



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
General Plan Amendment Staff Analysis
GPA-DSTV-1-19-2
December 21, 2021

<u>Desert View</u> Village Planning Committee Meeting Date	December 7, 2021
<u>Planning Commission</u> Hearing Date	January 6, 2022
Current Plan Designation	<u>Residential 2 to 5 dwelling units per acre</u> (1.03 acres), <u>Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre</u> (2.18 acres), <u>Parks/Open Space - Future / 1 dwelling unit per acre</u> (197.23 acres), <u>Parks/Open Space - Public</u> (12.74 acres)
Requested Plan Designation	<u>Parks/Open Space - Future / 1 dwelling unit per acre</u> (118.62 acres), <u>Residential 2 to 3.5 / Residential 5 to 10 dwelling units per acre</u> (94.56 acres)
Reason for Requested Change	Amend the General Plan Land Use Map to allow a mixture of single-family and multifamily residential development
Location	Approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway
Owner	24th Street and Jomax Road, LLC
Applicant	William E Lally, Tiffany & Bosco, PA
Representative	William E Lally, Tiffany & Bosco, PA
Staff Recommendation	Approval

On May 4, 2021, the Desert View Village Planning Committee heard this request as an information only item. On December 7, 2021, the Desert View Village Planning Committee heard this request and recommended approval by a vote of 11-0.

The purpose of this addendum is to revise an error in the acreage calculated for the case and subsequently included in the staff report. The original acreage was incorrectly calculated at 217.86 acres when the east side of the site boundary was aligned with a zoning boundary further east. The amendment area has been remapped correctly to align with the property boundary, and the revised acreage of the site is 213.18 acres.

Additionally, the acreages for the existing and requested plan designations were corrected, as noted above. Staff is supportive of the request per the revised acreages.

Exhibits

Revised Sketch Maps (2 pages)

GENERAL PLAN AMENDMENT

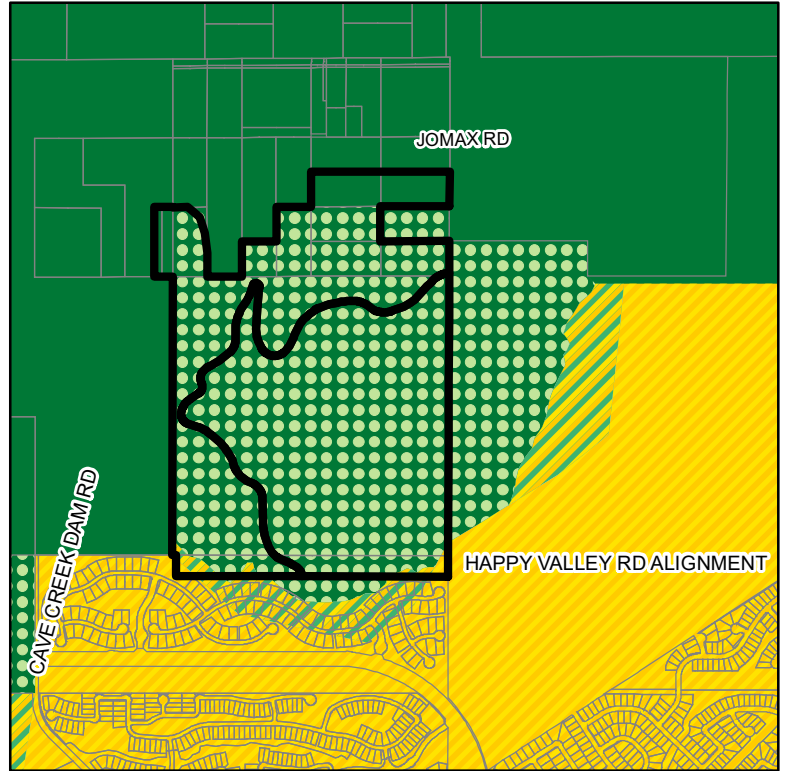
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-19-2	ACRES: 213.18 +/-	REVISION DATE
VILLAGE: Desert View	COUNCIL DISTRICT: 2	12/10/2021
APPLICANT: William E Lally		

EXISTING:

Residential 2 to 5 (1.03 +/- Acres)
 Preserves/Residential 2 to 3.5 / 3.5 to 5 (2.18 +/- Acres)
 Parks/Open Space - Future 1 du/ac (197.23 +/- Acres)
 Parks/Open Space - Public (12.74 +/- Acres)

