



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## GENERAL PLAN AMENDMENT

### STAFF ANALYSIS

September 1, 2023

<u>Application:</u>	GPA-LV-2-23-7
<u>Owner:</u>	43rd Ave and Baseline Development, LLC
<u>Applicant/Representative:</u>	Manjula M. Vaz, Gammage & Burnham, PLC
<u>Location:</u>	Northeast corner of 43rd Avenue and Baseline Road
<u>Acreage:</u>	25.55 acres
<u>Current Plan Designation:</u>	<a href="#">Residential 3.5 to 5 dwelling units per acre</a>
<u>Requested Plan Designation:</u>	<a href="#">Residential 0 to 1 dwelling units per acre</a> (15.87 acres) and <a href="#">Commercial</a> (9.68 acres)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment for commercial and residential (open space) uses
<u>Laveen <a href="#">Village Planning Committee</a> Meeting Date:</u>	September 11, 2023
<u>Staff Recommendation:</u>	Approval

### **FINDINGS:**

- 1) The proposed Commercial land use designation is appropriate for the site as it is located at the intersection of two arterial streets, 43rd Avenue and Baseline Road.
- 2) The proposed Residential 0 to 1 dwelling units per acre land use designation is consistent with the existing zoning on the site.
- 3) As stipulated, the companion rezoning case Z-29-23-7 requires the site to incorporate enhanced standards for landscaping, architecture, and pedestrian connections.

## **BACKGROUND**

The subject site is 25.55 gross acres located on the northeast corner of 43rd Avenue and Baseline Road. The site is currently vacant. The north and west portion of the site is zoned S-1 PCD (Ranch or Farm Residence, Planned Community District) and the remainder of the site is zoned C-O (Commercial Office). A concurrent rezoning case, Z-29-23-7, proposes rezoning 7.53 acres of the S-1 PCD portion to C-1 (Neighborhood Retail).

This General Plan Amendment proposes a minor amendment to the General Plan Land Use Map to allow commercial and residential (open space). The proposal requests to modify the land use designation from Residential 3.5 to 5 dwelling units per acre to 15.87 acres of Residential 0 to 1 dwelling units per acre and 9.68 acres of Commercial. The Residential 0 to 1 dwelling units per acre is consistent with the existing zoning of S-1 PCD used for a drainage channel and retention basin. The Commercial designation is consistent with the existing C-O zoning on the site which is developed with a medical clinic. The companion rezoning case, Z-29-23-7, proposes commercial development that is consistent with the proposed Commercial land use designation.

## **SURROUNDING LAND USES**

The subject site consists of vacant land, subdivision common area, and a medical clinic. The current General Plan Land Use Map designation for the site is Residential 3.5 to 5 dwelling unit per acre.

### **NORTH**

North of the subject site is single-family residential. This area is designated Residential 3.5 to 5 dwelling units per acre.

### **EAST**

East of the subject site is single-family residential designated Residential 3.5 to 5 dwelling units per acre.

### **WEST**

West of the subject site, across 43rd Avenue, is a single-family residential neighborhood designated Residential 3.5 to 5 dwelling units per acre.

### **SOUTH**

South of the subject site, across Baseline Road, are two schools and a church designated Residential 2 to 3.5 dwelling units per acre and Public/Quasi-Public.

## **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-29-23-7, will support a variety of commercial and employment uses within the Laveen Village. 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**

- **Canals and trails; design principle: Provide multi-use trail connections where appropriate.**

As stipulated, in the companion rezoning case Z-29-23-7, a multi-use trail is required along the 43rd Avenue and Baseline Road frontage. This future trail will connect to other trails, thus adding to the regional network of trails and improving recreational opportunities.

