

CITY OF PHOENIX

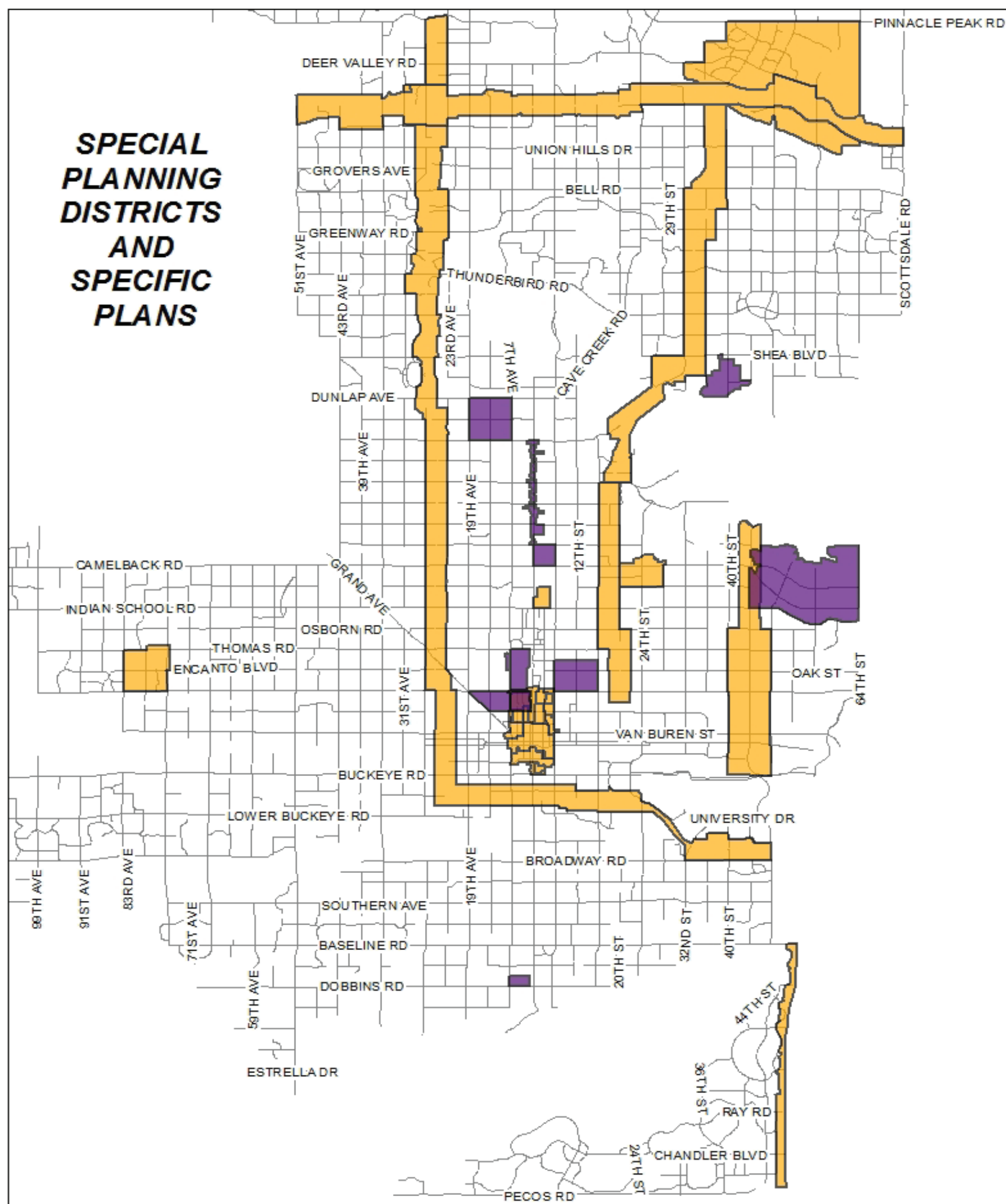
SPECIAL PLANNING DISTRICTS

AND

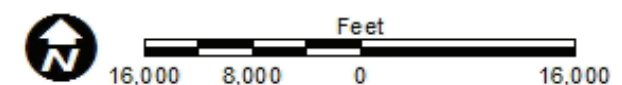
SPECIFIC PLANS

April 2017

SPECIAL PLANNING DISTRICTS AND SPECIFIC PLANS



Special Planning Districts
 Specific Plans



SPECIAL PLANNING DISTRICTS

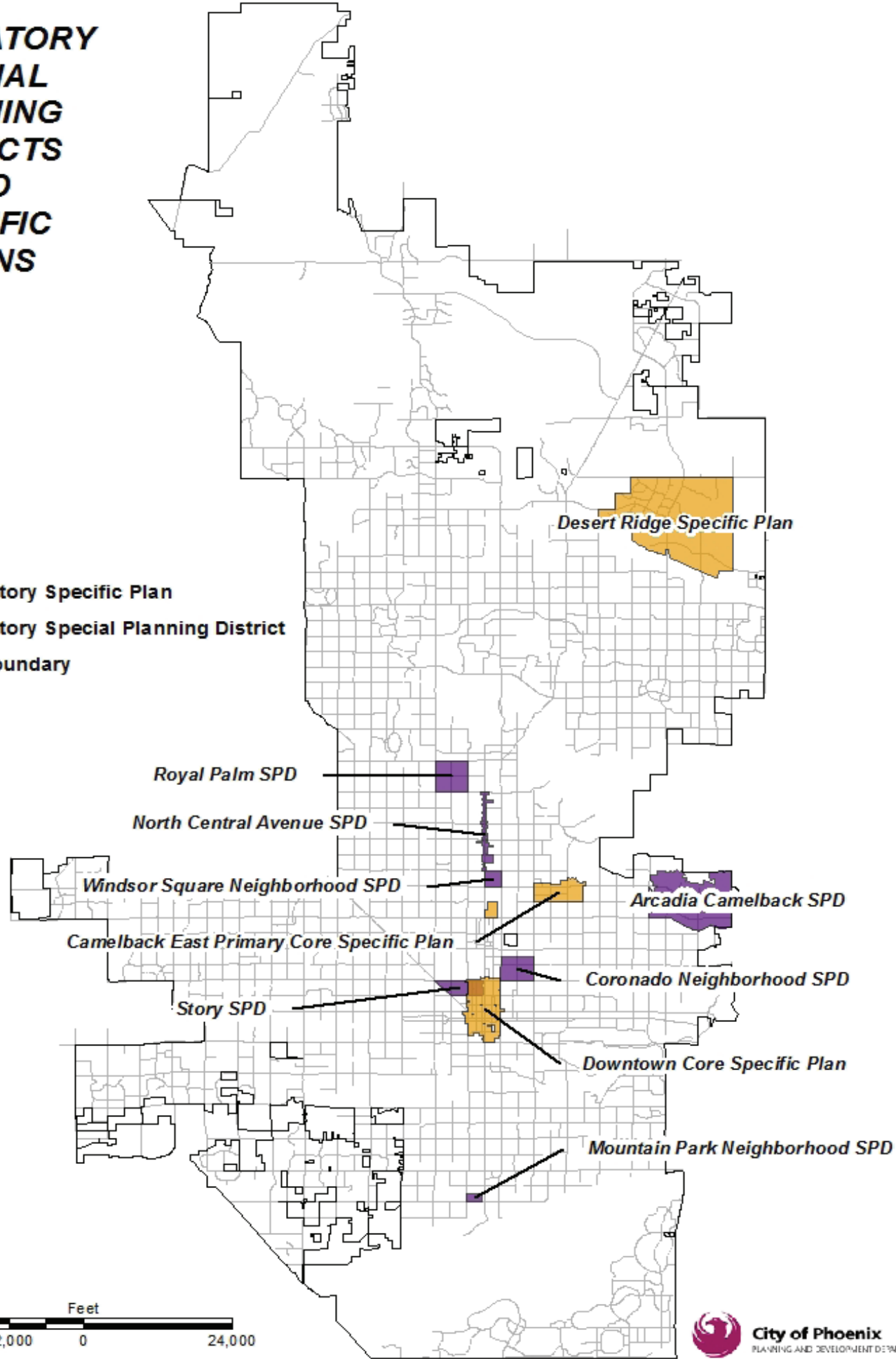
- **July 1978 Phoenix City Council Adopted Special Conservation District (SCD) Ordinance**
- **Amended in May 1987 and renamed Special Planning District (SPD)**
- **Overlay zoning district**
- **Initiated and implemented by neighborhood property owner**
- **Neighborhoods define needs and develop goals, programs, and policies to address needs**

SPECIFIC PLANS

- **Provides more detail needed to implement a subarea of the General Plan such as a village core, along a transportation corridor, a large vacant area, a conservation or redevelopment area, etc.**
- **Initiated by the Planning Commission, by the City Council, or by a real property owner(s)**
- **No specific plans shall contain less than one hundred acres unless initiated by the Planning Commission or City Council.**

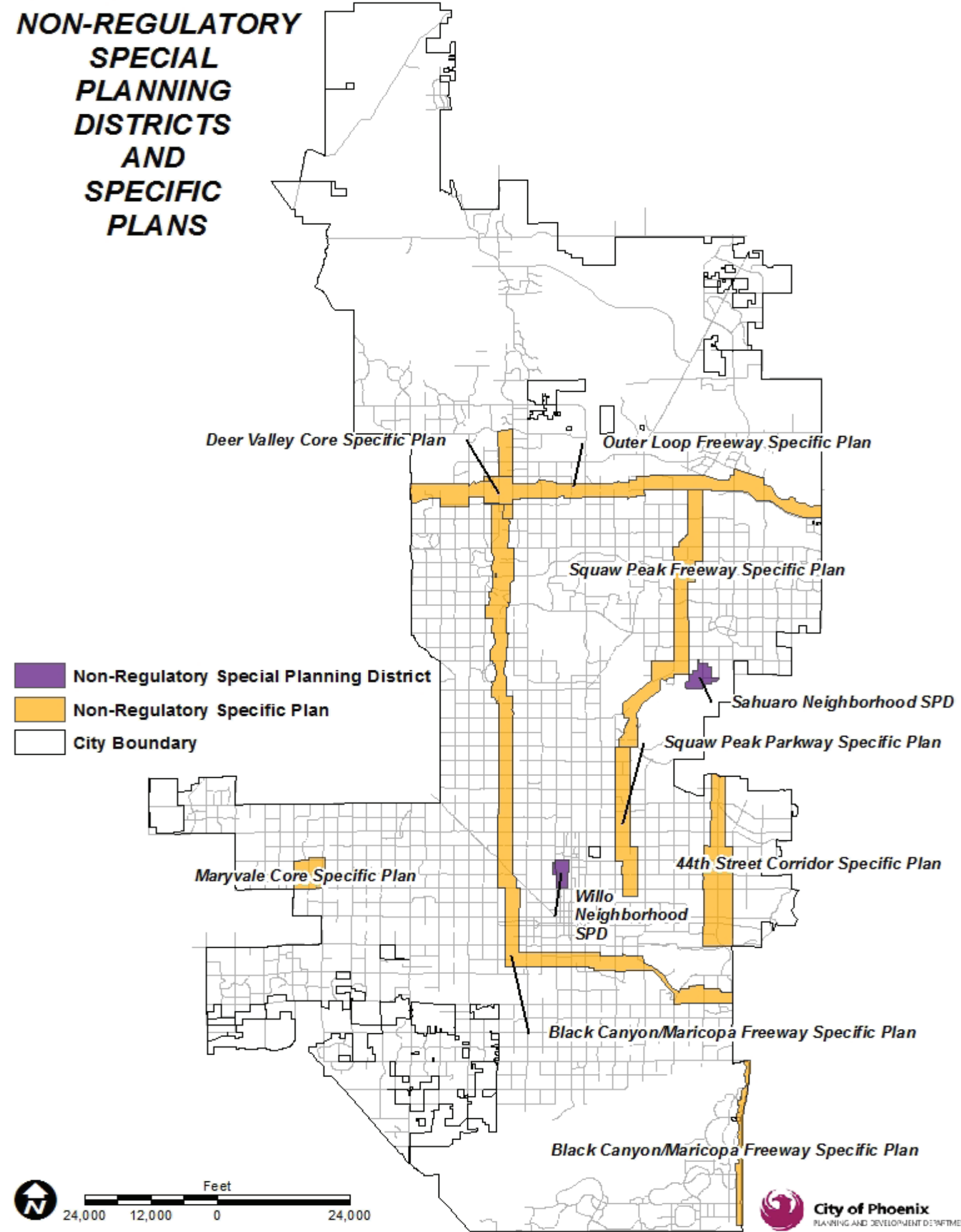
**REGULATORY
SPECIAL
PLANNING
DISTRICTS
AND
SPECIFIC
PLANS**

-  Regulatory Specific Plan
-  Regulatory Special Planning District
-  City Boundary



