



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
October 15, 2020

<u>Application:</u>	GPA-EST-1-20-7
<u>Applicant:</u>	Brennan Ray, Burch and Cracchiolo, P.A.
<u>Owner:</u>	Empire Residential Communities Fund IV, c/o Shelby Duplessis
<u>Representative:</u>	Brennan Ray, Burch and Cracchiolo, P.A.
<u>Location:</u>	Southeast corner of 107th Avenue and Southern Avenue
<u>Acreage:</u>	69.33 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 dwelling units per acre (60.83 acres) and Parks/Open Space-Public (8.50 acres)
<u>Requested Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (69.33 acres)
<u>Reason for Requested Change:</u>	Map Amendment to Residential 3.5 to 5 dwelling units per acre.
<u>Estrella Village Planning Committee Date:</u>	October 20, 2020
<u>Staff Recommendation:</u>	Denial as filed, approval of Residential 2 to 3.5 dwelling units per acre

FINDINGS:

- 1) The Residential 2 to 3.5 dwelling units per acre land use designation, recommended by staff is consistent with the proposed R1-10 zoning and allows for a gradual density transition along the Salt River.

- 2) The companion rezoning case, Z-1-20-7, as stipulated, proposes development that is consistent in scale and character with land uses in the general area.
- 3) The subject site is approximately one-quarter mile south of the proposed State Route 30 (SR-30) freeway alignment that will serve as a major transportation corridor for this part of the Phoenix Metropolitan region. Thus, a gradual increase in residential density from the existing land use designation is appropriate. However, the increase in land use designation from 1 to 2 dwelling units per acre to 3.5 to 5 dwelling units per acre does not allow for a gradual density transition within this area of the Estrella Village.
- 4) The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.

BACKGROUND

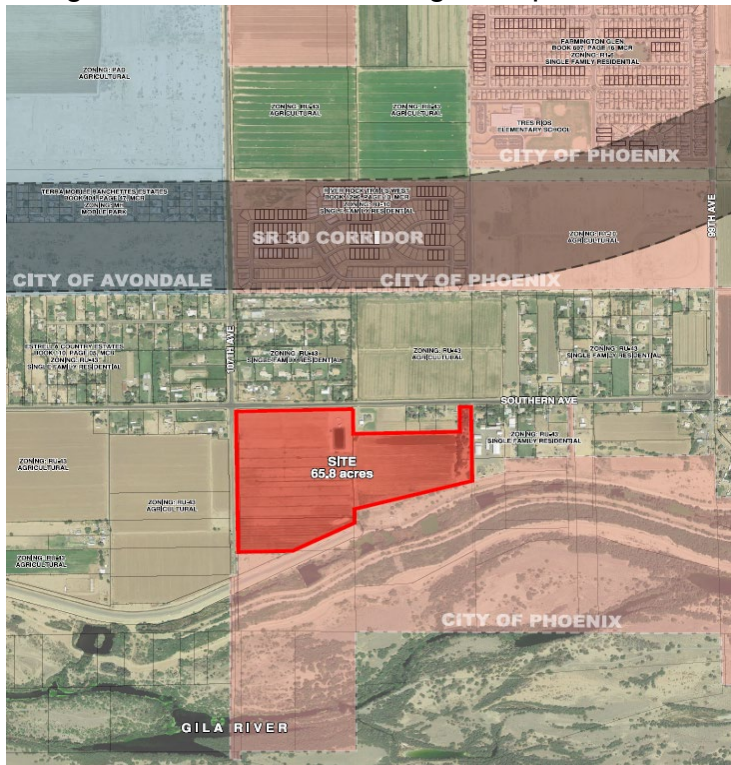
The subject site is located on the southeast corner of 107th Avenue and Southern Avenue and is currently utilized for residential and agricultural purposes. The companion Rezoning Case No. Z-1-20-7 is requesting to rezone the subject site from S-1 (Ranch or Farm Residence) to R1-10 (Single-Family Residence District) for a single-family subdivision. The development, as proposed by the applicant, would include 279 lots at a density of approximately 4.24 dwelling units per acre. The site is located approximately one-quarter mile to the south of the proposed SR-30 freeway alignment and will provide additional housing choices along this regional transportation corridor.

