



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
October 27, 2021

<u>Application:</u>	GPA-EN-1-20-4
<u>Owner:</u>	Phoenix Children's Hospital, et al.
<u>Applicant:</u>	Phoenix Children's Hospital
<u>Representative:</u>	Taylor Earl, Earl & Curley
<u>Location:</u>	Approximately 960 feet west of the southwest corner of the SR-51 Freeway and Thomas Road
<u>Acreage:</u>	21.60 acres
<u>Current Plan Designation:</u>	Residential 10 to 15 dwelling units per acre (19.07 acres) and Commercial (2.53 acres)
<u>Requested Plan Designation:</u>	Public/Quasi-Public (21.60 acres)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment for Public/Quasi-Public on the Phoenix Children's Hospital campus
<u>Encanto Village Planning Committee Date:</u>	November 1, 2021
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The companion rezoning case (Z-25-20-4) proposes a Planned Unit Development to expand and consolidate zoning across the Phoenix Children's Hospital Campus. Because the proposal exceeds 10 acres and is not entirely consistent with the existing General Plan Land Use Map designations a General Plan Amendment is required to amend the Land Use Map designation.
- 2) The proposed General Plan Land Use Map designation of Public/Quasi-Public is compatible with the Land Use Map designation to the north and east and is consistent with the existing and planned uses for the subject site.

- 3) The proposed General Plan Land Use Map designation of Public/Quasi-Public is appropriate at this location due to the proximity to an arterial street and State Route 51.

BACKGROUND

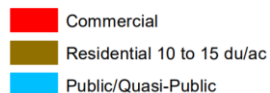
The subject site is located approximately 960 feet west of the southwest corner of the SR-51 Freeway and Thomas Road. The request would amend the General Plan Land Use Map designation from Residential 10 to 15 dwelling units per acre and Commercial to Public/Quasi-Public. The subject site surrounds and excludes a property owned by the State of Arizona.

Rezoning case Z-25-20-4 is a companion case to this General Plan Amendment request and seeks to consolidate multiple zoning entitlements under a Planned Unit Development to allow for expansion and master planning of the Phoenix Children's Hospital campus. A portion of the Phoenix Children's Hospital Campus currently has the appropriate Public/Quasi-Public designation which has traditionally used for hospitals in the City of Phoenix. This request would consolidate the full campus under the Public/Quasi-Public designation.

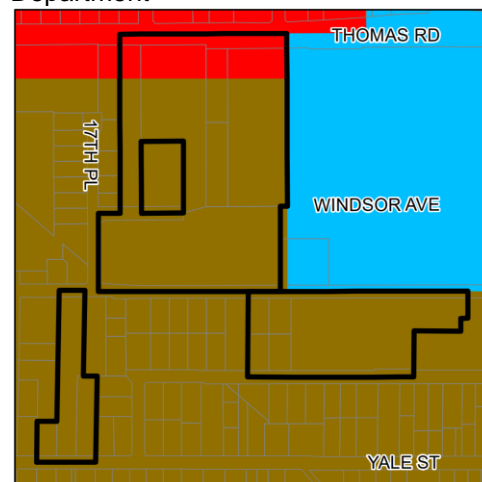
SURROUNDING LAND USES

To the west of the subject site are two land uses and designations described as follows. Along Thomas Road and west of the subject site is developed as commercial and designated Commercial. The remainder of the properties are a mix of single-family residential and multifamily residential designated Residential 10 to 15 dwelling units per acre.

To the south of the subject site are a mix of single-family and multifamily properties designated Residential 10 to 15 dwelling units per acre.



General Plan Land Use Map Designations;
Source: Planning and Development
Department



To the north of the subject site but south of Thomas Road is the core of the Phoenix Children's Hospital Medical Campus which is designated Public/Quasi-Public.

To the north of the subject site and north of Thomas Road are a mix of commercial properties designated Commercial. North of Thomas Road and adjacent to the Phoenix Children's Hospital Campus (a portion not included in this GPA) is the Arizona Heart Hospital which is also designated Public/Quasi-Public.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE

- ***JOB CREATION (EMPLOYERS); LAND USE AND DESIGN PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.***

The proposed General Plan Amendment will support ongoing investment and development of the Phoenix Children's Hospital Campus which has been an medical-oriented employment center since the late 1960s.

