



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
May 16, 2024

<u>Application:</u>	GPA-DV-1-24-1
<u>Representative:</u>	Stephen Anderson, Gammage & Burnham, PLC
<u>Applicant:</u>	Lennar Arizona, LLC
<u>Owner:</u>	Arizona State Land Department
<u>Location:</u>	Southwest corner of 36th Avenue and Pinnacle Peak Road
<u>Acreage:</u>	80.31 acres
<u>Current Plan Designation:</u>	Parks/Open Space - Publicly Owned
<u>Requested Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (74.50 acres) and Commercial (5.81 acres)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment to facilitate development of a new single-family residential community with a small, neighborhood-scale commercial element.
Deer Valley Village Planning Committee Meeting Date:	May 21, 2024
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The proposed Residential 3.5 to 5 dwelling units per acre and Commercial General Plan Land Use Map designations are compatible with surrounding designations and will complement and diversify the area's land uses.
- 2) The companion rezoning case, Z-28-24-1, proposes a development that is consistent in scale and character with the land uses in the surrounding area.

- 3) The companion rezoning case, Z-28-24-1, as stipulated, provides enhanced open space and design standards to make the proposed development a compatible addition to the area.

BACKGROUND

The subject site is 80.31 acres and is located at the southwest corner of 36th Avenue and Pinnacle Peak Road. The subject site is currently vacant. The companion rezoning case Z-28-24-1 is requesting to rezone the site from RE-43 (One-Family Residence) and RE-43 SP (One-Family Residence, Special Permit) to C-2 (Intermediate Commercial) and R1-6 (Single-Family Residence District) to allow single-family residential and commercial.

This request proposes a minor amendment to the General Plan Land Use Map to facilitate development of a new single-family residential community with a small, neighborhood-scale commercial element. The proposal will modify the land use designation from 80.31 acres of Parks/Open Space – Publicly Owned to 5.81 acres of Commercial and 74.50 acres of Residential 3.5 to 5 dwelling units per acre.

SURROUNDING LAND USES

NORTH

North of the subject site, across Pinnacle Peak Road, is a service station, restaurant pads, commercial strip centers, and single-family residential homes and is designated Commercial, Residential 5 to 10 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre.

SOUTH

South of the subject site is vacant and designated Parks/Open Space – Publicly Owned.

EAST

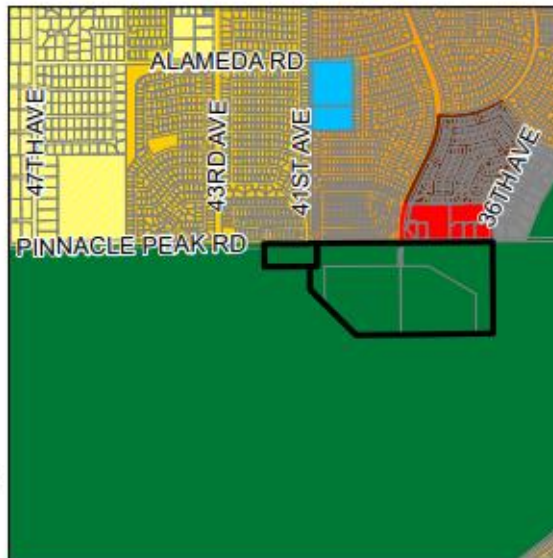
East of the subject site is an indoor/outdoor sports facility and vacant land designated as Parks/Open Space – Publicly Owned.

WEST

West of the subject site contains vacant land and a water park designated Parks/Open Space – Publicly Owned.

