



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-36-26-1
June 25, 2026

Deer Valley Village Planning Committee Meeting Date: July 6, 2026

Planning Commission Hearing Date: August 6, 2026

Request From: [S-1 DVAO](#) (Ranch or Farm Residence, Deer Valley Airport Overlay District) (5.20 acres)

Request To: [CP/GCP DVAO](#) (Commerce Park District/General Commerce Park Option, Deer Valley Airport Overlay) (5.20 acres)

Proposed Use: Warehouse and office

Location: Approximately 450 feet south of the southwest corner of 15th Avenue and Whispering Wind Drive

Owner: Sovereign Arizona, LLC

Applicant/Representative: Nathan Cottrell, KAEKO, Inc.

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commerce / Business Park	
Street Map Classification	15th Avenue	Minor Collector	0-foot west half street
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; EMPLOYERS (JOB CREATION); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.</i></p> <p>The site of the proposed rezone is situated within the Deer Valley Major Employment Center which is home to a large labor pool with easy access to the regional freeway system. This proposal will facilitate job creation in a targeted employment center.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses surrounding the city’s airports.

The subject site is near the Phoenix Deer Valley Airport and the proposed commerce park use is complimentary to and compatible with airport operations.

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

The proposal, as stipulated, will provide enhanced levels of shade which will provide thermal comfort for employees and pedestrians.

Applicable Plans, Overlays, and Initiatives

[Deer Valley Airport Overlay District](#) – See Background Item No. 6

[Deer Valley Major Employment Center](#) – See Background Item No. 7

[Complete Streets Guidelines](#) – See Background Item No. 8

[Shade Phoenix Plan](#) – See Background Item No. 9

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 10

[Transportation Electrification Action Plan](#) – See Background Item No. 11

[Zero Waste PHX](#) – See Background Item No. 12

[Conservation Measures for New Development](#) - See Background Item No. 13

[Phoenix Climate Action Plan](#) – See Background Item No. 14

Surrounding Land Uses/Zoning

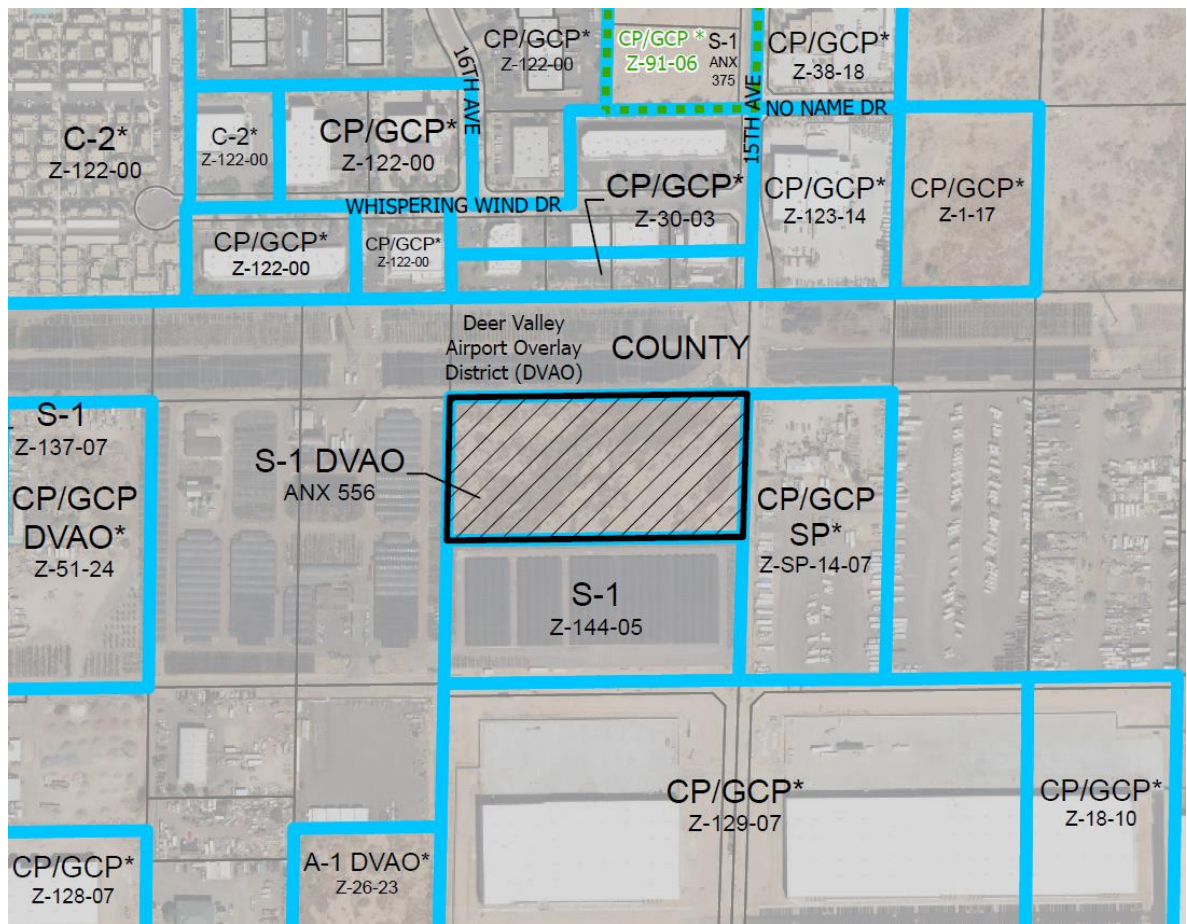
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	S-1 DVAO
North	Powerline corridor / wholesale nursery	RU-43 (County)
South	Wholesale nursery	S-1 DVAO
East	Automotive storage	CP/GCP SP DVAO
West	Wholesale nursery	RU-43 (County)

