City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: May 27, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: CONTINUANCE OF ITEMS 57-60 ON THE JUNE 1, 2022 FORMAL AGENDA: Z-62-18-2, Z-TA-5-18-2, GPA-DSTV-1-18-2, Z-75-18-2

Items 57 through 60 are companion cases associated with a proposal for a single-family subdivision in Council District 2.

Item 57, Rezoning Application Z-62-18-2 (Verdin PUD) is a request to rezone 488.63 acres located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, RE-35 DCOD to PUD to allow single-family residential (Ordinance G-6991).

Item 58, Text Amendment Z-TA-5-18-2 is a request to amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District (Ordinance G-6993).

Item 59, General Plan Amendment GPA-DSTV-1-18-2 is a request to modify the General Plan Land Use Map for 474.37 acres near the southwest corner of the 24th Street alignment and Sonoran Desert Drive from Preserves/Residential 0 to 1/Residential 1 to 2 dwelling units per acre, Preserves/Residential 2 to 3.5/Residential 3.5 to 5 dwelling units per acre, and Preserves/Floodplain; and Infrastructure Phasing Overlay to Residential 2 to 3.5 dwelling units per acre and Preserves/Floodplain, and Infrastructure Phasing Overlay removal (Resolution 22030)

Item 60, Rezoning Application Z-75-18-2 is a request to rezone approximately 155.06 acres located south of Sonoran Desert Drive between the 16th and 32nd Street alignments from RE-35 DCOD-A, S-1 DCOD-A to RE-35 and S-1 to modify the boundary of Desert Character Overlay District (Ordinance G-6992).

The North Gateway Village Planning Committee heard all of the requests on March 10, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff recommendation with a modification.	4-1
58	Approval, per the staff recommendation.	4-1
59	Approval.	4-1
60	Approval, per the staff recommendation.	4-1

The Desert View Village Planning Committee heard all of the requests on April 5, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff recommendation with modifications and additional stipulations.	10-1
58	Approval, per the staff recommendation.	7-4
59	Denial as filed, approval with modifications.	10-1
60	Denial as filed, approval per the staff recommendation.	7-4

The Planning Commission heard all of the requests on May 5, 2022, and recommended the following:

Item No.	Recommendation	Vote
57	Approval, per the staff memo dated May 5, 2022.	7-1
58	Approval, per the Addendum A Staff Report.	7-1
59	Approval, per Addendum A of the Staff Analysis Report.	7-1
60	Approval, per the Addendum A Staff Report.	7-1

The Planning Commission recommendation for Item 57 (Z-62-18-2) included additional and modified stipulations (per the staff memo). One of the stipulations requires the execution of a development agreement between the city and the developer within 24 months of City Council approval of this change of zone and prior to final site plan approval and issuance of any grading and drainage permits. The development agreement will outline the requirements for initial improvements to Sonoran Desert Drive, as well as financial contributions for the ultimate buildout of Sonoran Desert Drive.

Staff recommends a continuance of all of the items to the July 1, 2022 City Council Formal meeting to allow additional time to finalize the site specific development agreement and to finalize the north area Sonoran Desert Drive Funding Policy for the City Council to adopt concurrently with the site specific planning and zoning items. These items need to happen concurrently as both are necessary to address the impacts to Sonoran Desert Drive as this property and all the other vacant land develops in this northern area of Phoenix.

Approved:

Alan Stephenson
Deputy City Manager/Planning and Development Director