



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**To:** Alan Stephenson  
Deputy City Manager

**Date:** July 1, 2022

**From:** Adam Miller *ADM*  
Growth and Infrastructure Team Leader

**Subject:** ITEM 167, ON THE JULY 1, 2022 FORMAL AGENDA – RESOLUTION  
ADOPTION – SONORAN DESERT DRIVE FUNDING POLICY (RESOLUTION  
22048)

Item 167, Request City Council approval of a resolution to establish a funding policy for new development to pay their fair share of future funding needed to construct improvements in the Sonoran Desert Drive roadway corridor resulting from development of vacant land.

The Sonoran Desert Drive Corridor (SDDC), generally consists of Sonoran Desert Drive and Dove Valley Road between Paloma Parkway on the west and Cave Creek Road on the east and bounded by the Sonoran Preserve further to the north and south of this large development area. It is estimated that this area will have approximately 11,000 new homes in the future and is all owned by the Arizona State Land Department, except for the 480 acre Verdin Master Plan Residential Community. The larger area outside the corridor is also substantially owned by the Arizona State Land Department and planned for future residential, commercial and employment uses. The roadway corridor improvements necessary to serve this area are estimated to be approximately \$120,000,000 in 2019 dollars. The roadway corridor represents one of three vehicle road corridors that will connect this area with rapidly growing areas to the east and west of this corridor north of the Loop 101 Freeway. The existing roads within the SDDC are insufficient to support additional traffic that will be generated from future new development in north Phoenix. This resolution establishes a policy framework for new development to contribute financially/physical improvements toward the timely expansion and ultimate completion of the SDDC road network. It also provides policy guidance on future general plan and rezoning requests for new development in areas north of the Central Arizona Project Canal. It is necessary as these developments will negatively impact the SDDC road network, unless a funding policy and plan is in place to ensure that a working street network is created in connection with new developments that serve existing and future residents.

The below language shows the legislative edits made based upon input from the Arizona State Land Department and the Verdin Development Team. The attachment shows the cleaned up version of the same language and the associated maps.

WHEREAS, the Council of the City of Phoenix seeks to identify future funding for the construction of the Sonoran Desert Drive Corridor in North Phoenix through private development funding and joint city financing and

WHEREAS, THE CITY IDENTIFIES THE SONORAN DESERT DRIVE CORRIDOR AS THE SONORAN DESERT DRIVE AND DOVE VALLEY ROAD SEGMENTS BETWEEN CAVE CREEK ROAD AND NORTH VALLEY PARKWAY AS SHOWN ON EXHIBIT A

WHEREAS, THE CITY IDENTIFIES THE SONORAN DESERT DRIVE CORRIDOR POLICY AREA AS ALL LAND NORTH OF THE CENTRAL ARIZONA PROJECT (CAP) CANAL EXCLUDING LAND SOUTH OF THE ARIZONA STATE ROUTE 101 (LOOP 101) FREEWAY AS SHOWN ON EXHIBIT B

WHEREAS, the Sonoran Desert Drive Corridor is a critical piece of the northern regional transportation network connecting the rapidly expanding northeast Phoenix with the northwest Phoenix region, and

WHEREAS, future development north of the Central Arizona Project (CAP) Canal is expected to accelerate the need to expand and build roadways in the Sonoran Desert Drive Corridor, and

WHEREAS, the Council recognizes the non-expansion of the Sonoran Desert Drive Corridor will result in surrounding street network congestion, limit development opportunities, and limit community access to the CITY'S Sonoran Desert Preserve, and

WHEREAS, the Council recognizes initial estimates of \$120 million (2019 dollars) for the construction of the Sonoran Desert Drive CORRIDOR, excluding value of rights-of-way, are preliminary and require further analysis, and

WHEREAS, completion of all segments of the Sonoran Desert Drive Corridor roadway sections and bridges is necessary to address the significant traffic volume attributed to regional traffic and the future developments in the Sonoran Desert Drive CORRIDOR study area, and

