



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-132-25-1
December 5, 2025

[Deer Valley Village Planning Committee](#) Meeting Date: December 16, 2025

[Planning Commission](#) Hearing Date: January 8, 2026

Request From: [S-1](#) (Ranch or Farm Residence)
(1.25 acres)

Request To: [R1-18](#) (Single-Family Residence District)
(1.25 acres)

Proposed Use: Single-family residential

Location: Approximately 330 feet west of the southwest corner of 31st Avenue and Dynamite Boulevard

Owner: Randy Schmille, 3125 Dynamite, LLC

Applicant/Representative: Renzo Curay, Galileo Group, PLLC

Staff Recommendation: Approval, subject to stipulations

| <u>General Plan Conformity</u> | | | |
|---|--------------------|--|---------------------------------|
| <u>General Plan Land Use Map Designation</u> | | Residential 2 to 5 dwelling units per acre | |
| <u>Street Map Classification</u> | Dynamite Boulevard | Collector | 30 to 33-foot south half street |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The requested R1-18 zoning district is compatible with existing residential developments and zoning districts in the area and is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.</p> | | | |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding</i></p> | | | |

General Plan Conformity

neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The proposal is sensitive to the scale and character of the surrounding residential area by adhering to the density and height limitations outlined in the R1-18 zoning district.

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

The proposal, as stipulated, will provide shade along the sidewalks and along the adjacent public street. This will help to provide shade for pedestrians in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

[Shade Phoenix Plan](#): See Background Item No. 6.

[Complete Streets Guiding Principles](#): See Background Item No. 7.

[Zero Waste PHX](#): See Background Item No. 8.

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

[Conservation Measures for New Development](#): See Background Item No. 10.

Surrounding Land Uses and Zoning

| | <u>Land Use</u> | <u>Zoning</u> |
|----------------|---|----------------------|
| On Site | Vacant | S-1 |
| North | Single-family residential | R1-8 |
| South | Vacant (proposed single-family residential) | R1-10 |
| East | Single-family residential | S-1 |
| West | Single-family residential | S-1 |

| R1-18 – Single-Family Residence District (Subdivision Option) | | |
|--|--|---|
| <u>Standards</u> | <u>R1-18 Requirements</u> | <u>Provisions on the proposed site plan</u> |
| Gross Acreage | - | 1.25 acres |
| Maximum Number of Units | 2 units | 2 units (Met) |
| Maximum Density | 1.95 dwelling units per acre | 1.75 dwelling units per acre (Met) |
| Minimum Lot Width | 130 feet | Lot 1: 126 feet (Not Met)* Lot 2: 171 feet (Met) |
| Minimum Lot Depth | 120 feet | Lot 1: 140 feet (Met) Lot 2: 140 feet (Met) |
| Maximum Building Height | 2 stories and 30 feet | 2 stories and 30 feet (Met) |
| Minimum Lot Area | 18,000 square feet | Lot 1: 18,000 square feet (Met) Lot 2: 31,611 square feet (Met) |
| Maximum Lot Coverage | 30 percent, plus an additional 10 percent for ADU and/or attached shade structures Total: 40 percent | 30 percent, plus an additional 10 percent for ADU and/or attached shade structures (Met) |
| Minimum Parking | 2 spaces per dwelling unit 4 spaces required | Not specified |
| Minimum Building Setbacks | | |
| Front | 25 feet | Lot orientation to be determined during the variance process |
| Rear | 30 feet | |
| Side | 10 feet | |
| *Variance or Site Plan modification needed | | |

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.25 acres located approximately 330 feet west of the southwest corner of 31st Avenue and Dynamite Boulevard from S-1 (Ranch or Farm Residence) to R1-18 (Single-Family Residence District) to accommodate two single-family residential lots. The subject site is currently vacant land.

