



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
May 9, 2023

<u>Application:</u>	GPA-RV-1-22-1
<u>Applicant/Representative:</u>	Adam Baugh, Withey Morris Baugh, PLC
<u>Owner:</u>	Circle Mountain Holdings, LLC
<u>Location:</u>	Northeast corner of I-17 and Circle Mountain Road
<u>Acreage:</u>	114.58 acres
<u>Current Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (68.93 acres) Commercial (45.65 acres)
<u>Requested Plan Designation:</u>	Residential 5 to 10 dwelling units per acre (64.52 acres) Residential 10 to 15 dwelling units per acre (31.07 acres) Residential 15+ dwelling units per acre (18.99 acres) Remove Infrastructure Phasing Overlay (114.58 acres)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment to allow single-family and multifamily, and an update to the Infrastructure Limit Line.
<u>Rio Vista Village Planning Committee Meeting Date:</u>	May 9, 2023
<u>Staff Recommendation:</u>	Approval, as amended to remove the request for modifications to the Infrastructure Phasing Overlay

FINDINGS:

- 1) The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in this part of the city.
- 2) The subject site is appropriate for additional housing as it is strategically located near freeways and undeveloped land.

- 3) The companion rezoning case, Z-8-22-1, proposes development that is consistent with land uses in the surrounding area.

BACKGROUND

The subject site is 114.58 acres and is located on the northeast corner of I-17 and Circle Mountain Road. The subject site is currently vacant and undeveloped. The companion rezoning case Z-8-22-1 is requesting to rezone the site from RU-43 (County Pending S-1 (One Acre Per Dwelling Unit, Pending Ranch or Farm Residence), S-1 (Ranch or Farm Residence), C-2 (Intermediate Commercial), and C-3 (General Commercial) to R-2 (Multifamily Residence District), R-3 (Multifamily Residence District), and R-3A (Multifamily Residence District) to allow single-family and multifamily residential. The General Plan Land Use Map on 68.93 acres of the subject site is designated as Residential 3.5 to 5 dwelling units per acre and the remaining 45.65 acres is designated as Commercial. The proposed General Plan Amendment is to designate the site as 64.52 acres of Residential 5 to 10 dwelling units per acre, 31.07 acres of Residential 10 to 15 dwelling units per acre, 18.99 acres of Residential 15+ dwelling units per acre and modify the boundaries of the Infrastructure Phasing Overlay over the entire site.

The North Black Canyon Corridor Plan established the Infrastructure Limit Line and Phasing Overlay to limit dispersed expansion of urban development north of the Central Arizona Project (CAP) and encourage compact growth in the corridor's defined growth area and prohibit surrounding development until a concentrated urban development pattern is established. Part of the General Plan Amendment request was to update the Infrastructure Limit Line on the subject site. After further evaluation, it was discovered that an update to update to the Infrastructure Limit Line and/or modifying the Infrastructure Phasing Overlay is not required since the subject site is beyond the boundary of the Infrastructure Phasing Overlay area and thereby not impacted by the policy. The Rio Vista Village was annexed into the City of Phoenix in 2002, several years after the policy was adopted in 1999. There is a gap in planning efforts related to infrastructure on the subject site, therefore any infrastructure needs would be the sole responsibility of the developer.

SURROUNDING LAND USES

NORTH

North of the subject site is undesignated vacant land within Maricopa County jurisdiction. The Maricopa County General Plan Land Use Map designation is New River Area Plan.

SOUTH

South of the subject site is vacant land located within Maricopa County jurisdiction with an Undesignated Area land use designation and commercial uses within the City of

