




City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Lori Bays
Assistant City Manager

Date: April 6, 2026

From: Joshua Bednarek 
Planning and Development Director

Subject: ITEM 74 ON THE APRIL 8, 2026, FORMAL AGENDA – PUBLIC HEARING/
ORDINANCE ADOPTION– REZONING APPLICATION Z-190-25-3
APPROXIMATELY 330 FEET WEST OF THE NORTHWEST CORNER OF
11TH AVENUE AND MICHIGAN AVENUE (ORDINANCE G-7507)

Item 74, Rezoning Application No. Z-190-25-3, is a request to rezone 2.50 acres located approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue from R1-8 (Single-Family Residence District) to R-2 (Multi-Family Residence District) to allow single-family residential.

The Deer Valley Village Planning Committee heard this item on February 17, 2026, and recommended approval, per the staff recommendation, by a vote of 7-3.

The Planning Commission heard this case on March 5, 2026, and recommended approval, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation and direction, by a vote of 7-0.

The Planning Commission recommendation was appealed by a community member and a petition for a 3/4 vote was submitted on March 10, 2026. A 3/4 vote is required.

As directed by the Planning Commission, the applicant has continued to work with the community to address their concerns. The applicant submitted a revised site plan to add stamped asphalt treatments to the north and west sides of the cul-de-sac.

A modification to Stipulation 1 is listed below in **BOLD AND CAPITAL** letters.

Staff recommends approval, subject to the following stipulations:

1. The development shall be in general conformance with the site plan date stamped ~~January 22~~ **APRIL 3, 2026**, as modified by the following stipulations and approved by the Planning and Development Department, **WITH SPECIFIC REGARD TO THE STAMPED ASPHALT TREATMENT AT THE DRIVEWAY ALONG 13TH AVENUE, AND THE NORTH AND WEST SIDES OF THE CUL-DE-SAC.**
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.

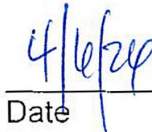
3. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 13th Avenue, adjacent to the development.
4. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 3, 2025.
5. Replace unused driveways with sidewalk, 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.

Approved:



Lori Bays, Assistant City Manager



Date

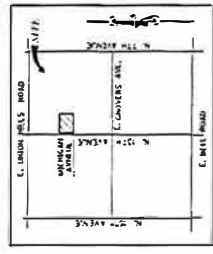
Enclosure

Conceptual Site Plan date stamped April 3, 2026 (2 pages)

RE-ZONING SITE PLAN 13TH AVE & MICHIGAN

LOCATED IN A PORTION SECTION 31, TOWNSHIP 4 NORTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

APPLICANT: MICHIGAN DRIVE
13371 N 13TH AVE, PHOENIX, AZ 85024



APPLICANT:
MICHIGAN DRIVE
13371 N 13TH AVE
PHOENIX, AZ 85024

ENGINEER:
CENTURY LINK, LLC COMMUNICATIONS
1000 N. CENTURY LINK AVENUE, SUITE 200
PHOENIX, ARIZONA 85024
TEL: 602.955.1111
WWW.CENTURYLINK.COM

PROJECT DESCRIPTION:
THIS PROJECT IS PROPOSED AS A REZONED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS AREA OF APPROXIMATELY 1.066 ACRES. THE DEVELOPMENT WILL BE LIMITED TO A MAXIMUM OF 10 UNITS. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS AREA OF APPROXIMATELY 1.066 ACRES. THE DEVELOPMENT WILL BE LIMITED TO A MAXIMUM OF 10 UNITS. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS AREA OF APPROXIMATELY 1.066 ACRES. THE DEVELOPMENT WILL BE LIMITED TO A MAXIMUM OF 10 UNITS.

