

WHEN RECORDED, RETURN TO:

City of Tolleson
City Clerk
9055 West Van Buren Street
Tolleson, Arizona 85353

ORDINANCE NO. 629 N.S.

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TOLLESON, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF TOLLESON BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN DESCRIBED REAL PROPERTY IN THE CITY, COMPRISED OF A PORTION OF ASSESSOR'S PARCEL NUMBERS 101-04-973B AND 101-04-009, FROM LIGHT INDUSTRIAL (I-1) TO PLANNED AREA DEVELOPMENT (PAD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PENALTIES.

WHEREAS, Rezone Application No. PNZ-26-0010, submitted by the Tolleson Union High School District No. 214 to the City of Tolleson, is requesting approval of a zone change on a portion of Maricopa County Assessor's Parcel Nos. 101-04-009 & 101-04-973B consisting of approximately 12.68 acres from Light Industrial (I-1) to Planned Area Development (PAD); and

WHEREAS, the City Council has provided public notice and conducted public hearings in accordance with applicable state and local laws to hear comments on this rezoning application; and

WHEREAS, it is found that the zone change is consistent with and conforms to the General Plan and is in the best interests of the City of Tolleson.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TOLLESON, ARIZONA, as follows:

Section 1. The recitals above are hereby adopted and incorporated as if fully set forth herein.

Section 2. The Zoning Ordinance of the City of Tolleson, Arizona, is hereby amended by amending the Zoning Map of the City of Tolleson as follows:

A portion of Assessor's Parcel Numbers 101-07-009 and 101-04-973B located east of 99th Avenue from Wolverine Way south to Harrison Street, as described in Exhibit A (legal description) and shown on Exhibit B (map), shall be changed from Light Industrial (I-1) to Planned Area Development (PAD).

Section 3. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, 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 thereof.

Section 5. In accordance with Article II, Sections 1 and 2, Constitution of Arizona, and the laws of the State of Arizona, the City Council has considered the individual property rights and personal liberties of the residents of the City and the impact on housing of the proposed ordinance.

Section 6. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Mayor and Council of the City of Tolleson, Arizona, on this 24th day of March, 2026.

Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk

APPROVED AS TO FORM: _____
Justin Pierce, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 629 N.S.

[Legal Description]

See following pages.



ONE COMPANY.
INFINITE SOLUTIONS.

**Legal Description
for
Lot 2
Dominium - Tolleson**

Located in Northwest Quarter of Section 9, Township 1 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona;

Commencing at the West Quarter corner of said Section 9, from which the Northwest corner of said Section 9 bears North $00^{\circ}14'03''$ West, a distance of 2644.35 feet;

Thence North $00^{\circ}14'03''$ West, along the West line of said Northwest Quarter, a distance of 380.85 feet;

Thence departing said West line, North $89^{\circ}45'57''$ East, a distance of 355.07 feet to the Point of Beginning;

Thence North $00^{\circ}04'11''$ West, a distance of 77.29 feet;

Thence North $00^{\circ}14'15''$ West, a distance of 882.74 feet to the beginning of a 375.00 foot radius, non-tangent curve, whose center bears South $05^{\circ}36'10''$ West;

Thence Southeasterly, along the arc of said curve, through a central angle of $11^{\circ}10'02''$, an arc distance of 73.09 feet;

Thence south $73^{\circ}13'48''$ East, a distance of 110.73 feet to the beginning of a 430.00 foot radius curve, concave Northeasterly;

Thence Southeasterly along the arc of said curve, through a central angle of $16^{\circ}41'09''$, an arc distance of 125.23 feet;

Thence South $89^{\circ}54'57''$ East, a distance of 286.59 feet;

Thence South $00^{\circ}11'27''$ East, a distance of 337.76 feet;

Thence South $89^{\circ}00'52''$ West, a distance of 10.67 feet;

Thence South $00^{\circ}01'21''$ East, a distance of 246.82 feet;

Thence South $89^{\circ}58'22''$ West, a distance of 46.07 feet;