### **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS**

- **CERTAINTY & CHARACTER: DESIGN PRINCIPLES: Promote neighborhood identity through planning that reinforces the existing landscaping character of the area. Each new development should contribute to the character identified for the village; Integrate into the development design natural features such as washes, canals, significant topography and existing vegetation, which are important in providing character to new subdivisions.**

The proposed Residential 0 to 1 dwelling units per acre designation would further reinforce the existing S-1 PCD zoning on the site. This area is used for a drainage channel and retention basin, within a subdivision common area, that serves the surrounding single-family residential community.

### **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of GPA-LV-2-23-7 as filed. The request aligns with the goals and policies of the General Plan and will result in land use designations that will maximize the property's opportunities for development and preservation of the retention area. Along with the companion rezoning case, Z-29-23-7, the General Plan

Amendment will allow for compatible land uses that will provided commercial and employment opportunities for the Laveen communtiy.

**Writer**

Nayeli Sanchez Luna  
September 1, 2023

**Team Leader**

Racelle Escolar

**Exhibits**

Sketch Maps (2 pages)







# GENERAL PLAN AMENDMENT

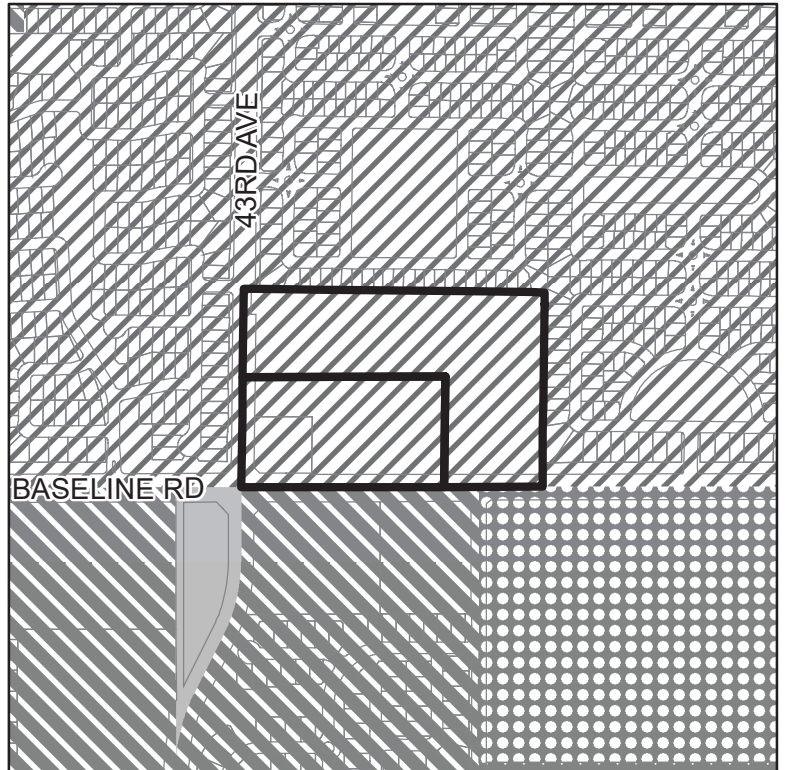
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-2-23-7_BW	ACRES: 25.55 +/-	REVISION DATE:
VILLAGE: Laveen	COUNCIL DISTRICT: 7	
APPLICANT: Manjula M. Vaz		

## EXISTING:




Residential 3.5 to 5 du/ac ( 25.55 +/- Acres)