CP/GCP (Commerce Park District – General Commerce Park option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Minimum Building Setbacks</i>		
North	20 feet	6 feet (Not met) *
East (15th Avenue)	20 feet	93 feet (Met)
West	20 feet	10 feet (Not met) *
South	20 feet	60 feet (Met)
<i>Minimum Landscape Setbacks</i>		
North	5 feet	Unspecified
East (15th Avenue)	20 feet	20 feet (Met)
West	5 feet	Unspecified
South	5 feet	Unspecified
Maximum Lot Coverage	50%	30.2% (Met)
Maximum Building Height	18 feet within 30 feet of perimeter; one foot increase per three feet horizontal to maximum of 56 feet	34 feet-8 inches (Not met) *
Minimum Parking	Specified industrial use: 1 space per 1.5 warehouse or production workers (16 spaces) Unspecified industrial use: 1 space per 1,000 square feet of gross floor area (56 spaces) Office space 1 space per 300 square feet of administrative office (22 spaces) (94 spaces total)	132 spaces (Met)
* The site plan must be updated or a variance obtained. While the height of the building is less than 56 feet, the placement of the building is too close to the property and does not agree with the 1:3 height limitation ratio.		

Background / Issues / Analysis

1. SUBJECT SITE

This request is to rezone 5.20 acres located approximately 450 feet south of the southwest corner of 15th Avenue and Whispering Wind Drive from S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) to CP/GCP DVAO (Commerce Park District/General Commerce Park Option, Deer Valley Airport Overlay District) for warehouse and office uses. The site is currently vacant land.



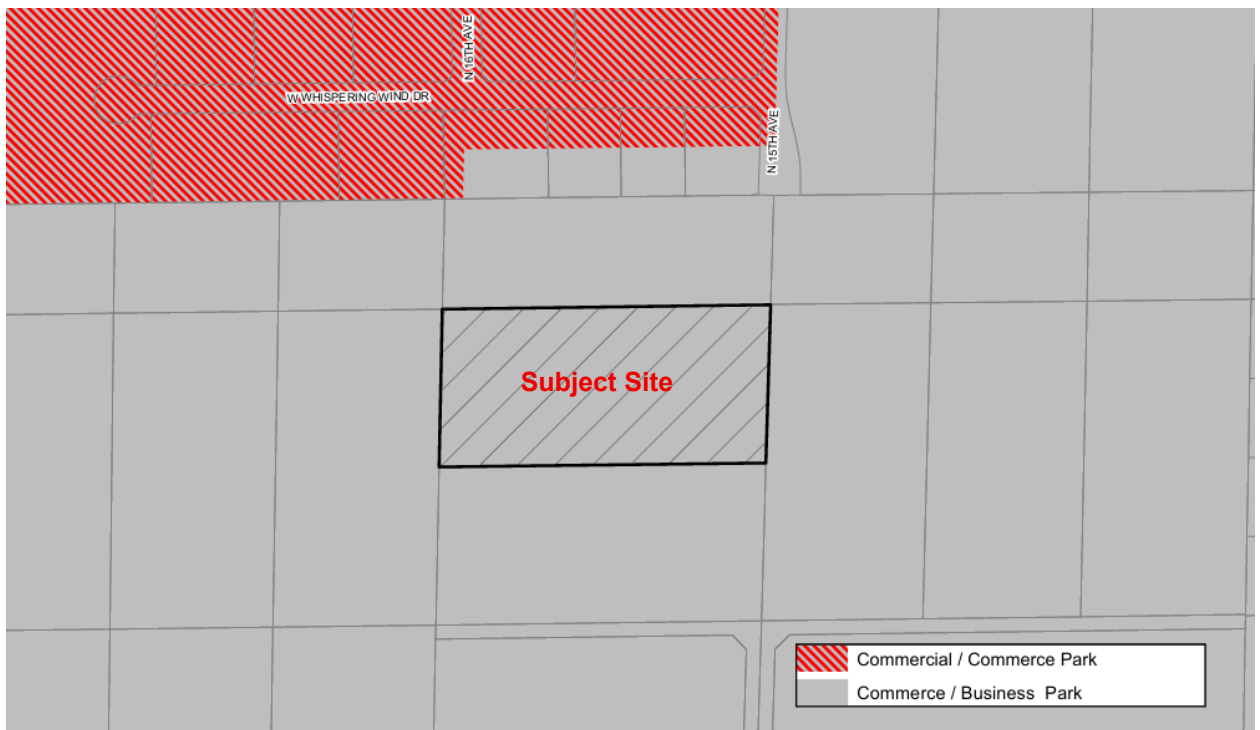
Source: Planning and Development Department

