



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-58-26-1
June 25, 2026

Deer Valley Village Planning Committee Meeting Date:

July 6, 2026

Planning Commission Hearing Date:

August 6, 2026

Request From:

C-2 M-R (Intermediate Commercial, Mid-rise District) (15.33 acres)

Request To:

C-2 DNS/WVR M-R (Intermediate Commercial, Density Waiver, Mid-Rise District) (15.33 acres)

Proposal:

Multi-family residential

Location:

Southwest corner of I-17 and Rose Garden Lane

Owner:

Safeway, Inc.

Applicant:

The Garrett Companies

Representative:

Nick Wood, Snell & Wilmer, LLP

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Designation</u>		Commercial	
<u>Street Map Classification</u>	Interstate 17	Freeway On-Ramp	Approx. 250-foot west half
	Rose Garden Lane	Collector	Approx. 75 to 100-foot south half street
	26th Avenue	Local	30-foot east half street
	Ross Drive	Local	30-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i></p> <p>The proposal facilitates additional housing opportunities in the Deer Valley Village that will help alleviate the housing crisis and support a broad range of lifestyles.</p>			

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

The proposal, as stipulated, provides enhanced shading and planting standards for landscape setbacks, pedestrian pathways, and parking areas.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

As stipulated, the proposal will include bicycle infrastructure including bicycle parking and access to electrical facilities.

Applicable Plans, Overlays, and Initiatives

[Deer Valley Core Specific Plan](#): See Background Item No. 6.

[Black Canyon/Maricopa Freeway Specific Plan](#): See Background Item No. 7.

[Outer Loop Freeway Specific Plan](#): See Background Item No. 8.

[Housing Phoenix Plan](#): See Background Item No. 9.

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

[Zero Waste PHX](#): See Background Item No. 11.

[Shade Phoenix Plan](#): See Background Item No. 12.

[Transportation Electrification Action Plan](#): See Background Item No. 13.

[Conservation Measures for New Development](#): See Background Item No. 14.

[Complete Streets Guiding Principles](#): See Background Item No. 15.

[Monarch Butterfly Pledge](#): See Background Item No. 16.

[Phoenix Climate Action Plan](#): See Background Item No. 17.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	C-2 M-R
North (across Rose Garden Lane)	Industrial facility, electrical substation, and office complex	A-1 DVAO, IND. PK. DVAO, C-2 HGT/WVR DVAO
South	Vacant land and office building	C-2 M-R
East (across I-17)	Office	IND. PK.
West	Hotel, credit union, vacant land, and ADOT facility	C-2 MR, and IND.PK.

C-2 DNS/WVR M-R (Utilizing R-5 – Planned Residential Development Option *)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	15.33 acres
Maximum Number of Units	667; 805 with bonus	336 units (Met)
Maximum Density (dwelling units/gross acre)	43.5; 52.5 with bonus	21.92 dwelling units per acre (Met)
Maximum Lot Coverage	60% for total development	24.12% (Met)
Maximum Building Height	56 feet, and up to 190 feet **	4 stories / 55 feet (Met)
<i>Minimum Perimeter Building Setbacks</i>		
Adjacent to Public Street (Rose Garden Lane, 26th Avenue, Ross Drive, Interstate-17)	20 feet	20 feet (Met)
Not Adjacent to Public Street (South)	15 feet	15 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to Public Street (Rose Garden Lane, 26th Avenue, Ross Drive, Interstate-17)	20 feet	20 feet (Met)
Not Adjacent to Public Street (South)	5 feet	15 feet (Met)
Minimum Open Space	5% of gross area	Unspecified

Minimum Parking	1.5 spaces per dwelling unit 504 spaces required	516 spaces (Met)
<p>* Section 623-E.1 of the Phoenix Zoning Ordinance states that multi-family development in C-2 zoning must follow the yard, height, area and density requirements for R-3 zoning as outlined in Section 615. Section 623-E.1.b of the Phoenix Zoning Ordinance states that an increase to the yard, height, area or density requirements may be granted by the City Council upon recommendation of the Planning Commission, provided they do not exceed the standards as outlined in Section 618 (R-5).</p>		
<p>** Section 634.B (M-R) allows up to 190 feet in height; however, the proposal seeks only 56 feet in height.</p>		

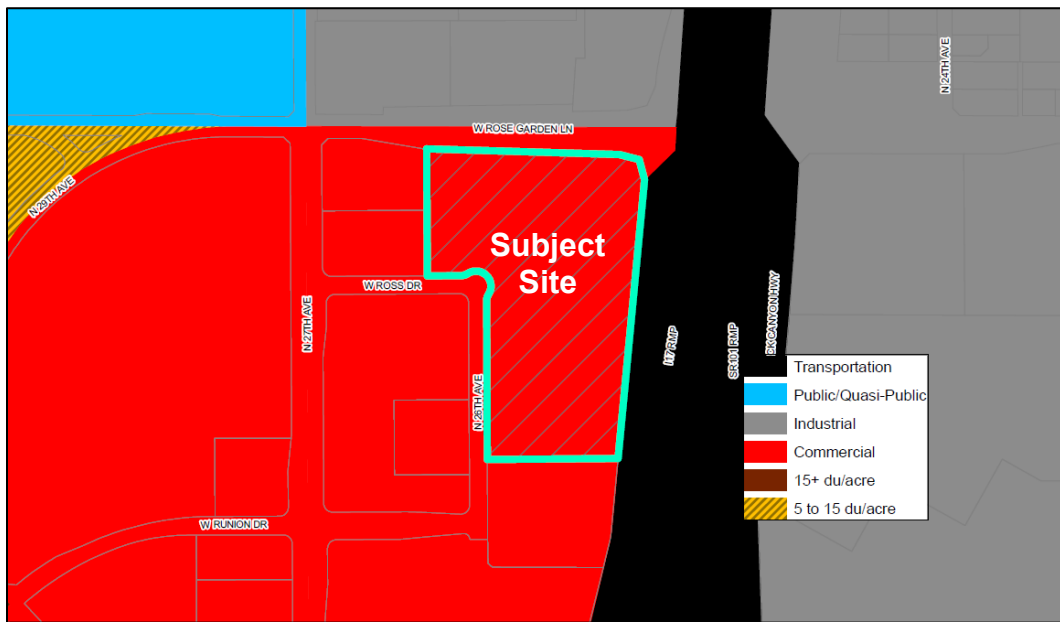
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 15.33-acre vacant site located at the southwest corner of Interstate 17 and Rose Garden Lane from C-2 M-R (Intermediate Commercial, Mid-Rise District) to C-2 DNS/WVR M-R (Intermediate Commercial, Density Waiver, Mid-Rise District) for multi-family residential.

