

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-25-26-2 April 27, 2026

Deer Valley Village Planning
Committee Meeting Date:

May 4, 2026

Planning Commission Hearing Date:

June 4, 2026

Request From:

S-1 (Ranch or Farm Residence) (0.52 acres),
RE-43 (One-Family Residence) (0.15 acres),
County RU-43 (Pending S-1) (Rural Zoning
District - One Acre Per Dwelling Unit, Pending
Ranch or Farm Residence) (14.26 acres),
Approved S-1 (Approved Ranch or Farm
Residence) (1.05 acres)

Request To:

R1-6 (Single-Family Residence District) (15.98
acres)

Proposed Use:

Single-family residential

Location:

Approximately 430 feet south of the southeast
corner of 19th Avenue and Jomax Road

Owner:

North Phoenix Growers, LLC et. al.

Applicant:

Ric Toris / Earl & Curley, P.C.

Representative:

Taylor Earl / Earl & Curley, P.C.

Staff Recommendation:

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 2 to 5 dwelling units per acre	
<u>Street Map Classification</u>	19th Avenue	Major Arterial	70-foot east half street (33-foot right-of way and 37- foot right-of way easement)
	Briles Road	Local	0-foot full width
<i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i>			

General Plan Conformity

The requested R1-6 zoning district is compatible with existing residential developments and zoning districts in the area and is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The proposal, as stipulated, is sensitive to the scale and character of the surrounding residential area by providing density and height limitations.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will provide shade along the sidewalks along 19th Avenue and Briles Road. This will help to provide shade for pedestrians and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

Shade Phoenix Plan: See Background Item No. 6.

Complete Streets Guiding Principles: See Background Item No. 7.

Zero Waste PHX: See Background Item No. 8.

Housing Phoenix Plan: See Background Item No. 9.

Monarch Butterfly Pledge: See Background Item No. 10.

Conservation Measures for New Development: See Background Item No. 11.

Phoenix Climate Action Plan: See Background Item No. 12.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land and commercial plant nursery	RE-43 S-1 RU-43 (County) (Pending S-1) Approved S-1
North	Single-family residential, church	R-2 PCD and RU-43 (County)
South	Single-family residential	RU-43 (County)
East	Single-family residential	RU-43 (County)
West (across 19th Avenue)	Single-family residential	PUD

R1-6 – Single-Family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>R1-6 Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	None	15.98 acres (Met)
Maximum Number of Units	88; 104 with bonus	80 units (Met)
Maximum Density	5.5; 6.5 with bonus	5 dwelling units per acre (Met)
Minimum Lot Width	None	40 feet (Met)
Minimum Lot Depth	None	96 feet (Met)
Maximum Building Height	3 stories and 30 feet	2 stories and 30 feet (Met)
Maximum Lot Coverage	60% for total development	60% (Met)
Minimum Parking	2 spaces per dwelling unit 160 spaces required	Not specified
MINIMUM BUILDING SETBACKS		
Perimeter Streets (19th Avenue)	20 feet	20 feet (Met)
Perimeter Property Lines (Side and Rear)	15 feet	15 feet (Met)
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Common landscaped setback adjacent to perimeter streets	15 feet	15 feet (Met)
Minimum Common Area	5 percent of gross site area	11.42 percent (Met)

