

## 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-190-25-3) FROM R1-8 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-2 (MULTI-FAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of a 2.50-acre site located approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue in a portion of Section 31, Township 4 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "R1-8" (Single-Family Residence District) to "R-2" (Multi-Family Residence District).

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 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.

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 8th day of April, 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 (1 Page)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-190-25-3

That portion of the South Half of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 31, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at North Quarter Corner of said Section 31;

Thence South 00 degrees 07 minutes 31 seconds East, along the North/South Mid-Section Line of said Section 31, a distance of 1307.61 feet;

Thence South 89 degrees 58 minutes 08 seconds East, a distance of 661.44 feet, to the Point of Beginning;

Thence North 00 degrees 04 minutes 17 seconds West, a distance of 327.19 feet;

Thence South 89 degrees 59 minutes 44 seconds East, a distance of 330.00 feet;

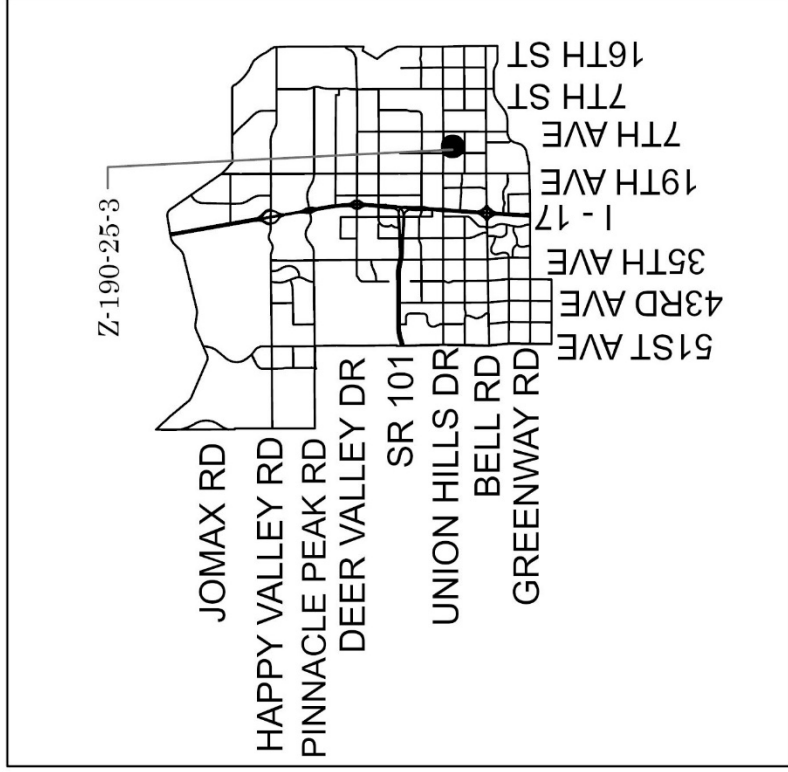
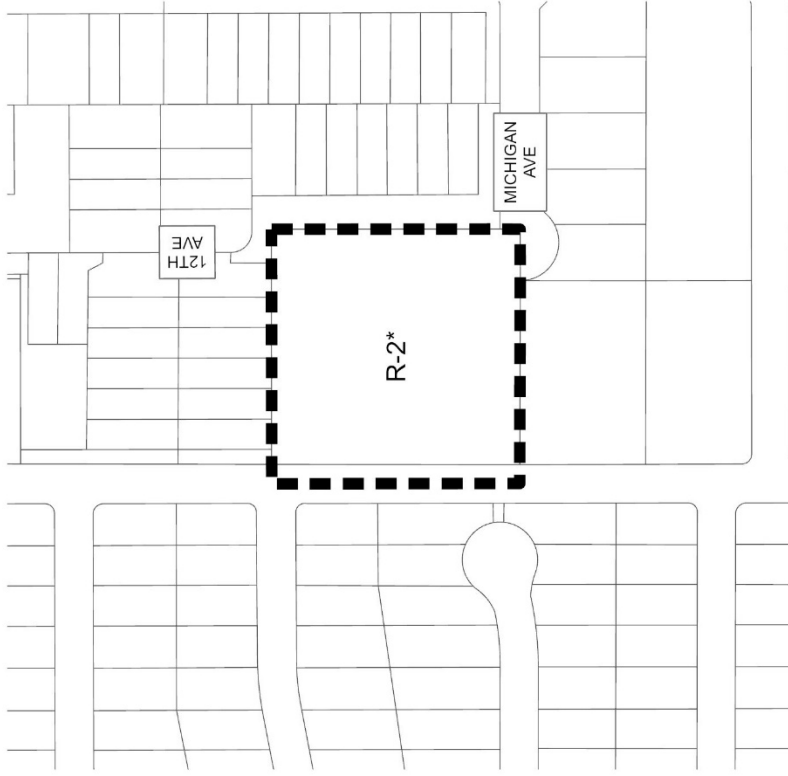
Thence South 00 degrees 04 minutes 17 seconds East, a distance of 327.35 feet;

Thence North 89 degrees 58 minutes 08 seconds West, a distance of 330.00 feet, to the Point of Beginning;

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-190-25-3  
Zoning Overlay: N/A  
Planning Village: Deer Valley

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



NOT TO SCALE



Drawn Date: 3/13/2026