



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-TA-5-18-2

(Modification to the Desert Character Overlay District)

April 26, 2022

Application No. Z-TA-5-18-2: Amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District.

Staff Recommendation: Staff recommends approval of Z-TA-5-18-2 per Addendum A.

The applicant's original request was to modify the boundaries of both Sub-District A and Sub-District B. Sub-District A standards are proposed to be removed from the area south of Sonoran Desert Drive and west of Cave Creek Wash. Land south of Sonoran Desert Drive and east of Cave Creek Wash, currently in Sub-District A, would become a part of Sub-District B.

The applicant proposed to modify their request to align with the staff recommendation to remove Sub-District A standards for approximately 155.06 acres of the Desert Character Overlay District.

The associated text updates and sketch maps are attached to reflect this update.

Exhibits

Proposed Language (4 pages)

Sketch Map

EXHIBIT A
Text Amendment Z-TA-5-18-2:
Modification of Boundaries of the Desert Character Overlay Districts

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 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.

Figure A: Desert Maintenance Character DistrictS

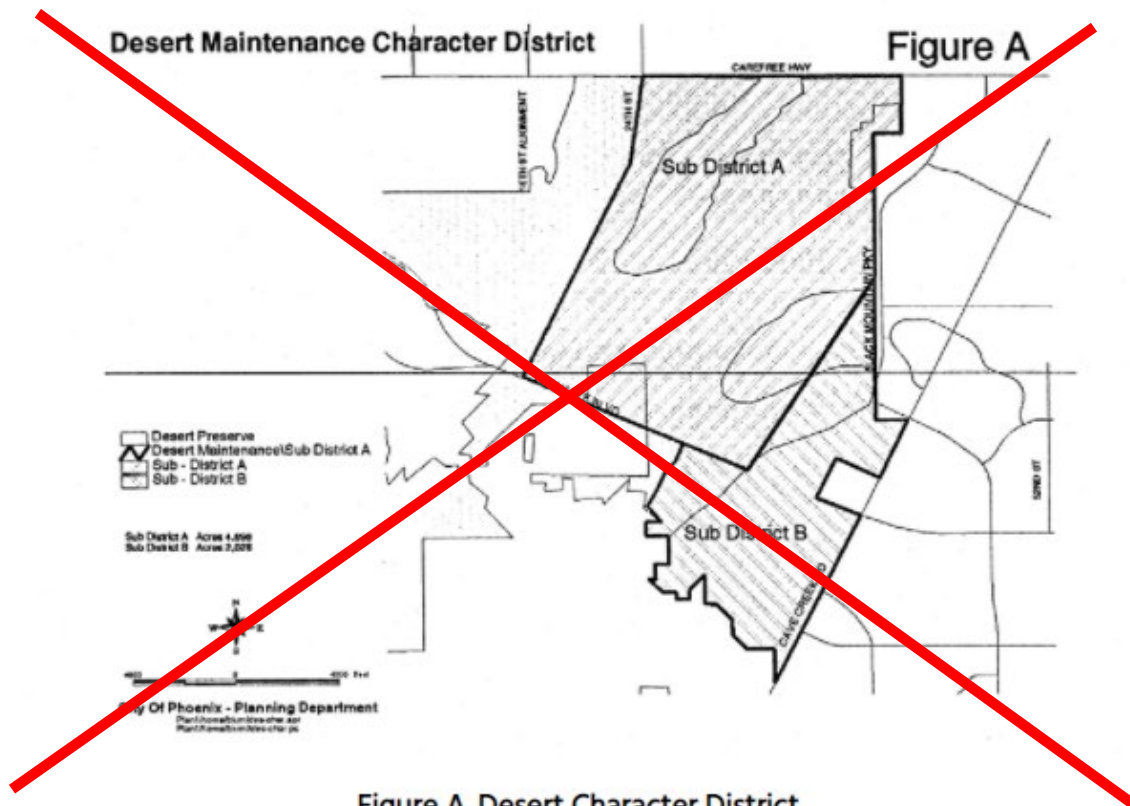
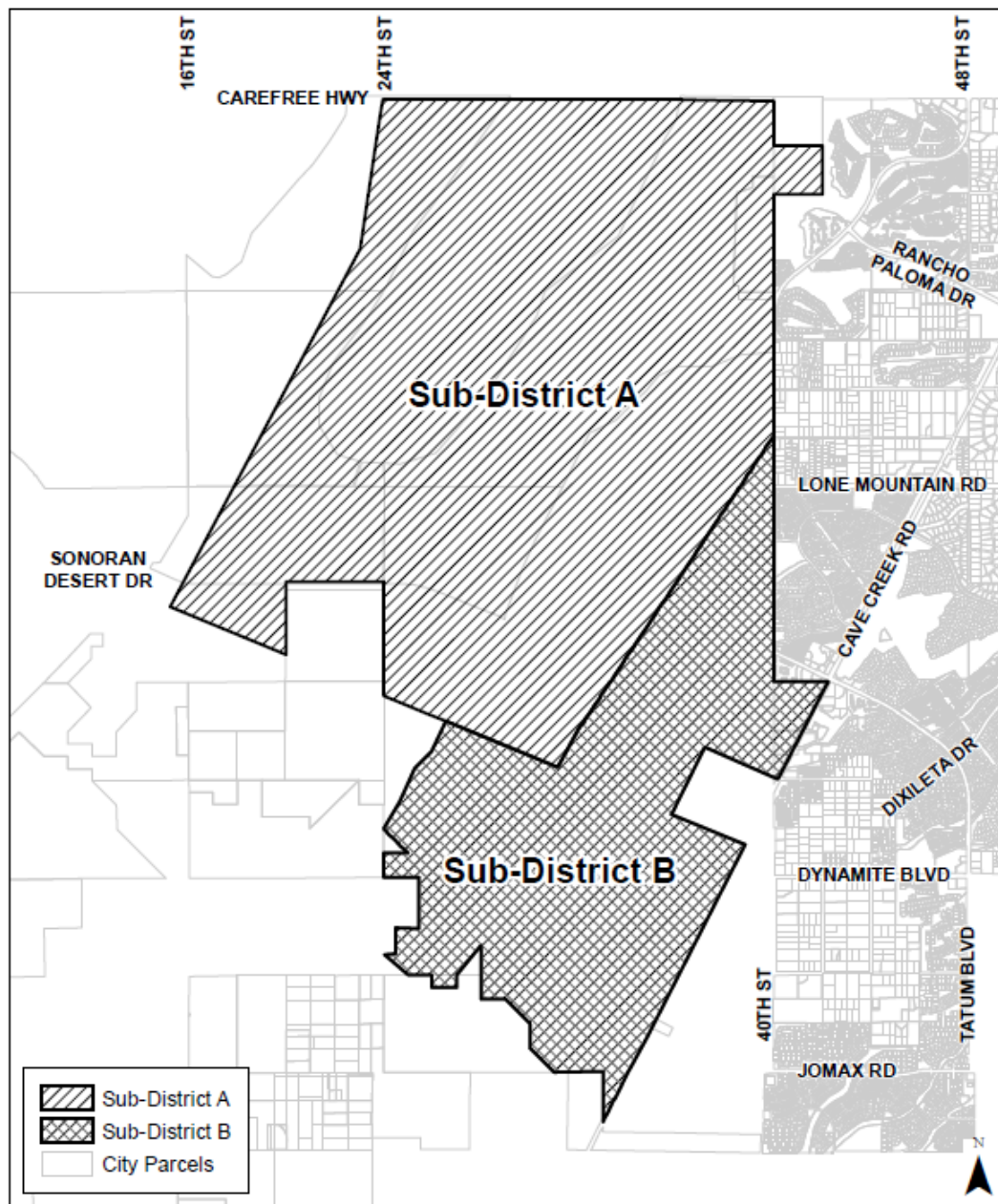