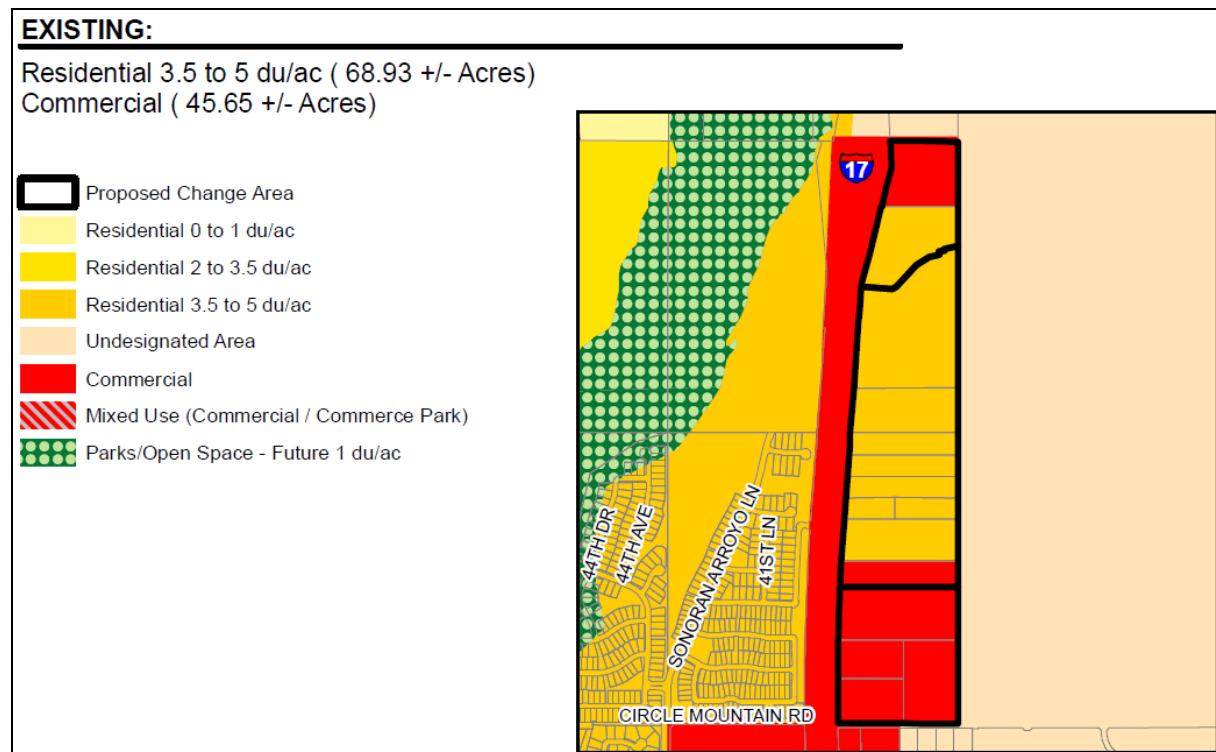
Phoenix jurisdiction designated as Commercial. The Maricopa County General Plan Land Use Map designation is New River Area for the southeast portion.

EAST

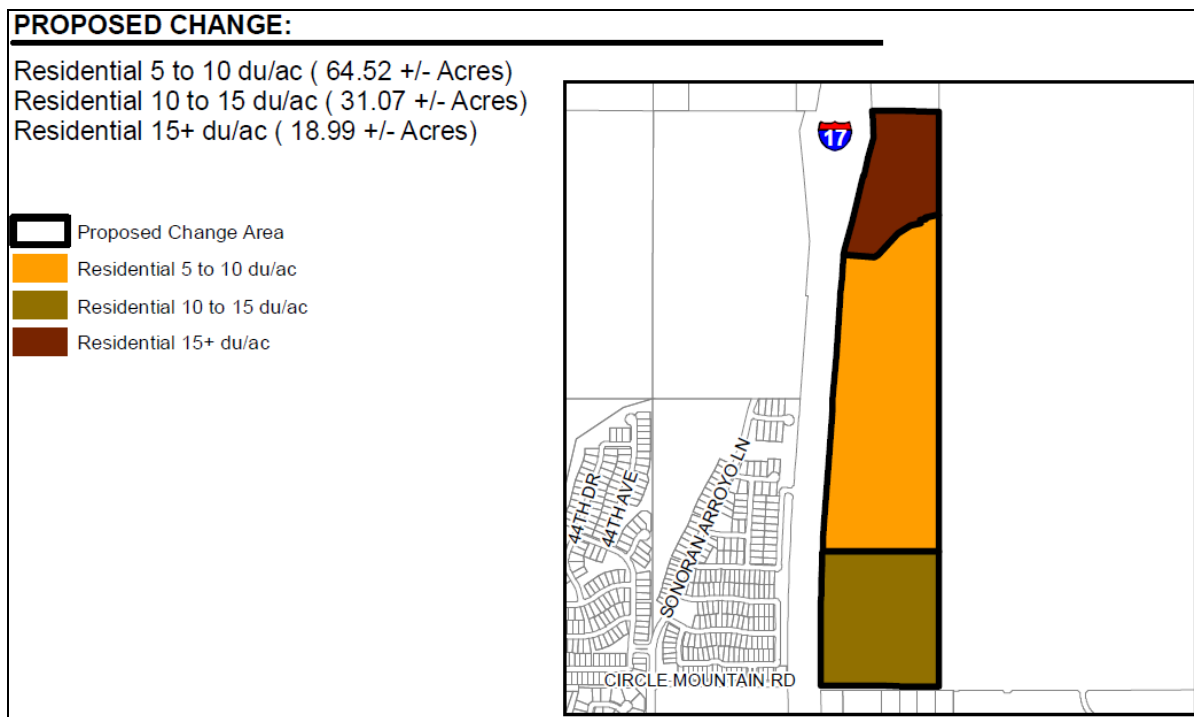
East of the subject site is undesignated vacant land within Maricopa County jurisdiction. The Maricopa County General Plan Land Use Map designation is New River Area Plan.

