

ORDINANCE NO. 25-12

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS, ARIZONA, AMENDING THE OFFICIAL ZONING DISTRICT MAPS OF THE TOWN OF FOUNTAIN HILLS, ARIZONA, BY CHANGING THE ZONING DESIGNATION FOR 50.7 ACRES OF A 72.3-ACRE PROPERTY SOUTH OF PALISADES TO REMOVE THE ENTERTAINMENT AND PLANNED SHOPPING PLAZA OVERLAY DISTRICTS AND REZONING THE ENTIRE AREA BOUNDED BY LA MONTANA DRIVE, SAGUARO BOULEVARD, AND AVENUE OF THE FOUNTAINS TO ADOPT THE DOWNTOWN OVERLAY DISTRICT, KEEPING THE UNDERLYING BASE ZONES AS THEY EXIST

ENACTMENTS

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS as follows:

SECTION 1. The approximately 50.7 acres depicted on Exhibit A, attached hereto and incorporated herein by reference, is rezoned to remove the Entertainment and Planned Shopping Plaza Overlay Districts.

SECTION 2. The approximately 72.3 acres depicted on Exhibit B, attached hereto and incorporated herein by reference, is rezoned to add the Downtown Overlay District to the existing base zoning districts.

SECTION 3. 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 of this Ordinance.

SECTION 4. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Fountain Hills, Arizona, this 16th day of December, 2025.

FOR THE TOWN OF FOUNTAIN HILLS: ATTESTED TO:

Gerry Friedel, Mayor

Bevelyn Bender, Town Clerk

REVIEWED BY:

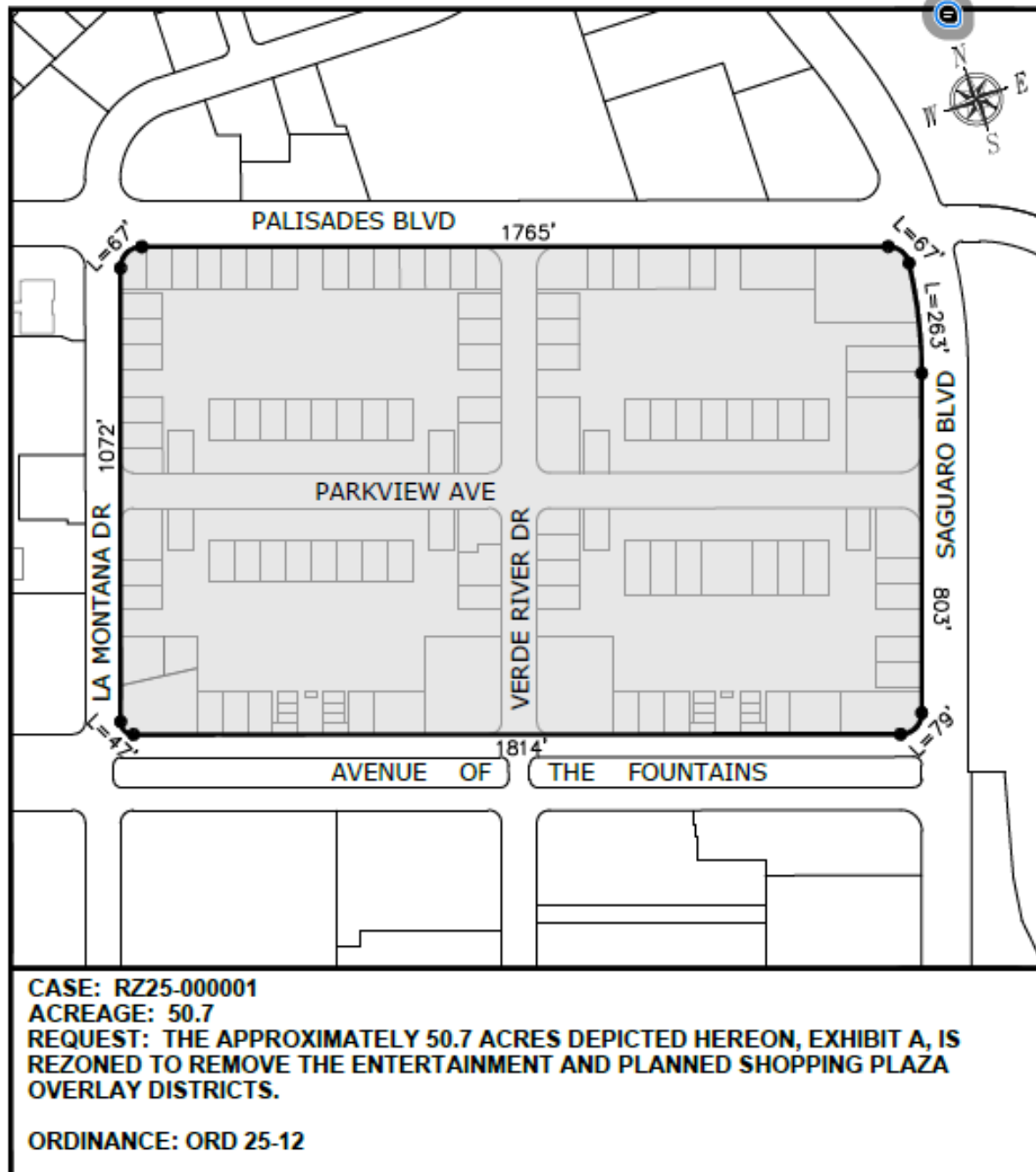
APPROVED AS TO FORM:

Rachael Goodwin, Town Manager

Jennifer J. Wright, Town Attorney



EXHIBIT A
OFFICIAL SUPPLEMENTARY ZONING MAP
AMENDING THE TOWN OF FOUNTAIN HILLS ZONING MAP



Please be advised that the attached zoning changes were approved by the Fountain Hills Town Council on December 16th, 2025 by Ordinance # 25-12. If you have any questions concerning these changes, contact the Town of Fountain Hills Development Services Department at 480-816-5122.

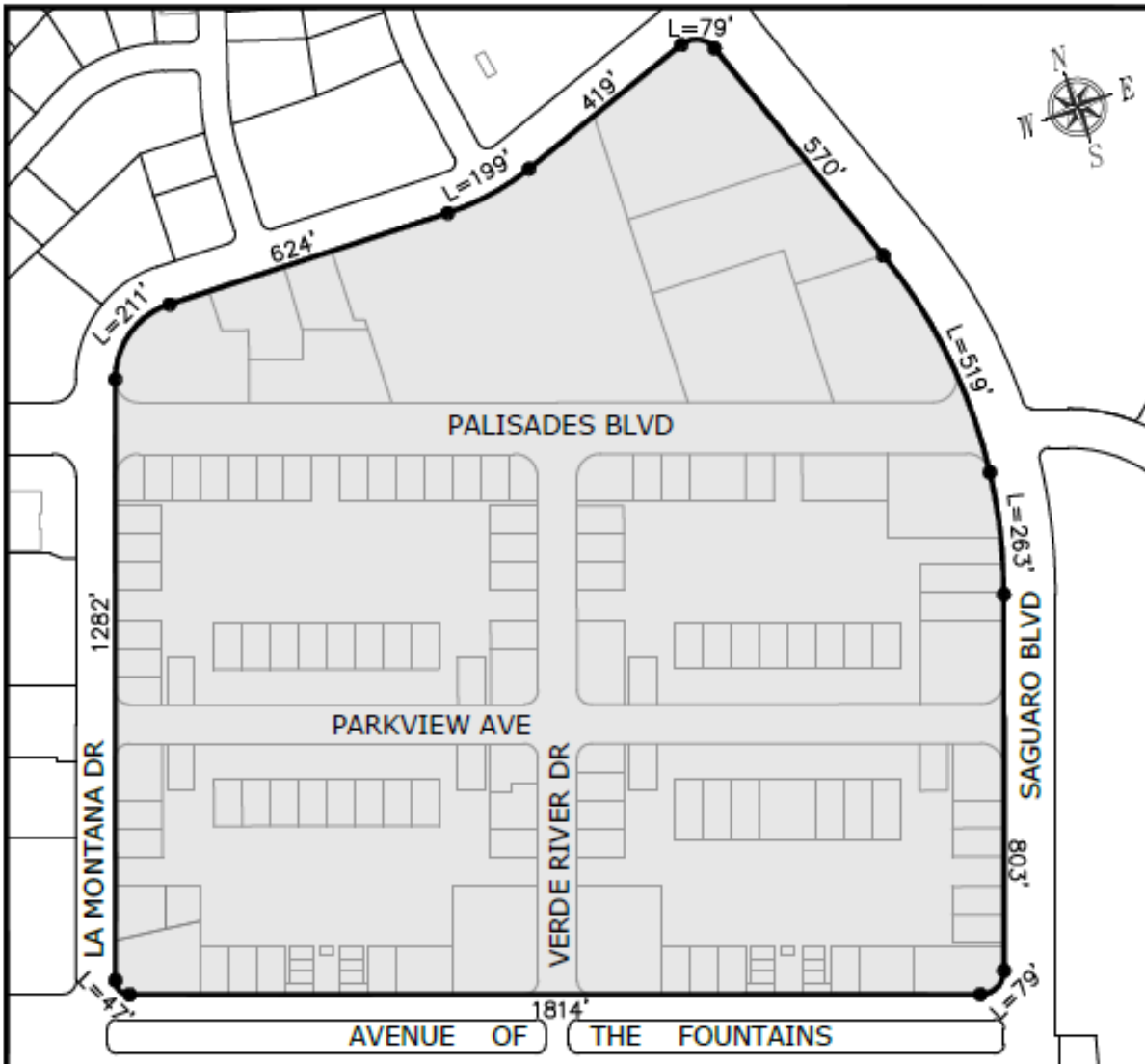
MAYOR

ATTEST: _____
TOWN CLERK

DATE: _____



EXHIBIT B
OFFICIAL SUPPLEMENTARY ZONING MAP
AMENDING THE TOWN OF FOUNTAIN HILLS ZONING MAP



CASE: RZ25-000001

ACREAGE: 72.3

REQUEST: THE APPROXIMATELY 72.3 ACRES DEPICTED HEREON, EXHIBIT B, IS REZONED TO ADD THE DOWNTOWN OVERLAY DISTRICT TO THE EXISTING BASE ZONING DISTRICTS.

ORDINANCE: ORD 25-12

Please be advised that the attached zoning changes were approved by the Fountain Hills Town Council on December 16th, 2025 by Ordinance # 25-12. If you have any questions concerning these changes, contact the Town of Fountain Hills Development Services Department at 480-816-5122.

MAYOR

ATTEST: _____
TOWN CLERK

DATE: _____