In 1999, the City of Phoenix approved the Estrella Village Plan which identified goals, objectives and strategies pertaining to growth, the village core, protection of residential neighborhoods, housing and employment, and urban design among other elements. This plan identified the land use designation of the subject site as 0 to 2 dwelling units per acre and the southern portion within the Rio Salado Area of Influence. The plan identifies the southwest portion of the village, where the subject site is located, as an area with large lot residential uses in order to protect existing 1.5 and 2 acre properties. The plan also identifies the need to review the area's development potential as Village's development buildout approaches. Furthermore, the Estrella Village Plan "Growth" Goal, identifies the desire to promote Rio Salado oriented development.

In mid-2020, the subject property was annexed into the City of Phoenix from unincorporated Maricopa County under Annexation No. 495 to be followed by a zoning district assignment of S-1 (Ranch or Farm Residence), the equivalent to the pre-existing county zoning. Currently, the site has a land use map designation of Residential 1 to 2 dwelling units per acre in the Phoenix General Plan Land Use Map.

This General Plan Amendment, as recommended by staff, will allow for a land use map designation that is consistent with the existing zoning designations in the general area,

east of 99th Avenue and north of the Sunland Avenue alignment. This general plan land use amendment will allow for an appropriate transition between the existing land use designations in the area of 1 to 2 dwelling units per acre and the proposed land use designation of 2 to 3.5 dwelling units per acre.



These land use map designations, as requested, would further diversify the land uses in this part of the Estrella Village in a manner consistent with development patterns based on the existing zoning and general plan land use map designations in the general area.

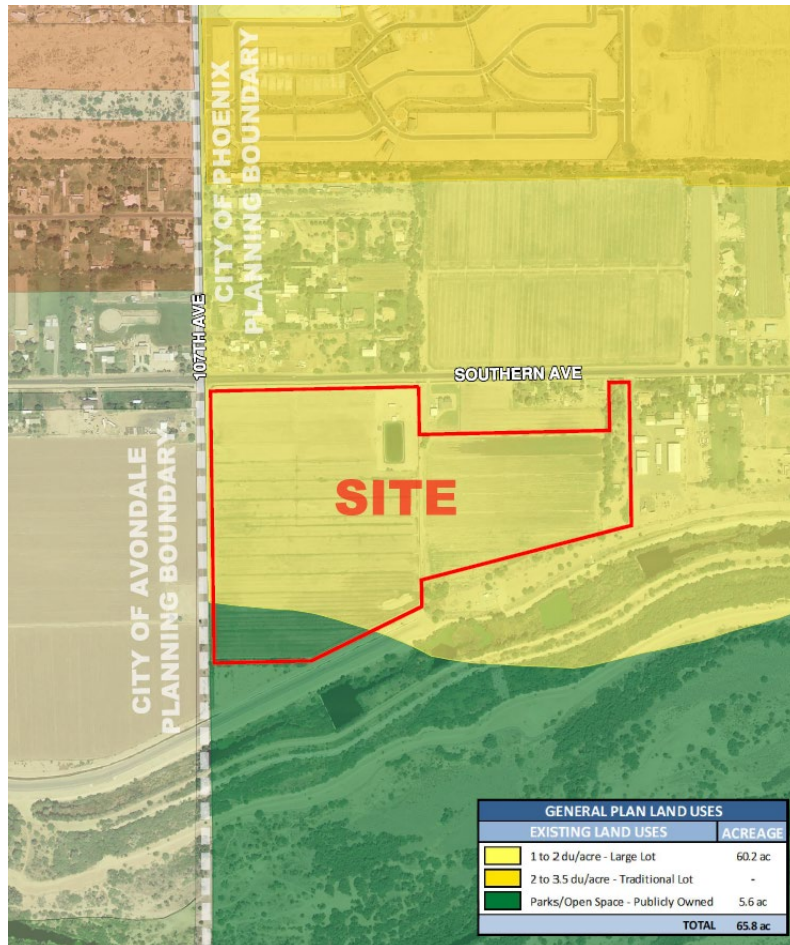
Figure A. (Left) Aerial Exhibit, Source: Hilgart Wilson, dated December 2019

As of the writing of this staff report, the Arizona Department of Transportation (ADOT) had determined a preferred SR-30 freeway alignment located approximately one-quarter mile to the north of the site. The SR-30 freeway will serve as a major transportation route in this part of the region, connecting the residents of this development proposed by this general plan land use map amendment via the existing arterial street network in the area.

SURROUNDING LAND USES

The proposed general plan land use amendment is located in the southwest portion of the Estrella Village generally bounded by Southern Avenue to the north, Salt River to the south, 107th Avenue to the west and 103rd Avenue alignment to the east. North of the site, the General Plan Land Use Map designation of Residential 1 to 2 dwelling units per acre within unincorporated Maricopa County (county island) with large lot residential uses. Further north, the General Plan Land Use Map designation transitions to Residential 2 to 3.5 dwelling units per acre, zoned R1-10, within the SR-30 freeway alignment.