- ***JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support necessary changes to land use and zoning in and around bio-medical clusters.***

The proposed General Plan Amendment will support the master planning efforts of the Phoenix Children's Hospital to create a cohesive medical campus

CONNECT PEOPLE AND PLACES CORE VALUE

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

The proposed General Plan Amendment will support ongoing investment and development of the Phoenix Children's Hospital Campus which is both a destination and an employment center. This campus is well served by State Route 51 and Thomas Road.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-EN-1-20-4. The approval of this request will support continued development at Phoenix Children's Hospital.

Writer

Nick Klimek
October 28, 2021

Team Leader

Samantha Keating

Exhibits

Sketch Map





GENERAL PLAN AMENDMENT

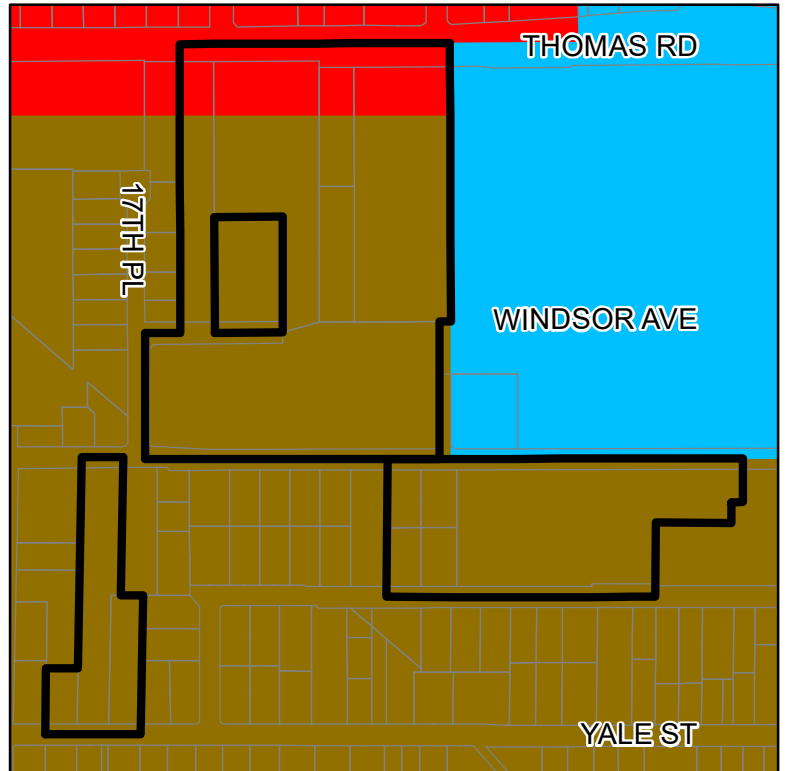
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APPLICATION NO: GPA-EN-1-20-4	ACRES: 21.60 +/-
VILLAGE: Encanto	COUNCIL DISTRICT: 4
APPLICANT: Phoenix Children's Hospital	

EXISTING:



Residential 10 to 15 du/ac (19.07 +/- Acres)
Commercial (2.53 +/- Acres)

