



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-75-18-2**  
**March 9, 2022**

**Village Planning Committee** Meeting Dates: North Gateway – March 10, 2022  
Desert View – April 5, 2022

**Planning Commission** Hearing Date: May 5, 2022

**Request From:** RE-35 DCOD A (481.05 acres), S-1 DCOD A (155.19 acres)

**Request To:** RE-35 (236.97 acres), S-1 (155.19 acres), RE-35 DCOD B (244.08)

**Proposed Use:** Modify the boundary of Desert Character Overlay Districts

**Location:** South of Sonoran Desert Drive between the 16th and 32nd Street alignments

**Owner:** MacEwan Ranch, LLC  
Arizona State Land Department

**Applicant / Representative** Susan Demmitt, Gammage & Burnham, PLC

**Staff Recommendation:** Denial as filed, approval of the staff recommended area in Z-TA-5-18-2

<b>General Plan Conformity</b>			
<b><u>General Plan Land Use Map Designation</u></b>		Future Parks / Open Space or Residential 1 dwelling unit per acre	Preserve / Residential 0 to 1 and 1 to 2 dwelling units per acre
<b><u>Street Map Classification</u></b>	Sonoran Desert Drive	Preserve / Floodplain	Residential 0 to 2 dwelling units per acre
		Residential 2 to 5 dwelling units per acre	150-foot roadway easement

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESERT LANDSCAPE; LAND USE PRINCIPLE: Promote land uses that preserve Phoenix's natural open spaces.***

The proposed Desert Maintenance Overlay applicability area proposes to maintain the district standards and design guidelines that were originally intended to ensure compatible development adjacent to the preserve areas north of Sonoran Desert Drive.

***CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

Removal of the Desert Character Overlay Districts standards from property south of the Sonoran Desert Drive alignment will allow for a nominal increase in intensity that was contemplated in the Peripheral Area C and D and North Land Use plans.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND 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.***

The development proposed in the Verdin PUD, via companion Rezoning Case No. Z-62-18, integrates several design considerations that are consistent with the adopted plans for the area in addition to many of the design guidelines incorporated in the Desert Maintenance Overlay of Section 653 of the Zoning Ordinance.

**Applicable Plans, Overlays, and Initiatives**

**Desert Character Overlay Districts:** See Background Item Nos. 3 and 4.

**Peripheral Areas C and D Plan:** See Background Item No. 5.

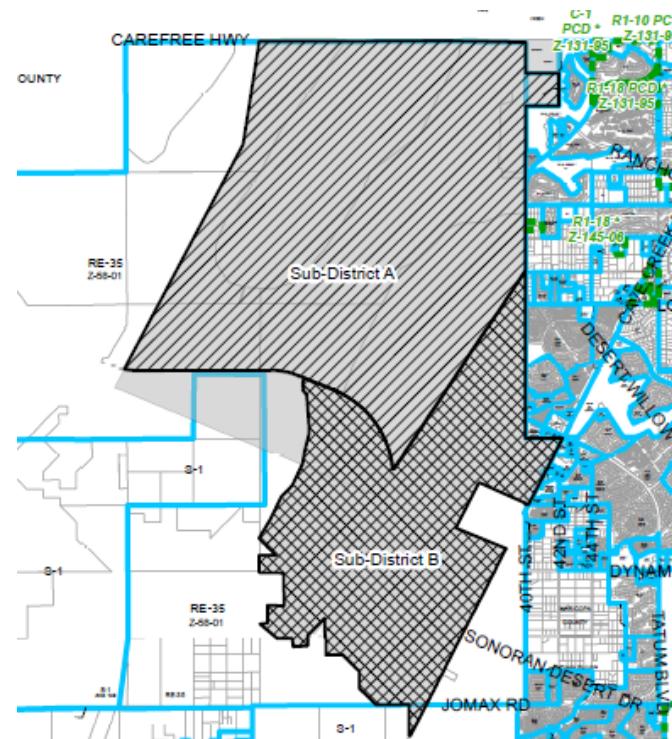
**North Land Use Plan:** See Background Item No. 6.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	RE-35 DCOD A, S-1 DCOD A
<b>North</b>	Phoenix Sonoran Preserve, Vacant	RE-35 DCOD A
<b>West</b>	Vacant	RE-35 DCOD A
<b>East</b>	Vacant	RE-35 DCOD A, RE-35 DCOD B
<b>South</b>	Vacant	RE-35, S-1, RE-35 DCOD B