South of the subject site is the Salt River, where properties are designated as Residential 1 to 2 dwelling units per acre and Parks or Open Space – Publicly Owned. These properties are zoned S-1 (Ranch or Farm Residence) and RE-43 (One-Family Residence). Properties south of the subject site are vacant and undeveloped.



West of the property is unincorporated Maricopa County within the planning boundaries of the City of Avondale, which has designated the properties west of the subject site as Rural Low Density Residential. Properties west of the site are zoned RU-43 (Rural-43) per Maricopa County. Properties west of the site are used for agricultural and rural purposes.

Figure B. (Left) Existing Land Use Map, Source: Hilgart Wilson

East of the subject site, the General Plan Land Use Map has designated properties as Residential 1 to 2 dwelling units per acre. These properties are used for agricultural and rural purposes, and in majority located within unincorporated Maricopa County (county island). The zoning for these unincorporated properties is RU-43 (Rural-43) per Maricopa County. On the northeast corner of 99th Avenue and Southern Avenue is the site of a proposed subdivision zoned R1-10 (Single-Family Residence) and designated by the General Plan Land Use Map as Residential 2 to 3.5 dwelling units per acre.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

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

The proposed rezoning case companion of this General Plan Amendment will provide for a multi-use trail connection from Southern Avenue south towards the Salt River. This trail connection will serve to connect residents in the area with recreational opportunities along the Salt River when these facilities are developed in the future and will further the city's vision to reimagine and revitalize the Rio Salado area. Furthermore, as stipulated, other pathways will be provided within this development to allow for other recreational opportunities as this project is constructed.

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

The site is adjacent to two minor arterial streets as classified by Maricopa County and is located approximately one-quarter mile south of the proposed alignment of the SR-30 freeway, a major transportation corridor. This proposed amendment will locate a single-family residential use adjacent to major streets and adjacent to other existing residential uses in the area. This amendment will support an increase in density on the property from Residential 1 to 2 dwelling units per acre to Residential 2 to 3.5 dwelling units per acre land use designation, as recommended by staff, as the general area presently has similar land use designations to the ones proposed. Furthermore, the proximity of the SR-30 freeway, not envisioned in the Estrella Village Plan for this area, to this development will help serve the increased density of homes proposed by this development.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- ***CERTAINTY AND CHARACTER: DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

As stipulated via companion Case No. Z-1-20-7, the proposed residential subdivision will incorporate stipulations to prevent negative impacts on existing residential properties. These stipulations include the screening along the site's perimeter using a solid wall and enhanced landscaping along the north, limitations on the building height and increased lot widths along the northern

perimeter of the site to reduce the number of lots within proximity to county properties. Furthermore, the two ingress and egress points to the site are presently located next to 107th Avenue and Southern Avenue, minor arterial streets as classified by Maricopa County, thus there are no impacts to local streets.

- ***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE: DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***

The proposed General Plan Amendment will further diversify the existing land use map designations in this part of the city by allowing a residential subdivision at a minor arterial street intersection as classified by Maricopa County and proposing a variety of lot sizes. This will help to provide diverse housing opportunities in this area to both current and future residents.

CONCLUSION AND RECOMMENDATION

The staff recommendation for GPA-EST-1-20-7 is to deny the request as filed and approve the General Plan Land Use as **Residential 2 to 3.5 dwelling units per acre**. The proposed land use map designation is consistent in scale and character with existing land uses in the surrounding area. The subject site is approximately one-quarter mile south of the proposed SR-30 freeway alignment that will serve as a major transportation corridor for this part of the Phoenix Metropolitan region thus a gradual increase in residential density from the existing land use designation is appropriate. However, the increase in land use designation from 1 to 2 dwelling units per acre to 3.5 to 5 dwelling units per acre, as requested by the applicant, does not allow for a gradual density transition within this area of the Estrella Village. As stipulated, the companion rezoning case, Z-1-20-7, will provide compatibility and consistency with the land use pattern in the surrounding area, in addition to buffering adjacent rural uses. Approval of the request will support the development of this vacant site with uses that are compatible with the land use designations and zoning districts in the general area.

