

# MAJOR PROJECTS MAP

## PROJECT KEY

### **2004-2005 REZONING REQUESTS** (BLUE OUTLINE ON MAP)

NUMBER	CASE #	LOCATION	ACREAGE	REQUEST
1	Z-70-05	SEC of I-17 & Carefree Hwy	101.51	C-2 NBCOD
2	Z-102-04	SWC of Carefree Hwy & 27th Ave	23	C-2 PCD NBCOD
3	Z-119-04	SEC of Carefree Hwy & 27th Ave	12.41	C-O/M/O PCD NBCOD
4	Z-78-05	NEC of I-17 & Dove Valley Road	114.13	C-2 NBCOD
5	Z-57-05	SEC of North Valley Pwy& Bronco Butte Trail	24.16	R-3 PCD NBCOD
6	Z-126-05	East of the SEC of North Valley Pwy and Sonoran Pwy	20.14	R-2 PCD NBCOD and FH PCD NBCOD
7	Z-39-04	NWC of Black Mountain Pwy and Clubhouse Dr	4.11	R-2
8	Z-38-04	SWC of Black Mountain Pwy and Rancho Paloma Dr	9.24	RH PCD
9	Z-68-04	East of the NEC 40th Street and Ashler Hills Dr	20.16	R1-18 PRD
10	Z-41-05	NWC of 56th Street and Dixileta Dr	161	R1-18
11	Z-116-04	NEC of Central Ave and Happy Valley Rd	88.49	CP/ GCP PCD
12	Z-117-04	SEC of Central Ave and Happy Valley Rd	300.48	CP/ GCP PCD
13	Z-8-04	NWC of Cave Creek and Pinnacle Peak Roads	282.5	C-1, R1-8 PRD, R-2 PRD
14	Z-82-04	SWC of Deer Valley Rd and 40th St	287.16	R1-8, R1-6, R-2, R-3, R-3A
15	Z-99-04	SWC of Pinnacle Peak Rd and Tatum Blvd	191.01	R1-10, R1-8
16	Z-181-04	NWC of 56th Street and Deer Valley Rd	37.3	R-2 PRD
17	Z-59-05	SWC of 68th Street and Mayo Bd	22.6	R-5 PCD

**2005 GENERAL PLAN AMENDMENT REQUESTS** (RED CROSS HATCH ON MAP)

<b>NUMBER</b>	<b>CASE #</b>	<b>LOCATION</b>	<b>ACREAGE</b>	<b>REQUEST</b>
1	GPA-NWPA-1-05-1	An irregular area generally bounded by New River Road to the north and west, I-17 to the east, and Desert Hills Drive to the south	1,845	Mixed-Use (Commercial/Residential 10-15), Mixed-Use (Residential 2-3.5/Residential 3.5-5), Mixed-Use (Commerce/Business Park & Commercial), Mixed-Use (Commerce/Business Park & Residential 10-15), Parks/Open Space, Residential 1-2, Residential 2-3.5, Residential 3.5-5, and Commercial
2	GPA-NG-3-05-1	Area south of Desert Hills Drive alignment, west of I-17, north of Cloud Road alignment, east of 59th Avenue	1339.49	Mixed-Use (Commerce/Business Park & Parks/Open Space), Commerce/Business Park, Commercial, Public/Quasi-Public, Mixed-Use (Areas C, D and Northwest Area Only), Mixed-Use (Public/Quasi-Public & Parks/Open Space), Parks/Open Space - Future 1 du/ac
3	GPA-NG-DSTV-1-05-2	North of the CAP canal, east of I-17, and south of Cloud Road alignment	N/A	Expand North Black Canyon Infrastructure Limit Line
4	GPA-NG-2-05-2	Southwest corner of North Valley Parkway and Lone Mountain Rd	40	Mixed-Use (Commercial/Residential 10-15)
5	GPA-DSTV-2-05-2	Southeast corner of Pinnacle Peak Road and 56th Street	255	Mixed-Use (Residential 2-3.5 and Residential 3.5-5)
6	GPA-DSTV-1-05-2	North of the 101, west of Tatum Blvd., east of 40th St., and south of Deer Valley Rd.	148	Mixed Use (Residential 10-15, 15+), Residential 10-15, Parks/ Open Space

**PROPOSED DEVELOPMENTS** (GREEN CROSS HATCH ON MAP)

<b>NUMBER</b>	<b>PLAN AREA/ DEVELOPMENT</b>	<b>LOCATION</b>	<b>ACREAGE</b>	<b>REQUEST</b>
1	Desert Ridge Parcel 10.L.1	SWC of Pinnacle Peak Rd and 40th St	191	R1-8, R1-10
2	Desert Ridge Parcel 4.H.W	NEC of Deer Valley Rd and Tatum Blvd	41	R-4
3	Desert Ridge Parcel 4.H.E	NWC of 56th St and Deer Valley Rd	50	R-4
4	Desert Ridge Superblock 1 south	NEC of 56th St and Deer Valley Dr	488	R-2, R1-8, R1-18, RE-35
5	Desert Ridge Parcel 5.A	NWC of 56th St and the Loop 101, east of Desert Ridge Marketplace	140 (approx.)	City North: mixed use project including retail, offices, and residential.
6	Desert Ridge Superblock 2	SEC of 56th St and Deer Valley Dr	235	R1-6, R-2, R-3A
7	Desert Ridge Parcel 9.I	SWC of Mayo Blvd and Tatum Blvd	225	Life Care Services medical center
8	Happy Valley Corporate Center	NEC of I-17 & Pinnacle Peak Rd	90	Office park
<b>SPECIAL AREA PLAN</b>				
Tatum East/West State Trust Land	N/A	The area is generally bounded by Pinnacle Peak Rd on the south, Cave Creek Rd on the west, Dynamite Blvd on the north, and Scottsdale Rd on the east	12 square miles (approx.)	State Trust Land master planning area, including multiple residential densities, commercial areas, open space, parks and schools.

Prepared by the City of Phoenix Planning Department  
revised 02/06/06