

ORDINANCE G-7309

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-25-24-8) FROM R1-8 (SINGLE-FAMILY RESIDENCE DISTRICT) AND GC (GOLF COURSE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 153.86-acre site located at the southeast corner of 59th Avenue and Southern Avenue in a portion of Section 32, Township 1 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 3.65 acres of "R1-8" (Single-Family Residence District) and 150.21 acres of "GC" (Golf Course District) 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 Score at Cottonfields 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 July 24, 2024, as modified by the following stipulations.
 - a. Front Cover, modify the fourth line to state "Hearing Draft Submittal: July 24, 2024"
 - b. Front Cover, add "City Council adopted: [Insert Adoption date]"
 - c. Page 4, Land Use Plan, Table 2: Zoning Designation: Modify the acreage to 153.86 Acres.
 - d. Page 15, Development Standards & Guidelines, Table 7: Golf Course Development Standards, Parking: Modify "Electric Vehicle (EV)" to state "Electric Vehicle (EV) Installed."
 - e. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after "59th Avenue" in the Roadway column: "For the full length of 59th Avenue between Baseline Road and Southern Avenue intersections, including outparcel APN: 104-80-523A."
 - f. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the sidewalk width to state, "Sidewalk Width: 6 feet."
 - g. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the landscape strip to state, "Landscape Strip: 10 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees."

- h. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following footnote "***" after each requirement. "***" should state, "Or as otherwise approved by SRP."
- i. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after "Southern Avenue" in the Roadway column: "For the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A, and APN 104-80-004C."
- j. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the sidewalk width to state, "Sidewalk Width: 6 feet."
- k. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the landscape strip to state, "Landscape Strip: 7 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees."
- l. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Baseline Road: Modify the landscape strip to state, "Landscape Strip: 9 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees."
- m. Page 40, Golf Course Sustainability, Energy Efficiency & Long Term Operation: Modify "Electric Vehicle (EV)" to state "Electric Vehicle (EV) Installed."
- n. Page 45, Infrastructure, Complete Streets, Exhibit 15: Conceptual Circulation Plan: Update to clearly delineate exterior sidewalks on all adjacent public streets, and any transit locations adjacent to the development.
- o. Page 48, Appendix Comparative Zoning Standards, Table 16: Phoenix Golf Course District Standards (GC), Parking: Modify "Electric Vehicle (EV)" to state "Electric Vehicle (EV) Installed."

2. No Certificates of Occupancy shall be issued for any residences, excluding a maximum of 20 model homes throughout the entire development, prior to the issuance of a Certificate of Completion for the golf course grading and drainage, and the Certificates of Completion or sign off by the site inspector, verifying that the landscape improvements match the Approved/Batch Plotted Landscape Plans for golf course facilities (which shall include, at a minimum, the installation of 18-holes, tees and fairways, cart paths, putting greens, landscaping, lakes, and irrigation) as shown in Exhibit 5 Conceptual Development Plan, within the PUD narrative dated July 24, 2024.
3. The property owner, or designee, shall provide biannual land development updates and status of development within the PUD, starting six months after City Council approval until Certificate of Completion or sign off of final inspection for the golf course. This can be in person or in writing.
4. The conceptual residential elevations for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, for stipulation modification prior to final site plan approval with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
 - a. All elevations shall incorporate a minimum of three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
 - b. All elevations shall incorporate a minimum of three of the following building materials: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, and/or exposed aggregate concrete.
 - c. The front elevations shall consist of a minimum 25% non-stucco accent material.
 - d. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises.