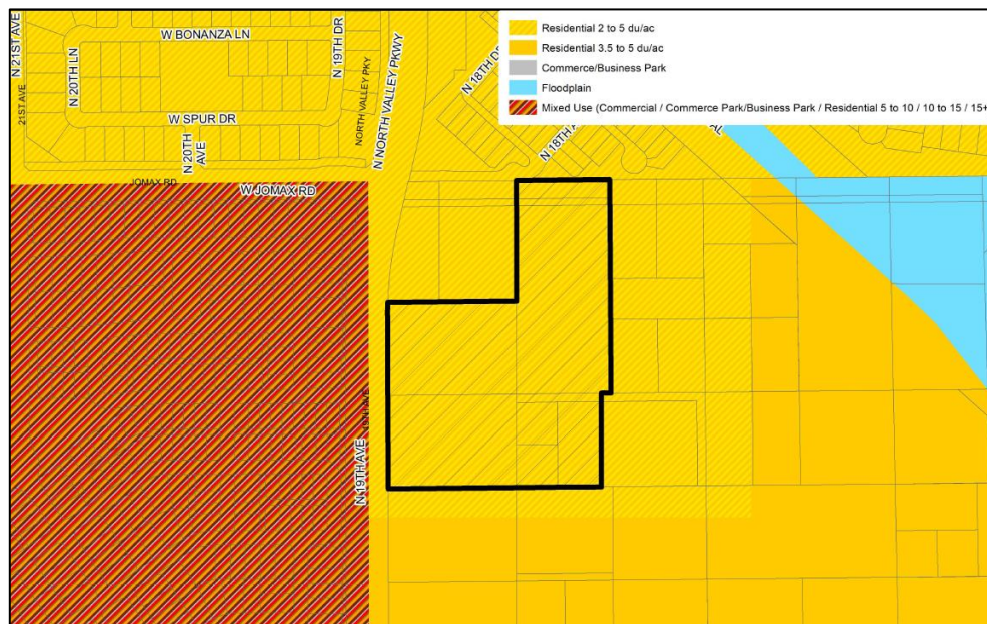
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 15.98 acres located approximately 430 feet south of the southeast corner of 19th Avenue and Jomax Road from S-1 (0.52 acres), RE-43 (0.15 acres), County RU-43 (Pending S-1) (14.26 acres), and Approved S-1 (1.05 acres) to R1-6 (Single-Family Residence District) for single-family residential.

GENERAL PLAN LAND USE MAP DESIGNATIONS

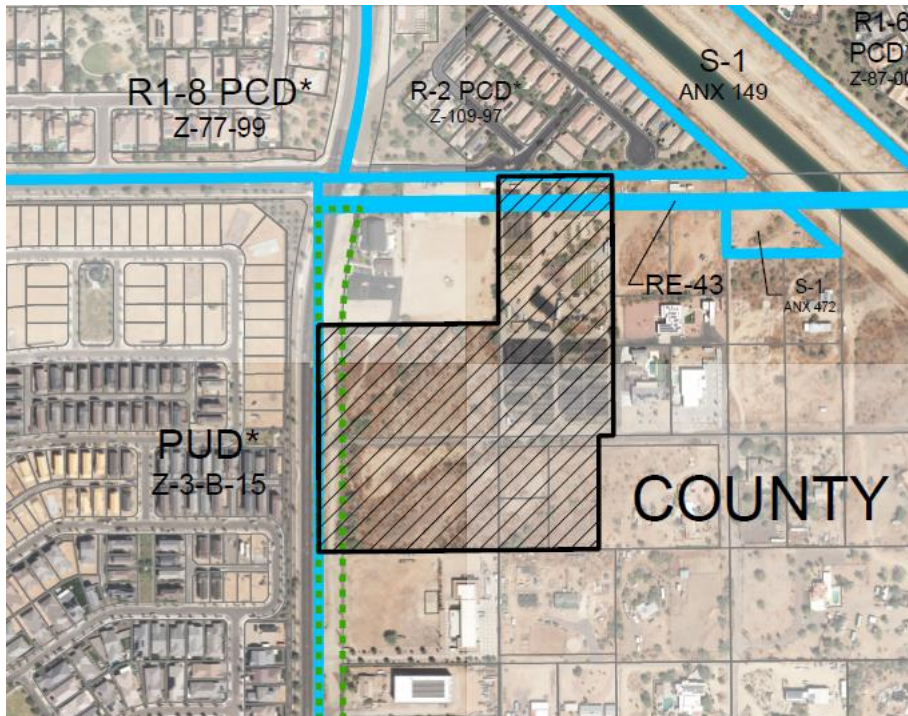
2. The subject site and the surrounding properties to the north, south, and east are designated as Residential 2 to 5 dwelling units per acre on the General Plan Land Use Map. The area to the west is designated as a mix of Commercial, Commerce/Business Park, Residential 5 to 10 dwelling units per acre, Residential 10 to 15 dwelling units per acre, and Residential 15+ dwelling units per acre. The proposed R1-6 zoning district is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.



