

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE

ORDINANCE G-

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-15-26-2) FROM S-1 DRSP (RANCH OR FARM RESIDENCE DISTRICT, DESERT RIDGE SPECIFIC PLAN) TO R1-6 DRSP (SINGLE-FAMILY RESIDENCE DISTRICT, DESERT RIDGE SPECIFIC PLAN).

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

SECTION 1. The zoning of a 53.20-acre site located at the southwest corner of 56th Street and Ranger Drive in a portion of Sections 16, 17, 20, and 21, Township 4 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "S-1 DRSP" (Ranch or Farm Residence District, Desert Ridge Specific Plan) to "R1-6 DRSP" (Single-Family Residence District, Desert Ridge Specific Plan).

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. The development shall be in general conformance with the site plan date stamped May 28, 2026, and the elevations and renderings date stamped March 30, 2026, with specific regard to the inclusion of direct pedestrian pathways connecting the sidewalk to the front entries of homes, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The primary entry/exit shall incorporate enhanced landscaping on both sides within minimum 250-square-foot landscape areas, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
3. All landscape setbacks adjacent to public streets, open space areas, and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Open Space/Retention Areas: Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the open space/retention area.
 - c. A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
4. Minimum 5-foot-wide pedestrian pathways shall be provided to connect the internal sidewalks to the public sidewalk along 56th Street an average of every 600 feet, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be provided at a minimum of three U-racks for the primary amenity area and two U-racks for the secondary amenity areas. Bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City

of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

6. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.
7. 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.
8. 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.
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 Desert Ridge Plant List, per Appendix A.2 of the Desert Ridge Specific Plan, shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
11. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
12. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
13. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
14. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

15. If a community pool is proposed, swimming pools shall be prohibited on individual single-family lots less than 6,000 square feet.
16. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
17. All bicycle parking and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
18. Within the development, if detached sidewalks are provided to meet the minimum 75% shade requirement for sidewalks, they shall include minimum 5-foot-wide detached sidewalks separated by minimum 5-foot-wide landscape areas located between the back of curb and sidewalk, planted to the following standards, and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

19. A minimum of 70 feet of right-of-way shall be dedicated for the west side of 56th Street.
20. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the west side of 56th Street, adjacent to the development, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed

throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility and existing drainage infrastructure conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

21. The developer shall dedicate for the length of the development a minimum of 60 feet of right-of-way for Ranger Drive flaring to 80 feet at the intersection of 56th Street to match the east leg. A temporary turnaround shall be dedicated and constructed with a barricade at the western limits of the Ranger Drive terminus in general conformance with the Ranger Drive exhibits date stamped May 22, 2026, as modified and approved by the Street Transportation Department. The developer shall only construct the full width and limits of Ranger Drive to facilitate access to and from 56th Street and local neighborhood streets of the subject development. No connection to the existing Ranger Drive to the west beyond Tract A, as shown on the Ranger Drive exhibits date stamped May 22, 2026, shall be done by the developer. Any construction of Ranger Drive west of the subject property will be done by the Street Transportation Department after City Council approval for funding in a future Capital Improvement Plan budget and additional engagement with the neighborhood residents, the Police and Fire departments.
22. The developer shall establish within the subdivision CC&R's that maintenance of any improvements constructed within the dedicated right-of-way shall be the responsibility of the established HOA until such time it is determined that the connection of Ranger Drive is approved for construction.
23. Minimum 6-foot-wide detached sidewalks, separated by minimum 8-foot-wide landscape areas located between the back of curb and sidewalk, shall be constructed on both sides of Ranger Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalks to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

24. Per the Intergovernmental Agreement between the City of Phoenix and the Arizona State Land Department (Ordinance S-49239), the development shall be responsible for the following right-of-way dedication and improvements:
 - a. Design and construction of a traffic signal located at the intersection of 56th Street and Pinnacle Peak Road and/or be responsible for the full reimbursement to the city if the traffic signal exists at the time of development.
 - b. Acquisition and dedication of a minimum 70 feet of right-of-way, or dedication of a right-of-way easement if owned by ASLD, for the south half of Deer Valley Drive between 40th Street east to Tatum Boulevard.
 - c. Design and construction of the ultimate Deer Valley Road between 40th Street east to Tatum Boulevard.
 - d. In the event Deer Valley Drive, from 40th Street to Tatum Boulevard has been constructed or is under obligation to be constructed from an adjacent parcel, the purchaser of Development Parcel 4.L will be obligated to provide regional funding in the amount of \$3 million, which amount shall be applied to reduce the Regional Funding contribution required to be paid by the purchaser of Superblock 6 pursuant to Section 11 of the Mayo Flyover IGA.