2. SURROUNDING LAND USES AND ZONING

The properties to the north and west of the subject site are zoned County RU-43 and are currently being used as a wholesale nursery. The parcel to the south is also being used as a wholesale nursery but is zoned S-1 DVAO. The parcel to the east, across 15th Avenue, is zoned CP/GCP SP DVAO and is being used for automotive storage.

3. GENERAL PLAN LAND USE MAP DESIGNATION

The General Plan Land Use Map designation for the subject site is Commerce / Business Park. The proposal for CP/GCP zoning is consistent with that designation. The General Plan Land Use Map designations for all the sites abutting the property to the north, east, west and south are also Commerce / Business Park.



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

4. SITE PLAN PROPOSAL

The site plan submitted with this proposal and included as an attachment was prepared in anticipation of A-1 zoning; however, A-1 zoning is not supported at this location. Therefore, the site plan must be revised to meet the requirements of the CP/GCP zoning district specific to this site.

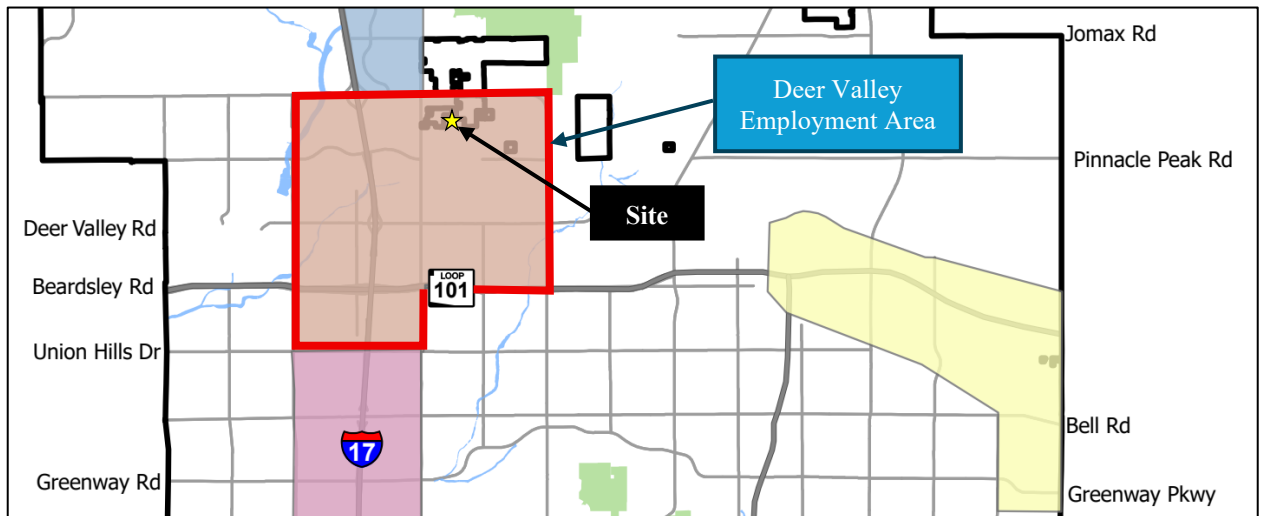
PLANS, OVERLAYS AND INITIATIVES

6. [Deer Valley Airport Overlay District](#)

The subject site is located within Area 1 of the Deer Valley Airport Overlay District (DVAO), and the proposed use and height are consistent with the provisions of the overlay district. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is consistent with the character of the Phoenix Deer Valley Airport area, is compliant with height restrictions; and the property owner will be required to record a disclosure notice to prospective purchasers regarding the proximity to the Phoenix Deer Valley Airport per the requirement of Section 658 of the Phoenix Zoning Ordinance.

