



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT

STAFF ANALYSIS

December 8, 2022

<u>Application:</u>	GPA-LV-2-22-8
<u>Owner:</u>	Adrian Betts, Virtua 35th, LLC
<u>Applicant/Representative:</u>	Paul Gilbert, Beus Gilbert McGroder, PLLC
<u>Location:</u>	Northwest corner of 35th Avenue and Carver Road
<u>Acreage:</u>	58.99 acres
<u>Current Plan Designation:</u>	Parks/Open Space – Future 1 dwelling unit per acre (34.03 acres), Residential 0 to 1 dwelling units per acre (5.61 acres), and Residential 3.5 to 5 dwelling units per acre (19.35 acres)
<u>Requested Plan Designation:</u>	Residential 1 to 2 dwelling units per acre
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow single-family residential
<u>Laveen Village Planning Committee Meeting Date:</u>	December 12, 2022
<u>Staff Recommendation:</u>	Denial as filed, approval of Residential 1 to 2 dwelling units per acre (19.35 acres) and Mixed Use (Residential 1 to 2 dwelling units per acre and Parks/Open Space - Future 1 dwelling units per acre) (39.64 acres)

FINDINGS:

- 1) The Residential 1 to 2 dwelling units per acre and Mixed Use (Residential 1 to 2 dwelling units per acre / Parks/Open Space - Future 1 dwelling unit per acre) land use designation, recommended by staff is consistent with the proposed R1-18 Hillside DNS/WVR (Density Waiver) zoning and allows for a portion of the site to be designated as a mountain preserve.
- 2) The companion rezoning case, Z-55-22-8, as stipulated, proposes development that is consistent in scale and character with land uses in the general area.

- 3) The proposed General Plan Land Use Map designation of Residential 1 to 2 dwelling units per acre and Mixed Use (Residential 1 to 2 dwelling units per acre and Parks/Open Space – Future 1 dwelling unit per acre) is compatible with surrounding land uses and serves as an appropriate transition between higher density residential designations to the north and to lower density land use designations to the south.

BACKGROUND

The subject site is 58.99 gross acres of vacant land located at the northwest corner of 35th Avenue and Carver Road. The site is currently vacant and zoned R1-18 (Single-Family Residence) and R1-8 (Single-Family Residence). The companion rezoning case, Z-55-22-8, proposes a rezone to R1-18 (Single-Family Residence) Hillside DNS/WVR (Density Waiver) to allow single-family residential uses. GPA-LV-2-22-8 proposes a minor amendment to the General Plan Land Use Map to allow single-family residential. The existing General Plan Land Use Map designation on the site is Residential 0 to 1 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre, and Parks/Open Space – Future 1 dwelling units per acre.

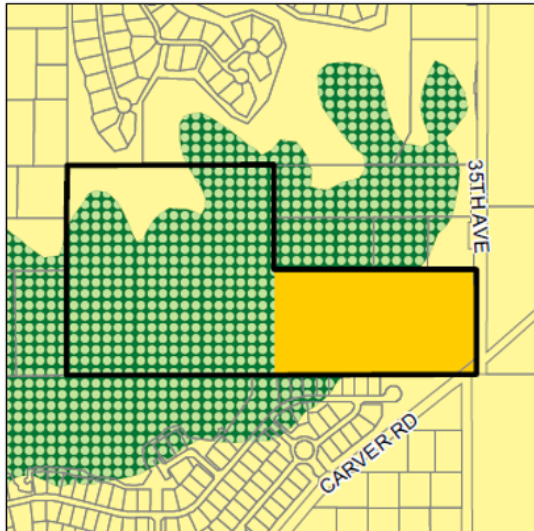
As filed, GPA-LV-2-22-8 proposes to change the Land Use Map designation to Residential 1 to 2 dwelling units. Staff recommends changing the Land Use Map designation to Residential 1 to 2 dwelling units per acre and Mixed Use (Residential 1 to 2 dwelling units per acre and Parks/Open Space – Future 1 dwelling unit per acre) to allow the proposed single-family residential use and to allow for the western portion of the site to remain designated as open space in the General Plan.





