



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

ADDENDUM A
GPA-MV-1-21-5
STAFF ANALYSIS

March 3, 2022

Application: GPA-MV-1-21-5

Owner: Algodon AG Revocable Land Trust

Applicant/Representative: Stephen W. Anderson, Gammage & Burnham PLC

Location: Area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue

Acreage: 326.75 acres

Current Plan Designation: [Mixed Use \(Commercial / Industrial\)](#) (326.75 acres)

Requested Plan Designation: [Residential 3.5 to 5 dwelling units per acre](#) (228.80 acres), [Residential 5 to 10 dwelling units per acre](#) (48.13 acres), [Residential 10 to 15 dwelling units per acre](#) (49.82 acres)

Reason for Requested Change: Map amendment allow residential densities less than 20 dwelling units per acre

Village Planning Committee Date: Maryvale – January 12, 2022

Staff Recommendation: Approval

SUMMARY:





The Maryvale Village Planning Committee heard this request on January 12, 2022, and recommended denial by a 5-4 vote. The Planning Commission voted unanimously (8-0) on February 3, 2022, to continue this case to the March 3, 2022 hearing to allow the applicant additional time to make changes to the proposal.

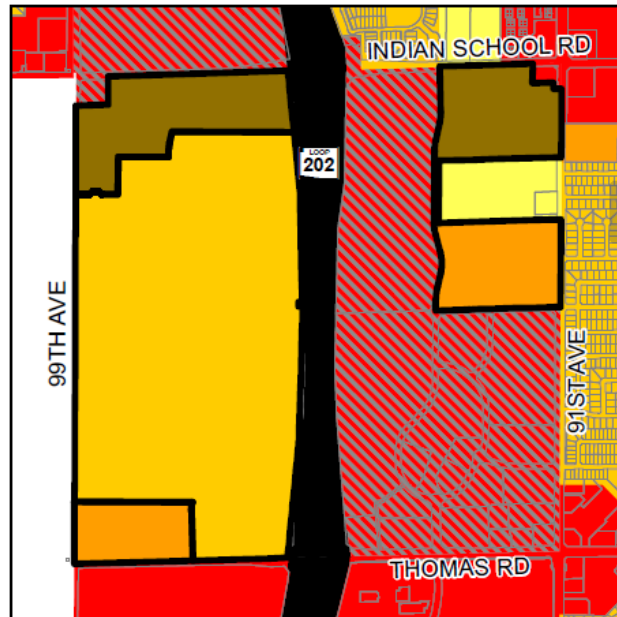
The applicant proposes to modify their request to allow for approximately 22 acres of the subject site to remain designated as Mixed-Use (Commercial/Industrial) on the General Plan Land Use Map. The previous request was for 72.23 acres of Residential

10 to 15 dwelling units per acres, along with the other residential designations requested. The amended request is reduced to propose changing 49.82 acres of Mixed Use (Commercial / Industrial) to Residential 10 to 15 dwelling units per acres. Updated sketch maps are attached to reflect this change. Also attached is one letter of support received since the Village Planning Committee date.

PREVIOUS REQUEST:





Residential 3.5 to 5 du/ac (228.70 +/- Acres)
Residential 5 to 10 du/ac (48.13 +/- Acres)
Residential 10 to 15 du/ac (72.23 +/- Acres)

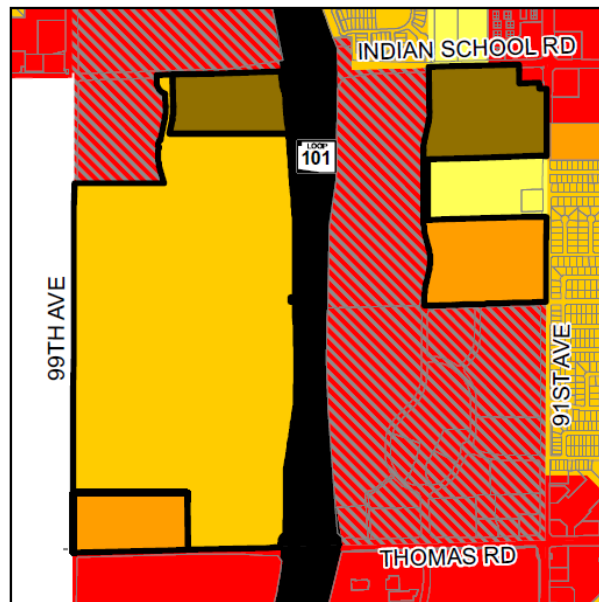
-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac



AMENDED REQUEST:

Residential 3.5 to 5 du/ac (228.80 +/- Acres)
Residential 5 to 10 du/ac (48.13 +/- Acres)
Residential 10 to 15 du/ac (49.82 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac



CONCLUSION AND RECOMMENDATION:

Staff recommends approval of GPA-MV-1-21-5 per Addendum A.

Exhibits

Sketch Map (2 pages)

Correspondence








GENERAL PLAN AMENDMENT

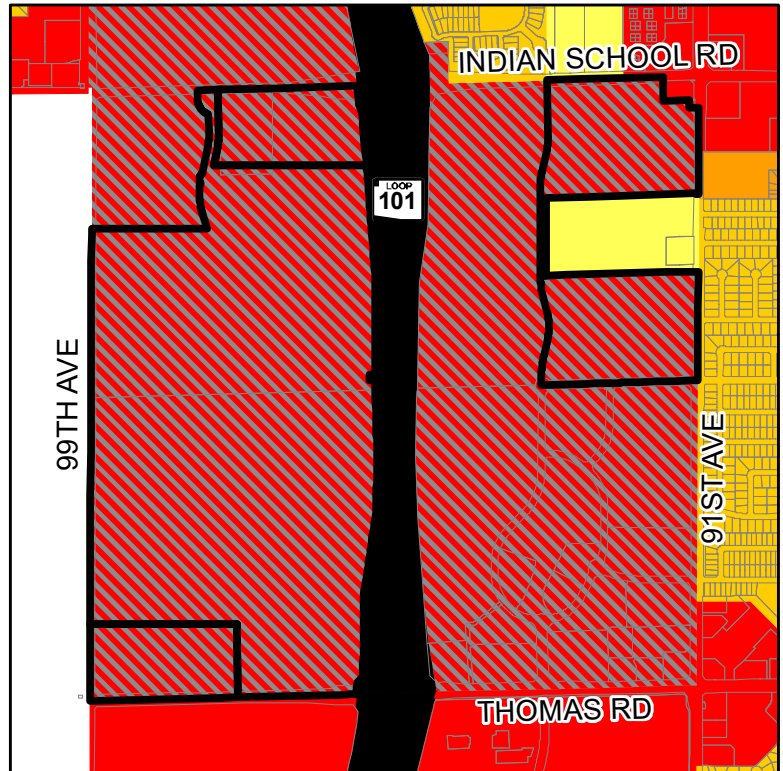
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-MV-1-21-5	ACRES: 326.75 +/-	REVISION DATE:
VILLAGE: Maryvale	COUNCIL DISTRICT: 5	3/3/2022
APPLICANT: Stephen W. Anderson		

EXISTING:





Mixed Use (Commercial / Industrial) (326.75 +/- Acres)

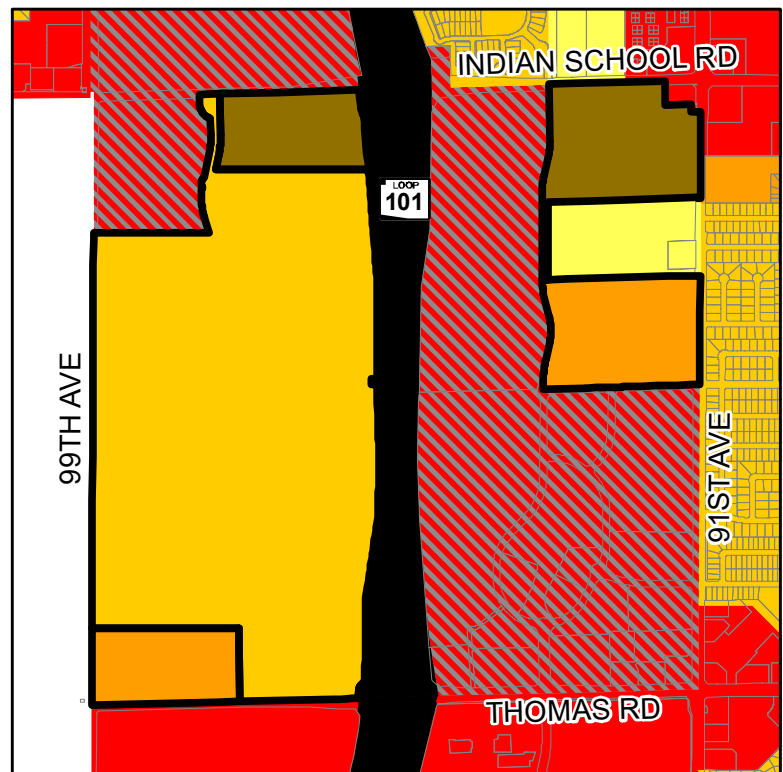
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Commercial
-  Mixed Use (Commercial / Industrial)
-  Transportation



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (228.80 +/- Acres)
 Residential 5 to 10 du/ac (48.13 +/- Acres)
 Residential 10 to 15 du/ac (49.82 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac










GENERAL PLAN AMENDMENT

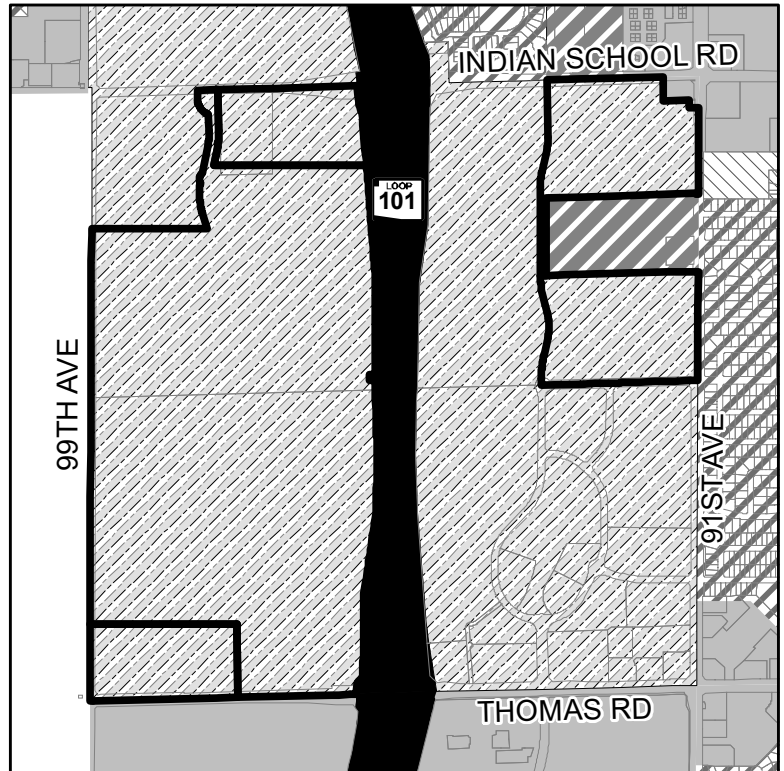
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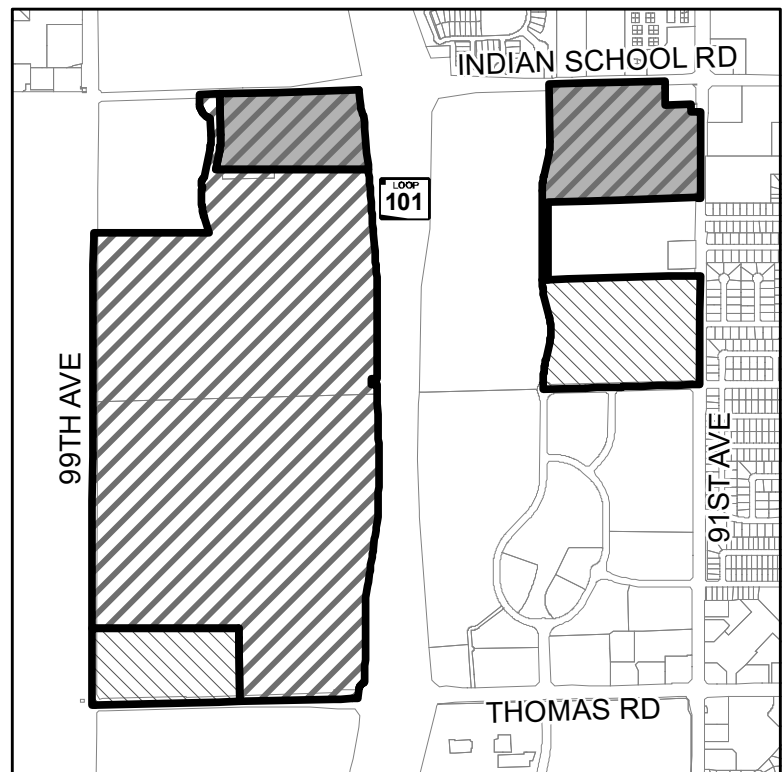
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PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (228.80 +/- Acres)
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-  Residential 5 to 10 du/acre
-  Residential 10 to 15 du/acre





Banner Health®

Date: February 2, 2022

Tim Wright
John F. Long Properties
1118 E. Missouri Ave, Suite A
Phoenix, AZ 85014

Re: Algodon Center PUD

Banner Health has been a supporter of growth in the greater Phoenix area for as long as we have been caring for the community. The proposed modifications proposed by John F. Long in conjunction with efforts by Gammage & Burnham for the Algodon Center will bring residential and commercial growth to the west valley. We support the proposed changes described in the Major Amendment & Minor General Amendment by John F. Long. Please feel free to contact me with any questions or concerns.

Sincerely,

Aaron Zeligman
Sr. Project Executive
Aaron.Zeligman@bannerhealth.com
(602) 989-4713