### Background/Issues/Analysis

#### REQUEST

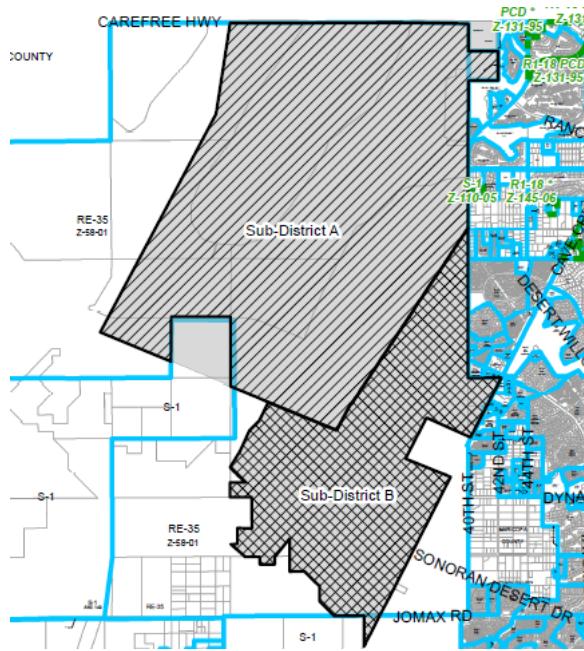
1. This is a request to rezone 636.24 acres located south of Sonoran Desert Drive between the 16th Street and 32nd Street alignments from RE-35 DCOD A (Single-Family Residence District, Desert Character Overlay Districts, Desert Maintenance Overlay Sub-District A) and S-1 DCOD A (Ranch or Farm Residence, Desert Character Overlay Districts, Desert Maintenance Overlay Sub-District A) to RE-35 (Single-Family Residence District, RE-35 DCOD B (Single-Family Residence District, Desert Character Overlay Districts, Desert Maintenance Overlay Sub-District B) and S-1 (Ranch or Farm Residence) for a modification of the boundary of the Desert Character Overlay Districts.



*Applicant Proposed Request, Zoning Sketch Map, Source: City of Phoenix*

This request is a companion case to Text Amendment Case No. Z-TA-5-18-2. If approved, Z-TA-5-18-2 would amend the Zoning Ordinance language and maps in Section 653 whereas Z-75-18-2 would amend the Zoning Map to reflect the changes proposed.

Staff is recommending that a smaller portion of the applicant's request be approved to be consistent with the staff recommendation for Z-TA-5-18. The staff recommended change area (155.06 acres) is shown to the right.



*Staff Recommendation, Zoning Sketch Map, Source: City of Phoenix*

2. In addition to Z-TA-5-18-2, there are two additional concurrent requests. General Plan Amendment Case No. GPA-DSTV-1-18-2 and Rezoning Case No. Z-62-18-2 encompass the Verdin site (488 acres). General Plan Amendment Case No. GPA-DSTV-1-18-2 seeks to modify the land use map designation and removal from the Infrastructure Phasing Overlay. Rezoning Case No. Z-62-18-2 proposes to rezone the property to a Planned Unit Development district.

#### DESERT CHARACTER OVERLAY DISTRICTS

3. The Desert Character Overlay Districts, Section 653 of the Zoning Ordinance, was established in 2001 via Text Amendment Case No. Z-TA-3-99 with a general purpose to implement the North Land Use Plan. The intent of the overlay was to establish three character areas; Desert Maintenance, Rural Desert and Suburban Desert, to define the nature of development while maintaining undisturbed areas and to provide guidance for new development. Standards for the Desert Maintenance Overlay District were included in the original text amendment. Standards for the Rural Desert and Suburban Desert Overlay Districts have not been established.

4. The overlay district contains distinct permitted uses and district standards for Desert Maintenance Character Sub-Districts A and B in addition to design guidelines applicable to both subdistricts. Single-family residential uses are permitted in both subdistricts, with attached dwelling units only permitted in Sub-District B.