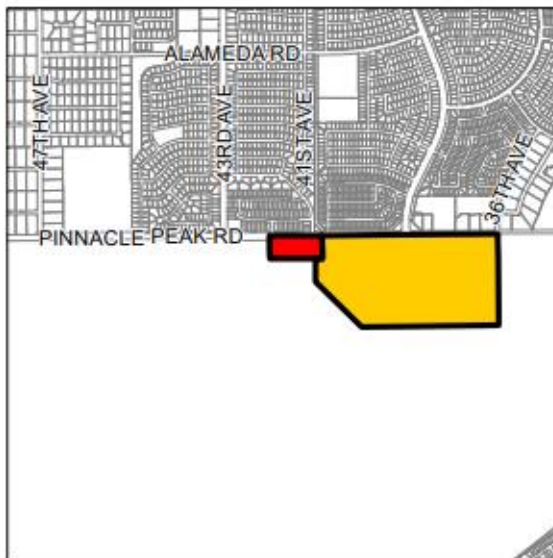
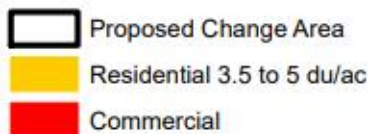
EXISTING:

Parks/Open Space - Publicly Owned
(80.31 +/- Acres)



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (74.50 +/- Acres)
Commercial (5.81 +/- Acres)



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

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; 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 request facilitates additional housing opportunities in the Village that will help alleviate the housing crisis.

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.**

The proposed rezoning case, Z-28-24-1, will develop vacant property with a single-family residential and commercial development that are compatible with the surrounding uses which will protect the area from incompatible land uses. The existing recreational open space uses will be near the proposed single-family homes and the development will provide a commercial component which will help be supportive of the area.

- **BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; *DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The proposal, as stipulated in the companion rezoning case Z-28-24-1, includes enhanced landscaping along Pinnacle Peak Road on both sides of the sidewalk and within the landscape setbacks. Also, enhanced landscaping shall be planted within the landscape strips of internal detached sidewalks. This will create a comfortable pedestrian environment along Pinnacle Peak Road and internal to the development by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DV-1-24-1. The proposed land use map designation allows for future single-family residential and commercial development that is compatible with surrounding designations. The companion rezoning case, Z-28-24-1, as stipulated, will require enhanced standards for landscaping, pedestrian pathways, bicycle infrastructure, building elevations, and open space.

Writer

Matteo Moric
May 16, 2024

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (2 pages)
Correspondence (14 pages)











GENERAL PLAN AMENDMENT

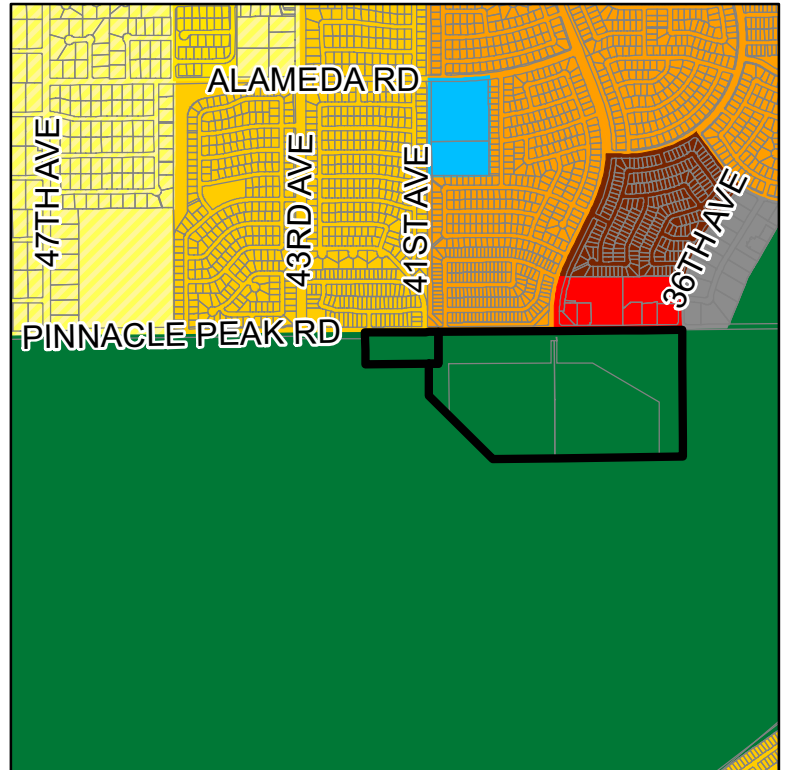
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-1-24-1	ACRES: 80.31 +/-	REVISION DATE:
VILLAGE: DEER VALLEY	COUNCIL DISTRICT: 1	
APPLICANT: Gammage & Burnham, PLC		

