development.
11. Sufficient right-of-way shall be dedicated to encompass all public infrastructure, including sidewalk and curb ramps along all adjacent frontage of the proposed development.
12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated October 13, 2025.
13. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
14. Existing SRP facilities along Central Avenue and Roeser Road are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
15. 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.
16. 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.
17. The property owner shall record documents that disclose the existence, and operational characteristics of the Phoenix Sky Harbor 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.
18. The northbound bus pad on Central Avenue north of Roeser Road shall be retained.

19. 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.
20. 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 residential common areas, as approved by the Planning and Development Department.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.

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 (6 pages)
B – Ordinance Location Map (1 page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-163-25-7

Legal Description APN 113-35-044D

That part of the Southwest quarter of the Northeast quarter of Section 29, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point on the East line of Second Street which bears North 89 degrees 31 minutes 00 seconds East 691.75 feet and North 357.00 feet from the Southwest corner of said Southwest quarter of the Northeast quarter;

Thence North 122.24 feet along the East line of said Second Street to the South right-of-way line of the Monmonier Canal;

Thence North 76 degrees 25 minutes 00 seconds East, 41.19 feet;

Thence North 69 degrees 02 minutes 00 seconds East, 198.10 feet along the said right-of-way line of said Monmonier Canal;

Thence South 200.89 feet parallel to the East line of said Second Street;

Thence South 89 degrees 31 minutes 00 seconds West, 225.00 feet parallel to the North line of Roeser Road, to the PLACE OF BEGINNING;

EXCEPT any portion thereof lying within the right-of-way of the Monmonier Canal.

Legal Description APN 113-34-017

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST, GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE SOUTHEAST CORNER OF THE TRACT AT POINT 30 FEET WEST OF THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO KATHERINE L. WALKER (WHO WAS THE WIFE OF WM. E. WALKER) BY DEED RECORDED IN BOOK 101 OF DEEDS, PAGE 177, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WEST 674 FEET TO THE CENTER LINE OF SOUTH CENTRAL AVENUE;

THENCE NORTH ALONG SAID CENTER LINE TO THE SOUTH BANK OF THE MONMONIER CANAL;

THENCE NORTH 70 DEGREES 55 MINUTES EAST FOLLOWING THE GENERAL COURSE OF SAID MONMONIER CANAL, 380 FEET;

THENCE NORTH 84 DEGREES 45 MINUTES EAST 310 FEET TO A STONE AT THE NORTHEAST CORNER OF THE TRACT AND BEING 30 FEET WEST OF THE NORTHWEST CORNER OF SAID WALKER TRACT;

THENCE SOUTH 439 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART LYING WITH CENTRAL AVENUE; AND

EXCEPT THE SOUTH 33 FEET; AND

EXCEPT THE EAST 30 FEET; AND

EXCEPT THAT PORTION WHICH LIES WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 33 FEET OF THE ABOVE DESCRIBED TRACT WITH THE EAST LINE OF CENTRAL AVENUE AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 84 OF DEEDS, PAGE 123, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EASTERLY ALONG SAID NORTH LINE, 20 FEET;

THENCE NORTHWESTERLY TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID TRACT WITH A LINE PARALLEL WITH AND 46 FEET EASTERLY OF THE MONUMENT LINE OF SAID CENTRAL AVENUE;

THENCE NORTHERLY PARALLEL WITH SAID MONUMENT LINE TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 29 FEET SOUTHERLY OF THE NORTH LINE OF SAID TRACT;

THENCE NORTHEASTERLY TO THE INTERSECTION OF A LINE PARALLEL WITH AND 25 FEET SOUTHERLY OF SAID NORTH LINE WITH A LINE PARALLEL WITH AND 50 FEET EASTERLY OF SAID MONUMENT LINE;

THENCE NORTHEASTERLY PARALLEL WITH SAID NORTH LINE, 21 FEET;

THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT, 25 FEET TO SAID NORTH LINE;

THENCE SOUTHWESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF SAID CENTRAL AVENUE;

THENCE SOUTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED BY INSTRUMENT RECORDED IN RECORDING NO. 20110443333 AND RESOLUTION 21072 RECORDED IN RECORDING NO. 20120793517, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX BY CORRECTIVE WARRANTY DEED RECORDED IN RECORDING NO. 20210399721, RECORDS OF MARICOPA COUNTY. ARIZONA.