GENERAL PLAN LAND USE MAP DESIGNATIONS

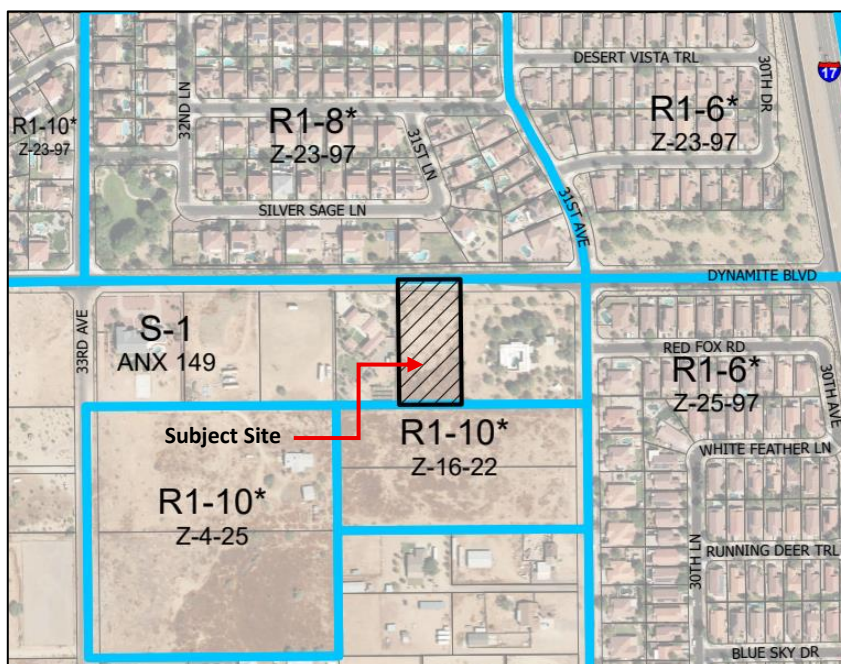
2. The subject site and the surrounding properties to the north, south, east, and west are designated as Residential 2 to 5 dwelling units per acre on the General Plan Land Use Map. The proposed R1-18 zoning district is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.



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

SURROUNDING LAND USES AND ZONING

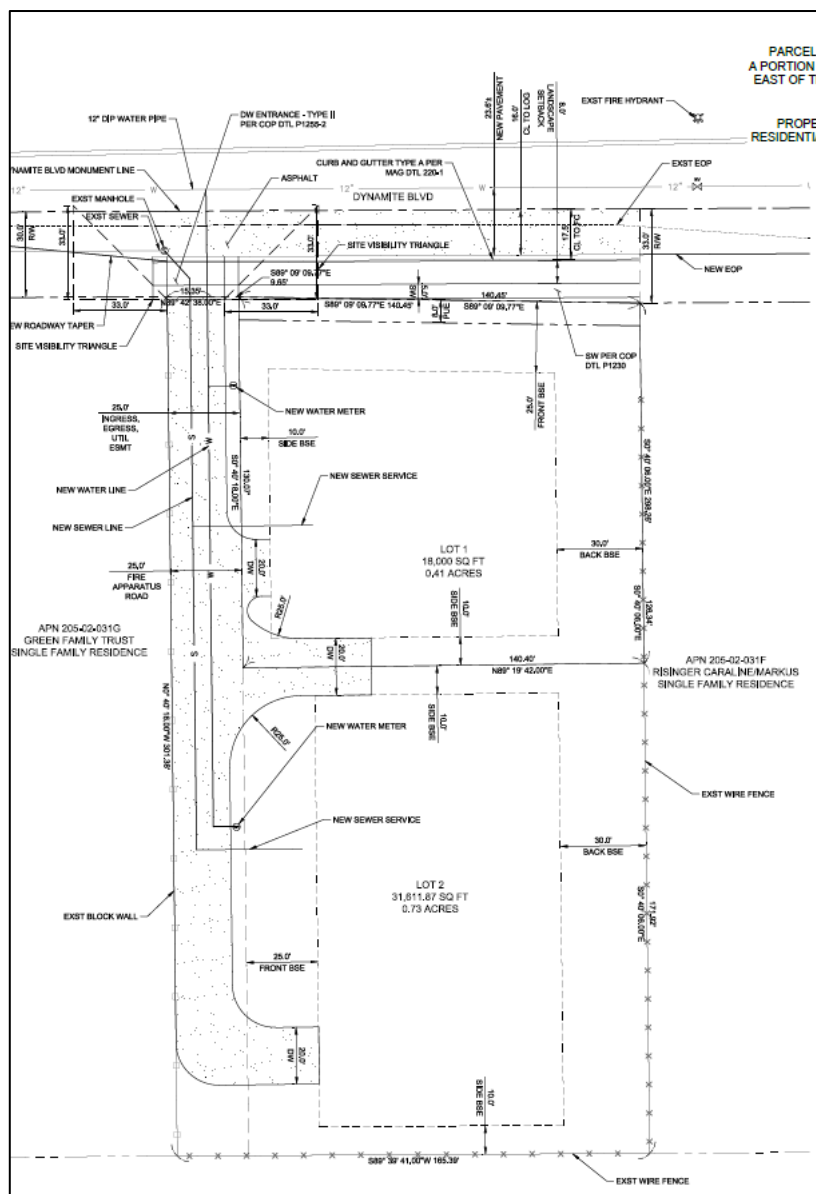
3. To the north are single-family residences zoned R1-8 (Single-Family Residence District). To the east and west are single-family residences zoned S-1 (Ranch or Farm Residence). To the south is a vacant parcel proposed for single-family residential zoned R1-10 (Single-Family Residence District).



Zoning Aerial Map, Source: Planning and Development Department

4. Site Plan

The proposal is for two single-family residential lots, as depicted in the conceptual site plan, attached as an exhibit. The configuration includes a flag lot. The applicant will be required to apply for a variance to pursue that configuration as shown on the conceptual site plan. Between Lot 1 and Lot 2 is a shared 20-foot driveway that will serve as a fire apparatus turnaround. The conceptual site plan depicts various setbacks; however, the actual lot orientation, and resulting setbacks will be determined during the variance process.



Conceptual Site Plan, Source: Galileo Group

5. **Elevations**

The applicant provided a set of elevation drawings that were generally typical of single-family detached development in the area. Staff recommends Stipulation No. 1 to ensure that the elevations contain enhanced design features.

STUDIES AND POLICIES

6. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. This is addressed in Stipulation No. 2, which requires a shaded detached sidewalk along Dynamite Boulevard, and planted to achieve 75% shade.

7. **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. As stipulated, the proposed development would enhance the streetscape for pedestrians by providing a detached sidewalk along Dynamite Boulevard. This is addressed in Stipulation No. 2.

8. **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. The City of Phoenix offers recycling services for single-family residential properties.

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 new 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. **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. 4 through 7.

COMMUNITY INPUT SUMMARY

11. As of the writing of this report, staff received one letter of opposition to this request citing density, neighborhood compatibility, and property values.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department requires the developer to provide a six-foot wide detached sidewalk with an eight-foot-wide landscape strip along the south side of Dynamite Road adjacent to the site. The Street Transportation Department also requires improvements to be in compliance with ADA accessibility standards. These comments are addressed in Stipulation Nos. 2 and 3.
13. 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. This is addressed in Stipulation No. 8.

OTHER

14. 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. 9.
15. 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. 10.
16. The developer will provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.

17. Development and use of the site is 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 proposal is consistent with the General Plan Land Use Map designation.
2. The proposal is compatible with surrounding zoning districts.
3. The proposal, as stipulated, is appropriate at this location and is consistent with the scale and character of the surrounding area.

Stipulations

1. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
2. Minimum 6-foot-wide detached sidewalks separated by minimum 8-foot-wide landscape strips, located between the back of curb and sidewalk shall be constructed on the south side of Dynamite Road and planted to the following standards, 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 two 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.

3. 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.

4. 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.
5. 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.
6. Natural turf shall only be utilized on individual single-family lots (behind the front yard).
7. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
8. 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.
9. 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.
10. 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