WEST

West of the subject site, across the I-17 freeway, is primarily a single-family residential subdivision designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The freeway is currently designated as Commercial; however, this will be updated in a future General Plan Land Use Map amendment to reflect the transportation use.



Existing General Plan Land Use Map
Source: Planning and Development Department



*Proposed General Plan Land Use Map
Source: Planning and Development Department*

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 provides a reasonable level of intensity that is respectful to local conditions. The companion rezoning case, Z-8-22-1, includes stipulations for enhanced landscaping, to ensure future development will be compatible with the surrounding area's character.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.**

The request facilitates additional residential options along the 1-17 Freeway and allows additional housing opportunities in the Village that will help alleviate the housing crisis.

BUILD THE SUSTAINABLE DESERT CITY

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

The proposal, as stipulated in the companion rezoning case Z-8-22-1, will provide enhanced shade and landscape setback standards. The shade trees will help provide a thermally comfortable environment for site users.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-RV-1-22-1 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 location adjacent to a freeway. Along with the companion rezoning case, Z-8-22-1, the General Plan Amendment will allow a compatible mix of land uses that will provide additional housing in the Rio Vista Village.

Writer

Nayeli Sanchez Luna and Adrian Zambrano
May 9, 2023

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (2 pages)









GENERAL PLAN AMENDMENT

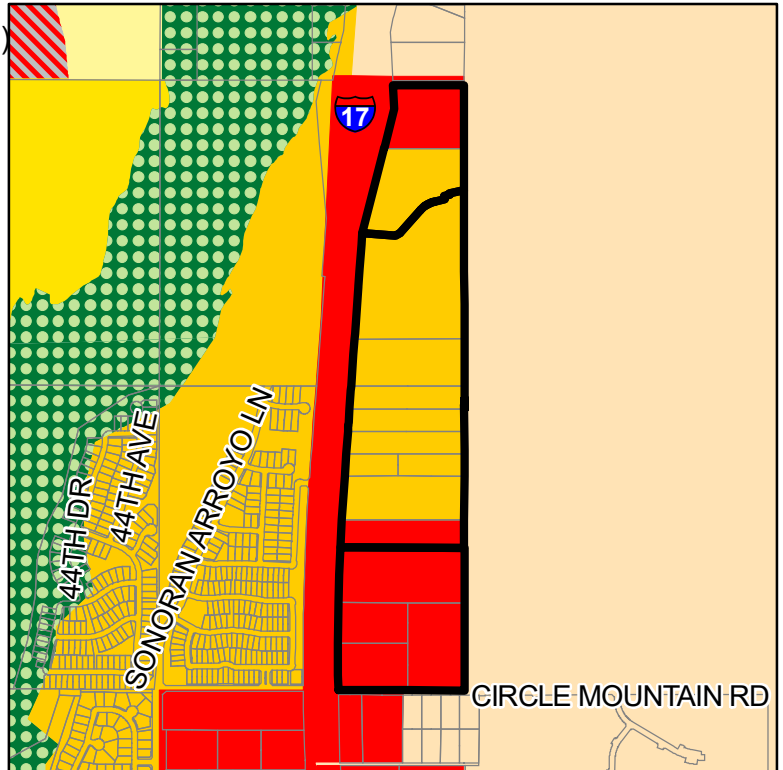
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-RV-1-22-1	ACRES: 114.58 +/-	REVISION DATE:
VILLAGE: Rio Vista	COUNCIL DISTRICT: 1	5/09/2023
APPLICANT: Withey Morris Baugh, PLC, Adam Baugh		

EXISTING:





Residential 3.5 to 5 du/ac (68.93 +/- Acres)
 Commercial (45.65 +/- Acres)
 Infrastructure Phasing Overlay (114.58 +/- Acres)

