



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** May 7, 2026

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 6 (Z-17-26-1) – APPROXIMATELY 1,300 FEET SOUTH OF THE SOUTHEAST CORNER OF BLACK CANYON HIGHWAY AND JENNY LIN ROAD

Rezoning Case No. Z-17-26-1 is a request to rezone 22.48 acres located approximately 1,300 feet south of the southeast corner of Black Canyon Highway and Jenny Lin Road from C-2 (Intermediate Commercial) to R1-6 (Single-Family Residence District) to allow single-family residential.

The Rio Vista Village Planning Committee (VPC) heard this request on April 14, 2026 and recommended denial as filed and approval of R1-8, with an additional stipulation, by a vote of 4-0. The additional stipulation requires that all street, building, and site lighting be dark sky compliant.

Staff has concerns that Stipulation No. 43 will conflict with City Codes related to lighting and recommends deletion of the stipulation.

On April 16, 2026, the Street Transportation Department provided comments requesting Stipulation No. 43 be deleted. The Street Transportation Department commented that this stipulation has a direct effect on right-of-way standards and directly contradicts the City Council adopted Streetlighting Layout Guidelines (2026). Section 1.2.2 (Collector Streets) and Section 1.2.3 (Local Streets) of the Streetlighting Layout Guidelines establishes the standards for lighting on collector and local roads and Section 1.2.4 establishes low density residential lighting standards. The developer must coordinate lighting requirements with the Planning and Development Department and follow appropriate review to evaluate requested modifications along City of Phoenix controlled roadways.

Section 1.2.3.1 of the Streetlighting Layout Guidelines requires that local streets be illuminated from one side of the street with 200-foot streetlight pole spacing. Technical requirements to evaluate a reduction in lighting standards on public residential roadways has an established process with the City of Phoenix to determine the viability and safety of the request following the Council adopted Streetlighting Layout Guidelines. Furthermore, this subdivision does not meet the qualifications to reduce lighting in low-density residential areas (generally 0 to 2 dwelling units per acre) on public streets, per Section 1.2.4.1 (Low Density Residential Lighting) of the Streetlighting Layout Guidelines.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. A minimum of 20% of the gross area shall be retained as open space, including washes and natural open space areas, as approved by the Planning and Development Department.
2. A minimum of five home plans provided for the subdivision shall provide minimum 50-square-foot covered front porches on the front elevations, or a fenced front courtyard in the front yards, for active space in the front of each home, as approved by the Planning and Development Department.
3. Enhanced building materials and four-sided architecture shall be provided on the building elevations, as approved by the Planning and Development Department.
4. The colors and materials of buildings and walls shall blend with the natural desert environment, as approved by the Planning and Development Department.
5. A minimum building setback of 58 feet shall be provided along the west property line adjacent to the I-17 frontage road, inclusive of the required landscape setback, as approved by the Planning and Development Department.
6. A minimum landscaped setback of 30 feet shall be provided along the west property line adjacent to the I-17 frontage road, as approved by the Planning and Development Department.
7. All perimeter setbacks adjacent to public streets shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 50% 2-inch caliper and 50% 3-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a staggered row of trees.
 - b. A minimum of five, 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west side of the property adjacent to the I-17 frontage road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
9. A publicly accessible north-south pedestrian connection (paseo) shall be provided to connect to the paseo to the north and to the south of the development and shall comply with Section 1304.H of the Phoenix Zoning Ordinance, using the shortest and most direct route for pedestrians, as approved by the Planning and Development Department.

