



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS

May 1, 2023

<u>Application:</u>	GPA-LV-1-23-7
<u>Owner:</u>	LCG2I Laveen II, LLC
<u>Applicant:</u>	Andy Jochums, Beus Gilbert McGroder, PLLC
<u>Representative:</u>	Paul E. Gilbert, Beus Gilbert McGroder, PLLC
<u>Location:</u>	Southwest corner of the 63rd Avenue and Olney Avenue alignments
<u>Acreage:</u>	39.78 acres
<u>Current Plan Designation:</u>	Residential 3.5 to 5 du/acre (11.76 acres) and Residential 5 to 10 du/acre (28.02 acres)
<u>Requested Plan Designation:</u>	Commerce / Business Park
<u>Reason for Requested Change:</u>	Minor General Plan Amendment to allow a commerce park development
<u>Laveen Village Planning Committee Meeting Date:</u>	May 8, 2023
<u>Staff Recommendation:</u>	Approval

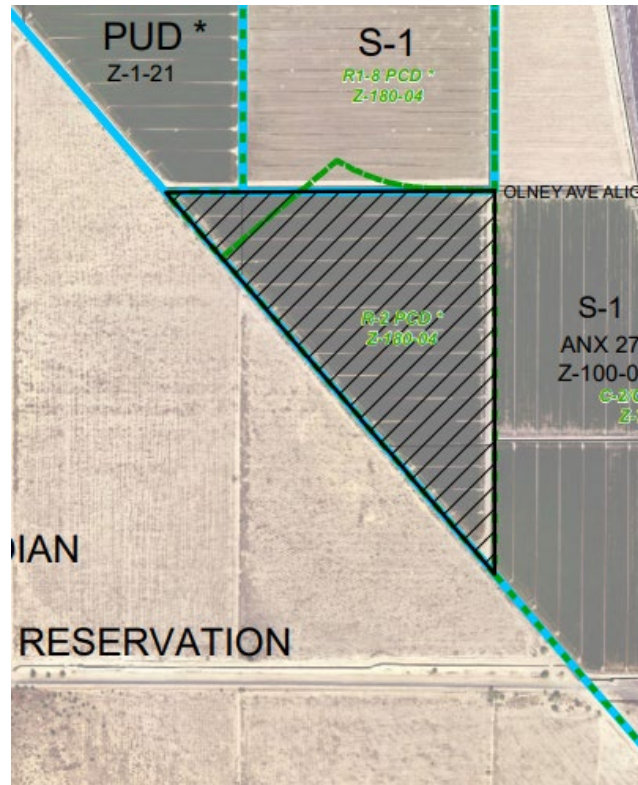
FINDINGS:

- 1) The proposed Commerce / Business Park Land Use Map designation provides for a land use mix that is consistent with surrounding designations within the Loop 202 Freeway corridor, where a technology corridor is envisioned.
- 2) The companion rezoning case, Z-7-23-7, as stipulated, proposes development that is consistent in scale and character with land uses in the general area.
- 3) The proposed Commerce / Business Park land use designation will be consistent with the new zoning proposed on the site to maximize commerce park opportunities on land within the Laveen Village that has been vacant since annexation into the City.

BACKGROUND

The subject site is 39.78 gross acres located on the southwest corner of the 63rd Avenue and Olney Avenue alignments. The entire site is used for agriculture. The northwest portion of the site is zoned S-1 (Approved R1-8 PCD) (Ranch or Farm Residence, approved Single-Family Residence District, Planned Community District) and the remainder of the site is zoned S-1 (Approved R-2 PCD) (Ranch or Farm Residence, approved Multifamily Residence District, Planned Community District).

GPA-LV-1-23-7 proposes a minor amendment to the General Plan Land Use Map to allow commerce park uses. The proposal will modify the land use designation from 11.76 acres of Residential 3.5 to 5 dwelling units per acre and 28.02 acres of Residential 5 to 10 dwelling units per acre to 39.78 acres of Commerce / Business Park. The companion rezoning case, Z-7-23-7, proposes a commerce park development that is consistent with the proposed land use designation.



*Aerial Zoning Map
Source: Planning and Development
Department*

SURROUNDING LAND USES

The subject site consists of agricultural land. The current General Plan Land Use Map designation for the site is Residential 3.5 to 5 dwelling unit per acre and Residential 5 to 10 dwelling units per acre.

NORTH

North of the subject site is vacant land. This area is designated Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Mixed Use (Industrial / Commerce/Business Park). There was a recent General Plan Amendment, GPA-LV-5-22-7, approved by City Council on April 5, 2023 to modify the

land use map designation to Mixed Use (Industrial / Commerce/Business Park) on the area that is currently mapped with residential designations.

EAST

East of the subject site, across the 63rd Avenue alignment is agricultural land. The area is designated Mixed Use (Commercial / Commerce/Business Park).

WEST AND SOUTH

West of the subject site is vacant land located in the Gila River Indian Reservation.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE

- **ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.**

This General Plan Amendment request, with the companion rezoning request, Z-7-23-7, will support a variety of commerce park and employment uses within close proximity to the Laveen Village Core and the Loop 202 corridor. The development will provide a place for businesses to operate, grow, and provide community services within the Laveen Village.