GENERAL PLAN LAND USE MAP DESIGNATION

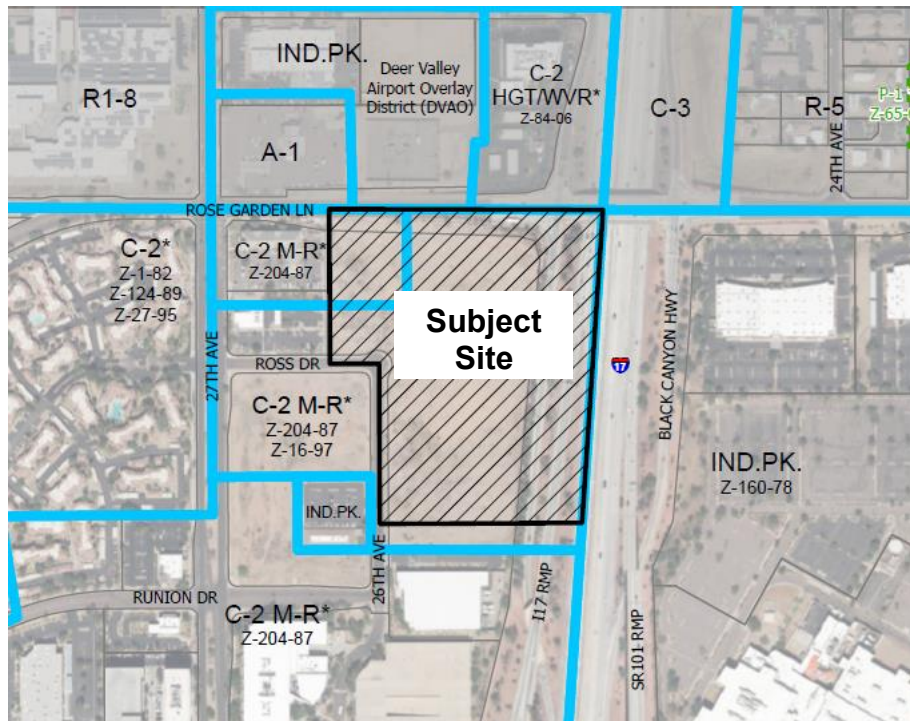
2. The subject site, as well as the area to the south and west are designated as Commercial on the General Plan Land Use Map, while the area to the north, beyond Rose Garden Lane, and the area to the east, beyond Interstate 17, are designated as Industrial. The proposal for multi-family development on the subject site is inconsistent with the General Plan Land Use Map designation; however, since the proposal involves C-2 zoning, which allows multi-family development, a General Plan Amendment is not required.



General Plan Land Use Map; Source: City of Phoenix Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. The property to the north of the site, beyond Rose Garden Lane, is developed as an industrial facility zoned A-1 DVAO, an electrical substation zoned IND.PK DVAO, and an office complex zoned C-2 HGT/WVR DVAO. The property to the east, across 26th Avenue and north of Ross Drive, is developed as a hotel and a credit union, both zoned C-2 M-R. The land located to the west of the site across 26th Avenue and south of Ross Drive, consists of a vacant parcel zoned C-2 M-R and an ADOT facility zoned IND.PK. To the east of the site, across Interstate 17 is an office building zoned IND.PK. To the south of the site is a narrow parcel of vacant land zoned C-2 M-R, and beyond that is an office building also zoned C-2 M-R.



Source: City of Phoenix GIS

PROPOSAL

4. Site Plan

The conceptual site plan, attached as an exhibit, depicts a series of 4-story apartment buildings totaling 336 dwelling units, generally arranged around the perimeter of the site. Primary access to the site will be from the intersection of Ross Drive and 26th Avenue, which will lead to a leasing office and clubhouse, and associated parking. Additional surface parking will be located throughout the site and include a number of shade structures. Each of the apartment buildings will also include tuck-under parking. The site plan observes the required building and landscape setbacks. Staff recommends Stipulation No. 1, which requires general conformance with the site plan date-stamped June 15, 2026.

