



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS March 6, 2014

<u>Application:</u>	GPA-EST-2-13-7
<u>Applicant:</u>	Michael J. Curley, Earl Curley & LaGarde PC
<u>Location:</u>	Southwest corner of 59th Avenue and Lower Buckeye Road.
<u>Acreage:</u>	162.40 +/-
<u>Current Plan Designation:</u>	Mixed-Use/Estrella Village Core
<u>Requested Plan Designation:</u>	Industrial
<u>Reason for Requested Change:</u>	To allow for a future industrial development.
<u>Companion Rezoning Case:</u>	Z-62-13-7
<u>Village Planning Committee Date:</u>	Estrella Village – March 18, 2014
<u>Staff Recommendation:</u>	Approval

Findings:

- 1) The proposed General Plan Land Use Map designation of industrial is compatible with the uses developed and planned in the vicinity of the property.
- 2) The request will not dramatically alter the desired land use pattern in the area.
- 3) Industrial is an appropriate land use accessible by an arterial roadway and freeway.

BACKGROUND

The subject site is located along an arterial street, adjacent to a freeway corridor and existing single-family residential subdivisions. This request would amend the existing General Plan Land Use Map designation from Mixed-Use to Industrial.

Rezoning case Z-62-13-7, a companion case to this one, is running concurrently and is a request to rezone the parcel to A-1 to allow for an industrial type development to be constructed.

The subject site is currently vacant and located within the Estrella Village Core. Existing single-family residential developments zoned R1-10, R1-8 and R1-6 are located to the west and south. To the north across Lower Buckeye Road is a vacant parcel located in the Estrella Village Core and a vacant parcel zoned Commerce Park is located to the east.

The applicant is requesting to remove the parcel from the Estrella Village Core and rezone to A-1 to allow for industrial uses. Staff is supportive of this request as the site will be bisected by the future Loop 202 Freeway and also SRP has regional power line easements that make developing the parcel at a pedestrian scale difficult. The remaining Village Core (north of Lower Buckeye Road) will have 175 +/- acres to develop. This acreage is a more appropriate size to develop a mixed-use product for area residents to enjoy. Also the Estrella Village Core Plan will still be applicable to the remaining acreage north of Buckeye Road.

RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES

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.

The proposed development, via accompanying rezoning case Z-62-13-7, will be sensitive in scale and character to the surrounding neighborhoods and uses.

NEIGHBORHOOD ELEMENT

- **GOAL 1, POLICY 22: 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 industrial development is consistent with the zoning pattern in the Estrella Village. Via rezoning case Z-62-13-7 appropriate perimeter standards will be incorporated into the future development to ensure compatibility with the adjacent single family neighborhood located to the west and south.

LAND USE ELEMENT

- **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 industrial designation encourages the development of uses that will create jobs to balance population and employment near predominately single-family residential areas.

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

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

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 recent development patterns within the Estrella Village.

Approval of this amendment will allow a future industrial development adjacent to a freeway corridor that will support the dynamic growth in the West Valley and help Estrella Village achieve employment and population balance. The staff proposed stipulations will improve the project to ensure that future development is compatible with the neighborhood to the west and south.

February 5, 2014

Attachments:
Sketch Map










GENERAL PLAN AMENDMENT

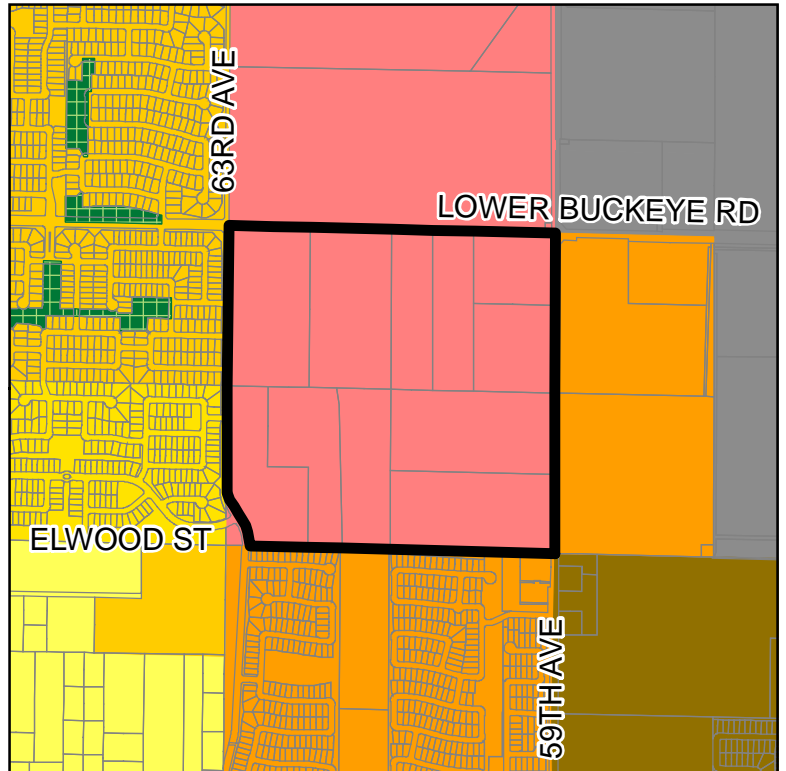
CITY OF PHOENIX ♦ PLANNING DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-EST-2-13-7	ACRES: 162.40+/-
VILLAGE: Estrella	COUNCIL DISTRICT: 7
APPLICANT: Michael J. Curley	

EXISTING:



Mixed Use (162.40 +/- Acres)

-  Proposed Change Area
-  Mixed Use
-  Parks/Open Space - Privately Owned
-  Industrial
-  Residential 10 to 15 du/acre
-  Residential 5 to 10 du/acre
-  Residential 3.5 to 5 du/acre
-  Residential 2 to 3.5 du/acre
-  Residential 1 to 2 du/acre



PROPOSED CHANGE:

Industrial (162.40 +/- Acres)

-  Proposed Change Area
-  Industrial

