

# ATTACHMENT B



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### Staff Report: Z-237-M-85-2

December 24, 2025

[Desert View Village Planning Committee](#) Hearing Date:

January 6, 2026

[Planning Commission](#) Hearing Date:

January 8, 2026

**Request From:**

[C-1 PCD](#) (Neighborhood Retail, Planned Community District) (6.99 acres) and [C-1 PCD](#) (Approved [C-2 PCD](#)) (Neighborhood Retail, Planned Community District, Approved Intermediate Commercial, Planned Community District) (1.35 acres)

**Request To:**

[C-2 PCD](#) (Intermediate Commercial, Planned Community District) (8.34 acres)

**Proposal:**

Major Amendment to the Tatum Ranch PCD to allow a commercial center, including a billiards hall within an existing restaurant

**Location:**

Southeast corner of Cave Creek Road and Desert Willow Parkway

**Owner:**

Morgan Holding Company, LLC

**Applicant:**

Shawn Manning, Cactus Racks

**Representative:**

Alex Hayes, Withey Morris Baugh, PLC

**Staff Recommendation:**

Approval, subject to stipulations

<u><a href="#">General Plan Conformity</a></u>			
<u><a href="#">General Plan Land Use Map Designation</a></u>		Residential 2 to 5 dwelling units per acre	
<u><a href="#">Street Classification Map Designation</a></u>	Cave Creek Road	Major Arterial (Scenic Drive)	55-foot to 65-foot east half street
	Desert Willow Parkway	Collector	35-foot south half street
<b><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></b>			
The proposal will allow a billiard hall to locate within an existing shopping center, expanding opportunities for new businesses in Phoenix.			

### General Plan Conformity

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.***

The proposal increases the range of retail and services available to nearby residents in an already established shopping center.

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

Upon any future redevelopment or building expansion, the proposal, as stipulated, would provide enhanced shading for the surface parking lot, bicycle infrastructure, and pedestrian pathways.

### **Applicable Plans, Overlays and Initiatives**

[Peripheral Areas C and D General Plan](#) – See Background Item No. 5.

[North Land Use Plan](#) – See Background Item No. 6.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 7.

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

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

[Transportation Electrification Action Plan](#) – See Background Item No. 10.

[Conservation Measures for New Development](#) – See Background Item No. 11.

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

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Shopping center	C-1 PCD and C-1 PCD (Approved C-2 PCD)
<b>Northeast (Across Desert Willow Parkway)</b>	Single-family residential	RE-35 PCD
<b>South</b>	Single-family residential and golf course	R1-10 PCD and RE-35 SP PCD
<b>West (Across Cave Creek Road)</b>	Single-family residential and City water facility	R1-6 PCD

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Minimum Building Setbacks</i>		
Adjacent to Street	Average 25 feet, minimum 20 feet for up to 50% of structure, including projections	Cave Creek Road: Approx. 140 feet – 150 feet (Met) Desert Willow Parkway: 20 feet – Approx. 85 feet (Met)
Not Adjacent to Street (When Adjacent Zoning is RE-35 and R1-10)	25 feet (1-story or 15 feet) 50 feet (2-story or 30 feet)	South: Approx. 50 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to Street	Average 25 feet, Minimum 20 feet for up to 50% of the frontage	Cave Creek Road: Approx. 140 feet – 150 feet (Met) Desert Willow Parkway: 20 feet – 25 feet (Met)
Not Adjacent to Street	10 feet	South: Approx. 50 feet (Met)
Maximum Lot Coverage	50%	13.73% (Met)
Maximum Building Height	2 stories, 30 feet	1 story, 23 feet (Met)
Minimum Parking	188 spaces Retail: 1 space per 300 square feet Restaurant: 1 space per 50 square feet	252 spaces (Met)

### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This is a request to rezone a 8.34-acre site at the southeast corner of Cave Creek Road and Desert Willow Parkway from C-1 PCD (Neighborhood Retail,

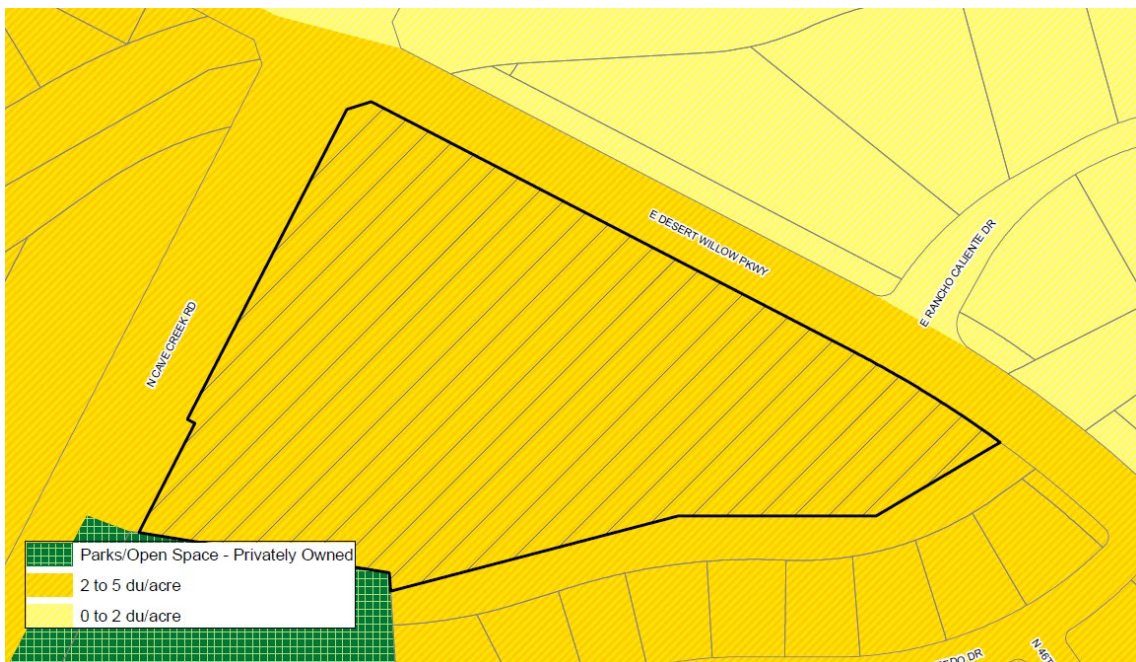
Planned Community District) and C-1 PCD (Approved C-2 PCD) (Neighborhood Retail, Planned Community District, Approved Intermediate Commercial, Planned Community District) to C-2 PCD (Intermediate Commercial, Planned Community District) to allow a commercial center, including a billiard hall within an existing restaurant.

