



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**

October 30, 2015

<u>Application:</u>	GPA-AF-1-15-6
<u>Applicant:</u>	Toni Bonar – Hilgart Wilson
<u>Location:</u>	South of Agave Road and west of 46th Place
<u>Acreage:</u>	6.34 acres
<u>Current Plan Designation:</u>	Commercial (6.34 acres)
<u>Requested Plan Designation:</u>	Residential 3.5 to 5 du/acre (6.34 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for single-family residential development
<u>Village Planning Committee Date:</u>	Ahwatukee Foothills – November 16, 2015
<u>Staff Recommendation:</u>	Approval

Findings:

- 1) The proposed General Plan Land Use Map designation of Residential 3.5 to 5 du/acre is compatible with the land use pattern in the area.
- 2) Commercial opportunities on the site are constrained by the street layout and a lack of visibility. The proposed General Plan amendment will allow the development of a residential land use which is better suited to the site.
- 3) Residential 3.5 to 5 du/acre is an appropriate land use for the subject parcel that is accessible by two minor collectors and adjacent to existing diverse residential land uses.

BACKGROUND

The subject site is located south of Agave Road and west of 46th Street. The site is within the Silver Creek PCD and is the only remaining vacant parcel within the PCD. Adjacent to the site are a multifamily apartment complex and single family subdivision to the north, an assisted living center and commercial shopping center to the east, a medical office complex to the south, and an office complex to the west. The Ahwatukee Foothills Village Core is located approximately ¼ mile to the east. This request would amend the existing General Plan Land Use Map designation from Commercial to

Residential 3.5-5 du/acre. There is no companion rezoning case. The applicants' request for a General Plan Amendment is intended to comply with Zoning Ordinance Section 623.E.2.a which requires a residential General Plan Land Use Map designation in order to develop single-family residential on a property zoned C-2.

The subject property is vacant. The site is surrounded by the following General Plan Land Use Map designations and uses:

<u>GENERAL PLAN LAND USE MAP DESIGNATION</u>	<u>USE</u>
<i><u>North</u></i>	
Residential 15+ du/acre	Multifamily apartment complex
Residential 3.5-5 du/acre	Single-family subdivision
<i><u>East</u></i>	
Commercial	Assisted-living center
<i><u>South</u></i>	
Commercial	Medical office complex
<i><u>West</u></i>	
Commercial	Office complex

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE & PLACES

- OPPORTUNITY SITES: 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 General Plan amendment will allow the development of a single-family residential subdivision. This project is compatible with the mix of housing types in the area which consists of single-family, multifamily, and an assisted living center. The subject site is also adjacent to a variety of employment opportunities including a medical office, professional offices, and strip retail.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- CERTAINTY AND CHARACTER: PROTECT AND ENHANCE THE CHARACTER OF EACH NEIGHBORHOOD AND ITS VARIOUS HOUSING LIFESTYLES THROUGH NEW DEVELOPMENT THAT IS COMPATIBLE IN SCALE, DESIGN, AND APPEARANCE.

The proposed General Plan Land Use designation of Residential 3.5-5 du/acre is consistent with the land use pattern in the area. The proposal would constitute an extension of the existing Residential 3.5-5 du/acre designation on the single-family subdivision to the north.

- **SAFE NEIGHBORHOODS – TRAFFIC: DEVELOP HOUSING SO THAT IT DOES NOT FRONT DIRECTLY ON, OR HAVE DIRECT ACCESS TO, ARTERIAL STREETS, UNLESS LARGE LOT SIZE, BUFFERING TECHNIQUES, AND/OR SITE DESIGN CAN ADEQUATELY MITIGATE BOTH NEGATIVE TRAFFIC IMPACTS AND ADVERSE NOISE IMPACTS.**
The site is adjacent to two minor collector streets (46th Place and Agave Road) which intersect in a curve that does not have a stop sign or traffic signal. Existing development surrounding the site buffers it from the activity along the Ray Road arterial. Homes developed on the site would have access to Ray Road via 46th Place. While these conditions would affect the viability of a commercial land use on the site, they are consistent and compatible with a residential land use.
- **SAFE NEIGHBORHOODS – TRAFFIC: PROVIDE ACCESS BY MAJOR STREETS, WITH INTERNAL CIRCULATION HANDLED BY A LOCAL STREET SYSTEM THAT DISCOURAGES THROUGH-TRAFFIC AND PROVIDES SAFE PEDESTRIAN TRAVEL. USE LOCAL AND COLLECTOR STREETS, PLUS FEEDER BUS LINES, TO BRING PEOPLE INTO THE CORES, CENTERS OR CORRIDORS.**
The site provides direct pedestrian and vehicular access to the Ahwatukee Foothills Village Core through its western edge via a minor collector, 46th Place.