5. The south half of Southern Avenue shall be constructed to an Arterial CM cross-section, for the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A and APN 104-80-004C. Sufficient right-of-way shall be dedicated to accommodate a flared intersection on the south half of Southern Avenue at the 59th Avenue intersection.
6. Improvements to the east side of 59th Avenue shall be constructed in compliance with the conditions and stipulations outlined in the approved agreement between the Salt River Project (SRP) and the City of Phoenix regarding the construction of 59th Avenue.
7. Any proposed access through SRP's easement to 59th Avenue shall be reviewed and approved by SRP. Documentation of SRP's review and approval shall be provided prior to Preliminary Site Plan approval.
8. A minimum 30-foot wide Multi-Use Trail Easement (MUTE) shall be dedicated adjacent to Baseline Road. A 10-foot wide multi-use trail shall be constructed within the 30-foot multi-use trail easement, as approved by the Planning and Development Department.
9. An enhanced pedestrian connection shall be provided on the southern site boundary, adjacent to the Baseline Road, to allow for direct pedestrian access to the adjacent transit bus stop, as approved by the Planning and Development Department.
10. The developer shall deposit 25% of the cost of the future traffic signal at the 55th Avenue and Southern Avenue intersection in an escrow account to the Street Transportation Department, prior to final site plan approval.
11. The developer shall deposit 25% of the cost of the future traffic signal at the 59th Avenue and Southern Avenue intersection. If the signal is installed by others, the development shall be responsible for 100% of the cost for traffic signal modification to accommodate the development.
12. The developer shall submit an updated traffic impact analysis (TIA) to the Street Transportation Department to be reviewed and approved, prior to preliminary site plan approval to establish the future contribution for the traffic signal at 59th Avenue and Vineyard Road, which shall be proportional to the impact created by the proposed development.
13. Existing SRP facilities along Southern Avenue 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.

14. 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.
15. 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.
16. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
17. 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.
18. 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.
19. 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.
20. 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 2nd day of October,
2024.

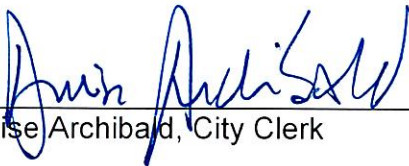


MAYOR

10/10/2024

Date

ATTEST:



Denise Archibald, City Clerk



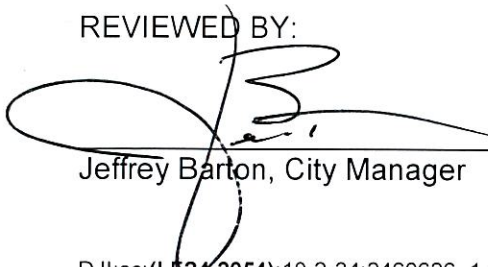
APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: 

David Benton, Chief Counsel



REVIEWED BY:



Jeffrey Barton, City Manager

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Exhibits:

- A – Legal Description (16 Pages)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-24-8

Portions of land situated within the west half of Section 32, Township 1 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

PORTION 1:

BEGINNING at a found City of Phoenix Brass Cap in hand hole, accepted as the Southwest corner of said Section 32, from which a found Maricopa County Aluminum cap, RLS 31610, dated 2005, accepted as the West Quarter corner thereof bears North 00°32'32" West, 2635.15 feet;

Thence North 00°32'32" West, 2635.15 feet along the west line of the Southwest quarter of said Section 32 to said West Quarter corner;

Thence North 00°32'45" West, 2250.07 feet along the west line of the Northwest Quarter of said Section 32, to a line parallel with and 385.00 feet south of the north line of said Northwest quarter;

Thence along said parallel line, South 89°55'49" East, 324.02 feet to a line parallel with and 324.00 feet east of the west line of said Northwest Quarter;

Thence along said parallel line, North 00°32'45" West, 385.02 feet to the north line of said Northwest Quarter;

Thence along said north line, South 89°55'49" East, 1690.27 feet to the northwest corner of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona;

Thence along the western line of said replat the following 21 courses;

Thence South 00°04'11" West, 55.00 feet;

Thence South 45°03'41" East, 76.04 feet;

Thence South 00°11'32" East, 77.24 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 168.58 feet;

Thence southeasterly along said curve, through a central angle of 26°42'17", an arc length of 78.57 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 131.42 feet;

Thence southeasterly along said curve, through a central angle of 26°42'17", an arc length of 61.25 feet to a tangent line;

Thence South 00°11'32" East, 41.07 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 161.42 feet;

Thence southwesterly along said curve, through a central angle of 79°29'19", an arc length of 223.94 feet to a tangent line;

Thence South 79°17'46" West, 200.82 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 163.58 feet;