The subject site is within the Tatum Ranch PCD. The parcel containing the subject site was rezoned to R1-6 PCD (Single-Family Residence District, Planned Community District) in 1987 as part of a Major Amendment to the Tatum Ranch PCD (Z-237-A-85-2) and was later rezoned to C-1 PCD in 2001 through another Major Amendment to the PCD (Z-13-01-2). The parcel was later developed as a shopping center. This request is Amendment M to the Tatum Ranch PCD.

#### GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the parcel containing the subject site is Residential 2 to 5 dwelling units per acre. The proposal is not consistent with the designation; however, since the site is less than 10 acres, a General Plan Amendment is not required.

Properties to the west, across Cave Creek Road, and to the southeast are also designated Residential 2 to 5 dwelling units per acres on the General Plan Land Use Map. Properties to the north, across Desert Willow Parkway, are designated as Residential 0 to 2 dwelling units per acre. The golf course property to the southwest is designated as Parks/Open Space – Privately Owned.



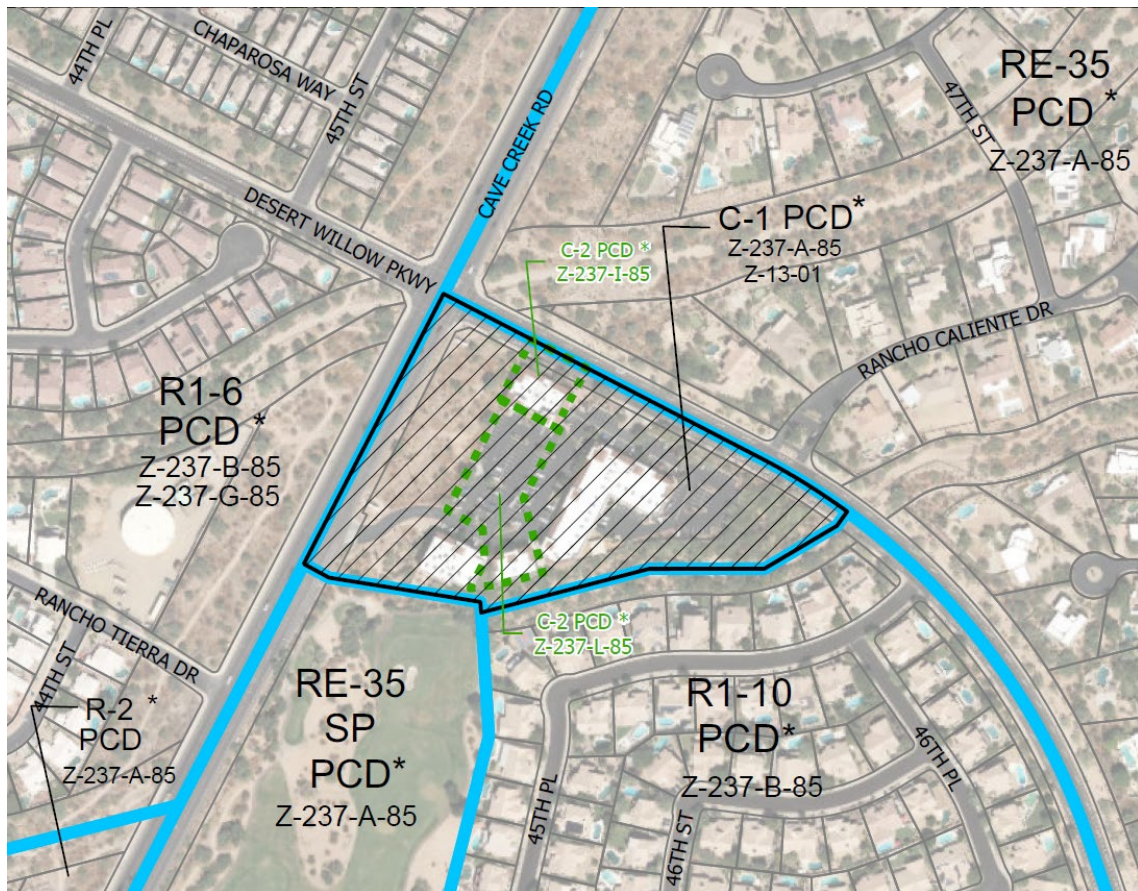
*General Plan Land Use Map*

*Source: Planning and Development Department*



### SURROUNDING LAND USES AND ZONING

3. Across Desert Willow Parkway to the northeast are single-family homes zoned RE-35 PCD (Single-Family Residence District, Planned Community District). Across Cave Creek Road are single-family homes and a water facility zoned R1-6 PCD (Single-Family Residence District, Planned Community District). To the south are single-family homes zoned R1-10 PCD (Single-Family Residence District, Planned Community District) and a golf course zoned RE-35 SP PCD (Single-Family Residence District, Special Permit, Planned Community District).



Zoning Sketch Map

Source: Planning and Development Department

### PROPOSAL

4. The proposal will rezone the entire shopping center to C-2 PCD to create consistent zoning throughout the site, portions of which were already rezoned to C-2 PCD. The applicant proposes to allow a billiards hall for the existing Cactus Racks restaurant within Suite 107 in Building 1, located near the center of the site. There are no proposed changes to the site plan or elevations.

Staff recommends the following stipulations to ensure the site maintains elements of the original PCD approval and to mitigate negative impact to the surrounding area:

- All buildings shall exhibit a cohesive architectural theme and style with buildings on the entire site. This will ensure any new development maintains cohesive architecture with the rest of the shopping center parcel that is outside of the rezoning area.
- All on site lighting shall be a maximum of 15 feet in height including lamp, pole, and base.
- The maximum building height shall be 23 feet.

These are addressed in Stipulation Nos. 1, 2, and 5.a.