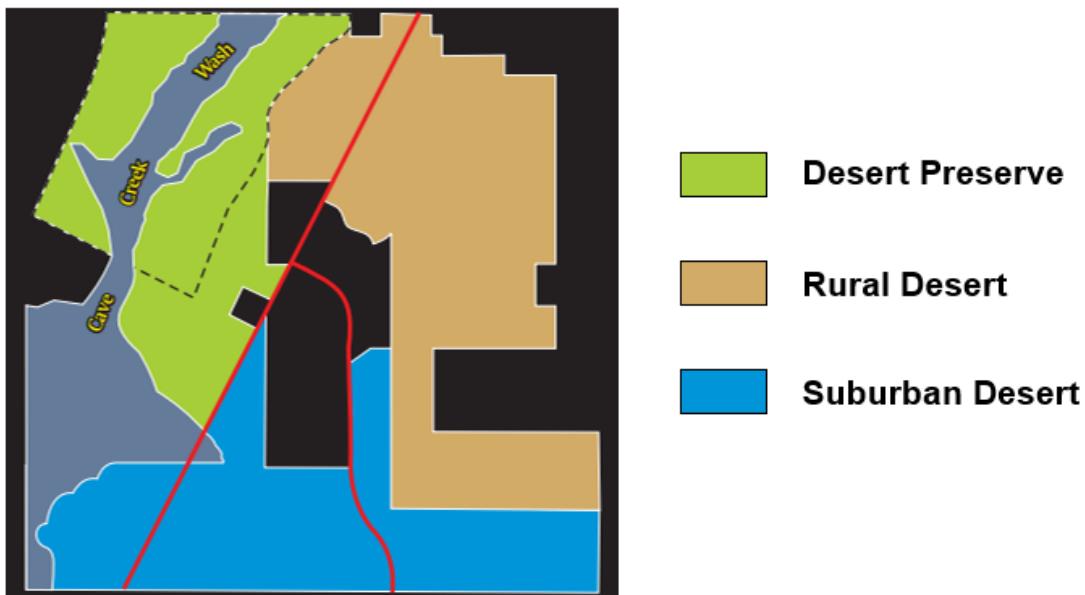
District standards for the subdistricts include provisions designed to address lot size, building envelope, height, setbacks, access, native landscaping and treatment of washes. Design guidelines contain additional guidance on site disturbance, native plant preservation, building and wall design, and access to preserve areas, among others.

#### PERIPHERAL AREAS C AND D PLAN

5. In 1987, Phoenix City Council adopted the Peripheral Areas C and D Plan as an amendment to the General Plan. The intent of the Peripheral Areas C and D Plan was to serve as a guide for future land use and development in the planning area, which consisted of approximately 111 square miles of largely undeveloped land north of the Central Arizona Project canal in North Phoenix. Within the Implementation Program section of the Plan, further refinement of the general character elements was suggested prior to any formal ordinance adoption.

#### NORTH LAND USE PLAN

6. The North Land Use Plan was adopted in 1996 to further the existing policies of the Peripheral Areas C and D Plan. The Plan divided the planning area into three character areas; Desert Preserve, Rural Desert and Suburban Residential, and suggested that overlay districts be developed to provide clear development standards in line with community desires. The Desert Preserve character area aligns with the area included in the Desert Maintenance Overlay of the Desert Character Overlay Districts.



*North Land Use Plan Character Areas, Source: City of Phoenix*

#### VERDIN PLANNED UNIT DEVELOPMENT PROPOSAL

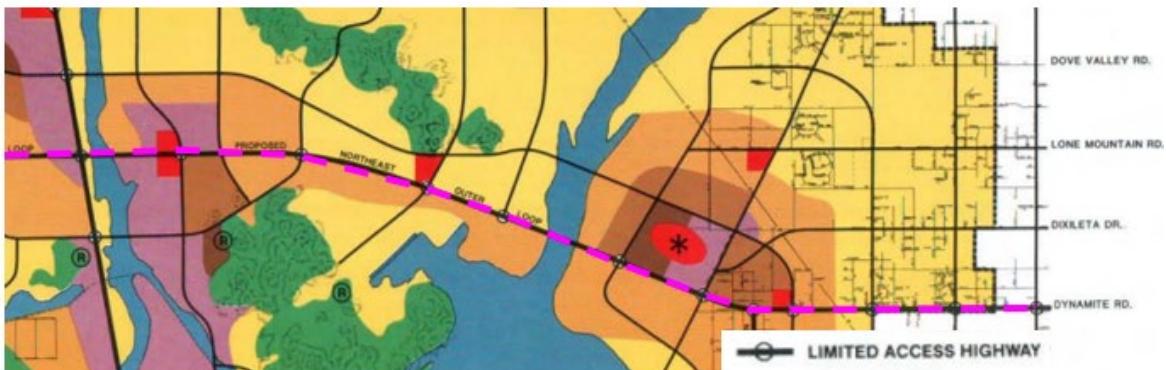
7. The Verdin Planned Unit Development (Companion Rezoning Case No. Z-62-18-2) integrates a number of design considerations based on Desert Maintenance Character District standards. These include a sensitive transition from open space to developed areas, conservation of washes and wildlife habitats, and use of native plants.

In addition to the considerations based on overlay standards, the Planned Unit Development includes enhanced standards for increased open space, connectivity to adjacent preserve areas, a public trail and heightened landscape standards developed in concert with the National Wildlife Federation.

These standards collectively ensure appropriate development within the undisturbed desert context.