December 5, 2025

Team Leader

Racelle Escolar

Exhibits

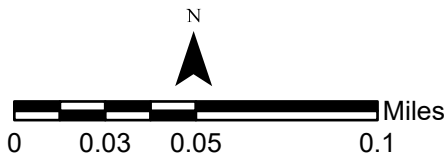
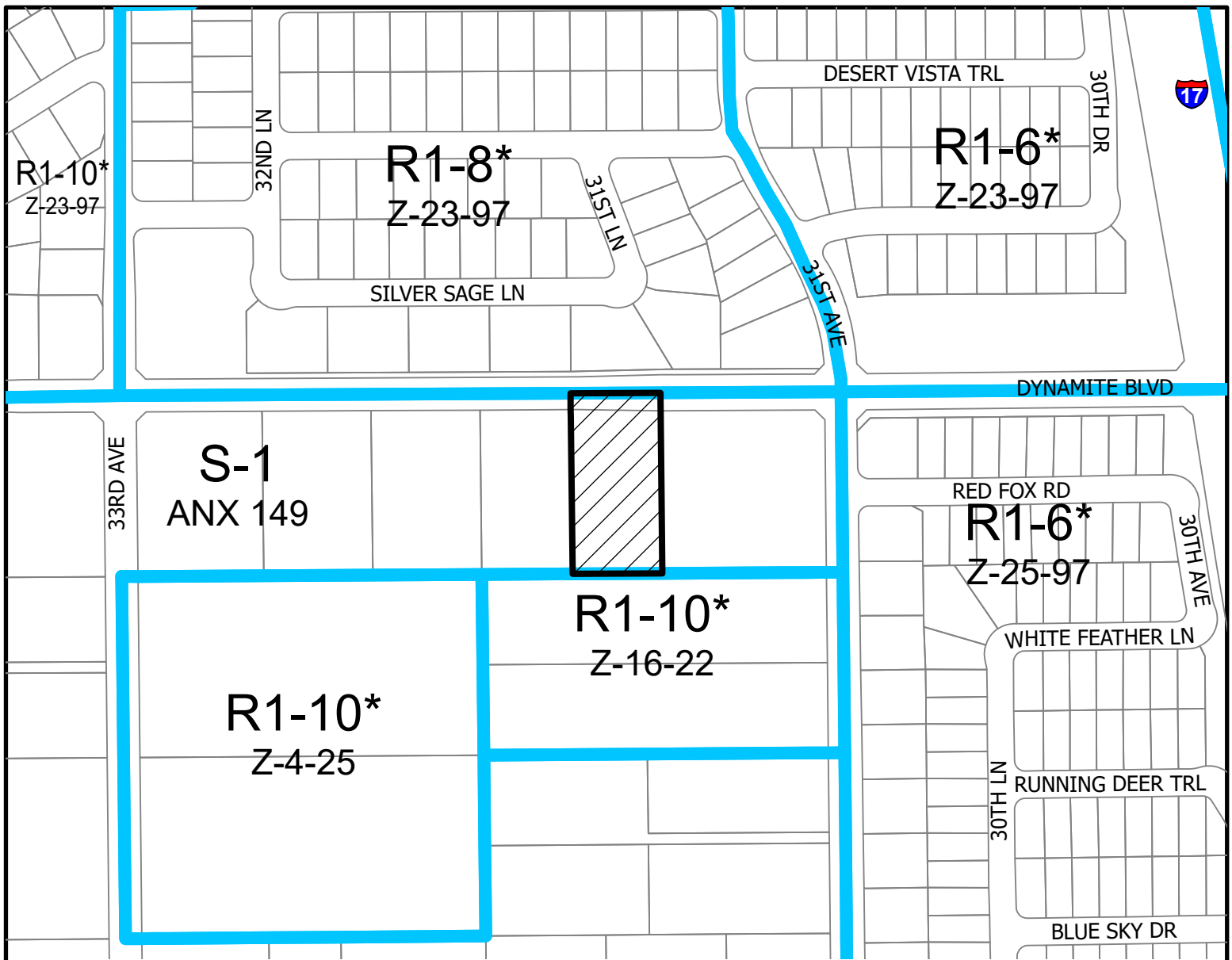
Zoning sketch map

Aerial sketch map

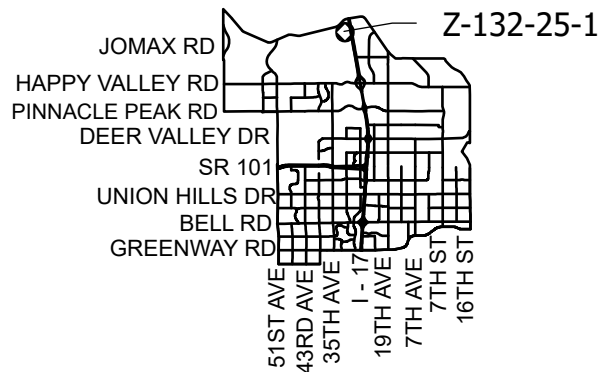
Conceptual Site Plan date stamped October 3, 2025