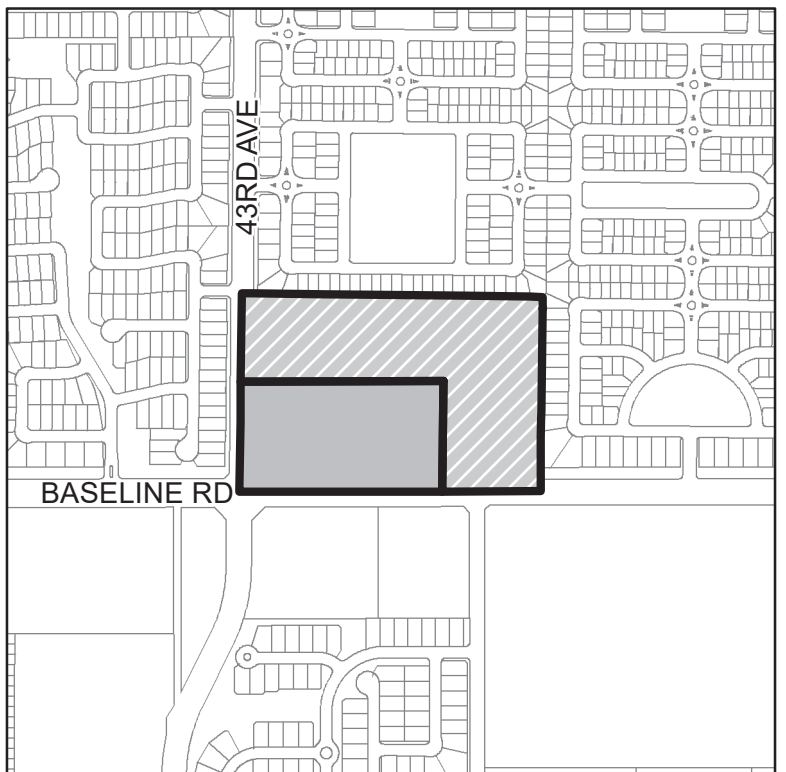
-  Proposed Change Area
-  Residential 2 to 3.5 du/acre
-  Residential 3.5 to 5 du/acre
-  Commercial
-  Public/Quasi-Public
-  Parks/Open Space - Publicly Owned



## PROPOSED CHANGE:

Residential 0 to 1 du/ac ( 15.87 +/- Acres)  
Commercial ( 9.68 +/- Acres)

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-  Residential 0 to 1 du/acre
-  Commercial









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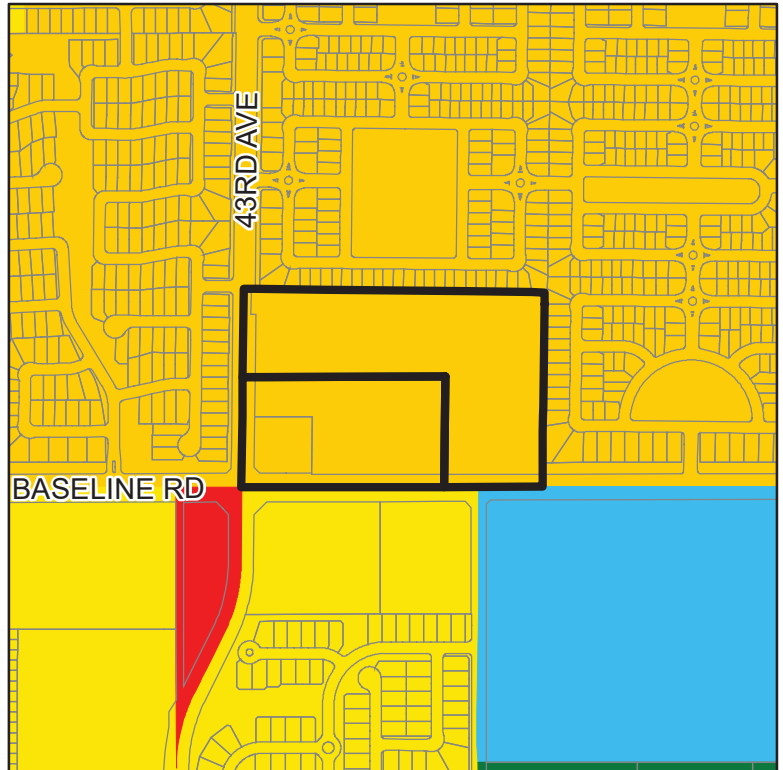
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