



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Cases: 1. CPA2018007 – 83rd Ave. and Broadway Rd.
2. Z2018100 – 83rd Ave. and Broadway Rd.

Hearing Date: April 25, 2019

Supervisor District: 5

Applicant: William E. Lally, Tiffany & Bosco, PA

Owner: David & Janet Van Hofwegen/David & Janet Van Hofwegen Family LLC

Requests: 1. Comprehensive Plan Amendment to change the Estrella Area Plan land use designation from Rural Densities (0 – 1 d.u./ac.) to Multiple Family Low (8 – 12 d.u./ac.) and Community Retail
2. Zone Change with Overlay from Rural-43 to R-5 RUPD and C-2

Site Location: Generally located at the SWC and SEC of Broadway Rd. and 83rd Ave. in the Phoenix area

Site Size: 114 acres

Density: 10.55 d.u./ac. (approximate proposed)

County Island: Yes, City of Phoenix

County Plan: Estrella Area Plan – Rural Densities (0 – 1 d.u./ac.)

Municipal Plan: City of Phoenix – Residential (5 – 10 d.u./ac.), Mixed Use (Commercial/Residential 10 - 15 d.u./ac.), Commercial, and Mixed Use (Industrial/Commerce/Business Park)

Municipal Comments: None

Support/Opposition: None known

Recommendation: **Continue to May 16, 2019** due to legal ad error

Attachment: Case Maps (2 pages)