## SONORAN DESERT DRIVE ROADWAY ALIGNMENT HISTORY

8. The Peripheral Areas C and D Plan included discussion of a proposed Northeast Outer Loop. The Northeast Outer Loop was a planned limited access extension of the Northwest Loop from Interstate 17, north of the Union Hills and Cave Buttes recreation areas, connecting to Dynamite Boulevard and traversing east toward the city of Scottsdale. Proposed land uses for Area D (north of Jomax Road) were contemplated based on proposed transportation infrastructure, with a Village Core planned for the northwest corner of Cave Creek Road and the Northeast Outer Loop / Dynamite Road alignment.



*Peripheral Areas C and D Plan Land Use and Circulation, Source: City of Phoenix*

9. By the North Land Use Plan's adoption, plans for the Northeast Outer Loop had ceased. As a result, the planned Core at Cave Creek and Dynamite Roads was reduced in size and geared to function as a community service area instead of an employment hub. Reduction in the planned commercial area at this location contributed to the inclusion of the area west of Cave Creek Road into the Desert Preserve character area identified in the plan. While no longer planned as a limited access roadway, Dynamite Road was utilized as a dividing line between a planned preservation buffer for the Cave Creek Wash to the north and a more dense residential area adjacent to the Cave Buttes Recreational area to the south.

10. While an east-west connection between Interstate 17 and northeast Phoenix has been planned since 1987, public involvement efforts to refine the alignment and type of roadway commenced in 2002. The final alignment for Sonoran Parkway, adopted by Phoenix City Council in 2006 as a result of the recommendation by the East Sonoran Parkway Alignment Committee, was carefully designed to minimize the impact of the roadway on the future mountain preserve area and intended to serve as a buffer between the preserve and adjacent development. Construction of Sonoran Boulevard, now known as the northern leg of Sonoran Desert Drive, began in 2010 and was completed in 2013.

11. Due to the shift in the transportation corridor from the inception of the Desert Character Overlay Districts in addition to the enhanced standards contained in the Verdin PUD, the staff recommended modification to the Sub-District boundaries and associated ordinance language is warranted.

#### **COMMUNITY INPUT SUMMARY**

12. At the time the staff report was written, staff has received 82 letters in opposition and three letters in support of the overall proposal. Several letters in opposition expressed concern with proposed overlay modification.

#### **Findings**

1. The rezoning request is a companion case to Z-TA-5-18-2 and would update the Zoning Map boundaries for the changes proposed.
2. The proposal is consistent with changes in the transportation corridor alignment since originally adopted.
3. The proposal maintains overlay district standards for the property north of Sonoran Desert Drive, adjacent to the Phoenix Sonoran Preserve, and allows for integration of appropriate design standards from the overlay in the Verdin Planned Unit Development (Companion Rezoning Case No. Z-62-18-2).

#### **Stipulations**

None.