Additionally, the subject site has frontage along 35th Avenue, which is designated an arterial scenic drive.

SURROUNDING LAND USES

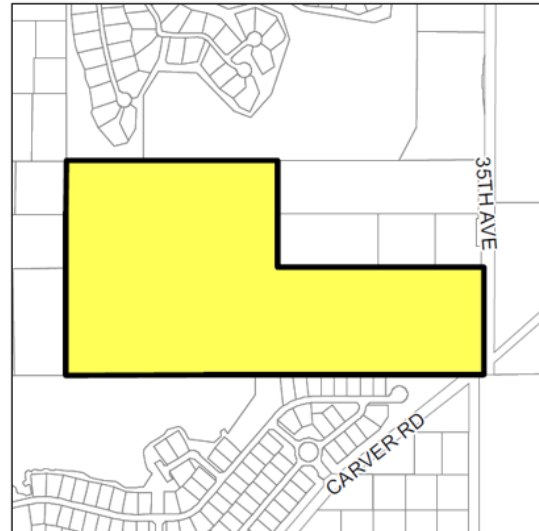
The current General Plan Land Use Map designation for the site is Parks/Open Space – Future 1 dwelling unit per acre, Residential 0 to 1 dwelling units per acre, and Residential 3.5 to 5 dwelling units acre.



EXISTING



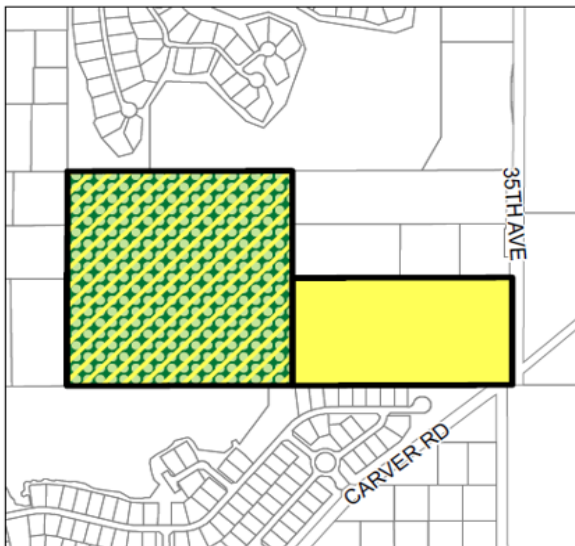
-  Proposed Change Area
-  Residential 0 to 1 du/ac
-  Residential 3.5 to 5 du/ac
-  Parks/Open Space - Future 1 du/ac




APPLICANT PROPOSED



-  Proposed Change Area
-  Residential 1 to 2 du/ac

STAFF RECOMMENDED



-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Mixed Use (Residential 1 to 2 du/ac / Parks/Open Space - Future 1 du/ac)

NORTH

North of the subject site is vacant land and a single-family residential subdivision. This area is designated Parks/Open Space – Future 1 dwelling units per acre and Residential 0 to 1 dwelling units per acre.

EAST

East of the subject site, across 35th Avenue, is an agricultural field and single-family residential. This area is designated Residential 0 to 1 dwelling units per acre.

SOUTH

South of the subject site, including across Carver Road, is vacant land and single-family residential. This area is designated Residential 0 to 1 dwelling units per acre.