Thence South $00^{\circ}04'31''$ West, distance of 309.92 feet;

Thence South $89^{\circ}16'45''$ West, a distance of 244.93 feet to the beginning of a 175.00 foot radius curve, concave Northerly;

Thence Northwesterly, along the arc of said curve, through a central angle of $18^{\circ}57'50''$, an arc distance of 57.92 feet;

Thence North $71^{\circ}44'05''$ West, a distance of 170.45 feet to the beginning of a 1092.48 foot radius curve, concave Southwesterly;

Thence Northwesterly, along the arc of said curve, through a central angle of $03^{\circ}30'29''$, an arc distance of 66.89 feet to the Point of Beginning.

Containing 549,681.30 square feet, or 12.62 acres, more or less.

[illegible]

L=73.09', R=375.00'
Δ=11°10'02"

L=125.23', R=430.00'
 $\Delta=16^{\circ}41'09''$
 $\text{C}20^{\circ}54'53''$

S89° 54' 57"E

S73° 13' 48"E
110.73'

286.59'
S0° 00' 16"W
78.39'

APN: 101-04-973B
DOC. NO. 19-0136443, MCR

S89° 00' 52"W
10.67'

S89° 58' 22"W
46.07'

APN: 101-04-009
DOC. NO. 18-0949800, MCR

N0° 04' 11"W
77.29'

- POINT OF BEGINNING

N89° 45' 57"E
355.07'

L=66.89', R=1092.48'
Δ=3°30'29"

~~N71° 44' 05"W
170.45'~~

L=57.92', R=175.00'
Δ=18°57'50"

$89^{\circ} 16' 45''W$

 $244.93'$

S0° 04' 31"W
309.92'

S0° 11' 27"E
337.76'

$$\frac{0^{\circ} 01' 21'' E}{246.82'}$$

N0° 14' 03"W 2644.35'

2263.50'

N0° 14' 15"W	882.74'
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W $\frac{1}{4}$ COR. SEC 9
T1N., R1E

POINT OF COMMENCEMENT

JOB NO. 25000885

PRODUCT TYPE: EX

DATE: 03/06/26

SHEET 1 OF 1



EXHIBIT "A"
LOT 2
DOMINIUM - TOLLESON
TOLLESON, ARIZONA

CITY OF TOLLESON ORDINANCE NO. 629 N.S.