7. [Deer Valley Major Employment Center](#)

The subject site is located in the Deer Valley Employment Center. The substantial size and diverse nature of the labor pool found in the Deer Valley area is a key factor in contributing to the overall attractiveness of this employment center. Employers located within the area have access to nearly 450,000 workers within a 20-minute drive time, and within a 30-minute drive the number of workers increases to more than 850,000. The size of the labor force will continue to increase as additional development occurs in this area. The Deer Valley Employment Center boasts about 9.3 million square feet of office space, 3.0 million square feet of flex space, and over 11.9 million square feet of industrial space. The proposal adds new employment opportunities within the employment center and is in close proximity to the large labor pool.



Source: 2025 General Plan, Major Employment Centers and Corridors Map, with Annotations by Staff

8. **Complete Streets Guidelines**

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. To provide a safe pedestrian environment, staff recommends enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles per Stipulation No. 5. Additionally, per Stipulation No. 11, staff recommends a five-foot-wide detached sidewalk be installed along the west side of 15th Avenue, which will ensure a more comfortable and safe walking environment. Additionally, Stipulation Nos. 7 and 8 will encourage the use of bicycles by providing the infrastructure for bicycle parking and electrical charging capabilities.

9. **Shade Phoenix Plan**

The Shade Phoenix Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff recommends stipulations designed to provide trees and enhance shade within and adjacent to the development such as a detached shaded sidewalk along 15th Avenue, enhanced landscape standards in and around the site boundaries, and a shaded employee respite area. These are addressed in Stipulations No. 1, 2, 3, 4, and 11.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan also supports options for both short-and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations, including light industrial employment centers. Stipulation No. 7 requires four bicycle parking spaces be provided on the site, while Stipulation No. 8 requires that at least one of the bicycle parking spaces be equipped with electrical bicycle charging capabilities.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV

charging infrastructure. Stipulation No. 6 provides requirements for electric vehicle parking, charging and infrastructure, while Stipulation No. 8 requires electrical bicycle charging capabilities.

12. **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. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposed conceptual site plan does not show recycling facilities, but the project information form notes that the end users will comply with all ordinance requirements and are considering a recycling program.

13. **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. 14 through 18.

14. **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 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. This goal is addressed in Stipulation No. 14, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY INPUT SUMMARY

15. There has been no correspondence in support or opposition regarding this request as of the writing of this report.

INTERDEPARTMENTAL COMMENTS

16. The Street Transportation Department notes that 15th Avenue is a Minor Collector utilizing an "F" cross section and that due to the location of the power poles that are located within what would otherwise be the 15th Avenue right-of-way north of the site, the 15th Avenue alignment must shift to the east. This is addressed in Stipulations Nos. 9 and 10. The Street Transportation Department also requires a five-foot detached sidewalk separated by a minimum five-foot landscape area along the west side of 15th Avenue. This is addressed in Stipulation No. 11. The Street Transportation Department further requires compliance with the Traffic Impact Analysis (Stipulation No. 12) and that all streets within and adjacent to the development shall be constructed with all required elements and comply with all ADA accessibility standards (Stipulation No. 13).

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. 19.
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. 20.
19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements.

Findings

1. The proposed zoning is consistent with the General Plan Land Use Map designation of Commerce / Business Park.
2. The proposal will provide employment uses along the I-17 Black Canyon Freeway corridor and in the Deer Valley Major Employment Center.
3. The proposed zoning is consistent with the goals and policies of the Deer Valley Airport Overlay and will provide additional employment opportunities in the village.

Stipulations

1. Landscape areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
2. A minimum of 25% of the employee/customer surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought-tolerant, shade trees, or a combination thereof.
3. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
4. One outdoor employee resting area of no less than 400 square feet or two 200-square-foot areas shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front office 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.
8. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
9. Right-of-way for 15th Avenue shall be dedicated and constructed to meet the minimum Minor Collector F cross-section standards, in accordance with design plans approved by the Street Transportation Department. Right-of-way dedications from adjacent parcels may be required to accommodate the 15th Avenue design to avoid the exiting power poles.

