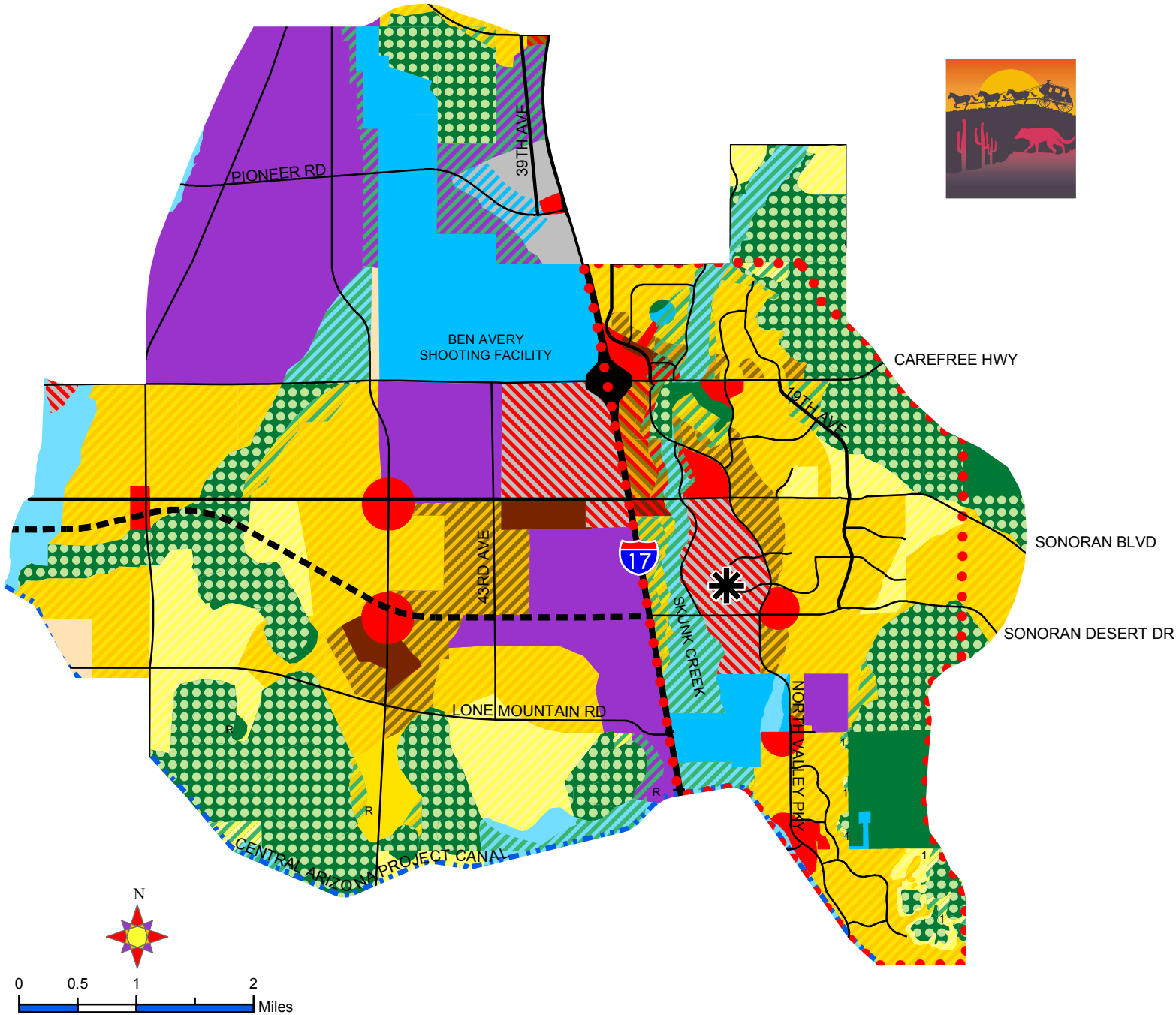


NORTH GATEWAY VILLAGE



General Plan Categories

1 As appropriate, and when in the best interests of the City to protect and preserve mountains and washes as open space, densities adjacent to mountains or washes may be greater than the General Plan category depicted on this plan.

2 Readers of this map are cautioned to refer to the adopted General Plan text and maps in the full document and other Adopted Refinements - Special Planning Districts, Redevelopment Plans or Specific Plans for further guidance.

3 *R* depicts location of resorts. Those with an underlying commercial designation have corresponding zoning that permits resort hotel use. All other depictions are for existing resorts that are nonconforming, general locations for future resort sites, or indicate resort district zoning.