## PLANS, OVERLAYS, AND INITIATIVES

### 5. [Peripheral Areas C and D General Plan](#)

In November 1987, the Phoenix City Council adopted the Peripheral Areas C and D General Plan. In the Phoenix General Plan 1985-2000, four peripheral planning areas were identified and designated for special study independent of the process that led to the development of the General Plan. Two of these areas, consisting of approximately 111 largely undeveloped square miles, are in the far north and are generally referred to as the land above the Central Arizona Project (CAP) canal. These areas have been designated Peripheral Areas C and D, generally bounded by Carefree Highway on the north, the Scottsdale corporate boundary on the east, the CAP and Jomax Road on the south, and 67th Avenue on the west. Jomax Road is the dividing line between Area C on the south and Area D on the north. The plan is an amendment to the Phoenix General Plan that provides recommendations regarding land use and development characteristics to build-out of the planning area. The plan is intended to be consistent with and build on the goals and policies identified in the General Plan. The plan contains seven goals that reflect the multiple facets of the broad public interest in providing for development of these sensitive lands in an orderly and efficiency manner while respecting their unique and special characteristics.

The subject site is within Area D of the plan. The proposal is consistent with the following goals from the plan:

- *Goal 2: Preserve environmental amenities.*

As stipulated, areas of the site will be preserved as undisturbed natural desert for the Cave Creek Road Scenic Corridor and along the south and west boundaries of the site.

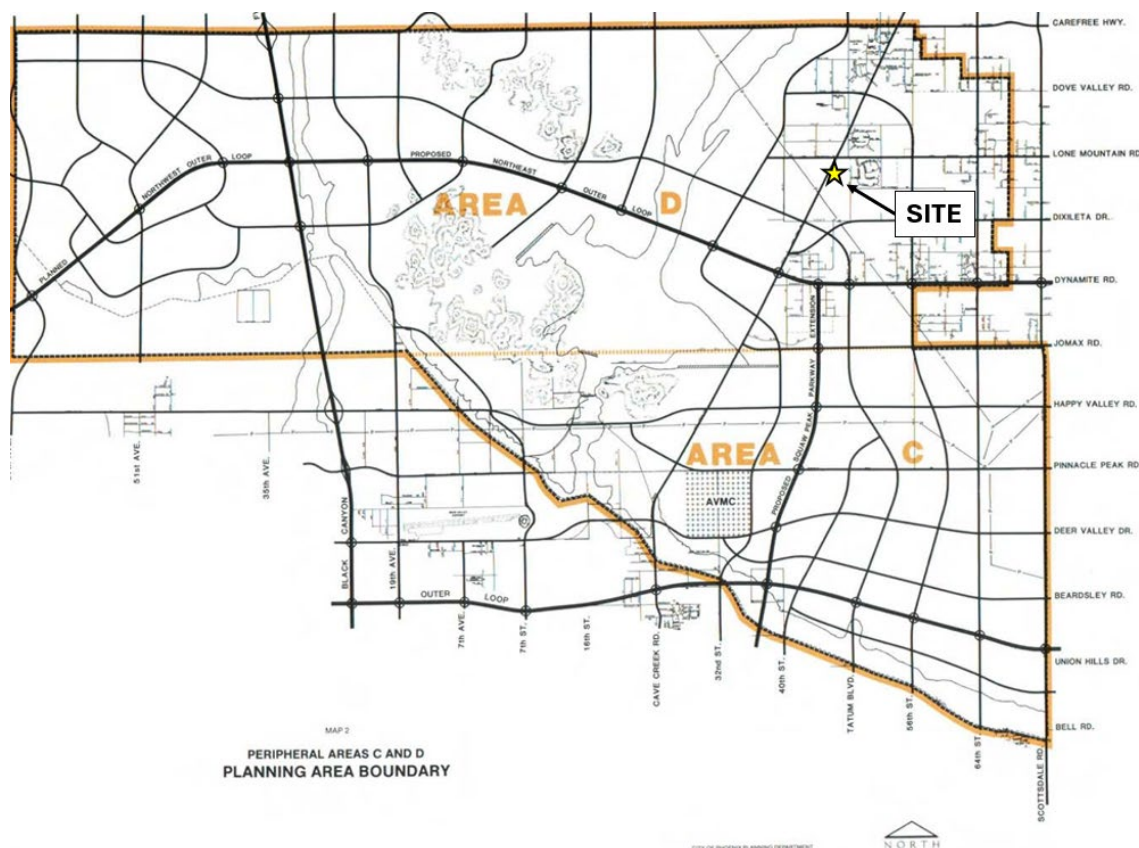
- *Goal 6: Conserve water.*

As stipulated, the proposal will include water conservation measures.

- *Goal 7: Assure development under environmentally conscious design standards.*

The site was designed to be environmentally conscious, including undisturbed natural desert.

Page 20 of the Peripheral Areas C and D General Plan provides policy guidance for scenic corridors within the boundary, including Cave Creek Road. The plan recommends a 205-foot setback for the Cave Creek Road Scenic Corridor. The existing shopping center was developed in compliance with this scenic corridor setback. Staff recommends that this scenic corridor setback be codified so future development is held to the setback requirement. This is addressed in Stipulation No. 3.



