



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **GPA-DSTV-1-18-2** **STAFF ANALYSIS**

April 26, 2022

Application: GPA-DSTV-1-18-2

Owner: MacEwen Ranch, LLC

Applicant: Robert Johnson, Taylor Morrison

Representative: Susan E. Demmitt, Gammage & Burnham, PLC

Location: Southwest corner of the 24th Street alignment and Sonoran Desert Drive

Acreage: 474.37 acres

Current Plan Designation: [Preserves / Residential 0 to 1 dwelling units per acre / Residential 1 to 2 dwelling units per acre](#) (138.83 acres), [Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre](#) (312.30 acres), [Preserves / Floodplain](#) (23.24 acres), [Infrastructure Phasing Overlay](#) (474.37 acres)

Requested Plan Designation: [Residential 2 to 3.5 dwelling units per acre](#) (451.13 acres), [Preserves / Floodplain](#) (23.24 acres), [Infrastructure Phasing Overlay](#) removal (474.37 acres)

Reason for Requested Change: Amend the General Plan Land Use Map and remove the Infrastructure Phasing Overlay to allow single-family residential development

North Gateway [Village Planning Committee](#) Meeting Date: March 10, 2022

Desert View [Village Planning Committee](#) Meeting Date: April 5, 2022

Staff Recommendation:

Approval, per Addendum A

Summary

The North Gateway Village Planning Committee (VPC) heard this request on March 10, 2022, and recommended approval by a 4-1 vote. The Desert View VPC heard this request on April 5, 2022, and recommended denial as filed, approval with a modification to remove the Residential 3.5 to 5 dwelling units per acre designation.

The applicant's original request was for 451.13 acres of the subject site to be designated as Residential 2 to 3.5 dwelling units per acre/Residential 3.5 to 5 dwelling units per acre, along with other requested designations. The applicant proposes to modify their request to remove the Residential 3.5 to 5 dwelling units per acre designation, per the Desert View Village Planning Committee recommendation. Updated sketch maps are attached to reflect this change.

Conclusion and Recommendation

Staff recommends approval of GPA-DSTV-1-18-2 per Addendum A.

Exhibits

Sketch Map (2 pages)








GENERAL PLAN AMENDMENT

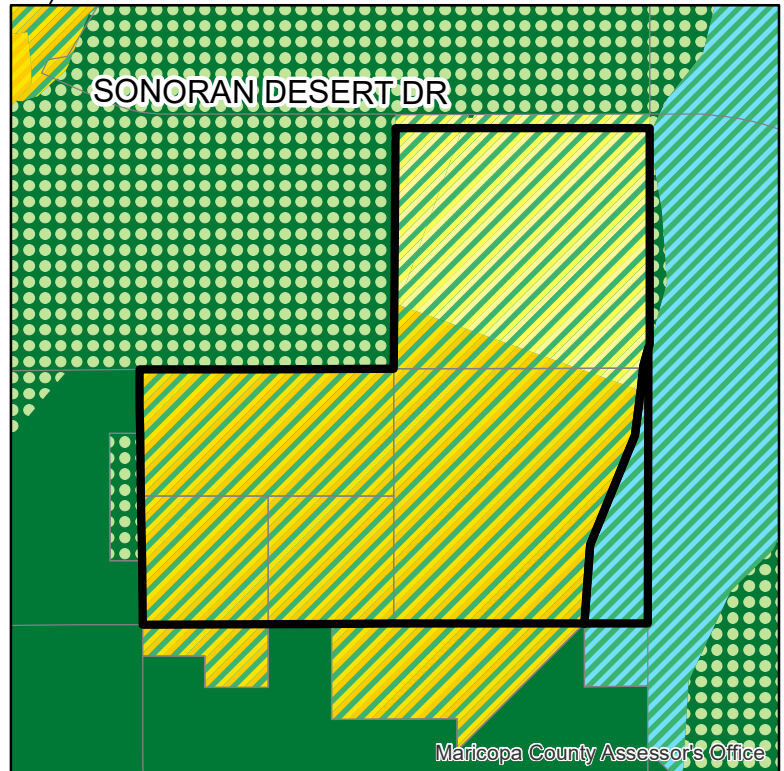
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-18-2	ACRES: 474.37 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	3/08/2022
APPLICANT: Robert Johnson-Taylor Morrison/Arizona Inc.		4/14/2022

EXISTING:




- Preserves / 0 to 1 or 1 to 2 du/ac (138.83 +/- Acres)
- Preserves / 2 to 3.5 or 3.5 to 5 du/ac (312.30 +/- Acres)
- Preserves / Floodplain (23.24 +/- Acres)
- Infrastructure Phasing Overlay (474.37 +/- Acres)

