



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-75-18-2

April 26, 2022

<u>North Gateway</u> Village Planning Committee Meeting Date	March 10, 2022
<u>Desert View</u> Village Planning Committee Meeting Date	April 5, 2022
<u>Planning Commission</u> Hearing Date	May 5, 2022
Request From	<u>RE-35 DCOD-A</u> (Single-Family Residence District, Desert Character Overlay District, Sub-District A) (10.25 acres) and <u>S-1 DCOD-A</u> (Ranch or Farm Residence, Desert Character Overlay District, Sub-District A) (144.81 acres)
Request To	<u>RE-35</u> (Single-Family Residence District) (10.25 acres) and <u>S-1</u> (Ranch or Farm Residence) (144.81 acres)
Proposed Use	Modify the boundary of the Desert Character Overlay District to remove a portion from Sub-District A
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
Owner	MacEwen Ranch, LLC and Arizona State Land Department
Applicant/Representative	Susan Demmitt, Gammage & Burnham, PLC
Staff Recommendation	Approval, per Addendum A

Summary

The North Gateway Village Planning Committee (VPC) heard this request on March 10, 2022, and recommended denial as filed, approval per the staff recommendation by a 4-1 vote. The Desert View VPC heard this request on April 5, 2022, recommended denial as filed, approval per the staff recommendation by a 7-4 vote.

The applicant's original request was to rezone 636.24 acres located south of Sonoran Desert Drive between the 16th Street and 32nd Street alignments from RE-35 DCOD-A and S-1 DCOD-A to RE-35, RE-35 DCOD B, and S-1 for a modification of the boundary of the Desert Character Overlay Districts.

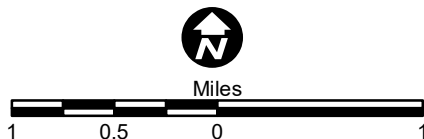
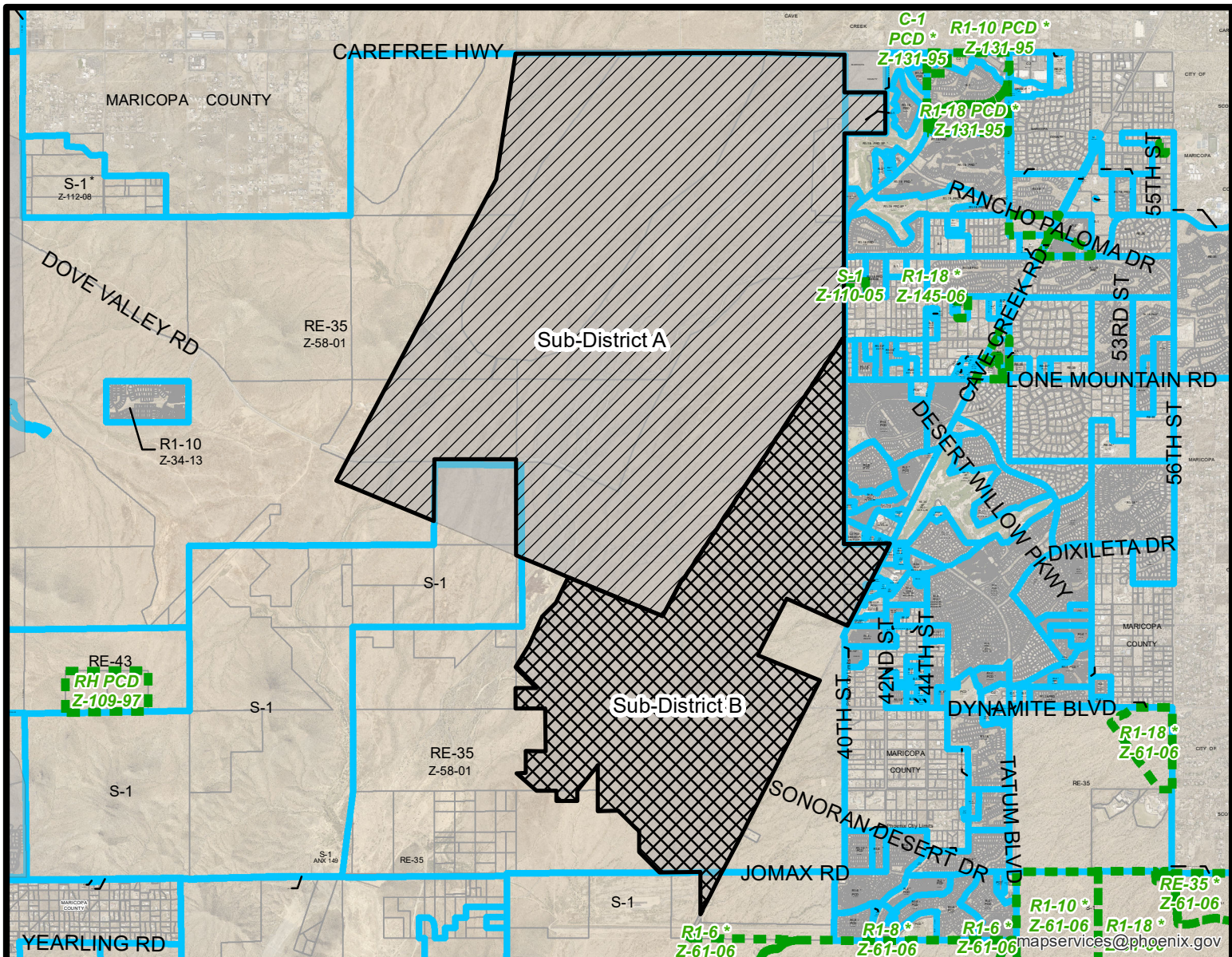
The applicant proposed to modify their request to align with the staff recommendation to rezone 155.06 acres from RE-35 DCOD-A and S-1 DCOD-A to RE-35 and S-1. Updated sketch maps are attached to reflect this change.