WEST

West of the subject site is single-family residential, which is designated Residential 0 to 1 dwelling units per acre and Parks/Open Space – Future 1 dwelling units per acre and Residential 0 to 1 dwelling units per acre.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

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

The proposal, as recommended by staff, would allow for R1-18 Hillside DNS/WVR zoning which is consistent with other developments in the area. As stipulated in the companion rezoning case, Z-55-22-8, enhanced perimeter landscaping and large landscape setbacks from adjacent streets will help provide an enhanced transition to other large lot residential uses in the area.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.**

As recommended by staff, the proposal will facilitate development of this vacant lot, that has been partially graded and disturbed, in a manner that will be compatible with surrounding developments. The surrounding neighborhood includes a mix of residential densities, and the proposal will allow for a residential use of the property at an appropriate scale. Furthermore, it would expand the Parks/Open Space – Future 1 dwelling unit per acre land use map designation on the western portion of the site.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE

- **TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The development, as stipulated in the companion rezoning case, Z-55-22-8, will shade adjacent public sidewalks and sidewalks within the internal streets. The shade trees will help to encourage walking by providing a thermally comfortable environment for pedestrians and alternative transportation users. Furthermore, the majority of the site will be left undisturbed and remain in a natural state along portions of the hillside and wash areas, which could be donated to the City for future designation as a mountain preserve.

CONCLUSION AND RECOMMENDATION

The staff recommendation for GPA-LV-2-22-8 is to deny the request as filed and approve the General Plan Land Use as **Residential 1 to 2 dwelling units per acre and Mixed Use (Residential 1 to 2 dwelling units per acre / Parks/Open Space – Future 1 dwelling units per acre)**. The request aligns with the goals and policies of the General Plan and will result in a land use designation that will promote development on the site, while preserving a portion of the site as open space or future mountain preserve. Along with the companion rezoning case, Z-55-22-8, the General Plan Amendment will allow for compatible residential uses.

Writer

Enrique Bojórquez Gaxiola
December 8, 2022

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (4 pages)





GENERAL PLAN AMENDMENT

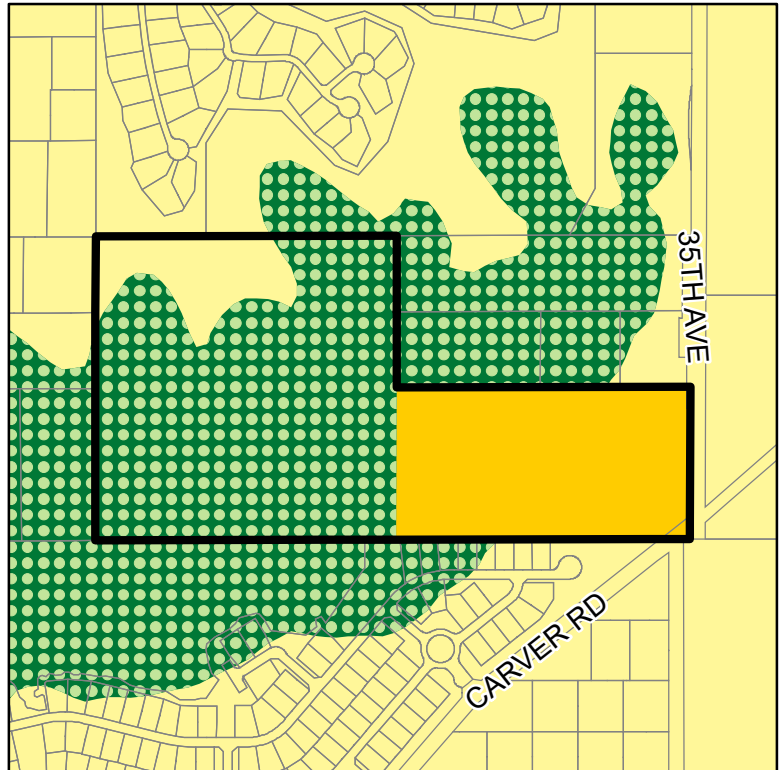
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-2-22-8	ACRES: 58.99 +/-	REVISION DATE:
VILLAGE: Laveen	COUNCIL DISTRICT: 8	
APPLICANT: Paul Gilbert		

EXISTING:



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 Residential 3.5 to 5 du/ acre (19.35 +/- Acres)
 Parks / Open Space - Future 1 du/ acre (34.03 +/- Acres)

