



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**

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| <u>Application:</u> | GPA-NG-1-14-2 |
| <u>Applicant:</u> | Ed Bull, Burch & Cracchiolo PA |
| <u>Location:</u> | Northeast corner of North Valley Parkway and Sonoran Desert Drive |
| <u>Acreage:</u> | 25.69 acres +/- |
| <u>Current Plan Designation:</u> | Commercial (24.08 acres) Residential 5 to 15 du/ac (1.48 Acres) Residential 2 to 5 du/ac (0.13 Acres). |
| <u>Requested Plan Designation:</u> | Residential 5-10 du/ac (25.69 acres) |
| <u>Reason for Requested Change:</u> | To allow the development of a single-family subdivision |
| <u>Companion Rezoning Case:</u> | Z-43-A-99-2 |
| <u>Village Planning Committee Action:</u> | North Gateway – July 10, 2014 |
| <u>Staff Recommendation:</u> | Approval |

FINDINGS

- 1) Properties to the east are designated Single-Family Residential 2 to 5 du/acre and to the north are Residential 5 to 15 du/acre; this proposal will complement the existing land use pattern of the area.
- 2) The location of the proposed additional single-family residential will increase the long range viability of achieving greater employment goals in the region.
- 3) Given the proximity to the North Gateway Village Core and over 400 acres of Mixed Use (MU) development, the change in land use designation will support the need for housing near the core.

BACKGROUND

The purpose of this request is to designate 25.69 acres at the northeast corner of North Valley Parkway and Sonoran Desert Drive from Commercial (24.08 acres), Residential

5 to 15 du/ac (1.48 Acres), and Residential 2 to 5 du/ac (0.13 Acres) on the General Plan to Residential 5-10 du/ac (25.69 acres). The site is located within the North Black Canyon Corridor Plan. The North Black Canyon Corridor Plan promotes a functional and equitable mix of uses to establish a strong sense of community.

The companion rezoning case Z-43-A-99-2, is running concurrently and is requesting to rezone the parcel to R-2 PCD NBCOD to allow for Single Family development to be constructed.

RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES

- **LAND USE**

- **GOAL 2 – EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE’S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.**

The proposed residential designation encourages the development of housing near the North Gateway Village Core.

- **GROWTH ELEMENT**

- **GOAL 1- GROWTH: MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY**

Residential land uses in close proximity to the North Gateway Village Core responds to a need for housing and creates the need in the community for more retail and commercial.

- **HOUSING ELEMENT**

- **GOAL 2 – HOUSING CHOICE: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.**

Development of the proposed land use will provide increase the diversity of housing opportunities within the North Gateway Village.

- **GOAL 6 - HOUSING DEVELOPMENT AND COMMUNITY CHARACTER: HOUSING DEVELOPMENT OF ALL TYPES AND PRICES IN EACH URBAN VILLAGE SHOULD ENHANCE THE CHARACTER OF THE URBAN VILLAGE AND FACILITATE ORDERLY NEIGHBORHOOD AND COMMUNITY DEVELOPMENT.**

Development of the proposed land use will provide additional housing opportunities within the North Gateway Village.

- **NEIGHBORHOOD ELEMENT**
- **GOAL 2: NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS**

Policy 3: 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.

Approval of this request along with rezoning case Z-43-A-99-2 will encourage development that is sensitive in scale and character to the surrounding neighborhoods.

The proposed amendment has no significant effect on the following General Plan elements:

COST OF DEVELOPMENT
NATURAL RESOURCES CONSERVATION ELEMENT
OPEN SPACE ELEMENT
RECREATION ELEMENT
CIRCULATION ELEMENT
PUBLIC SERVICES AND FACILITIES ELEMENT
BICYCLING ELEMENT
CONSERVATION, REHABILITATION AND REDEVELOPMENT ELEMENT
WATER RESOURCES ELEMENT
PUBLIC SERVICES AND FACILITIES ELEMMENT
SAFETY ELEMENT

RECOMMENDATION

Staff recommends that the request be approved.

Writer

Ray Brown
June 23, 2014

Attachments

General Plan Amendment Land Use Map







GENERAL PLAN AMENDMENT

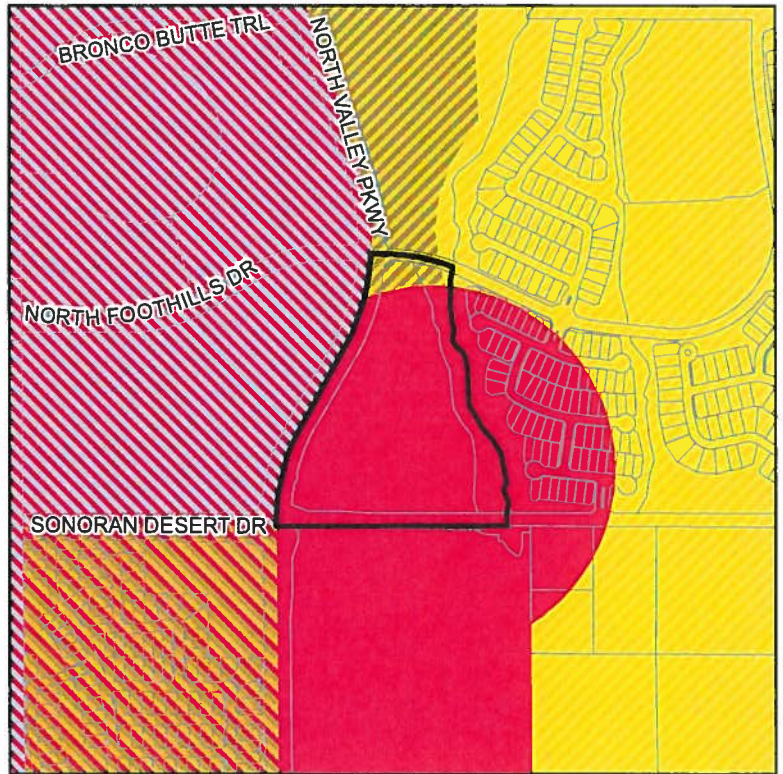
CITY OF PHOENIX ♦ PLANNING DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

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|-------------------------------|---------------------|
| APPLICATION NO: GPA-NG-1-14-2 | ACRES: 25.69 +/- |
| VILLAGE: North Gateway | COUNCIL DISTRICT: 2 |
| APPLICANT: Ed Bull | |

EXISTING:



Commercial (24.08 +/- Acres)
 Residential 5 to 15 du/acre (1.48 +/- Acres)
 Residential 2 to 5 du/acre (.13 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 5 du/acre
-  Residential 5 to 15 du/acre
-  Mixed Use (Commercial/5-10 du/ac /10-15 du/ac)
-  Mixed Use (Commercial / Commerce Park)
-  Commercial



PROPOSED CHANGE:

Residential 5 to 10 du/acre (25.69 +/- Acres)

-  Proposed Change Area
-  Residential 5 to 10 du/acre