**NON-REGULATORY
SPECIAL
PLANNING
DISTRICTS
AND
SPECIFIC
PLANS**

-  Non-Regulatory Special Planning District
-  Non-Regulatory Specific Plan
-  City Boundary



SPECIAL PLANNING DISTRICTS

<u>NAME</u>	<u>DATE ADOPTED</u>	<u>LOCATION</u>	<u>VILLAGE</u>	<u>SUMMARY OF REGULATORY PROVISIONS</u>
Willo	February 12, 1986	First Avenue Alignment to 7th Avenue, McDowell Road to Thomas Road	Central City Village	Non-Regulatory
Sahuaro	February 19, 1986	36th Street to 44th Street, Shea Boulevard south to the Phoenix Mountain Preserve	Paradise Valley Village	Non-Regulatory
Coronado	May 21, 1986	7th Street to 16th Street, McDowell Road to Thomas Road	Encanto Village	Setbacks for commercial and multifamily, limited access, multifamily parking standards, use permits, and residential front yard setbacks
Windsor	January 21, 1987	Central Avenue to 7th Street, Camelback Road to Missouri Avenue	Alhambra Village	Commercial building height and setbacks, and parking requirements
Encanto Vista	April 21, 1987	7th Avenue to 8th Avenue, Encanto Boulevard to Windsor Avenue	Encanto Village	Non-Regulatory
Story	March 11, 1987	7th Avenue to Grand Avenue, Roosevelt Street to McDowell Road	Central City Village	Building height and setbacks, landscaping provisions, increased wall and fence height and prohibition of billboards.
Mountain Park	July 15, 1987	First Avenue to 7th Avenue, Dobbins Road to Euclid Avenue	South Mountain Village	Building height, front and side yard setbacks, and fence height in all yards.
Roosevelt	September 20, 1989	Rear of lots fronting Central Avenue to 7th Avenue, Roosevelt Street to McDowell Road	Central City Village	Fence and wall height, use of clerestory windows and private development plan review regarding traffic control and street improvements recommended by circulation plan.
Arcadia Camelback	June 16, 1999	Indian School Road to Stanford Drive, 44th Street to 64th Street	Camelback East Village	Height of walls along Camelback Road
Royal Palm	January 6, 1999	7th Avenue to 19th Avenue, Northern Avenue to Dunlap Avenue	North Mountain Village	Restricts development option, establishes design guidelines.
North Central Avenue	July 1, 2004	Properties fronting Central Avenue, between Missouri Avenue and Northern Avenue	Alhambra Village	Along Central Avenue regulates development options, lot frontage, landscape and building setback, height of walls along, and garage treatment for garage door facing Central Avenue.

SPECIFIC PLANS

<u>SPECIFIC PLANS</u>	<u>DATE ADOPTED</u>	<u>LOCATION</u>	<u>VILLAGE</u>	<u>SUMMARY OF REGULATORY PROVISIONS</u>
Desert Ridge	July 18, 1990	32nd Street to 64th Street, north of the Central Arizona Project to Pinnacle Peak Road	Desert View Village	Development parcel regulations govern the intensities, densities and locational criteria for permitted land uses. Also included are development standards for wall/fence heights, parking requirements and landscaping
Squaw Peak Parkway	October 3, 1990	18th Street to 22nd Street, Interstate 10 to Thomas Road; 16th Street to 22nd Street, Thomas Road to Osborn Road; 16th street to 20th Street, Osborn Road to Glendale Avenue	Camelback East Village	Non-Regulatory
44th Street	January 30, 1991	Sky Harbor International Airport on the south, McDonald Drive on the north, south of Osborn Road between 40th Street and 48th Street; north of Osborn Road between 42nd Street and 46th Street	Multiple Villages	Non-Regulatory
Downtown Code	Replaced with the Downtown Urban Form Project and Zoning Ordinance Chapter 12	7th Avenue to 7th Street, Buckeye Road to McDowell Road	Central City	Regulatory
Camelback East Primary Core	May 29, 1991	16th Street to 20th Street, Highland Avenue to Medlock Street alignment; 20th Street to 24th Street, Campbell Avenue to Medlock Street alignment; 24th Street to 28th Street, Highland Avenue alignment to Colter Street alignment	Camelback East Village	For Core Center 1, 2 and 3 and Core Gradient 1 and 2 designated properties there are building height, and setback provisions and design guidelines.
Squaw Peak Freeway	July 3, 1991	Half-mile corridor along the Piestewa Freeway, Glendale Avenue north to the Loop 101 Freeway.	Multiple Villages	Non-Regulatory
Indian School	December 4, 1991	108 acres at the northeast corner of Central Avenue and Indian School Road	Encanto Village	Land use, intensity and density, building heights, lot coverage, submittal of master plan documents and design guidelines.
Deer Valley Core	October 5, 1994	31st Avenue to 23rd Avenue, Utopia Road to Rose Garden Land; Black Canyon Freeway to 23rd Avenue, Union Hills Drive to Utopia Road	Deer Valley Village	Non-Regulatory
Outer Loop Freeway	May 1, 1996	Half-mile corridor along the Loop 101 Freeway, 51st Avenue to Scottsdale Road	Multiple Villages	Non-Regulatory
Black Mountain/Maricopa Freeway	June 30, 1999	Half-mile corridor along the Interstate 17 Freeway and its continues connection with the Interstate 10 Freeway, Pecos Road to Pinnacle Peak Road	Multiple Villages	Non-Regulatory



CENTRAL CITY VILLAGE

WILLO NEIGHBORHOOD CONSERVATION PLAN

ADOPTED: FEBRUARY 12, 1986



REGULATORY



NON REGULATORY

GENERAL INTENT

Since the mid 1960's, Central Avenue has changed from a street lined with large homes to one that is becoming lined with large high-rise buildings. The central theme of the district is the conservation of neighborhood, but it also provides for appropriate non-residential uses as determined through a planning process.

CONTACT

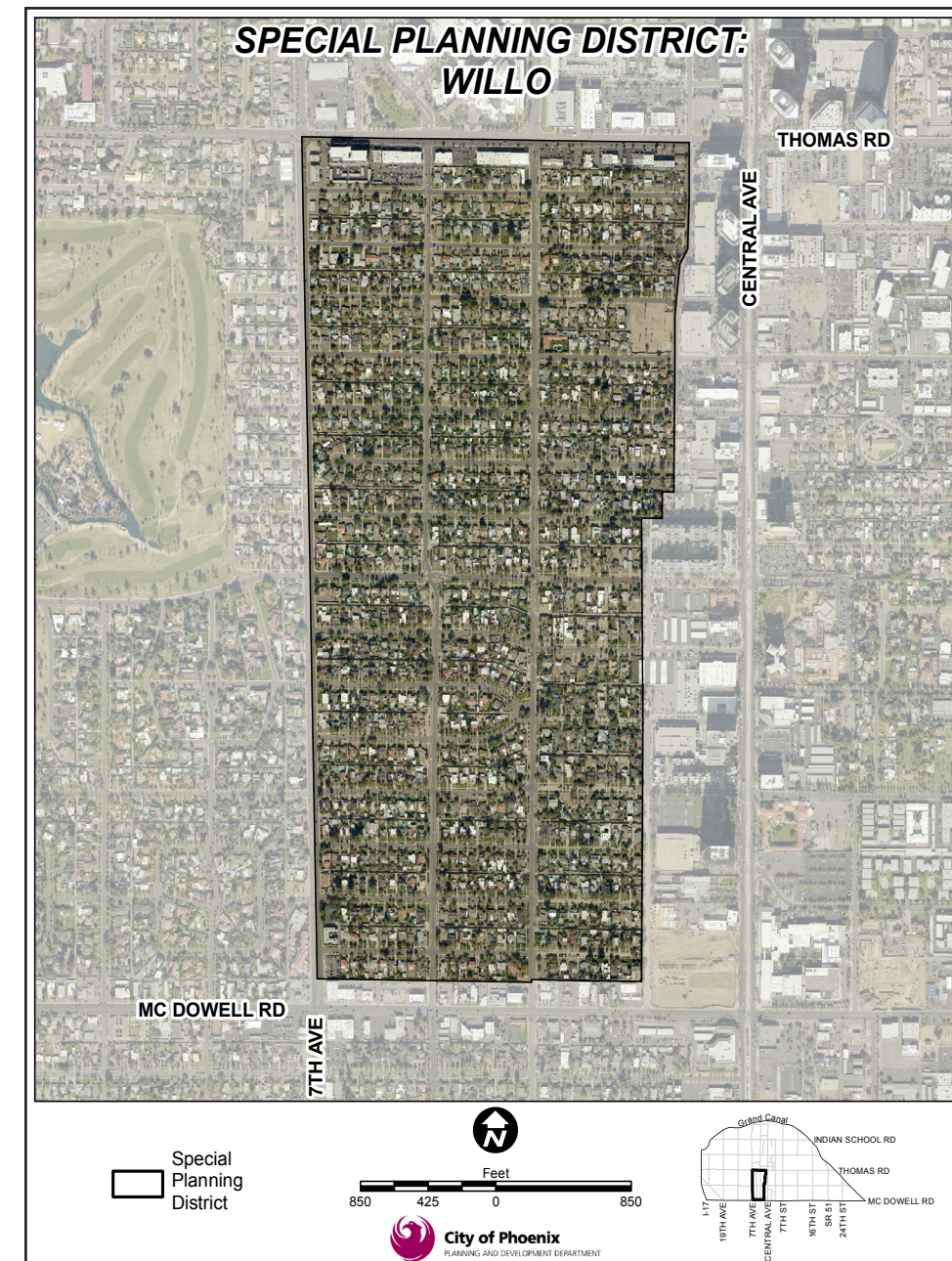
Hannah Oliver
Village Planner
602-256-5648
hannah.oliver@phoenix.gov

WHERE TO ACCESS

- Central City Village Page:
<https://www.phoenix.gov/pdds/site/Pages/pzvpcc.aspx>
- Zoning Overlays and Regulatory Maps:
<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/>

GENERAL LOCATION

First Avenue alignment to 7th Avenue, McDowell Road to Thomas Road.





PARADISE VALLEY VILLAGE

SAHUARO NEIGHBORHOOD CONSERVATION PLAN

ADOPTED: FEBRUARY 19, 1986



REGULATORY

NON REGULATORY

GENERAL INTENT

The purpose of a Special Conservation District (SCD) is to create a unique program tailored for preservation and enhancement of special neighborhood qualities through the development of a plan by the residents of the area.

CONTACT

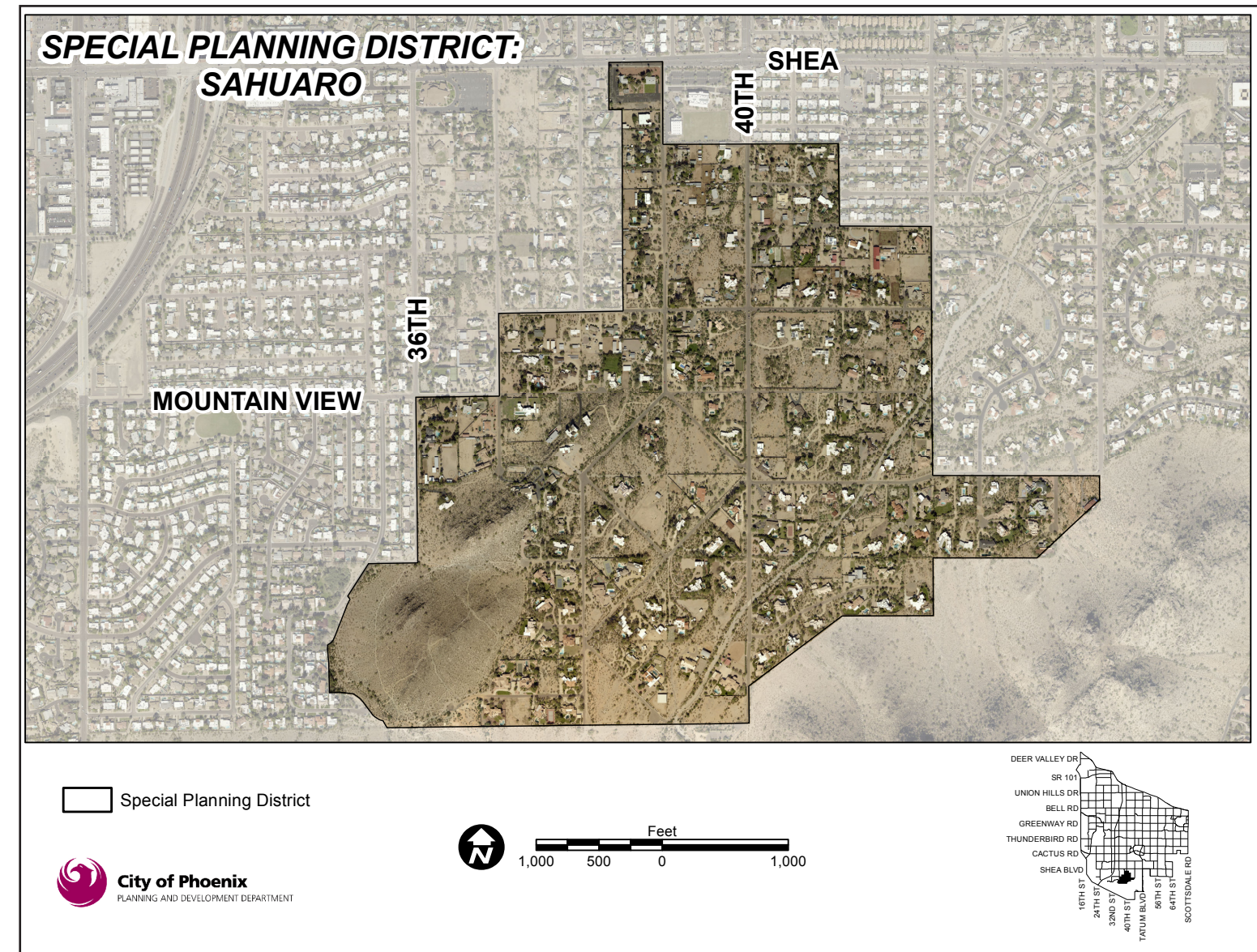
Maja Brkovic
Village Planner
602-261-8701
maja.brkovic@phoenix.gov

WHERE TO ACCESS

- Paradise Valley Village Page:
<https://www.phoenix.gov/pddsit/Pages/pzvppv.aspx>
- Zoning Overlays and Regulatory Maps:
<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/>

GENERAL LOCATION

36th Street to 44th Street, Shea Boulevard south to Phoenix Mountain Preserve.





