



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS
September 19, 2016**

<u>Application:</u>	GPA-DSTV-2-16-2
<u>Applicant:</u>	Adam Baugh, Withey Morris PLC
<u>Location:</u>	Approximately 297 feet east from the northeast corner of 40th Street and Lone Mountain Road
<u>Acreage:</u>	14.99 acres
<u>Current Plan Designation:</u>	Residential 0-2 du/acre
<u>Requested Plan Designation:</u>	Residential 2-3.5 du/acre
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for development of a single-family subdivision
<u>Village Planning Committee Date:</u>	Desert View Village – October 4, 2016
<u>Staff Recommendation:</u>	Approval

Findings:

- 1) The proposed General Plan Land Use Map designation of Residential 2-3.5 du/acre is compatible with the surrounding uses and will complement the land use pattern in the area.
- 2) The companion zoning case, Z-47-16-2, will help ensure high-quality development compatible with surrounding uses.
- 3) The proposed subdivision will provide a transition between the existing traditional lot residential subdivision to the south and the large lot residential properties to the north.

BACKGROUND

The subject site is located approximately 297 feet east from the northeast corner of 40th Street and Lone Mountain Road. This request would amend the existing General Plan Land Use Map designation from Large Lot Residential 0-2 du/acre to Traditional Lot Residential 3.5-5 du/acre for 14.99 acres. Rezoning case Z-47-16-2, is a companion case running concurrently with this request. Z-47-16-2 is a request to rezone 14.81 acres located approximately 297 feet east for the northeast corner of 40th Street and Lone Mountain Road from S-1 (Farm Residence) to R1-10 (Single Family Residential) to allow Single Family Residential.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES:

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

The proposed development is consistent with the scale, design, and appearance of the surrounding area. The proposal provides a high percentage of open space, integration of natural washes, and increased setback along Lone Mountain Road.

BUILD THE SUSTAINABLE DESERT CITY

- RIVERS, WASHES AND WATERWAYS; LAND USE PRINCIPLE: Preserve natural washes coming from the preserves and promote access and views of the preserves by the public.

The applicant has proposed a majority of low-profile ranch style homes designed to protect the view sheds of existing adjacent properties and has configured the lot layout to protect the natural washes that currently run through the subject property.

- RIVERS, WASHES AND WATERWAYS; DESIGN PRINCIPLE: Propose new design standards that address drainage, use of native plants, edge treatment, and access – both visual and physical – for private and public development adjacent to public preserves, parks, washes and open spaces.

The proposed development is integrating natural washes into the site design and will provide an increased landscape setback along the south property line with grading and landscaping to mimic the natural desert environment.

CONNECT PEOPLE AND PLACES

- OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposed development will provide a reasonable level of increased intensity that is compatible with the surrounding uses and will complement the land use pattern in the area.

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

CREATE AN EVEN MORE VIBRANT DOWNTOWN
STRENGTHEN OUR LOCAL ECONOMY

CONCLUSION AND RECOMMENDATION

Staff recommends that the request be approved.

Approval of this General Plan Amendment will further the goals of the General Plan. Approval is consistent with the residential development patterns in the area.

Writer

Joél Carrasco
September 19, 2016

Attachments

Sketch Map





GENERAL PLAN AMENDMENT

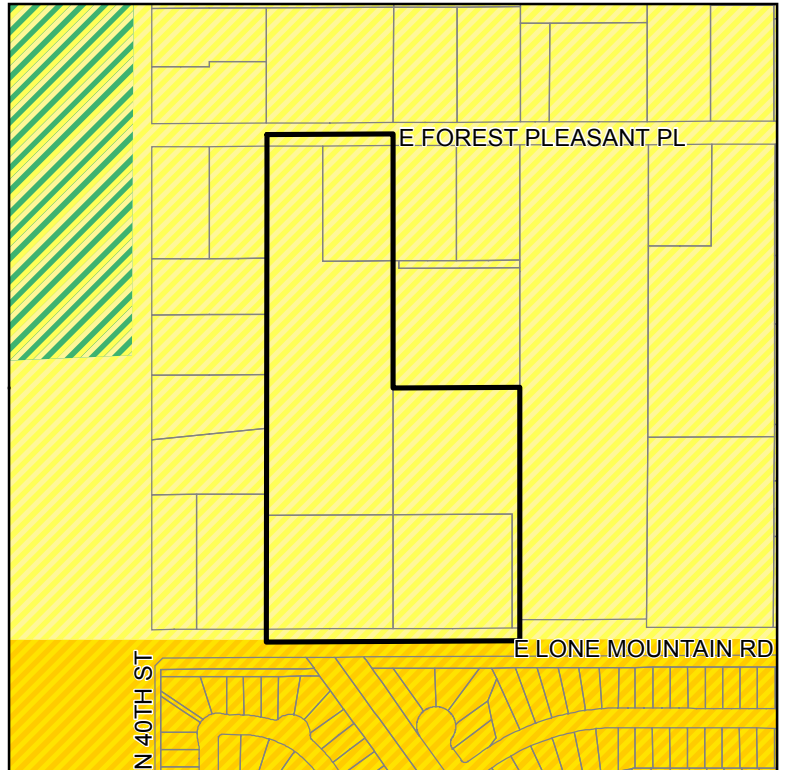
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-2-16-2	ACRES: 14.99 +/-
VILLAGE: Desert View	COUNCIL DISTRICT: 2
APPLICANT: Withey Morris / Adam Baugh	

EXISTING:



Residential 0 to 1 / 1 to 2 (14.99 +/- Acres)

-  Proposed Change Area
-  Residential 0 to 2 du/acre
-  Residential 2 to 5 du/acre
-  Preserves / 0-1 or 1-2 du/ acre



PROPOSED CHANGE:

Residential 2 to 3.5 (14.99 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du/acre