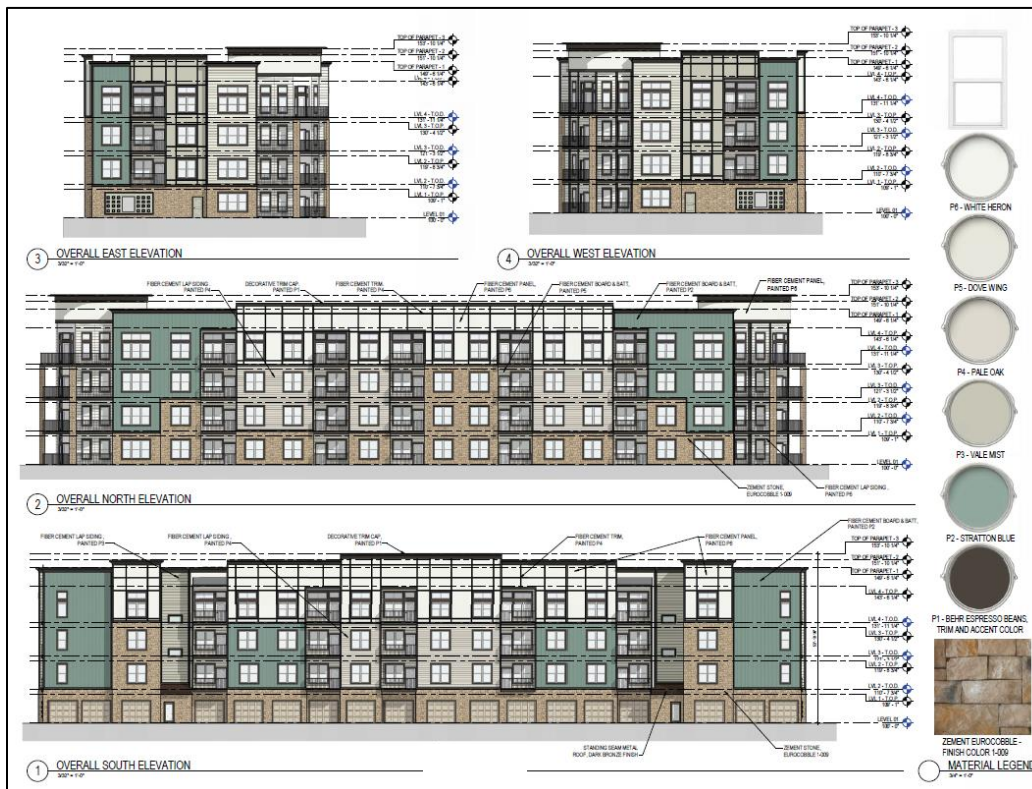
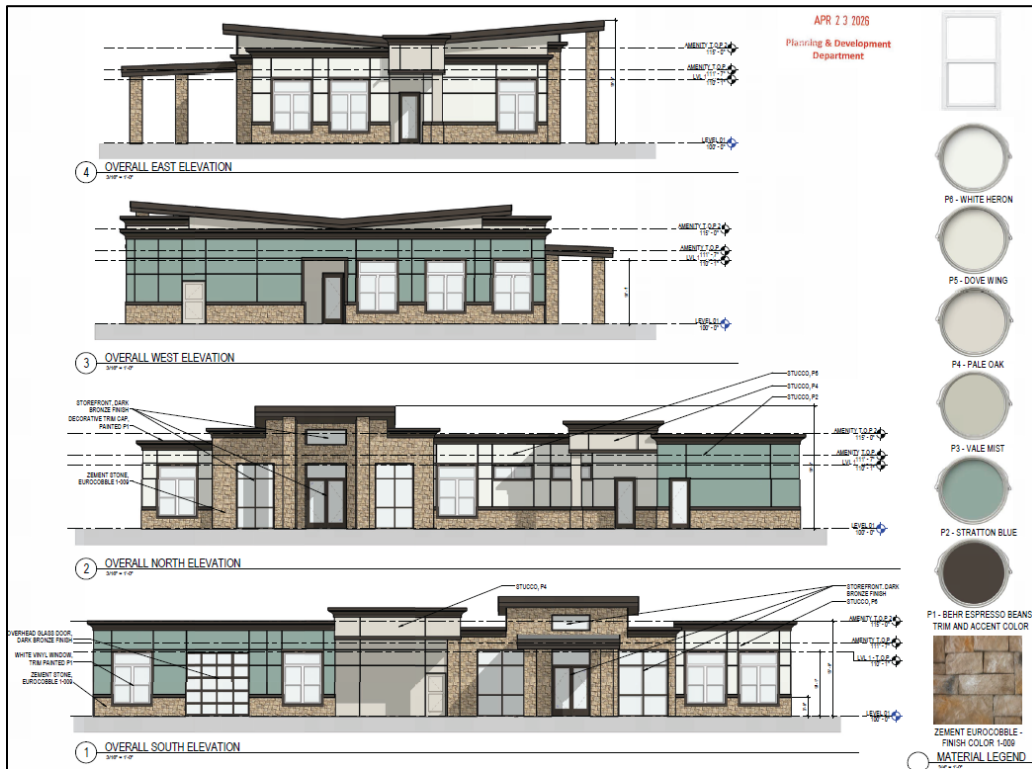


Image Source: The Garrett Companies

ADOPTED AREA PLANS, STUDIES, AND POLICIES

6. [Deer Valley Core Specific Plan:](#)

The proposed project is located within the “Heart of the Core” portion of the Deer Valley Core Specific Plan. The Heart of the Core was envisioned as a concentrated employment center with complementary retail uses, developed with regional offices or satellite government offices. The Heart of the Core also calls for development intensity with a maximum 0.83 Floor Area Ratio (FAR), building heights of up to 190 feet, and a total of 250 dwelling units.

At 0.728, the proposal meets the maximum FAR of 0.83 as outlined in the plan, while the proposal falls well below the maximum height of 190 feet. An existing multi-family residential development is located east of 27th Avenue, also within the Heart of the Core. The additional dwelling units proposed under this development exceed that envisioned by the Heart of the Core area of the Specific Plan. The subject site, however, has remained vacant for several decades, suggesting a lack of marketability for non-residential uses. To help mitigate the impacts of additional multi-family dwellings, staff recommends Stipulation No. 3, limiting the development to 336 units.

7. [Black Canyon/Maricopa Freeway Specific Plan:](#)

The subject site lies within Segment 2 of the Black Canyon/Maricopa Freeway Specific Plan. The Specific Plan expresses the need for sound attenuation related to the freeway. Staff recommends Stipulation No. 2, which requires the buildings be constructed to achieve an interior noise level not to exceed 45-decibels.

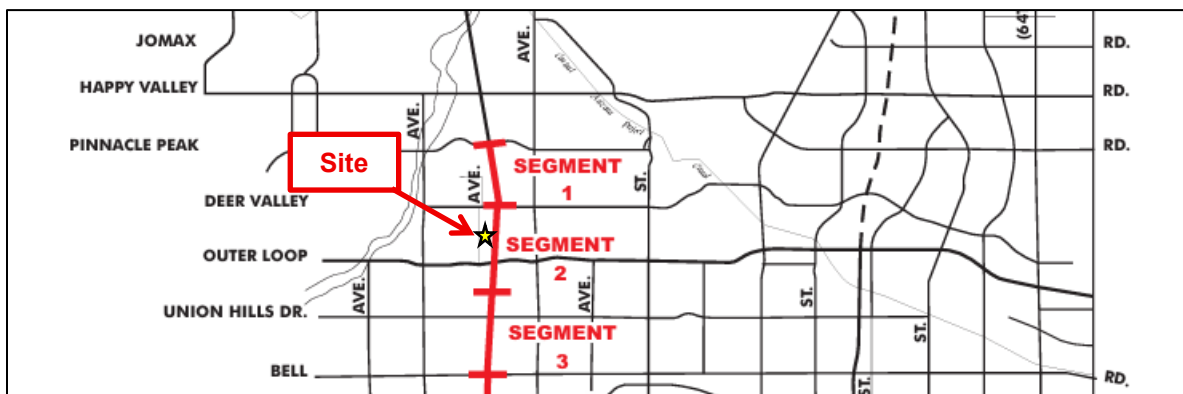


Image Source: Black Canyon/Maricopa Freeway Specific Plan, Page vi (annotated by staff).

