

# ATTACHMENT B



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

### GENERAL PLAN AMENDMENT

#### STAFF ANALYSIS

February 10, 2025

<u>Application:</u>	GPA-EST-3-24-7
<u>Owner:</u>	528 East Navajo, LLC/Lucky 7 Properties, LLC (LFG Developments, LLC)
<u>Applicant/Representative:</u>	Shaine Alleman, Tiffany & Bosco, P.A.
<u>Location:</u>	Approximately 320 feet south of the southwest corner of 67th Avenue and Adams Street
<u>Acreage:</u>	10.96
<u>Current Plan Designation:</u>	<a href="#">Residential 3.5 to 5 dwelling units per acre</a> (10.96 acres)
<u>Requested Plan Designation:</u>	<a href="#">Industrial</a> (10.96 acres)
<u>Reason for Requested Change:</u>	A minor General Plan Amendment to accommodate light industrial uses
<u>Estrella <a href="#">Village Planning Committee</a> Meeting Date:</u>	February 18, 2025
<u>Staff Recommendation:</u>	Approval

#### **FINDINGS:**

- 1) The proposed Land Use Map designation is compatible with the surrounding land uses to the south.
- 2) The companion rezoning case, Z-128-24-7, is consistent in scale and character with land uses in the general area and provides a transition to industrial uses south of Van Buren Street.
- 3) The proposed Industrial land use designation will maximize employment and business opportunities within the Estrella Village.

#### **BACKGROUND**

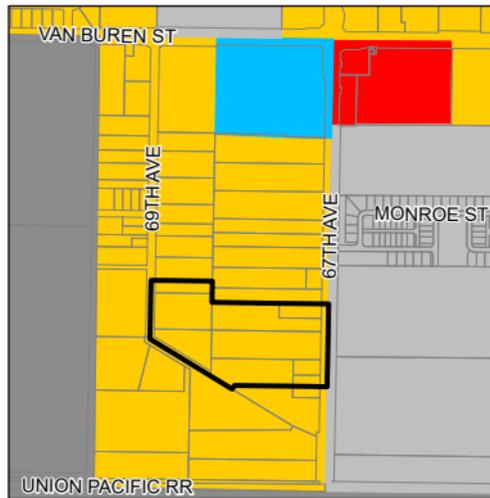
The subject site is 10.96 gross acres located approximately 320 feet south of the southwest corner of 67th Avenue and Adams Street. The site currently consists of open storage.

This request proposes a minor amendment to the General Plan Land Use Map to allow light industrial uses. The proposal will modify the land use map designation from Residential 3.5 to 5 dwelling units per acre to Industrial.

**EXISTING:**

Residential 3.5 to 5 du/ac ( +/- Acres)

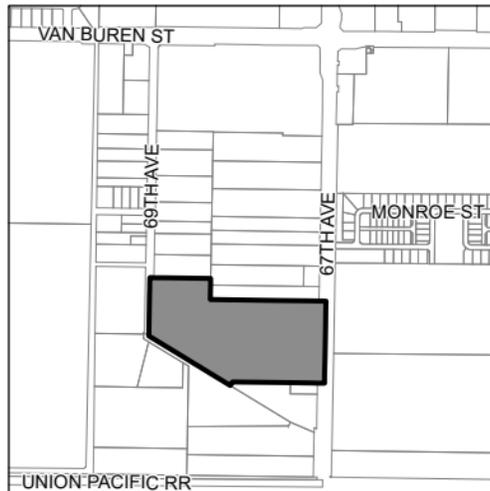
-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Commercial
-  Industrial
-  Commerce / Business Park
-  Public/Quasi-Public



**PROPOSED CHANGE:**

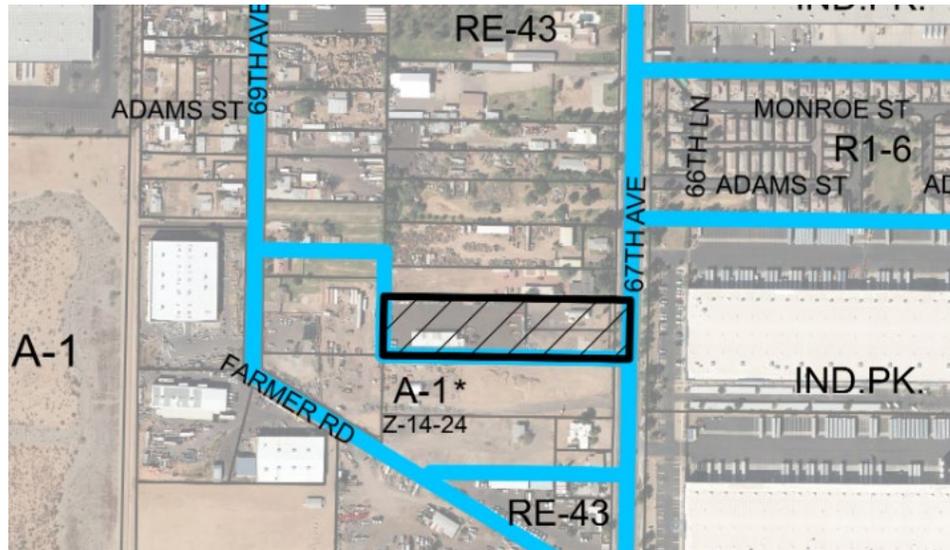
Industrial du/ac ( 10.96 +/- Acres)