Thence southwesterly along said curve, through a central angle of 47°52'59", an arc length of 136.71 feet to a non-tangent line;

Thence North 87°50'27" West, 297.74 feet;

Thence South 85°20'54" West, 50.36 feet;

Thence South 78°58'51" West, 51.35 feet;

Thence South 71°52'05" West, 53.31 feet;

Thence North 88°57'59" West, 100.02 feet;

Thence North 77°32'06" West, 50.82 feet;

Thence North 87°50'27" West, 100.00 feet;

Thence South 87°21'54" West, 50.18 feet;

Thence South 63°04'17" West, 34.33 feet;

Thence North 80°43'54" West, 151.16 feet;

Thence North 63°27'26" West, 109.79 feet;

Thence North 87°50'27" West, 170.60 feet to the northwest corner of Lot 48 of said Re-plat;

Thence continuing along the westerly line of said Re-plat the following 70 courses:

Thence South 05°51'35" West, 235.80 feet;

Thence South 05°06'14" West, 150.16 feet;

Thence South 02°48'19" West, 50.19 feet;

Thence South 04°35'01" West, 50.08 feet;

Thence South 15°47'46" West, 50.50 feet;

Thence South 07°44'28" West, 150.00 feet;

Thence South 82°15'32" East, 112.67 feet to a non-tangent curve, concave northeasterly, having a radius of 430.00 feet, the center of which bears North 85°31'02" East, hereinafter referred to as Point "A";

Thence southeasterly along said curve, through a central angle of 18°11'29", an arc length of 136.52 feet to a reverse curve, concave southwesterly, having a radius of 170.00 feet;

Thence southeasterly along said curve, through a central angle of 28°41'58", an arc length of 85.15 feet to a tangent line;

Thence South 06°01'31" West, 130.55 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 130.00 feet;

Thence southeasterly along said curve, through a central angle of 65°11'17", an arc length of 147.91 feet to a non-tangent line;

Thence South 11°07'01" West, 112.62 feet;

Thence South 78°52'59" East, 26.89 feet;

Thence South 11°07'01" West, 189.53 feet;

Thence South 00°00'00" East, 84.13 feet;

Thence South 03°12'41" East, 76.46 feet;

Thence South 00°04'23" West, 325.00 feet;

Thence South 13°16'48" West, 31.70 feet;

Thence South 05°13'14" West, 520.00 feet;

Thence South 03°28'02" East, 263.02 feet;

Thence South 00°33'26" East, 65.33 feet;

Thence South 17°28'33" East, 44.47 feet;

Thence South 11°57'53" East, 136.39 feet;

Thence South 05°00'32" West, 65.00 feet;

Thence South 05°36'05" West, 65.00 feet;

Thence South 05°38'31" West, 260.00 feet;

Thence South 12°54'11" West, 178.27 feet;

Thence South 05°38'31" West, 148.16 feet;

Thence South 84°21'29" East, 135.24 feet to a non-tangent curve, concave northeasterly, having a radius of 140.00 feet, the center of which bears North 57°16'19" East;

Thence southeasterly along said curve, through a central angle of 21°12'56", an arc length of 51.84 feet to a non-tangent line;

Thence North 36°03'24" East, 16.92 feet to a non-tangent curve, concave northerly, having a radius of 123.08 feet, the center of which bears North 36°03'24" East;

Thence easterly along said curve, through a central angle of 39°19'43", an arc length of 84.48 feet to a tangent line;

Thence North 86°43'41" East, 90.98 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 96.92 feet;

Thence southeasterly along said curve, through a central angle of 39°14'57", an arc length of 66.39 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 133.08 feet;

Thence southeasterly along said curve, through a central angle of 39°21'43", an arc length of 91.43 feet to a non-tangent line;

Thence South 03°23'06" East, 8.23 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 10.00 feet;

Thence southeasterly along said curve, through a central angle of 83°35'40", an arc length of 14.59 feet to the beginning of a reverse curve, concave southerly, having a radius of 165.61 feet;

Thence easterly along said curve, through a central angle of 08°45'23", an arc length of 25.31 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 557.51 feet;

