



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
May 24, 2018

<u>Application:</u>	GPA-SM-1-18-8
<u>Applicant:</u>	Scott Ward, Ward Development
<u>Location:</u>	Southwest corner of 19th Avenue and South Mountain Avenue
<u>Acreage:</u>	20.74 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 dwelling units per acre
<u>Requested Plan Designation:</u>	Residential 2 to 3.5 dwelling units per acre
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow development of single-family residential at 2 to 3.5 dwelling units per acre
<u>Village Planning Committee Date:</u>	South Mountain – June 12, 2018
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.
- 2) The companion rezoning case, Z-8-18-8, proposes development that is consistent in scale and character with land uses in the surrounding area.
- 3) The proposed land use designation is appropriate for a location adjacent to a major arterial street.

BACKGROUND

The subject site is located at the southwest corner of the 19th Avenue and South Mountain Avenue. The site is vacant land that has been utilized for agricultural purposes.

The property is located within the boundaries of the Rio Montaña Area Plan. The Rio Montaña Area Plan was adopted by the Phoenix City Council in 2000 and articulates a vision for development within the plan area including detailed design guidelines for single-family, multifamily, and commercial development. The Rio Montaña Proposed Land Use Plan designates the subject site for residential land uses at 0 to 1 dwelling units per acre. This designation correlates with the existing General Plan Land Use Map designation of Residential 1 to 2 dwelling units per acre. While the companion rezoning request is consistent with the proposed residential land use, the proposed density of 3.33 units per acre exceeds the density identified in the Area Plan.

SURROUNDING LAND USES

North of the subject site are single-family homes zoned S-1.

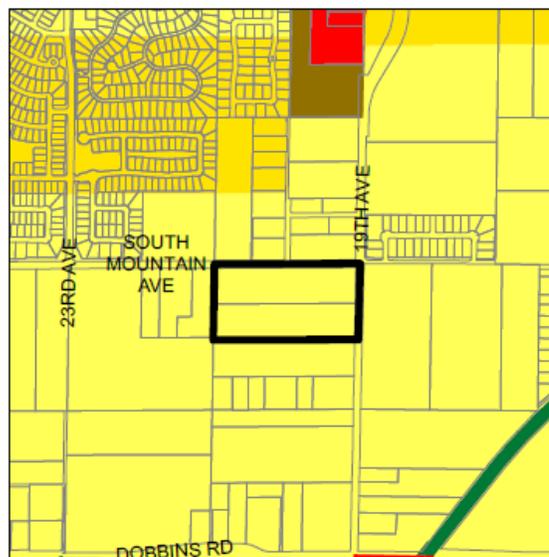
To the east, west and south of the subject site is vacant land used for agricultural purposes zoned S-1.

The surrounding General Plan Land Use Map designation is Residential 1 to 2 dwelling units per acre.

EXISTING:

Residential 1 to 2 du/ac (20.74 +/- Acres)

-  Proposed Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Commercial
-  10 to 15 du/ac
-  Parks/Open Space - Publicly Owned



Source: City of Phoenix Planning and Development Department

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

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

The proposed increase in intensity is reasonable given the subject site's location along a major arterial street and the intensity of existing development in the surrounding area. To the northeast and northwest, across South Mountain Avenue, are properties zoned R1-10 and R1-18.

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: 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 proposal will introduce greater housing diversity within an area in close proximity to a planned Bus Rapid Transit line along 19th Avenue and Baseline Road.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- ***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS DESIGN: 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 land use designation is consistent with existing land uses in the surrounding area.

- ***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.***

The proposal would allow the development of a vacant parcel with a land use compatible with the adjacent neighborhood and consistent with the Rio Montaña Area Plan. As proposed, the request incorporates a community garden as an amenity to the residents. This amenity will help provide easy access to freshly grown fruit and vegetables, which will serve to promote the community benefit of health within the community.

BUILD THE SUSTAINABLE DESERT CITY

- ***WATER SUPPLY; LAND USE PRINCIPLE: Require new development to provide assured water supplies to accommodate the additional growth.***
- ***WASTEWATER; LAND USE PRINCIPLE: Maximize use of existing infrastructure and carrying capacity by encouraging redevelopment and infill.***

The subject site is surrounded with existing water and sewer mains that can potentially serve the development.

CONCLUSION AND RECOMMENDATION

The staff recommendation for GPA-SM-1-18-8 is to approve the request as filed. The request is not consistent with the proposed residential land use designation of 0 to 1 dwelling units per acre identified in the Rio Montaña Area Plan. However, while the Area Plan does call for a lower density designation, the proposed General Plan amendment will create a desirable transition between a higher density designation along an arterial street and existing agricultural uses. The proposed designation is consistent in scale and character with existing land uses in the surrounding area. The subject site is located in close proximity to infrastructure investment represented by a proposed bus-rapid transit line along 19th Avenue at Baseline Road. As stipulated, the companion rezoning case will provide compatibility and consistency with the land use pattern in the surrounding area and the desired character and goals of the Rio Montaña Area Plan. Approval of the request will support the development of this vacant property with uses that are compatible with the surrounding land use designations and zoning designations.

Writer

Kaelee Wilson
May 24, 2018

Team Leader

Samantha Keating

Exhibits

Sketch Map

GENERAL PLAN AMENDMENT

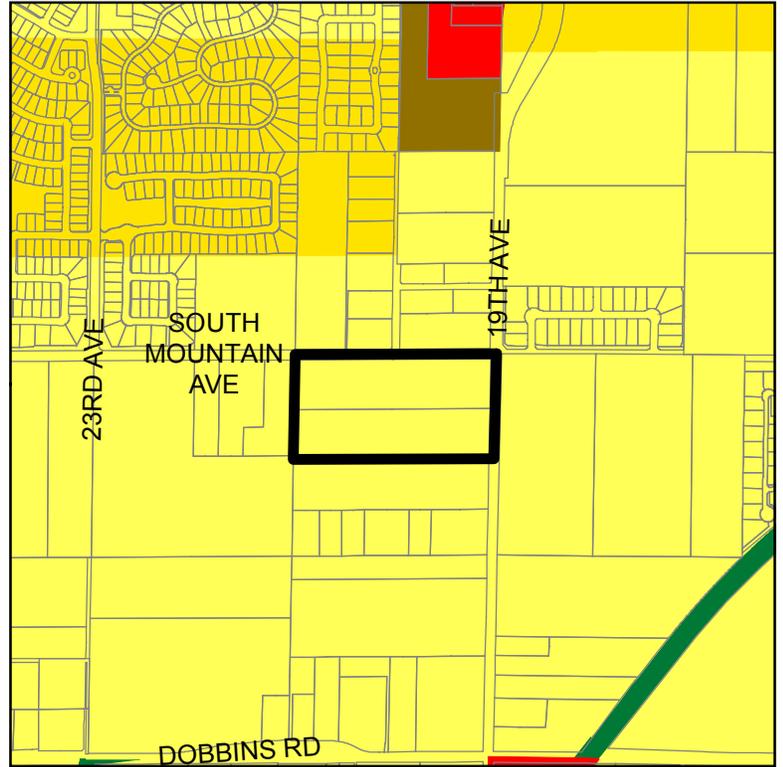
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APPLICATION NO: GPA-SM-1-18	ACRES: 20.74 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Scott Ward	

EXISTING:

Residential 1 to 2 du/ac (20.74 +/- Acres)

-  Proposed Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Commercial
-  10 to 15 du/ac
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 2 to 3.5 (20.74 +/- Acres)

-  Proposed Area
-  Residential 2 to 3.5

