



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS

*REVISED February 7, 2024

<u>Application:</u>	GPA-LV-3-22-8
<u>Owner:</u>	Lines Ruskin R JR, et. al
<u>Applicant:</u>	Alex Stedman, RVi Planning and Landscape Architecture
<u>Representative:</u>	Wendy Riddell, Berry Riddell, LLC
<u>Location:</u>	Approximately 860 feet south of the southwest corner of 51st Avenue and Carver Road
<u>Acreage:</u>	284.19 acres
<u>*Current Plan Designation:</u>	Residential 1 to 2 dwelling units per acre (54.23 acres), Residential 2 to 3.5 dwelling units per acre (41.64 acres), Residential 3.5 to 5 dwelling units per acre (84.24 acres), Residential 5 to 10 dwelling units per acre (57.14 acres), Residential 15+ dwelling units per acre (4.09 acres), Public / Quasi-Public (17.51 acres), and Commercial (25.34 acres), Resort
<u>Requested Plan Designation:</u>	Commercial / Commerce/Business Park (100.01 acres), Commercial / Commerce / Business Park / Residential 10 to 15 dwelling units per acre / Residential 15+ dwelling units per acre (65.14 acres), Commercial / Residential 10 to 15 dwelling units per acre / Residential 15+ dwelling units per acre (40.46 acres), Residential 10 to 15 dwelling units per acre / Residential 15+ dwelling units per acre (78.58 acres), Resort
<u>Reason for Requested Change:</u>	A minor general plan amendment for Commercial, Commerce/Business Park, various residential designations, and resort.
<u>Laveen Village Planning Committee Meeting Date:</u>	February 12, 2024
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The proposed land use map designations provide for a land use mix that is appropriate given the site's location along the Loop 202 Freeway corridor and would provide services to the nearby residential neighborhoods.
- 2) The companion rezoning case, Z-53-22-8, creates a unified zoning framework through a Planned Unit Development (PUD) for the entire site. The General Plan Amendment will provide for a General Plan Land Use Map designation that is consistent with the proposed PUD.
- 3) The companion rezoning case, Z-53-22-8, provides enhanced landscape buffers and building height stepbacks to make the proposed development a compatible addition to the area.

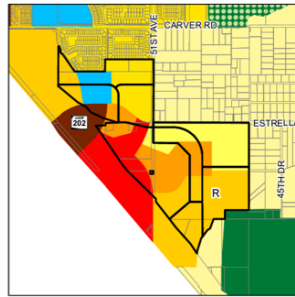
BACKGROUND

The subject site is 284.19 gross acres located approximately 860 feet south of the southwest corner of 51st Avenue and Carver Road. The site currently consists of vacant land, agricultural land, and rural residential.

This request proposes a minor amendment to the General Plan Land Use Map to allow commercial, commerce park/business park, residential, and resort uses. The *proposal will modify the land use designation from 54.23 acres of Residential 1 to 2 dwelling units per acre, 41.64 acres of Residential 2 to 3.5 dwelling units per acre, 84.24 acres of Residential 3.5 to 5 dwelling units per acre, 57.14 acres of Residential 5 to 10 dwelling units per acre, 4.09 acres of Residential 15+ dwelling units per acre, 17.51 acres of Public / Quasi-Public, and 25.34 acres of Commercial to 100.01 acres of Commercial / Commerce/Business Park, 65.14 acres of Commercial / Commerce / Business Park / Residential a10 to 15 dwelling units per acre / Residential 15+ dwelling units per acre, 40.46 acres of Commercial / Residential 10 to 15 dwelling units per acre / Residential 15+ dwelling units per acre, and 78.58 acres of Residential 10 to 15 dwelling units per acre / Residential 15+ dwelling units per acre.

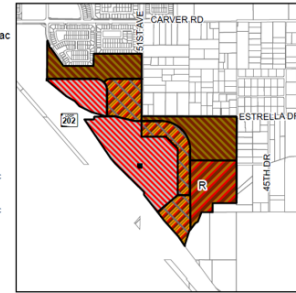
EXISTING:

- Public / Quasi-Public (17.51 +/- Acres)
- Commercial (25.34 +/- Acres)
- Residential 15+ du/ac (4.09 +/- Acres)
- Residential 5 to 10 du/ac (57.14 +/- Acres)
- Residential 3.5 to 5 du/ac (84.24 +/- Acres)
- Residential 2 to 3.5 du/ac (41.64 +/- Acres)
- Residential 1 to 2 du/ac (54.23 +/- Acres)
- Proposed Change Area
- Parks/Open Space - Future 1 du/ac
- Parks/Open Space - Publicly Owned
- Public/Quasi-Public
- Commercial
- Residential 15+ du/ac
- Residential 5 to 10 du/ac
- Residential 3.5 to 5 du/ac
- Residential 2 to 3.5 du/ac
- Residential 1 to 2 du/ac
- Residential 0 to 1 du/ac
- R Resort



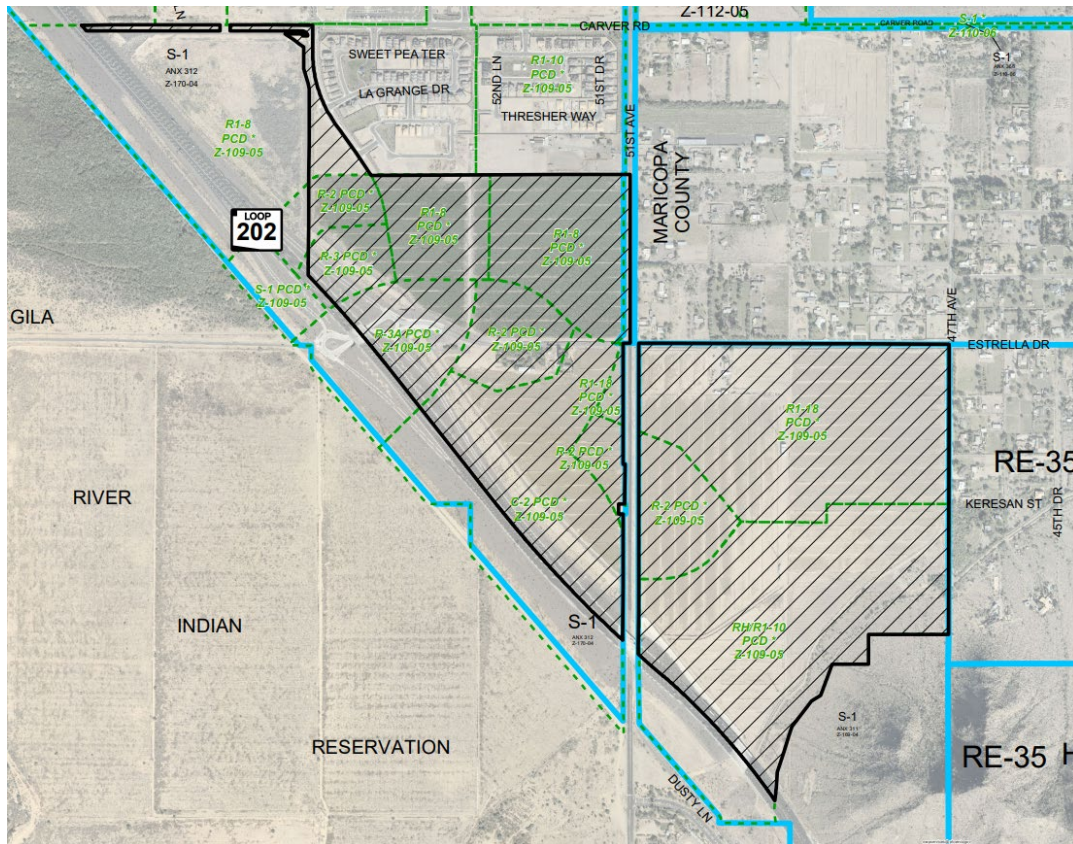
PROPOSED CHANGE:

- Commercial / Commerce/Business Park (100.01 +/- Acres)
- Commercial / Commerce / Business Park / Residential 10 to 15 du/ac / Residential 15+ du/ac (65.14 +/- Acres)
- Commercial / Residential 10 to 15 du/ac / 15+ / 40.45 +/- Acres)
- Residential 10 to 15 du/ac / Residential 15+ du/ac (78.58 +/- Acres)
- Proposed Change Area
- Commercial / Commerce/Business Park
- Commercial /Commerce/Business Park / Residential 10 to 15 du/ac / Residential 15+ du/ac
- Commercial / Residential 10 to 15 du/ac / Residential 15+ du/ac
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**General Plan Land Use Map Designation
 Source: Planning and Development Department*

The companion rezoning case Z-53-22-8 is requesting to rezone the site from S-1, S-1 (Approved C-2 PCD), S-1 (Approved R-2 PCD), S-1 (Approved R-3 PCD), S-1 (Approved R-3A PCD), S-1 (Approved R1-18 PCD), S-1 (Approved R1-8 PCD), and S-1 (Approved RH/R1-10 PCD) to PUD to allow single and multifamily, residential, commercial uses, and some commerce park. The existing zoning is depicted in the below figure.