25. A minimum 10-foot-wide shared-use path, separated by a minimum 7-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the south side of Deer Valley Drive between 40th Street to Tatum Boulevard, in accordance with the MAG supplemental detail, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the shared-use path to achieve a minimum of 75% shade.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

26. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated November 24, 2025.
27. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
28. 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.
29. If determined necessary by the Phoenix Archeology 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 Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
30. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
31. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
32. 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 1st day of July, 2026.

MAYOR

ATTEST:

Denise Archibald, City Clerk

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

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-15-26-2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA. IT CAN BE REFERRED TO AS TRACT 1, TRACT 29, TRACT 31, AND A PORTION OF 36 OF BLOCK 4 OF THE STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 376, PAGE 26, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, NORTHWEST QUARTER OF SECTION 21, SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found Maricopa County Brass Cap accepted as the Southwest Corner of said Section 16, from which a found Iron Rod, flush accepted as the South Quarter Corner of said Section 16; thereof bears North 89 degrees 58 minutes 40 seconds East, 2650.13 Feet;

Thence North 89 degrees 58 minutes 40 seconds East, 291.76 Feet along the South Line of the Southwest Quarter of said Section 16;

Thence leaving said South Line, North 00 degrees 01 minutes 20 seconds West, 149.31 Feet to the Northwesterly line of said Tract 36, being the POINT OF BEGINNING;

Thence the following five (5) courses along the said Northwesterly line:

Thence North 70 degrees 10 minutes 25 seconds East, 191.00 Feet;

Thence North 48 degrees 29 minutes 55 seconds East, 257.00 Feet;

Thence North 64 degrees 38 minutes 25 seconds East, 595.00 Feet;

Thence North 36 degrees 49 minutes 55 seconds East, 837.00 Feet;

Thence North 63 degrees 33 minutes 25 seconds East, 86.57 Feet to a non-tangent curve, concave Northeasterly, having a radius of 452.00 Feet, the center of which bears North 62 degrees 16 minutes 22 seconds East;

Thence leaving said Northwesterly line and Southeasterly along said curve, through a central angle of 24 degrees 12 minutes 17 seconds, and arc length of 190.95 Feet to a tangent line;

Thence South 51 degrees 55 minutes 55 seconds East, 256.72 Feet;

Thence North 83 degrees 04 minutes 06 seconds East, 32.97 Feet;

Thence South 51 degrees 55 minutes 54 seconds East, 70.00 Feet to the centerline of 56th Street as shown upon said State plat No. 24 Desert Ridge Amended;

Thence South 38 degrees 04 minutes 06 seconds West, 2666.32 Feet along said centerline to the South Line of Said Tract 31;

Thence the following three (3) courses along the said South line of said Tract 31:

Thence North 61 degrees 34 minutes 05 seconds West, 190.59 Feet;

Thence North 54 degrees 33 minutes 05 seconds West, 225.74 Feet;

Thence North 39 degrees 13 minutes 35 seconds West, 274.00 Feet;

Thence North 43 degrees 47 minutes 05 seconds West, 404.00 Feet along the South lines of Said Tract 31 and Said Tract 29;

Thence the following four (4) courses along the said South line of said Tract 29:

Thence North 67 degrees 08 minutes 05 seconds West, 98.00 Feet;

Thence North 74 degrees 32 minutes 05 seconds West, 327.00 Feet;

Thence North 47 degrees 30 minutes 05 seconds West, 115.00 Feet;