WHEREAS, the City seeks to obtain advance funding COMMITMENTS from PRIVATE DEVELOPERS AND a non-City ENTITIES entity to construct full segments of the ultimate Sonoran Desert Drive Corridor needed to support future development, and

WHEREAS, identified funding will need to come from certain FUTURE developments north of the Central Arizona Project (CAP) Canal located within City limits.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. Prior to issuing a preliminary site plan approval or construction permit, all new development north of Central Arizona Project (CAP) Canal within the SONORAN DESERT DRIVE CORRIDOR POLICY AREA City limit must:

- 1) provide AN EXPANDED Regional Traffic Impact Analysis (TIA) THAT WILL ADDRESS THE PROPOSED DEVELOPMENTS IMPACT ON THE SONORAN DESERT DRIVE CORRIDOR ALONG WITH THE STANDARD TRAFFIC IMPACT ANALYSIS REQUIREMENTS SET FORTH IN THE CITY DEVELOPMENT REVIEW STANDARDS quantifying their impact on the Sonoran Desert Drive Corridor.
- 2) identify AND PROVIDE A COMMITMENT FOR private funding sources (such as THROUGH a development agreement with the City) to pay for its proportional share of the Sonoran Desert Drive Corridor construction costs.

SECTION 2. The City Manager is directed to deposit all private development funding for the Sonoran Desert Drive Corridor in a designated account. Funds collected by the City will be made available to improve street segments at such time as the road can be fully or partially built as determined by the City of Phoenix Street Transportation Department.

SECTION 3. Subject to the budget appropriation, the City will contribute up to twenty-four (24) percent of the total project cost.

SECTION 4. The Planning and Development and Street Transportation Department staff must review and use appropriate mechanisms to ensure that new development constructs and pays its appropriate share of the cost to construct the Sonoran Desert Drive Corridor, based on Street Transportation Department approved traffic impact analysis of street infrastructure in the corridor, to ensure the acceptable level of service for the arterial road network in the region. Mechanism to be used may include development of master plans, phasing plans, and funding plans for Planned Unit Development (PUD), Planned Community (PC) districts, and zoning stipulations.

SECTION 5. The City will support rezoning AND/or general plan amendments for land within the Sonoran Desert Drive Corridor (Exhibit A) if a development agreement to construct and/or fund the acceptable level of service, financing, and phasing of the Sonoran Desert Drive Corridor street improvements is provided. OVERALL CITY SUPPORT BASED UPON TYPICAL GENERAL PLAN AND REZONING CASE EVALUATIONS AND PUBLIC HEARING PROCESS INPUT TO THE CITY COUNCIL.

SECTION 6. ~~For the area north of the Central Arizona Project (CAP) Canal, not including and south of Loop 101, and outside the Sonoran Desert Drive Corridor (Exhibit B)~~ The City will support rezoning AND/or general plan amendments FOR LAND OUTSIDE THE SONORAN DESERT DRIVE CORRIDOR (EXHIBIT B) if the property owner agrees to contribute its share of costs or improvements to the regional street network based on the traffic impact generated by the new development. OVERALL CITY SUPPORT BASED UPON TYPICAL GENERAL PLAN AND REZONING CASE EVALUATIONS AND PUBLIC HEARING PROCESS INPUT TO THE CITY COUNCIL.

SECTION 7. THE CITY MAY COORDINATE WITH THE ARIZONA STATE LAND DEPARTMENT (ASLD) TO NEGOTIATE A POTENTIAL DEVELOPMENT PHASING AND STREET INFRASTRUCTURE SEQUENCING PLAN.

SECTION 8. NEWLY ACQUIRED CITY OWNED LAND THAT WILL INCREASE TRAFFIC ON THE SONORAN DESERT DRIVE CORRIDOR WILL BE SUBJECT TO THIS RESOLUTION.