Thence southeasterly along said curve, through a central angle of $04^{\circ}08'48''$, an arc length of 40.35 feet to the beginning of a compound curve, concave easterly, having a radius of 394.37 feet;

Thence easterly along said curve, through a central angle of $09^{\circ}02'58''$, an arc length of 62.29 feet to the beginning of a compound curve, concave northwesterly, having a radius of 41.34 feet;

Thence northeasterly along said curve, through a central angle of $41^{\circ}02'57''$, an arc length of 29.62 feet to a non-tangent line;

Thence North $89^{\circ}42'43''$ East, 76.46 feet to a non-tangent curve, concave southwesterly, having a radius of 445.00 feet, the center of which bears South $68^{\circ}53'51''$ West;

Thence southeasterly along said curve, through a central angle of $06^{\circ}03'19''$, an arc length of 47.03 feet to a non-tangent line;

Thence South $30^{\circ}19'25''$ East, 54.89 feet;

Thence South $00^{\circ}24'41''$ West, 83.70 feet;

Thence North $89^{\circ}35'19''$ West, 80.02 feet to a non-tangent curve, concave northeasterly, having a radius of 80.94 feet, the center of which bears North $72^{\circ}18'52''$ East;

Thence southeasterly along said curve, through a central angle of $09^{\circ}27'21''$, an arc length of 13.36 feet to a tangent line;

Thence South $27^{\circ}08'29''$ East, 13.91 feet;

Thence North $64^{\circ}22'51''$ East, 45.53 feet;

Thence South $25^{\circ}18'48''$ East, 60.45 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 50.33 feet;

Thence southwesterly along said curve, through a central angle of $75^{\circ}02'26''$, an arc length of 65.92 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 1.17 feet;

Thence southwesterly along said curve, through a central angle of $75^{\circ}14'58''$, an arc length of 1.54 feet to a tangent line;

Thence South $25^{\circ}31'20''$ East, 18.77 feet;

Thence South 18°45'21" West, 1.61 feet;

Thence South 64°28'40" West, 66.97 feet to a non-tangent curve, concave northeasterly, having a radius of 65.67 feet, the center of which bears North 25°25'35" East;

Thence southeasterly along said curve, through a central angle of 16°19'28", an arc length of 18.71 feet to a tangent line;

Thence South 80°53'53" East, 22.33 feet;

Thence South 08°28'40" West, 35.36 feet;

Thence South 10°45'25" West, 42.21 feet to the beginning of a tangent curve, concave easterly, having a radius of 217.50 feet;

Thence southerly along said curve, through a central angle of 19°11'17", an arc length of 72.84 feet to a tangent line;

Thence South 08°25'52" East, 79.10 feet to the beginning of a tangent curve, concave westerly, having a radius of 201.00 feet;

Thence southerly along said curve, through a central angle of 03°05'09", an arc length of 10.83 feet to a tangent line;

Thence South 05°20'43" East, 20.78 feet;

Thence South 05°03'18" East, 61.48 feet;

Thence South 04°58'24" East, 56.34 feet;

Thence South 85°26'00" West, 16.66 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 1.90 feet;

Thence southwesterly along said curve, through a central angle of 86°03'20", an arc length of 2.85 feet to a tangent line;

Thence South 00°37'20" East, 28.58 feet;

Thence South 89°22'40" West, 42.22 feet;

Thence South 00°00'40" West, 97.81 feet to the south line of said Southwest Quarter;

Thence along said south line, North 89°59'20" West, 88.09 feet;

Thence leaving said south line, North 00°00'40" East, 404.00 feet;

Thence North 89°59'20" West, 288.40 feet;

Thence North 00°00'40" East, 86.00 feet;

Thence North 89°59'20" West, 163.30 feet;

Thence North 00°00'40" East, 135.00 feet;

Thence North 89°59'20" West, 562.64 feet to a line parallel with and 33.00 feet east of the west line of said Southwest quarter;

Thence along said parallel line, South 00°32'32" East, 625.03 feet to the south line of said Southwest quarter;

Thence along said south line, North 89°59'20" West, 33.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 3,514,908 sq. ft. (80.6912 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

