



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### GENERAL PLAN AMENDMENT STAFF ANALYSIS May 1, 2018

<u>Application:</u>	GPA-MV-2-18-5
<u>Applicant:</u>	Jim Miller & Tim Wright, John F Long Properties
<u>Representative:</u>	Stephen Anderson, Gammage & Burnham, PLC.
<u>Location:</u>	Northeast corner of Loop 101/Agua Fria Freeway and Indian School Road
<u>Acreage:</u>	130.16 acres
<u>Current Plan Designation:</u>	<a href="#">Mixed Use</a> (Commercial/Industrial)
<u>Requested Plan Designation:</u>	<a href="#">Residential 3.5 to 5 dwelling units per acre</a>
<u>Reason for Requested Change:</u>	Amend the <a href="#">General Plan Land Use Map</a> to allow for development of single-family residential
<u>Village Planning Committee Date:</u>	Maryvale Village – May 9, 2018
<u>Staff Recommendation:</u>	Approval

#### **Findings:**

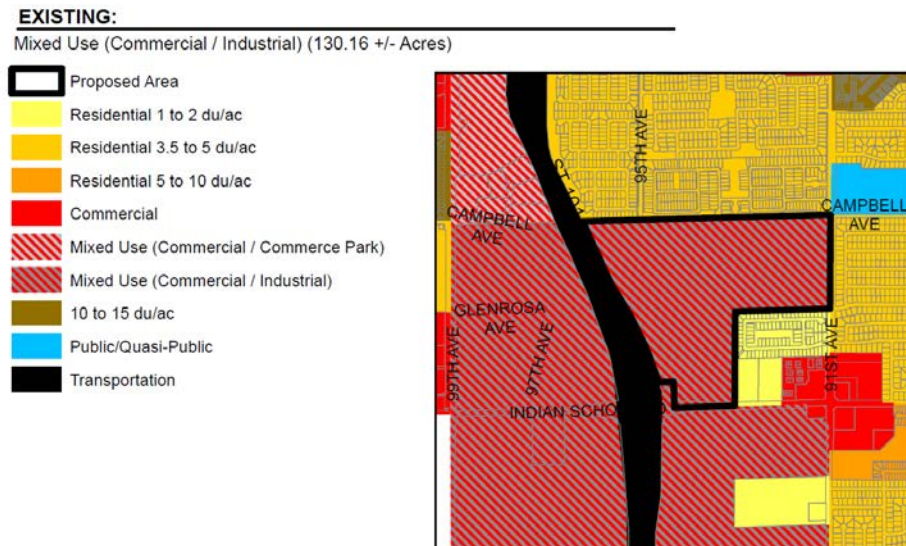
- 1) The proposed General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre is compatible with and will complement the uses developed in the vicinity.
- 2) The companion zoning case, Z-16-18-5, will help ensure high-quality development compatible with surrounding uses.

#### **BACKGROUND**

The subject site is located at the northeast corner of Loop 101/Agua Fria Freeway and Indian School Road. This request would amend the existing General Plan Land Use Map designation from Mixed Use (Commercial/Industrial) to Residential 3.5 to 5 dwelling units per acre for 130.16 acres. Rezoning cases Z-19-F-00-5 and Z-16-18-5, are companion cases running concurrently with this general plan amendment request. Z-19-F-00-5 is a request to remove the subject site from the Algodón Center PUD PCD boundary. Z-16-18-5 is a request to rezone the subject site to R1-6 to allow for a development of single-family residential.

## **SURROUNDING LAND USES**

The subject site is currently undeveloped and used for agriculture purposes. The General Plan designation for the site is Mixed Use (Commercial/Industrial).



Source: City of Phoenix Planning and Development Department

To the north and east, across 91st Avenue, are subdivisions zoned R1-6 (Single-Family Residence District) and designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.

West is the Loop 101 Freeway and to the south, across Indian School Road, is undeveloped land used for agriculture purposes. These properties are zoned PUD PCD (Algodón Center PUD), and designated Mixed Use (Commercial/Industrial) on the General Plan Land Use Map.

Southeast of the subject site is a subdivision zoned R1-8 (Single-Family Residence District) and a self-service storage use zoned C-2 SP (Intermediate Commercial with a Special Permit), both designated for Residential 1 to 2 dwelling units per acres on the General Plan Land Use Map.