10. Prior to preliminary site plan approval, design plans for the off-set alignment of 15th Avenue shall include connecting to existing improvements north of the subject site, as approved by the Street Transportation Department.
11. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on the west side of 15th Avenue, or as approved by the Street Transportation Department, and planted as follows:
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents, and vegetative groundcovers maintained to with a maximum mature height of two feet 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.

12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated October 30, 2025.
13. 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.
14. 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.
15. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
16. Natural turf 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.
17. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
18. Any wet-cooling systems shall be designed and installed per the standards in the latest adopted version of the International Green Construction Code (IGCC).

19. 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.
20. 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

June 25, 2026

Team Leader

Racelle Escolar

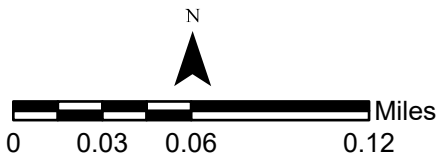
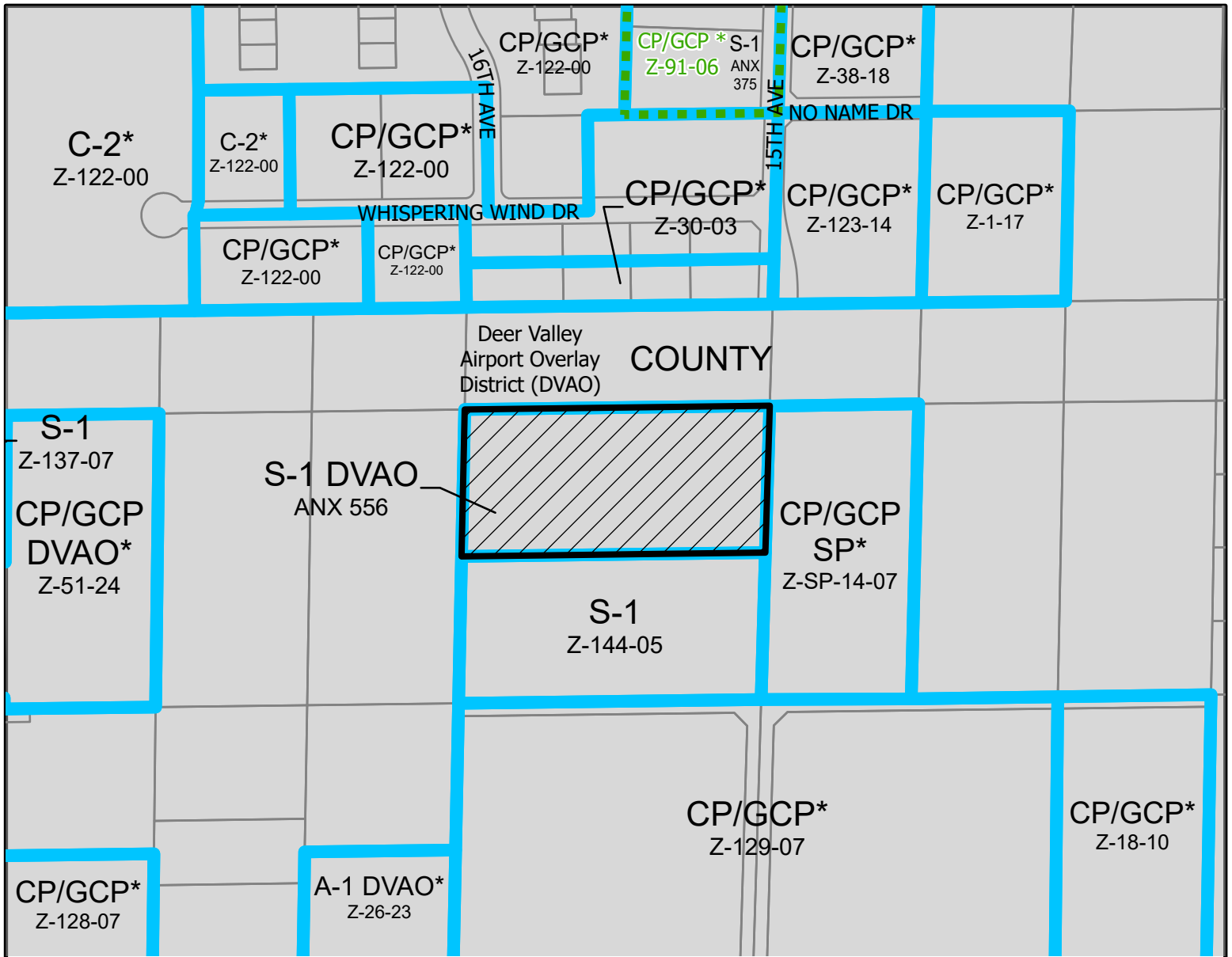
Exhibits