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

STRENGTHEN OUR LOCAL ECONOMY
BUILD THE SUSTAINABLE DESERT CITY
CREATE AN EVEN MORE VIBRANT DOWNTOWN

CONCLUSION AND RECOMMENDATION

Staff recommends that the request be approved.

Approval of this General Plan Amendment will further the goals of the General Plan. Approval is consistent with the land use pattern in the area.

Writer

Adam Stranieri
October 30, 2015

Attachments

A: Sketch Map
B: Aerial







GENERAL PLAN AMENDMENT

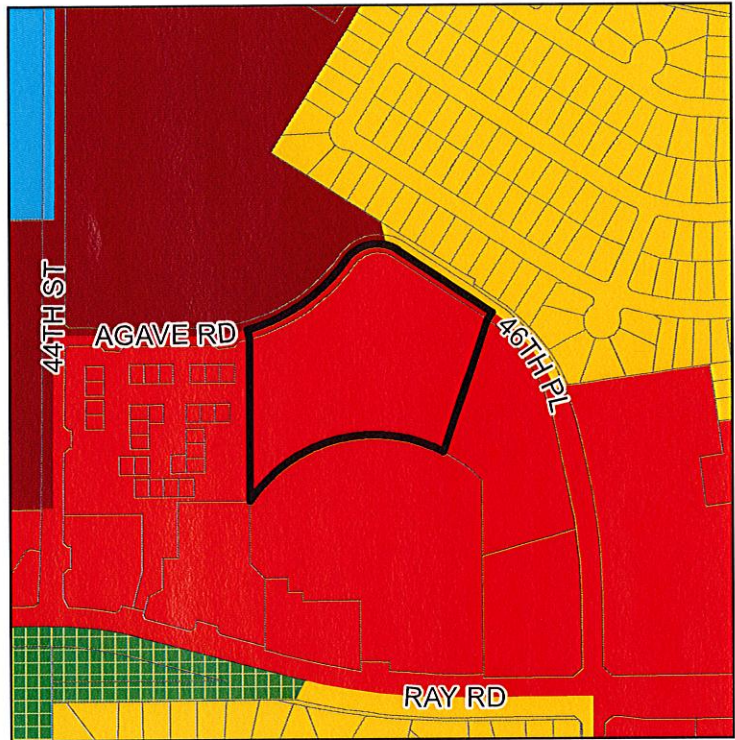
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-AF-1-15-6	ACRES: 6.34 +/-
VILLAGE: Ahwatukee Foothills	COUNCIL DISTRICT: 6
APPLICANT: Hilgart Wilson, c/o Toni Bonar	

EXISTING:



Commerical (6.34 +/- acres)

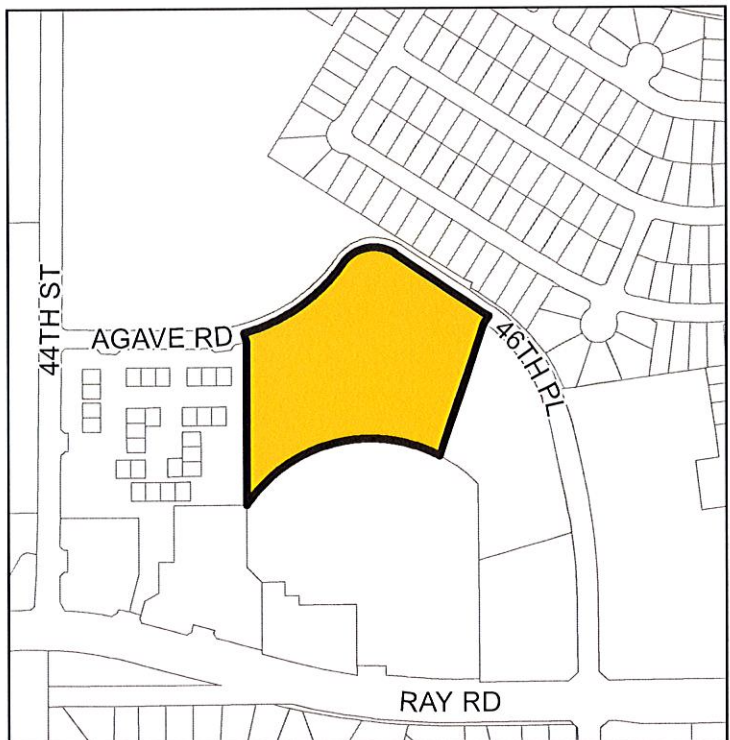
-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Parks/Open Space - Privately Owned
-  Public/Quasi-Public

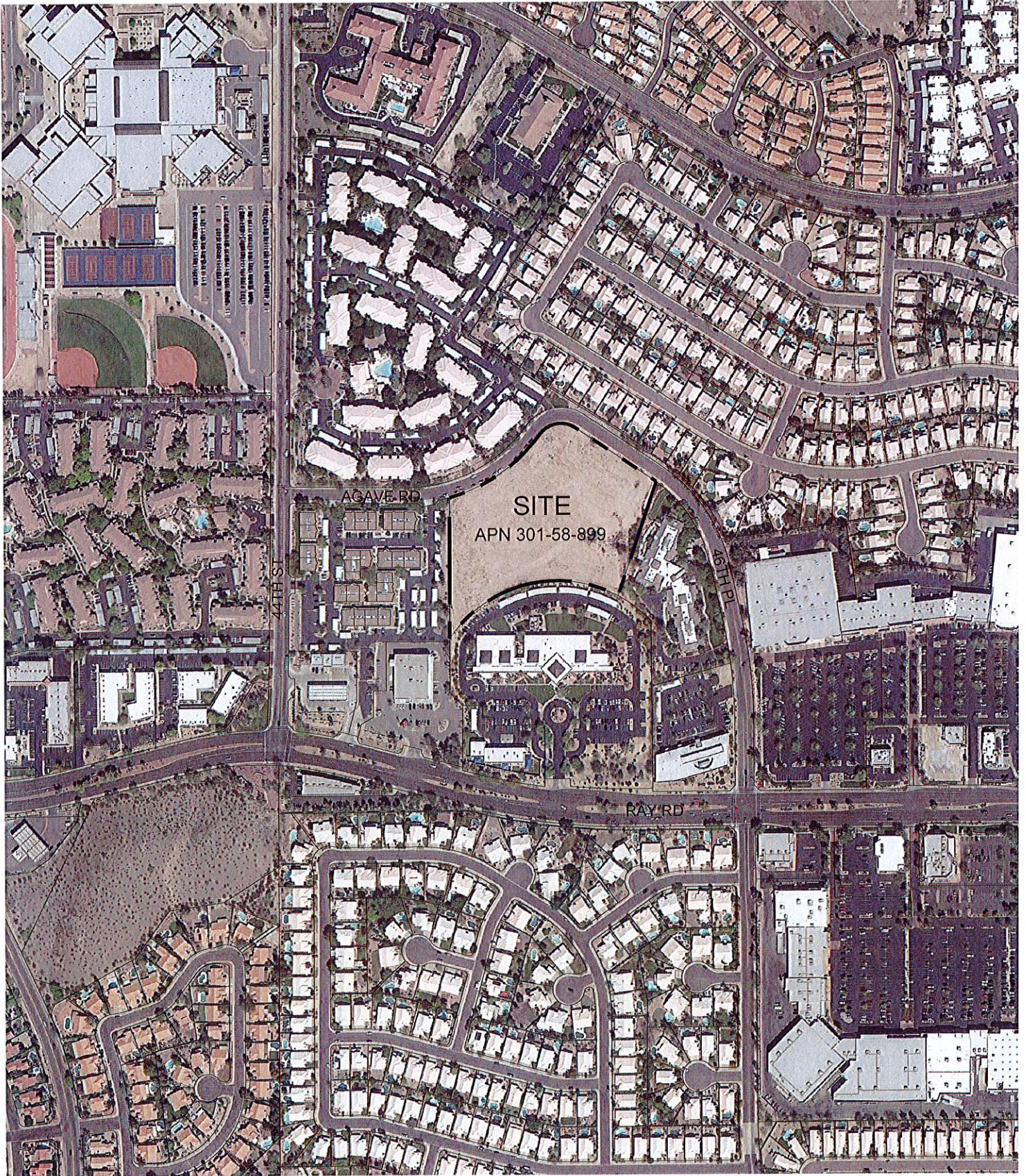


PROPOSED CHANGE:

Residential 3.5 to 5 du/acre (6.34 +/- acres)

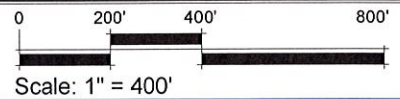
-  Proposed Change Area
-  Residential 3.5 to 5 du/acre





Legend

--- Project Boundary



SWC 46th Place & Agave Road
 GENERAL PLAN AMENDMENT
 FIGURE 01 - Aerial Map