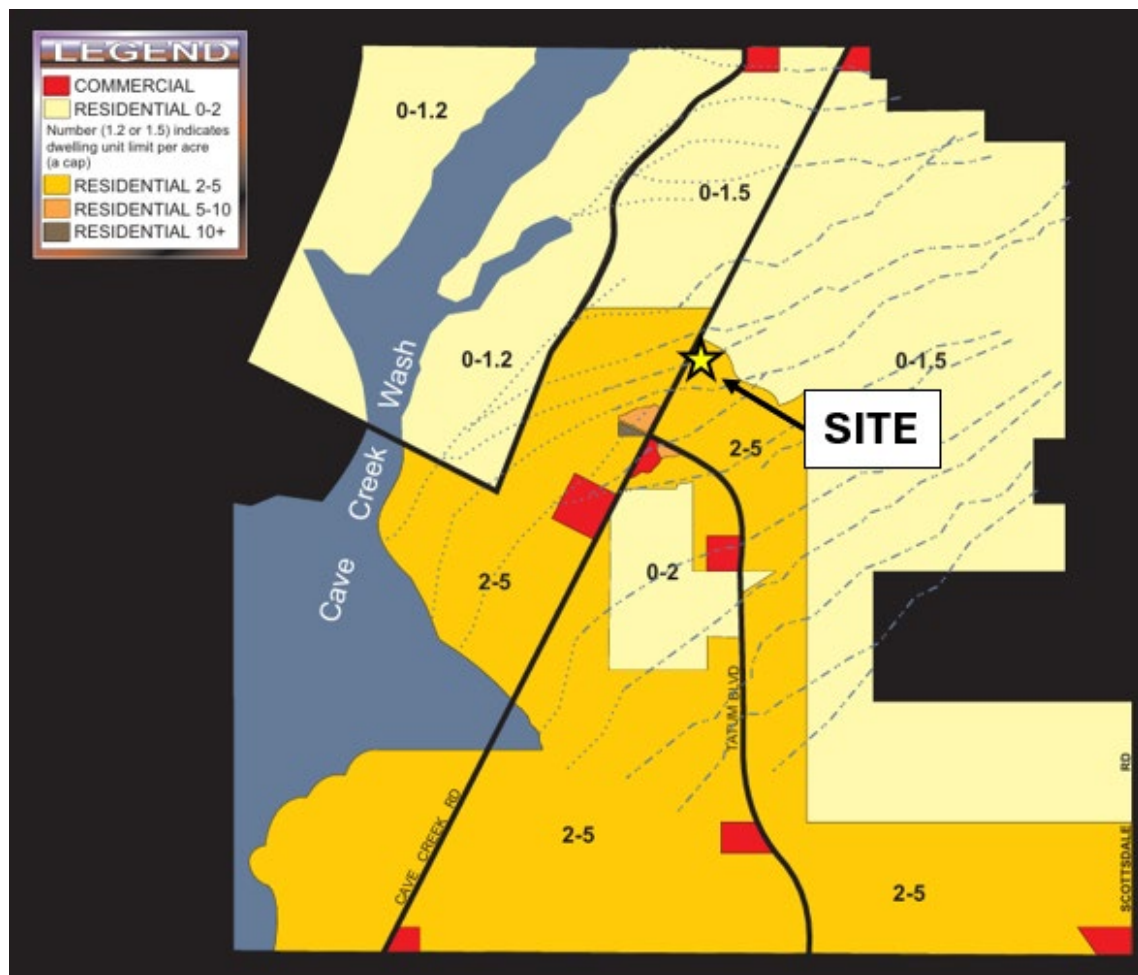
*Peripheral Areas C and D General Plan Planning Area Boundary Map*  
Source: Planning and Development Department

6. **North Land Use Plan**

In 1996, the Phoenix City Council adopted the North Land Use Plan, which established recommendations for land use and future development for the area generally bounded by Cave Creek Wash to the west, Scottsdale Road to the east, Carefree Highway to the north, and Pinnacle Peak Road to the south. The plan shifted residential density designations from the previous General Plan Land Use Map with the goals of protecting the desert character, recognizing washes as a development constraint, and maximizing infrastructure efficiency. The subject site is designated as Residential 2 to 5 dwelling units per acre in the plan. The proposal for C-2 PCD is not consistent with this designation.



The existing shopping center was developed with the plan's goals of protecting desert character in mind and preserved undisturbed desert open space along the south and west boundaries of the site, which are noted as tracts B and C on the approved site plan. Staff recommends this undisturbed natural desert be codified so future development is required to keep the preserved desert. This is addressed in Stipulation No. 4.



North Land Use Plan Map

Source: Planning and Development Department

7. [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. In order to address the goals of this plan, staff recommends the following upon complete redevelopment or upon building expansion beyond 25 percent of the existing floor area:

- Bicycle parking be provided, consistent with the City's Walkable Urban (WU) Code standards.



- A bicycle repair station (“fix it station”) be provided and maintained on site.

This is addressed in Stipulation Nos. 5.c and 5.d.

8. **Complete Streets Design Guidelines**

In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In order to address these design guidelines, staff recommends the following upon complete redevelopment or upon building expansion beyond 25 percent of the existing floor area:

- Pedestrian pathways to have a visually contrasting pavement treatment that visually contrasts parking and drive aisle surfaces.
- Detached and shaded sidewalks along Cave Creek Road and Desert Willow Parkway.

These are addressed in Stipulation Nos. 5.b, 5.l, and 5.n.

9. **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 Metro Green Infrastructure 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. In order to address this goal, staff recommends a minimum of two green stormwater infrastructure (GSI) elements for stormwater management to be implemented upon complete redevelopment or upon building expansion beyond 25 percent of the existing floor area. This is addressed in Stipulation No. 5.g.

10. **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. In order to address the goals of this plan, staff recommends the following upon complete redevelopment or upon building expansion beyond 25 percent of the existing floor area:

- A minimum of 10 percent of the required bicycle parking spaces include standards electrical receptacles for electric bicycle charging capabilities.
- A minimum of 10 percent of the required parking include EV Installed infrastructure.

These are addressed in Stipulation Nos. 5.e and 5.f.

11. **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 standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. In order to address this policy, staff recommends the following upon complete redevelopment or upon building expansion beyond 25 percent of the existing floor area:

- A minimum of two green stormwater infrastructure (GSI) elements for stormwater management be implemented.
- A leak detection device be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- A minimum of 25 percent of surface parking areas be shaded by structures or shade trees.

Additionally, staff recommends that natural turf only be utilized for required retention areas and functional turf areas. Areas of the site will also be preserved as permanent undisturbed open space. These are all addressed in Stipulation Nos. 3, 4, 5.g, 5.h, 5.i, and 6.

12. **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. In order to

address the goals of this plan, staff recommends the following upon complete redevelopment or upon building expansion beyond 25 percent of the existing floor area:

- Minimum 25 percent shade for surface parking areas.
- Minimum 75 percent shade for all bicycle infrastructure and pedestrian pathways, including sidewalks.

These are addressed in Stipulation Nos. 5.i and 5.j.

#### COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff has received 69 letters of support.

#### INTERDEPARTMENTAL COMMENTS

14. **Street Transportation Department**

The Street Transportation Department requested the following upon complete redevelopment or upon building expansion beyond 25 percent of the existing floor area:

- Dedication of a minimum of 65 feet of right-of-way for the east side of Cave Creek Road.
- Construction of a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area for the east side of Cave Creek Road.
- Dedication of a minimum of 40 feet of right-of-way for the south side of Desert Willow Parkway.
- Construction of a minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip for the south side of Desert Willow Parkway.

These are addressed in Stipulation Nos. 5.k through 5.n.

#### OTHER

15. 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. 7.
16. 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. 8.
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 abandonment may be required.