This General Plan Amendment (GPA-MV-2-18-5) is requesting the entire site be changed to Residential 3.5 to 5 dwelling units per acre.

## **RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES**

### **CONNECT PEOPLE AND PLACES**

- *OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*

The proposed single family subdivision will provide additional housing choices for area residents within the Loop 101 Major Employment Center and in close proximity to planned employment generating uses within the Algodón Center

PUD to the south across Indian School Road.

## **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.*

The proposed development, via accompanying rezoning case Z-16-18-5, will be sensitive in design and character to the surrounding neighborhoods and uses by incorporating several design provisions to limit the number of lots, and encourage additional landscape and open space, pedestrian trails, and shaded detached sidewalks.

- *CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.*

The proposal, via accompanying rezoning case Z-16-18-5, will provide enhanced perimeter landscape buffers and a pedestrian trail network for the area's residents.

## **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of the request.

Approval of this General Plan Amendment will further the goals of the General Plan. Approval is generally consistent with the residential development patterns north, south and east of the site. Addition of single-family residential will help to provide additional residential options to support future development envisioned through the Algodón PUD and support the larger established Loop 101 / Agua Fria designated Employment Center.

### **Writer**

Joél Carrasco  
May 1, 2018

### **Exhibits**

Sketch Map

# GENERAL PLAN AMENDMENT

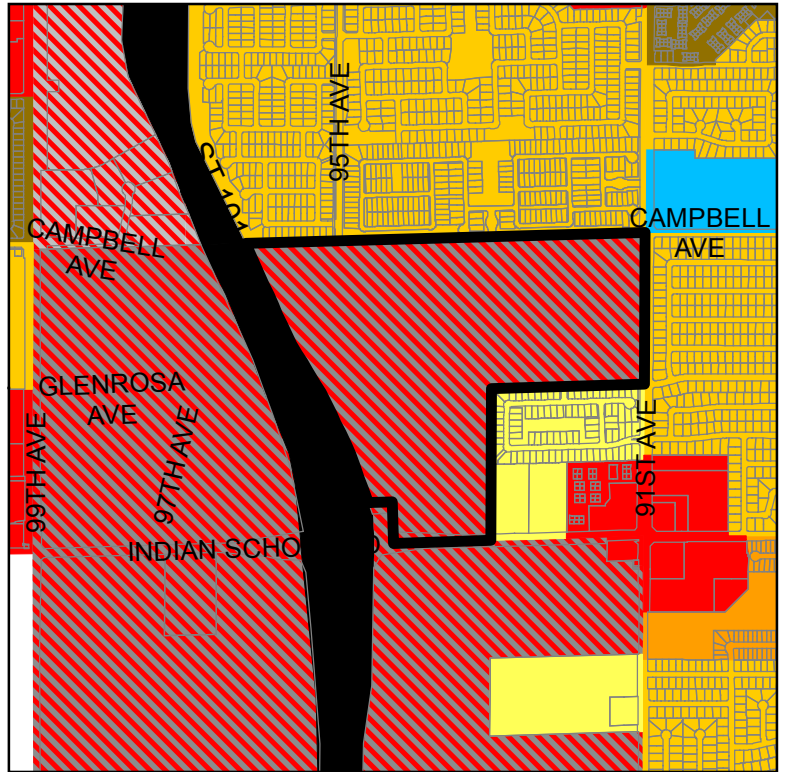
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-MV-2-18	ACRES: 130.16 +/-
VILLAGE: Maryvale	COUNCIL DISTRICT: 5
APPLICANT: Jim Miller & Tim Wright	

## EXISTING:



Mixed Use (Commercial / Industrial) (130.16 +/- Acres)

-  Proposed Area
-  Residential 1 to 2 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Commercial
-  Mixed Use (Commercial / Commerce Park)
-  Mixed Use (Commercial / Industrial)
-  10 to 15 du/ac
-  Public/Quasi-Public
-  Transportation



## PROPOSED CHANGE:

Residential 3.5 to 5 (130.16 +/- Acres)

-  Proposed Area
-  Residential 3.5 to 5 du/ac