#### **Writer**

Samantha Keating

March 9, 2022

#### **Team Leader**

Joshua Bednarek

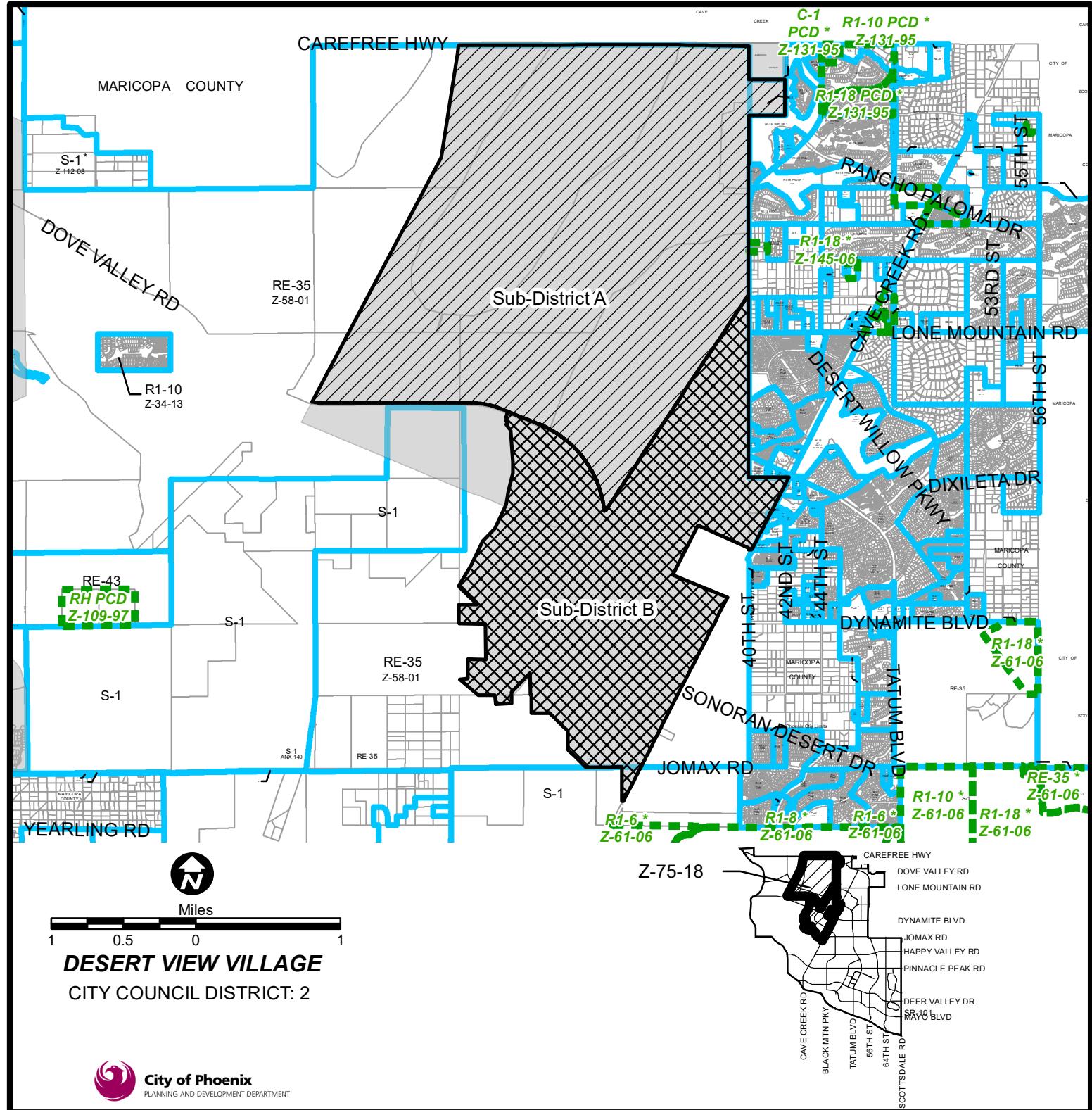
#### **Exhibits**

Proposed Sketch Map

Staff Recommendation Sketch Map

Aerial Sketch Map

Staff Recommendation Aerial Sketch Map



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

APPLICATION NO. Z-75-18

APPLICATION NO. Z-75-18

---

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

**636.24 Acres**

---

**MULTIPLES PERMITTED**

---

S-1 DCOD A, RE-35 DCOD A

---

S-1, RE-35, RE-35 DCOD B

DATE:	9/29/2021		
REVISION DATES:			
2/25/2022			
AERIAL PHOTO & QUARTER SEC. NO. Q52-34, Q53-26, Q53-33, Q53-31, Q53-32, Q53-33, Q53-34, Q54-30, Q54-31, Q54-32, Q54-33		ZONING MAP R9, R10, Q9, Q10, P9, P10	
<b>CONVENTIONAL OPTION</b>			
155, 529			
155, 260, 268			