-  Proposed Change Area
-  Industrial



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

The companion rezoning case Z-128-24-7 is a request to rezone a portion of the site from 2.49 acres of RE-43 (One-Family Residence District) to A-1 (Light Industrial District) for light industrial uses. The existing zoning is depicted on the figure below.



*Aerial Zoning Map  
Source: Planning and Development Department*

## **SURROUNDING LAND USES**

### **NORTH**

A single-family residence is located north of the subject site and is designated Residential 3.5 to 5 dwelling units per acre.

### **EAST (across 67th Avenue)**

East of the subject site, across 67th Avenue, is a warehouse development designated Commerce / Business Park.

### **SOUTH**

Open storage is located south of the subject site and is designated Residential 3.5 to 5 dwelling units per acre.

### **SOUTHWEST (across Farmer Road)**

Vacant property and warehousing businesses are located southwest of the subject site, across Farmer Road and designated Residential 3.5 to 5 dwelling units per acre.

### **WEST (across 69th Avenue)**

West of the subject site, across 69th Avenue, is a warehouse business and is designated Residential 3.5 to 5 dwelling units per acre.

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

### **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS**

- **CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: 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.**

This request will support light industrial development that will be compatible with the surrounding land uses to the east, south, and west.

### **STRENGTHEN OUR LOCAL ECONOMY**

- **EMPLOYERS; LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.**

This General Plan Amendment request, with the companion rezoning request, Z-128-24-7, will support a variety of employment uses within the Estrella Village. The development will provide a place for businesses to operate and grow within the Southwest Phoenix Employment Center.

### **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-128-24-7, includes stipulations such as a maximum height of 40 feet and enhanced landscaping standards to ensure the proposal will be compatible with the surrounding uses.

## **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of GPA-EST-3-24-7. 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 ability to support businesses and generate employment opportunities. Along with the companion rezoning case, Z-128-24-8, the General Plan Amendment will be compatible with the surrounding land uses.

Staff Analysis  
GPA-EST-3-24-7  
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**Writer**

Nayeli Sanchez Luna  
February 10, 2025

**Team Leader**

Racelle Escolar

**Exhibits**

Sketch Maps (2 pages)

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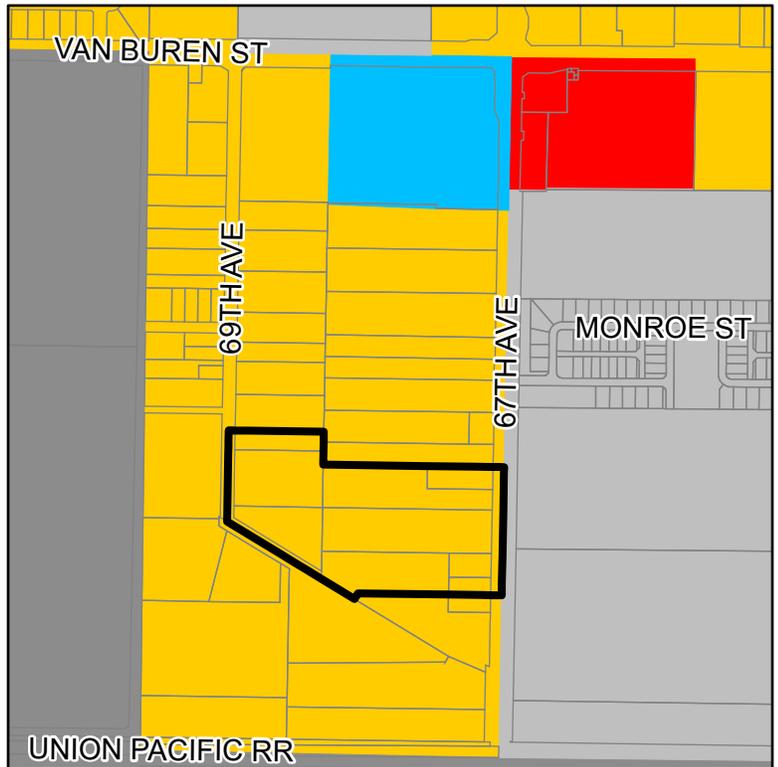
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-EST-3-24-7	ACRES: 10.96 +/-	REVISION DATE:
VILLAGE: Estrella	COUNCIL DISTRICT: 7	
APPLICANT: Tiffany & Bosco, P.A.		

