



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS
July 19, 2017**

Application: GPA-CE-2-16-6

Applicant: Paul Gilbert, Beus Gilbert PLLC

Location: Approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road.

Acreage: 319.11 +/- acres

Current Plan Designation: Residential 0 to 1 du / acre (13.24 +/- acres)
Residential 3.5 to 5 du / acre (8.89 +/- acres)
Residential 5 to 10 du / acre (4.72 +/- acres)
Residential 10 to 15 du / acre (0.67 +/- acres)
Commercial (41.11 +/- acres)
Parks / Open Space - Private (249.59 +/- acres)
Parks / Open Space - Public (0.89 +/- acres)

Requested Plan Designation: Residential 0 to 1 du / acre (12.68 +/- acres)
Residential 3.5 to 5 du / acre (8.99 +/- acres)
Residential 3.5 to 5 du / acre or 5 to 10 du / acre (25.05 +/- acres)
Residential 5 to 10 du / acre (4.96 +/- acres)
Resort-Commercial (46.57 +/- acres)
Mixed Use Commercial / 5 to 10 du / acre (7.54 +/- acres)
Parks / Open Space - Privately Owned (213.32 +/- acres)

Requested Change: To update the land use designations on the General Plan Land Use Map for the Phoenician Resort.

Reason for Requested Change To match the proposed zoning changes as associated with rezoning case Z-83-16-6.

Village Planning Committee Date: Camelback East VPC; August 1, 2017

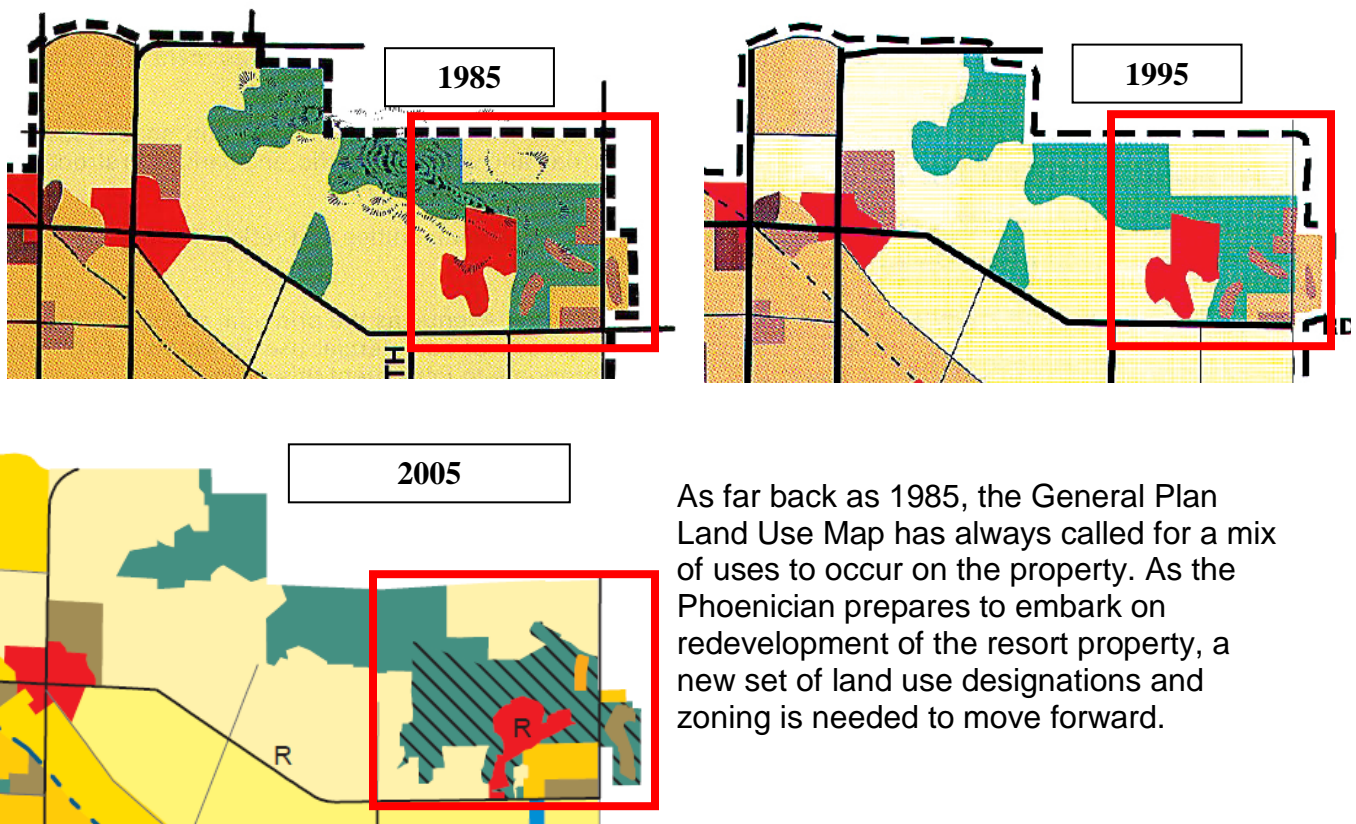
Staff Recommendation: Approval

FINDINGS

- 1) The proposed General Plan Amendment will provide an updated land use mix that will allow an existing Phoenix resort hotel to expand and develop underutilized properties.
- 2) The proposed General Plan Amendment implements several goals and principles of the Phoenix General Plan.
- 3) The subject area exceeds 10 acres, which requires a General Plan Amendment to the Land Use map.
- 4) The companion zoning case, Z-83-16-6, will help ensure high-quality development compatible with surrounding uses.

BACKGROUND

Below is a series of snapshots from General Plan Land Use maps from the last few decades. The general area for the Phoenician is captured in the red box.