## REQUESTED CHANGE:

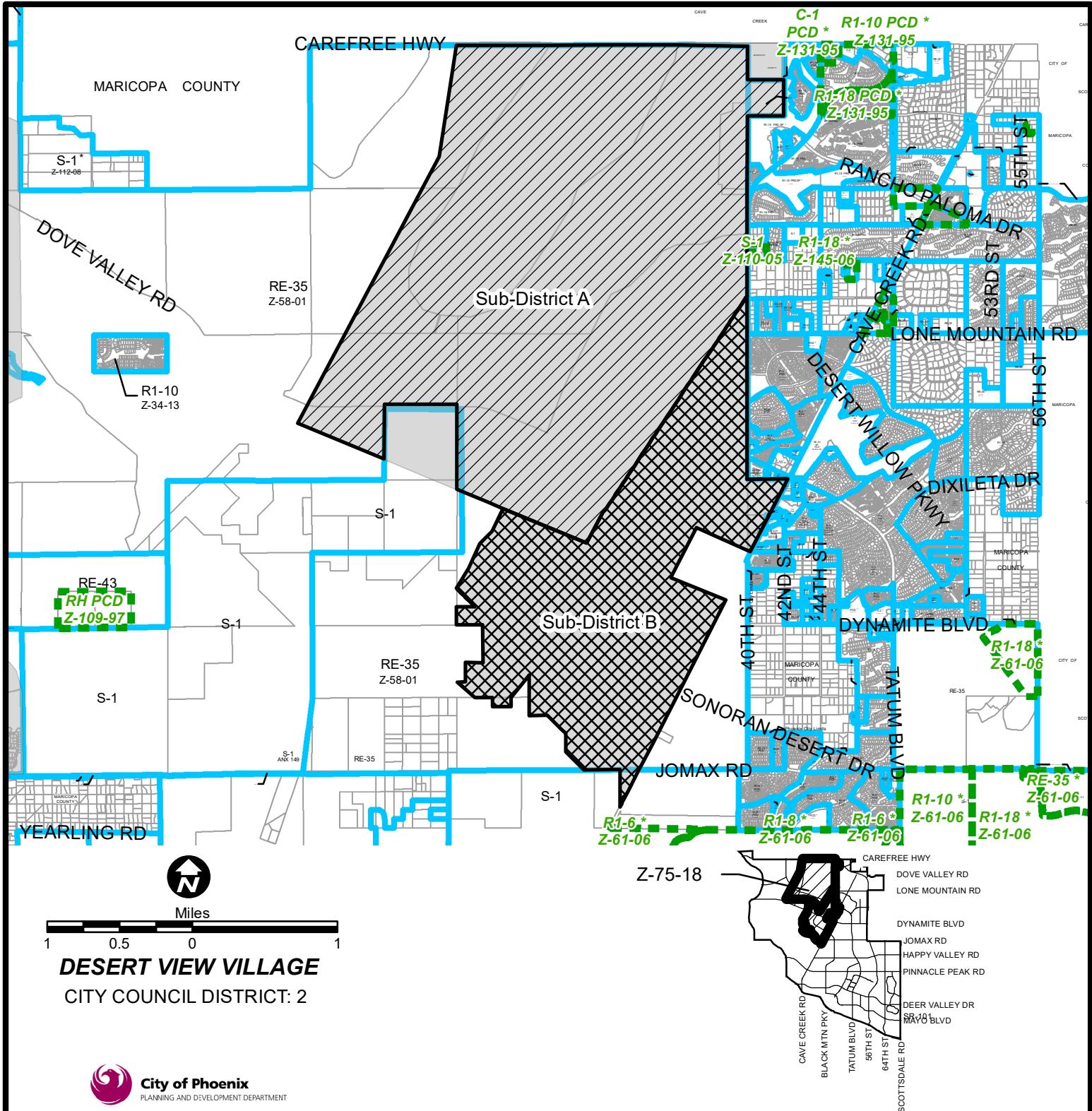
FROM: S-1 DCOD Sub-District A ( 155.19 a.c.)  
RE-35 DCOD Sub-District A ( 481.05 a.c.)

S-1 ( 155.19 a.c.)  
RE-35 ( 236.97 a.c.)  
RE-35 DCOD Sub-District B ( 244.08 a.c.)

TO: RE-35 DCOD Sub-District B ( 244.08 a.c.)