8. [Outer Loop Freeway Specific Plan:](#)

The subject site also lies within Segment 2 of the Outer Loop Freeway Specific Plan. The Specific Plan expresses the need for sound attenuation related to the freeway. This is addressed in Stipulation No. 2, which requires the buildings be constructed to achieve an interior noise level not to exceed 45-decibels.

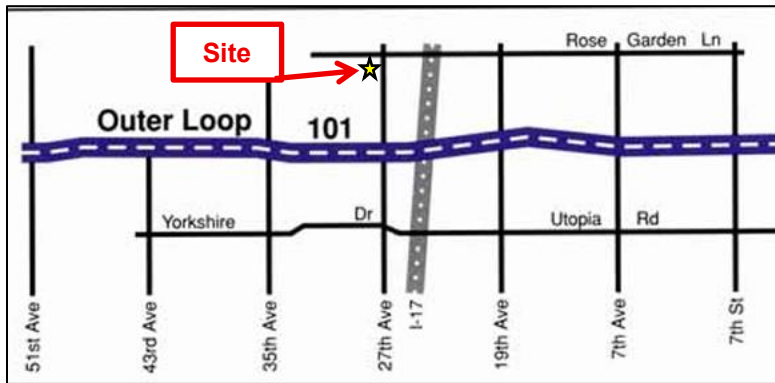


Image Source: Outer Loop Freeway Specific Plan, Page 2 (annotated by staff).

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 of housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

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 supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Stipulation No. 14 requires up to 50 bicycle parking spaces to be installed per the requirements in the city's Walkable Urban (WU) Code. Stipulation No. 15 requires a minimum of 10 percent of the required bicycle parking spaces include standard electrical receptacles be available to bicyclists for the purpose of charging E-bikes, while Stipulation No. 16 requires a fix-it station to be located on site.

11. **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 applicant's submittal materials state that the project will commit to providing recycling options as part of a waste valet service.

12. **Shade Phoenix Plan:**

The Shade Phoenix Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends robust tree planting standards including:

- Landscape setbacks and retention areas planted with 2-inch caliper, large canopy, drought-tolerant trees, placed 20-feet on center, with five 5-gallon shrubs per tree (Stipulation No. 4);
- Bicycle infrastructure to have 75 percent shade (Stipulation No. 5).
- Surface parking to have 25 percent shade (Stipulation No. 6).
- Enhanced landscaping, shade, and ground cover within landscape areas between curb and detached sidewalks to be planted (Stipulation No. 8).

13. **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, is to recommend standard stipulations for rezoning cases to provide EV charging infrastructure. Stipulation No. 15 requires a minimum of 10 percent of the required bicycle parking spaces include standard electrical receptacles be available to bicyclists for the purpose of charging E-bikes. Stipulation No. 17 requires a minimum of five percent of the required parking spaces include EV Installed Infrastructure.

14. **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. 19 through 22.

15. **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. Stipulation No. 7 requires pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety. Additionally, all streets will be improved with all required elements and comply with ADA accessibility standards, as required by Stipulation Nos. 8, 12 and 13.

16. **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. 18 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

17. **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. 22, which requires a minimum of two GI techniques for stormwater management to be implemented.

COMMUNITY INPUT SUMMARY

18. As of the writing of this report, staff has received one item in support of the request.

INTERDEPARTMENTAL COMMENTS

19. The Street Transportation Department requires the following:

- A six-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area on the east side of 26th Avenue, and the north side of Ross Drive, adjacent to the site (Stipulation No. 8).
- A traffic signal to be constructed at the intersection of 27th Avenue and Runion Drive (Stipulation No. 9).
- A signing and striping plan that includes buffered bicycle lanes along both sides of 26th Avenue, Runion Drive between 29th Avenue and 26th Avenue, and Ross Drive east of 27th Avenue, in addition to “No Parking” signs to be installed where the bicycle lanes are located (Stipulation No. 10).
- Mitigation improvements per the Traffic Impact Analysis dated March 16, 2026 (Stipulation No. 11).
- Replacement of unused driveways with sidewalk, curb, and gutter in addition to the replacement of broken or out-of-grade infrastructure, consistent with ADA requirements (Stipulation No. 12).
- Right-of-way improvements with all required elements and in compliance with ADA standards (Stipulation No. 13).

OTHER

20. The site is located adjacent to the southern boundary of the Deer Valley Airport Overlay.

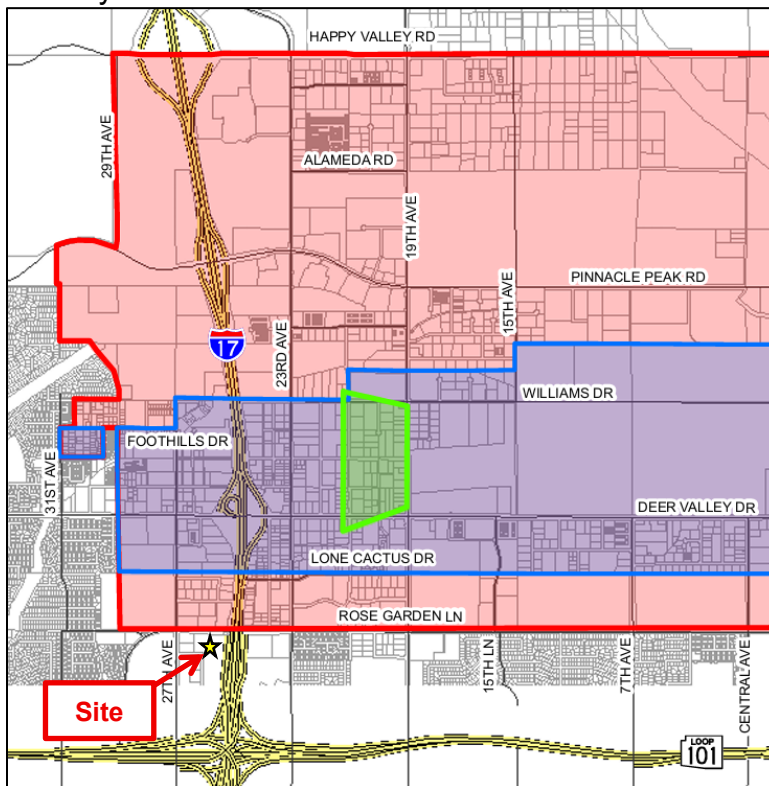


Image Source: Deer Valley Airport Overlay Map (annotated by staff).

