

ORDINANCE G-7445

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 SITE DESCRIBED HEREIN (CASE Z-29-25-7) FROM S-1 (APPROVED C-2/CP-GCP) (RANCH OR FARM RESIDENCE, APPROVED INTERMEDIATE COMMERCIAL OR COMMERCE PARK DISTRICT, GENERAL COMMERCE PARK OPTION) AND S-1 (RANCH OR FARM RESIDENCE) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 95.11-acre site located at the southwest corner of 59th Avenue and Dobbins Road in a portion of Section 7, Township 1 South Direction, Range 2 East, as described more specifically in Exhibit A, is hereby changed from 93.12 acres of "S-1 (Approved C-2/CP-GCP)" (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) and 1.99 acres of "S-1" (Ranch or Farm Residence) 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 Laveen Towne Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 19, 2025, as modified by the following stipulations.
 - a. Front Cover, add "City Council adopted: [Insert Adoption date]"
 - b. Page 16, C. List of Uses, C3: Prohibited Uses, Development Area 1 and Development Area 2: Add "Tobacco oriented retailers".
 - c. Page 18, D. Development Standards, a. Development Area 1, 6. Minimum Building Setbacks, Interior Property Lines: Modify both the commercial and multifamily residential development standards as follows: "5' adjacent to Development Area 2."
 - d. Page 32, D. Development Standards, D6: Shade, Third Paragraph: Modify to state the following "Shading Exemption: Where utility conflicts, easements, fire lane access, turning lanes, or other required infrastructure exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment."
 - e. Page 34, E. Design Guidelines, B. Architecture: Add a row that states the following "Rooflines - building design for both the project's residential and commercial components shall separately incorporate a minimum of two (2) unique rooflines (gable, flat, hip, shed, etc.) to create visual diversity."
2. The property owner, or designee, shall provide biannual land development updates and status for development within the PUD, starting six months after City Council approval to the Laveen Village Planning Committee until all development areas have preliminary site plan approval.
3. The developer shall construct two bus pads conforming with Standard Detail P1260 on southbound 59th Avenue, 1/4 mile and 1/2 mile south of Dobbins Road. The bus pads shall be located on the far side of intersections according to standard detail P1258.

4. At the southwest corner of 59th Avenue and Dobbins Road, the developer shall construct a bus bay on southbound 59th Avenue. The bay shall be constructed according to Standard Detail P1256 with an attached pad.
5. The developer shall submit a Master Street Plan (MSP), as required by the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, as approved by the Planning and Development and Street Transportation Department, prior to preliminary site plan approval.
6. A minimum of 55 feet of right-of-way shall be dedicated for the south half of Dobbins Road flaring to 70 feet to accommodate a flared intersection, and the full limits of Dobbins Road shall be constructed, as required by the accepted traffic impact study dated July 3, 2025.
7. A minimum of 55 feet of right-of-way shall be dedicated for the west half of 59th Avenue flaring to 70 feet to accommodate a flared intersection, and the roadway shall be constructed, as required by the accepted traffic impact study dated July 3, 2025.
8. All mitigation improvements shall be constructed and/or funded as identified in the accepted traffic impact analysis dated July 3, 2025, with the following modification:
 - a. Access "I", as indicated in the July 3, 2025 submittal, will be allowed full access provided it is located at least 350-feet north of the Olney Avenue intersection, measured from centerline to centerline of each.
9. Construction of right-of-way improvements shall comply with the approved development agreement (S-49318) dated June 14, 2024.
10. A sidewalk easement shall be dedicated to accommodate any portion of the required minimum width for the Shared Use Path along 59th Avenue that extends beyond the right-of-way, as approved by the Planning and Development Department.
11. 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.
12. Existing SRP facilities along Dobbins 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.
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.

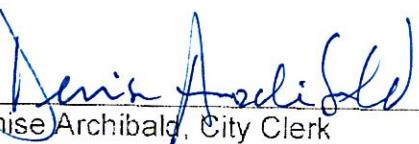
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the City Council of the City of Phoenix this 5th day of November 2025.



12/8/2025
Date

ATTEST:



Denise Archibald, City Clerk



G 7445

... APPROVED AS TO FORM:
Julie M. Krieh, City Attorney

BY: Micah Ray Alexander LVH
Assistant Chief Counsel Micah R. Alexander

REVIEWED BY:

Jeffrey Barton, City Manager

LVH:smb:LF25-2145:11/5/25: 4927-6099-0581 v.1.doc

Exhibits:

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

G 7445

EXHIBIT A

LEGAL DESCRIPTION FOR Z-29-25-7

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 7, FROM WHICH THE NORTH QUARTER OF SAID SECTION 7 IS MARKED WITH A BRASS CAP IN HANHOLE, BEARING SOUTHS 89°51'43" WEST, A DISTANCE OF 2641.14 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89°51'43" WEST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 00°22'50" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°22'50" WEST, A DISTANCE OF 2,606.55 FEET;

THENCE ALONG A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 00°22'17" WEST, A DISTANCE OF 1,330.91 FEET;

THENCE DEPARTING SAID WEST PARALLEL LINE, SOUTH 89°42'47" WEST, A DISTANCE OF 313.02 FEET TO THE EASTERLY RIGHT-OF-WAY OF A.D.O.T. LOOP 202 AS SHOWN ON RIGHT OF WAY PLANS 202L MA 000 H 5439 / MA 056 H8827;

THENCE ALONG SAID RIGHT-OF-WAY LINES, NORTH 00°21'32" EAST, A DISTANCE OF 1,330.69 FEET;

THENCE SOUTH 89°47'27" WEST, A DISTANCE OF 1,028.00 FEET;

THENCE NORTH 00°11'59" EAST, A DISTANCE OF 2,448.80 FEET;

THENCE SOUTH 89°51'43" WEST, A DISTANCE OF 205.00 FEET;

THENCE NORTH 14°05'54" EAST, A DISTANCE OF 165.07 FEET;

THENCE ALONG A LINE 33 FEET SOUTH OF A PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, NORTH 89°51'43" EAST, A DISTANCE OF 1,514.86 FEET TO THE POINT OF BEGINNING.