CONNECT PEOPLE AND PLACES CORE VALUE

- **CORES, CENTERS & CORRIDORS CORE VALUE; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.**

The proposed land use designation of Commerce / Business Park is consistent with the surrounding land uses established by previous cases. The accompanying rezoning request is appropriate for the location and is within close proximity to the Village Core and the Loop 202 Freeway.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **SAFE NEIGHBORHOODS, TRAFFIC; LAND USE: Locate major traffic-generating land uses on major streets in areas planned for such uses, or near parkway and freeway access and transit centers or light rail transit stations, and avoid use of local streets.**

The proposed General Plan Land Use Map designation and companion rezoning case would place proposed traffic-generating employment uses near the Loop 202 freeway.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-LV-1-23-7 as filed. The request aligns with the goals and policies of the General Plan and will result in a land use designation that will maximize the property's opportunities for development. Along with the companion rezoning case, Z-7-23-7, the General Plan Amendment will allow for compatible land uses that will provide employment opportunities for the Laveen community.

Writer

Nayeli Sanchez Luna
May 1, 2023

Team Leader

Racelle Escobar

Exhibits

Sketch Maps (2 pages)






GENERAL PLAN AMENDMENT

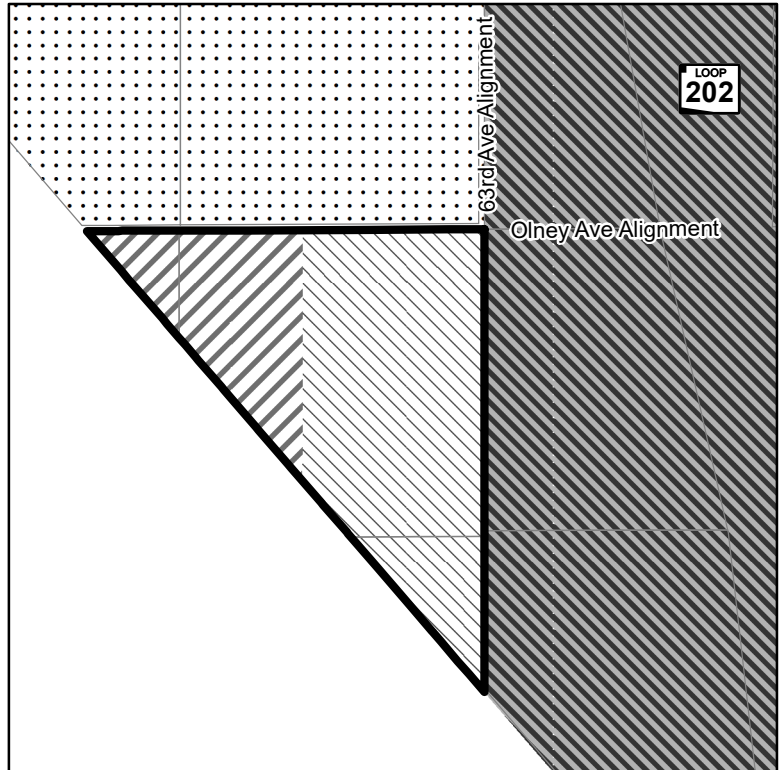
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-1-23-7	ACRES: 39.78 +/-	REVISION DATE:
VILLAGE: Laveen	COUNCIL DISTRICT: 7	4/28/2023
APPLICANT: Andy Jochums		

EXISTING:



Residential 3.5 to 5 du/ac (11.76 +/- Acres)
 Residential 5 to 10 du/ac (28.02 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 5 to 10 du/acre
-  Mixed Use (Commercial / Commerce / Business Park)
-  Mixed Use (Industrial / Commerce / Business Park)



PROPOSED CHANGE:

Commerce / Business Park (39.78 +/- Acres)

-  Proposed Change Area
-  Commerce / Business Park








GENERAL PLAN AMENDMENT

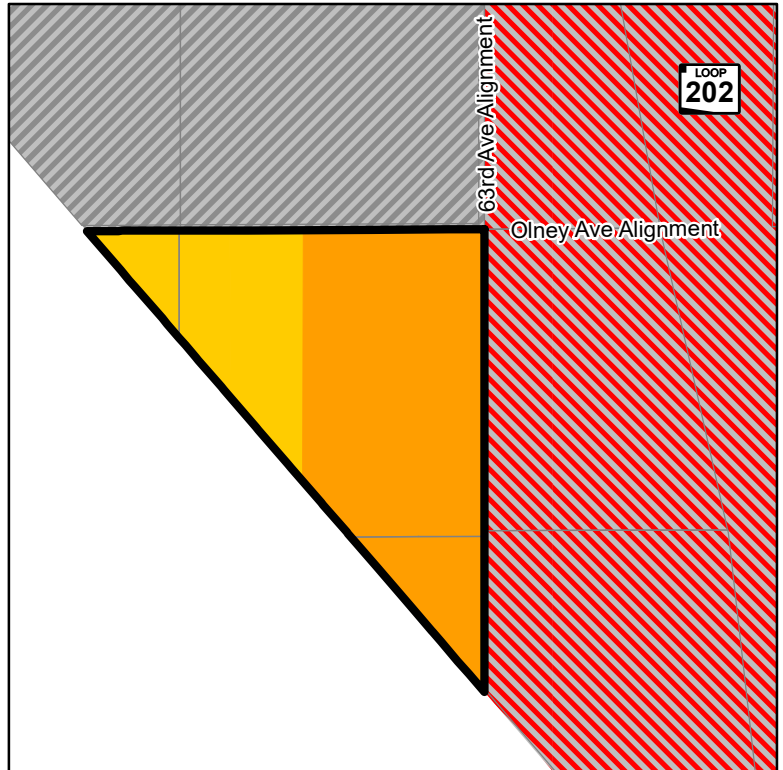
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