Conceptual Elevations date stamped October 3, 2025

Community Correspondence

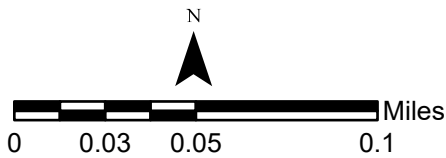
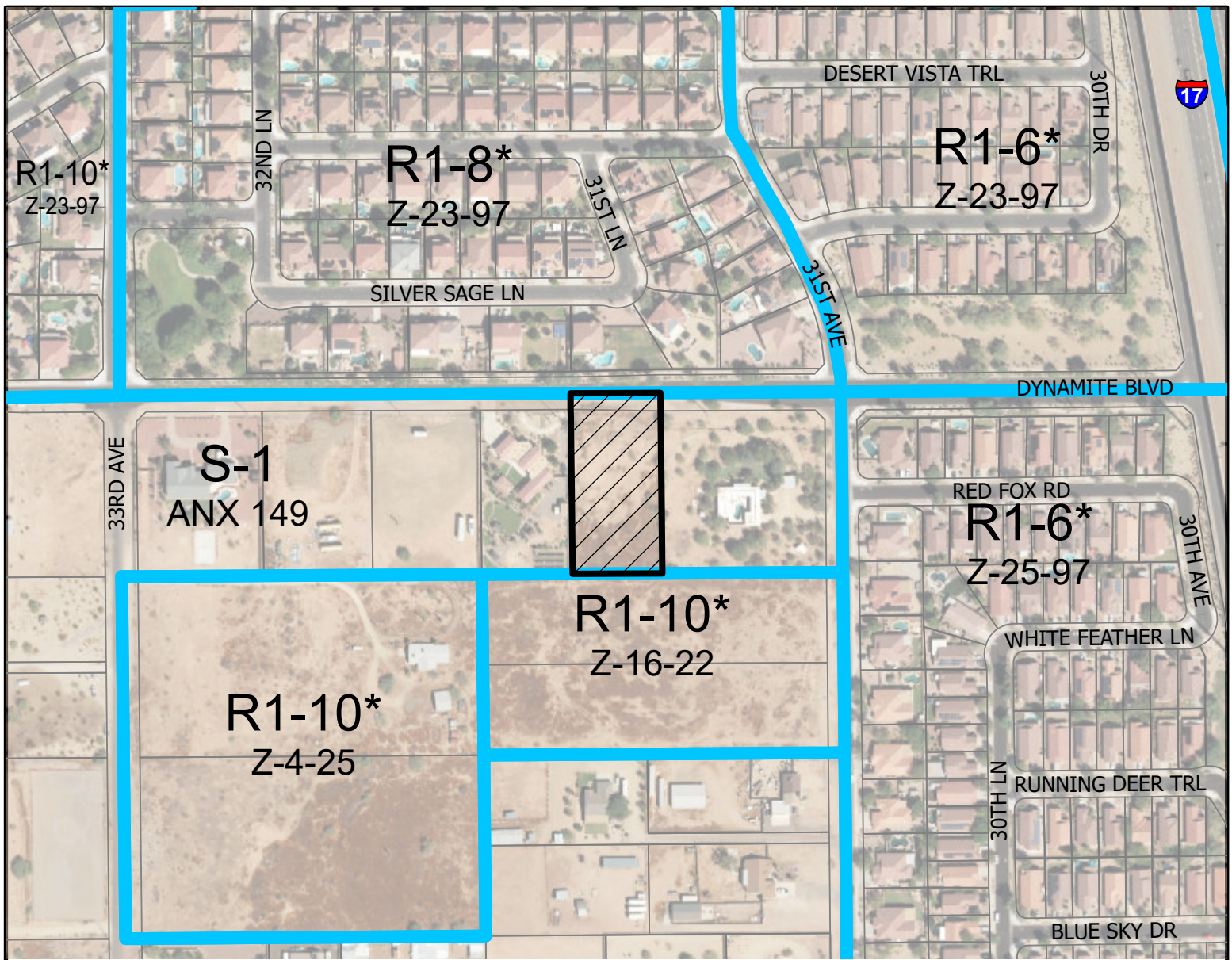


DEER VALLEY VILLAGE
COUNCIL DISTRICT: 1

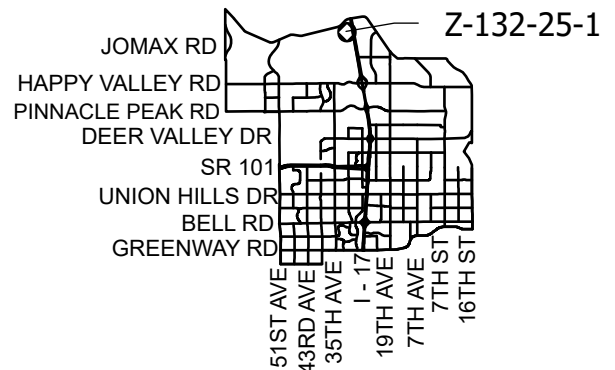


| | | | |
|--|--|--|--|
| APPLICANT'S NAME: Galileo Group, PLLC | | REQUESTED CHANGE: | |
| APPLICATION NO: Z-132-25-1 | | FROM: S-1 (1.25 ac.) | |
| DATE: 10/9/2025 | | TO: R1-18 (1.25 ac.) | |
| REVISION DATES: | | | |
| AERIAL PHOTO & QUARTER SEC. NO. QS 50-21 | | | |
| ZONING MAP P-6 | | | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.25 Acres | | | |
| MULTIPLES PERMITTED S-1 R1-18 | | CONVENTIONAL OPTION 1 2 | |
| | | * UNITS P.R.D OPTION N/A 3 | |

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



DEER VALLEY VILLAGE
COUNCIL DISTRICT: 1



| | | | |
|--|--|--|--|
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| MULTIPLES PERMITTED S-1 R1-18 | | CONVENTIONAL OPTION 1 2 | |
| | | * UNITS P.R.D OPTION N/A 3 | |

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

REZONING SITE PLAN

PARCEL: 205-02-031H ADDRESS 3125 W DYNAMITE BLVD, PHOENIX, ARIZONA 85083
A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