*Aerial Zoning Map
 Source: Planning and Development Department*

SURROUNDING LAND USES

The subject site consists of vacant land, agricultural land, and rural residential. The *current General Plan Land Use Map designation for the site is Residential 1 to 2 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, Residential 15+ dwelling units per acre, Public / Quasi-Public, and Commercial. There is also an R noted on the General Plan Use Map which depicts a general location for a future resort site. The applicant will maintain this designation.

NORTH (West of 51st Avenue)

A single-family residential development is located north of the subject site and is designated Residential 2 to 3.5 dwelling units per acre.

NORTH (East of 51st Avenue)

North of Estrella Drive, are large lot single-family homes within Maricopa County designated Residential 0 to 1 dwelling units per acre.

SOUTH

South of the subject site is the South Mountain Park and Preserve designated Parks / Open Space-Public and Residential 0 to 1 dwelling units per acre.

EAST

East of the subject site are large lot single-family houses designated Residential 0 to 1 dwelling units per acre.

WEST

West of the subject site, is The Loop 202 Freeway designated Residential 3.5 to 5 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial. West of the Loop 202 Freeway is vacant land 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-53-22-8, will support a variety of commercial and employment uses within the South Mountain tech corridor. The development will provide a place for a mix of businesses to operate and grow within close proximity to housing options.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create a 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.**

The proposed variety of land use designations are appropriately arranged to provide services and housing to the area while also serving as a buffer where adjacent to the existing residential/rural area. Furthermore, the companion rezoning request, Z-53-22-8, proposes development and design standards that are sensitive to the surrounding neighborhoods.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.**

The proposed General Plan Land Use Map designation will allow for a mix of uses including commercial, commerce park, and residential. The wide range of designations in GPA-LV-3-22-8 will ensure a diverse area located along the South Mountain tech corridor .

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-LV-3-22-8. 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 location adjacent to a freeway, along the South Mountain tech corridor and within close proximity to the mountain preserve. Along with the companion rezoning case, Z-53-22-8, the General Plan Amendment will allow for a compatible mix of land uses that will provide employment, services, and housing opportunities for the Laveen community.

Writer

Nayeli Sanchez Luna
*February 7, 2024

Team Leader

Racelle Escolar

Exhibits

*Sketch Maps (2 pages)

GENERAL PLAN AMENDMENT

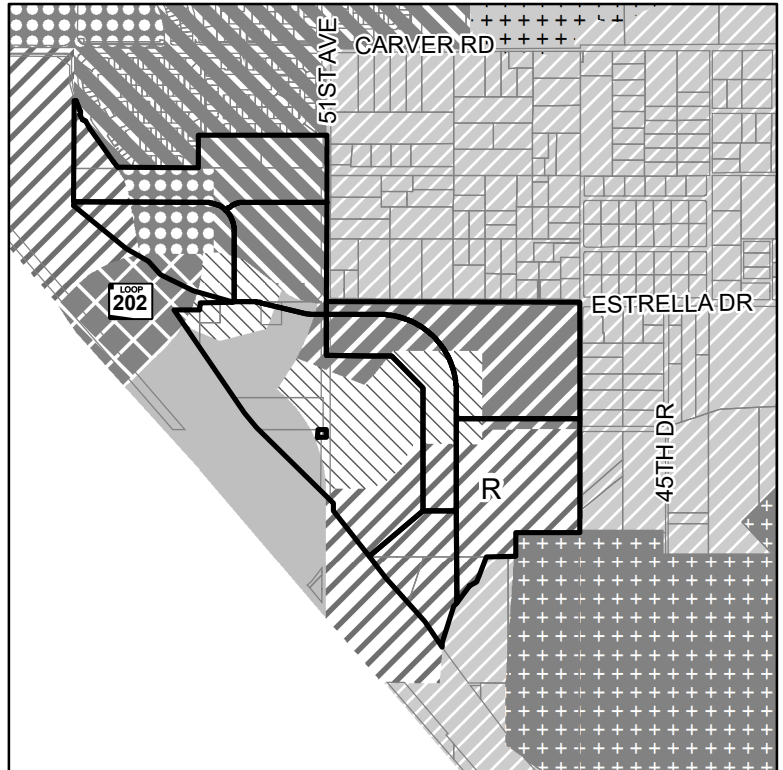
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-3-22-8	ACRES: 284.19 +/-	REVISION DATE:
VILLAGE: Laveen	COUNCIL DISTRICT: 8	2/06/2024
APPLICANT: Alex Stedman		