## **Findings**

1. The proposal is consistent with the existing commercial use of the parcel.
2. The proposal will provide additional retail, service, and entertainment options for the surrounding neighborhoods within an existing shopping center.
3. As stipulated, the proposal supports efforts from various plans and initiatives, including the Cave Creek Road Scenic Corridor policy, the North Land Use Plan, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines policy, the Phoenix Climate Action Plan, the Transportation Electrification Action Plan, and the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

## **Stipulations**

1. All buildings shall exhibit a cohesive architectural theme and style with buildings on the entire site.
2. All on site lighting shall be a maximum of 15 feet in height including lamp, pole, and base.
3. There shall be a minimum 205-foot setback, measured from the centerline of Cave Creek Road, for the Cave Creek Road scenic corridor.
4. The area identified as “Desert Open Space Tract B” along the south side of the site, as depicted on the site plan date stamped October 3, 2025, shall be preserved in an undisturbed natural state.
5. Upon complete redevelopment or upon site plan approval and permit issuance for any new building(s) or structure(s) or expansion of existing buildings by at least 25% of the floor area, as shown on the site plan date stamped October 3, 2025, the following shall apply:
  - a. The maximum building height shall be 23 feet, as approved by the Planning and Development Department.
  - b. Where pedestrian pathways 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.
  - c. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
  - d. A bicycle repair station (“fix it station”) shall be provided and maintained on site. The bicycle repair station (“fix it station”) shall be provided in



areas of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

- e. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
- f. A minimum of 10% of the required parking shall include EV Installed infrastructure, as approved by the Planning and Development Department.
- g. 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.
- h. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- i. 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 at maturity, or a combination thereof. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (Smart Controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- j. 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.
- k. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the east side of Cave Creek Road.
- l. A minimum 6-foot-wide detached sidewalk, separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk, shall be constructed along the east side of Cave Creek Road, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.

- i. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to achieve a minimum of 75% shade.
- ii. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% 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.

- m. A minimum of 40 feet of right-of-way shall be dedicated and constructed for the south side of Desert Willow Parkway.
- n. A minimum 6-foot-wide detached sidewalk, separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk, shall be constructed along the south side of Desert Willow Parkway, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
  - i. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to achieve a minimum of 75% shade.
  - ii. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% 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.

- 6. Natural turf shall only be utilized in 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.
- 7. 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.

8. 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**

Adrian Zambrano

December 24, 2025

**Team Leader**

Racelle Escolar

**Exhibits**

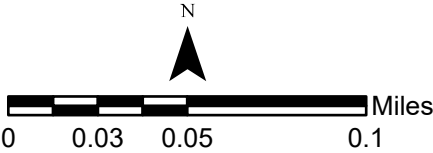
Zoning Sketch Map

Aerial Sketch Map

Site Plan date stamped October 3, 2025

Elevations (Photographs) date stamped October 3, 2025 (17 pages)

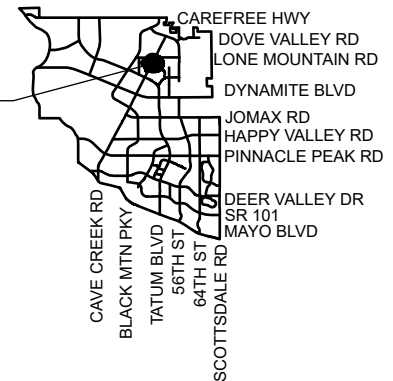
[Community Correspondence](#) (149 pages)



**DESERT VIEW VILLAGE**  
COUNCIL DISTRICT: 2



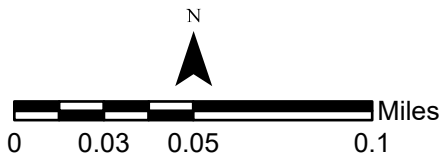
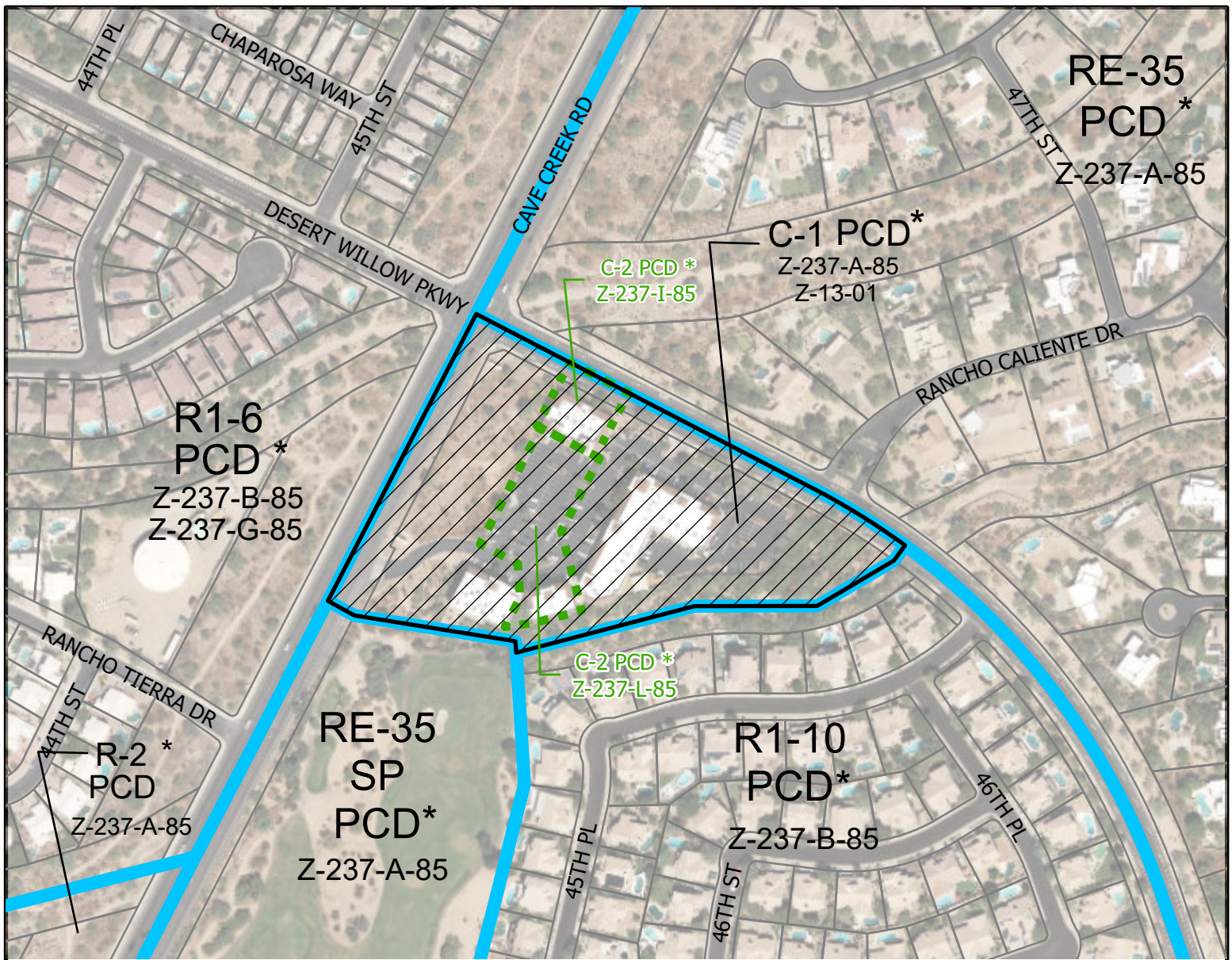
Z-237-M-85-2