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. The Aviation Department further requires the developer to provide a No Hazard Determination from the Federal Aviation Administration as well as an Avigation easement. These are addressed in Stipulations No. 23 through 25.

21. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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. 26.
22. 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. 27.
23. Development and use of the site are 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 proposed zoning is consistent with the General Plan Land Use Map designation.
2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.
3. As stipulated, the proposal is appropriate at this location and is compatible with surrounding land uses.

Stipulations

1. The development shall be in general conformance with the site plan date-stamped June 15, 2026, and the building elevations date-stamped April 23, 2026, as modified by the following stipulations and approved by the Planning and Development Department.
2. All buildings shall be constructed to achieve a maximum interior noise level not to exceed 45 decibels.
3. The site shall be limited to a maximum of 336 units.

4. 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.

5. All bicycle infrastructure 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.
6. A minimum of 25% of the 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.
7. 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.
8. A minimum 6-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on the east side of 26th Avenue and north side of Ross Drive, adjacent the subject site. Additional sidewalks shall also be installed within the right-of-way to connect with the existing sidewalk on the east side of 26th Avenue south of the site. The landscape area 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.

9. In accordance with the stipulations approved under Z-204-87, the Northridge Master Street Plan, and the accepted Traffic Impact Study dated March 16, 2026, a traffic signal shall be fully funded and constructed at the 27th Avenue and Runion Drive intersection prior to issuance of a Certificate of Occupancy.
10. A signing and striping plan shall be submitted to the Street Transportation Department to include buffered bicycle lanes along both sides of 26th Avenue, Runion Drive between 29th Avenue and 26th Avenue, and Ross Drive east of 27th Avenue connecting the development to the Deer Valley Village Core bicycle network. Where not already existing, "No Parking" signs shall be added on all road segments with the proposed buffered bike lane extensions.
11. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated March 16, 2026.
12. 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.
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. Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces, shall be provided through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, or through secure parking storage area/s, 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.
15. A minimum of 10 percent of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
16. A bicycle repair station ("fix it station") shall be provided on the site. The station shall include but not be limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department

17. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
18. 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.
19. 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.
20. A leak detection device shall be installed for the irrigation system in landscape/open space areas larger than 10,000 square feet.
21. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup Program for a minimum of 10 years, or 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. 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. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
25. The developer shall grant and record an aviation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

26. 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.
27. 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

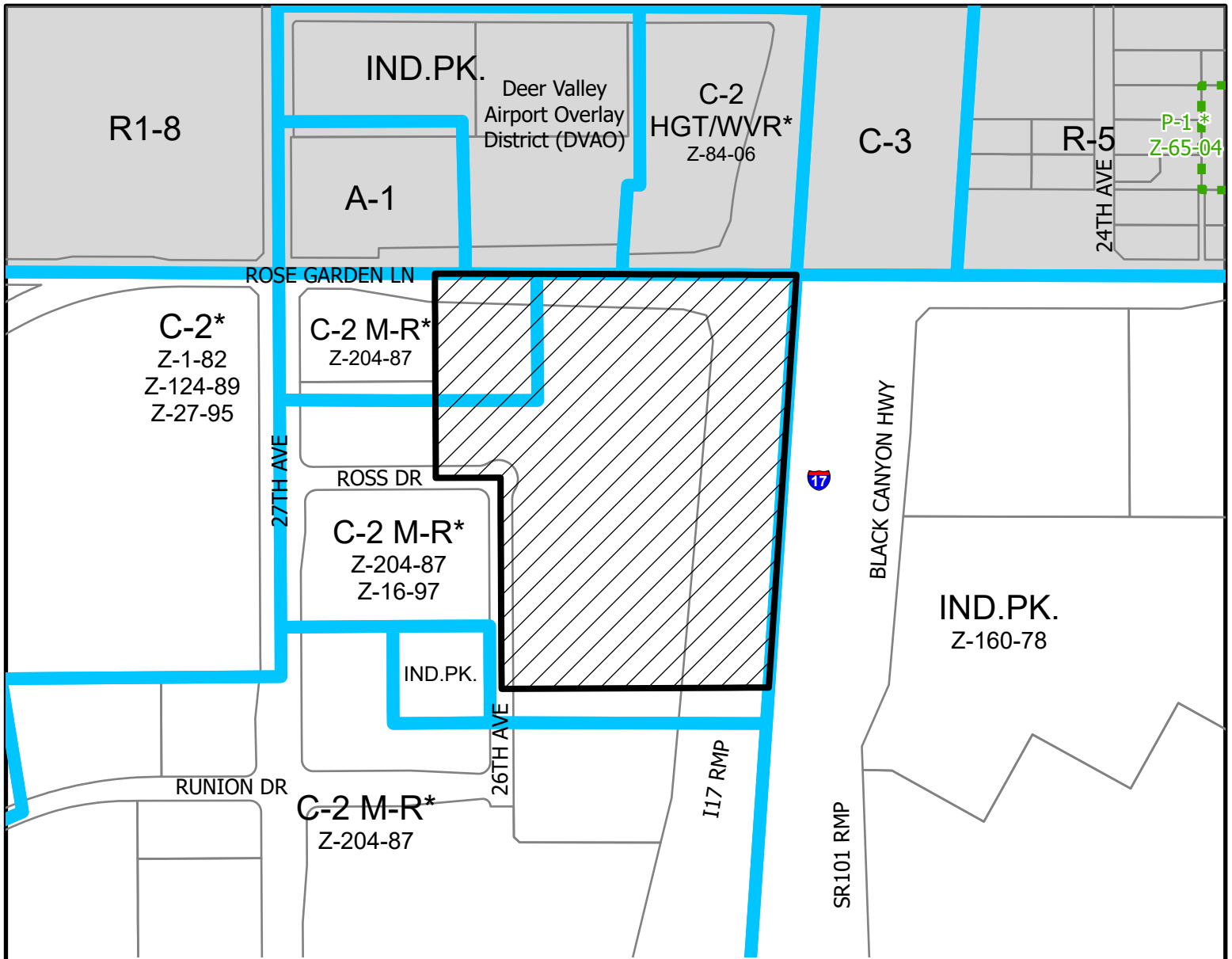
Aerial Sketch Map

Conceptual Site Plan date-stamped June 15, 2026

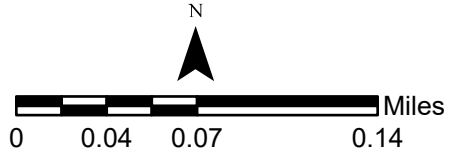
Conceptual Site Plan – Rendered Plan date-stamped June 15, 2026