EXISTING:






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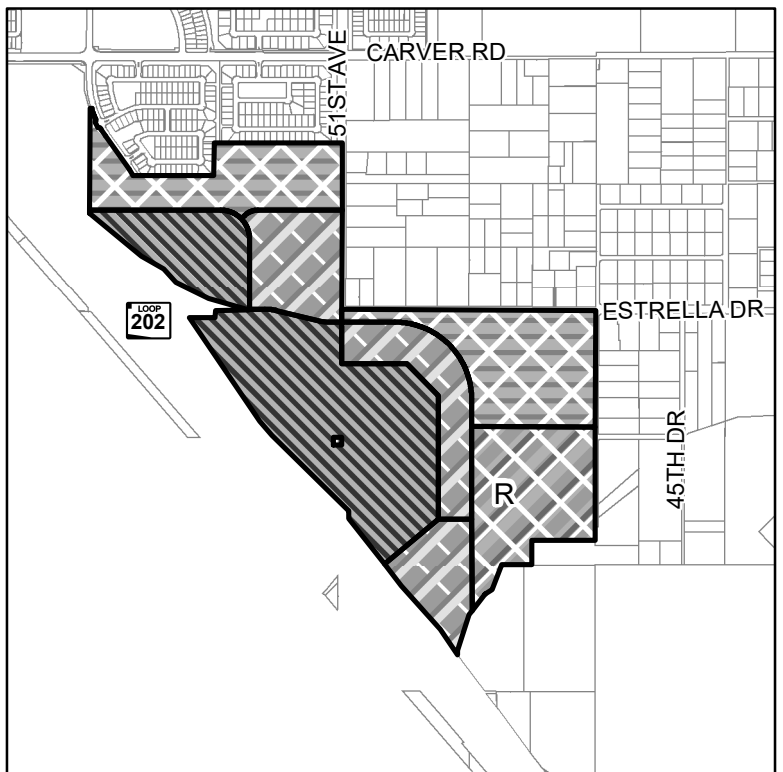
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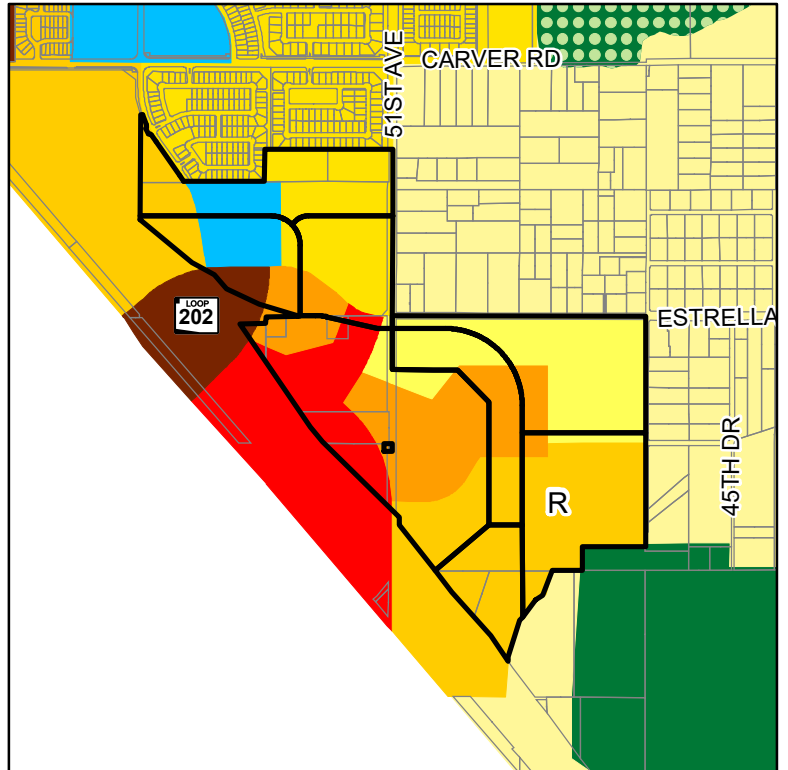
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