APPLICANT'S NAME: <b>Cactus Racks</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-237-M-85-2</b>	DATE: <b>10/9/2025</b>	FROM: <b>C-1 PCD ( 6.99 ac.)</b> <b>C-1 PCD (Approved C-2 PCD) (1.35 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>8.34 Acres</b>	REVISION DATES:	TO: <b>C-2 PCD ( 8.34 ac.)</b>	
	12/5/2025		
AERIAL PHOTO & QUARTER SEC. NO. <b>QS 54-38</b>	ZONING MAP <b>Q-11</b>		
MULTIPLES PERMITTED <b>C-1 PCD, C-1 PCD (Approved C-2 PCD)</b> <b>C-2 PCD</b>	CONVENTIONAL OPTION <b>101, 20</b> <b>121</b>	* UNITS P.R.D OPTION <b>122, 23</b> <b>145</b>	

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

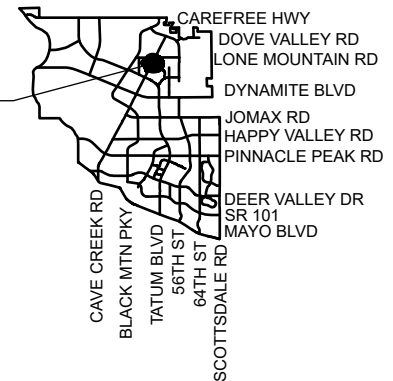




**DESERT VIEW VILLAGE**  
COUNCIL DISTRICT: 2



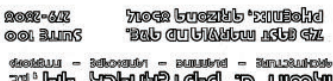
Z-237-M-85-2



APPLICANT'S NAME: <b>Cactus Racks</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-237-M-85-2</b>	DATE: <b>10/9/2025</b>	FROM: <b>C-1 PCD ( 6.99 ac.)</b> <b>C-1 PCD (Approved C-2 PCD) (1.35 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>8.34 Acres</b>	REVISION DATES:	TO: <b>C-2 PCD ( 8.34 ac.)</b>	
	12/5/2025		
AERIAL PHOTO & QUARTER SEC. NO. <b>QS 54-38</b>	ZONING MAP <b>Q-11</b>		
MULTIPLES PERMITTED <b>C-1 PCD, C-1 PCD (Approved C-2 PCD)</b> <b>C-2 PCD</b>		CONVENTIONAL OPTION <b>101, 20</b> <b>121</b>	
		* UNITS P.R.D OPTION <b>122, 23</b> <b>145</b>	

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





TITLE	SITE PLAN
JOB NO.	20097
DATE	9/12/02
DRAWN BY	GJS
CHECKED BY	ML
REVISIONS	ALL/02 CITY/ASCH.

**PS**

**FOR CONSTRUCTION**  
**DATE** 2-28-03

SITE AREA (ACRES)	= 80.4149 SF. (0.366 AC.)
SITE AREA (NET)	= 200.467 SF. (0.847% AC.)
ZONING	= C-1-C(2)(D)
OCCUPANCY	= TYPE BHM - TYP. UNO.
TYPE OF CONSTRUCTION	= XXX
(ALL BUILDINGS FULL SPRINKLERED)	
TOTAL FLOOR AREA ALL BLDGS SPARKLERED	
BUILD# 1	= 21,716 SF.
BUILD# 2	= 3,520 SF.
BUILD# 3	= 3,520 SF.
BUILD# 4	= 5,640 SF.
BUILD# 5	= 1,100 SF.
BUILD# 6	= 1,100 SF.
TOTAL BUILDING AREA	= 40,148 SF.
TOTAL PARKING REQUIRED	= 166 SPACES
BUILD# 1	= 79 SPACES
BUILD# 2	= 11 SPACES
BUILD# 3	= 11 SPACES
BUILD# 4	= 68 SPACES
BUILD# 5	= 16 SPACES
BUILD# 6	= 166 SPACES
TOTAL PARKING PROVIDED	= 166 SPACES
% OF COVERAGE	= 15.75 %

**BUILDING ADDRESSES**

BUILDING 1 = 4550 S DESSERT MILLION  
 BUILDING 2 = 4550 S DESSERT MILLION  
 BUILDING 3 = 4550 S DESSERT MILLION  
 BUILDING 4 = 4550 S DESSERT MILLION  
 BUILDING 5 = 4550 S DESSERT MILLION  
 BUILDING 6 = 4550 S DESSERT MILLION

## GATED ENTRY TO RESIDENTIAL COMMUNITY

TERRAZONA LLC  
 510 N. 40TH ST. SUITE 100  
 PHOENIX, AZ 85018  
 PHONE: 602-958-5TH4  
 FAX: 486-9545  
 CONTACT: RANDY RASKIN, JOHN JAMES

TERRAZONA LLC.  
510 N. 40TH ST. SUITE 100  
PHOENIX, AZ 85018  
PHONE: 602-956-5744  
FAX: 480-5948  
CONTACT: RANDY RASCH, JOHN JAMES

A map of the Lone Mountain area. Lone Mountain is shown on the left. 48th Street runs horizontally at the top. Willow Avenue runs diagonally from the top left towards the center. Day Creek runs diagonally from the bottom left towards the center. The Statum Ranch Golf Club is located on the right. A shaded area, labeled 'THIS SITE' with an arrow, is situated between Willow Avenue and Day Creek. A north arrow is in the top right corner.

7. ALL ON SITE SERVICES WITHIN SITE AREA SHALL BE PRIVATE PROPERTY AND SHALL BE SUBJECT TO THE PROXIMITY PLUMBING CODE.
8. ALL NORTH OF EQUIPMENT AND ANTENNAE SHALL BE SO ORDERED TO THE RIGHT OF THE TALLEST TOWER.
9. ALL SERVICE AREAS SHALL BE CONFINED TO GENERAL SERVICE AREAS AND SHALL BE LOCATED TO THE RIGHT OF THE TALLEST TOWER. ALL PREVENTING AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE LOCATED TO THE RIGHT OF THE TALLEST TOWER HIGH RISE LEVEL, ADJACENT TO A WALL, BEING EXISTENT.
10. ALL ON SITE WATER INCLUDING IRREGULAR NEED FOR THE TALLEST TOWER SHALL BE LOCATED TO THE RIGHT OF THE PROXIMITY PLUMBING CODE.
11. CHANGES OF PROPERTY ADJACENT TO PUBLIC RIGHTS OF WAY SHALL BE LOCATED TO THE RIGHT OF THE TALLEST TOWER IN ACCORDANCE WITH APPROVED PLAN.
12. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR CONFORMANCE WITH THE PROXIMITY PLUMBING CODE. IF THE PROJECT IS NOT IN CONFORMANCE THE APPLICANT IS NOTIFIED WITHIN 30 DAYS OF THE DATE OF THE INSPECTION. CALL 360-460-4444 FOR A CHARGE NUMBER FOR INSPECTION.

**SITE PLAN NOTES:**

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
2. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
3. ANY UTILITIES NOT PLACED SO AS TO DIRECTLY AFFECT THE TRAIL AND/OR TRAIL RIGHT-OF-WAY SHALL NOT EXCEED 80' GABLES AT THE PROPERTY LINE AND NO MORE THAN 10' GABLES AT THE TRAIL RIGHT-OF-WAY. UTILITIES BEYOND THE 80' GABLES WILL BE LOCATED ON VARIATION DEDICATED BY LIES IN THE AREA OUTSIDE THE SITE.
4. THE TRAIL AND TRAIL RIGHT-OF-WAY SHALL BE PROTECTED BY A TRAIL BUFFER ZONE. THE TRAIL BUFFER ZONE SHALL BE 10' WIDE AND SHALL BE MAINTAINED AS A TRAIL BUFFER ZONE.
5. TRAIL LINES WILL BE MAINTAINED AT A MINIMUM HEIGHT OF 8'-0" FROM THE TRAIL AND TRAIL RIGHT-OF-WAY. TRAIL LINES WILL BE MAINTAINED AT A MINIMUM HEIGHT OF 8'-0" FROM THE TRAIL AND TRAIL RIGHT-OF-WAY.
6. STRUCTURES AND LANDSCAPING WITHIN A TRAIL BUFFER ZONE SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 8'-0" FROM THE TRAIL AND TRAIL RIGHT-OF-WAY.

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PROPOSED NEIGHBORHOOD SHOPPING CENTER IS LOCATED ALONG THE  
EXISTING HIGHWAY CORRIDOR ON APPROXIMATELY 8.5 ACRES.  
THE PROPOSED DEVELOPMENT CONSISTS OF FOUR (4) SMALL BUILDINGS OF 7,000 SF OR  
LESS AND ONE (1) RETAIL BUILDING OF 22,000 SF. THE OWNER HAS FORMERLY  
APPLIED TO THE ADJACENT RESIDENTIAL COMMUNITY TO PROPOSE AN ARCHITECTURAL  
DESIGN FOR A NEW SHOPPING CENTER. HOWEVER, THE ADJACENT RESIDENTIAL COMMUNITY  
SPECIES WILL BE PRESERVED HEREVFOR POSSIBLE SITE STIMULATIONS HAVE  
BEEN GRANTED TO UNDER ZONING CASES 95-0-2