- UTILITIES:**
- CENTURY LINK, LLC COMMUNICATIONS
 - COX COMMUNICATIONS
 - SONNET ELECTRIC COMPANY
 - PHOENIX WATER
 - CITY OF PHOENIX
 - PHOENIX GAS
 - PHOENIX SANITARY
 - PHOENIX SEWER
 - PHOENIX TRASH
 - PHOENIX WATER
 - PHOENIX GAS
 - PHOENIX SANITARY
 - PHOENIX SEWER
 - PHOENIX TRASH

SITE DATA:

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|-------------------------|-------|
| TOTAL LOTS | 10 |
| TOTAL ACRES | 1.066 |
| NET AREA | 1.066 |
| AREA OF TOTAL ACCESSORY | 0.466 |
| AREA OF PUBLIC R/W | 0.249 |
| AREA OF PRIVATE R/W | 0.249 |
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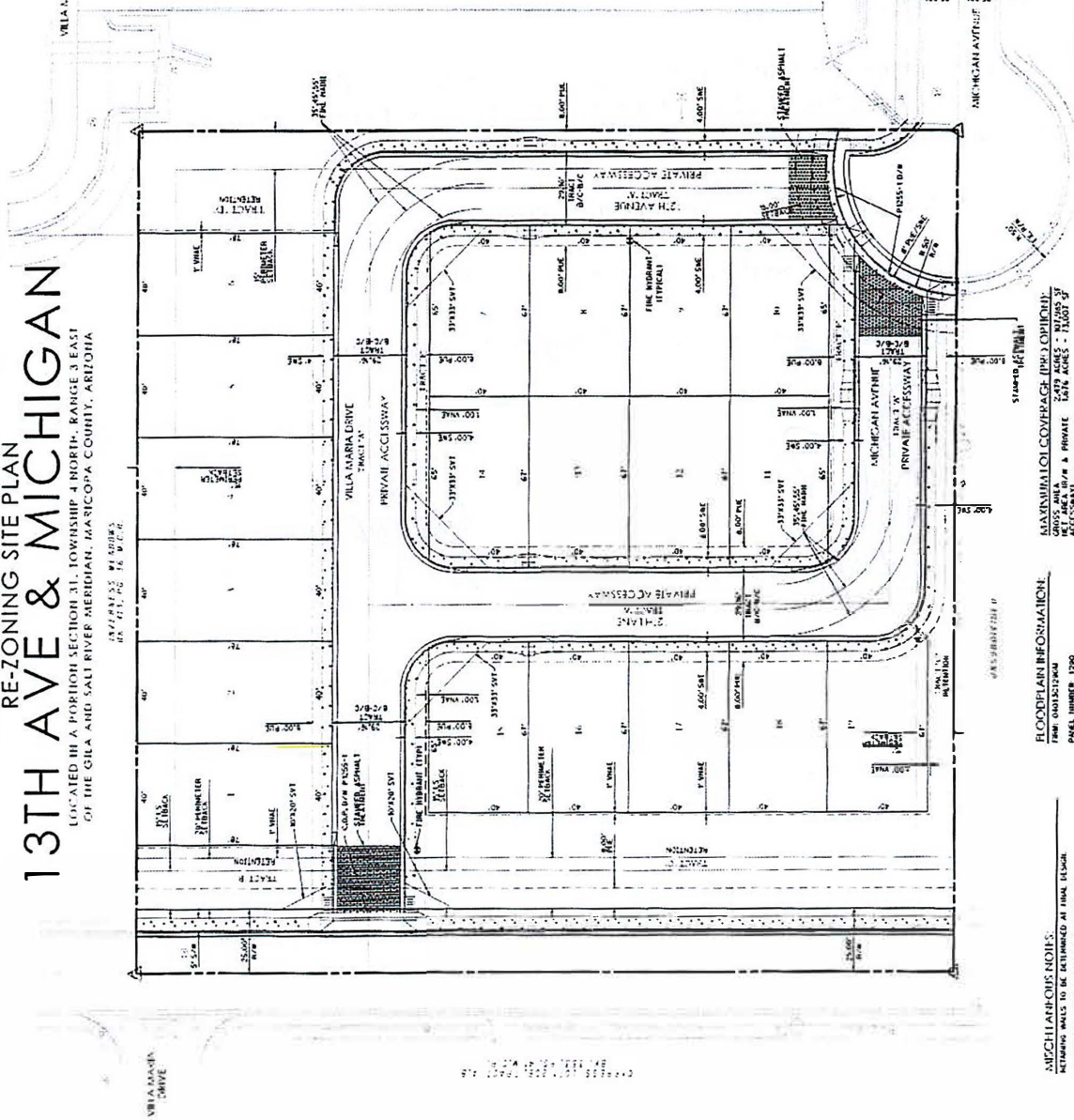
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APPROVALS:

APPROVED BY: [Signature]

DATE: [Date]

CITY OF PHOENIX
APR 03 2026
Planning & Development Department



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