Zoning sketch map

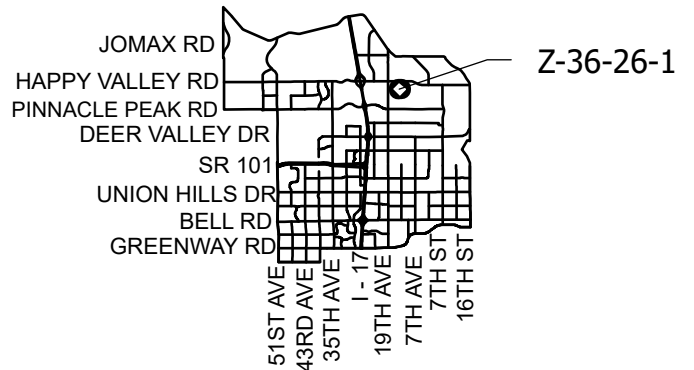
Aerial sketch map

Site plan date-stamped April 7, 2026

Elevations date-stamped April 7, 2026 (3 pages)

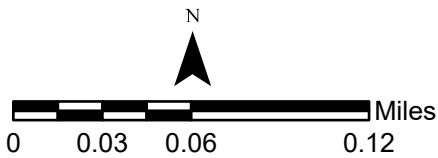
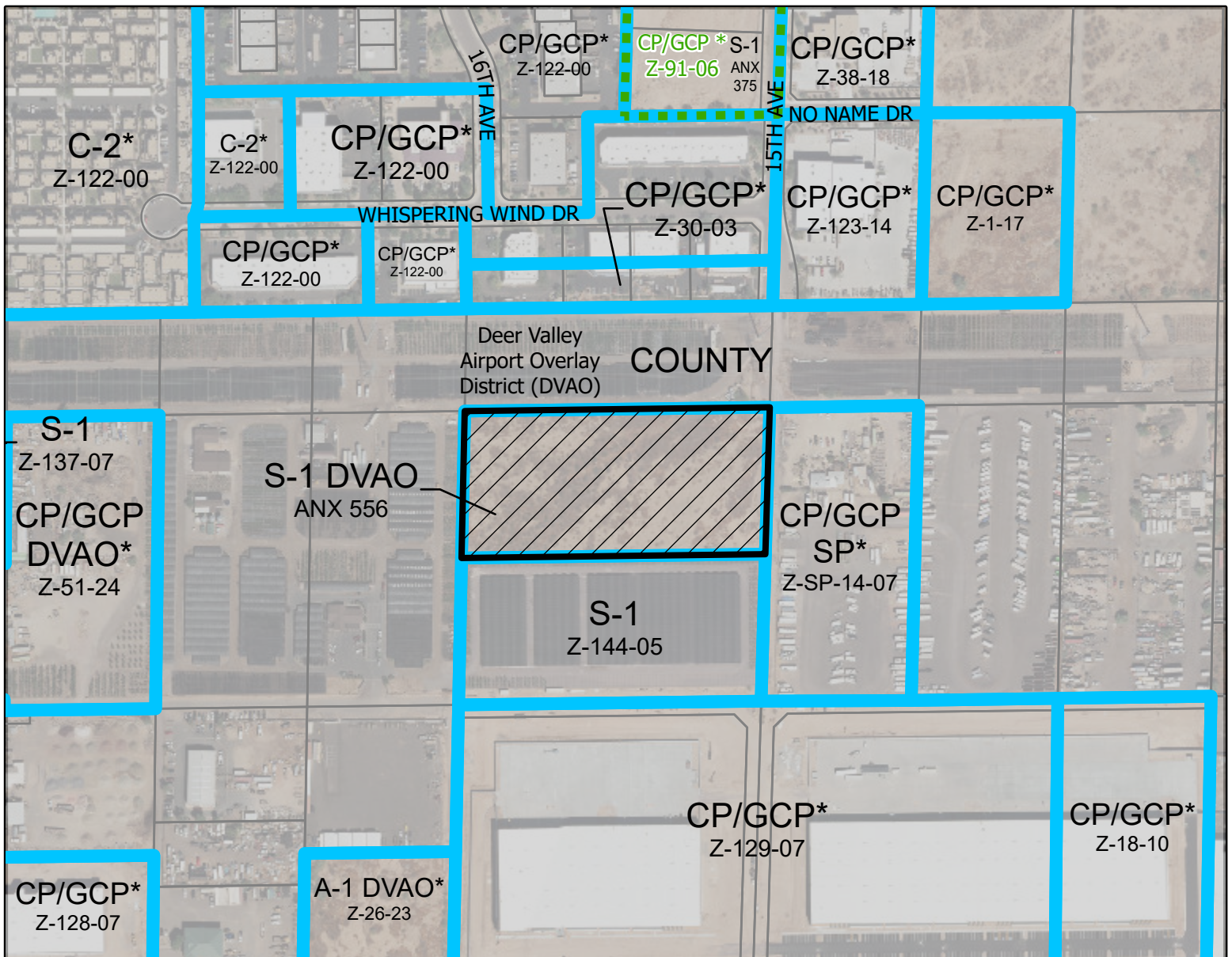