Legal Description APN 113-35-051B

A parcel of land being a portion of that Tract as conveyed to the City of Phoenix by Deed of record in Docket 2234, Page 1 through 4, Maricopa County Records and lying within the Northeast quarter of Section 29, Township 1 North, Range 3 East of the Gila and Salt River Meridian, City of Phoenix, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the centerline intersection of Central Avenue and Roeser Road (found 3" City of Phoenix brass cap in handhole) from which the centerline intersection of Roeser Road and 7th Street bears (found 3" City of Phoenix brass cap in handhole) North 89 degrees 53 minutes 02 seconds East a distance of 2660.80 feet;

THENCE North 89 degrees 53 minutes 02 seconds East, along the centerline of Roeser Road, a distance of 860.65 feet;

THENCE North 00 degrees 06 minutes 58 seconds West, across Roeser Road, a distance of 33.00 feet to the North right-of-way line thereof being the Southwest corner of said City of Phoenix Tract (Docket 11300, Page 418, Maricopa County Records);

THENCE North 00 degrees 23 minutes 43 seconds East, along the West line of said Tract, a distance of 221.05 feet;

THENCE North 89 degrees 53 minutes 02 seconds East, along the North line of said City of Phoenix Tract (Docket 11300, Page 418, Maricopa County Records), a distance of 70.00 feet to a point on the West line of said City of Phoenix Tract recorded in Docket 2234, Pages 1 through 4, Maricopa County Records;

THENCE North 00 degrees 23 minutes 43 seconds East, along said West line, a distance of 27.00 feet to the POINT OF BEGINNING;

THENCE along the perimeter of said City of Phoenix Tract (Docket 2234, Pages 1 through 4, Maricopa County Records) the following four (4) courses and distances:

THENCE North 00 degrees 23 minutes 43 seconds East, a distance of 243.92 feet to a point on the South right-of-way line of Cody Drive;

THENCE North 70 degrees 34 minutes 34 seconds East, along said South right-of-way line, a distance of 82.95 feet;

THENCE North 79 degrees 20 minutes 02 seconds East, continuing along said South right-of-way line, a distance of 31.41 feet;

THENCE South 00 degrees 33 minutes 02 seconds West, a distance of 277.11 feet;

THENCE South 89 degrees 53 minutes 02 seconds West, across said City of Phoenix Tract (Docket 2234, Pages 1 through 4, Maricopa County Records), a distance of 108.12 feet to the POINT OF BEGINNING.

The basis of bearing for the above description is North 89 degrees 53 minutes 02 seconds East for the centerline of Roeser Road from Central Avenue to 7th Street as observed through GPS RTK methods and also being referenced to the East line of the Northeast quarter of Section 29, Township 1 North, Range 3 East of the Gila and Salt River Meridian, City of Phoenix, Maricopa County, Arizona, as shown and calculated as being North 00 degrees 26 minutes 04 seconds East from an Amended PLSS Subdivision Record of Survey - Maricopa County Geodetic Densification and Cadastral Survey recorded in Book 1089, Page 41, Maricopa County Records.

Legal Description APNs 113-34-001, 113-34-003, and 113-34-004A

PARCEL NO. 1:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WHICH IS THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT WHICH BEARS BY RECORD SOUTH 00 DEGREES 27 MINUTES WEST 896 FEET AND NORTH 89 DEGREES 52 MINUTES WEST 471.6 FEET FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE SOUTH 00 DEGREES 27 MINUTES WEST 13.16 FEET;

THENCE SOUTH 71 DEGREES 00 MINUTES WEST 184.57 FEET ALONG THE ABANDONED MORMONIER CANAL, NOW KNOWN AS CODY DRIVE, TO THE EAST

LINE OF CENTRAL AVENUE AS ESTABLISHED BY DEED RECORDED IN BOOK 84 OF DEEDS, PAGE 123, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH ALONG SAID EAST LINE 73.86 FEET (73.62 FEET SURVEYED) TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX, RECORDED IN RECORDING NO. 2021-1353825.

PARCEL NO. 2:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WHICH IS THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT WHICH BEARS BY RECORD SOUTH 09 DEGREES 27 MINUTES WEST 822.14 FEET AND NORTH 89 DEGREES 52 MINUTES WEST 471.6 FEET FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE SOUTH 00 DEGREES 27 MINUTES WEST 73.86 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES WEST 173.2 FEET (174.62 FEET SURVEYED) TO THE EAST LINE OF CENTRAL AVENUE AS ESTABLISHED BY DEED RECORDED IN BOOK 84 OF DEEDS, PAGE 123, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH ALONG SAID EAST LINE 73.86 FEET;
THENCE SOUTH 89 DEGREES 52 MINUTES EAST 173.8 FEET (175.20 FEET SURVEYED) TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF PARCELS NO. 1 AND 2 ABOVE LYING WITHIN THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF PHOENIX BY WARRANTY DEED RECORDED IN DOCKET 11992, PAGE 955, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO.3:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WHICH IS THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHICH BEARS SOUTH 00° 27' WEST, A DISTANCE

OF 748.28 FEET AND NORTH 89° 52' WEST, A DISTANCE OF 471.60 FEET FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00° 27' WEST, A DISTANCE OF 73.86 FEET RECORDED, 74.08 FEET MEASURED;