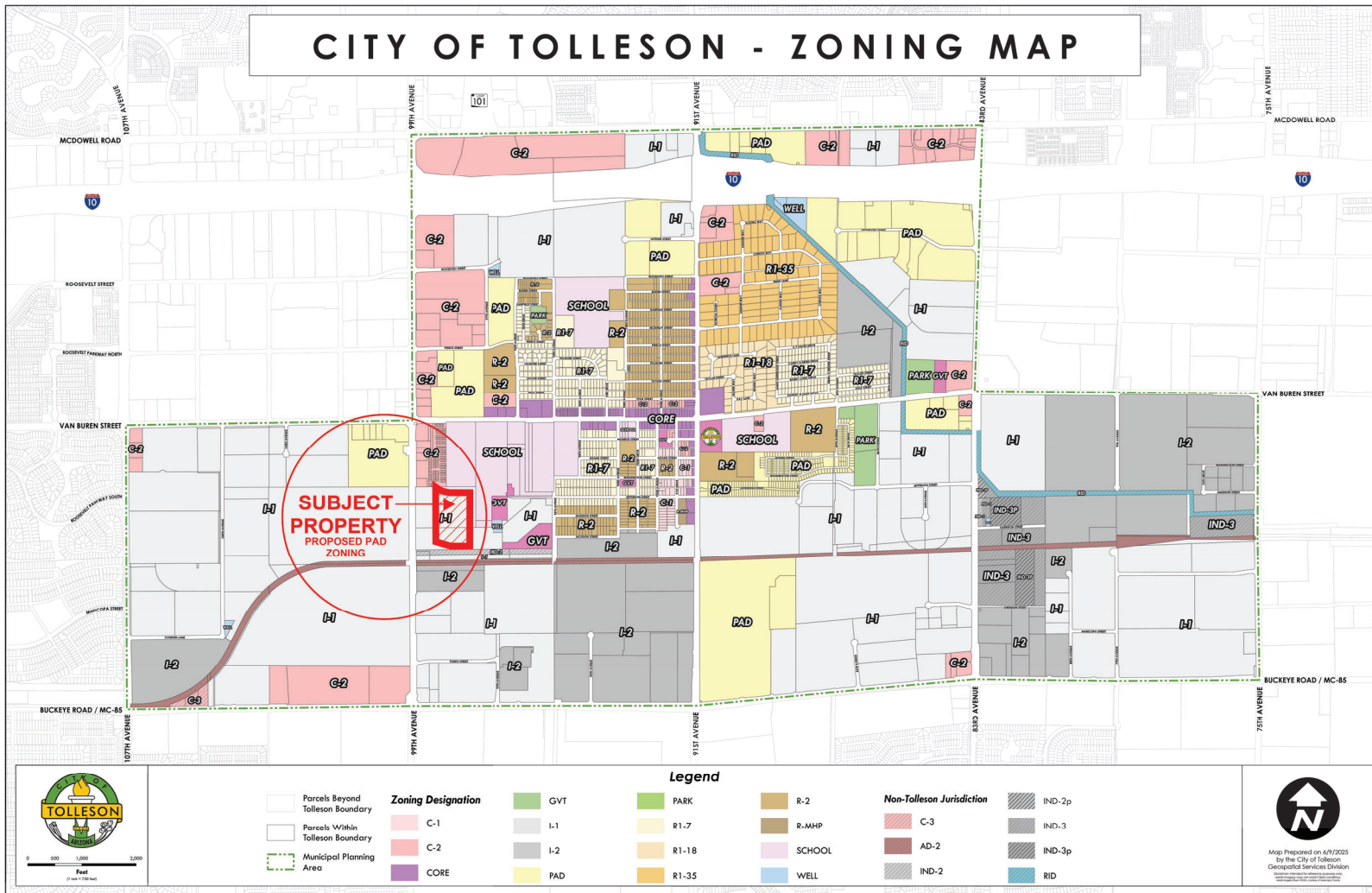
MARCH 24, 2026

PAGE 4

EXHIBIT B
TO
ORDINANCE NO. 629 N.S.

[Map]

See following pages.



PROJECT NO. 24-2061-00
THE WAVERLY
99th Avenue. &
Wolverine Way

Tolleson, Arizona

CLIENT **DOMINIUM**

9000 E. PIMA CENTER PARKWAY, SUITE 350
 SCOTTSDALE, ARIZONA 85258

SEAL **DOMINIUM**

13467
 GARY D. TODD
 10/29/25
 Registered Architect
 State of Arizona

CONTACT **TODD + ASSOCIATES**
 CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE. PLANNING.
 LANDSCAPE ARCHITECTURE.