Z-69-20-6 Backup Memo  
January 25, 2022  
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Enclosures:  
Resolution 22048

Approved:

  
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Alan Stephenson, Deputy City Manager

RESOLUTION #22048

A RESOLUTION ADDRESSING THE FUTURE FUNDING OF SONORAN DESERT DRIVE

WHEREAS, the Council of the City of Phoenix seeks to identify future funding for the construction of the Sonoran Desert Drive Corridor in North Phoenix through private development funding and joint city financing, and

WHEREAS, the City identifies the Sonoran Desert Drive Corridor as the Sonoran Desert Drive and Dove Valley Road segments between Cave Creek Road and North Valley Parkway as shown on Exhibit A, and

WHEREAS, the City identifies the Sonoran Desert Drive Corridor Policy Area as all land north of the Central Arizona Project (CAP) Canal excluding land south of the Arizona State Route 101 (Loop 101) Freeway as shown on Exhibit B

WHEREAS, the Sonoran Desert Drive Corridor is a critical piece of the northern regional transportation network connecting the rapidly expanding northeast Phoenix with the northwest Phoenix region, and

WHEREAS, future development north of the Central Arizona Project (CAP) Canal is expected to accelerate the need to expand and build roadways in the Sonoran Desert Drive Corridor, and

WHEREAS, the Council recognizes the non-expansion of the Sonoran Desert Drive Corridor will result in surrounding street network congestion, limit development opportunities, and limit community access to the City's Sonoran Preserve, and

WHEREAS, the Council recognizes initial estimates of \$120 million (2019 dollars) for the construction of the Sonoran Desert Drive Corridor, excluding value of rights-of-way, are preliminary and require further analysis, and

WHEREAS, completion of all segments of the Sonoran Desert Drive Corridor roadway sections and bridges is necessary to address the significant traffic volume attributed to regional traffic and the future developments in the Sonoran Desert Drive Corridor study area, and

WHEREAS, the City seeks to obtain advance funding commitments from private developers and non-City entities to construct full segments of the ultimate Sonoran Desert Drive Corridor needed to support future development, and

WHEREAS, funding will need to come from certain future developments north of the Central Arizona Project (CAP) Canal located within City limits.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. Prior to issuing a preliminary site plan approval or construction permit, all new development within the Sonoran Desert Drive Corridor Policy Area must:

- 1) provide an expanded Traffic Impact Analysis (TIA) that will address the proposed developments impact on the Sonoran Desert Drive Corridor along with the standard

traffic impact analysis requirements set forth in the city development review standards.

2) identify and provide a commitment for private funding sources (such as through a development agreement with the City) to pay for its share of the Sonoran Desert Drive Corridor construction costs.

SECTION 2. The City Manager is directed to deposit all private development funding for the Sonoran Desert Drive Corridor in a designated account. Funds collected by the City will be made available to improve street segments at such time as the road can be fully or partially built as determined by the City of Phoenix Street Transportation Department.

SECTION 3. Subject to the budget appropriation, the City will contribute up to twenty-four (24) percent of the total project cost.

SECTION 4. The Planning and Development and Street Transportation Department staff must review and use appropriate mechanisms to ensure that new development constructs and pays its share of the cost to construct the Sonoran Desert Drive Corridor, based on Street Transportation Department approved traffic impact analysis of street infrastructure in the corridor, to ensure the acceptable level of service for the arterial road network in the region. Mechanism to be used may include development of master plans, phasing plans, and funding plans for Planned Unit Development (PUD), Planned Community (PC) districts, and zoning stipulations.

SECTION 5. The City will support rezoning and/or general plan amendments for land within the Sonoran Desert Drive Corridor (Exhibit A) if a development agreement to construct and/or fund the acceptable level of service, financing, and phasing of the Sonoran Desert Drive Corridor street improvements is provided in addition to standard rezoning and/or general plan case evaluation.

SECTION 6. The City will support rezoning and/or general plan amendments for land outside the Sonoran Desert Drive Corridor (Exhibit B) if the property owner agrees to contribute its share of costs or improvements to the regional street network based on the traffic impact generated by the new development in addition to standard rezoning and/or general plan case evaluation.

SECTION 7. The city may coordinate with the Arizona State Land Department (ASLD) to negotiate a potential development phasing and street infrastructure sequencing plan.

SECTION 8. Newly acquired City owned land that will increase traffic on the Sonoran Desert Drive Corridor will be subject to this resolution.



