




**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**To:** Alan Stephenson  
Deputy City Manager

**Date:** April 8, 2024

**From:** Joshua Bednarek   
Planning and Development Director

**Subject:** ITEM 66 ON THE APRIL 17, 2024, FORMAL AGENDA - PUBLIC HEARING AND RESOLUTION ADOPTION - GENERAL PLAN UPDATE PLANPHX 2025 - GPA-12-23 (RESOLUTION 22191)

Item 66, GPA-12-23 is a request to hold a public hearing and adopt a resolution on the General Plan Update as recommended by the Planning Commission. State Law requires that the City Council hold at least one public hearing before adoption of the General Plan, and that the City Council adopt the General Plan by an affirmative vote of at least two-thirds of its members. It is tentatively scheduled that City Council will refer the measure to voters on May 1, 2024.

The Village Planning Committees considered the request throughout January and February. Twelve VPCs recommended approval, per the staff recommendation; one VPC recommended approval, per the staff recommendation, with modifications; and two VPCs recommended approval, per the staff recommendation, with direction.

State Law requires that the Planning Commission hold at least two public hearings before approving the General Plan. The Planning Commission held the first public hearing on February 22, 2024. The Planning Commission held the second public hearing on March 7, 2024, and recommended approval, per the Addendum A Staff Report, by a vote of 8-0.

Following the Planning Commission hearing, minor updates have been proposed to address outstanding comments from some departments, the public and the Mayor and City Council.


Staff recommends approval per the Planning Commission recommendation with the following additional changes:

Location in General Plan	Proposed Changes
Page 34	Replace as follows: "Understanding what equity means, why it matters, and intentionally focusing on it in planning, is critical to equitable outcomes."
Page 37, 2nd Column, 3rd Sentence	Replace "are" with "should".
Page 42, 2nd Column, 3rd Sentence	Revise as follows: "By focusing on vulnerable or <b>UNDER-SERVED</b> communities such as the <b>YOUTH</b> , elderly,

	people experiencing homelessness, low-income families and individuals with pre-existing health conditions, Phoenix aims to minimize heat related morbidity and mortality rates."
Page 43, 2nd Column, Last Sentence	Add as follows: "For example, providing tree planting and shade structures in parts of the city that most use public transportation (underserved communities) as opposed to other communities that rely more on private automobiles."
Page 112, 3rd Column, Last Bullet	Add as follows: "Provide equitable entrepreneurship opportunities as part of future growth as well as part of a consumer experience that provides a sense of belonging to everyone."
Page 119	Add as follows: "Policies: <ol style="list-style-type: none"> <li>1. Ensure new development is compatible with airport operations. Prohibit the introduction of new (or intensification/ expansion of existing) noise sensitive land uses within the high noise exposure areas. Minimize the potential for wildlife hazard attractants near airports by coordinating recreational and environmental projects with airport management.</li> <li>2. Promote context-sensitive design when new commercial and industrial development locate in close proximity to existing residential uses. Leverage federal grant and private partnerships in redevelopment areas to help expedite and overcome the various barriers to infill growth."</li> </ol>
Page 174	Add as follows: "Policies: <ol style="list-style-type: none"> <li>1. Incorporate by reference the goals, policies and actions of the airport system airport master plans (Phoenix Sky Harbor International Comprehensive Asset Management Plan and Deer Valley Airport Master Plan).</li> <li>2. Within the General Plan, provide maps for the airport system airport property boundaries, high noise exposure areas, and surrounding traffic pattern airspace. (Phoenix Sky Harbor Airport Noise and Traffic Patterns map and Deer Valley Airport noise and traffic pattern map).</li> <li>3. Implement the Downtown Phoenix Airport Height Ordinance and Deer Valley Airport Overlay Zone, including the airport disclosure to new occupants and requiring that development receive no hazard determination through the FAA obstruction evaluation process."</li> </ol>

Page 268, Appendix H: Glossary of Terms	Add definition to the glossary of terms: Eco-tourism is a type of tourism that focuses on the natural world and sustainability
Throughout	Revise as follows: "Build the <b>MOST</b> Sustainable Desert City"

Approved:

  
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Alan Stephenson, Deputy City Manager