ENCANTO VILLAGE

CORONADO NEIGHBORHOOD CONSERVATION PLAN

ADOPTED: MAY 21, 1986



REGULATORY

NON REGULATORY

REGULATORY PROVISIONS

Height and setbacks for commercial and multifamily development adjacent to existing single-family, limiting access to commercial parking lots to major or collector streets, use permits for certain activities, multifamily parking standards, residential front yard setbacks and additions in the side and rear yards of non-conforming residential uses.

CONTACT

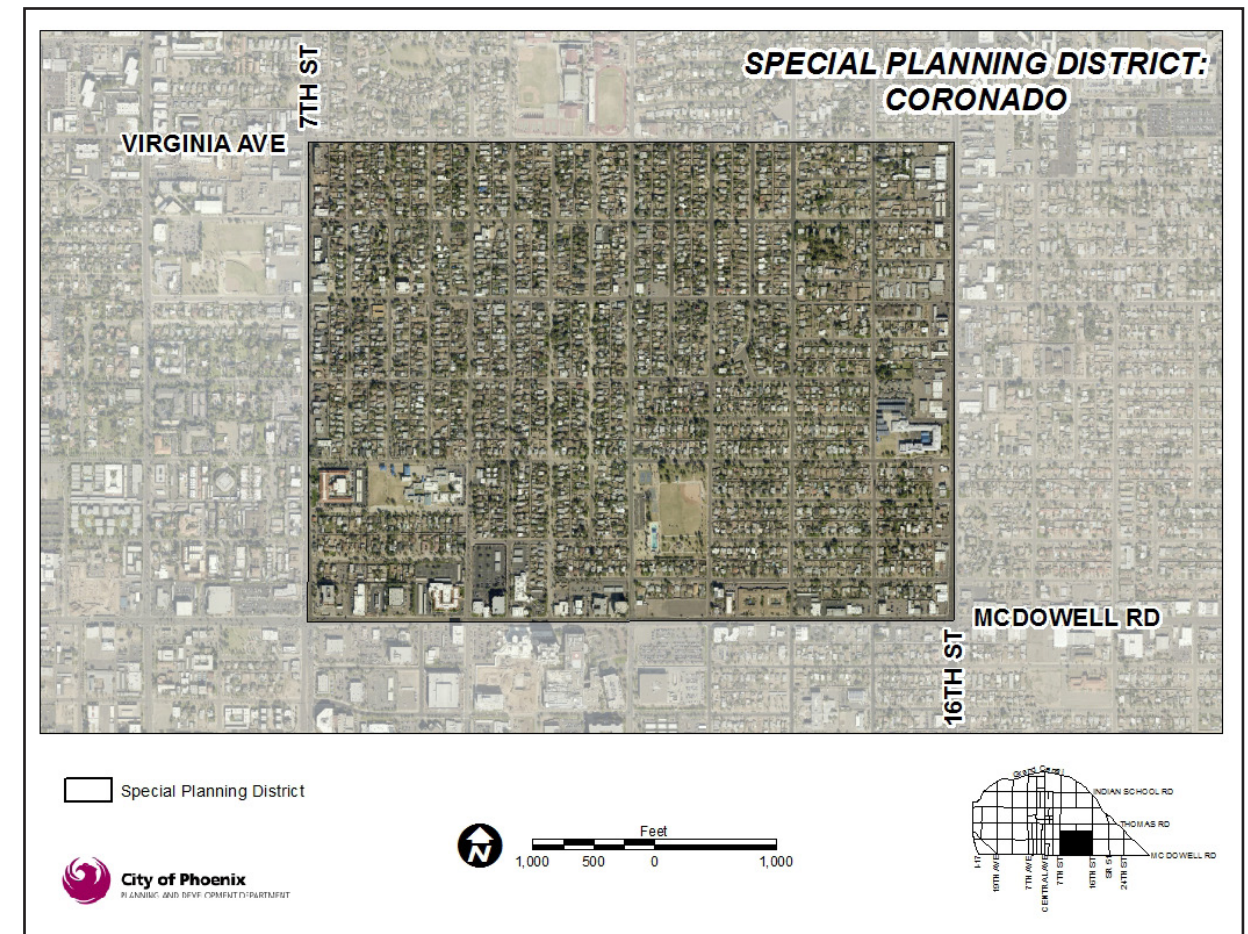
Hannah Oliver
Village Planner
602-256-5648
hannah.oliver@phoenix.gov

WHERE TO ACCESS

- Encanto Village Page:
<https://www.phoenix.gov/pddsit/Pages/pzvpencanto.aspx>
- Zoning Overlays and Regulatory Maps:
<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/>

GENERAL LOCATION

7th Street to 16th Street, McDowell Road to Thomas Road.





ALHAMBRA VILLAGE

WINDSOR NEIGHBORHOOD CONSERVATION PLAN

ADOPTED: JANUARY 21, 1987



REGULATORY

NON REGULATORY

REGULATORY PROVISIONS

Commercial development building height and setbacks, landscape setbacks, and commercial parking requirements.

CONTACT

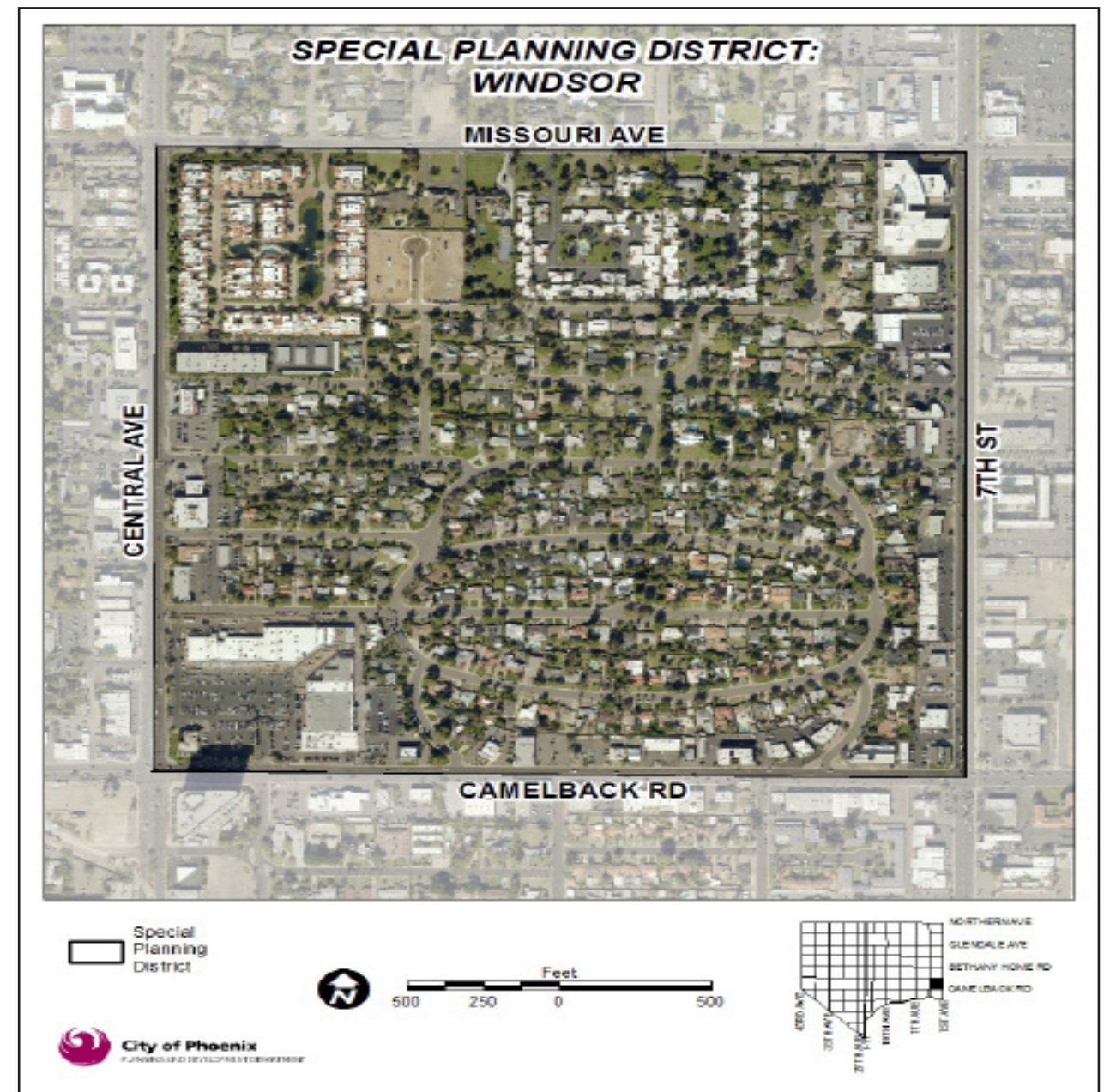
Joél Carrasco
Village Planner
602-262-4072
joel.carrasco@phoenix.gov

WHERE TO ACCESS

- Alhambra Village Page:
<https://www.phoenix.gov/pddsit/Pages/pzvpalhambra.aspx>
- Zoning Overlays and Regulatory Maps:
<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>
- Planning & Zoning Publications
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- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/>

GENERAL LOCATION

Central Avenue to 7th Street, Camelback Road to Missouri Avenue.





ENCANTO VILLAGE

ENCANTO VISTA NEIGHBORHOOD CONSERVATION PLAN

ADOPTED: APRIL 21, 1987



REGULATORY

NON REGULATORY

GENERAL INTENT

Pressure from expanding commercial uses in the area have caused concern among residents that the integrity and unique character of their neighborhood will be diminished by future development. The goals of Encanto Vista residents are designed to protect the character of the neighborhood.

CONTACT

Hannah Oliver
Village Planner
602-256-5648
hannah.oliver@phoenix.gov

WHERE TO ACCESS

- Encanto Village Page:
<https://www.phoenix.gov/pddsites/Pages/pzvpencanto.aspx>
- Zoning Overlays and Regulatory Maps:
<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>
- Planning & Zoning Publications
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- Summary List (Zoning Ordinance Chapter 668)
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GENERAL LOCATION

7th Avenue to 8th Avenue, Encanto Boulevard to Windsor Avenue.





CENTRAL CITY VILLAGE

STORY NEIGHBORHOOD CONSERVATION PLAN

ADOPTED: MARCH 11, 1987



REGULATORY

NON REGULATORY

REGULATORY PROVISIONS

Building height and setbacks, landscaping provisions, increased wall and fence height and prohibition of billboards.