4 For special formats of this publication call 602-262-6368 or 602-534-5500 TDD.

5 For questions concerning this publication call the Phoenix Planning Department, 602-262-6882

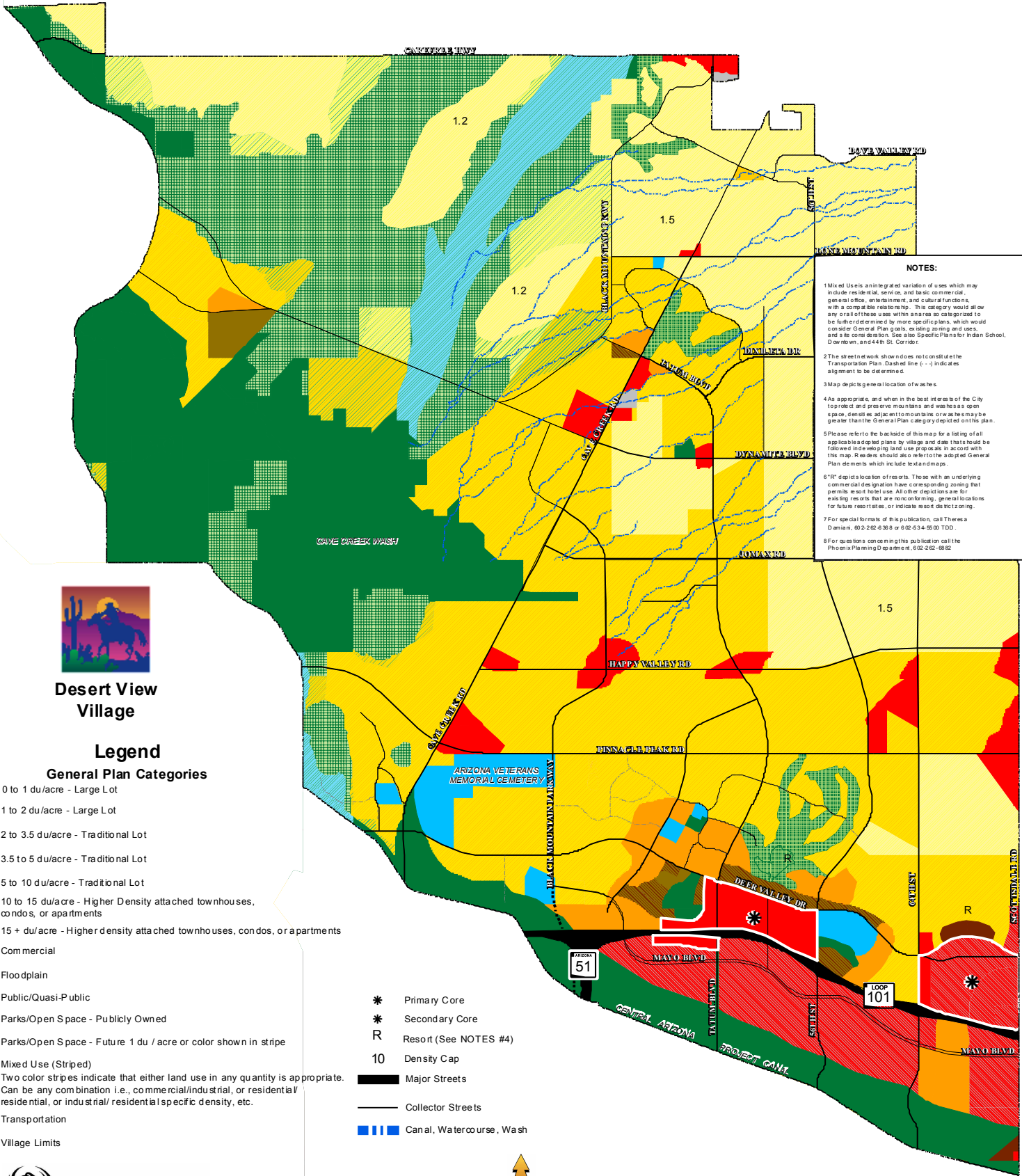
Note:
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
- 15+ du/acre - Higher density attached townhouses, condos, or apartments
- Parks/Open Space - Publicly Owned
- Parks / Open Space - Future / 1 du/ acre or color shown in stripe
- Mixed Use (MU) Striped

Two color stripes indicate that either land use in any quantity is appropriate. Can be any combination i.e., commercial/industrial, or residential/ residential, or industrial/ residential specific density, etc.

- Mixed Use (Area C and D only)
- Commercial
- Public/Quasi-Public
- Transportation
- Floodplain
- Undesignated Area
- Arterial Streets
- Collector Streets
- Canals
- Infrastructure Limit line (North Black Canyon)
- Primary Core
- Resort (See Note # 3)

General Plan



NOTES:

- 1 Mixed Use is an integrated variation of uses which may include residential, service, and basic commercial, general office, entertainment, and cultural functions, with a compatible relationship. This category would allow any or all of these uses within an area so categorized to be further determined by more specific plans, which would consider General Plan goals, existing zoning and uses, and site considerations. See also Specific Plans for Indian School, Downtown, and 44th St. Corridor.
- 2 The street network shown does not constitute the Transportation Plan. Dashed line (- - -) indicates alignment to be determined.
- 3 Map depicts general location of washes.
- 4 As appropriate, and when in the best interests of the City to protect and preserve mountains and washes as open space, densities adjacent to mountains or washes may be greater than the General Plan category depicted on this plan.
- 5 Please refer to the backside of this map for a listing of all applicable leaded glass plans by village and date that should be followed in developing land use proposals in accord with this map. Resolutions should also refer to the adopted General Plan elements which include leaded glass.
- 6 "R" depicts location of resorts. Those with an underlying commercial designation have corresponding zoning that permits resort hotel use. All other depictions are for existing resorts that are non-conforming. General locations for future resort sites, or indicate resort district zoning.
- 7 For special formats of this publication, call Theresa Damiani, 602-262-6368 or 602-534-5500 TDD.
- 8 For questions concerning this publication call the Phoenix Planning Department, 602-262-6882.



Desert View Village

Legend

General Plan Categories

- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher Density attached townhouses, condos, or apartments
- 15+ du/acre - Higher density attached townhouses, condos, or apartments
- Commercial
- Floodplain
- Public/Quasi-Public
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Future 1 du / acre or color shown in stripe
- Mixed Use (Striped)
- Two color stripes indicate that either land use in any quantity is appropriate. Can be any combination i.e., commercial/industrial, or residential/residential, or industrial/residential specific density, etc.
- Transportation
- Village Limits

- Primary Core
- Secondary Core
- Resort (See NOTES #4)
- 10 Density Cap

- Major Streets
- Collector Streets
- Canal, Watercourse, Wash



City of Phoenix

Planning Department

March, 2012