PORTION 2:

COMMENCING at a found City of Phoenix Brass Cap in hand hole, accepted as the Southwest corner of said Section 32, from which a found Maricopa County Aluminum cap, RLS 31610, dated 2005, accepted as the West Quarter corner thereof bears North 00°32'32" West, 2635.15 feet

Thence South 89°59'20" East, 2605.86 feet along the south line of the Southwest quarter of said Section 32 to a found City of Phoenix brass cap flush, accepted as the South Quarter corner of said Section 32;

Thence North 00°11'28" West, 1316.99 feet along the east line of said Southwest quarter to the northeast corner of the Southeast quarter of said Southwest quarter being the **POINT OF BEGINNING**;

Thence North 89°58'37" West, 1306.97 feet along the north line of said Southeast quarter of the Southwest quarter to the northwest corner thereof being on the easterly line of said Re-plat, hereinafter referred to as Point "B";

Thence along said easterly line the following 55 courses;

Thence North 07°01'33" East, 274.07 feet;

Thence North 87°53'38" East, 660.07 feet;

Thence North 81°08'35" East, 55.29 feet;

Thence North 87°03'07" East, 165.00 feet;

Thence South 75°55'26" East, 57.52 feet;

Thence North 87°03'07" East, 110.00 feet;

Thence North 02°56'53" West, 107.88 feet;

Thence North 44°20'19" West, 18.13 feet to a non-tangent curve, concave southwesterly, having a radius of 58.00 feet, the center of which bears North 44°20'19" West;

Thence northwesterly along said curve, through a central angle of 127°35'27", an arc length of 129.16 feet to a non-tangent line;

Thence North 00°56'54" East, 188.80 feet;

Thence North 07°21'23" West, 214.73 feet;

Thence North 01°25'59" East, 123.80 feet;

Thence North 15°52'18" West, 57.61 feet;

Thence North 01°25'59" East, 220.00 feet;

Thence North 02°18'15" East, 126.98 feet to a non-tangent curve, concave southwesterly, having a radius of 58.00 feet, the center of which bears North 40°40'00" West;

Thence northwesterly along said curve, through a central angle of 120°25'43", an arc length of 121.91 feet to a non-tangent line;

Thence North 18°54'17" East, 8.42 feet;

Thence North 22°15'30" West, 138.80 feet;

Thence North 52°37'12" East, 90.00 feet;

Thence North 37°22'48" West, 117.15 feet;

Thence North 84°23'03" West, 16.57 feet to a non-tangent curve, concave southwesterly, having a radius of 58.00 feet, the center of which bears North 84°23'03" West;

Thence northwesterly along said curve, through a central angle of 87°42'08", an arc length of 88.78 feet to a non-tangent line;

Thence North 07°54'49" East, 13.08 feet;

Thence North 37°22'48" West, 118.00 feet;

Thence North 52°37'12" East, 54.07 feet;

Thence North 16°12'08" West, 64.13 feet to a non-tangent curve, concave northwesterly, having a radius of 58.00 feet, the center of which bears North 16°12'08" West;

Thence northeasterly along said curve, through a central angle of 129°05'41", an arc length of 130.68 feet to a non-tangent line;

Thence North 34°42'11" East, 39.27 feet;

Thence North 35°42'16" West, 118.00 feet;

Thence South 69°22'36" West, 93.21 feet;

Thence South 54°17'44" West, 24.02 feet;

Thence North 39°00'22" West, 242.00 feet;

Thence South 50°59'38" West, 118.13 feet;

Thence North 68°34'30" West, 69.37 feet;

Thence South 43°19'24" West, 145.00 feet;

Thence South 26°22'43" West, 47.04 feet;

Thence South 43°30'06" West, 44.26 feet;

Thence South 49°39'44" West, 44.21 feet;

Thence South 54°10'15" West, 44.21 feet;

Thence South 58°40'47" West, 44.21 feet;

Thence South 63°11'18" West, 44.21 feet;

Thence South 67°41'49" West, 44.21 feet;

Thence South 72°12'21" West, 75.25 feet to a non-tangent curve, concave northeasterly, having a radius of 165.00 feet, the center of which bears North 47°25'15" East;

