



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-75-18-2** April 26, 2022

<u>North Gateway</u> Village Planning Committee Meeting Date	March 10, 2022
<u>Desert View</u> Village Planning Committee Meeting Date	April 5, 2022
<u>Planning Commission</u> Hearing Date	May 5, 2022
Request From	RE-35 DCOD-A (Single-Family Residence District, Desert Character Overlay District, Sub-District A) (10.25 acres) and S-1 DCOD-A (Ranch or Farm Residence, Desert Character Overlay District, Sub-District A) (144.81 acres)
Request To	RE-35 (Single-Family Residence District) (10.25 acres) and S-1 (Ranch or Farm Residence) (144.81 acres)
Proposed Use	Modify the boundary of the Desert Character Overlay District to remove a portion from Sub-District A
Location	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
Owner	MacEwen Ranch, LLC and Arizona State Land Department
Applicant/Representative	Susan Demmitt, Gammage & Burnham, PLC
Staff Recommendation	Approval, per Addendum A

Summary

The North Gateway Village Planning Committee (VPC) heard this request on March 10, 2022, and recommended denial as filed, approval per the staff recommendation by a 4-1 vote. The Desert View VPC heard this request on April 5, 2022, recommended denial as filed, approval per the staff recommendation by a 7-4 vote.

The applicant's original request was to rezone 636.24 acres located south of Sonoran Desert Drive between the 16th Street and 32nd Street alignments from RE-35 DCOD-A and S-1 DCOD-A to RE-35, RE-35 DCOD B, and S-1 for a modification of the boundary of the Desert Character Overlay Districts.

The applicant proposed to modify their request to align with the staff recommendation to rezone 155.06 acres from RE-35 DCOD-A and S-1 DCOD-A to RE-35 and S-1. Updated sketch maps are attached to reflect this change.

Conclusion and Recommendation

Staff recommends approval of Z-75-18-2 per Addendum A.

Exhibits

Sketch Map (2 pages)