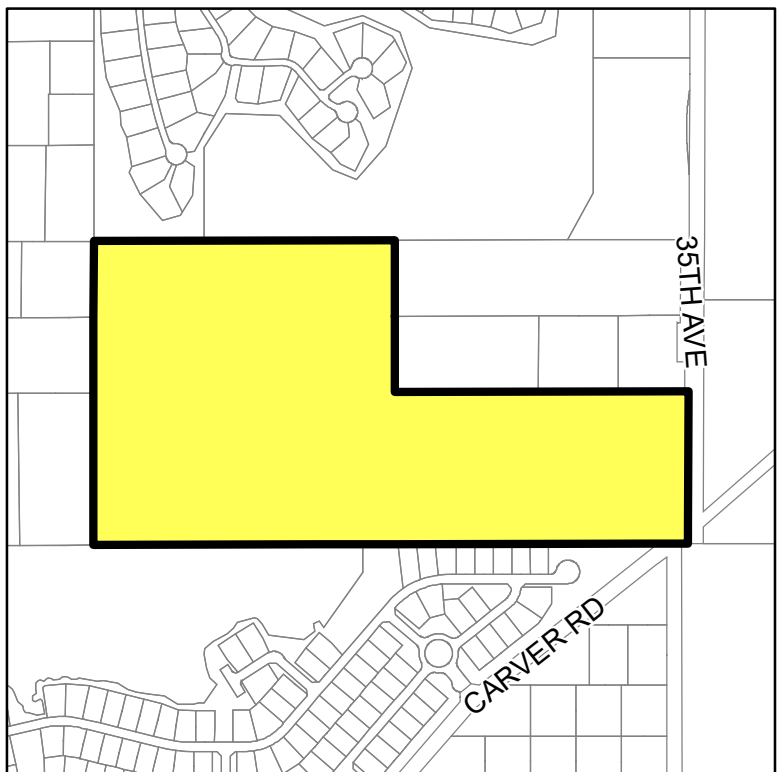
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PROPOSED CHANGE:

Residential 1 to 2 du/ acre (58.99 +/- Acres)