Conclusion and Recommendation

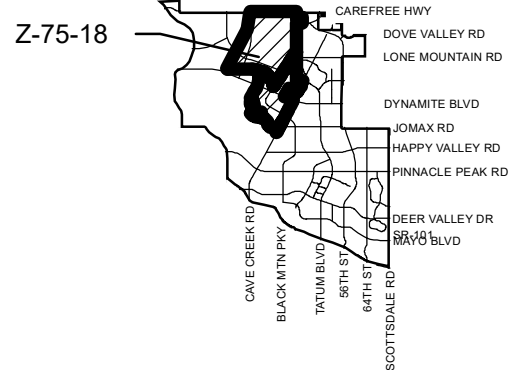
Staff recommends approval of Z-75-18-2 per Addendum A.

Exhibits

Sketch Map (2 pages)



DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Susan Demmitt, Gammage & Burnham, PLC

APPLICATION NO.
Z-75-18 (Per Staff Recommendation)

DATE: 9/29/2021
REVISION DATES:

2/25/2022

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

155.06 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
Q51-35, Q51-36, Q52-32, Q52-33,
Q52-34, Q52-36, Q52-37, Q53-30,
Q53-31, Q53-32, Q53-33, Q53-34,
Q54-30, Q54-31, Q54-32, Q54-33

ZONING MAP
R9, R10, Q9,
Q10, P9, P10

REQUESTED CHANGE:

FROM: S-1 DCOD Sub-District A (144.81 a.c.)
RE-35 DCOD Sub-District A (10.25 a.c.)

S-1 (144.81 a.c.)
TO: RE-35 (10.25 a.c.)