General Plan Land Use Map, Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. At the southeast corner of 19th Avenue and Jomax Road is a place of worship, zoned County RU-43. To the east and south are single-family residences zoned RU-43 (County), while to the north and west are single-family residences on lots of approximately 4,000 to 6,000 square feet in size, zoned R-2 and PUD, respectively.

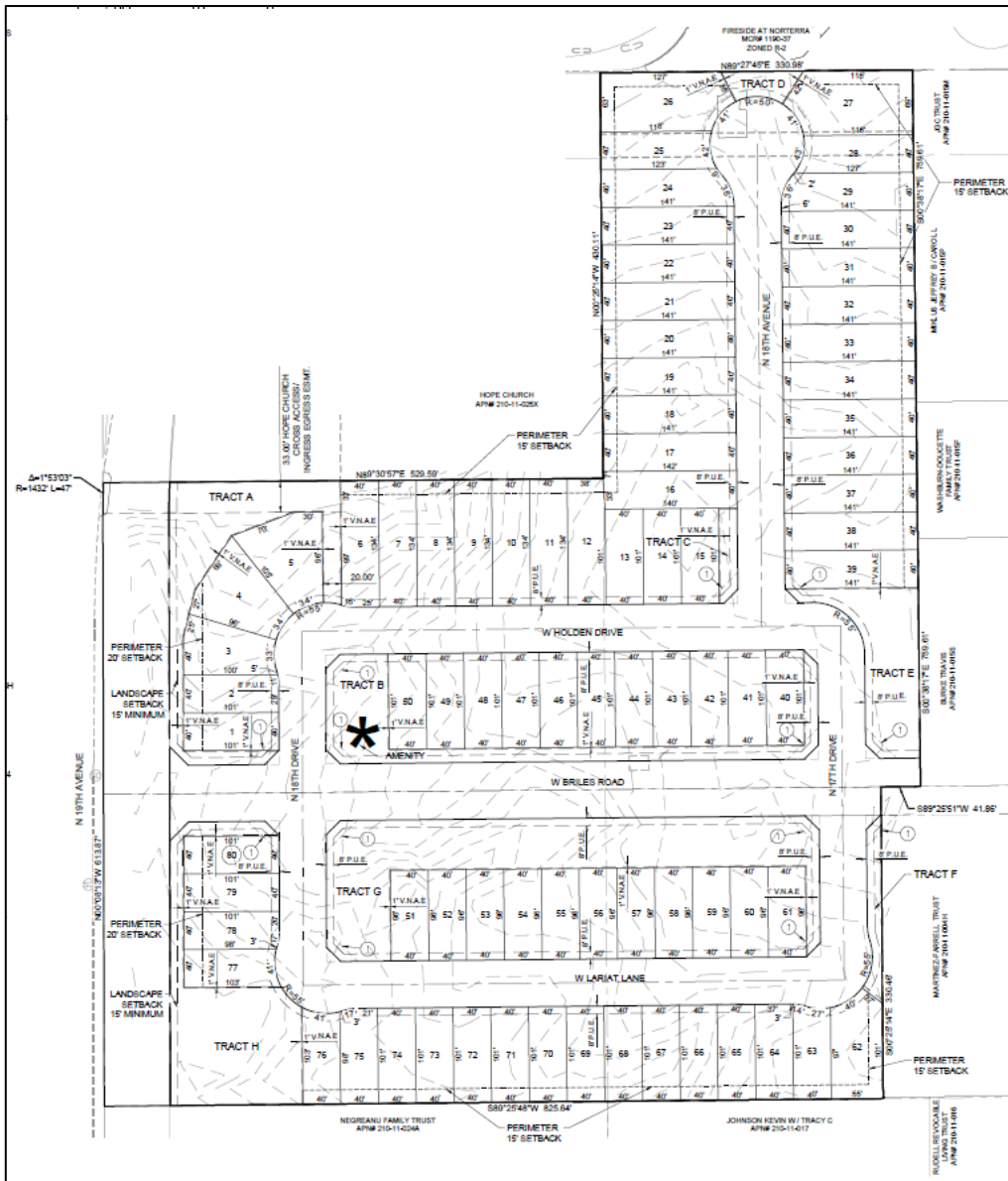


Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The proposal is for an 80-lot single-family residential community. The conceptual site plan, attached as an exhibit, depicts the site as taking access from 19th Avenue via Briles Road which bisects the site from east to west and continues in an easterly direction to serve the existing community to the east of the site. Lots within the subdivision will be 40 feet or more in width and greater than 96 feet in depth. The site will also be buffered along the 19th Avenue frontage by landscaping of not less than 15 feet in width. To ensure the site remains compatible with the surrounding area, staff recommends Stipulation No. 1, limiting the site to a maximum of 80 lots.



Conceptual Site Plan, Source: Coe & Van Loo Consultants, Inc.

5. **Elevations**

The applicant provided a set of elevation drawings, attached as an exhibit, that are generally typical of two-story single-family detached development in the area, and has agreed to a two-story maximum within the development to be compatible with the surrounding area. Stipulation No. 2 addresses this condition.

STUDIES AND POLICIES

6. [Shade Phoenix Plan](#)

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. This is addressed in the following stipulations:

- Stipulation No. 4 requires a 5-foot-wide detached sidewalk and 5-foot-wide planting strip along Briles Road;
- Stipulation No. 5 requires enhanced landscaping within the open space and retention areas;
- Stipulations No. 6 and No. 8 requires a 6-foot-wide detached sidewalk and 10-foot-wide landscape area along 19th Avenue.

7. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. As stipulated, the proposed development would enhance the streetscape for pedestrians by providing the following:

- Stipulation No. 4 requires a 5-foot-wide detached sidewalk and 5-foot-wide planning strip along Briles Road;
- Stipulations No. 6 and No. 8 requires a 6-foot-wide detached sidewalk and 10-foot-wide landscape area along 19th Avenue.

8. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The City of Phoenix offers recycling services for single-family residential properties.

9. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing

options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for additional housing units.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