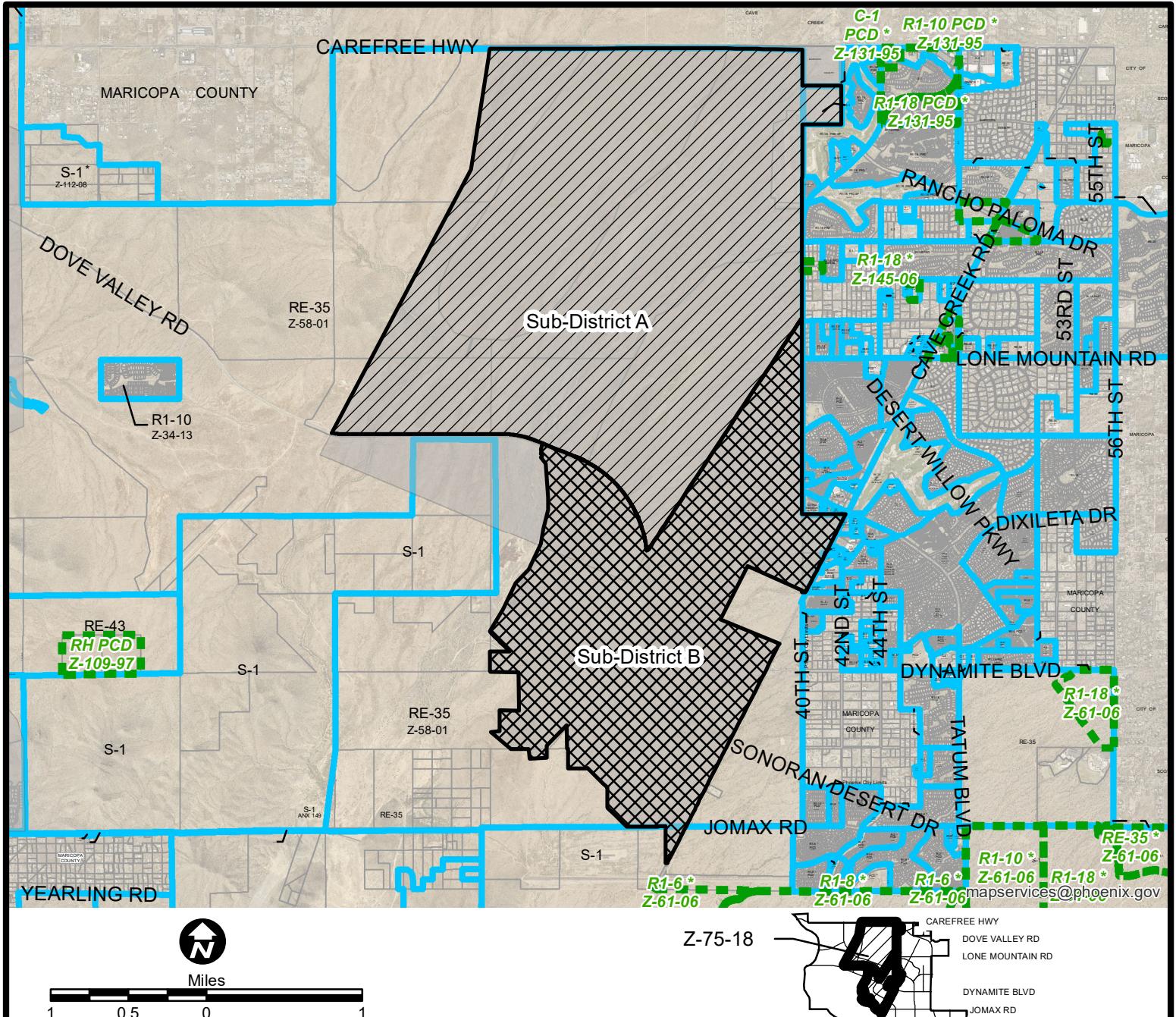
\* UNITS P.R.D. OPTION  
N/A, 635  
N/A, 313, 322

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



APPLICANT'S NAME:		Susan Demmitt, Gammage & Burnham, PLC		REQUESTED CHANGE:
APPLICATION NO.		DATE: 9/29/2021		FROM: S-1 DCOD Sub-District A ( 144.81 a.c.)
Z-75-18 (Per Staff Recommendation)		REVISION DATES:		RE-35 DCOD Sub-District A ( 10.25 a.c.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		2/25/2022		S-1 ( 144.81 a.c.)
155.06 Acres		AERIAL PHOTO & CHAPTER SEQ. NO. 051-35, 051-36, 052-32, 052-33, 052-34, 052-36, 052-37, 053-30, 053-31, 053-32, 053-33, 053-34, 054-30, 054-31, 054-32, 054-33		ZONING MAP R9, R10, Q9, Q10, P9, P10
MULTIPLES PERMITTED		CONVENTIONAL OPTION		* UNITS P.R.D. OPTION
S-1 DCOD A, RE-35 DCOD A		145, 11		N/A, 13
S-1, RE-35		145, 11		N/A, 13