Thence northwesterly along said curve, through a central angle of 35°46'39", an arc length of 103.03 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 235.00 feet;

Thence northwesterly along said curve, through a central angle of 45°37'37", an arc length of 187.14 feet to a non-tangent line, hereinafter referred to as Point "C";

Thence North 44°03'02" East, 344.97 feet;

Thence North 44°32'40" East, 228.08 feet;

Thence North 29°11'02" East, 255.74 feet;

Thence North 36°22'18" East, 302.38 feet;

Thence North 29°11'02" East, 50.00 feet;

Thence North 60°48'58" West, 10.00 feet;

Thence North 29°11'02" East, 64.02 feet;

Thence North 79°17'46" East, 56.08 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 242.00 feet;

Thence northeasterly along said curve, through a central angle of 71°22'59", an arc length of 301.50 feet to a tangent line;

Thence North 07°54'48" East, 7.16 feet;

Thence leaving said easterly line, South 76°41'35" East, 472.46 feet to the east line of the Northwest quarter of said Section 32;

Thence along said east line, South 00°11'32" East, 2136.86 feet to the center of said Section 32;

Thence South 00°11'28" East, 1316.99 feet along the east line of the Southwest quarter of said Section 32 to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,243,366 sq. ft. (51.5006 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

PORTION 3:

COMMENCING at aforementioned Point "A";

Thence North 83°46'12" East, 60.03 feet to the boundary line of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona, also being the **POINT OF BEGINNING**;

Thence along the boundary line of said replat the following 21 courses;

Thence North 85°48'02" East, 3.10 feet;

Thence South 87°39'09" East, 150.00 feet;

Thence South 77°19'19" East, 50.82 feet;

Thence South 87°39'09" East, 50.00 feet;

Thence South 66°24'28" East, 32.19 feet;

Thence South 87°39'09" East, 100.00 feet;

Thence North 79°01'37" East, 102.76 feet;

Thence North 88°51'53" East, 99.06 feet;

Thence South 75°41'16" East, 92.72 feet;

Thence South 44°03'02" West, 249.05 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 10.58 feet;

Thence southwesterly along said curve, through a central angle of 43°12'18", an arc length of 7.98 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 50.58 feet;

Thence southwesterly along said curve, through a central angle of 88°57'33", an arc length of 78.53 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 10.58 feet;

Thence southwesterly along said curve, through a central angle of 51°13'35", an arc length of 9.46 feet to the beginning of a compound curve, concave northwesterly, having a radius of 470.00 feet;

Thence southwesterly along said curve, through a central angle of 11°02'27", an arc length of 90.57 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 180.00 feet;

Thence southwesterly along said curve, through a central angle of 19°57'42", an arc length of 62.71 feet to a non-tangent line;

Thence North 78°52'59" West, 218.31 feet;

Thence North 11°07'01" East, 38.46 feet;

Thence North 78°52'59" West, 72.94 feet;

Thence North 06°01'31" East, 49.55 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 230.00 feet;

Thence northwesterly along said curve, through a central angle of 28°41'58", an arc length of 115.21 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 370.00 feet;

Thence northwesterly along said curve, through a central angle of 18°28'29", an arc length of 119.30 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 158,849 sq. ft. (3.6467 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

PORTION 4:

COMMENCING at aforementioned Point "C";

Thence South 41°05'00" West, 70.19 feet to the **POINT OF BEGINNING** upon a non-tangent curve, concave southwesterly, having a radius of 165.00 feet, the center of which bears South 36°04'42" West, being upon the boundary line of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona;

Thence along the boundary line of said replat the following 28 courses;

Thence southeasterly along said curve, through a central angle of 38°58'13", an arc length of 112.23 feet to a non-tangent line;

Thence South 40°30'33" West, 40.33 feet;

Thence South 09°53'29" West, 141.10 feet;

Thence South 80°06'31" East, 65.35 feet;

Thence South 09°53'29" West, 100.00 feet;

Thence South 06°28'51" East, 93.80 feet;

Thence South 09°53'29" West, 370.00 feet;

Thence North 80°06'31" West, 60.79 feet;