MULTIPLES PERMITTED

S-1 DCOD A, RE-35 DCOD A

S-1, RE-35

CONVENTIONAL OPTION

145, 11

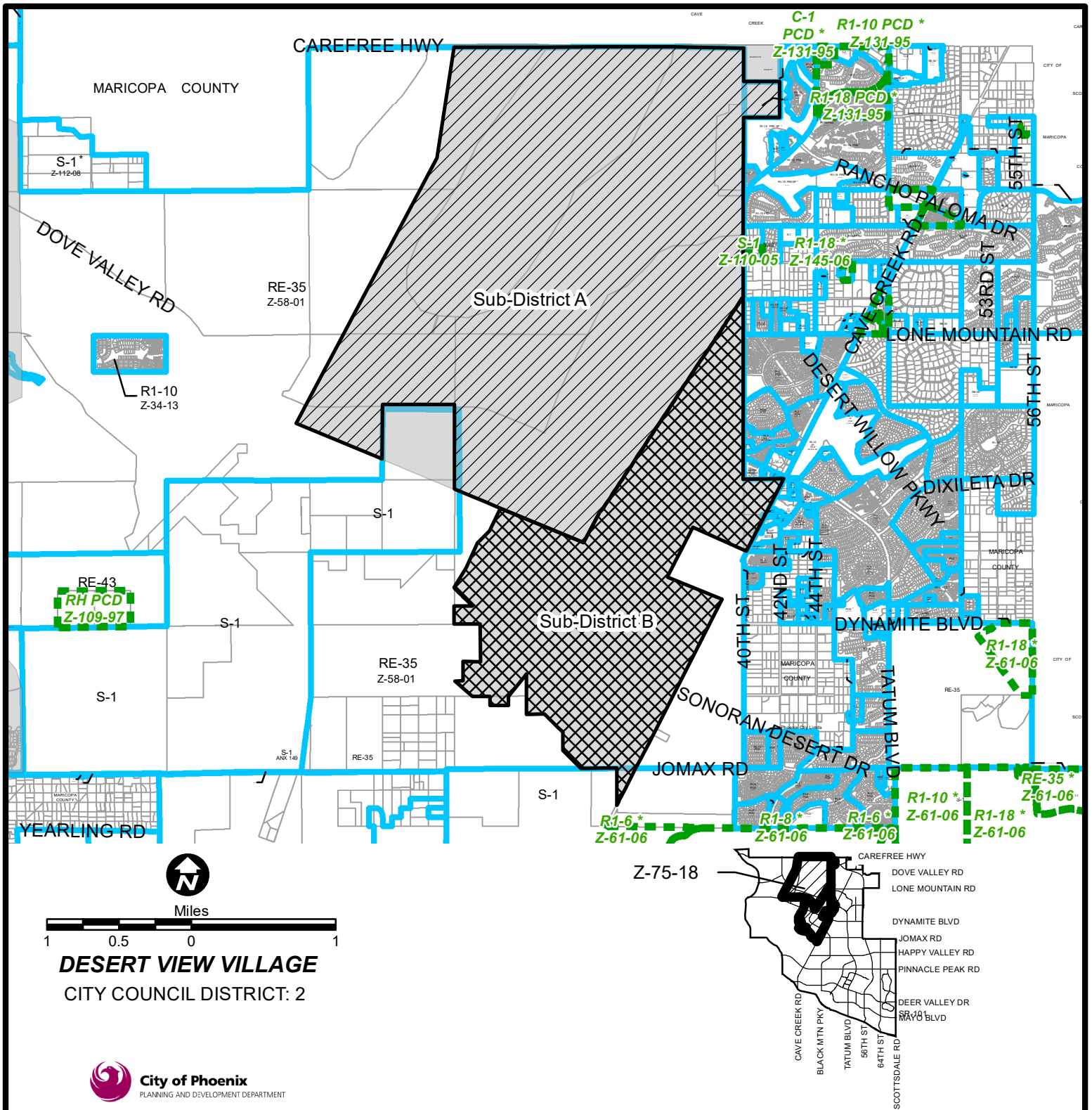
145, 11

*** UNITS P.R.D. OPTION**

N/A, 13

N/A, 13

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



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Q52-34, Q52-36, Q52-37, Q53-30,
Q53-31, Q53-32, Q53-33, Q53-34,
Q54-30, Q54-31, Q54-32, Q54-33

ZONING MAP
R9, R10, Q9,
Q10, P9, P10

REQUESTED CHANGE:

FROM: S-1 DCOD Sub-District A (144.81 a.c.)
RE-35 DCOD Sub-District A (10.25 a.c.)

S-1 (144.81 a.c.)
TO: RE-35 (10.25 a.c.)

MULTIPLES PERMITTED

S-1 DCOD A, RE-35 DCOD A

S-1, RE-35

CONVENTIONAL OPTION

145, 11

145, 11

* UNITS P.R.D. OPTION

N/A, 13

N/A, 13

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