

ATTACHMENT A

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ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY AMENDING CHAPTER 6, SECTIONS 653.A. (GENERAL PURPOSE OF DESERT CHARACTER OVERLAY DISTRICTS) AND 653.B.2. (DESERT MAINTENANCE OVERLAY (SUB-DISTRICTS A AND B), APPLICABILITY) TO MODIFY THE BOUNDARIES OF THE DESERT CHARACTER OVERLAY DISTRICT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

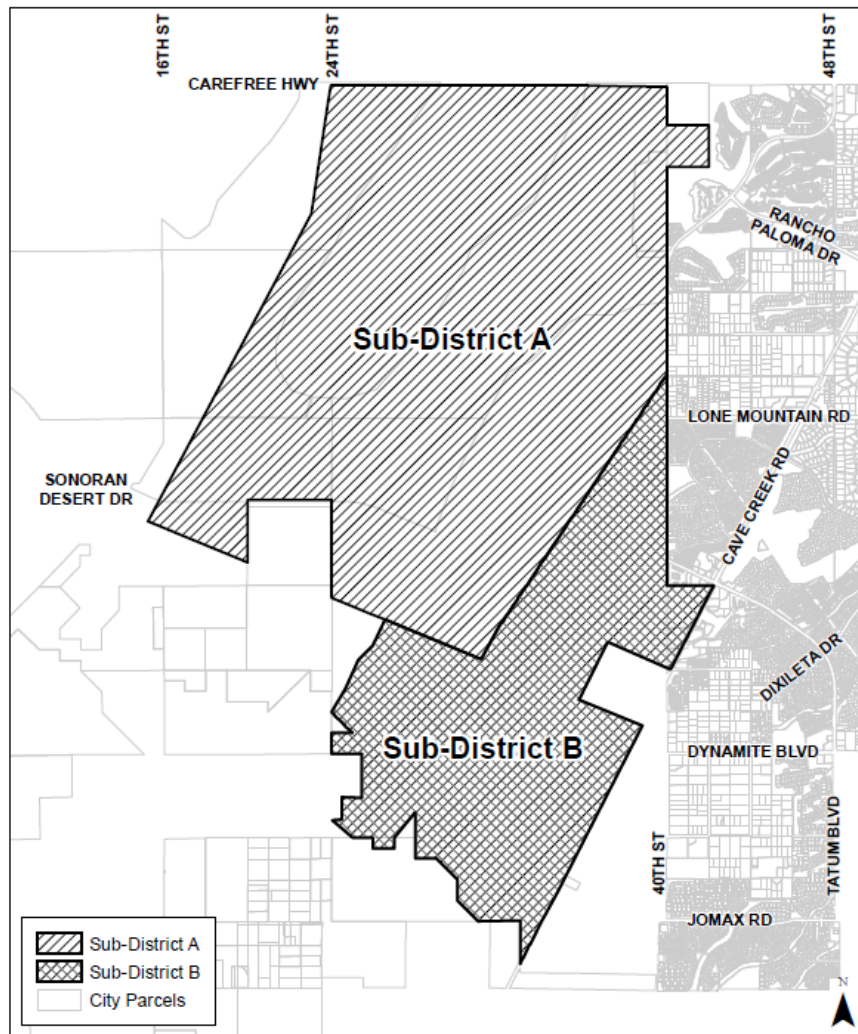
That Chapter 6, Sections 653.A. (General Purpose of Desert Character Overlay Districts) and 653.B.2. (Desert Maintenance Overlay (Sub-Districts A and B), Applicability), is amended to modify the boundaries of the Desert Character Overlay District as follows:

SECTION 1. That Chapter 6, Section 653.A. (General Purpose of Desert Character Overlay Districts) is amended to replace Figure A and read as follows:

- A. **General Purpose of Desert Character Overlay Districts.** The purpose of the Desert Character Overlay Districts is to implement the north land use plan, to define the nature of development while maintaining undisturbed areas, and to provide guidance for new development to occur within the context of the fragile undisturbed desert. The Desert Maintenance, Rural Desert and Suburban Desert Overlay Districts are designed in response to existing undisturbed conditions and pressures placed on them by increased development. The key to successful development within the three districts, which maintain interconnected undisturbed desert and washes, lies in analysis of individual subdivision sites before laying out the design of streets and lots.

The Desert Maintenance Overlay District is divided into Subdistricts A and B, as illustrated on Figure A. in order to address specific requirements of this area. Subdistrict A includes approximately one mile on both sides of the Cave Creek Wash and includes the area along the wash, that is not part of any Parks, Recreation and Library Department managed open space, such as the a Sonoran Preserve. With the many washes to be maintained in an undisturbed condition crossing this area, Subdistrict A is intended to provide a transition from the preserve to areas with greater density. A very low density, scale and intensity of residential development characterize this area. The Desert Maintenance Overlay Subdistrict A is the least intensive with regards to density allowed and the most restrictive in order to maintain the fragile undisturbed areas and the wildlife corridor along the Cave Creek Wash. Subdistrict B is characterized by low density development which may be sited in clusters along with provision for an area to allow access to the Cave Buttes Recreational Area. Through clustering of development in this area the ability to maintain large connected undisturbed areas and washes becomes possible.

Figure A: Desert Maintenance Character Districts



SECTION 2. That Chapter 6, Section 653.B.2. (Desert Maintenance Overlay (Sub-Districts A and B), Applicability) is amended to read as follows:

2. **Applicability.** The Desert Maintenance Overlay District applies to all land within the area as depicted on the Desert Character District Map (Figure A). More specifically, the Desert Maintenance Overlay Sub-District A applies to all land within the area bounded by Carefree Highway on the north, the Dynamite Boulevard alignment on the south, a line running parallel to the Cave Creek Wash connecting the 24th Street alignment at Carefree Highway to the 16th Street alignment at the Dynamite Boulevard alignment along the west, and the west boundary of Dove Valley Ranch extending south along the Black Mountain Parkway to Ashler Hills Drive and then running parallel to the Cave Creek Wash to the 32nd Street alignment at the Dynamite Boulevard alignment along the east.

~~The Desert Maintenance Overlay Sub-District B applies to all land within the area bounded by Sub-District A on the north, the Cave Buttes Recreation Area along the south and west, and Cave Creek Road (excluding the commercially designated parcel at the northwest corner of Cave Creek Road and Dynamite Boulevard) together with the south and west boundary of the Tatum Ranch Planned Community District (west of Cave Creek Road) and Black Mountain Parkway along the east.~~

A site plan approved in accordance with Section 507 of the Zoning Ordinance is required for all development, plus adherence to the design guidelines and standards detailed below and in Section 507 Tab A of the Zoning Ordinance.

PASSED by the Council of the City of Phoenix this 1st day of June, 2022.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager