

## ATTACHMENT A

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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-25-26-1-2) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT), APPROVED S-1 (APPROVED RANCH OR FARM RESIDENCE DISTRICT), RE-43 (ONE-FAMILY RESIDENCE DISTRICT), AND COUNTY RU-43 (PENDING S-1) (COUNTY RURAL-43 ZONING DISTRICT, PENDING RANCH OR FARM RESIDENCE DISTRICT) TO R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of a 15.98-acre site located approximately 430 feet south of the southeast corner of 19th Avenue and Jomax Road in a portion of Section 6, Township 4 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 0.52-acres of "S-1" (Ranch or Farm Residence District), 1.05 acres of "Approved S-1" (Approved Ranch or Farm Residence District), 0.15-acres of "RE-43" (One-Family Residence District), and 14.26 acres of "County RU-43 (Pending S-1)" (County Rural-43 Zoning District, Pending Ranch or Farm Residence District) to "R1-6" (Single-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 limited to 80 lots.
2. Buildings within the development shall not exceed two-stories in height.
3. A minimum 40-foot perimeter building setback shall be provided along the eastern perimeter of the site, north of Briles Road, and the southern perimeter, as approved by the Planning and Development Department.
4. A minimum 30-foot-wide tract shall be provided along the eastern perimeter of the site, north of Briles Road, and along the north perimeter adjacent to Lot No. 27, as depicted on the Conceptual Lotting Design date stamped May 4, 2026, as approved by the Planning and Development Department.
5. A minimum 30-foot-wide tract shall be provided along the southern perimeter of the site, and along the east perimeter adjacent to Lot No. 62, as depicted on the Conceptual Lotting Design date stamped May 4, 2026, as approved by the Planning and Development Department.
6. Partial view fencing shall be provided adjacent to tracts along Lot Nos. 27 through 39 and Lot Nos. 62 through 76, as depicted on the Conceptual Lotting Design date stamped May 4, 2026, as approved by the Planning and Development Department.
7. 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.

- 8. 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.

- 9. 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.

- 10. 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 tapering to the existing intersection of 19th Avenue and Jomax Road, per design plans reviewed and approved by the Street Transportation Department.

11. Construction of 19th Avenue shall include a 24-foot-wide median island.
12. A minimum 25 feet of right-of-way shall be dedicated for the north half of Briles Road adjacent to the site and a minimum 25 feet of right-of-way shall be dedicated for the south half of Briles Road adjacent to the site.
13. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 19, 2025.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

21. 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.
22. 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.
23. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
24. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
25. 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".
26. 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.
27. 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.
28. 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.

29. Poisonous plant species shall be prohibited within the common open space throughout the development.
30. 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 the adjacent church and related events 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".

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.

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MAYOR

ATTEST:

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Denise Archibald, City Clerk

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

By:

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REVIEWED BY:

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Ed Zuercher, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-26-1-2

That part of the Northwest Quarter of Section 6, Township 4 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Brass Cap flush marking the Northwest Corner of said Section 6, from which the Brass Cap flush marking the West Quarter Corner of said Section 6 bears South 00°08'13" East, a distance of 2082.04 feet;

Thence North 89°27'45" East, along the North line of said Northwest Quarter, a distance of 528.24 feet to the Point of Beginning;

Thence continuing North 89°27'45" East, along said North line, a distance of 330.98 feet;

Thence South 00°38'17" East, departing said North line, a distance of 759.61 feet;

Thence South 89°25'51" West, a distance of 41.86 feet;

Thence South 00°25'14" East, a distance of 330.46 feet;

Thence South 89°25'48" West, a distance of 825.64 feet to a point on the West line of said Northwest Quarter;

Thence North 00°08'13" West, along said West line, a distance of 660.96 feet;

Thence North 89°30'57" East, departing said West line, a distance of 530.37 feet;

Thence North 00°25'14" West, a distance of 430.11 feet to the Point of Beginning.

Containing 700,451 Square Feet or 16.080 Acres, more or less.