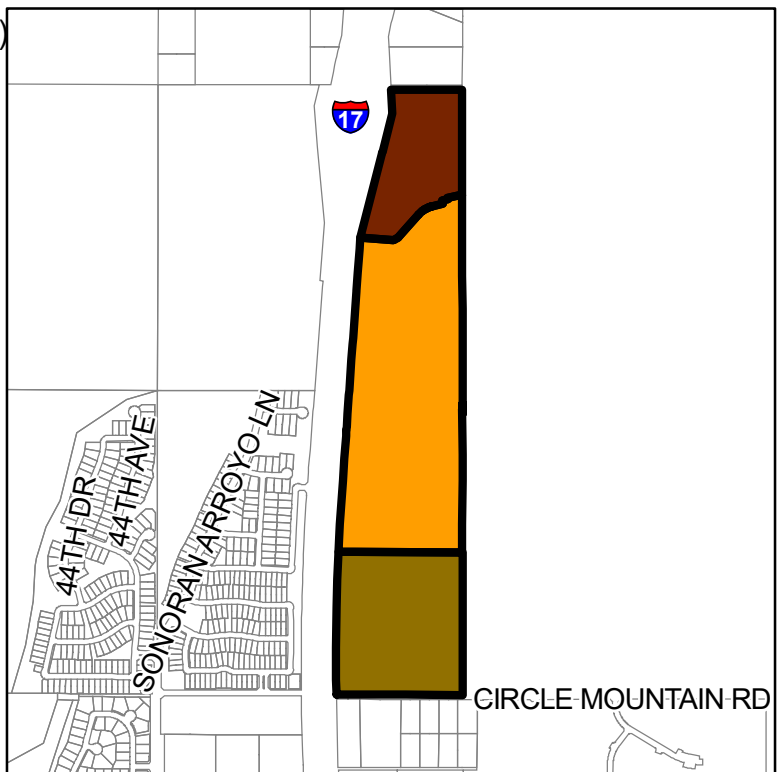
-  Proposed Change Area
-  Residential 0 to 1 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Commercial
-  Parks/Open Space - Future 1 du/ac
-  Mixed Use (Commercial / Commerce / Business Park)
-  Undesignated Area



PROPOSED CHANGE:

Residential 5 to 10 du / acre (64.52 +/- Acres)
 Residential 10 to 15 du / acre (31.07 +/- Acres)
 Residential 15+ du / acre (18.99 +/- Acres)
 Remove Infrastructure Phasing Overlay (114.58 +/- Acres)

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


GENERAL PLAN AMENDMENT

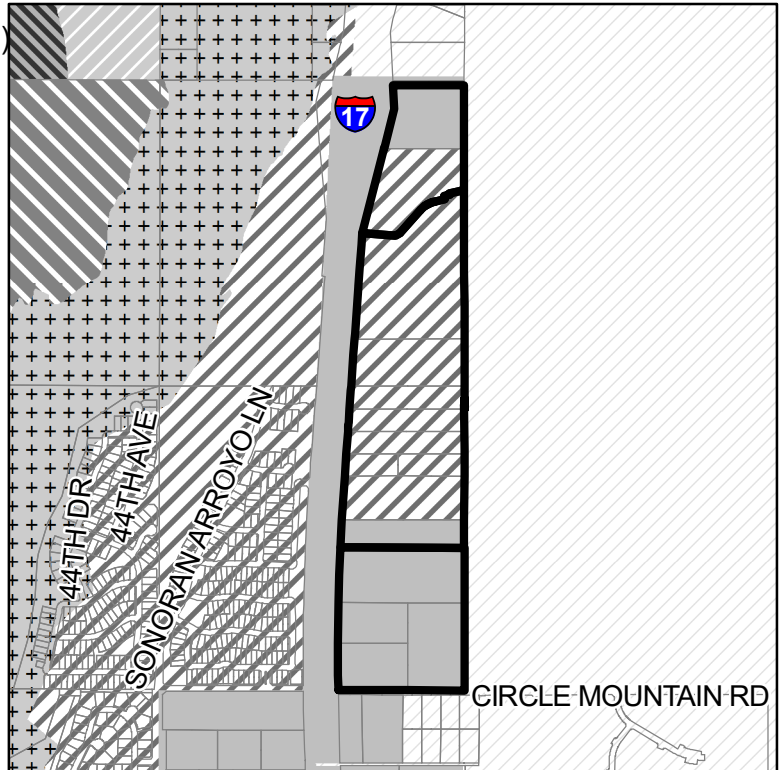
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