

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION MARCH 5, 2026

ITEM NO: 8	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-190-25-3
Location:	Approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue
From:	R1-8
To:	R-2
Acreage:	2.50
Proposal:	Single-family residential
Applicant:	Chris Brown, Arcadia Capital Group
Owner:	Jovanna Ortega, RPI
Representative:	William Allison, Withey Morris Baugh PLC

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Deer Valley 2/17/2026** Approval, per the staff recommendation. Vote: 7-3.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation and direction to the applicant.

Motion Discussion: Commissioner Soronson requested a stipulation to add traffic calming measures to the development. Ms. Racelle Escolar recommended a stipulation to read as follows:

The developer shall install the following traffic mitigation devices within the subdivision, near the juncture of the private streets with Michigan Avenue, as approved by the planning and development department:

- a. Stop signs north and west of the cul-de-sac.
- b. Speed humps north and west of the cul-de-sac.
- c. A "private access, do not enter" sign facing the cul-de-sac.

Commissioner Matthews made a MOTION to approve Z-190-25-3, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation as read by staff.

Commissioner James SECONDED the motion.

Mr. Soronson requested to amend the motion to add a stipulation to have the applicant continue to engage with the residents of the surrounding communities. Commissioner Matthews noted that engagement with the community should be given as direction to the applicant instead of a stipulation.

Commissioner Soronson made a SUBSTITUTE MOTION to approve Z-190-25-3, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation as read by staff and with direction to the applicant to coordinate with the residents that have concerns.

Commissioner James SECONDED the motion.

Motion details: Commissioner Soronson made a SUBSTITUTE MOTION to approve Z-190-25-3, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation as read by staff and with direction to the applicant to coordinate with the residents that have concerns.

Commissioner James SECONDED the motion.

Maker: Soronson

Second: James

Vote: 7-0

Absent: Busching, Jaramillo

Opposition Present: Yes

Findings:

1. The proposal, as stipulated, is appropriate at this location and is consistent with the scale and character of the surrounding area.
2. The proposal, as stipulated, will implement water-saving measures consistent with the city's Conservation Measures for New Development Policy.
3. The proposal will add to the diversity of housing options in the area.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped January 22, 2026, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum 50-foot radius modified cul-de-sac shall be dedicated at the termination of Michigan Avenue, as approved by the Street Transportation Department.
3. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 13th Avenue, adjacent to the development.
4. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 3, 2025.
5. 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.
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. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
8. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
10. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
13. The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley 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.
14. 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.
15. 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.
16. **THE DEVELOPER SHALL INSTALL THE FOLLOWING TRAFFIC MITIGATION DEVICES WITHIN THE SUBDIVISION, NEAR THE JUNCTURE OF THE PRIVATE STREETS WITH MICHIGAN AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:**
  - a. **STOP SIGNS NORTH AND WEST OF THE CUL-DE-SAC.**
  - b. **SPEED HUMPS NORTH AND WEST OF THE CUL-DE-SAC.**

**c. A “PRIVATE ACCESS, DO NOT ENTER” SIGN FACING THE CUL-DE-SAC.**

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.