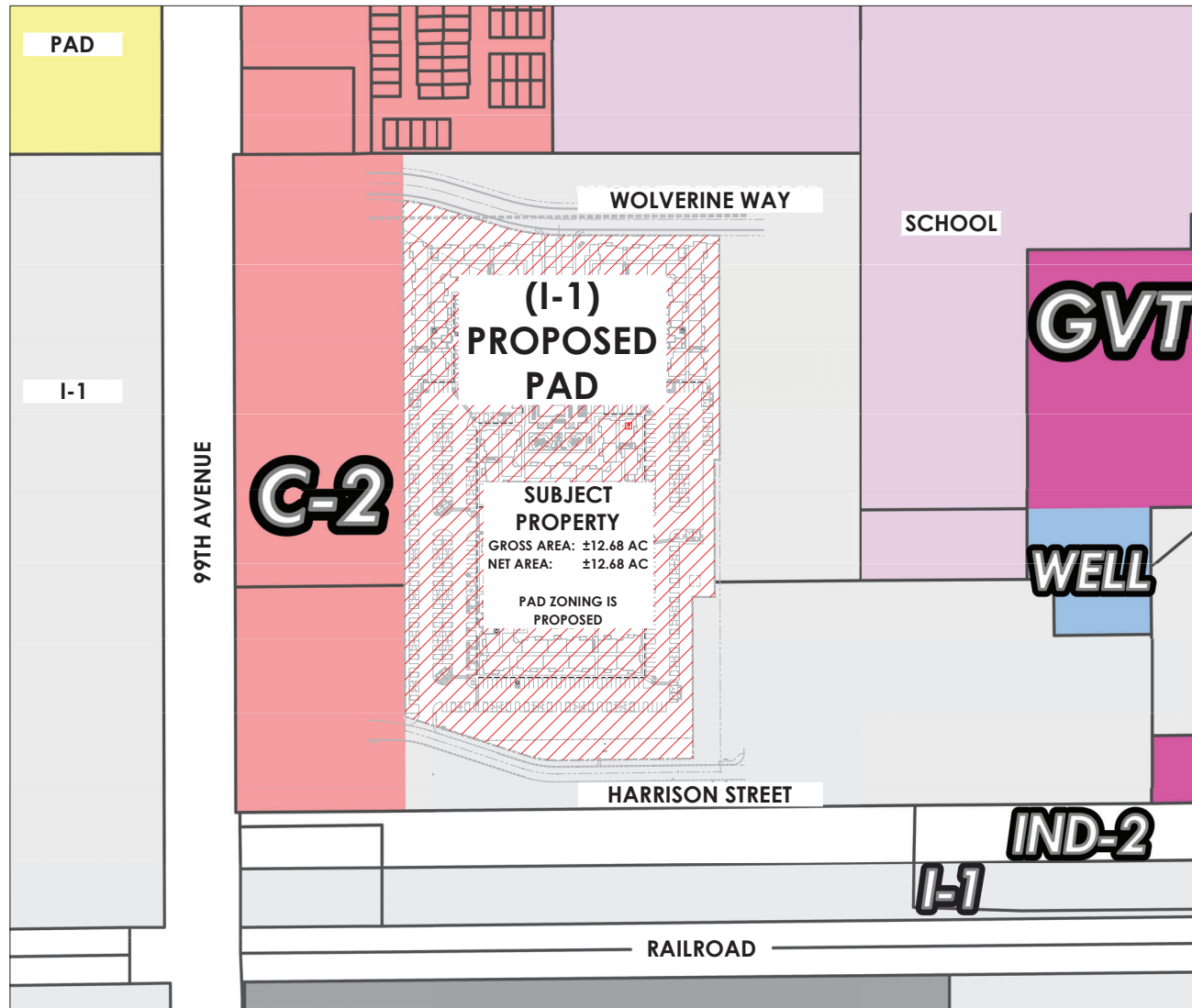
4019 N. 44TH ST. / PHOENIX, AZ 85018
 602-952-8280 / TODDASSOC.COM
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PHASE 10-29-2025
 DATA PAD PLAN SUBMITTAL

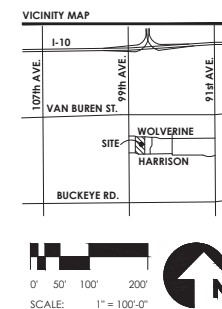
ZONING MAP - CITY WIDE

ZONING MAP - CITYWIDE

A0.2



ZONING MAP - ENLARGED



PROJECT NO. 24-2061-00
THE WAVERLY
99th Avenue. &
Wolverine Way

Tolleson, Arizona

CLIENT **DOMINIUM**

9000 E. PIMA CENTER PARKWAY, SUITE 350
 SCOTTSDALE, ARIZONA 85258

SEAL **DOMINIUM**



CONTACT **TODD + ASSOCIATES**
 CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE. PLANNING.
 LANDSCAPE ARCHITECTURE.

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PHASE DATA 10-29-2025
 PAD PLAN SUBMITTAL

ZONING MAP - ENLARGED

A0.3