CONTACT

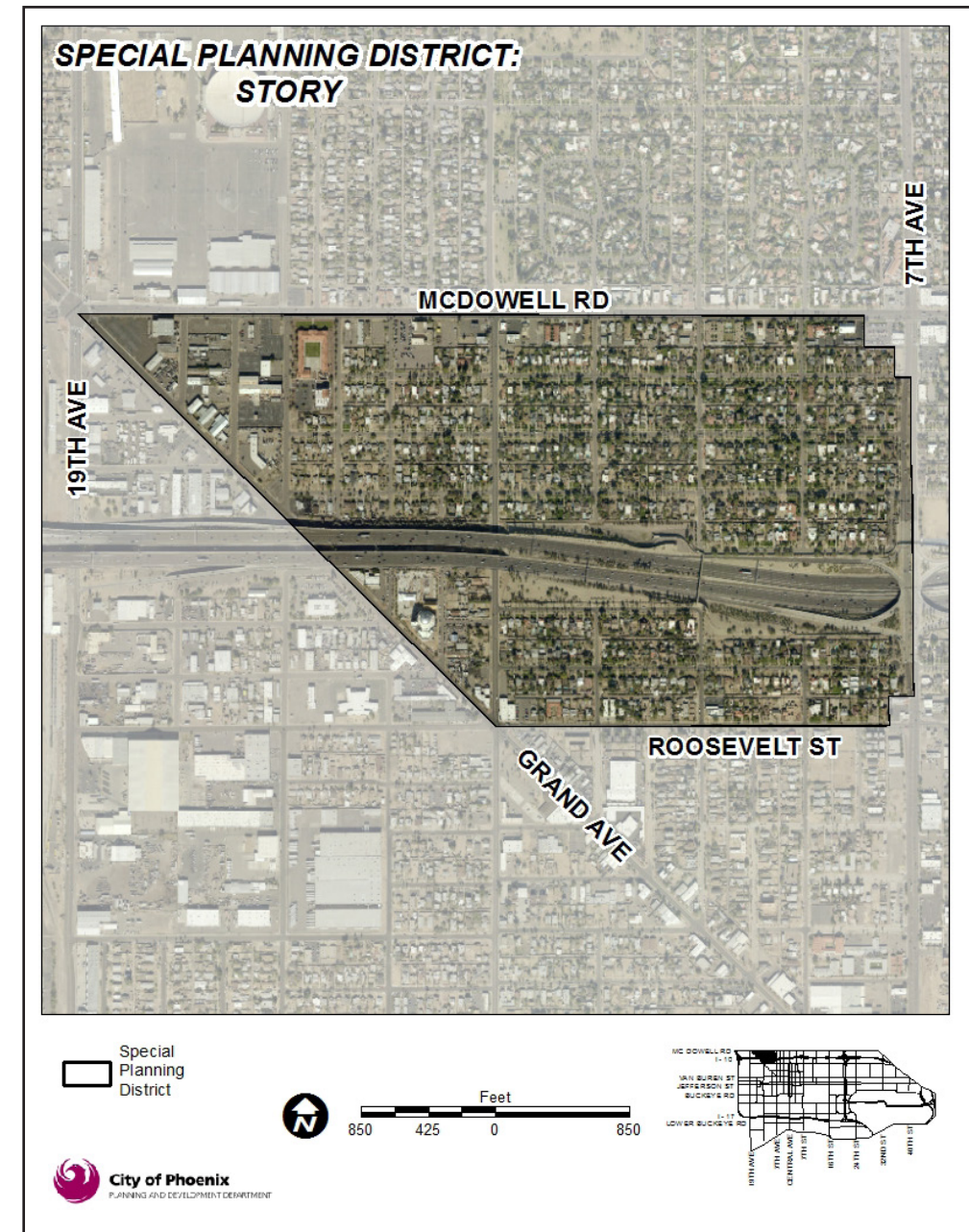
Hannah Oliver
Village Planner
602-256-5648
hannah.oliver@phoenix.gov

WHERE TO ACCESS

- Central City Village Page:
<https://www.phoenix.gov/pddsites/Pages/pzvpcc.aspx>
- Zoning Overlays and Regulatory Maps:
<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>
- Planning & Zoning Publications
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<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/>

GENERAL LOCATION

7th Avenue to Grand Avenue, Roosevelt Street to McDowell Road.





REGULATORY PROVISIONS

Building height, front and side yard setbacks, and fence height in all yards.

CONTACT

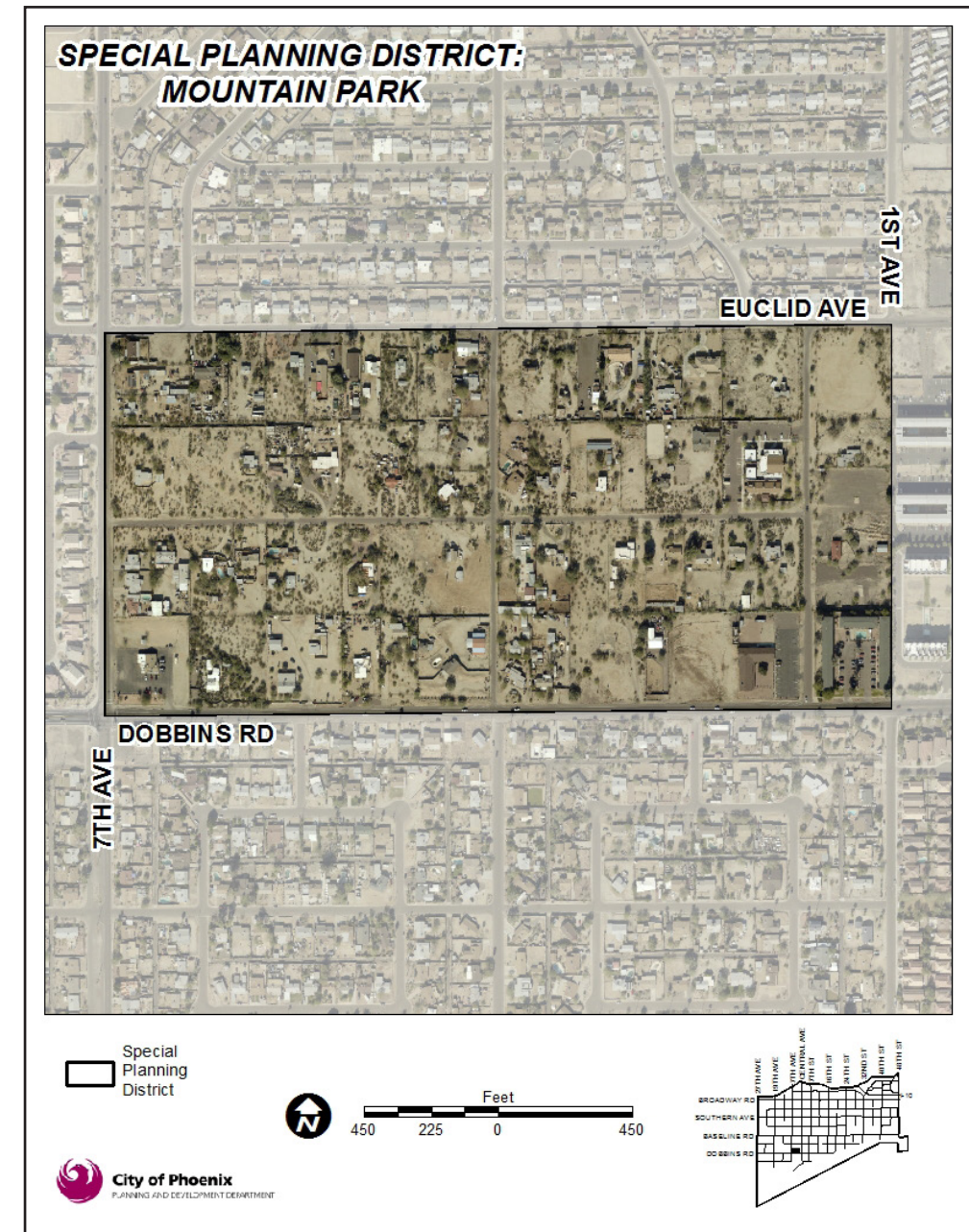
Adam Stranieri
 Village Planner
 602-534-5829
 adam.stranieri@phoenix.gov

WHERE TO ACCESS

- South Mountain Village Page:
<https://www.phoenix.gov/pdds/site/Pages/pzvpsmtn.aspx>
- Zoning Overlays and Regulatory Maps:
<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>
- Planning & Zoning Publications
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- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/>

GENERAL LOCATION

First Avenue to 7th Avenue, Dobbins Road to Euclid Avenue.





CENTRAL CITY VILLAGE

ROOSEVELT SPECIAL PLANNING DISTRICT PLAN

ADOPTED: SEPTEMBER 20, 1989



REGULATORY



NON REGULATORY

REGULATORY PROVISIONS

Fence and wall height, use of clerestory windows and private development plan review regarding traffic control and street improvements recommended by circulation plan.

CONTACT

Hannah Oliver
Village Planner
602-256-5648
hannah.oliver@phoenix.gov

WHERE TO ACCESS



Central City Village Page:

<https://www.phoenix.gov/pddsit/Pages/pzvpcc.aspx>



Zoning Overlays and Regulatory Maps:

<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>



Planning & Zoning Publications

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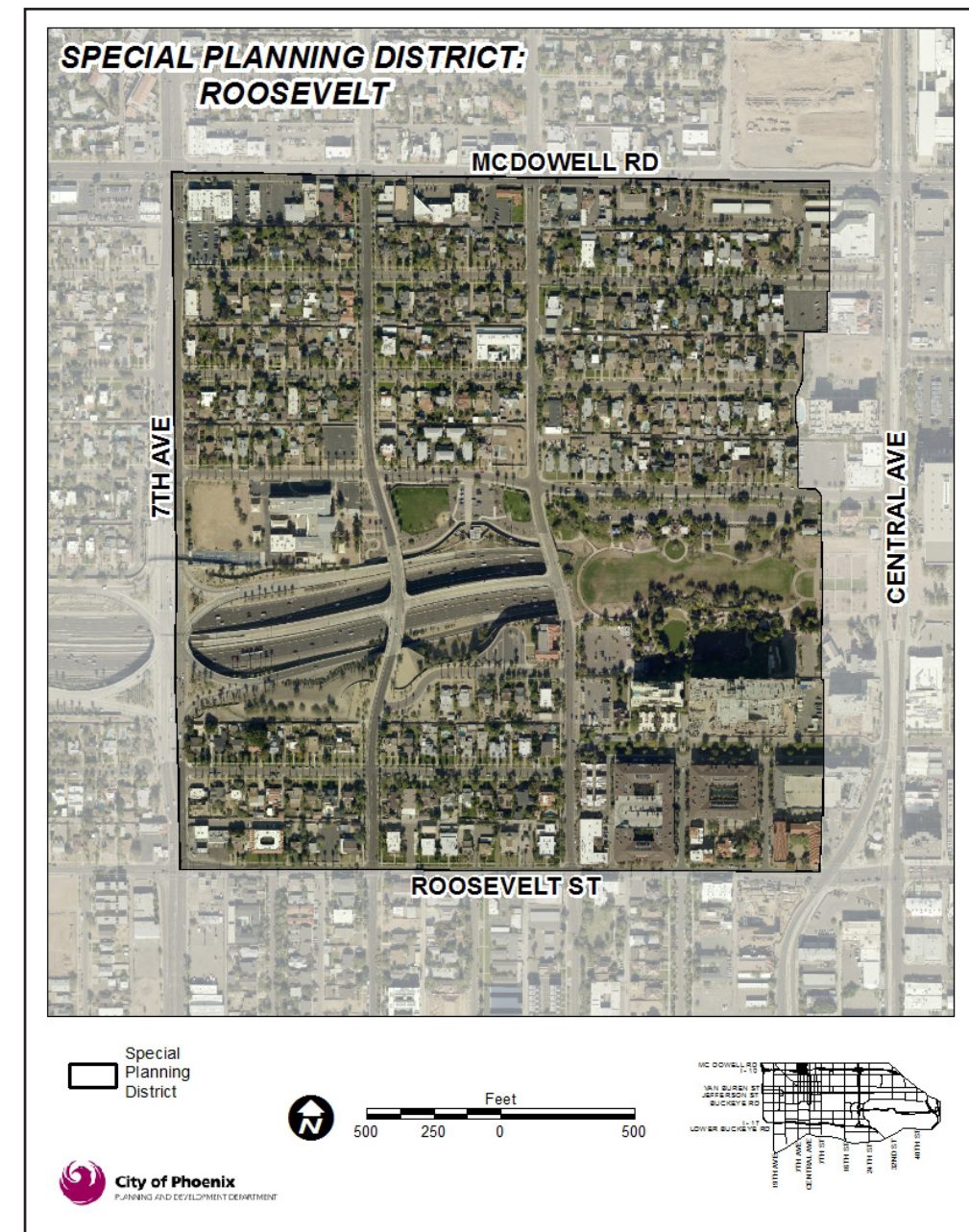


Summary List (Zoning Ordinance Chapter 668)

<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/>

GENERAL LOCATION

Rear of lots fronting Central Avenue to 7th Avenue, Roosevelt Street to McDowell Road.