10. [Monarch Butterfly Pledge](#)

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 14 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

11. [Conservation Measures for New Development](#)

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos.15 through 21.

12. [Phoenix Climate Action Plan](#)

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\)](#) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. Recommended Stipulation No. 19 requires at least two green stormwater infrastructure elements.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, no letters of support or opposition have been received relative to this request. The applicant, however, has indicated that a neighbor expressed concerns over privacy relating to the eastern edge of the site. To address this issue, Stipulation No. 3 requires an enhanced perimeter building setback/rear yards along the eastern perimeter of the site. The applicant has also stated that one neighboring resident expressed concerns that the proposed subdivision might impact their rural lifestyles. Stipulation No. 22 requires disclosure of the existence of rural/horse properties to all residents of the proposed subdivision.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requires the following:
 - A minimum of 70 feet of right-of-way must be dedicated for the east half of 19th Avenue. Roadway construction improvements are required adjacent to the site and must extend north of the subject site adjacent to Assessor Parcel Nos. 210-11-025W and 210-11-025X, modifying the existing curb line, including detached sidewalks at the ultimate location, and tapering to the existing intersection of 19th Avenue and Jomax Road, per design plans reviewed and approved by the Street Transportation Department. (Stipulation No. 7)
 - Construction of 19th Avenue shall include a 24-foot-wide median island and a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the east side of 19th Avenue. (Stipulation Nos. 6 and 8)
 - Dedication of a minimum 50 feet of right-of-way for the full length of Briles Road (Stipulation No. 9).
 - A minimum 5-foot-wide sidewalk shall be constructed on both sides of Briles Road, adjacent to the development (Stipulation No. 4).
 - All mitigation improvements to be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 19, 2025 (Stipulation No. 10).
 - Replacing any necessary street improvements to be in compliance with current ADA guidelines (Stipulation No. 11).
 - All streets within and adjacent to the development shall be constructed with all required elements and in compliance with all ADA accessibility standards (Stipulation No. 12).
15. The Public Transportation Department requires a bus stop along northbound 19th Avenue in the vicinity of the site. This is addressed in Stipulation No. 13.

16. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. This is addressed in Stipulation No. 23.

OTHER

17. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 24.
18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 25.
19. The developer shall provide a hydraulic/hydrologic analysis of offsite stormwater flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation and with surrounding zoning districts.
2. The proposal, as stipulated, is appropriate at this location and is consistent with the scale and character of the surrounding area.
3. The proposal will increase the housing supply and the diversity of housing types available in the area consistent with the Housing Phoenix Plan and the Phoenix General Plan.

Stipulations

1. The development shall be limited to 80 lots.
2. Buildings within the development shall not exceed two-stories in height.

3. A minimum 40-foot perimeter building setback (required rear yards) shall be provided along the eastern perimeter of the site, north of Briles Road, as approved by the Planning and Development Department.
4. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area located between the back of curb and sidewalk shall be constructed on both sides of Briles Road, planted to the following standards, and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, to provide a minimum of 75% shade.
 - b. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of 3 feet, evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage.

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

5. 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.

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

6. A minimum 6-foot-wide detached sidewalk, separated by a minimum 10-foot-wide landscape area located between the back of curb and sidewalk, shall be constructed on the east side of 19th Avenue, 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 sidewalk to achieve a minimum of 75% shade.
- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of 3 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.

7. A total of 70 feet of right-of-way shall be dedicated for the east half of 19th Avenue. Roadway construction improvements shall be adjacent to the subject site and extend north of the subject site adjacent to APN Nos. 210-11-025W and 210-11-025X modifying the existing curb line and include detached sidewalks at the ultimate location and tapering to the existing intersection of 19th Avenue and Jomax Road, per design plans reviewed and approved by the Street Transportation Department.
8. Construction of 19th Avenue shall include a 24-foot-wide median island.
9. A minimum 50 feet of right-of-way shall be dedicated for the full length of Briles Road, adjacent to the site.
10. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 19, 2025.
11. 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.
12. 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.
13. The developer shall construct a bus stop pad on 19th Avenue, north of Briles Road according to City of Phoenix Standard Detail P1258. The bus stop pad shall be designed according to City of Phoenix Standard Detail P1260 with a depth of 10 feet and shall be located within the public right-of-way or within a transit easement that the developer dedicates.

14. 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.
15. 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.
16. 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.
17. Natural turf shall be prohibited within the front yards of individual single-family lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
18. Natural turf in common areas 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.
19. 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.
20. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
21. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
22. Prior to final site plan approval, the developer shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of nearby existing rural/horse properties in the area that may cause adverse noise, odors, dust, and other externalities. 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. The disclosures shall be noted in the CC&Rs in a section titled "nuisances".

23. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
24. 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.
25. 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.