Conceptual Elevations date-stamped April 23, 2026 (2 pages)

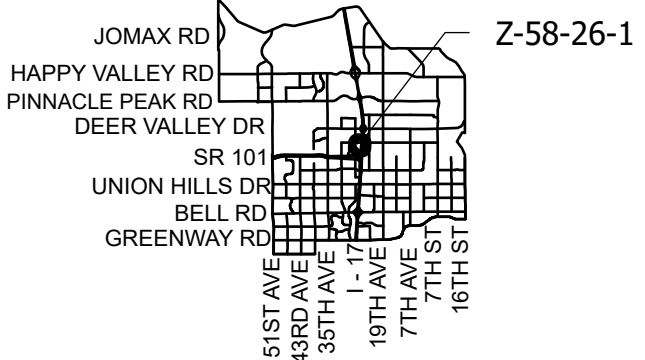
Community Correspondence (2 pages)



P-1*
Z-65-04

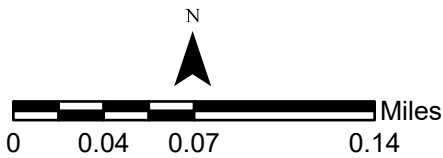
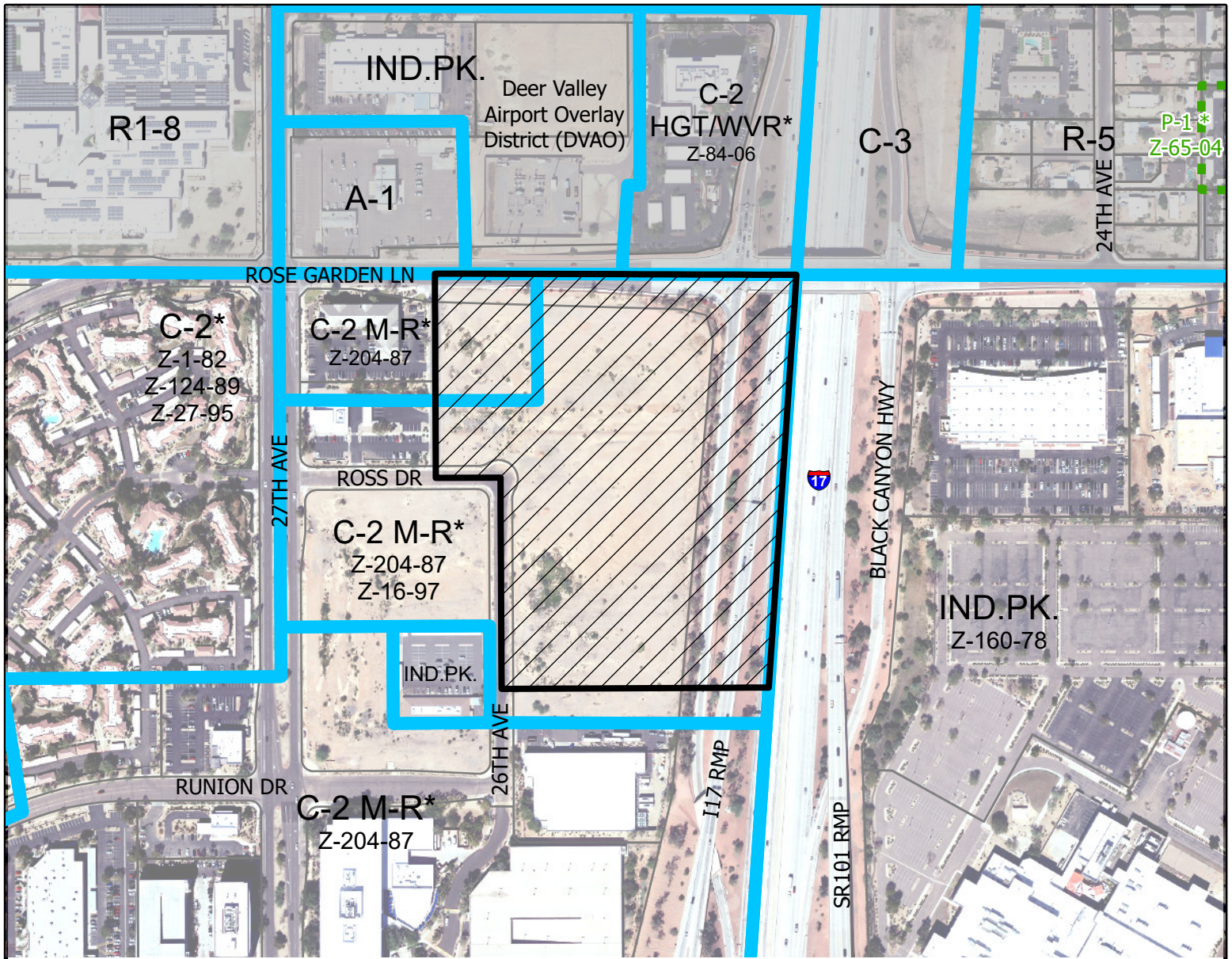