CAMELBACK EAST VILLAGE

ARCADIA CAMELBACK SPECIAL PLANNING DISTRICT PLAN

ADOPTED: JUNE 16, 1999



REGULATORY

NON REGULATORY

REGULATORY PROVISIONS

Height of walls along Camelback Road

CONTACT

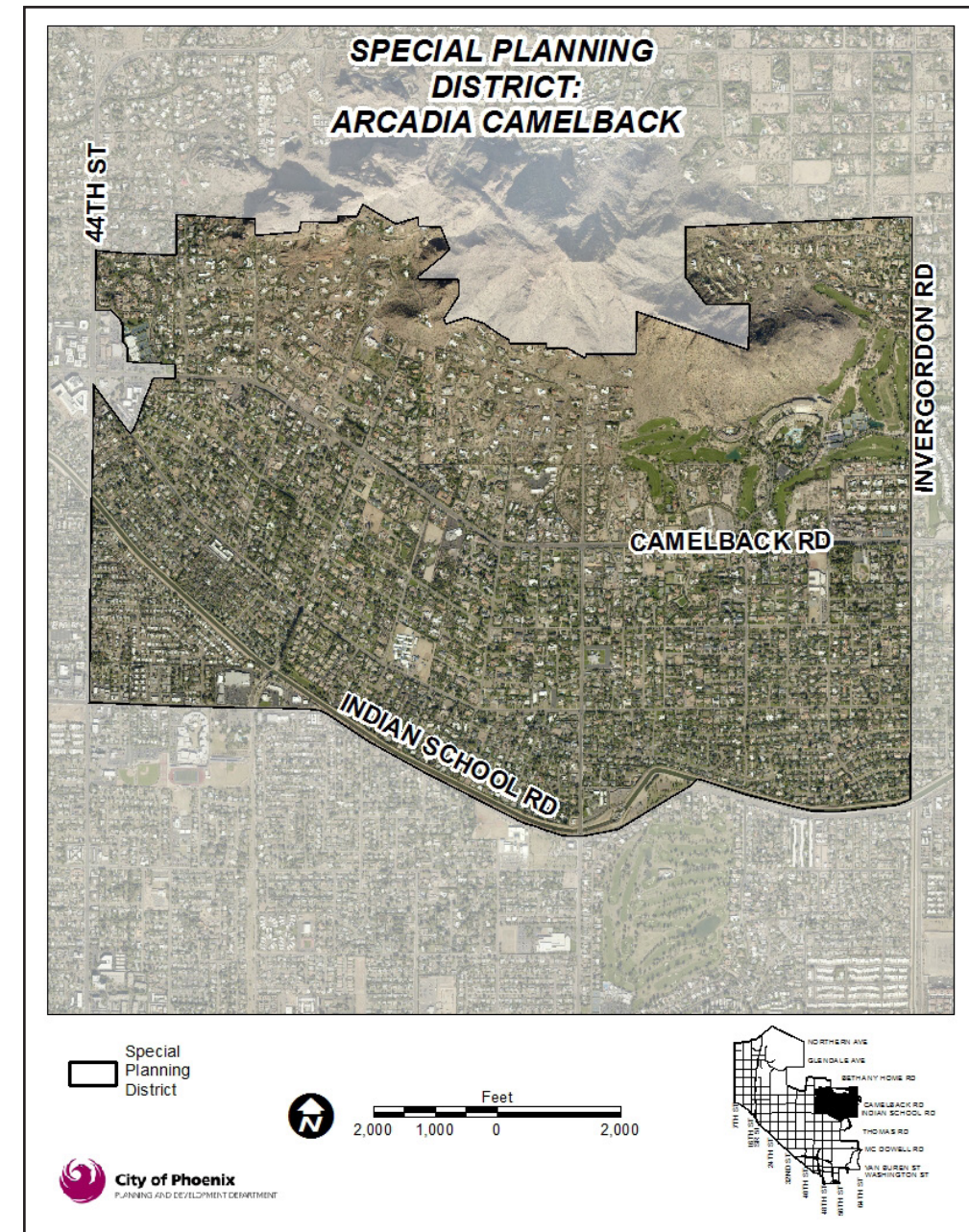
Adam Stranieri
Village Planner
602-534-5829
adam.stranieri@phoenix.gov

WHERE TO ACCESS

- Camelback East Village Page:
<https://www.phoenix.gov/pddsit/Pages/pzvpce.aspx>
- Zoning Overlays and Regulatory Maps:
<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/>

GENERAL LOCATION

Indian School Road to Stanford Drive, 44th Street to 64th Street.





NORTH MOUNTAIN VILLAGE

ROYAL PALM SPECIAL PLANNING DISTRICT PLAN

ADOPTED: January 6, 1999



REGULATORY



NON REGULATORY

REGULATORY PROVISIONS

Restricts development option, establishes design guidelines.



GENERAL LOCATION

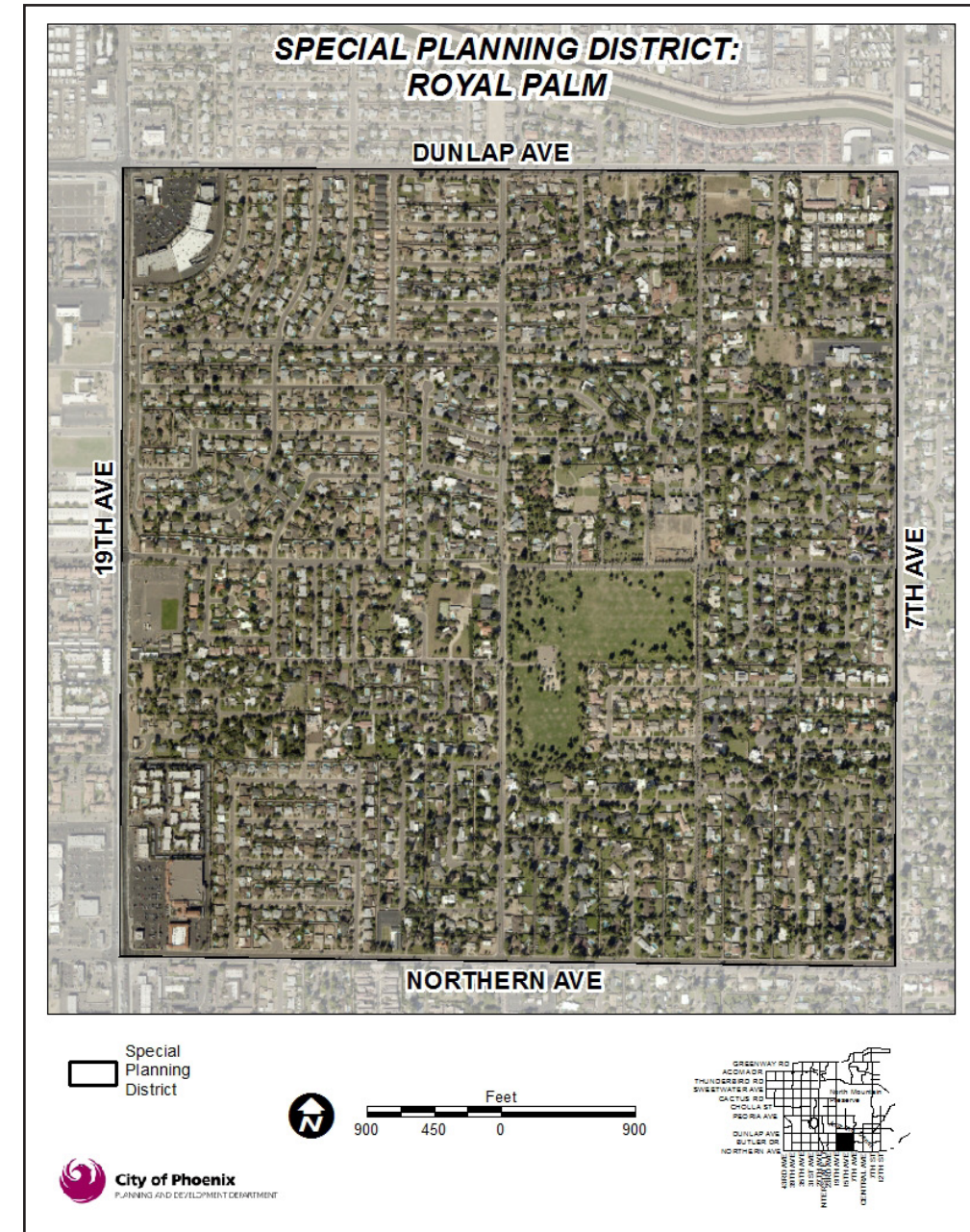
7th Avenue to 19th Avenue, Northern Avenue to Dunlap Avenue

CONTACT

Maja Brkovic
Village Planner
602-261-8701
maja.brkovic@phoenix.gov

WHERE TO ACCESS

-  North Mountain Village Page:
<https://www.phoenix.gov/pddsites/Pages/pzvpmtn.aspx>
-  Zoning Overlays and Regulatory Maps:
<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>
-  Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
-  Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/>





ALHAMBRA VILLAGE

NORTH CENTRAL AVENUE SPECIAL PLANNING DISTRICT

ADOPTED: July 1, 2004



REGULATORY

NON REGULATORY

REGULATORY PROVISIONS

Restricts development option, lot frontage along Central Avenue, landscape and building setback along Central Avenue, garage treatment for garage door facing Central Avenue, and the height of walls along Central Avenue.

CONTACT

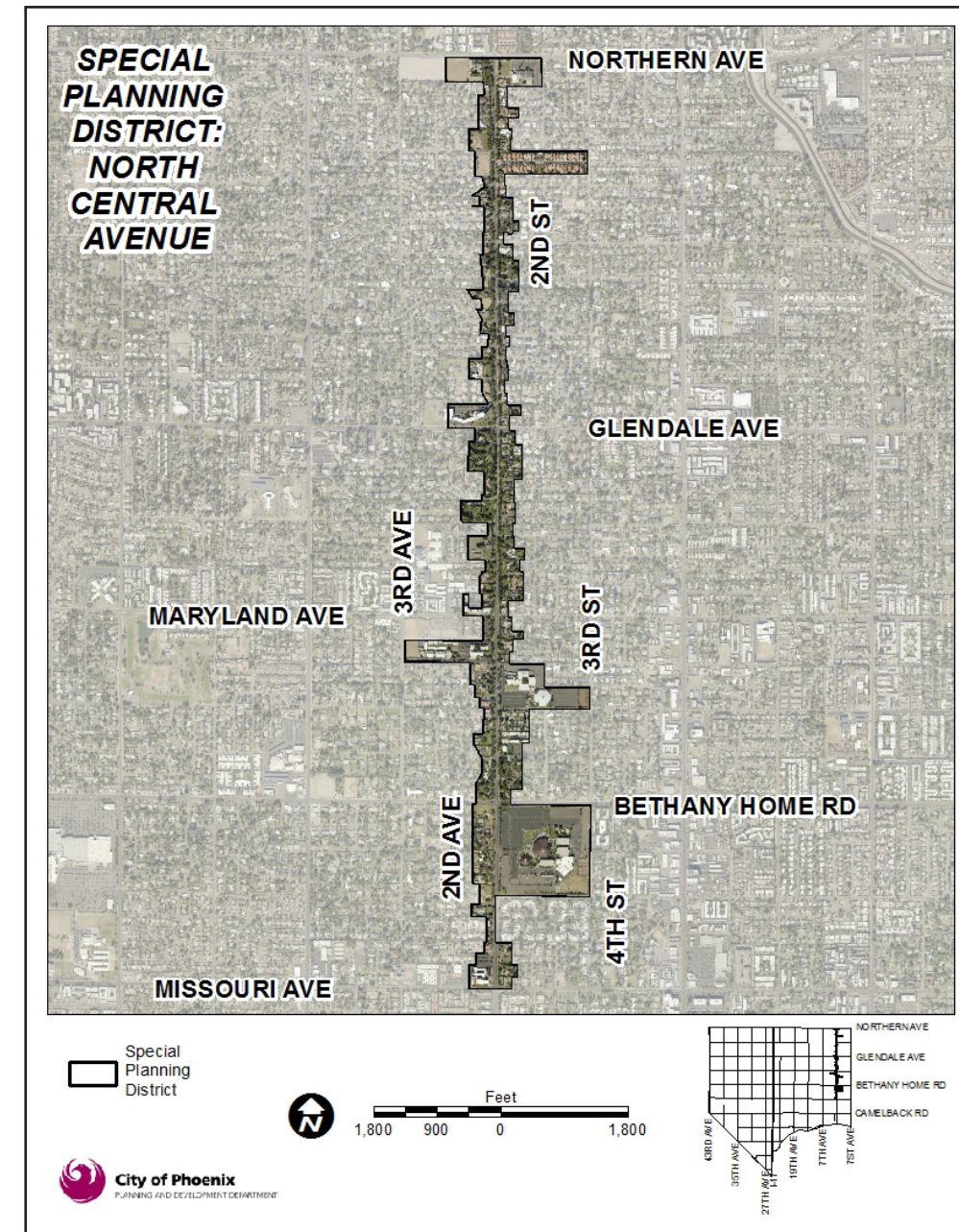
Joél Carrasco
Village Planner
602-262-4072
joel.carrasco@phoenix.gov

WHERE TO ACCESS

-  Alhambra Village Page:
<https://www.phoenix.gov/pddsites/Pages/pzvpalhambra.aspx>
-  Zoning Overlays and Regulatory Maps:
<https://www.phoenix.gov/pdd/pz/pzmaps/map-of-zoning-overlays-and-regulatory-plans>
-  Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
-  Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/>

GENERAL LOCATION

Properties fronting Central Avenue, between Missouri Avenue and Northern Avenue.