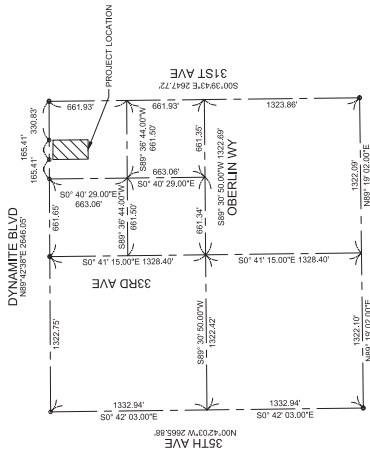
PROJECT DESCRIPTION
PROPERTY PROPOSED TO BE REZONED FROM S-1 TO R1-18 FOR SINGLE FAMILY
RESIDENTIAL USE. GROSS PROPERTY AREA: ±49,614 SF OR ±1.14 ACRES. NET PROPERTY
AREA ±46,467 SF TO ±1.07 ACRES

LEGEND

- PROPOSED SETBACK LINES
- SECTION LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXIST EDGE OF PAVEMENT
- PROPOSED LOT LINES
- EXIST BLOCK WALL
- EXIST WIRE FENCE

PROJECT REQUIREMENTS

- BUILDING HEIGHT:
30' MAX
- 20' MAX SINGLE STORY
- BUILDING SETBACKS
FRONT YARD: 25'
REAR YARD: 30'
SIDE YARD: 10'
- LOT COVERAGE:
PRIMARY STRUCTURE, NOT INCLUDING
ATTACHED SHADE STRUCTURE: MAX 30%
MAX TOTAL: 40%
- GROSS BUILDING AREA TO GROSS SITE
RATIO:
0.4
- TOTAL DWELLING UNITS/DENSITY:
1.75 DU/ACRE
- 2 UNITS
- RETENTION
LOT 1 AND 2 WILL RETAIN 100-YEAR 2-HOUR
STORM WATER RUNOFF VOLUME ON SITE.



BASIS OF SURVEY CALCULATIONS
AND VICINITY MAP

NORTHWEST QUARTER OF SECTION 35, T 5N - R 2E
SCALE 1"=500'

OWNER:
3125 W DYNAMITE LLC
11209 SPYGLASS HILL LN
ALBUQUERQUE, NM 87111

CIVIL ENGINEER:
GALILEO GROUP
1225 E UNIVERSITY
CASA GRANDE, AZ 85122

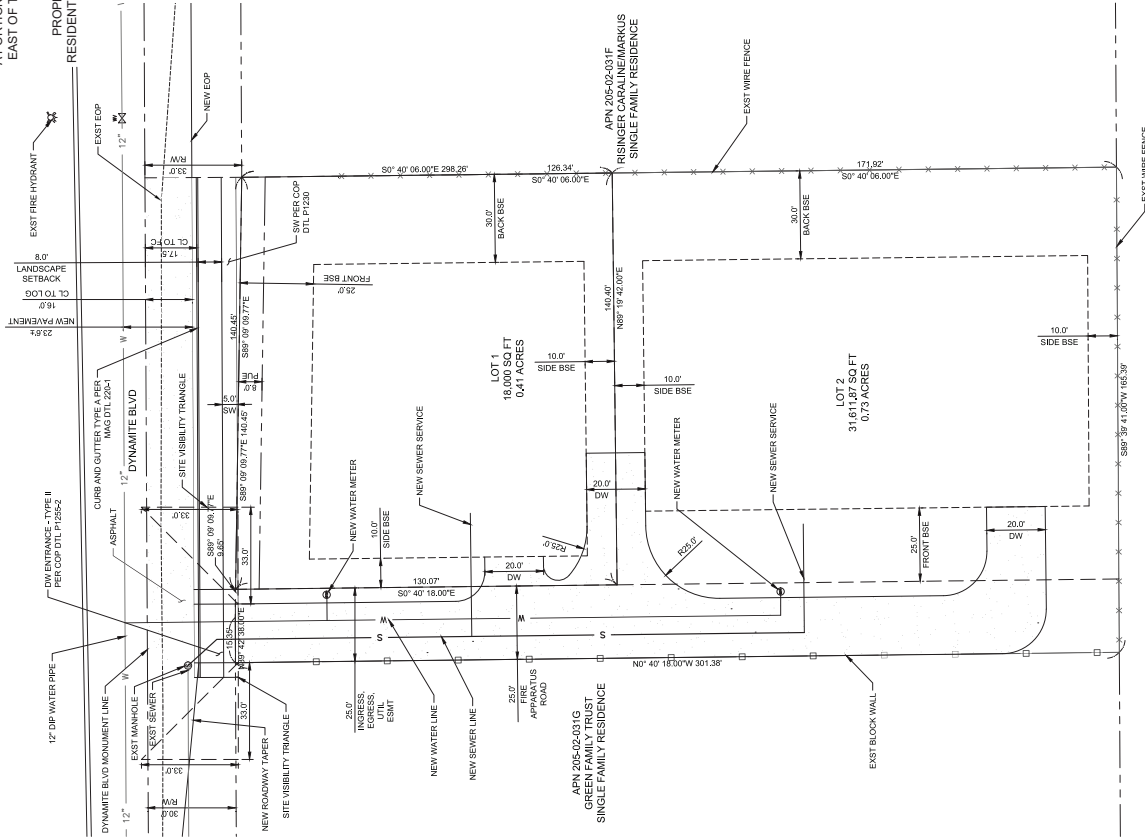
SURVEYOR:
EPS GROUP
1130 N ALMA SCHOOL RD #120
MESA, AZ 85201