EXISTING:




Parks/Open Space - Publicly Owned
(80.31 +/- Acres)

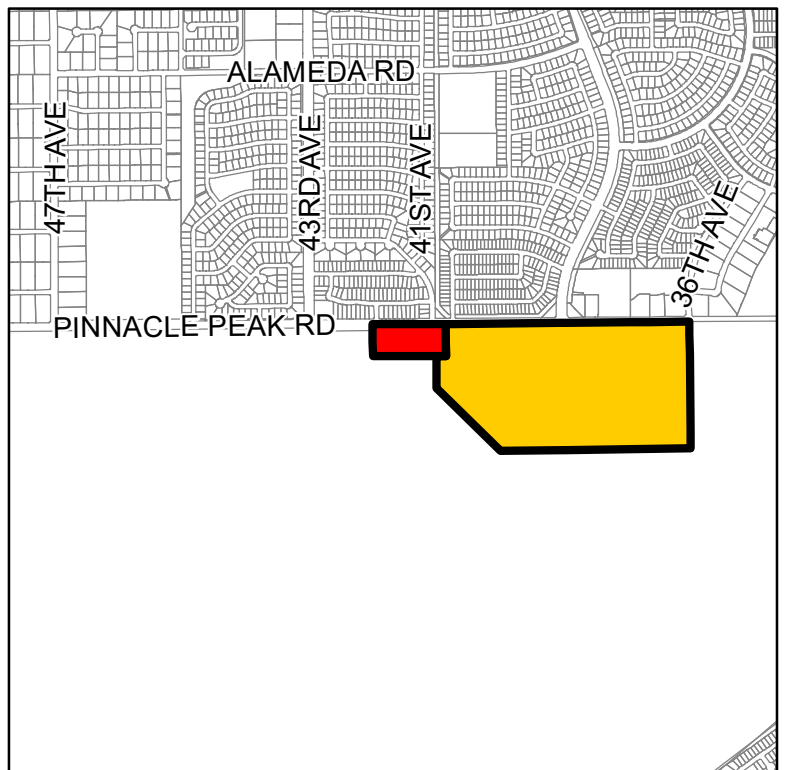
-  Proposed Change Area
-  Residential 0 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 15+ du/ac
-  Commercial
-  Industrial
-  Public/Quasi-Public
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (74.50 +/- Acres)
Commercial (5.81 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Commercial













GENERAL PLAN AMENDMENT

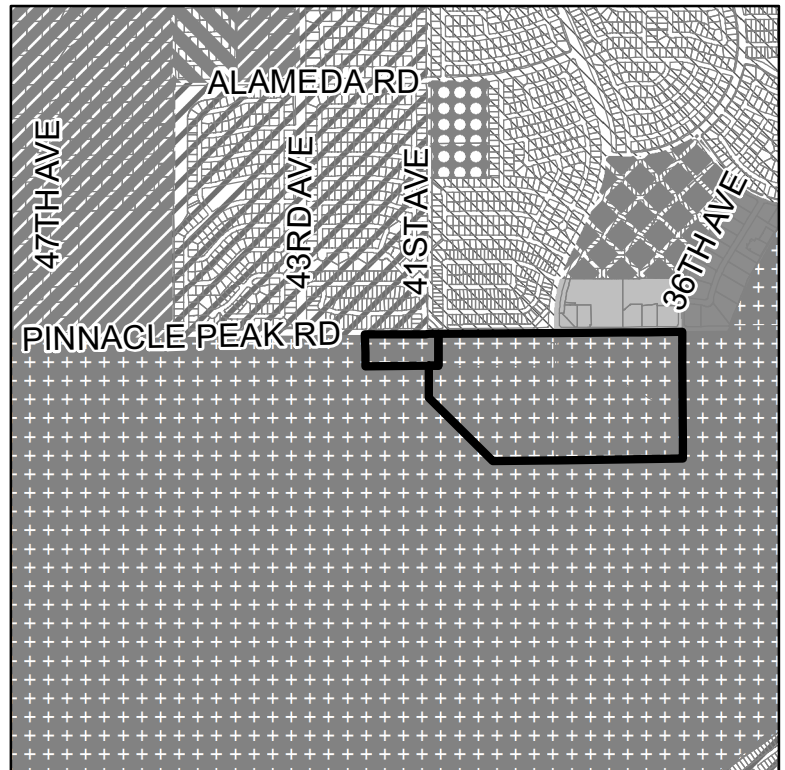
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(80.31 +/- Acres)