Writer

Robert Kuhfuss

April 27, 2026

Team Leader

Racelle Escolar

Exhibits

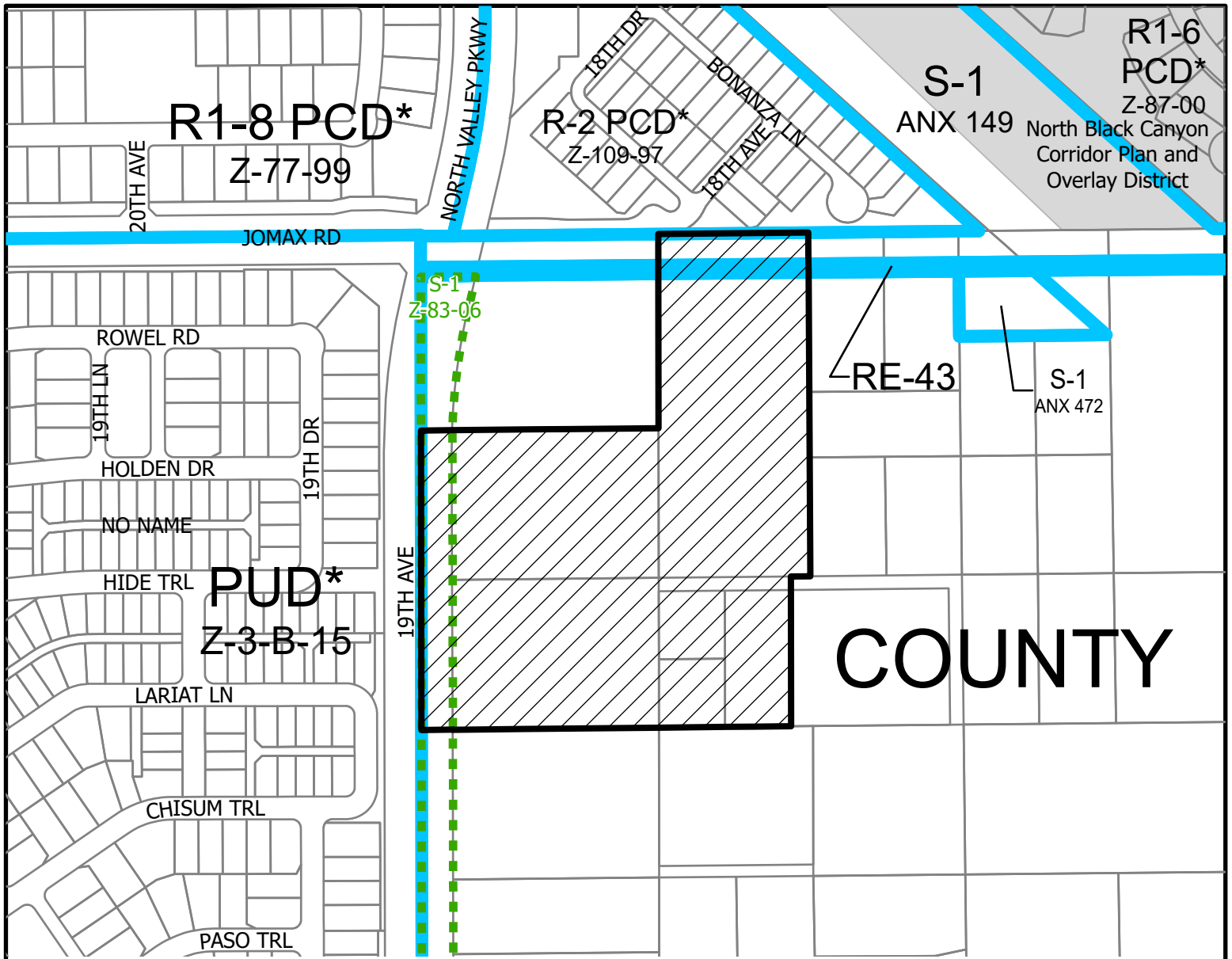
Zoning sketch map

Aerial sketch map

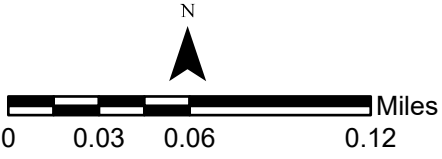
Conceptual Site Plan date stamped March 3, 2026

Conceptual Landscape Plan date stamped March 3, 2026

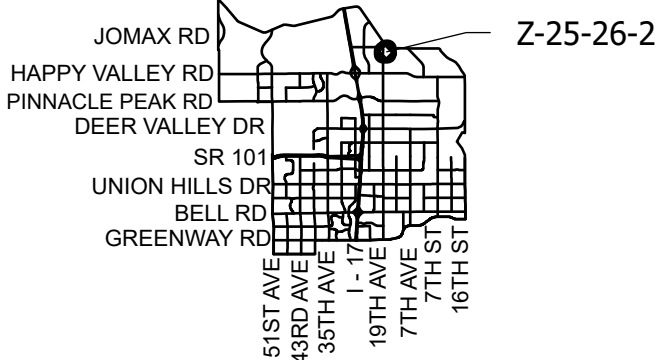
Conceptual Elevations date stamped March 3, 2026 (4 pages)