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



## DESERT VIEW VILLAGE

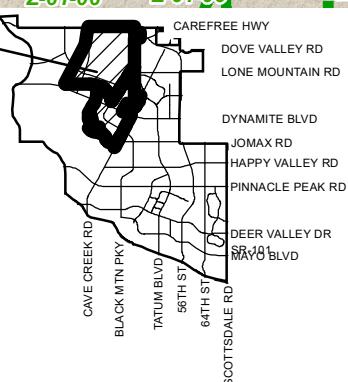
CITY COUNCIL DISTRICT: 2

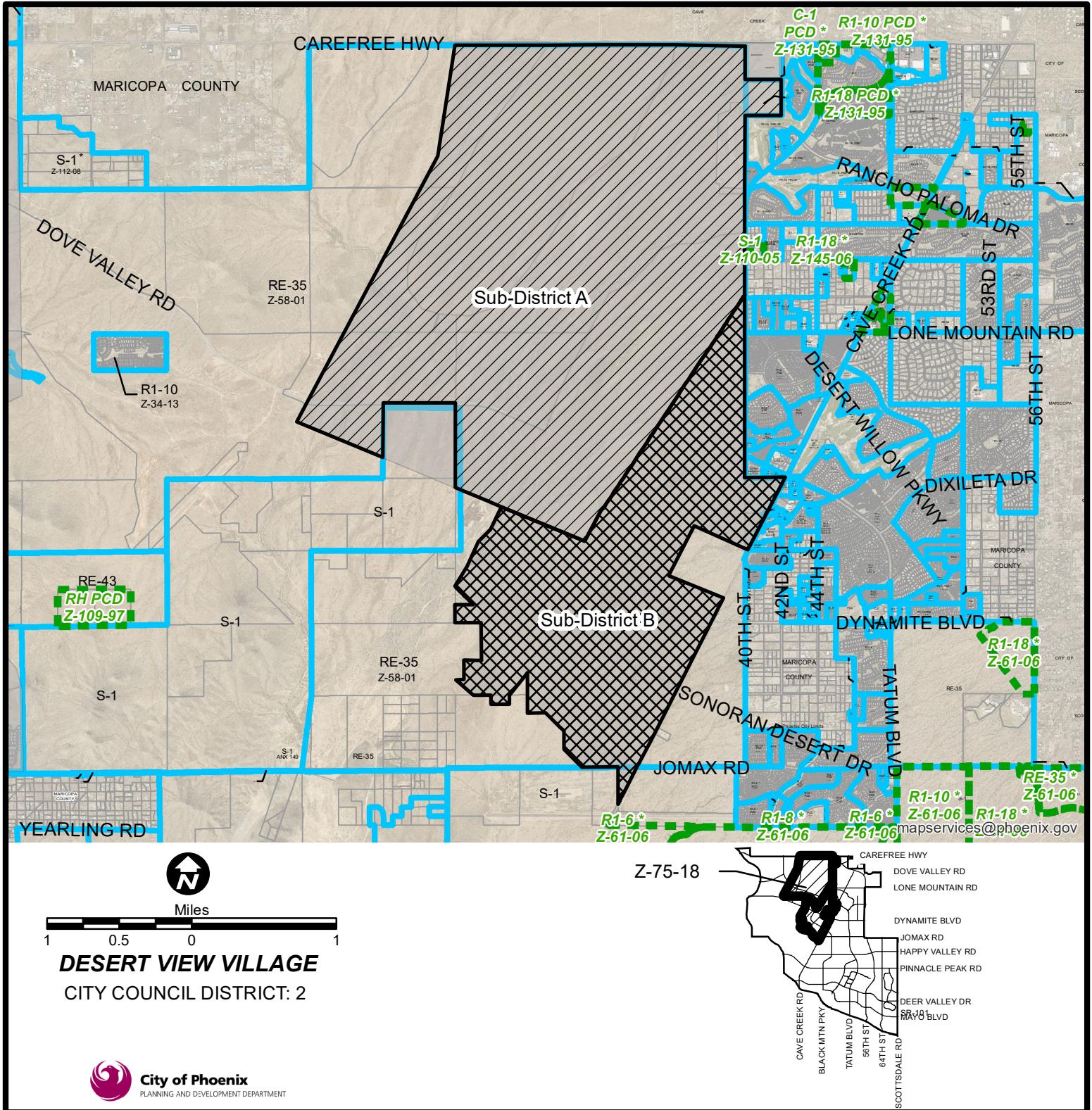


**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:		Susan Demmitt, Gammage & Burnham, PLC		REQUESTED CHANGE:	
APPLICATION NO.		Z-75-18		FROM: S-1 DCOD Sub-District A ( 155.19 a.c.) RE-35 DCOD Sub-District A ( 481.05 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		636.24 Acres		TO: S-1 ( 155.19 a.c.) RE-35 ( 236.97 a.c.) RE-35 DCOD Sub-District B ( 244.08 a.c.)	
MULTIPLES PERMITTED		CONVENTIONAL OPTION		* UNITS P.R.D. OPTION	
S-1 DCOD A, RE-35 DCOD A		155, 529		N/A, 635	
S-1, RE-35, RE-35 DCOD B		155, 260, 268		N/A, 313, 322	

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





APPLICANT'S NAME: Susan Demmitt, Gammage & Burnham, PLC		REQUESTED CHANGE:	
APPLICATION NO. Z-75-18 (Per Staff Recommendation)		FROM: S-1 DCOD Sub-District A ( 144.81 a.c.) RE-35 DCOD Sub-District A ( 10.25 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 155.06 Acres		TO: S-1 ( 144.81 a.c.) RE-35 ( 10.25 a.c.)	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1 DCOD A, RE-35 DCOD A		145, 11	
S-1, RE-35		145, 11	
* Maximum Units Allowed with P.R.D. Bonus		* UNITS P.R.D. OPTION	
		N/A, 13	
		N/A, 13	