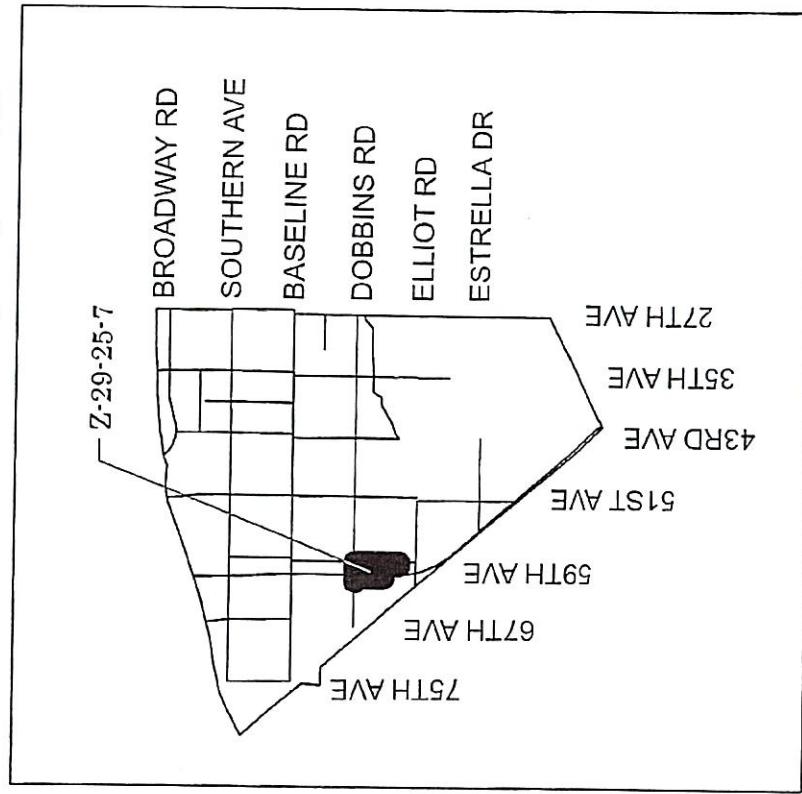
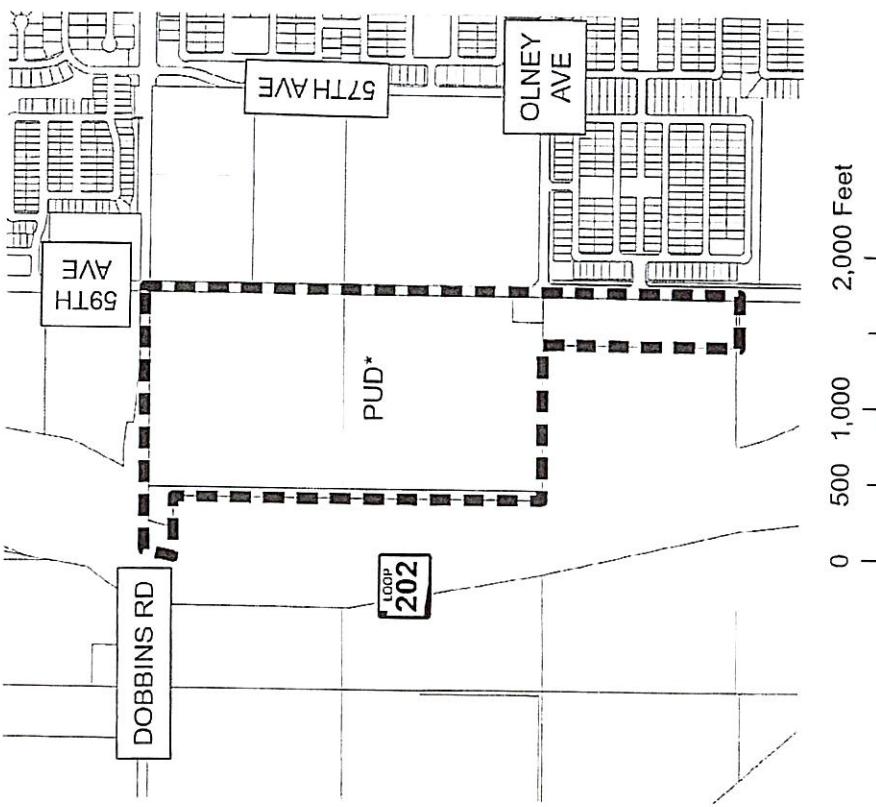
CONTAINS 3,954,961 SQUARE FEET OR 90.793 ACRES, MORE OR LESS.

ORDINANCE LOCATION MAP

EXHIBIT B

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

Zoning Case Number: Z-29-25-7
Zoning Overlay: N/A
Planning Village: Laveen



NOT TO SCALE

G 7445

Drawn Date: 10/3/2025

Map created by the City of Phoenix Planning Department. This map is for informational purposes only and is not a legal document. It is not to be used for surveying or engineering purposes. The City of Phoenix is not responsible for any errors or omissions.