COUNTY

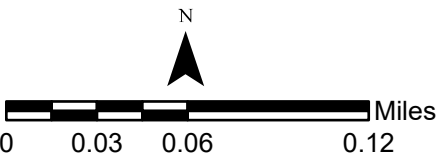
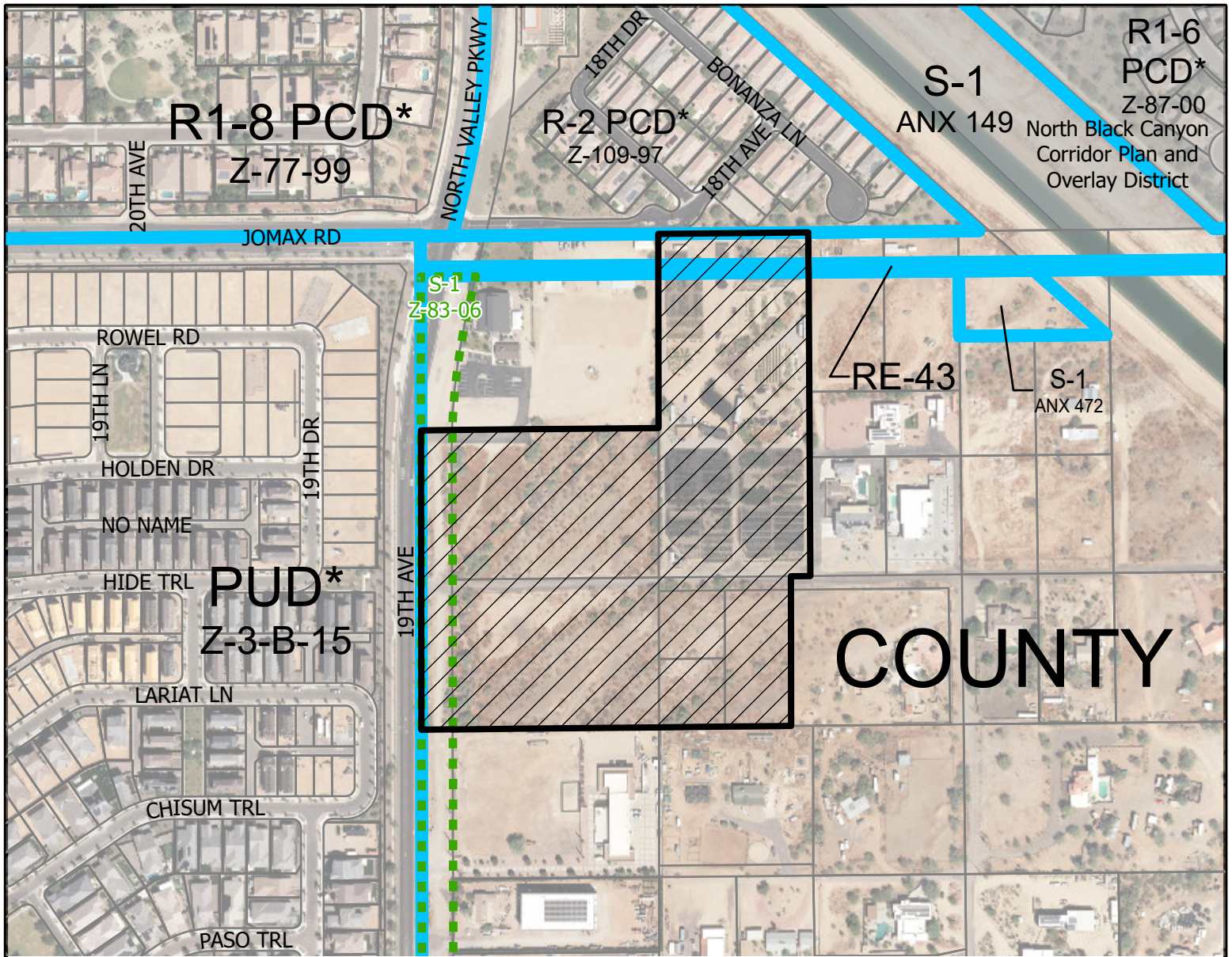