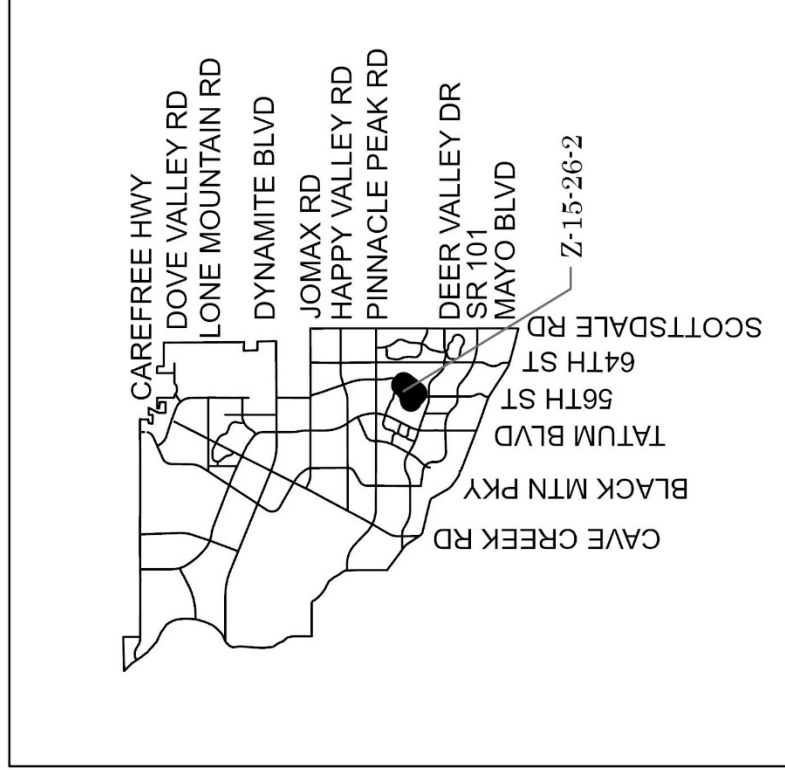
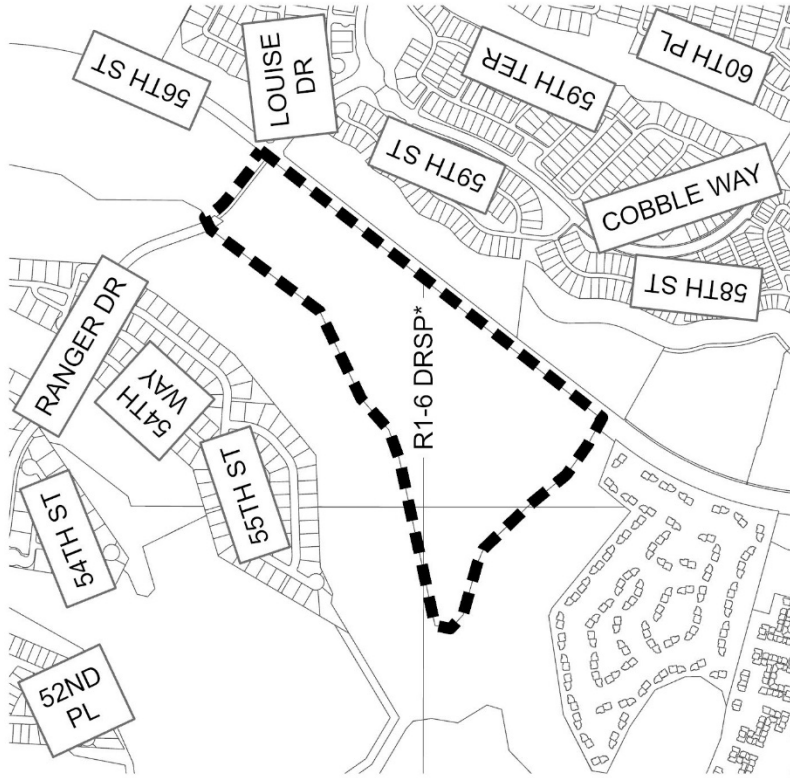
Thence North 11 degrees 43 minutes 55 seconds East, 97.00 Feet;

Thence North 77 degrees 47 minutes 55 seconds East, 1,042.00 Feet along the Northwesternly Lines of Said Tract 29, said Tract 1 and said Tract 36 to the POINT OF BEGINNING.

ORDINANCE LOCATION MAP

Zoning Case Number: Z-15-26-2
Zoning Overlay: Desert Ridge Specific Plan
Planning Village: Desert View

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■



NOT TO SCALE