DEER VALLEY VILLAGE
COUNCIL DISTRICT: 1

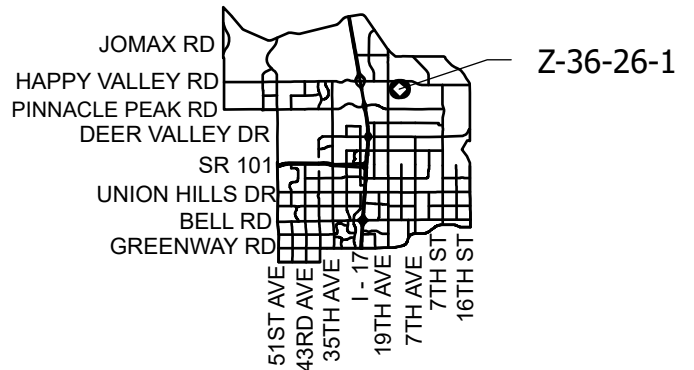


APPLICANT'S NAME: KAEKO, Inc.		REQUESTED CHANGE:	
APPLICATION NO: Z-36-26-1	DATE: 4/26/2026	FROM: S-1 DVAO (5.20 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.20 Acres	REVISION DATES:		TO: CP/GCP DVAO (5.20 a.c)
	AERIAL PHOTO & QUARTER SEC. NO. QS 46-25	ZONING MAP O-7	
MULTIPLES PERMITTED S-1 DVAO CP/GCP DVAO	STANDARD OPTION 5 N/A		* UNITS P.R.D OPTION N/A N/A

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



DEER VALLEY VILLAGE
COUNCIL DISTRICT: 1



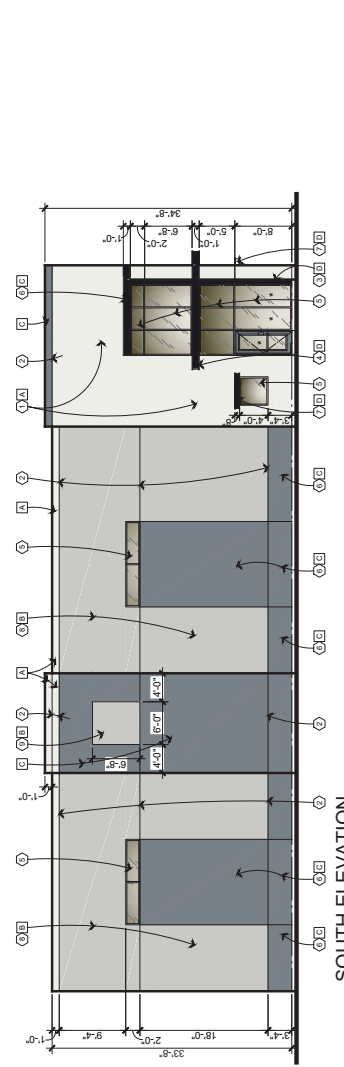
APPLICANT'S NAME: KAEKO, Inc.		REQUESTED CHANGE:	
APPLICATION NO: Z-36-26-1	DATE: 4/26/2026	FROM: S-1 DVAO (5.20 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.20 Acres	REVISION DATES:		TO: CP/GCP DVAO (5.20 a.c)
	AERIAL PHOTO & QUARTER SEC. NO. QS 46-25	ZONING MAP O-7	
MULTIPLES PERMITTED S-1 DVAO CP/GCP DVAO	STANDARD OPTION 5 N/A		* UNITS P.R.D OPTION N/A N/A

