



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
GPA-DSTV-1-18-2
STAFF ANALYSIS

April 26, 2022

<u>Application:</u>	GPA-DSTV-1-18-2
<u>Owner:</u>	MacEwen Ranch, LLC
<u>Applicant:</u>	Robert Johnson, Taylor Morrison
<u>Representative:</u>	Susan E. Demmitt, Gammage & Burnham, PLC
<u>Location:</u>	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
<u>Acreage:</u>	474.37 acres
<u>Current Plan Designation:</u>	Preserves / Residential 0 to 1 dwelling units per acre / Residential 1 to 2 dwelling units per acre (138.83 acres), Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (312.30 acres), Preserves / Floodplain (23.24 acres), Infrastructure Phasing Overlay (474.37 acres)
<u>Requested Plan Designation:</u>	Residential 2 to 3.5 dwelling units per acre (451.13 acres), Preserves / Floodplain (23.24 acres), Infrastructure Phasing Overlay removal (474.37 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map and remove the Infrastructure Phasing Overlay to allow single-family residential development
<u>North Gateway Village Planning Committee Meeting Date:</u>	March 10, 2022
<u>Desert View Village Planning Committee Meeting Date:</u>	April 5, 2022

Staff Recommendation:

Approval, per Addendum A

Summary

The North Gateway Village Planning Committee (VPC) heard this request on March 10, 2022, and recommended approval by a 4-1 vote. The Desert View VPC heard this request on April 5, 2022, and recommended denial as filed, approval with a modification to remove the Residential 3.5 to 5 dwelling units per acre designation.

The applicant's original request was for 451.13 acres of the subject site to be designated as Residential 2 to 3.5 dwelling units per acre/Residential 3.5 to 5 dwelling units per acre, along with other requested designations. The applicant proposes to modify their request to remove the Residential 3.5 to 5 dwelling units per acre designation, per the Desert View Village Planning Committee recommendation. Updated sketch maps are attached to reflect this change.

Conclusion and Recommendation

Staff recommends approval of GPA-DSTV-1-18-2 per Addendum A.

Exhibits

Sketch Map (2 pages)








GENERAL PLAN AMENDMENT

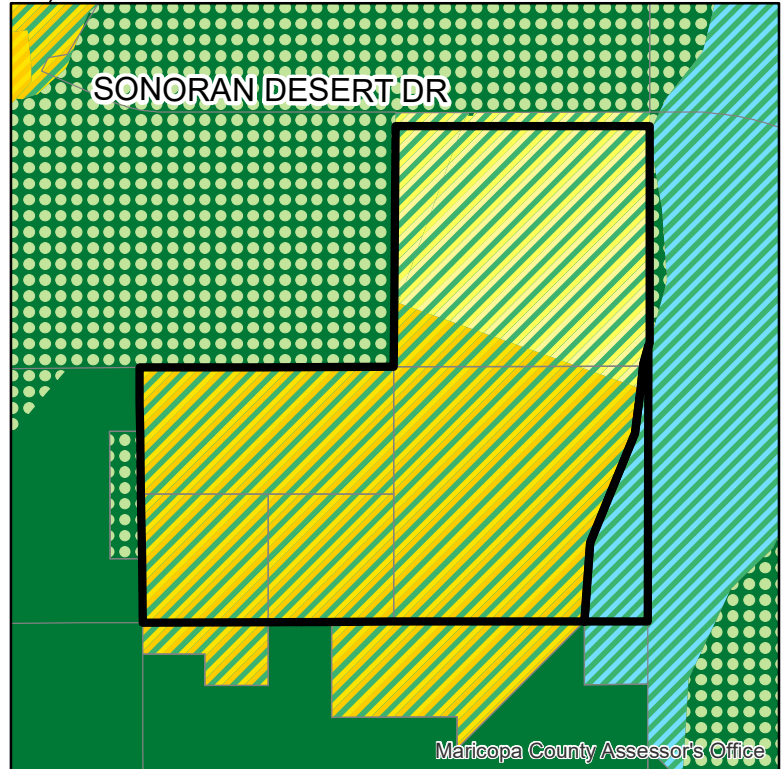
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-18-2	ACRES: 474.37 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	3/08/2022
APPLICANT: Robert Johnson-Taylor Morrison/Arizona Inc.		4/14/2022

EXISTING:




Preserves / 0 to 1 or 1 to 2 du/ac (138.83 +/- Acres)
 Preserves / 2 to 3.5 or 3.5 to 5 du/ac (312.30 +/- Acres)
 Preserves / Floodplain (23.24 +/- Acres)
 Infrastructure Phasing Overlay (474.37 +/- Acres)