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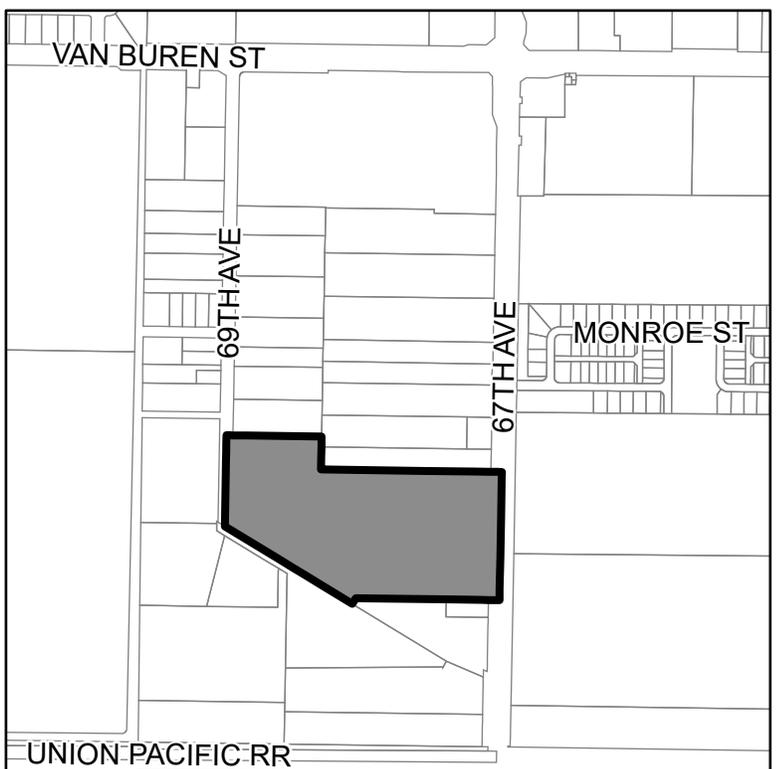
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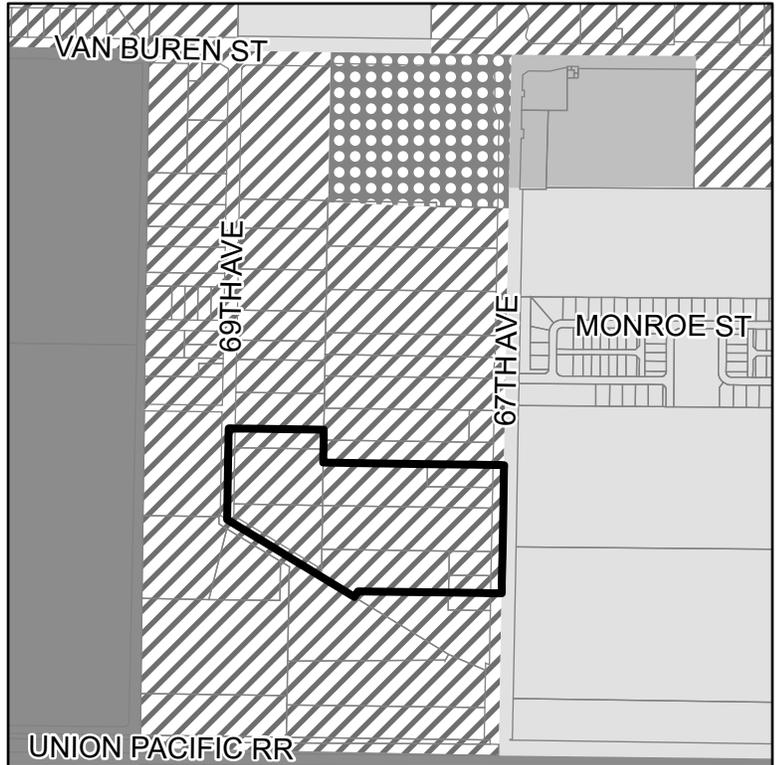
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