As far back as 1985, the General Plan Land Use Map has always called for a mix of uses to occur on the property. As the Phoenician prepares to embark on redevelopment of the resort property, a new set of land use designations and zoning is needed to move forward.

The purpose of this General Plan Amendment (GPA) is to update the land uses on the General Plan Land Use Map to more closely reflect the proposed zoning changes for the Phoenician Resort property as part of rezoning case Z-83-16-6.

The most significant change in the land use mix is an increase in the amount of land designated for residential development on the site. Currently there are approximately 27.52 acres dedicated for residential land uses. The requested changes result in 51.68 acres dedicated to residential land uses. There is also a request to increase the amount of land for commercial land uses from approximately 41.11 acres to 54.11 acres. Lastly, there are 7.54 acres that are designated for Mixed Use Commercial or Residential 5 to 10 dwelling units per acre.

Land that is currently designated as Parks / Open Space - Privately Owned is where most of the expanded commercial and residential land uses will be located. The land in question is currently a golf course and as part of the redevelopment proposal, the course will be reduced from 27 to 18 holes.

The request still maintains more than 213 acres as Parks / Open Space - Privately Owned. This is one of the largest concentrations of this land use designation in Phoenix. A large portion of the site falls on privately owned portions of Camelback Mountain. The GPA represents a commitment to continue to preserve this significant portion of Camelback Mountain as natural open space.

RELATIONSHIP TO GENERAL PLAN CORE VALUES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE

CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

While the request does expand the area for residential land uses, the residential land uses will be in areas where they are adjacent to similar land uses outside of the PUD or an open space buffer is provided between the residential land use and existing neighborhoods.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE

TOURISM FACILITIES; CODES: Support amendments to codes and ordinances when appropriate to encourage tourism.

The request allows for an existing resort hotel (tourism facility) to continue in operation and allows for development of underutilized portions of the site.

CONNECT PEOPLE & PLACES CORE VALUE

CANALS & TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.

The proposed land use map request preserves property with trails on Camelback Mountain as Parks / Open Space – Privately Owned. Preserving access to trail and to the city's recreational amenities is one of the goals of the General Plan.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE

Desert Character; Land Use Principle: Promote land uses that preserve Phoenix's natural open spaces.

The request maintains approximately 213 acres as Parks / Open Space – Privately Owned. Approximately 99 acres of this land use area is on Camelback Mountain. Designation as Parks / Open Space – Privately Owned is consistent with the applicant's commitment to maintain the portion of Camelback Mountain as open space accessible to the public via the existing Cholla Trail.

The proposed amendment has no significant effect on the following General Plan Core Values:

- *CREATE AN EVEN MORE VIBRANT DOWNTOWN*

CONCLUSION AND RECOMMENDATION

Approval of this General Plan Amendment will help to implement the goals of the General Plan.

Staff recommends that the request be approved.

Writer

J. Bednarek
July 19, 2017

Exhibits

Sketch Map







GENERAL PLAN AMENDMENT

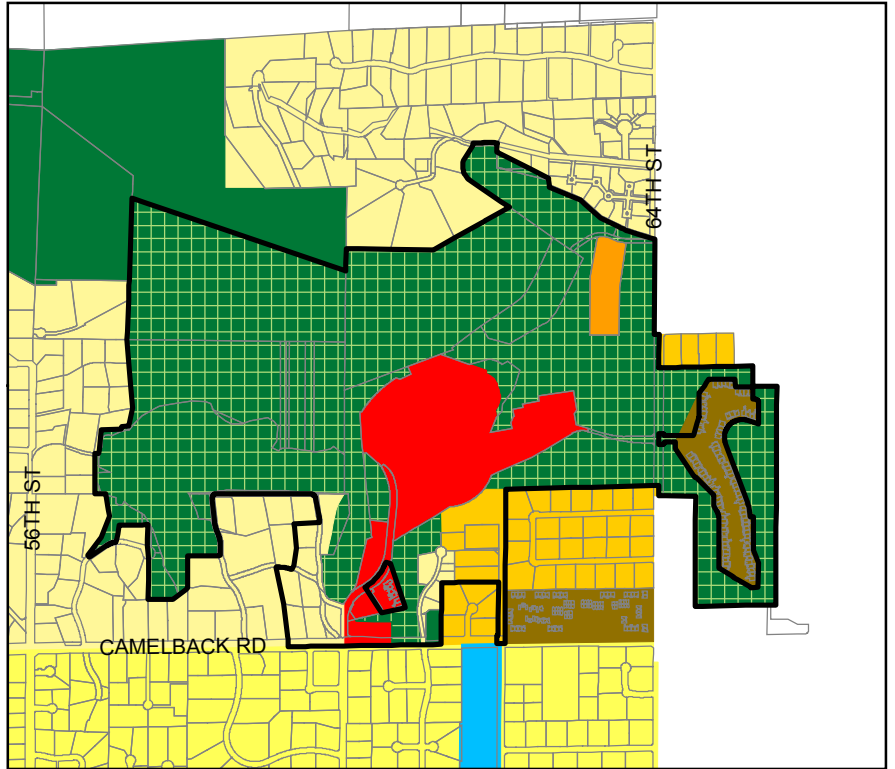
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-CE-2-16-6	ACRES: 319.11 +/-
VILLAGE: Camelback East	COUNCIL DISTRICT: 6
APPLICANT: Paul Gilbert, Beus Gilbert PLLC	

EXISTING:








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-  Residential 0 to 1 du/ac
-  Residential 1 to 2 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac
-  Commercial
-  Parks/Open Space - Privately Owned
-  Parks/Open Space - Publicly Owned
-  Public/Quasi-Public



PROPOSED CHANGE:

- Residential 0 to 1 du / acre (12.68 +/- Acres)
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