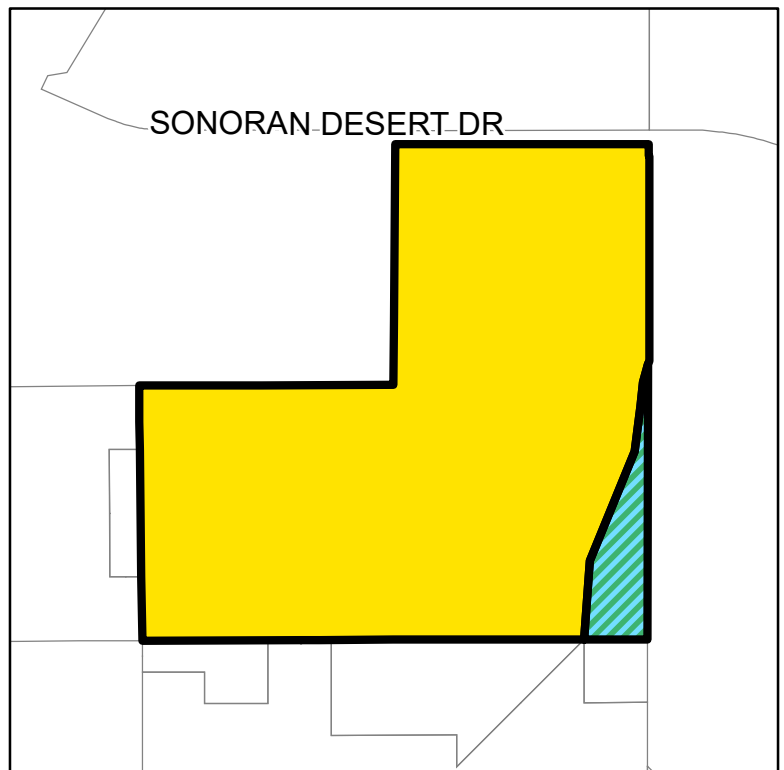
-  Proposed Change Area
-  Residential 2 to 5 du/ac
-  Parks/Open Space - Publicly Owned
-  Parks/Open Space - Future 1 du/ac
-  Preserves / 0 to 1 or 1 to 2 du/ac
-  Preserves / 2 to 3.5 or 3.5 to 5 du/ac
-  Preserves / Floodplain



PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (451.13 +/- Acres)
 Preserves / Floodplain (23.24 +/- Acres)
 Infrastructure Phasing Overlay Removal
 (474.37 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du/ac
-  Preserves / Floodplain










GENERAL PLAN AMENDMENT

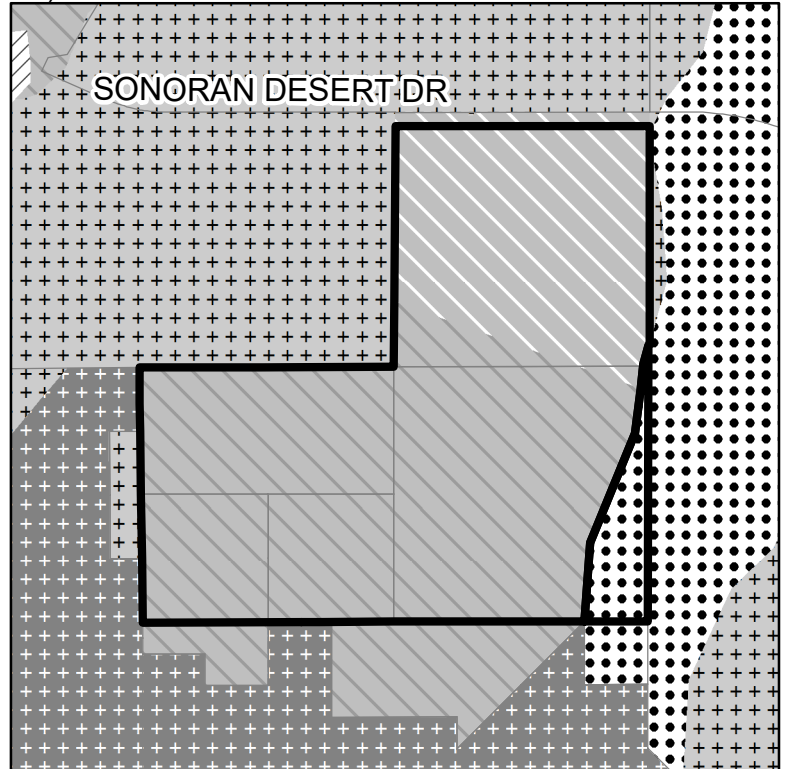
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APPLICATION NO: GPA-DSTV-1-18-2_BW	ACRES: 474.37 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	3/08/2022
APPLICANT: Robert Johnson-Taylor Morrison/Arizona Inc.		4/14/2022

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 Infrastructure Phasing Overlay (474.37 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 5 du/acre
-  Parks/Open Space - Publicly Owned
-  Parks/Open Space - Future 1 du
-  Preserves / 0-1 or 1-2 du/ acre
-  Preserves / 2-3.5 or 3.5-5 du/acre
-  Preserves / Floodplain



PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (451.13 +/- Acres)
 Preserves / Floodplain (23.24 +/- Acres)
 Infrastructure Phasing Overlay Removal
 (474.37 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du/acre
-  Preserves / Floodplain