Figure A. Desert Character District



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.



Text Amendment

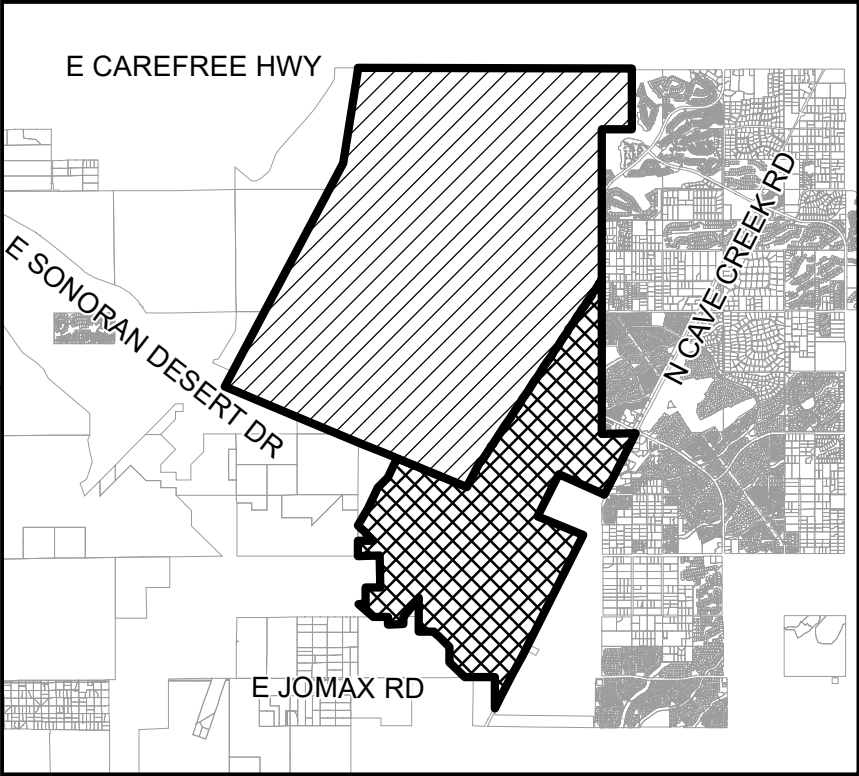
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: Z-TA-5-18-2	ACRES: 6465.72 +/-
VILLAGE: Desert View	COUNCIL DISTRICT: 2
APPLICANT: Susan Demmitt, Gammage & Burnham, PLC	

EXISTING:



DCOD A (4681.97 +/- Acres)
DCOD B (2001.87 +/- Acres)

-  Desert Maintenance Character A Overlay District
-  Desert Maintenance Character B Overlay District



PROPOSED CHANGE:

DCOD A (4526.91 +/- Acres)
DCOD B (2001.87 +/- Acres)

-  Desert Maintenance Character A Overlay District
-  Desert Maintenance Character B Overlay District