-  Proposed Change Area
-  Residential 1 to 2 du/ac







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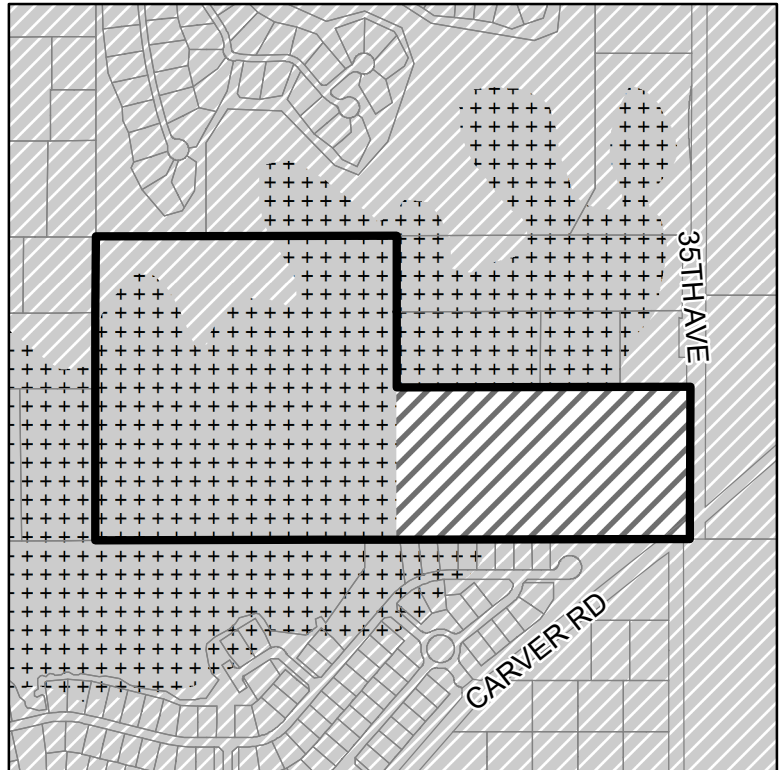
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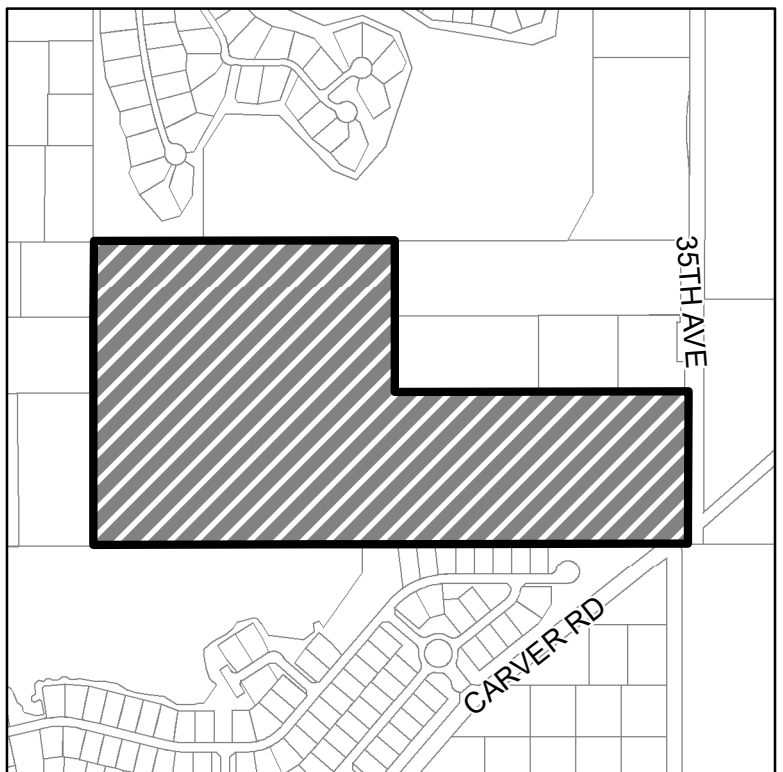
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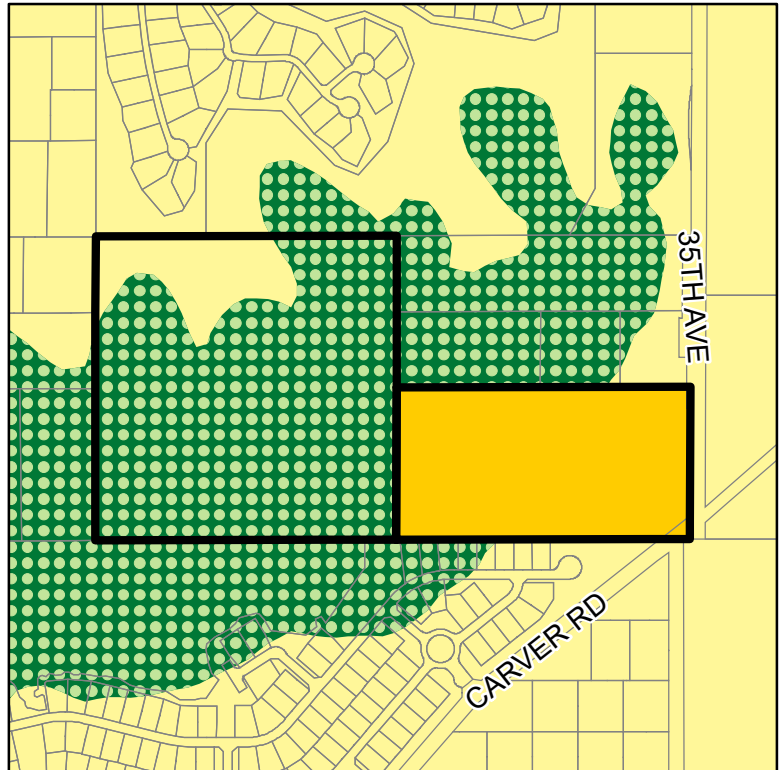