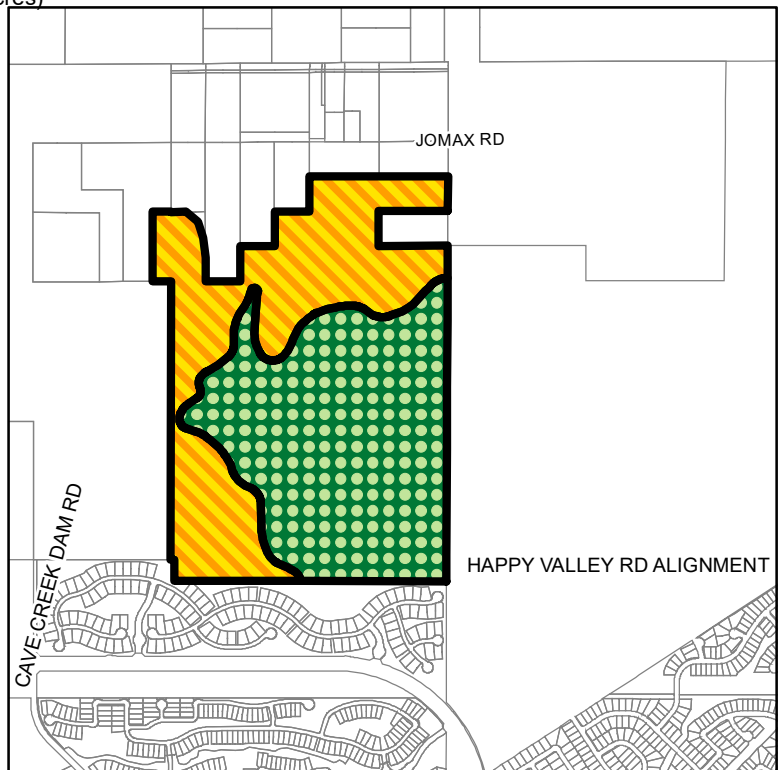
-  Proposed Change Area
-  Residential 2 to 5 du/ac
-  Parks/Open Space - Publicly Owned
-  Parks/Open Space - Future 1 du/ac
-  Preserves / 2 to 3.5 or 3.5 to 5 du/ac



PROPOSED CHANGE:

Parks/Open Space - Future 1 du/ac (118.62 +/- Acres)
 Residential 2 to 3.5 du/ac /Residential 5 to 10 du/ac (94.56 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du/ac / 5 to 10 du/ac
-  Parks/Open Space - Future 1 du/ac



GENERAL PLAN AMENDMENT

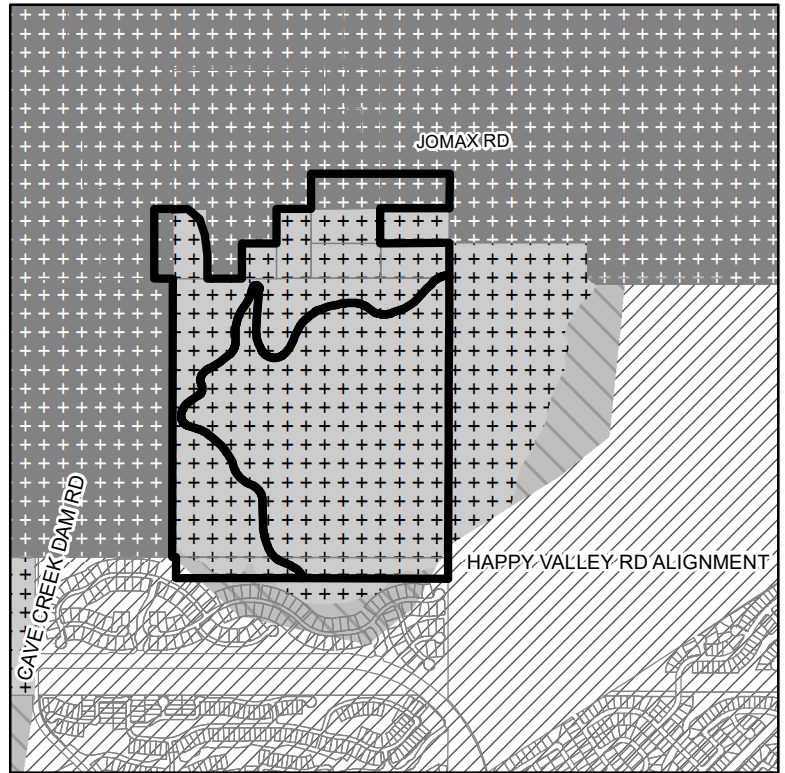
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APPLICATION NO: GPA-DSTV-1-19-2_BW	ACRES: 213.18 +/-	REVISION DATE
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-  Parks/Open Space - Future 1 du/ac
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