



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT  
STAFF ANALYSIS**  
November 14, 2019

<u>Application:</u>	GPA-DV-4-19-1
<u>Applicant:</u>	Taylor Earl with Earl & Curley
<u>Owner:</u>	US Relp Norterra East 1, LLC
<u>Representative:</u>	Taylor Earl with Earl & Curley
<u>Location:</u>	Northeast corner of 45th Avenue and Alameda Road
<u>Acreage:</u>	15.04 acres
<u>Current Plan Designation:</u>	<a href="#">Residential 0 to 1 dwelling units per acre and 1-2 dwelling units per acre</a>
<u>Requested Plan Designation:</u>	<a href="#">Residential 2 to 3.5 dwelling units per acre</a>
<u>Reason for Requested Change:</u>	Minor General Plan Amendment for traditional lot residential 2 to 3.5 dwelling units per acre
<u>Village Planning Committee Date:</u>	Deer Valley – November 21, 2019
<u>Staff Recommendation:</u>	Approval

**FINDINGS:**

- 1) The subject site exceeds 10 acres and the companion rezoning case, Z-53-19-1, is not consistent with the General Plan Land Use Map designation. Therefore, a minor General Plan Amendment is required to amend the Land Use Map designation.
- 2) The companion rezoning case, Z-53-19-1, proposes development that is consistent in scale and character with land uses in the surrounding area.

- 3) The proposed land use designation will be compatible with the General Plan Land Use Map designations in the area. Properties to the south and further to the north and east are also designated as Residential 2 to 3.5 dwelling units per acres on the General Plan Land Use Map.

## **BACKGROUND**

The subject site, 15.04 acres, is located on the northeast corner of 45th Avenue and Alameda Road. The site is currently vacant.

The companion Rezoning Case No. Z-53-19-1 is a request to allow R1-10 zoning for single-family residential.

The site is located north of the Loop 101 Freeway and west of Interstate 17 and will provide additional housing choices south of the Happy Valley Road corridor.

Currently the site has a land use map designation of Residential 0 to 1 dwelling units per acre and 1 to 2 dwelling units per acre. This General Plan Amendment will change the designation to Residential 2 to 3.5 dwelling units per acre, which will allow for more housing choices in the area.

### Existing and Proposed Land Use Maps



*Source: City of Phoenix Planning and Development Department*

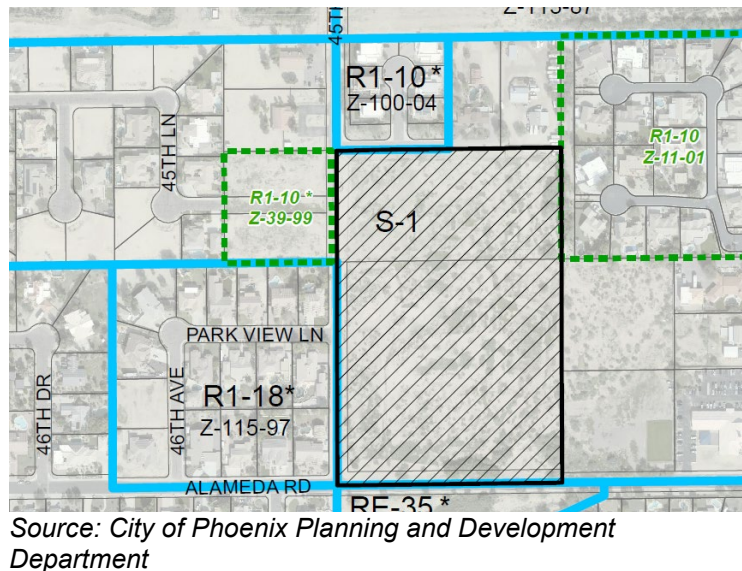
## **SURROUNDING LAND USES**

North of the subject site is a six-lot single-family subdivision named Saguario Park Lofts zoned R1-10 (Single-Family Residence District) through Rezoning Case No. Z-100-04. The property is designated Residential 0 to 2 dwelling units per acre on the General Plan Land Use Map. There are also two large lot single-family homes north of the subject site zoned S-1 (Ranch or Farm Residence), which are also designated Residential 0 to 2 dwelling units per acre on the General Plan Land Use Map.

East of the site is vacant land zoned S-1 (Ranch or Farm Residence) and a single-family subdivision zoned S-1 (approved R1-10)(Single-Family Residence District). The

properties are designated Residential 0 to 2 dwelling units per acre on the General Plan Land Use Map. Further to the east is a single-family residential subdivision zoned R1-10 and designated Residential 3.5 to 5 dwelling units per acre.