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

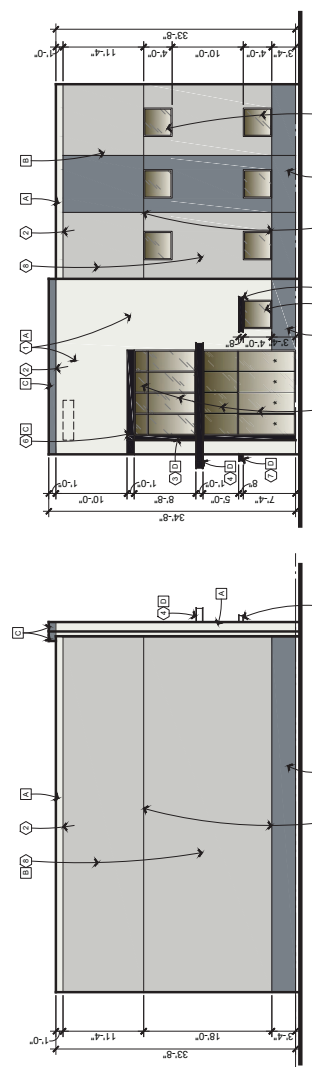
CITY OF PHOENIX
APR 07 2026
Planning & Development
Department

EXTERIOR PAINT COLORS
 (Sherwin Williams or equal)

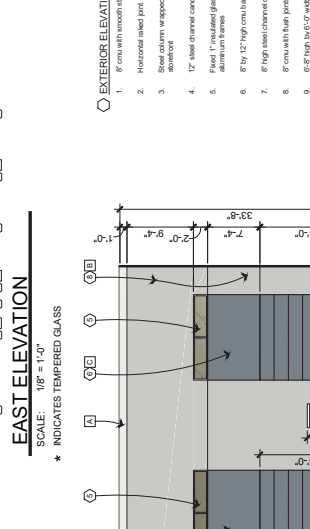
A. Pure White	SW 7000, 255-C1
B. Plaster	SW 7004, 256-C1
C. Silver Gray	SW 6206, 234-C5
D. Domino	SW 6888, 262-C5



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 * INDICATES TEMPERED GLASS

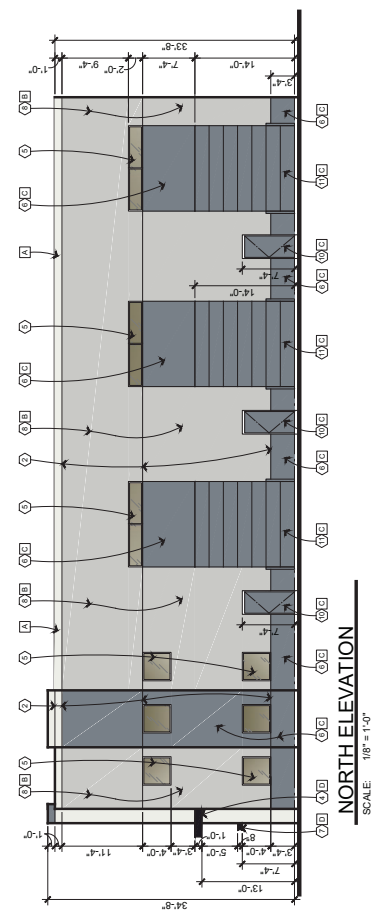


WEST ELEVATION
 SCALE: 1/8" = 1'-0"
 * INDICATES TEMPERED GLASS



EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 * INDICATES TEMPERED GLASS

- EXTERIOR ELEVATION KEYNOTES:**
- 8' cmu with masonry succor finish
 - Horizontal milled joint
 - Steel column wrapped with black metal to match the soffit
 - 12" steel ch steel canopy per details
 - Panel 1" insulated glass in dark bronze anodized aluminum frame
 - 8' by 12" high cmu panel. Offset 1/2" into the building
 - 8' high steel covered canopy per details
 - 8' cmu with flush grille
 - 6'-6" high by 6'-0" with offset 1/2" into building
 - Hollow metal door and frame
 - Steel sectional vertical lift overhead door
 - Line of roof beyond building parapet
 - Mechanical units beyond building parapet
 - 1'-0" high individually mounted perforated black anodized aluminum finished aluminum railings



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 * INDICATES TEMPERED GLASS

A NEW OFFICE / WAREHOUSE BUILDING FOR:
SHAFFER UNDERGROUND
PHASE I

PHOENIX, ARIZONA
SUN STATE BUILDERS

Job no. 24133
 drawn LB
 approved RBW
 date 10/22/24

revisions

KIVA NO.: 24-83
 SDEV NO.: 2400033
 PAPP NO.: 2405857
 Q.S. NO.: 46-25
 SCMJ NO.:
 LSPL NO.:

A-2

BUILDING 1

Winton architects, inc.
 Phoenix, Az, 85022
 18043 N. 12th Place
 (602) 230-9778
 wintonarch@gmail.com

