

**EXHIBIT A**  
**GPA-DSTV-3-23-2**

Amendment to the Desert Ridge Specific Plan Section 6.C.5.12.L-Superblock 12 to facilitate commercial development at the southwest corner of Black Mountain Boulevard and Deer Valley Drive

Staff proposed language that may be modified during the public hearing process is as follows:

**Amend Chapter 6 (Development Parcel Regulations), Section C.5. (Development Regulations by Superblock), Pages 6-45 to 6-46 as follows:**

**SUPERBLOCK 12**

Superblock 12 is located west of a possible future connection to the ~~Squaw~~ **PIESTEWA** Peak Parkway, which separates this superblock from the balance of the Desert Ridge community. **BECAUSE OF THIS SEPARATION, THIS SUPERBLOCK CAN SUPPORT LIMITED COMMERCIAL USES WITHOUT INTERFERING WITH THE DEVELOPMENT OF THE DESERT RIDGE CORE (DEVELOPMENT PARCEL 5.A). RESIDENTIAL** development parcels may vary in size by 30 percent (25 percent for R1-6 and more dense zoning categories without a minor plan amendment).

Size: ~~136~~ **133.41** acres

Maximum Number of Dwelling Units: 347

Average Density: 2.55 du/ac

**12.L – Development Parcel 12.L**

**Size:** ~~77~~ **55.24** acres

**Uses Permitted:**

- Single-family residential

**Density Range:** 2-5 du/ac for the entire parcel

**Maximum Number of Units:** ~~347~~ **257**; ~~451~~ **334** if parcel increases in size 30 percent

**Potential Zoning to be Applied:** R1-18, R1-10, R1-8, R1-6, R-2

**Minimum Lot Size:** Zoning controls

Special Requirements (Modifying City Regulations):

- No attached single-family units; no multifamily units.
- Section C.4.B, Chapter 6, Desert Ridge Specific Plan applies.
- No more than 25% of the development parcel may be zoned R-2.

Recommendations:

- Clustering permitted subject to minimum lot size.

**12.C – DEVELOPMENT PARCEL 12.C**

**SIZE: 20.52 ACRES**

**USES PERMITTED:**

- **ALL USES ALLOWED UNDER CITY OF PHOENIX ZONING DESIGNATION C-2, INTERMEDIATE COMMERCIAL, EXCEPT AS PROHIBITED BELOW.**

**POTENTIAL ZONING TO BE APPLIED: C-2**

**SPECIAL REQUIREMENTS (MODIFYING CITY REGULATIONS):**

- **ADULT USES ARE PROHIBITED.**
- **RETAIL LIQUOR SALES ARE ALLOWED AS AN ACCESSORY USE BUT ARE PROHIBITED AS A PRIMARY USE.**
- **RETAIL MARIJUANA SALES (DISPENSARIES) ARE PROHIBITED.**

**12.S – Development Parcel 12.S**

**Size: ~~59~~ 57.65 acres**

**Uses Permitted:**

- High school

**Potential Zoning to be Applied: R1-8**

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