DESERT VIEW VILLAGE

DESERT RIDGE SPECIFIC PLAN

ADOPTED: JULY 18, 1990

REGULATORY

NON REGULATORY

REGULATORY PROVISIONS

Development parcel regulations govern the intensities, densities and locational criteria for permitted land uses. Also included are development standards for wall/fence heights, parking requirements and landscaping.

CONTACT

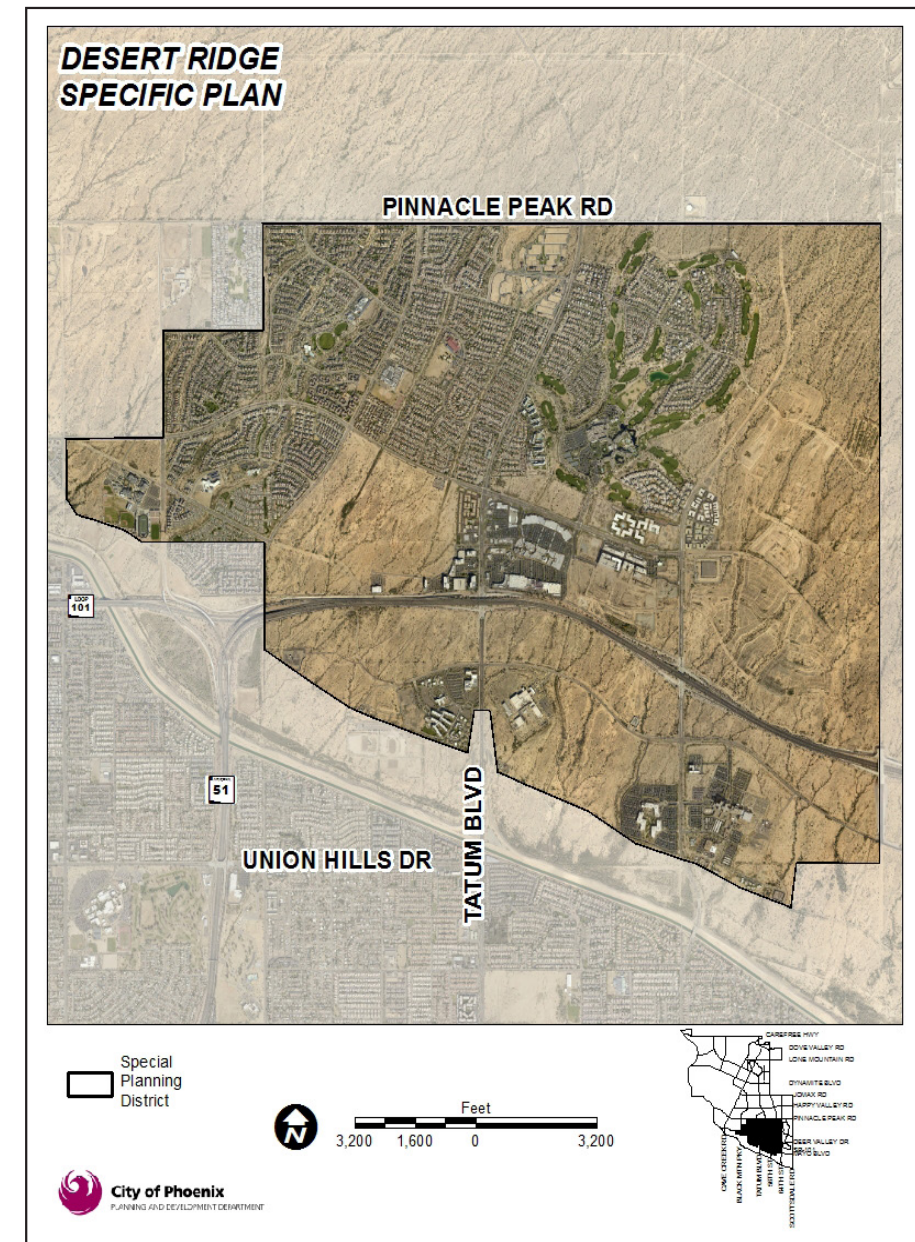
Joél Carrasco
Village Planner
602-262-4072
joel.carrasco@phoenix.gov

WHERE TO ACCESS

- Desert View Village Page:
<https://www.phoenix.gov/pddsit/Pages/pzvpdvw.aspx>
- Zoning Overlays and Regulatory Plans maps:
<https://www.phoenix.gov/pddsit/Pages/pzmapszoverlaymap.aspx>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668>

GENERAL LOCATION

32nd Street to 64th Street, north of the Centreal Arizona Project to Pinnacle Peak Road.





NORTH MOUNTAIN VILLAGE

SQUAW PEAK PARKWAY SPECIFIC PLAN

ADOPTED: OCTOBER 3, 1990



REGULATORY



NON REGULATORY

GENERAL INTENT

The first plan under the Freeway Mitigation Program in 1988 (proposition 17). To make the freeway more compatible with the adjacent neighborhoods, while respecting the limitations of available resources and the objective of efficiently moving traffic through the Phoenix community.

CONTACT

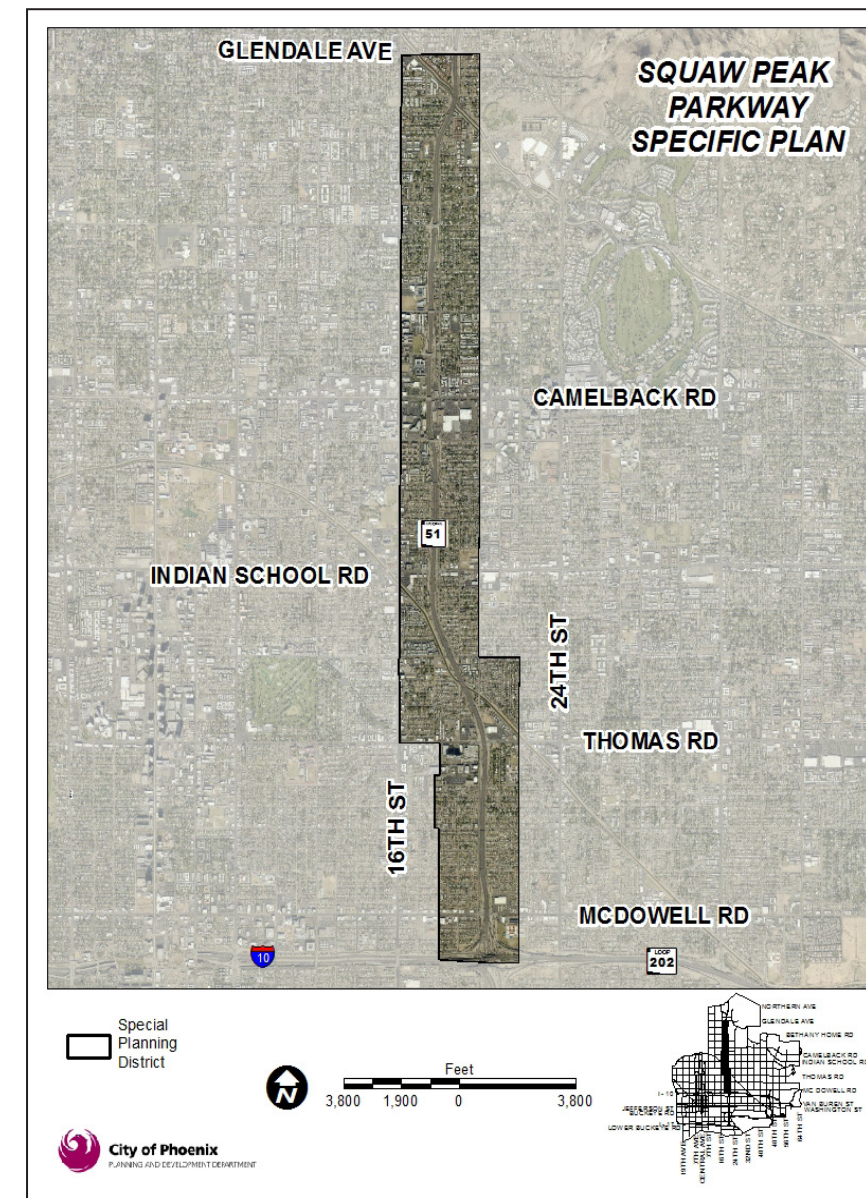
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Village Planner
602-261-8701
maja.brkovic@phoenix.gov

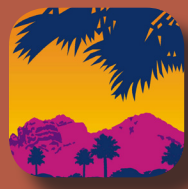
WHERE TO ACCESS

- North Mountain Village Page:
<https://www.phoenix.gov/pddsit/Pages/pzvpnmtn.aspx>
- Zoning Overlays and Regulatory Plans maps:
<https://www.phoenix.gov/pddsit/Pages/pzmapszoverlaymap.aspx>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668>

GENERAL LOCATION

18th Street to 22nd Street, Interstate 10 to Thomas Road; 16th Street to 22nd Street, Thomas Road to Osborn Road; 16th street to 20th Street, Osborn Road to Glendale Avenue.





CAMELBACK EAST VILLAGE

44TH STREET SPECIFIC PLAN

ADOPTED: JANUARY 30, 1991

REGULATORY

NON REGULATORY

GENERAL INTENT

The purpose of the 44th Street Corridor Specific Plan is to establish a framework so that development projected in the Corridor will occur in a manner compatible with the many residential neighborhoods that today and in the future will comprise the major land use in the Corridor.

CONTACT

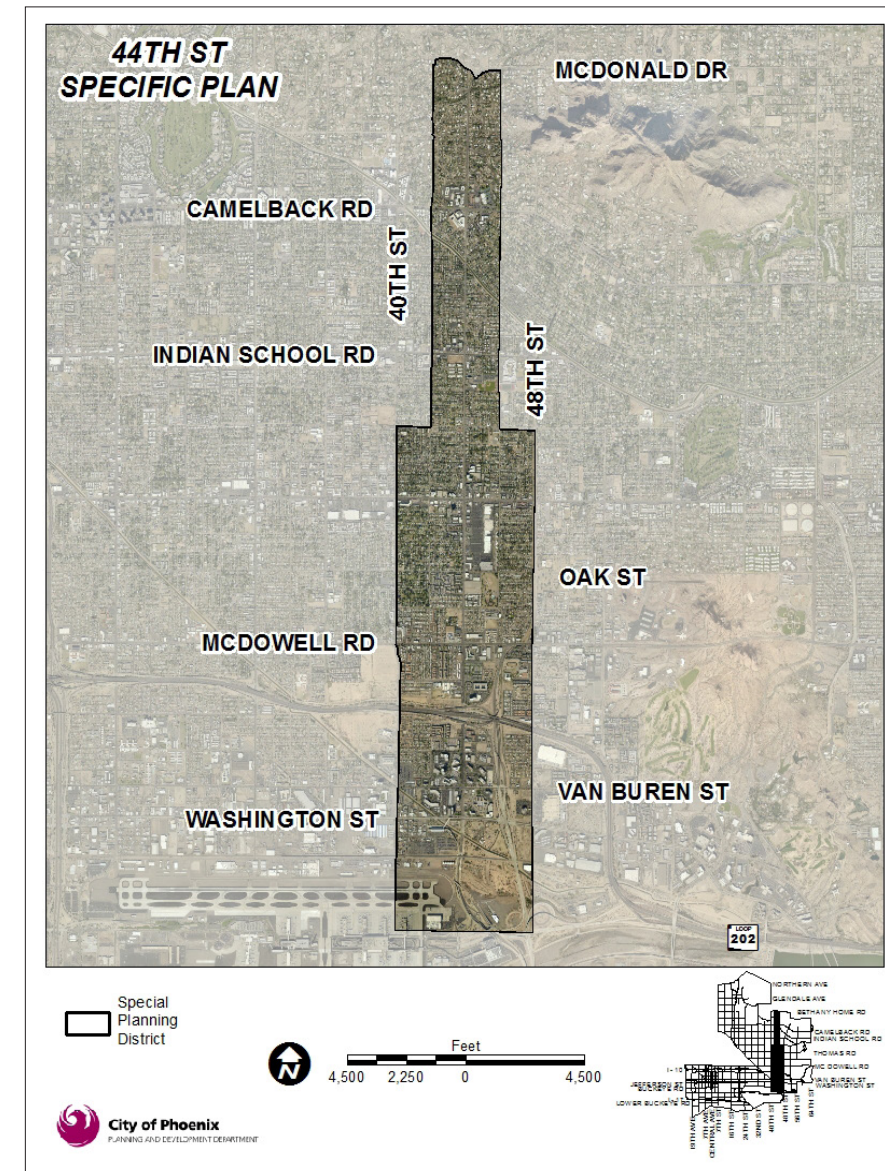
Adam Stranieri
Village Planner
602-534-5829
adam.stranieri@phoenix.gov

WHERE TO ACCESS

- Camelback East Village Page:
<https://www.phoenix.gov/pddsit/Pages/pzvpce.aspx>
- Zoning Overlays and Regulatory Plans maps:
<https://www.phoenix.gov/pddsit/Pages/pzmapszoverlaymap.aspx>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668>

GENERAL LOCATION

Sky Harbor International Airport on the south, McDonald Drive on the north, south of Osborn Road between 40th Street and 48th Street; north of Osborn Road between 42nd Street and 46th Street.