BENCHMARK:
TOP OF CITY OF PHOENIX BRASS CAP FLUSH
AT THE INTERSECTION OF 31ST AVENUE
AND DYNAMITE BOULEVARD, CITY OF
PHOENIX BENCH MARK DATUM NO. 1555.
ASFA MONUMENT NO. 1.
ELEVATION = 1304.451

CITY OF PHOENIX

OCT 03 2025

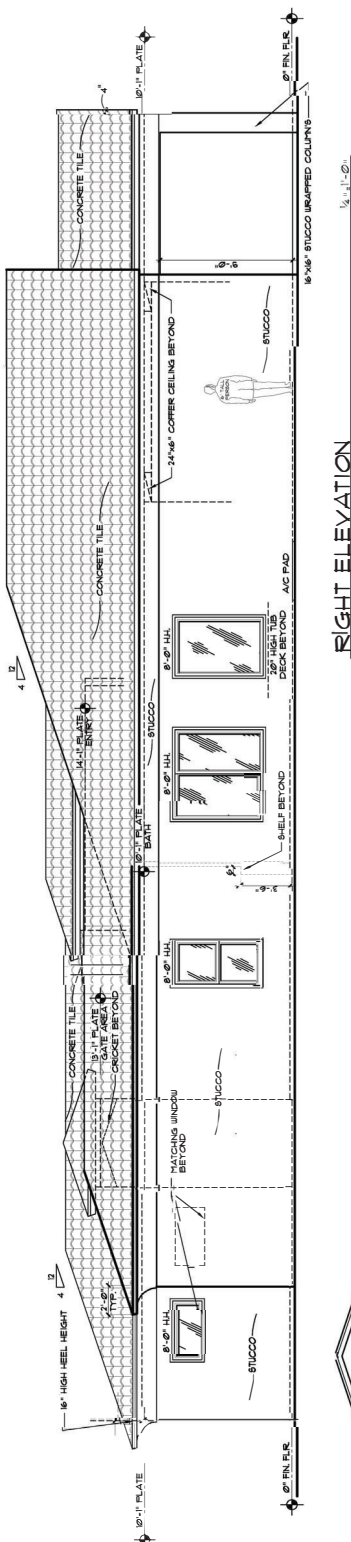
Planning & Development
Department



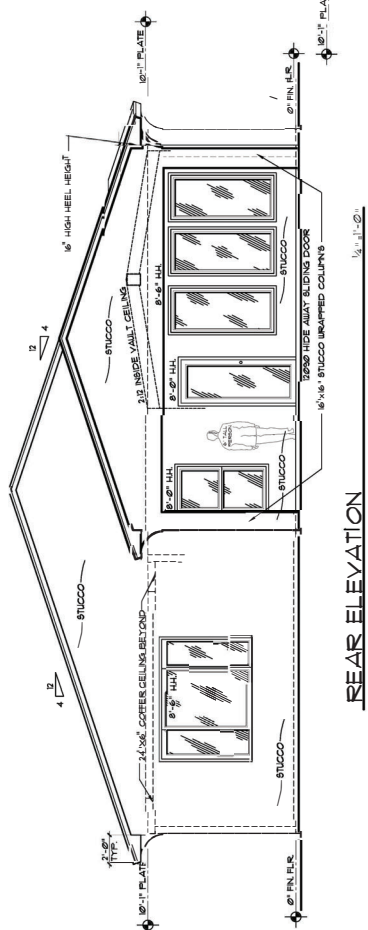
REZONING SITE PLAN

SCALE: 1" = 20'