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**ZONING: R1-6**

SITE PLAN

NORTH

**N**

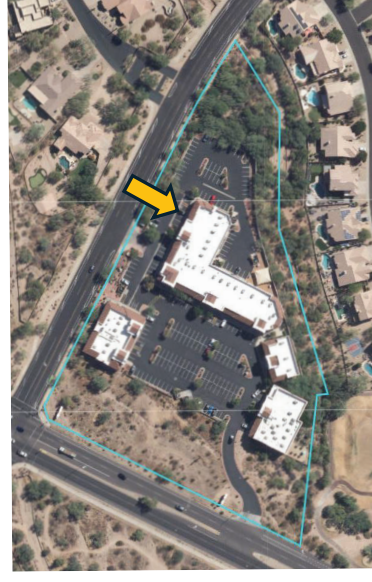
ATTENTION: ALL CHGS. THERE

ONLY 6.9 ACRES.  
OF 7,000 SF. OR  
OWNER HAS WORK

POSE AN ARCHITECT  
THE AREA. NATIVE  
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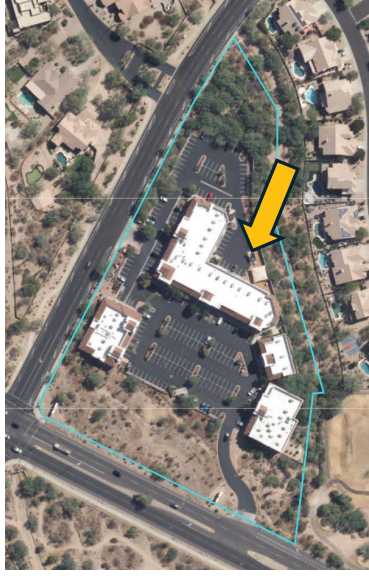
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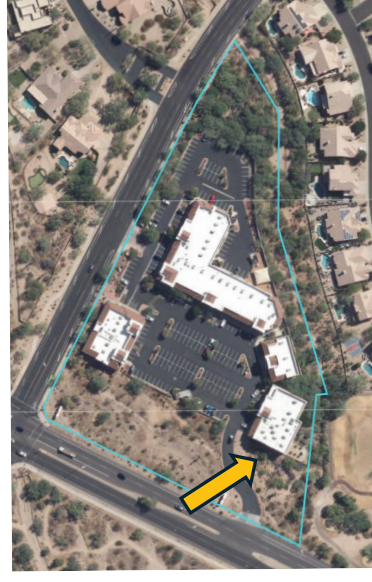
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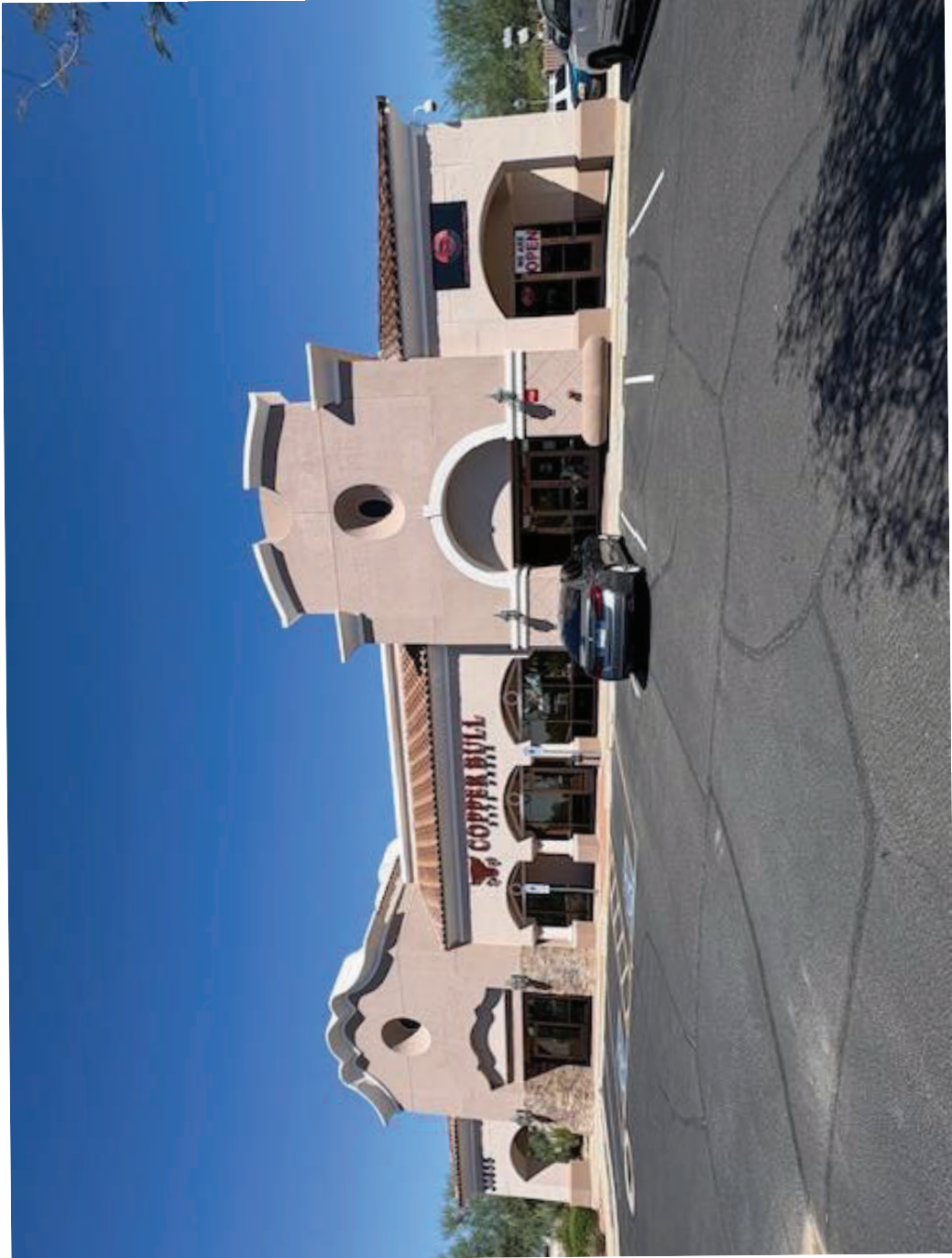
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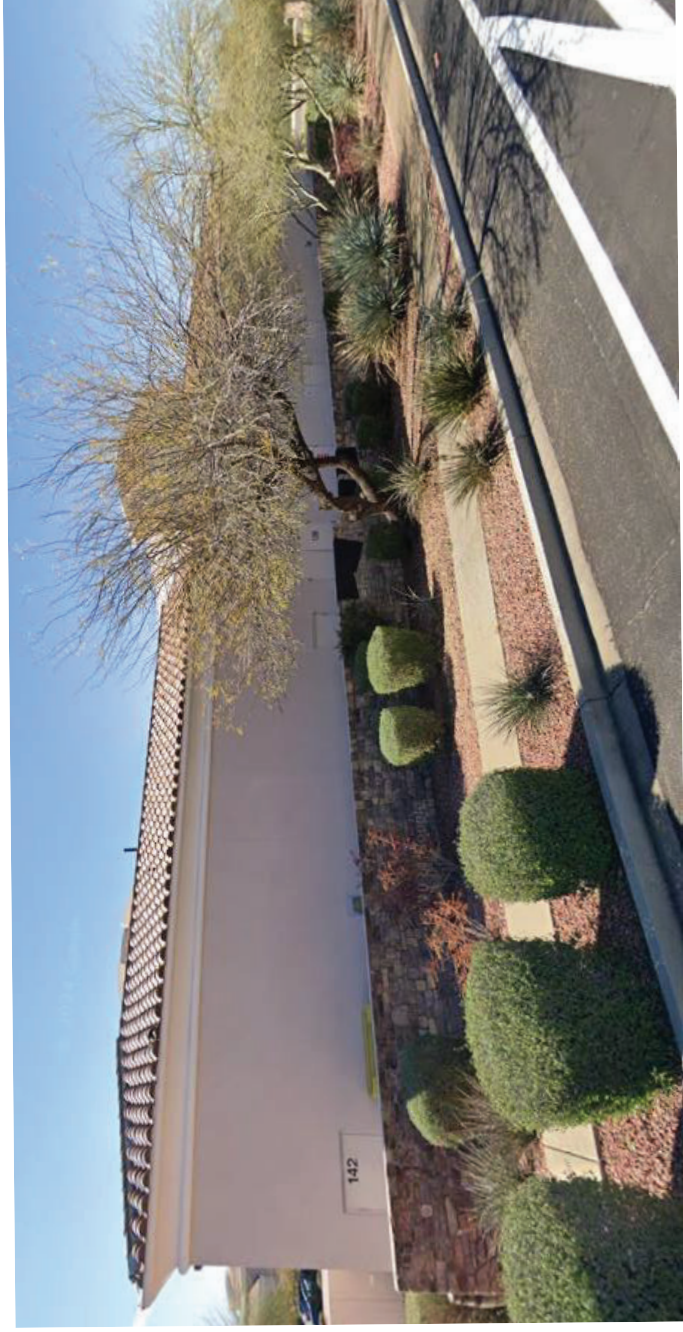




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