CENTRAL CITY VILLAGE

DOWNTOWN CORE SPECIFIC PLAN

ADOPTED: MAY 8, 1991



REGULATORY



NON REGULATORY

REGULATORY PROVISIONS

See Downtown Core District, Section 643

GENERAL LOCATION

7th Avenue to 7th Street, Harrison Street to McDowell Road.

REPLACED BY

CONTACT

Hannah Olive
Village Planner
602-256-5648
hannah.olive@phoenix.gov

THE DOWNTOWN URBAN FORM PROJECT & ZONING ORDINANCE CHAPTER 12

WHERE TO ACCESS

- Central City Village Page:
<https://www.phoenix.gov/pddsite/Pages/pzvpcc.aspx>
- Zoning Overlays and Regulatory Plans maps:
<https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
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CAMELBACK EAST VILLAGE

CAMELBACK EAST PRIMARY CORE PLAN

ADOPTED: MAY 29, 1991

REGULATORY

NON REGULATORY

REGULATORY PROVISIONS

For Core Center 1, 2 and 3 and Core Gradient 1 and 2 designated properties there are building height, and setback provisions and design guidelines.

CONTACT

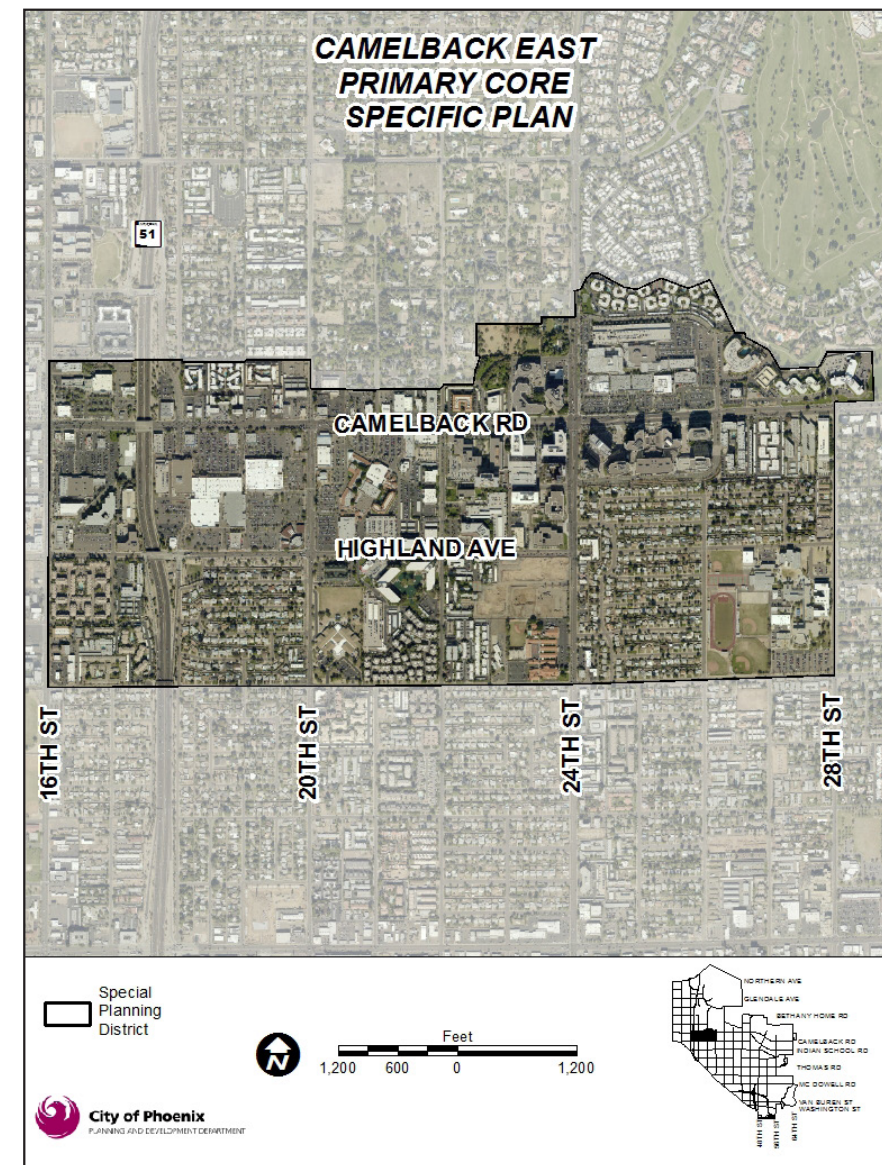
Adam Stranieri
Village Planner
602-534-5829
adam.stranieri@phoenix.gov

WHERE TO ACCESS

- Camelback East Village Page:
<https://www.phoenix.gov/pddsit/Pages/pzvpce.aspx>
- Zoning Overlays and Regulatory Plans maps:
<https://www.phoenix.gov/pddsit/Pages/pzmapszoverlaymap.aspx>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668>

GENERAL LOCATION

16th Street to 20th Street, Highland Avenue to Medlock Street alignment; 20th Street to 24th Street, Campbell Avenue to Medlock Street alignment; 24th Street to 28th Street, Highland Avenue alignment to Colter Street alignment.





NORTH MOUNTAIN VILLAGE

SQUAW PEAK FREEWAY SPECIFIC PLAN

ADOPTED: JULY 3, 1991



REGULATORY



NON REGULATORY

GENERAL INTENT

The second plan under the Freeway Mitigation Program in 1988 (proposition 17). Addresses the impacts of the freeway on adjacent neighborhoods; proposes ways to maximize the compatibility of the freeway with adjacent and nearby land uses.

CONTACT

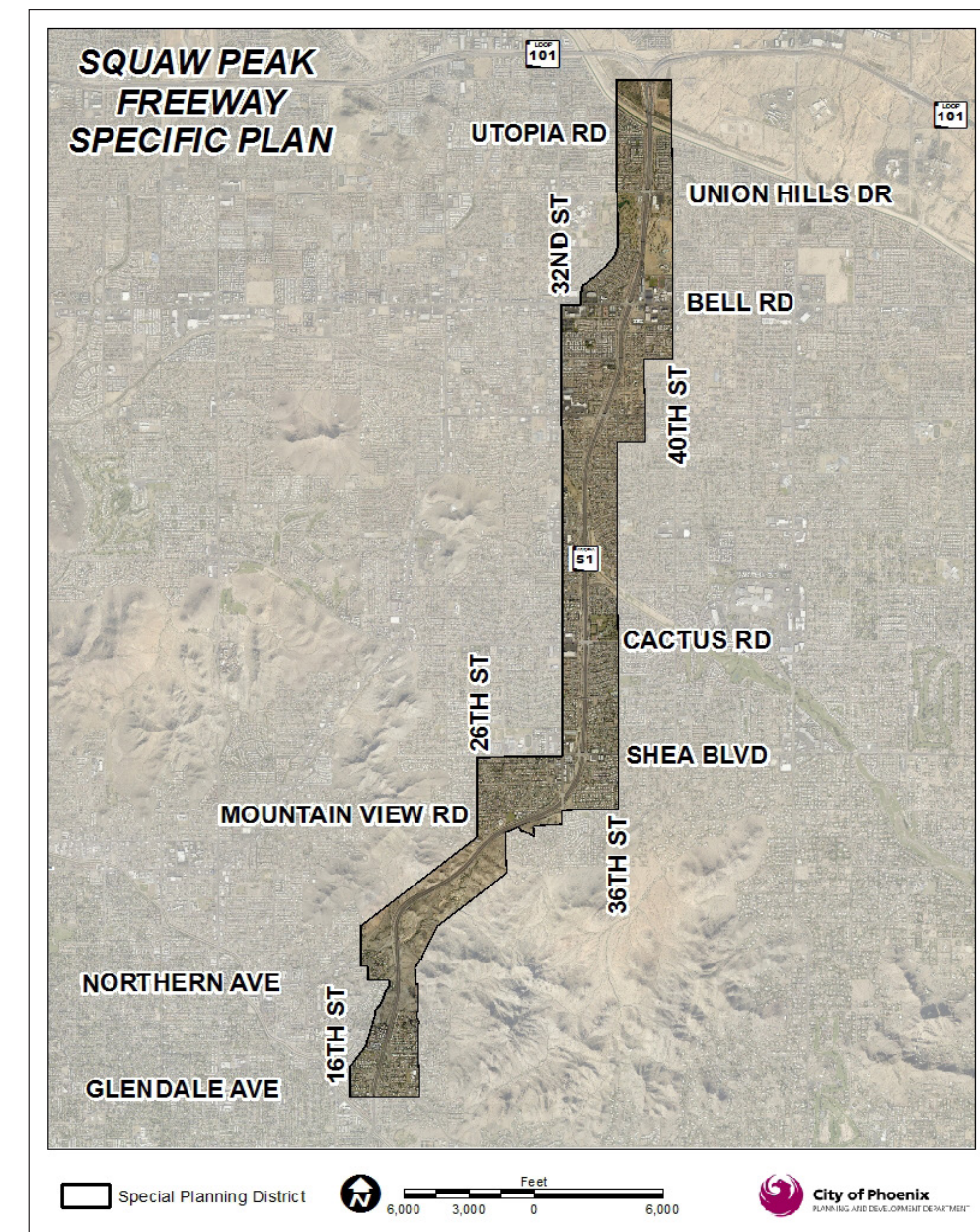
Maja Brkovic
Village Planner
602-261-8701
maja.brkovic@phoenix.gov

WHERE TO ACCESS

- North Mountain Village Page:
<https://www.phoenix.gov/pddsite/Pages/pzvpnmtn.aspx>
- Zoning Overlays and Regulatory Plans maps:
<https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668>

GENERAL LOCATION

Half-mile corridor along the Piestewa Freeway, Glendale Avenue north to the Loop 101 Freeway.





ENCANTO VILLAGE

INDIAN SCHOOL SPECIFIC PLAN

ADOPTED: DECEMBER 4, 1991

REGULATORY

NON REGULATORY

REGULATORY PROVISIONS

Land use, intensity and density, building heights, lot coverage, submittal of master plan documents and design guidelines.