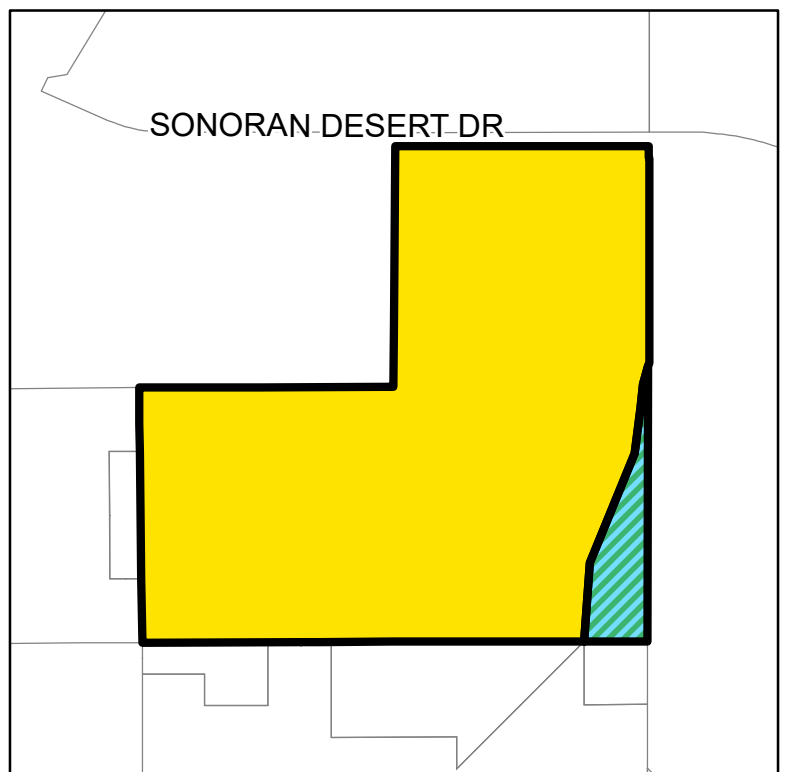
-  Proposed Change Area
-  Residential 2 to 5 du/ac
-  Parks/Open Space - Publicly Owned
-  Parks/Open Space - Future 1 du/ac
-  Preserves / 0 to 1 or 1 to 2 du/ac
-  Preserves / 2 to 3.5 or 3.5 to 5 du/ac
-  Preserves / Floodplain



PROPOSED CHANGE:

- Residential 2 to 3.5 du/ac (451.13 +/- Acres)
- Preserves / Floodplain (23.24 +/- Acres)
- Infrastructure Phasing Overlay Removal (474.37 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du/ac
-  Preserves / Floodplain










GENERAL PLAN AMENDMENT

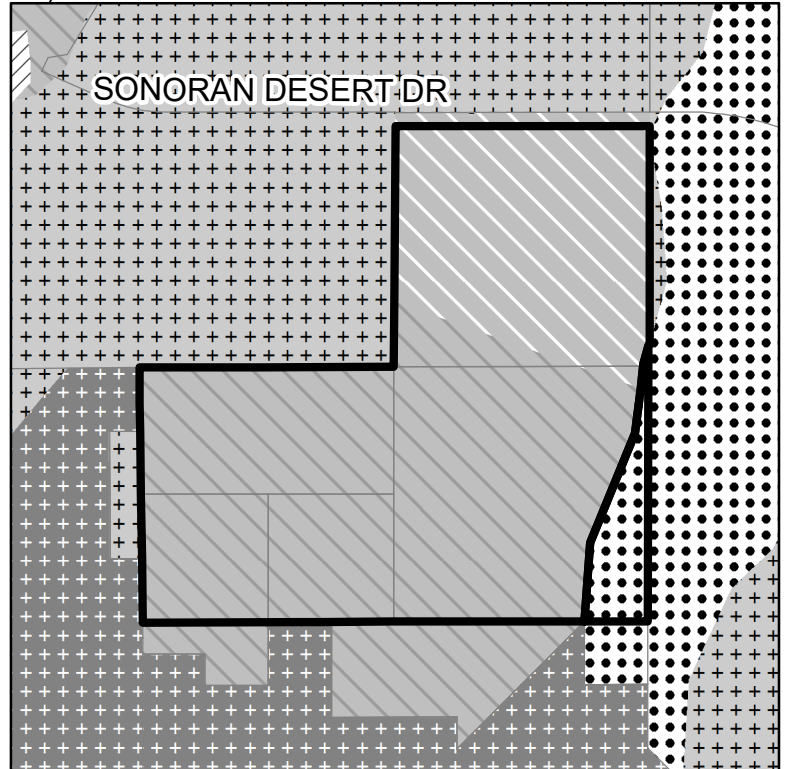
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APPLICATION NO: GPA-DSTV-1-18-2_BW	ACRES: 474.37 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	3/08/2022
APPLICANT: Robert Johnson-Taylor Morrison/Arizona Inc.		4/14/2022

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-  Preserves / 0-1 or 1-2 du/ acre
-  Preserves / 2-3.5 or 3.5-5 du/acre
-  Preserves / Floodplain



PROPOSED CHANGE:

- Residential 2 to 3.5 du/ac (451.13 +/- Acres)
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-  Proposed Change Area
-  Residential 2 to 3.5 du/acre
-  Preserves / Floodplain