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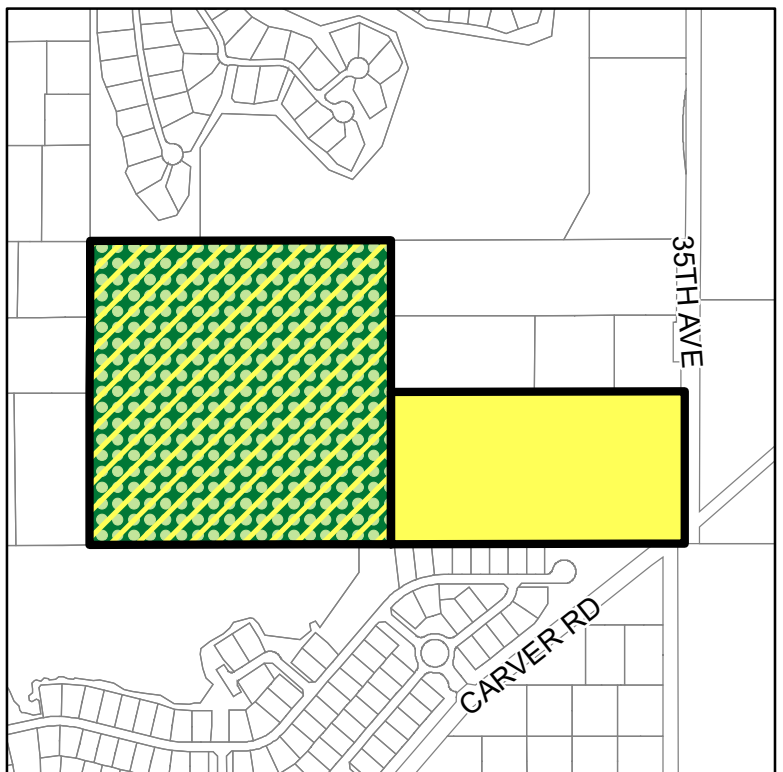
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
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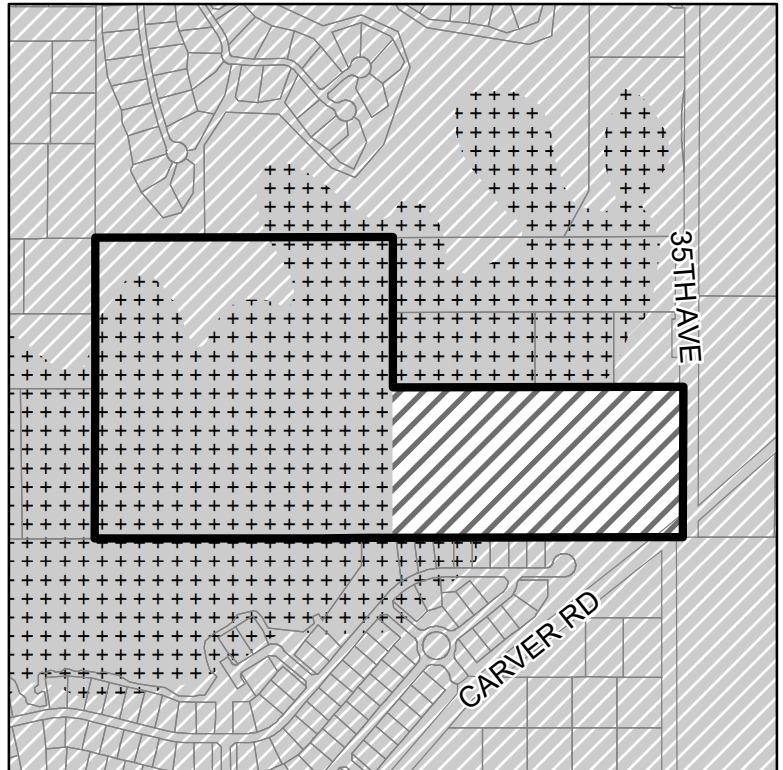
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
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