DEER VALLEY VILLAGE
COUNCIL DISTRICT: 1

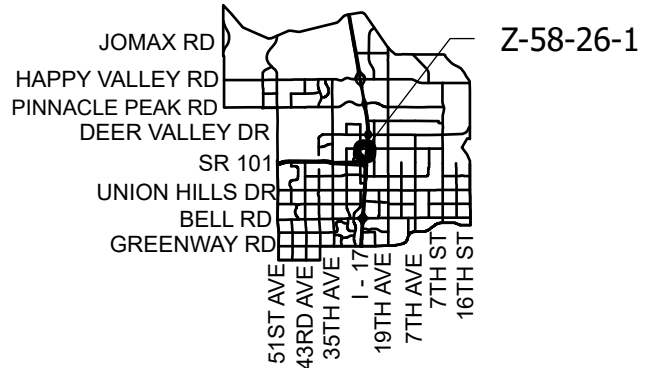


APPLICANT'S NAME: Snell & Wilmer, LLP		REQUESTED CHANGE:	
APPLICATION NO: Z-58-26-1	DATE: 5/5/2026	FROM: C-2 M-R (15.33 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 15.33 Acres	6/23/2026	REVISION DATES:	
	AERIAL PHOTO & QUARTER SEC. NO. QS 41-23	ZONING MAP N-7	TO: C-2 DNS/WVR M-R (15.33 ac.)
MULTIPLES PERMITTED C-2 M-R C-2 DNS/WVR M-R	STANDARD OPTION 222 667	* UNITS P.R.D OPTION 268 805	

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



DEER VALLEY VILLAGE
COUNCIL DISTRICT: 1



APPLICANT'S NAME: Snell & Wilmer, LLP		REQUESTED CHANGE:	
APPLICATION NO: Z-58-26-1	DATE: 5/5/2026	FROM: C-2 M-R (15.33 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 15.33 Acres	6/23/2026	REVISION DATES:	
	AERIAL PHOTO & QUARTER SEC. NO. QS 41-23	ZONING MAP N-7	TO: C-2 DNS/WVR M-R (15.33 ac.)
MULTIPLES PERMITTED C-2 M-R C-2 DNS/WVR M-R	STANDARD OPTION 222 667		* UNITS P.R.D OPTION 268 805

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

W ROSE GARDEN LN

TRAFFIC CONTROL SIGNS TO BE PROVIDED

20-FT BUILDING SETBACK

ADOT RIGHT-OF-WAY EXISTING LANDSCAPE TO REMAIN

BRE ESA PROPERTIES LLC (1.83 ACRES)

ARIZONA FEDERAL CREDIT UNION (1.75 ACRES)

20-FT BUILDING SETBACK

W ROSS DR

CITY OF PHOENIX

JUN 15 2026

Planning & Development Department

SAFeway INC (6.65 ACRES)

20-FT BUILDING SETBACK

ARIZONA STATE DEPARTMENT OF TRANSPORTATION (1.43 ACRES)

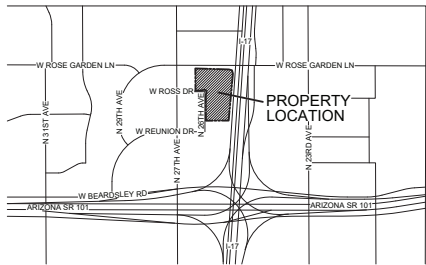
N 26TH AVE

DEVELOPMENT SUMMARY

PROJECT DESCRIPTION:
A MULTI-FAMILY HOUSING COMMUNITY CONSISTING OF SEVEN RESIDENTIAL BUILDINGS WITH A COMBINED UNIT TOTAL OF 336, AND AMENITIES LOCATED ON-SITE AND WITHIN A STAND ALONE CLUBHOUSE BUILDING. RESIDENTIAL BUILDINGS WILL BE FOUR STORIES IN HEIGHT AND THE CLUBHOUSE WILL BE SINGLE STORY.

FAR: .728
LOT COVERAGE: 3.98 ACRES (25.96%)
NUMBER OF DWELLING UNITS: 336
DENSITY: 21.91 UNITS PER ACRE
MAX. BUILDING HEIGHT: 4-STORIES, 55-FT
PARKING REQUIRED: 504 SPACES
PARKING PROVIDED: 516 SPACES

VICINITY MAP



BLDG #2
4-STORY
49 UNITS

BLDG #1
4-STORY
42 UNITS

BLDG #3
4-STORY
49 UNITS

BLDG #7
4-STORY
49 UNITS

BLDG #4
4-STORY
56 UNITS

BLDG #6
4-STORY
42 UNITS

BLDG #5
4-STORY
49 UNITS

PAYCOM PAYROLL LLC (3.76 ACRES)

DRAINAGE BASIN

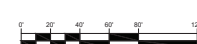
DRAINAGE BASIN

20-FT BUILDING SETBACK

ADOT RIGHT-OF-WAY EXISTING LANDSCAPE TO REMAIN

I-17

NORTH

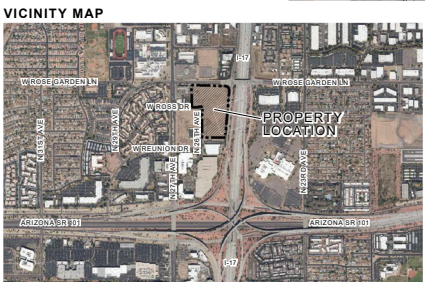




DEVELOPMENT SUMMARY

PROJECT DESCRIPTION: A MULTI-FAMILY HOUSING COMMUNITY CONSISTING OF SEVEN RESIDENTIAL BUILDINGS WITH A COMBINED UNIT TOTAL OF 336, AND AMENITIES LOCATED ON-SITE AND WITHIN A STAND ALONE CLUBHOUSE BUILDING. RESIDENTIAL BUILDINGS WILL BE FOUR STORIES IN HEIGHT AND THE CLUBHOUSE WILL BE SINGLE STORY.

