

## Attachment H

### REPORT OF PLANNING COMMISSION ACTION May 5, 2022

ITEM NO: 7	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-TA-5-18-2 (Companion Cases GPA-DSTV-1-18-2, Z-75-18-2, and Z-62-18-2)
Location:	South of Sonoran Desert Drive between 16th and 32nd Street alignments
Proposal:	Amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District.
Applicant:	Susan Demmitt, Gammage & Burnham, PLC
Owner:	MacEwan Ranch, LLC
Representative:	Susan Demmitt, Gammage & Burnham, PLC

#### **ACTIONS:**

Staff Recommendation: Approval, as shown in Exhibit A.

Village Planning Committee (VPC) Recommendation:

**North Gateway** 11/8/2018 Information only.

**Desert View** 11/6/2018 Information only.

**Desert View** 4/2/2019 Information only.

**Desert View** 12/7/2021 Information only.

**North Gateway** 12/9/2021 Information only.

**North Gateway** 3/10/2022 Approval, per the staff recommendation. Vote: 4-1.

**Desert View** 4/5/2022 Approval, per the staff recommendation. Vote: 7-4.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Simon made a MOTION to approve Z-TA-5-18-2, per the Addendum A Staff Report.

Maker: Simon  
Second: Mangum  
Vote: 7-1 (Perez)  
Absent: Gaynor  
Opposition Present: Yes

#### **Findings:**

1. The boundary of the Desert Maintenance Overlay of the Desert Character Overlay Districts was derived from the Desert Preserve character area outlined in the North Land Use Plan. This preservation area distinguished between the planned preserve area north of the then Dynamite Road alignment and the area adjacent to the Cave Buttes Recreational area, which was slated for additional residential development. Subsequent to the approval of the Desert Character Overlay Districts, the roadway connecting Interstate 17 to Cave Creek Road was further evaluated and realigned as the currently constructed Sonoran Desert Drive.

2. The companion Verdin PUD request contains development standards and design guidelines that are intended to provide consistency with Desert Maintenance Overlay standards and the general intent of the Desert Character Overlay Districts. These standards collectively ensure appropriate development within the undisturbed desert context.
3. Due to the shift in the transportation corridor from the inception of the Desert Character Overlay Districts in addition to the enhanced standards contained in the Verdin PUD, the staff recommended modification to the Sub-District boundaries and associated ordinance language is warranted.

Proposed Language:

**Amend Chapter 6, Section 653.A. (General Purpose of Desert Character Overlay Districts) 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.

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**Desert Maintenance Character District**

**Figure A**

Sub District A

Sub District B

Legend:

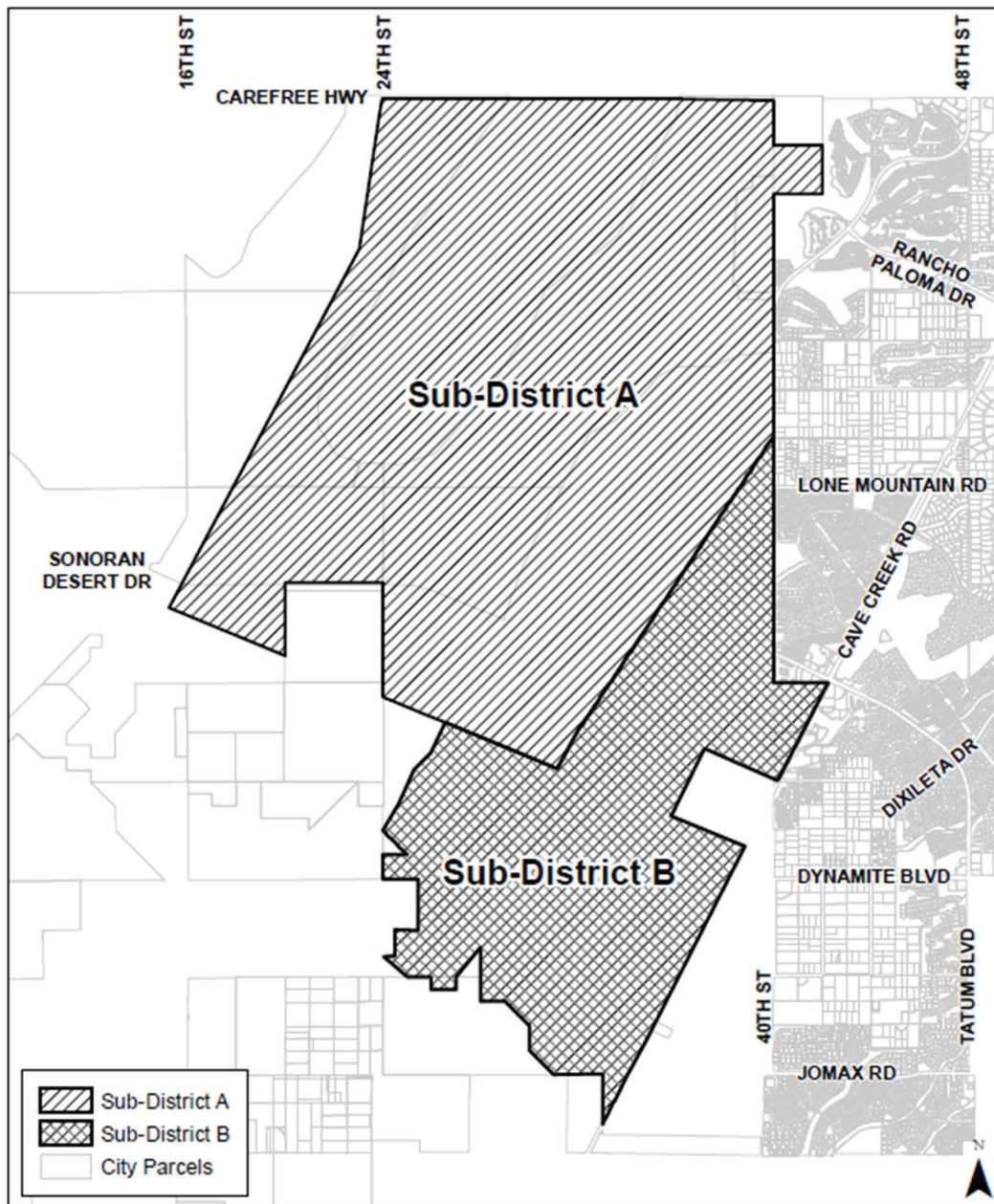
- Desert Preserve
- Desert Maintenance Sub District A
- Sub - District A
- Sub - District B

Sub District A Acres 4,899  
Sub District B Acres 3,028

City of Phoenix - Planning Department

Figure A. Desert Character District

### Figure A. Desert Character District



**Amend Chapter 6, Section 653.B.2. (Desert Maintenance Overlay (Sub-Districts A and B), Applicability) 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.

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