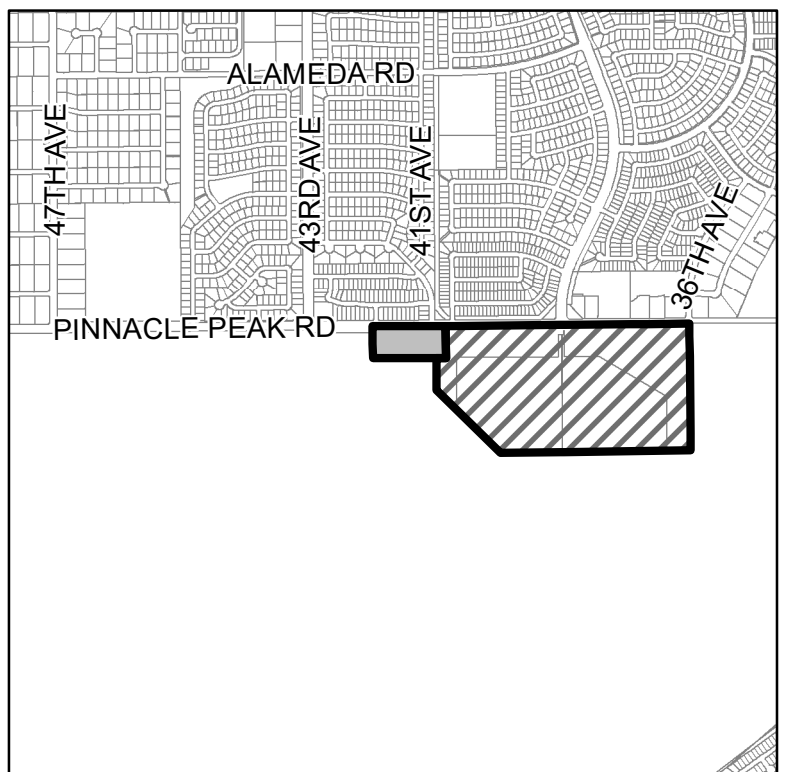
-  Proposed Change Area
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-  Residential 2 to 3.5 du/acre
-  Residential 3.5 to 5 du/acre
-  Residential 5 to 10 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Industrial
-  Public/Quasi-Public
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (74.50 +/- Acres)
Commercial (5.81 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Commercial



NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

CITY OF PHOENIX

APR 16 2024

Planning & Development
Department

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: Joe Meyer
ADDRESS: 5235 W. El Estero Ln
CITY, STATE & ZIP CODE: Glendale AZ 85310
TELEPHONE:
EMAIL: 623 308-0035

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gbllaw.com

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Department

I SUPPORT

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I HAVE NOT DECIDED

COMMENTS:

NAME: Margaret Hoyer
ADDRESS: 5235 W. Electra Ln.
CITY, STATE & ZIP CODE: 85310
TELEPHONE:
EMAIL:

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40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

Matteo Moric

Subject: Comments regarding Z-28-24

From: noreply@formstack.com <noreply@formstack.com>

Sent: Tuesday, May 14, 2024 8:13 AM

To: PDD Zoning <zoning@phoenix.gov>

Subject: Contact Us



Formstack Submission For: [Contact Us \[phoenix-gov.formstack.com\]](https://phoenix-gov.formstack.com)

Submitted at 05/14/24 8:13 AM

First and Last Name:	Amanda Barba
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Email Address:	Fatducky3000@gmail.com
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:	Planning and zoning (property use and setback requirements)
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Is your question, request, or comments regarding:

Questions, requests or comments:

Objection to Case Number Z-28-24/ Village: Deer Valley Area has been a Native habitat for Arizona's plants and wildlife; human development and growth in the area is demolishing Native species livable areas. Additionally, expansion in the area is enabling human climate impact, adding residential and commercial buildings/parking spaces retains heat. Water consumption for the proposed zoning and building is also detrimental to the already dwindling water supplies in the desert. This zone hearing information was not put out to the surrounding community and was rushed, it was secretive and appears that those who approved have taken bribes.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

From: [PDD Zoning Adjustment](#)
To: [Matteo Moric](#)
Subject: FW: Z-28-24 Don't rezone 39 Ave and Pinnacle Peak Road
Date: Thursday, May 9, 2024 1:28:44 PM

Hi Matteo,

Please see the correspondence below.

Thank you,
Eric Morales, Planner III
City of Phoenix
Planning & Development Department
Planning Division, Zoning Section
Office: 602-262-7927
200 West Washington Street
Phoenix, AZ 85003

-----Original Message-----

From: Natalie Varvel <nvarvel78@hotmail.com>
Sent: Thursday, May 9, 2024 1:10 PM
To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Subject: Z-28-24 Don't rezone 39 Ave and Pinnacle Peak Road

To whom it concerns,

I have lived in the area of 39 Ave and Pinnacle Peak for over 20 years. I liked it out here because of the beautiful desert scenery. It was an understanding that the desert south of Pinnacle Peak from 35 Avenue to 55 Avenue and was to only be recreation area. There is a lot of desert animals that live in this area. If you allow the builders to build homes in this area it will be disappointing. We will lose our beautiful desert. I don't understand why everyone wants to take away all of the desert scenery. Also go back on the promises made to all the home owners in this area. If you allow this to happen then were will it stop. We already have a ton of traffic on Happy Valley Road because of all the building they have done. Us homeowners did not want the apartments on Happy Valley Road let alone a bunch of restaurants to make it a lot busier in the area. Our traffic will get even worse on Pinnacle Peak Road if you allow them to build homes. You will also take the homes away from the desert animals and they will come into our neighborhoods. Please reconsider the home owners feelings to not allow the home to be built on 39th Ave and Pinnacle Peak Road. Please also reconsider that there are lots of desert animals you will be running them out of their home and they have feelings to. Please don't go back on the promises made to the home owner about not allowing homes to be built south of Pinnacle Peak Road and 39th Avenue. Remind yourself that we want this area to remain recreational area and to be able to enjoy the beautiful desert landscape. Please don't allow homes to be build in this area the neighborhood doesn't want it. Thanks for listening.

Sincerely,

Natalie Varvel
3930 W Mariposa Grande
Glendale, AZ 85310
602-819-0675
nvarvel78@hotmail.com

Sent from my iPhone

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: BONNIE EDERBURN
ADDRESS: 5113 W. SAGUARO PARK LANE
CITY, STATE & ZIP CODE: GLENDALE, AZ
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

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I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS: We do not need the increased
traffic, pollution & dense
pop. tion

NAME: Calcagnos
ADDRESS: 5135 SW Misty Willow Ln.
CITY, STATE & ZIP CODE: Glendale, AZ
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

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I SUPPORT

 I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: *GARY Kivela*
ADDRESS: *5113W. SAGUARO PARK LANE*
CITY, STATE & ZIP CODE: *GLENDALE, AZ*
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

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COMMENTS:

39th Drive cannot handle the traffic from
Pinnacle Peak to Happy Valley.
It will cause congestion all the way around
and schools are already full -
what about water shortages?

The noise on Pinnacle Peak will be horrible
with this many drivers added.
Now even tell us about the commerce! what please

NAME: George & Jini Maynard
ADDRESS: 3927 W Mariposa Grove
CITY, STATE & ZIP CODE: Glendale Az 85310
TELEPHONE: 628-812-3290
EMAIL: Jeri.M.38@yahoo.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
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PHOENIX, AZ 85004

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Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

No more houses!!