Writer

Enrique Bojórquez-Gaxiola
October 15, 2020

Team Leader

Samantha Keating

Exhibits

Sketch Maps (2 pages)
Community Correspondence (1 page)





GENERAL PLAN AMENDMENT

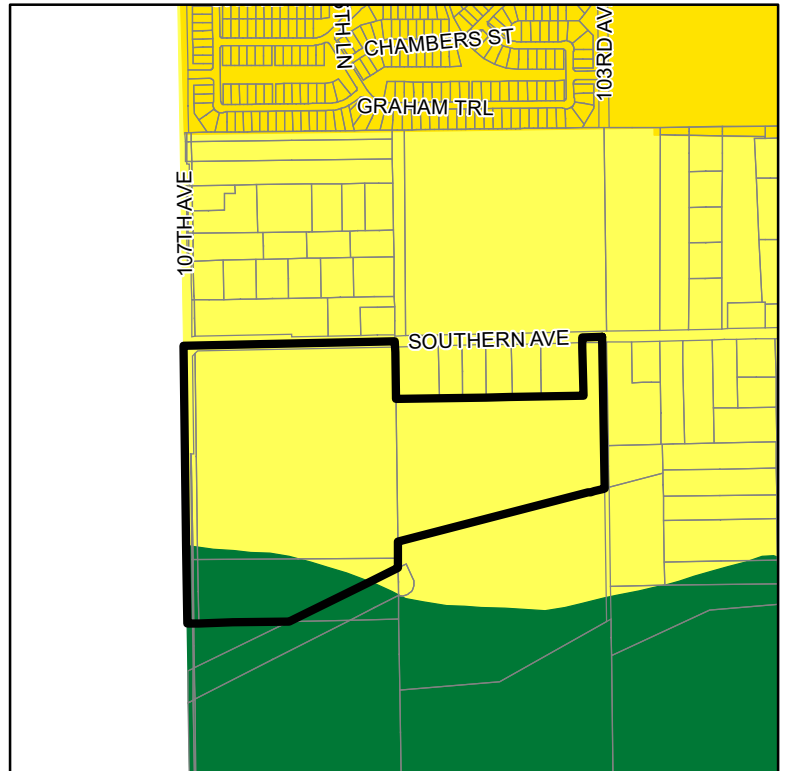
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-EST-1-20-7	ACRES: 69.33 +/-
VILLAGE: Estrella	COUNCIL DISTRICT: 7
APPLICANT: Brennan Ray	

EXISTING:



Residential 1 to 2 du/ac (60.83 +/- Acres)
Parks/Open Space-Public (8.50 +/- Acres)

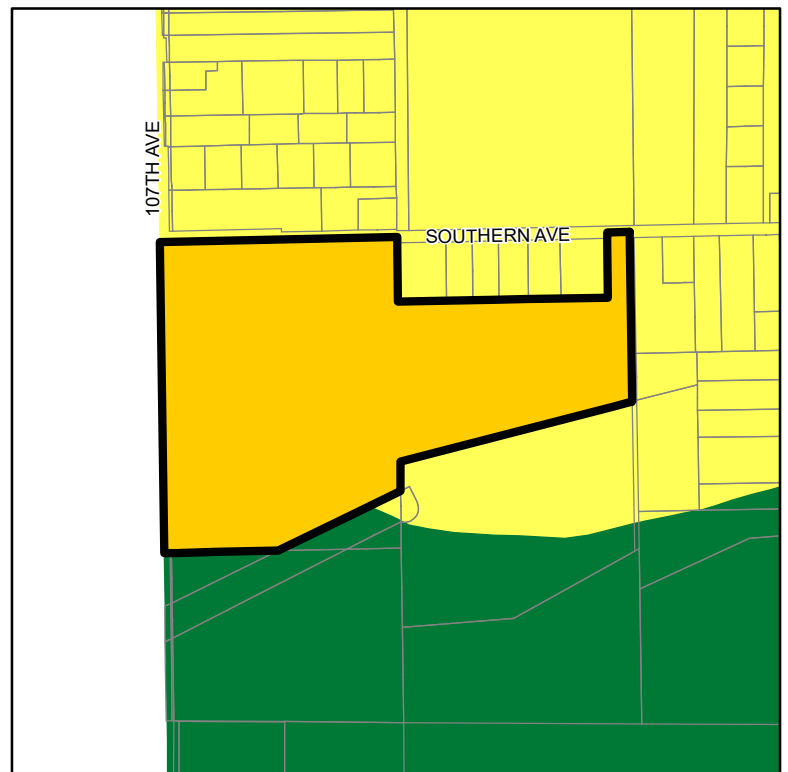
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (69.33 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac






GENERAL PLAN AMENDMENT

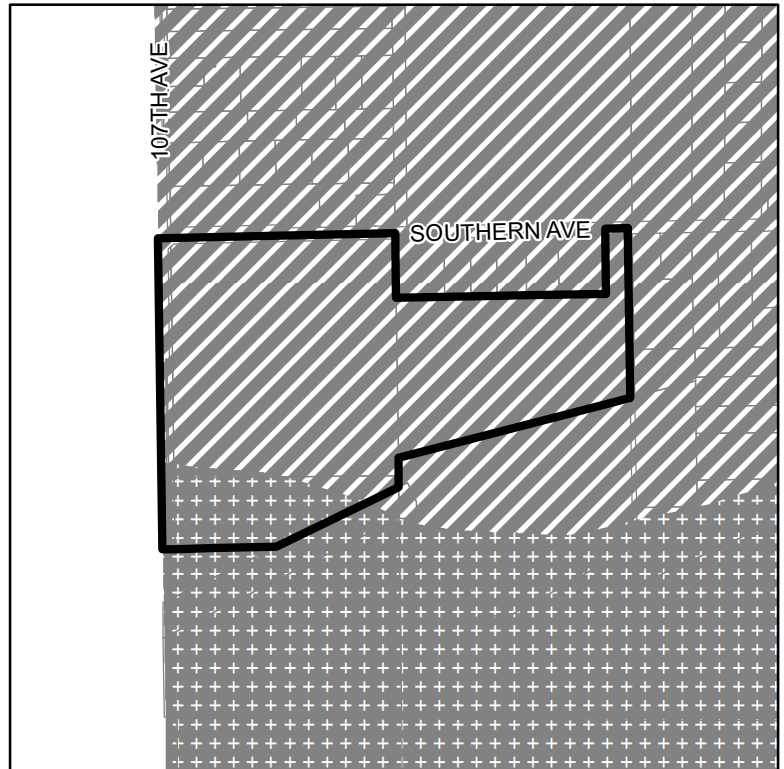
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-EST-1-20-7_BW	ACRES: 69.33 +/-
VILLAGE: Estrella	COUNCIL DISTRICT: 7
APPLICANT: Brennan Ray	

EXISTING:



Residential 1 to 2 du/ac (60.83 +/- Acres)
 Parks/Open Space-Public (8.50 +/- Acres)

-  Proposed Change Area
-  Residential 1 to 2 du/acre
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (69.33 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/acre



From: [M Busching \(Cartof\)](#)
To: [Kristi Trisko](#)
Cc: [Nick Klimek](#)
Subject: RE: Review & Comment on General Plan Amendment in the Estrella Village (GPA-EST-1-20-7)
Date: Tuesday, February 25, 2020 4:42:58 PM

Kristi--

I am concerned that:

- the density is too high
- if I read it correctly, even the general plan only proposed 2-3.5 du/acre
- it will be completed surrounded by R-43 zoning
- it takes away from current open space
- it requires a general plan amendment
- it is not near any main thoroughfares
- it shows little/nothing in the way of amenities
- one of the 2018 goals of the Estrella Village was to “ensure tha development along the Salt River bottom is consistent in scale and character with existing properties in the surrounding area”. It does not appear to do that.
- Another 2018 goal was to “ensure that new development respects scenic view corridors.” I don’t know that the 2 story houses do that.
- it has 2 story houses abutting the wetlands

I haven’t driven it yet, and so my opinion may change, but at least I thought I’d get you some comments.

Marcia Busching
(602) 980-2362

From: Kristi Trisko [mailto:kristi.trisko@phoenix.gov]
Sent: Tuesday, February 25, 2020 8:21 AM
Subject: Review & Comment on General Plan Amendment in the Estrella Village (GPA-EST-1-20-7)

Attached for your review is an amendment to the General Plan for Phoenix that has been filed:

ESTRELLA VILLAGE

Application GPA-EST-1-20-7 located in the Southeast corner of 107th Avenue and Southern Avenue. Request for a Map Amendment to change the General Plan land use map designation on approximately 65.8 acres from Residential 1 to 2 and Parks/Open Space to Residential 3.5 to 5.

This application is proceeding concurrently with a rezone request for the same property, approximately 65.8 acres from County Rural-43 (Pending S-1) to R1-10.

✓ Application Reference: Z-1-20-7

Please forward your comments prior to **March 16, 2020** to:

Kristi Trisko
Planner III
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor