



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

### GENERAL PLAN AMENDMENT

#### STAFF ANALYSIS

December 6, 2021

|   |  |
|---|--|
| <u>Application:</u>   | GPA-DSTV-1-19-2  |
| <u>Owner:</u>   | 24th Street and Jomax Road, LLC  |
| <u>Applicant/Representative:</u>  | William E. Lally, Tiffany & Bosco, PA  |
| <u>Location:</u>  | Approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway  |
| <u>Acreage:</u>   | 217.86 acres   |
| <u>Current Plan Designation:</u>  | <a href="#">Residential 2 to 5 dwelling units per acre</a> (1.50 acres), <a href="#">Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre</a> (2.19 acres), <a href="#">Future Parks/Open Space or 1 dwelling unit per acre</a> (201.01 acres), <a href="#">Public Parks/Open Space</a> (13.16 acres) |
| <u>Requested Plan Designation:</u>  | <a href="#">Future Parks/Open Space or 1 dwelling unit per acre</a> (122.42 acres), <a href="#">Residential 2 to 3.5 / Residential 5 to 10 dwelling units per acre</a> (95.44 acres)   |
| <u>Reason for Requested Change:</u>   | Amend the General Plan Land Use Map to allow a mixture of single-family and multifamily residential development  |
| <u>Desert View <a href="#">Village Planning Committee</a> Meeting Date:</u> | December 7, 2021   |
| <u>Staff Recommendation:</u>  | Approval   |

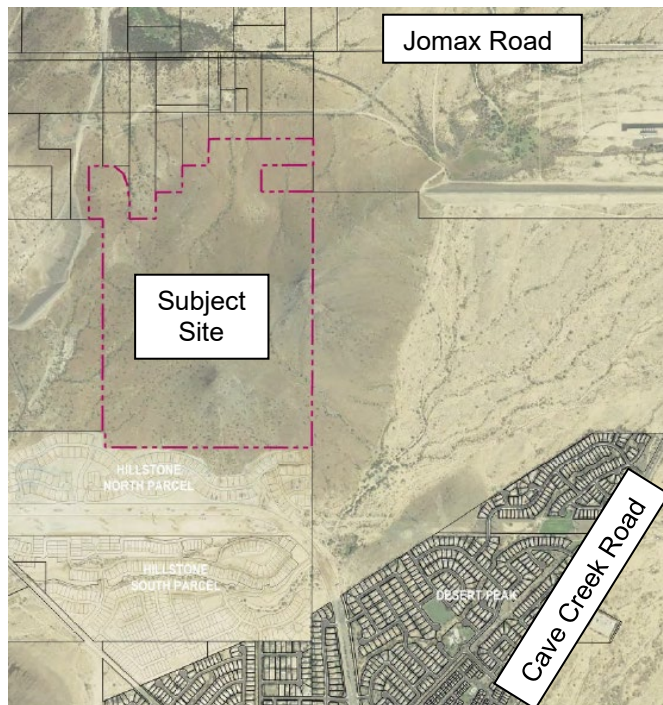
## **FINDINGS:**

- 1) The companion rezoning case, Z-46-19-2, proposes to donate a minimum of 120 acres to the Parks and Recreation Department as an addition to the Phoenix Mountain Preserve or a desert park.
- 2) The proposal for Residential 2 to 3.5 dwelling units per acre / Residential 5 to 10 dwelling units per acre will allow for a mix of residential products, as proposed by the companion rezoning case, Z-46-19-2. The proposal for Future Parks/Open Space or one dwelling unit per acre supports the future, intended use of the land for a preserve or desert park. The proposal balances the need for additional housing, while retaining and preserving the desert landscape, as outlined in the North Land Use Plan and Sonoran Preserve Master Plan.
- 3) The companion rezoning case, Z-46-19-2, incorporates development standards that will maintain an appropriate scale and character with land uses in the surrounding area.

## **BACKGROUND**

The subject site is located approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway. The site is currently vacant, but is used privately for various recreational activities.

GPA-DSTV-1-19-2 proposes a minor amendment to the General Plan Land Use Map to allow a mix of residential densities, while preserving most of the site as open space. The companion rezoning case, Z-46-19-2, proposes a Planned Unit Development (PUD) to allow a mix of single-family and multifamily development, not to exceed a maximum of 250 dwelling units. The proposed PUD Development Narrative includes development, landscaping, and design standards that exceed Zoning Ordinance standards and provide appropriate edge treatments for adjacent developments.

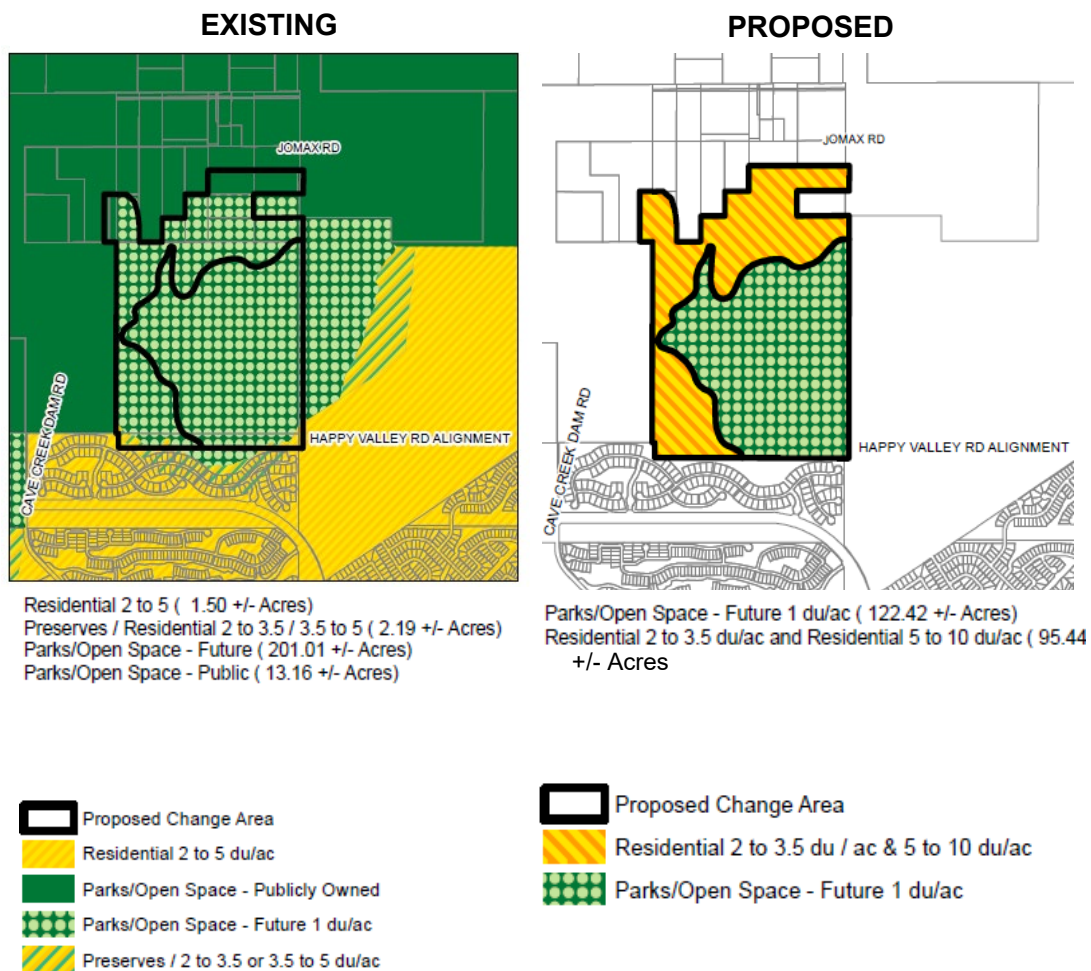


Aerial Map, Source: Hilgart Wilson

The site is located approximately 0.85 miles from Cave Creek Road. An increase in intensity on a portion of the site will support future transit along Cave Creek Road and connect residents to existing and future employment, housing, and services in the area.

### **SURROUNDING LAND USES**

The current General Plan Land Use Map designations for the site are Residential 2 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre, Future Parks/Open Space, and Public Parks/Open Space.



Existing and Proposed General Land Use Designation Maps, Source: City of Phoenix Planning and Development Department

GPA-DSTV-1-19-2 proposes to change the Land Use Map designations to Future Parks/Open Space or 1 dwelling unit per acre and Residential 2 to 3.5 / Residential 5 to 10 dwelling units per acre. The Future Parks/Open Space of 1 dwelling unit per acre designation is intended for the more sloped and hillside portion of the site. This

portion is intended to be preserved and donated to the City as an addition to the Phoenix Mountain Preserve or a desert park. The Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre designation is cross hatched to allow flexibility in placement of units while preserving natural areas.

#### **NORTH**

North of the northern boundary of the subject site is the Cave Buttes Recreation Area, a park that is overseen by the Maricopa County Flood Control District. This area contains a number of dams that control flooding from washes in the general area. This area is designated Publicly Owned Parks/Open Space.

#### **EAST**

East of the subject site is a portion of Cave Buttes Recreation Area and vacant land that is owned by the Arizona State Land Department (AZSLD). This area directly east of the subject site is designated Publicly Owned Parks/Open Space, Future Parks/Open Space or 1 dwelling unit per acre, and Residential 2 to 5 dwelling units per acre.

#### **SOUTH**

South of the subject site is a single-family residential development designated Preserves / Residential 2 to 3.5 / Residential 3.5 to 5 dwelling units per acre, Future Parks/Open Space or 1 dwelling unit per acre, and Residential 2 to 5 dwelling units per acre. The Hillstone North and Hillstone South subdivisions are subject to Rezoning Case No. Z-43-02, which rezoned the subdivisions to R1-18 and R1-6, respectively. The PUD development narrative for the companion Rezoning Case No. Z-46-19-2 contains perimeter standards which will act as a buffer between the proposed development and the existing subdivisions to the south.

#### **WEST**

West of the subject site is the Cave Buttes Recreation Area designated as Publicly Owned Parks/Open Space. The Cave Buttes Dam, a dry dam to prevent flooding in north Phoenix, is also located west of the subject site. A small portion west of the site and part of the Hillstone North subdivision is designated Residential 2 to 5 dwelling units per acre.

### **RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES**

#### **CONNECT PEOPLE & PLACES CORE VALUE**

- **OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

As proposed, GPA-DSTV-1-19-2 will preserve the majority of the site as open space and allow for an increase in intensity along the remaining portion of the site that is respectful of local conditions. Companion case, Z-46-19-2, incorporates appropriate development standards that are compatible with surrounding neighborhoods.

- **BUILD THE SUSTAINABLE DESERT CITY; LAND USE PRINCIPLE: Promote land uses that preserve Phoenix's natural open spaces.**

As proposed, GPA-DSTV-1-19-2 will preserve the majority of the site as open space. The companion rezoning case, Z-46-19-2, proposes to donate a minimum of 120 acres to the Parks and Recreation Department as an addition to the Phoenix Mountain Preserve or a desert park.

### **CELEBRATE OUR DIVERSE COMMUNITIES & 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 proposed General Plan Land Use Map amendment and concurrent rezoning case will allow for a mix of housing types and residential densities at the subject site. These will be compatible in scale, design, and appearance to development in the surrounding area. Furthermore, the diverse housing products will support a broad range of lifestyles for Phoenix residents.

### **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of GPA-DSTV-1-19-2, as Future Parks/Open Space or 1 dwelling unit per acre and Residential 2 to 3.5 / Residential 5 to 10 dwelling units per acre. This General Plan Amendment request and concurrent case Z-46-19-2 will allow a mixture of single-family and multifamily residential development, not to exceed 250 units. The proposal will further the City's goals of providing a mix of housing types while respecting neighborhood character. The proposed change to Future Parks/Open Space or 1 dwelling unit per acre will support that 120 acres of the site will be retained as park/open space to be donated to the Parks and Recreation Department. Additionally, the proposed change to Residential 2 to 3.5 / Residential 5 to 10 dwelling units per acre will allow increased density in close proximity to Cave Creek Road.

#### **Writer**

Julianna Pierre  
December 6, 2021

Staff Analysis  
GPA-DSTV-1-19-2  
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**Team Leader**

Samantha Keating

**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-DSTV-1-19-2

ACRES: 217.86 +/-






VILLAGE: Desert View

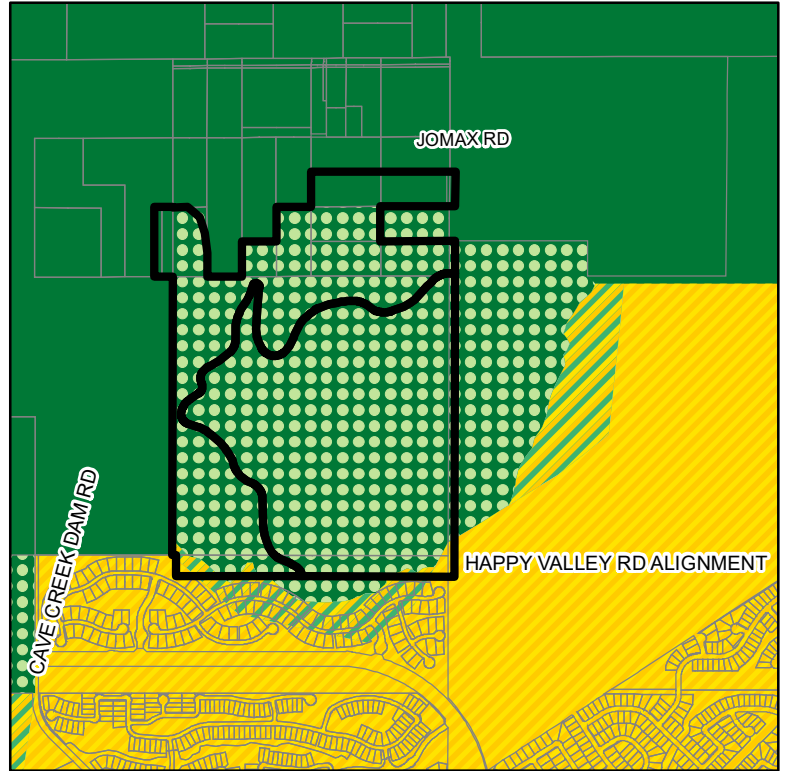
COUNCIL DISTRICT: 2

APPLICANT: William E Lally

## EXISTING:




Residential 2 to 5 ( 1.50 +/- Acres)  
Preserves / Residential 2 to 3.5 / 3.5 to 5 ( 2.19 +/- Acres)  
Parks/Open Space - Future ( 201.01 +/- Acres)  
Parks/Open Space - Public ( 13.16 +/- Acres)

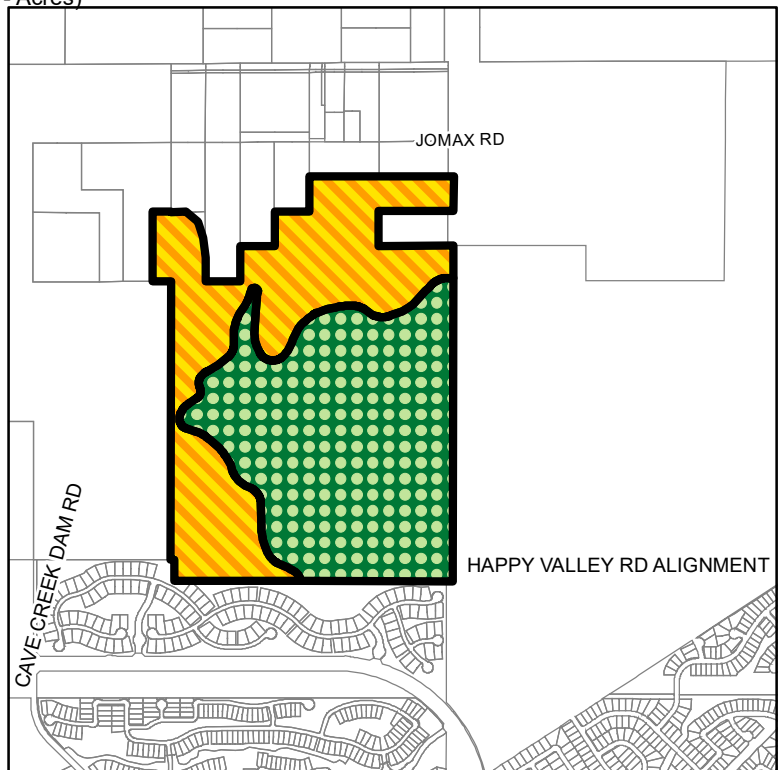
-  Proposed Change Area
-  Residential 2 to 5 du/ac
-  Parks/Open Space - Publicly Owned
-  Parks/Open Space - Future 1 du/ac
-  Preserves / 2 to 3.5 or 3.5 to 5 du/ac



## PROPOSED CHANGE:

Parks/Open Space - Future 1 du/ac ( 122.42 +/- Acres)  
Residential 2 to 3.5 du/ac and Residential 5 to 10 du/ac ( 95.44 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du / ac & 5 to 10 du/ac
-  Parks/Open Space - Future 1 du/ac










# GENERAL PLAN AMENDMENT

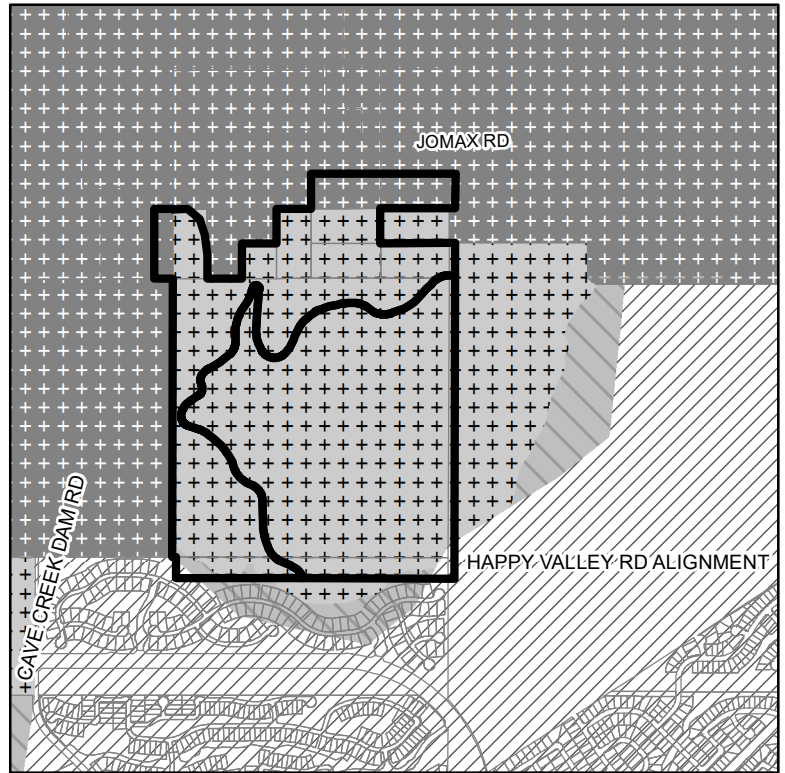
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

|                                    |                     |
|------------------------------------|---------------------|
| APPLICATION NO: GPA-DSTV-1-19-2_BW | ACRES: 217.86 +/-   |
| VILLAGE: Desert View               | COUNCIL DISTRICT: 2 |
| APPLICANT: William E Lally         |                     |

## EXISTING:




Residential 2 to 5 ( 1.50 +/- Acres)  
 Preserves / Residential 2 to 3.5 / 3.5 to 5 ( 2.19 +/- Acres)  
 Parks/Open Space - Future ( 201.01 +/- Acres)  
 Parks/Open Space - Public ( 13.16 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 5 du/acre
-  Parks/Open Space - Publicly Owned
-  Parks/Open Space - Future 1 du
-  Preserves / 2-3.5 or 3.5-5 du/acre



## PROPOSED CHANGE:

Parks/Open Space - Future 1 du/ac ( 122.42 +/- Acres)  
 Residential 2 to 3.5 du/ac and Residential 5 to 10 du/ac ( 95.44 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du / acre & 5 to 10 du/acre
-  Parks/Open Space - Future 1 du