DEER VALLEY VILLAGE
COUNCIL DISTRICT: 2

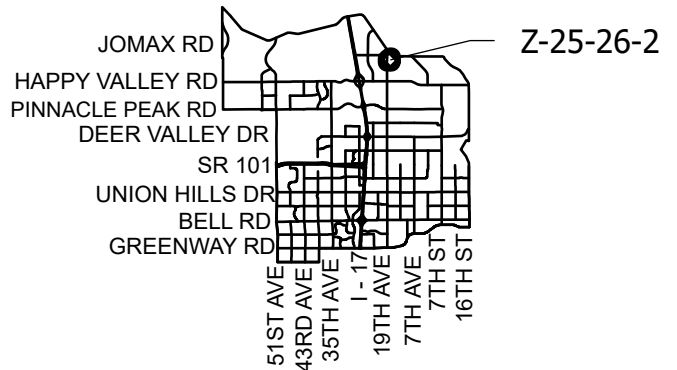


APPLICANT'S NAME: Earl & Curley, P.C.		REQUESTED CHANGE:	
APPLICATION NO: Z-25-26-2	DATE: 3/13/2026	FROM: S-1 (0.52 ac.) RE-43 (0.15 ac.) County RU-43 (Pending S-1) (14.26 ac.) Approved S-1 (1.05 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 15.98 Acres	REVISION DATES: 4/9/2026 4/27/2026		TO: R1-6 (15.98 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 48-25	ZONING MAP P-7	
MULTIPLES PERMITTED S-1, RE-43, County RU-43 (Pending S-1), Approved S-1 R1-6	STANDARD OPTION 0, 0, 14, 1 88		* UNITS P.R.D OPTION N/A, N/A, N/A, N/A 104

* Maximum Units Allowed with P.R.D. Bonus



DEER VALLEY VILLAGE
COUNCIL DISTRICT: 2



APPLICANT'S NAME: Earl & Curley, P.C.		REQUESTED CHANGE:	
APPLICATION NO: Z-25-26-2	DATE: 3/13/2026	FROM: S-1 (0.52 ac.) RE-43 (0.15 ac.) County RU-43 (Pending S-1) (14.26 ac.) Approved S-1 (1.05 ac.)	
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MULTIPLES PERMITTED S-1, RE-43, County RU-43 (Pending S-1), Approved S-1 R1-6	STANDARD OPTION 0, 0, 14, 1 88		* UNITS P.R.D OPTION N/A, N/A, N/A, N/A 104

* Maximum Units Allowed with P.R.D. Bonus



SPANISH MODERN



CRAFTSMAN

CITY OF PHOENIX

MAR 03 2026

Planning & Development
Department



FARMHOUSE



CONTEMPORARY

PLAN 1 | PRAIRIE WILLOW | EXTERIOR ELEVATIONS

looks

KHovnanian
Homes

CITY OF PHOENIX

MAR 03 2026

Planning & Development
Department



SPANISH MODERN



CRAFTSMAN



FARMHOUSE



CONTEMPORARY

PLAN 2 | AVALON | EXTERIOR ELEVATIONS

Looks

KHovnanian
Homes

CITY OF PHOENIX

MAR 03 2026

Planning & Development
Department



SPANISH MODERN



CRAFTSMAN



FARMHOUSE



CONTEMPORARY

PLAN 3 | SEAVIEW | EXTERIOR ELEVATIONS

Looks

KHovnanian
Homes



SPANISH MODERN



CRAFTSMAN

CITY OF PHOENIX

MAR 03 2026

Planning & Development
Department



FARMHOUSE



CONTEMPORARY

PLAN 4 | HAMPTON | EXTERIOR ELEVATIONS

Looks

KHovnanian
Homes