THENCE NORTH 89° 52' WEST, A DISTANCE OF 173.80 FEET RECORDED, 175.20 FEET MEASURED;

THENCE NORTH 00° 27' 00" EAST A DISTANCE OF 73.86 FEET MEASURED;

THENCE SOUTH 89° 52' EAST, RECORDED, SOUTH 89° 47' 37" EAST, A DISTANCE OF 174.40 FEET RECORDED, 175.78 FEET MEASURED TO THE POINT OF BEGINNING;

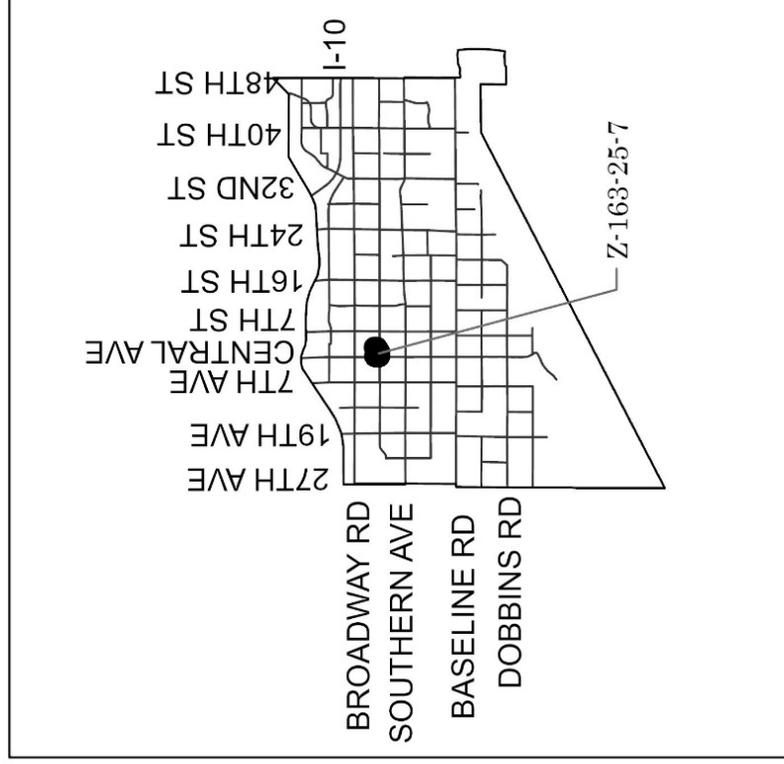
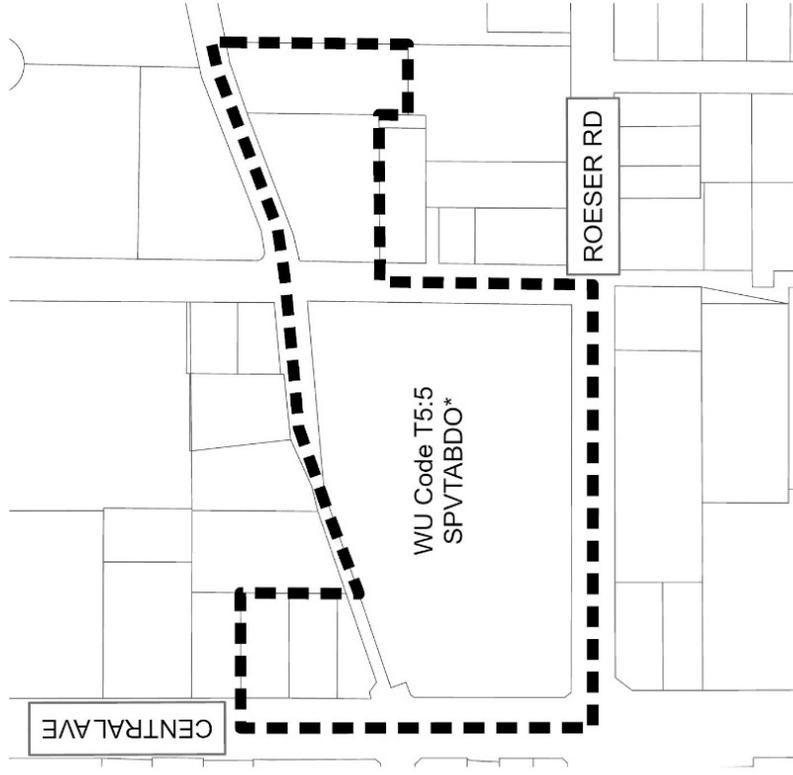
EXCEPT ANY PORTION DEEDED TO THE CITY OF PHOENIX, RECORDED IN DOCKET 11992, PAGE 955, RECORDS OF MARICOPA COUNTY, ARIZONA

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-163-25-7
Zoning Overlay: South Phoenix Village
and Target Area B Design Overlay District
Planning Village: South Mountain

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



NOT TO SCALE

Drawn Date: 2/3/2026