

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING CHAPTER 6 OF THE DESERT RIDGE SPECIFIC PLAN, ADOPTED JULY 18, 1990, REFLECTING AMENDMENTS TO SUPERBLOCK 12, AS SET FORTH IN APPLICATION GPA-DSTV-3-23-2, DESCRIBED HEREIN.

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

SECTION 1. That Chapter 6, (Development Parcel Regulations), Section C.5 (Development Regulations by Superblock), Page 6-72 of the Desert Ridge Specific Plan, be amended as set forth by Application GPA-DSTV-3-23-2 and in Exhibit A, attached hereto and by this reference is made a part hereof.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 4th day of December, 2024.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:
A – Amendment Language (2 Pages)

EXHIBIT A

Amend Chapter 6 (Development Parcel Regulations), Section C.5. (Development Regulations by Superblock), Page 6-72 as follows:

SUPERBLOCK 12

Superblock 12 is located west of a possible future connection to the Squaw PIESTEWA Peak Parkway, which separates this superblock from the balance of the Desert Ridge community. BECAUSE OF THIS SEPARATION, THIS SUPERBLOCK CAN SUPPORT LIMITED COMMERCIAL USES WITHOUT INTERFERING WITH THE DEVELOPMENT OF THE DESERT RIDGE CORE (DEVELOPMENT PARCEL 5.A). RESIDENTIAL development parcels may vary in size by 30 percent (25 percent for R1-6 and more dense zoning categories without a minor plan amendment).

Size: ~~436~~ 133.41 acres

Maximum Number of Dwelling Units: 347

Average Density: 2.55 du/ac

12.L – Development Parcel 12.L

Size: ~~77~~ 55.24 acres

Uses Permitted:

- Single-family residential

Density Range: 2-5 du/ac for the entire parcel

Maximum Number of Units: ~~347~~ 257; ~~454~~ 334 if parcel increases in size 30 percent

Potential Zoning to be Applied: R1-18, R1-10, R1-8, R1-6, R-2

Minimum Lot Size: Zoning controls

Special Requirements (Modifying City Regulations):

- No attached single-family units; no multifamily units.
- Section C.4.B, Chapter 6, Desert Ridge Specific Plan applies.
- No more than 25% of the development parcel may be zoned R-2.

Recommendations:

- Clustering permitted subject to minimum lot size.

12.C – DEVELOPMENT PARCEL 12.C

SIZE: 20.52 ACRES

USES PERMITTED:

- ALL USES ALLOWED UNDER CITY OF PHOENIX ZONING DESIGNATION C-2, INTERMEDIATE COMMERCIAL, EXCEPT AS PROHIBITED BELOW.

MAXIMUM NUMBER OF UNITS: 90

POTENTIAL ZONING TO BE APPLIED: C-2

SPECIAL REQUIREMENTS (MODIFYING CITY REGULATIONS):

- MAXIMUM GROSS LEASABLE AREA FOR ANY INDIVIDUAL RETAIL TENANT/USER (E.G. GROCER) SHALL NOT EXCEED 65,000 SQUARE FEET.
- AUTOMOBILE SERVICE STATIONS ARE PROHIBITED.
- ADULT USES ARE PROHIBITED.
- RETAIL LIQUOR SALES ARE ALLOWED AS AN ACCESSORY USE BUT ARE PROHIBITED AS A PRIMARY USE.
- TOBACCO ORIENTED RETAILERS ARE ALLOWED AS AN ACCESSORY USE BUT ARE PROHIBITED AS A PRIMARY USE.
- RETAIL MARIJUANA SALES (DISPENSARIES) ARE PROHIBITED.
- CAR WASHES ARE PROHIBITED.

12.S – Development Parcel 12.S

Size: 59 57.65 acres

Uses Permitted:

- High school

Potential Zoning to be Applied: R1-8