Thence South 40°20'34" West, 30.00 feet;

Thence South 19°12'07" West, 40.00 feet;

Thence South 55°22'44" West, 25.00 feet;

Thence South 20°29'58" West, 12.70 feet to a non-tangent curve, concave southeasterly, having a radius of 330.00 feet, the center of which bears South 15°27'26" East;

Thence southwesterly along said curve, through a central angle of 05°03'21", an arc length of 29.12 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 195.00 feet;

Thence southwesterly along said curve, through a central angle of 22°02'02", an arc length of 74.99 feet to a non-tangent curve, concave southwesterly, having a radius of 44.00 feet, the center of which bears South 88°20'51" West;

Thence northwesterly along said curve, through a central angle of 34°45'14", an arc length of 26.69 feet to a tangent line;

Thence North 36°24'23" West, 49.06 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 100.00 feet;

Thence northwesterly along said curve, through a central angle of 47°19'06", an arc length of 82.59 feet to a tangent line;

Thence North 10°54'43" East, 73.67 feet;

Thence North 34°32'24" West, 28.82 feet;

Thence North 89°55'37" West, 26.98 feet;

Thence North 00°06'42" East, 190.39 feet;

Thence North 22°36'49" East, 126.42 feet;

Thence North 39°08'13" East, 67.29 feet;

Thence North 24°07'53" East, 195.00 feet;

Thence North 29°26'25" East, 63.68 feet;

Thence North 51°32'59" East, 66.53 feet;

Thence North 39°14'12" East, 65.00 feet;

Thence North 36°04'42" East, 2.90 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 225,740 sq. ft. (5.1823 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

PORTION 5:

COMMENCING at aforementioned Point "B";

Thence South 84°16'55" West, 200.30 feet to the northwest corner of Lot 319 of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona, also being the **POINT OF BEGINNING**;

Thence along the boundary line of said replat the following 38 courses;

Thence South 01°05'54" West, 220.00 feet;

Thence South 04°30'03" East, 55.26 feet;

Thence South 01°05'54" West, 62.58 feet;

Thence North 88°54'10" West, 25.49 feet to a non-tangent curve, concave southeasterly, having a radius of 225.08 feet, the center of which bears South 00°02'26" East;

Thence southwesterly along said curve, through a central angle of 28°42'18", an arc length of 112.76 feet to the beginning of a reverse curve, concave northerly, having a radius of 90.00 feet;

Thence westerly along said curve, through a central angle of 64°43'22", an arc length of 101.67 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 140.00 feet;

Thence northwesterly along said curve, through a central angle of 39°14'57", an arc length of 95.90 feet to a tangent line;

Thence South 86°43'41" West, 50.64 feet;

Thence North 03°41'54" East, 139.10 feet;

Thence North 05°38'31" East, 715.00 feet;

Thence North 31°57'47" West, 68.37 feet;

Thence North 05°13'14" East, 65.00 feet;

Thence North 00°29'25" East, 195.67 feet;

Thence North 16°52'23" West, 70.15 feet;

Thence North 04°39'44" East, 455.02 feet to a non-tangent curve, concave northerly, having a radius of 255.00 feet, the center of which bears North 19°15'23" East;

Thence easterly along said curve, through a central angle of 28°26'04", an arc length of 126.55 feet to a non-tangent line;

Thence South 09°10'40" East, 30.00 feet;

Thence South 51°16'44" East, 32.01 feet;

Thence South 12°49'59" East, 68.20 feet;

Thence North 77°10'01" East, 80.00 feet;

Thence South 05°12'28" East, 55.49 feet;

Thence South 12°49'59" East, 275.00 feet;

Thence South 12°49'14" East, 55.98 feet;

Thence South 15°49'29" West, 30.73 feet;

Thence South 04°47'41" East, 55.00 feet;

Thence South 23°23'55" East, 58.03 feet;

Thence South 04°47'41" East, 165.00 feet;

Thence South 00°31'01" West, 55.24 feet;

Thence South 04°47'41" East, 55.00 feet;

Thence South 10°44'56" West, 29.41 feet;

Thence South 06°38'49" West, 55.00 feet;

Thence South 02°52'44" East, 55.88 feet;

Thence South 07°45'42" West, 55.00 feet;

Thence South 07°17'52" West, 55.00 feet;

Thence South 18°28'02" West, 56.02 feet;

Thence South 07°31'47" West, 55.00 feet;

Thence South 06°18'24" West, 44.06 feet;

Thence South 06°01'48" West, 55.20 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 563,215 sq. ft. (12.9296 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

All above described parcels contain a combined computed area of 6,706,077 Sq. ft. (153.9503 acres).

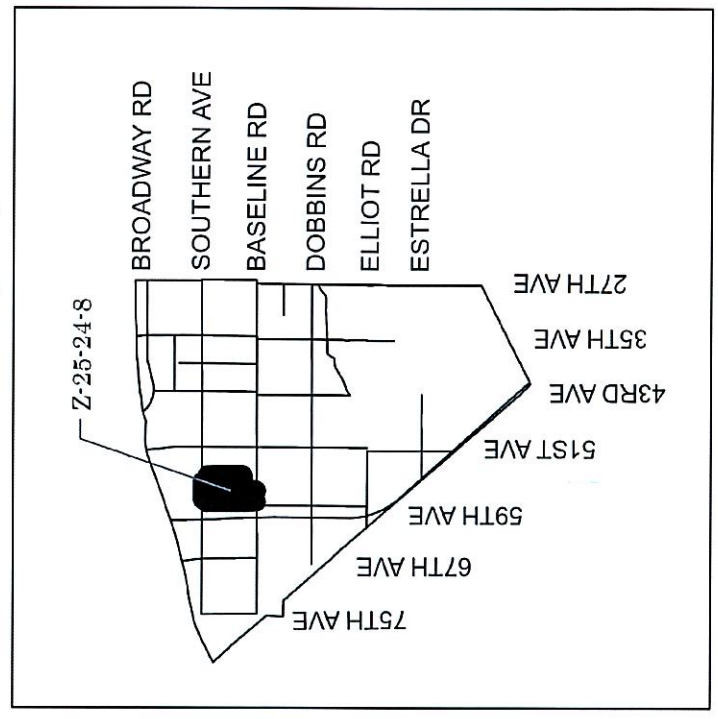
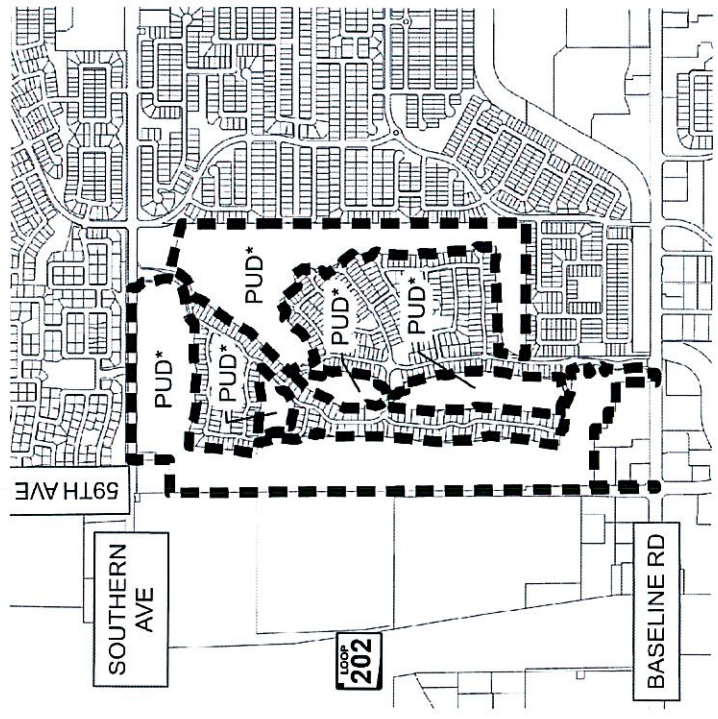
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-25-24-8
Zoning Overlay: N/A
Planning Village: Laveen

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



NOT TO SCALE



Drawn Date: 9/3/2024

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