10. Prior to preliminary site plan approval, a Water Master Plan, Wastewater Master Plan, and Trails and Pedestrian Circulation Master Plan for the overall development on the east side of the I-17 between Circle Mountain Road to Jenny Lin Road, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted for review and approval, shall be updated as necessary with each phase of development, and shall include the following elements, as approved by the Planning and Development Department.
 - a. The multi-use trail (MUT) along the I-17 frontage road.
 - b. The publicly accessible north-south pedestrian connection (paseo) to connect all phases together to provide an ultimate connection from Circle Mountain Road to Jenny Lin Road.
11. A minimum of one, minimum 5-foot-wide east-west pedestrian pathway shall be provided near the midpoint in between lots, from lots 61 to 81 as depicted on the site plan date stamped February 9, 2026, to connect the north-south paseo to the internal sidewalk, as approved by the Planning and Development Department.
12. Direct pedestrian pathways shall be provided to connect the internal sidewalk to the front entries of homes, as approved by the Planning and Development Department.
13. Prior to final site plan approval, the developer shall include with the building plans submitted for Phoenix Building Construction Code compliance review certification by an Acoustical Consultant demonstrating the average indoor noise levels of residential units shall not exceed a decibel day night-level (DNL) of 45 decibels, as approved by the Planning and Development Department.
14. Noise mitigation walls shall be provided adjacent to the western perimeter of the site, adjacent to the I-17 frontage road. The wall height shall be a minimum of 8 feet tall, or as determined through a noise analysis prepared by an Acoustical Consultant. The wall shall be constructed of minimum 8-inch-thick concrete masonry units (CMU) or of cast-in-place concrete and contain no openings unless they are above the minimum height required for adequate noise mitigation, for drainage, or for pedestrian connections to the multi-use trail, as approved by the Planning and Development Department.
15. The property owner shall record documents that disclose to prospective purchasers and renters of property within the development the existence of noise from the I-17 Freeway. 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.

16. Perimeter walls, noise walls, and other walls adjacent to perimeter streets shall vary by a minimum of four feet for every 400 lineal feet to visually reflect a meandering or staggered setback, as approved by the Planning and Development Department.
17. Where perimeter walls are provided, including the noise wall, they shall incorporate stone veneer, stonework, integral color CMU block, or a similar material, as approved by the Planning and Development Department.
18. Drainage channels shall be designed to look natural in the desert setting through color, texture, landscaping, or other means, as approved by the Planning and Development Department.
19. Bicycle parking spaces shall be provided at a minimum rate of 0.05 spaces per lot. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

25. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin); and functional turf areas within common areas, as approved by the Planning and Development Department. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
26. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
27. 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.
28. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
29. All bicycle parking, trails, 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. Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
30. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed along both sides of all streets within the development, planted to 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 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.

31. A minimum of 30 feet of right-of-way shall be dedicated adjacent to the southern boundary of the subject site.
32. A minimum of 65 feet of right-of-way shall be dedicated for the east half of the I-17 frontage road and shall be constructed per the Maricopa County Department

of Transportation (MCDOT) Rural Minor Arterial cross section, as required and approved by MCDOT.

33. A minimum 6-foot-wide detached sidewalk, or wider to meet Maricopa County Department of Transportation (MCDOT) minimum standards, separated by a minimum 6-foot-wide landscape strip located between the back of curb and sidewalk, or wider to meet MCDOT minimum standards, shall be constructed along the east side of the I-17 frontage road, planted to the following standards. The developer shall record a landscaping maintenance agreement with the Maricopa County Department of Transportation (MCDOT) requiring the landowner and/or property management company/homeowners' association to maintain the installed landscaping within MCDOT right-of-way, as approved by MCDOT and 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 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 MCDOT and the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

34. Where pedestrian walkways and trails cross a street, the walkway shall be constructed of an alternative material that visually contrasts the street surface, as approved by the Street Transportation Department and the Planning and Development Department.
35. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 16, 2025.
36. 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.
37. 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.

38. 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.
39. 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.
40. 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.
41. 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.
42. The developer shall notify the following individuals/groups by mail a minimum of 15 calendar days prior to any preliminary site plan review meetings. The notice shall include the date, time, and location of the meeting.
 - a. Friends of Daisy Mountain Trails, 39506 N. Daisy Mountain Drive #122-505, Anthem, AZ 85086.
 - b. Dave Wilson, Daisy Mountain Fire and Medical Department, 41018 Daisy Mountain Drive, Anthem, AZ 85086.
43. ~~ALL STREET, SITE, AND BUILDING LIGHTING SHALL BE DARK SKY COMPLIANT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE STREET TRANSPORTATION DEPARTMENT.~~