

ORDINANCE G-7475

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-41-25-2) FROM 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 4.32-acre site located at approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road in a portion of Section 3, Township 3 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "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 Residences at Scottsdale Crossing 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 October 20, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
 - b. Page 16, D.6 Shade: Delete the last sentence of the second paragraph "Within the outdoor amenity area above the parking garage only, palm trees may count towards required shade" and replace it with "Shade may be achieved by structures or by landscaping, or a combination thereof."
 - c. Page 20, G1: City Enforced Standards: Revise the last sentence to update the number of years "...to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department."
2. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
3. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale 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. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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 7th day of January

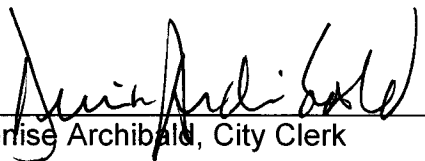
2026.



MAYOR
01/08/2026

Date

ATTEST:



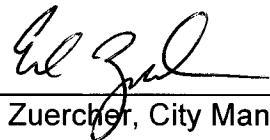
Denise Archibald, City Clerk



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

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

REVIEWED BY:



Ed Zuercher, City Manager

LVH:phs:(LF25-2587):01-07-26:4910-2249-8948

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

EXHIBIT A

LEGAL DESCRIPTION FOR Z-41-25-2

WITHIN A PORTION OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

PARCELA, OF PRINCESS CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 445 OF MAPS, PAGE 18.

PARCEL NO. 2

PERPETUAL NON-EXCLUSIVE EASEMENTS FOR UTILITY, PROJECT FACILITIES AND ROADWAY PROVIDING VEHICULAR AND PEDESTRIAN ACCESS UPON, ACROSS, OVER AND UNDER REAL PROPERTY DESIGNATED AS THE "INTERNAL ROADWAY" DESCRIBED AND GRANTED IN INSTRUMENT NO. 96-0834703 AND AMENDED IN INSTRUMENT NO. 97-0365804 OF OFFICIAL RECORDS.

PARCEL NO. 3

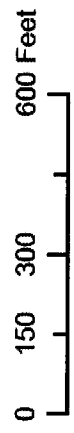
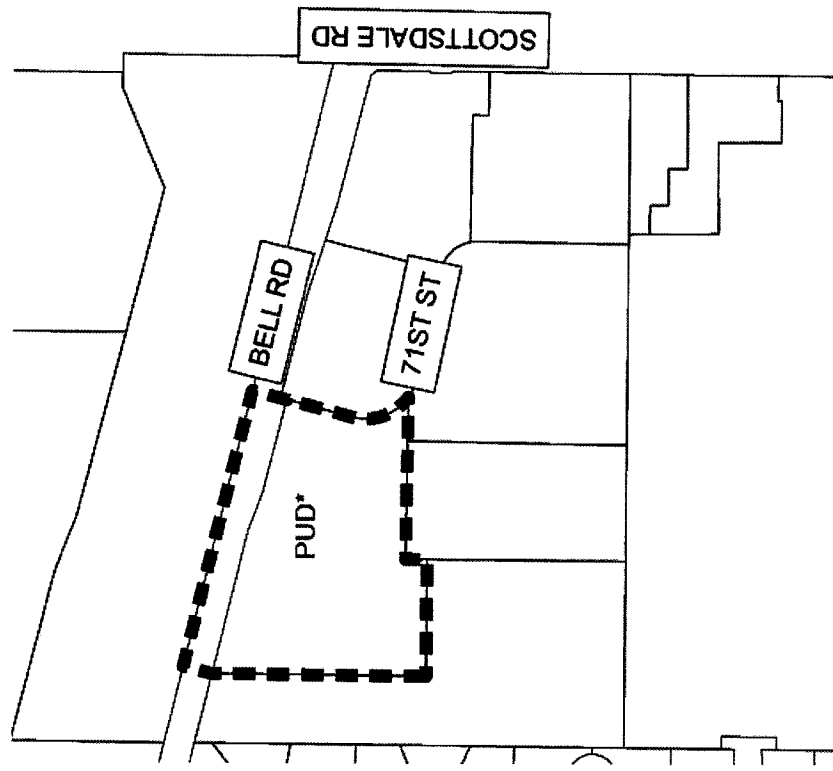
A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR, PEDESTRIAN, UTILITY AND OTHER INGRESS AND EGRESS TO AND FROM THE ZENITH PROPERTIES, AS CREATED IN CROSS EASEMENT RECORDED IN DOCUMENT NO. 1997-0301868 OF OFFICIAL RECORDS.

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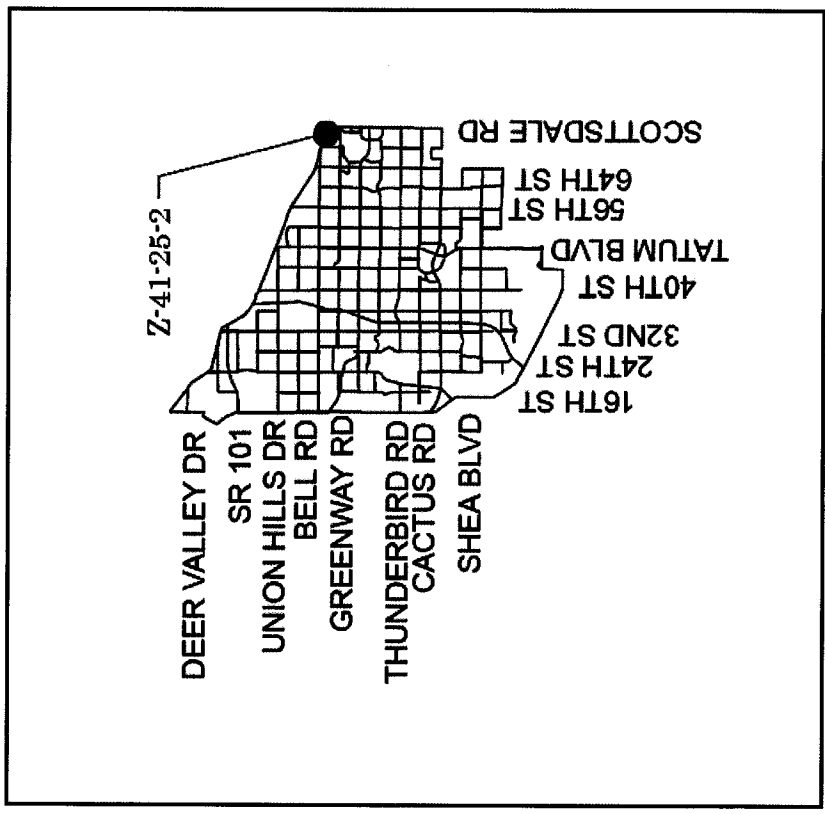
ORDINANCE LOCATION MAP

EXHIBIT B

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



Zoning Case Number: Z-41-25-2
Zoning Overlay: N/A
Planning Village: Paradise Valley



NOT TO SCALE

Drawn Date: 12/2/2025

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