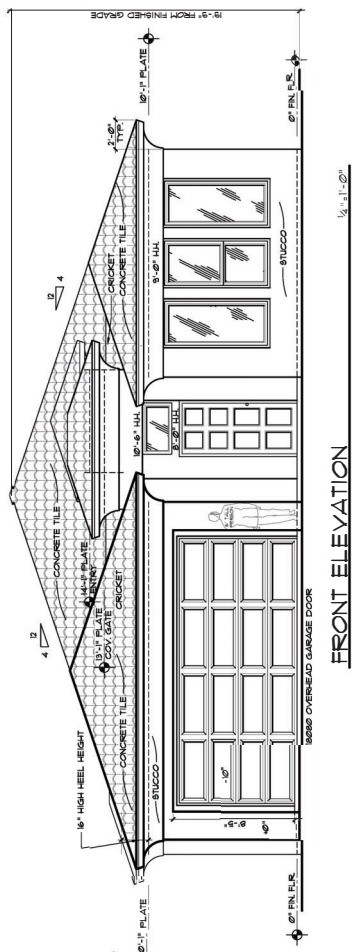
APN 205-02-031A
PARCEL
VACANT LAND



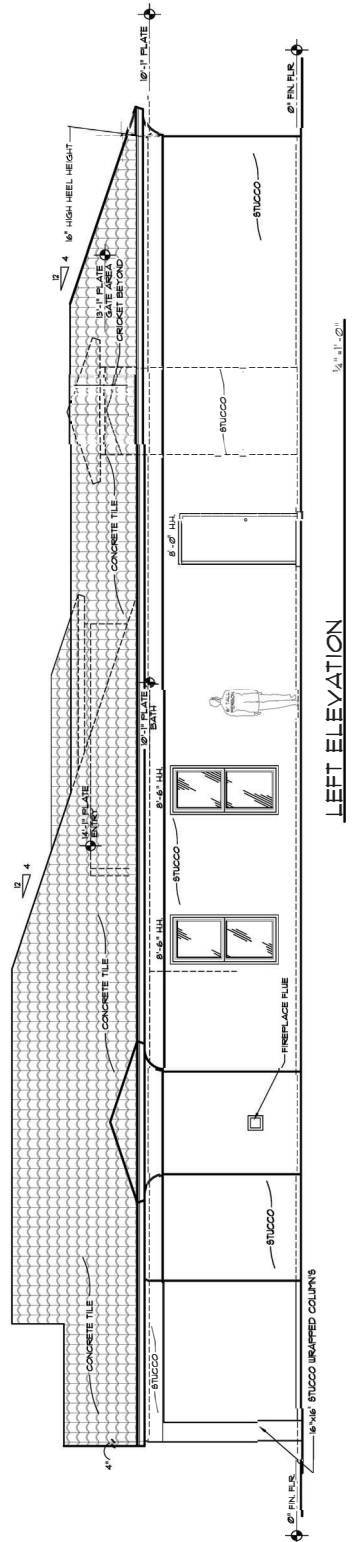
RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

From: [Julie Green](#)
To: [PDD Deer Valley VPC](#)
Subject: Zoning case Z-132-25-4
Date: Wednesday, December 3, 2025 6:06:20 PM

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

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[Report Suspicious](#)

Dear planning committee,
Robert Kuhfuss
Trilese DiLeo
Ozzie Virgil
Mark Davenport
Gerrald Adams
Leon Thomas
Gregory Freeman
Paul Clark
Ricardo Romero
James Sutphen
Susan Herber
Sandra Hoffman
Braden Lopez-Biggs
Michael Hoover
Fareed Bailey
Stuart Kimball

Hello, my name is Julie Green. This is the 3rd rezoning case near us in 3 years. This latest one is directly beside our home. We live on Dynamite Blvd. There are 6, 1 acre lots ALL facing Dynamite Blvd. 4 homes built, 1 home in the planning stage, and one that is the current case. This case wants to put 2 homes on the lot, turn them facing my house, and put a drive/road directly up against my block wall.

I am asking you to PLEASE vote no on this proposal. We the residents should be able to maintain the integrity of our street. Rezoning changes, building heights, lighting, sidewalks, drainage, etc. This is 1 lot. All we are asking is that 1 home be built on the lot!

You may not care, you may not take the time to drive by the area, you may say "Phoenix needs housing," but could you just take a minute to consider what this does to the people already here? The developers are not going to live here. They will be long gone, and we will have devalued properties.

We have a disabled 35 year old daughter. We moved here to give her space, (but be close to medical care), and try to build a sanctuary in our backyard since she is housebound. The constant battle to maintain a rural quiet setting for her is absolutely devastating. Please, I am asking you to vote NO.

Thank you for your time,
Julie Green
480-414-9001