



**City of Phoenix**

PLANNING AND DEVELOPMENT DEPARTMENT

**ADDENDUM A**

**Staff Report: Z-75-18-2**

April 26, 2022

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

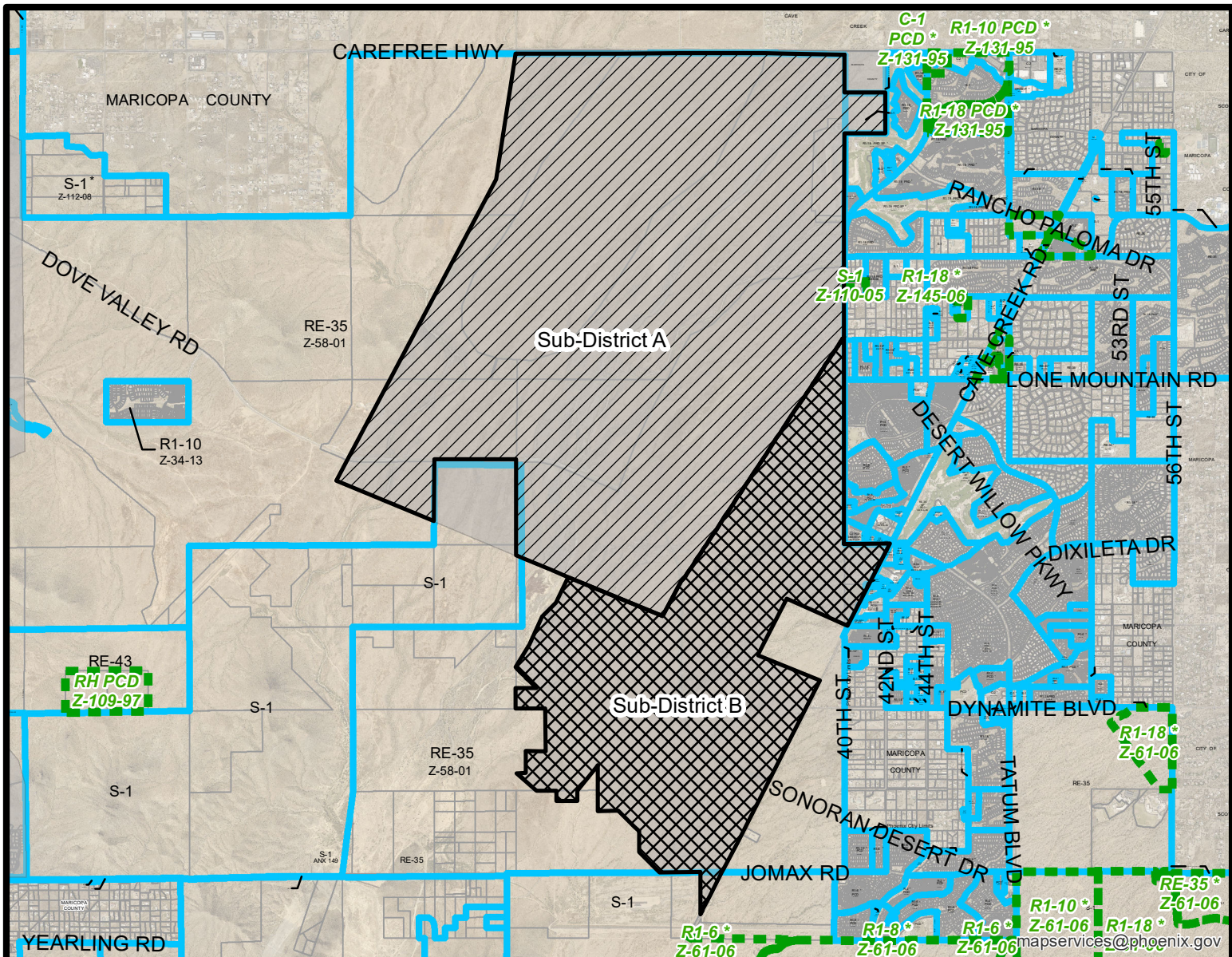
The applicant proposed to modify their request to align with the staff recommendation to rezone 155.06 acres from RE-35 DCOD-A and S-1 DCOD-A to RE-35 and S-1. Updated sketch maps are attached to reflect this change.

Conclusion and Recommendation

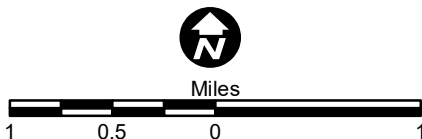
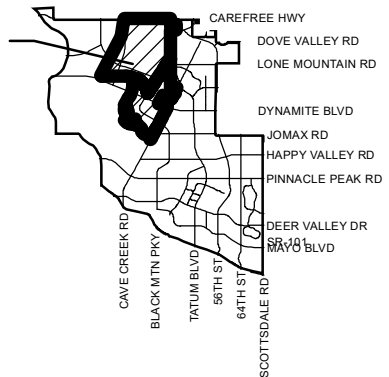
Staff recommends approval of Z-75-18-2 per Addendum A.

**Exhibits**

Sketch Map (2 pages)



Z-75-18



# **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