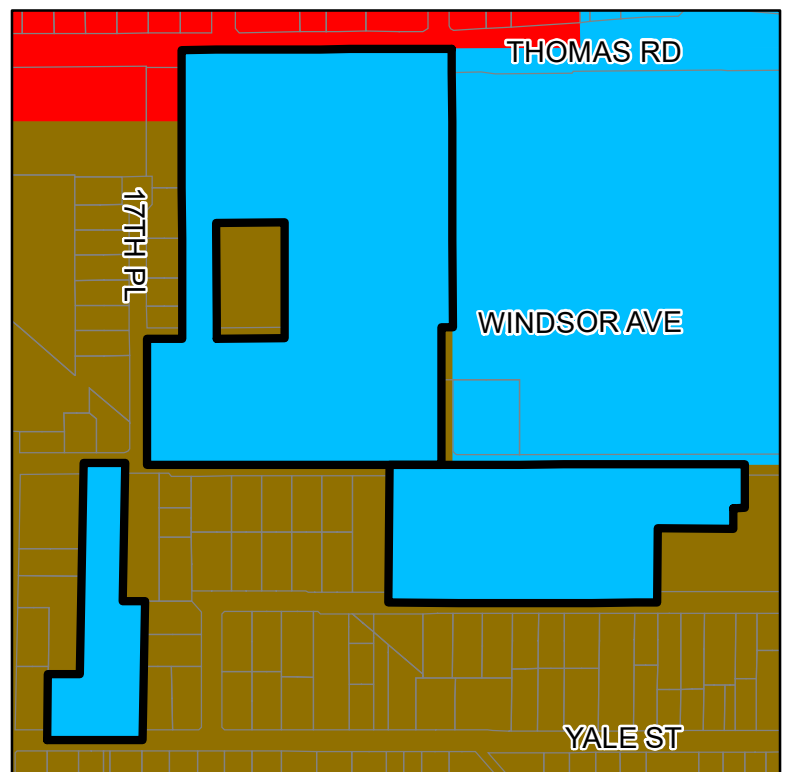
-  Proposed Change Area
-  Commercial
-  Residential 10 to 15 du/ac
-  Public/Quasi-Public



PROPOSED CHANGE:

Public/Quasi Public (21.60 +/- Acres)

-  Proposed Change Area
-  Public/Quasi-Public







GENERAL PLAN AMENDMENT

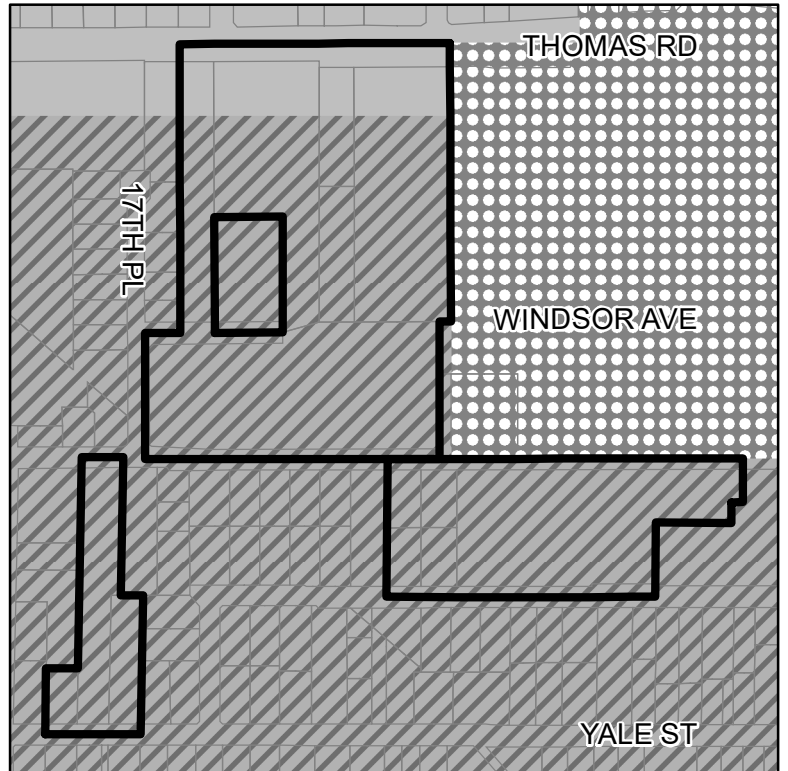
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APPLICATION NO: GPA-EN-1-20-4_BW	ACRES: 21.60 +/-
VILLAGE: Encanto	COUNCIL DISTRICT: 4
APPLICANT: Phoenix Children's Hospital	

EXISTING:



Residential 10 to 15 du/ac (19.07 +/- Acres)
Commercial (2.53 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/acre
-  Commercial
-  Public/Quasi-Public



PROPOSED CHANGE:

Public/Quasi Public (21.60 +/- Acres)

-  Proposed Change Area
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