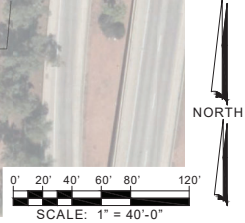
FAR: .728
 LOT COVERAGE: 3.98 ACRES (25.96%)
 NUMBER OF DWELLING UNITS: 336
 DENSITY: 21.91 UNITS PER ACRE
 MAX. BUILDING HEIGHT: 4-STORIES, 55-FT
 PARKING REQUIRED: 504 SPACES
 PARKING PROVIDED: 516 SPACES



CITY OF PHOENIX

JUN 15 2026

Planning & Development
Department



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THE GARRETT COMPANIES

ROSE GARDEN

PHOENIX, AZ

Project Name:	
Issue / status:	
Date:	3/29/2026
Project Status:	CONCEPT DESIGN
Scale:	

NOT FOR CONSTRUCTION

Project File:

EDGE Project #	25-012
Date:	03/23/2026
Drawn by:	JAP
Checked by:	JAP

Sheet Name:

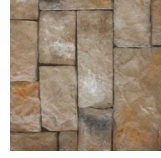
CLUBHOUSE - ELEVATIONS

Sheet Number:

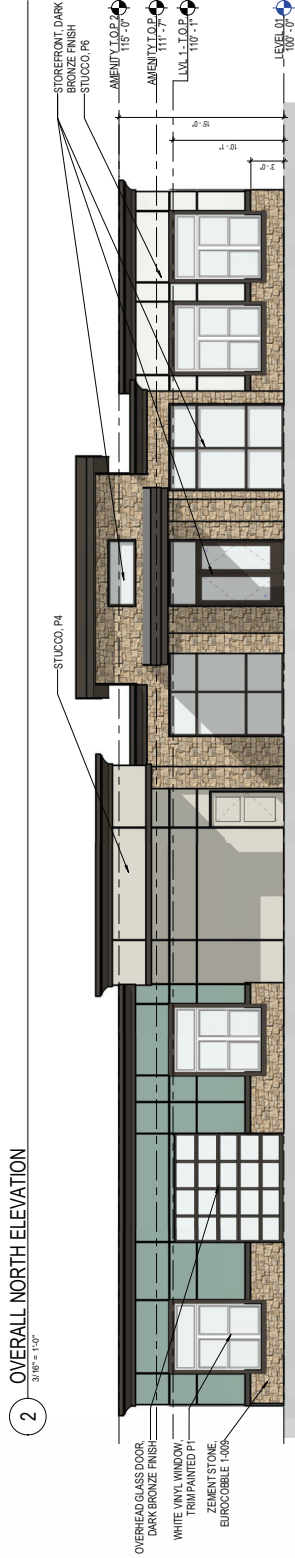
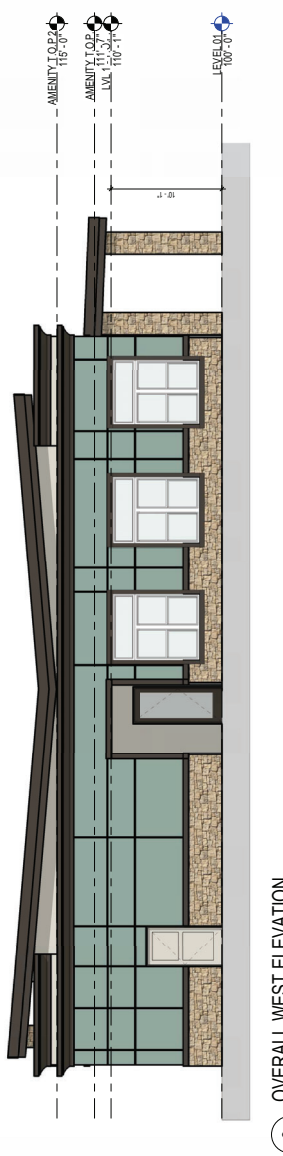
A100



P1 - BEHR ESPRESSO BEANS, TRIM AND ACCENT COLOR



ZEMENT EUROCOBBLE - FINISH COLOR 1-009
MATERIAL LEGEND
3/8" = 1'-0"



- STOREFRONT DARK BRONZE FINISH
- DECORATIVE TRIM CAP PAINTED P1
- ZEMENT STONE EUROCOBBLE 1-009

- OVERHEAD GLASS DOOR DARK BRONZE FINISH
- WHITE INVIS WINDOW TRIM PAINTED P1
- ZEMENT STONE EUROCOBBLE 1-009

- STOREFRONT DARK BRONZE FINISH STUCCO P6
- AMENITY TOP 115'-0"
- AMENITY TOP 111'-7"
- AMENITY TOP 110'-1"
- LEVEL 01 100'-0"


- STUCCO P4

From: [Robert H Kuhfuss](#)
To: [Robert H Kuhfuss](#)
Subject: FW: FW: Information Request
Date: Thursday, June 25, 2026 8:27:24 AM
Attachments: [image003.png](#)
[image004.png](#)

From: Casitas Montana HOA <casitasmontana@gmail.com>
Sent: Wednesday, June 24, 2026 2:52 PM
To: Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov>
Subject: Re: FW: Information Request

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#) 

Hello,

Please records our support for:
Rezoning Case No: Z-58-26-1

Thank you,

Casitas Montana HOA Board of Directors
2950 W Louise Dr
Phoenix, AZ 85027

On Wed, Jun 24, 2026 at 1:50 PM Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov> wrote:

Good afternoon. I was just forwarded your email.
Your request, as stated, is fairly broad, but the applicant is proposing to rezone the site from C-2 M-R (Intermediate Commercial, Mid-Rise District) to C-2 DNS/WVR M-R (Intermediate Commercial, Density Waiver, Mid-Rise District). Their intent is to build a 336-unit multi-family development at a height of 56 feet. They are scheduled for the Deer Valley Village Planning Committee on July 7th, with Planning Commission on August 6th, and City Council on September 9th . The staff report is under review at this time and should be published on our website at [General Plan Amendment, Rezoning, Planning Hearing Officer and Text Amendment Staff Reports | City of Phoenix](#) by Monday, June 29th. Note that the staff report will include their proposed site plan and elevations.

If you have specific questions, I can probably provide some specific answers, but if you are looking for actual records, you will need to file a Public Records Request, which you can do at [Search Public Records | City of Phoenix](#).

I hope this is helpful but please feel free to let me know if you have additional questions.

Thank you.

Robert H. Kuhfuss, AICP, MPA

Village Planner

Deer Valley Village and North Mountain Village

City of Phoenix

Planning and Development Department

Long Range Planning Division

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

robert.kuhfuss@phoenix.gov

(602) 534-1608



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD** 



From: Casitas Montana HOA <casitasmontana@gmail.com>

Sent: Sunday, June 21, 2026 11:40 PM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: Information Request

Hello,

Can you please provide all information associated with Rezoning Case No: Z-58-26-1

Thank you!