CONTACT

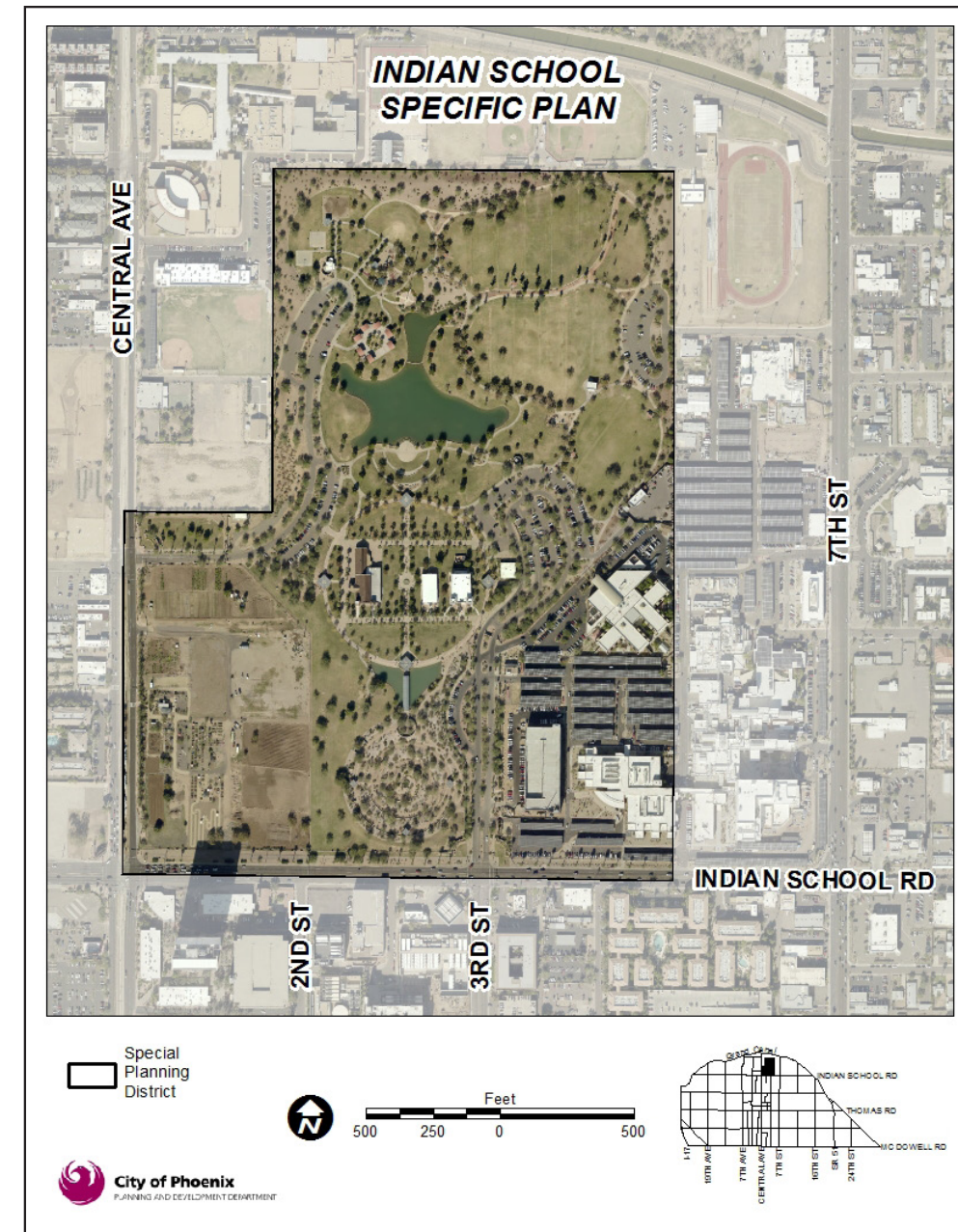
Hannah Oliver
Village Planner
602-256-5648
hannah.oliver@phoenix.gov

WHERE TO ACCESS

- Encanto Village Page:
<https://www.phoenix.gov/pddsit/Pages/pzvpencanto.aspx>
- Zoning Overlays and Regulatory Plans maps:
<https://www.phoenix.gov/pddsit/Pages/pzmapszoverlaymap.aspx>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668>

GENERAL LOCATION

108 acres at the northeast corner of Central Avenue and Indian School Road.





DEER VALLEY VILLAGE

DEER VALLEY CORE SPECIFIC PLAN

ADOPTED: OCTOBER 5, 1994

REGULATORY

NON REGULATORY

GENERAL INTENT

The Plan envisions 27th Avenue as the principle street in the Core - its Main Street. At the north end is the most concentrated employment center, at the south end is planned a mix of service types uses including hotels, restaurants, movie theaters, offices as well as the existing Phoenix General Hospital.

CONTACT

Racelle Escolar

Planner III

602-262-6949

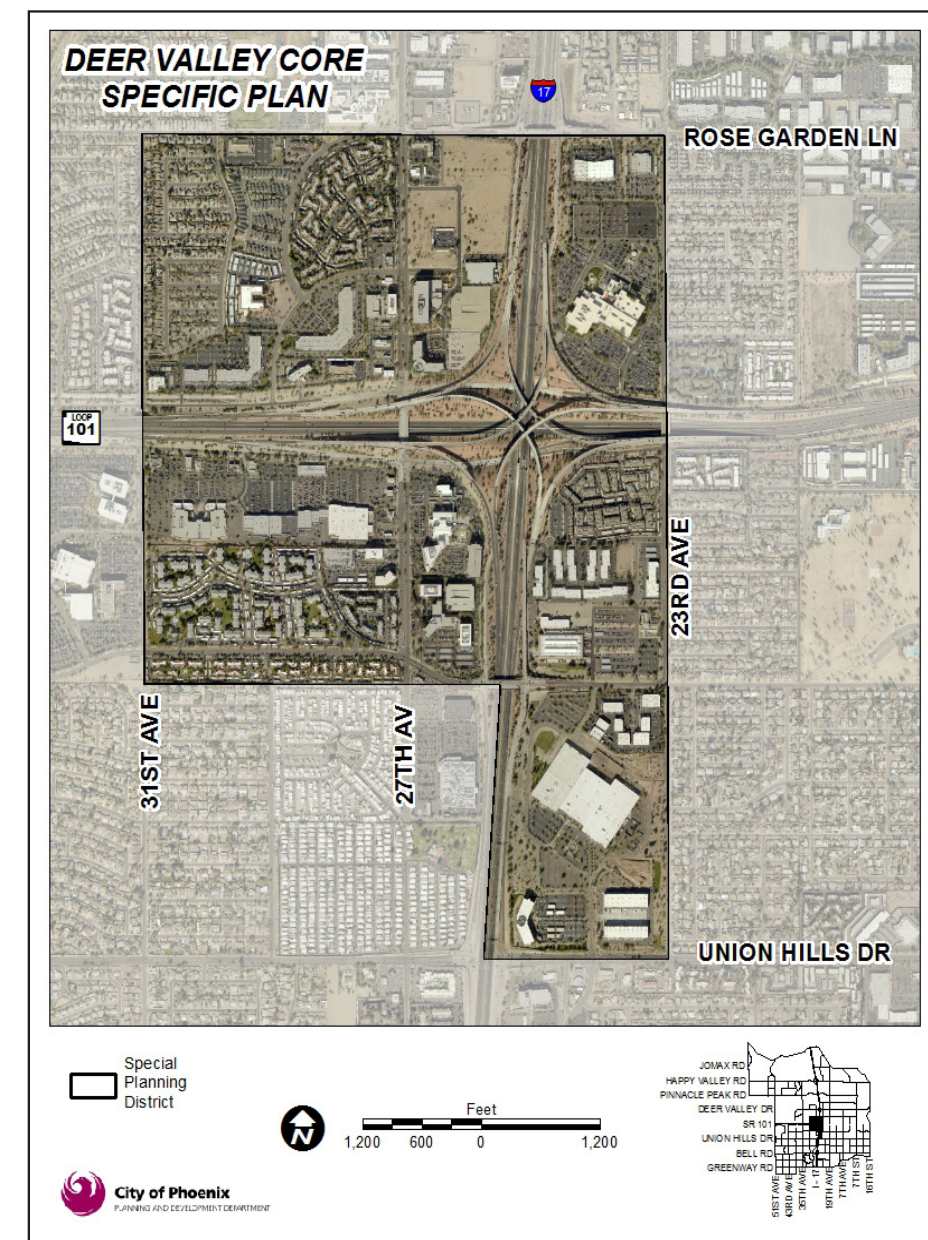
racelle.escolar@phoenix.gov

WHERE TO ACCESS

- Deer Valley Village Page:
<https://www.phoenix.gov/pddsit/Pages/pzvpdrvly.aspx>
- Zoning Overlays and Regulatory Plans maps:
<https://www.phoenix.gov/pddsit/Pages/pzmapszoverlaymap.aspx>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668>

GENERAL LOCATION

31st Avenue to 23rd Avenue, Utopia Road to Rose Garden Land; Black Canyon Freeway to 23rd Avenue, Union Hills Drive to Utopia Road.





GENERAL INTENT

The third plan under the Freeway Mitigation Program in 1988 (proposition 17). Establishes non-regulatory policies and guidelines to improve the compatibility between the freeway and the residential neighborhoods through which it passes.

CONTACT

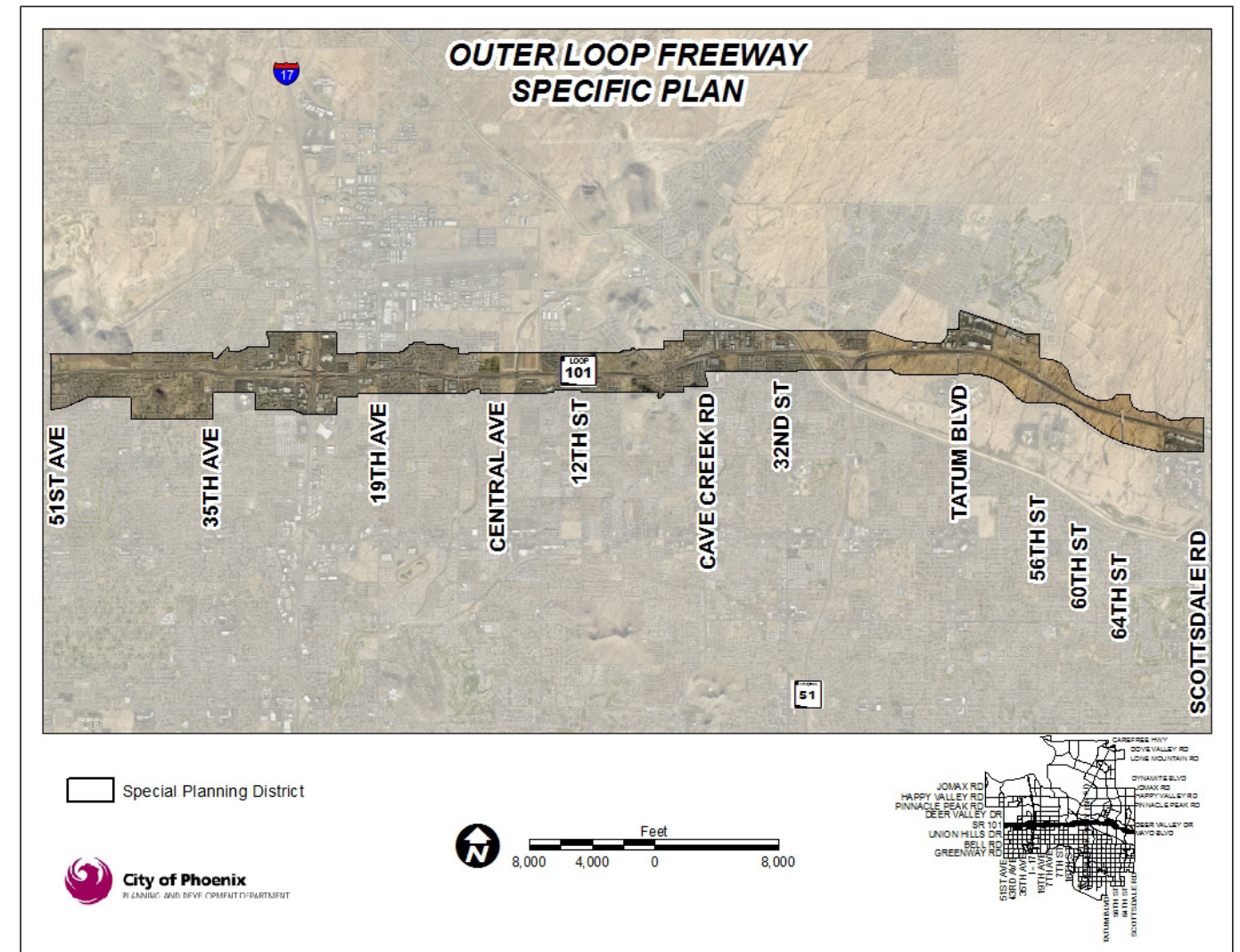
Marc Thornton
 Principal Planner
 602-256-5618
 marc.thornton@phoenix.gov

WHERE TO ACCESS

- Multiple Village Pages:
<https://www.phoenix.gov/pdd/pz/village-planning-committees>
- Zoning Overlays and Regulatory Plans maps:
<https://www.phoenix.gov/pddsites/Pages/pzmapszoverlaymap.aspx>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668>

GENERAL LOCATION

Half-mile corridor along the Loop 101 Freeway, 51st Avenue to Scottsdale Road.





MULTIPLE VILLAGES

BLACK CANYON/MARICOPA FRWY SPECIFIC PLAN

ADOPTED: JUNE 30, 1999



REGULATORY



NON REGULATORY

GENERAL INTENT

The fourth plan under the Freeway Mitigation Program in 1988 (Proposition 17). Establishes non-regulatory policies and guidelines to improve the compatibility between the freeway and the residential neighborhoods through which it passes.

CONTACT

Marc Thornton
Principal Planner
602-256-5618
marc.thornton@phoenix.gov

WHERE TO ACCESS

- Multiple Village Pages:
<https://www.phoenix.gov/pdd/pz/village-planning-committees>
- Zoning Overlays and Regulatory Plans maps:
<https://www.phoenix.gov/pddsites/Pages/pzmapszoverlaymap.aspx>
- Planning & Zoning Publications
<https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications>
- Summary List (Zoning Ordinance Chapter 668)
<http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668>

GENERAL LOCATION

Half-mile corridor along the Interstate 17 Freeway and its continues connection with the Interstate 10 Freeway, Pecos Road to Pinnacle Peak Road.