South of the subject site is vacant land, which is a large drainage channel, zoned RE-35 (Single-Family Residence District) and designated Residential 0 to 2 dwelling units per acre and Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.



West of the site is a single-family residential neighborhood zoned R1-10 (Single-Family Residence District) through Rezoning Case No. Z-115-97. The subdivision is called Alexandra Point Two. To the northwest of the site are two single-family vacant lots zoned S-1 (Ranch or Farm Residence) (Approved R1-10 (Single-Family Residence District)) through Rezoning Case No. Z-39-99. The General Plan Land Use Map designations to the west are Residential 0 to 2 dwelling units per acre.

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

### **CONNECT PEOPLE AND PLACES CORE VALUE**

- ***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 proposed General Plan Land Use Map designation will allow for single-family development that provides additional housing choices south of the Happy Valley Road corridor and west of the Deer Valley Major Employment Center located at east of 35th Avenue.

### **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.***

As stipulated via companion Case No. Z-53-19-1, the proposed medium density residential is compatible with existing development and land uses in the area. The site is surrounded by R1-10 and R1-18 zoning districts, which are low to medium density residential.

- ***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS- TRAFFIC; DESIGN PRINCIPLE: Provide access by major streets, with internal circulation handled by a local street system that discourages through-traffic and provides safe pedestrian travel. Use local and collector streets, plus feeder bus lines, to bring people into the cores, centers or corridors.***

This modification will allow for a future north/south collector street, 45th Avenue, to enhance circulation in the area. 45th Avenue is not currently a through street. Detached sidewalks are also proposed along Alameda Road, 45th Avenue and the internal streets, which provide a safe mode of travel for pedestrians in the area.

## **CONCLUSION AND RECOMMENDATION**

The staff recommendation for GPA-DV-4-19-1 is to approve the request as filed. The proposed land use map designation is consistent in scale and character with existing land uses in the surrounding area. As stipulated, the companion rezoning case, Z-53-19-1, will provide compatibility and consistency with the land use pattern in the surrounding area. 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 districts.

### **Writer**

David Simmons  
November 14, 2019

### **Team Leader**

Samantha Keating

### **Exhibits**

Sketch Map




# GENERAL PLAN AMENDMENT

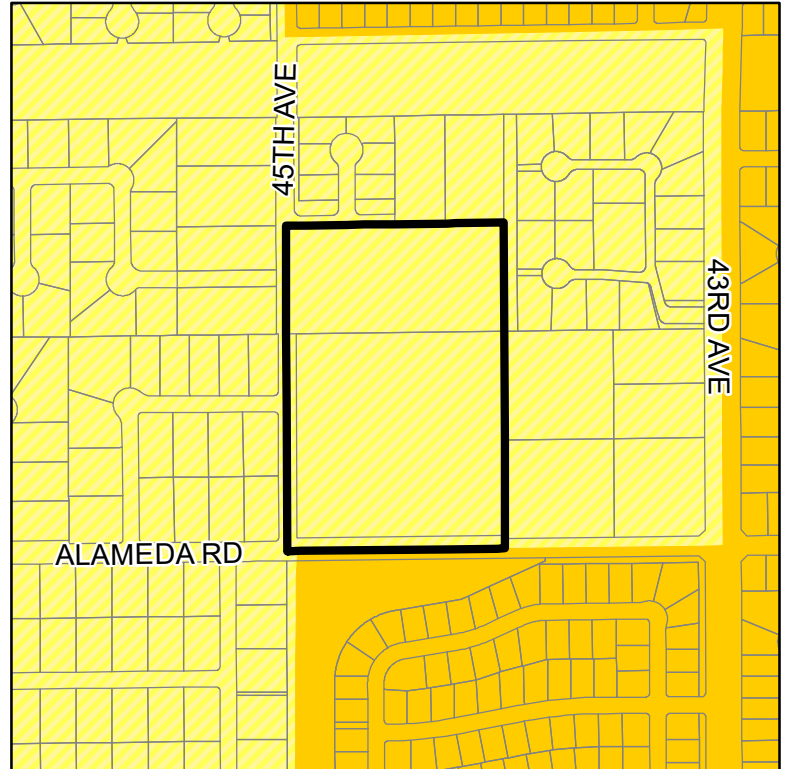
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-4-19-1	ACRES: 15.04 +/-
VILLAGE: Deer Valley	COUNCIL DISTRICT: 1
APPLICANT: Taylor Earl	

## EXISTING:



Residential 0 to 2 du/ac ( 15.04 +/- Acres)

-  Proposed Change Area
-  Residential 0 to 2 du/ac
-  Residential 3.5 to 5 du/ac



## PROPOSED CHANGE:

Residential 2 to 3.5 du/ac ( 15.04 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du/ac