NAME:

Lynda Montgomery

ADDRESS:

5201 W. Misty Willow Ln.

CITY, STATE & ZIP CODE:

Glendale AZ 85310

TELEPHONE:

623-824-4887

EMAIL:

lynda417@gmail.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
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OR EMAIL COMMENTS TO:

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I HAVE NOT DECIDED

We wish to submit
written comments on
the Record,
PST

COMMENTS:

PHOENIX KART RACING ASSOCIATION SUPPORTS
PUBLIC RECREATION AT ADOLPH M. PARK.
PKRA HAS BEEN AT THE PARK PROVIDING
PUBLIC RECREATION SINCE 1983.THERE NEEDS TO BE CONSIDERATION
FOR MAINTAINING ALL EXISTING USES
AND NO ENCROACHMENT OF THE AREA
by RESIDENTIAL LEASE COMMERCIAL

NAME:

ADDRESS:

CITY, STATE & ZIP CODE:

TELEPHONE:

EMAIL:

+ PUBLIC RECREATION USES DUE

TO NEW RESIDENCE PETITIONING
AGAINST EXISTING USES.

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004PAUL HENDRICKS
19002 N 21ST AVE
PHX, AZ 85027
623 204 4901

OR EMAIL COMMENTS TO:

rlane@gblaw.com

HENDRICKS, PAUL@
outlook.com

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COMMENTS:

New Home Buyers need full disclosures on concessionaire
in Adobe Park Regional Park
Future Buyers through CCR's need to be made aware.

Please see Attached in Regards to Adobe Mt Speedway

I would also like to receive any info in regards
to the progress of Lennar Paseo Heights

Ted Williams

NAME: Adobe Mountain Speedway, LLC

ADDRESS: 22602 N 49th Ave

CITY, STATE & ZIP CODE: Glendale, AZ 85310

TELEPHONE: 602 501-1077

EMAIL: Ted@adobemountain Speedway.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC

ATTN: ROB LANE, SENIOR LAND USE PLANNER

40 NORTH CENTRAL AVENUE, 20TH FLOOR

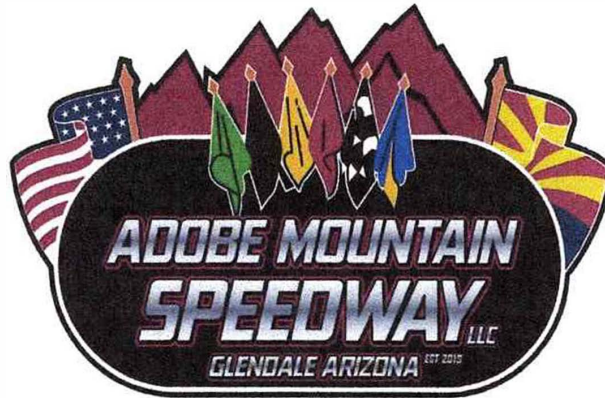
PHOENIX, AZ 85004

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APR 16 2024

Planning & Development
Department



April 9th, 2024

Lennar Arizona, LLC
Z-28-24-1 and GPA-DV-11-24-1

RE: Rezoning Adobe State Land

The vacated golf course, Adobe Dam Family Golf Center, 79.86 gross acres.

We request Lennar Arizona, LLC or its representative to draft a stipulation to be reviewed by and agreed on, by both parties.

Warning: There is an automotive racing facility in the area, A Concessionaire of Maricopa County Through its Parks & Recreation Department @ Adobe Dam Regional Park.

Adobe Mountain Speedway, LLC., produces heavy traffic, noise, dust, and lighting.

Has a Curfew of 10 PM, all racing stops, quiet time 10:00 PM to 8:00 AM.

All new home buyers will need to read, accept, and sign knowledge of such activities, on the agreed upon stipulation.

Also, the agreed upon stipulation should be included for all future buyers having knowledge of the stipulation, added in the CC & R's.

I would like to be added to all future correspondences regarding this project.

Feel free to contact me.

ted@diamondmechanical.com

ted@adobemountainspeedway.com

cell: 602 501-1077

Sincerely Yours,


Ted Williams