



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
April 29, 2022

Application: GPA-DSTV-1-22-2

Applicant: Jason Morris, Withey Morris, PLC

Owner: Arizona State Land Department

Representative: Jason Morris, Withey Morris, PLC

Location: Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road

Acreage: 29.48 acres

Current Plan Designation: [Parks/Open Space - Publicly Owned](#) (1.56 acres)
[Residential 2 to 5 dwelling units per acre](#) (27.92 acres)

Requested Plan Designation: [Residential 10 to 15 dwelling units per acre](#) (14.39 acres) and [Residential 15+ dwelling units per acre](#) (15.09 acres)

Reason for Requested Change: A minor General Plan Amendment to Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre to allow multifamily residential

[Desert View Village Planning Committee](#) Meeting Date: May 3, 2022

Staff Recommendation: Approval

FINDINGS:

- 1) The proposed General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre would allow

higher density attached townhouses, condominiums, or apartments, which are consistent with land uses in the surrounding area.

- 2) The companion rezoning case, Z-6-22-2, proposes a single-family and multifamily residential development, which, as stipulated, protects the character of the surrounding area by concentrating density along Cave Creek Road, an arterial street, and away from the undisturbed hillside portion of the development.
- 3) The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in this part of the city. Furthermore, the development has adequate street access and provides various opportunities for recreation to future residents.

BACKGROUND

The subject site is 29.48 acres of undeveloped desert land, located approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road. The companion Rezoning Case Z-6-22-2 is requesting to rezone a larger site (417.33 acres) from S-1 (Ranch or Farm Residence District) to R1-10 (Single-Family Residence District), R-2 (Multifamily Residence District), and R-3A (Multifamily Residence District) to allow the development of a new single-family and multifamily residential community.

The General Plan Land Use Map designates 27.92 acres of the subject site as Residential 2 to 5 dwelling units per acre and designates 1.56 acres on the northern edge of the site as Parks/Open Space - Publicly Owned. While the subject site overlaps slightly with the larger Parks/Open Space - Publicly Owned designation to the north, the subject site is part of a larger area that was recently auctioned by the Arizona State Land Department to a private developer with no plans for preservation within the subject site. However, as stipulated in the companion rezoning case Z-6-22-2 the developer shall dedicate a portion of the overall site to the City of Phoenix for a future mountain preserve. Furthermore, a public multi-use trail will be provided on the site to promote recreation and connectivity. In 1996, the City Council approved the North Land Use Plan, which identified strategies for regional employment, desert preservation, the location of primary washes, residential changes based on hydrology, infrastructure efficiency, and character areas. The plan identifies the subject site as a proposed land use of Residential 2 to 5 dwelling units per acre and within the suburban desert character area.

The overall development proposes a residential density of 3.7 dwelling units per acre, which is consistent with the density envisioned in the North Land Use Plan. However, since the density is concentrated along the Cave Creek Road frontage, a minor General Plan Amendment to Residential 10 to 15 and Residential 15+ dwelling units per acre is required. Additionally, the proposed development, as stipulated in the companion case, would preserve and protect the surrounding natural resources by incorporating design features, such as significant preserved hillside land, preserved natural washes and

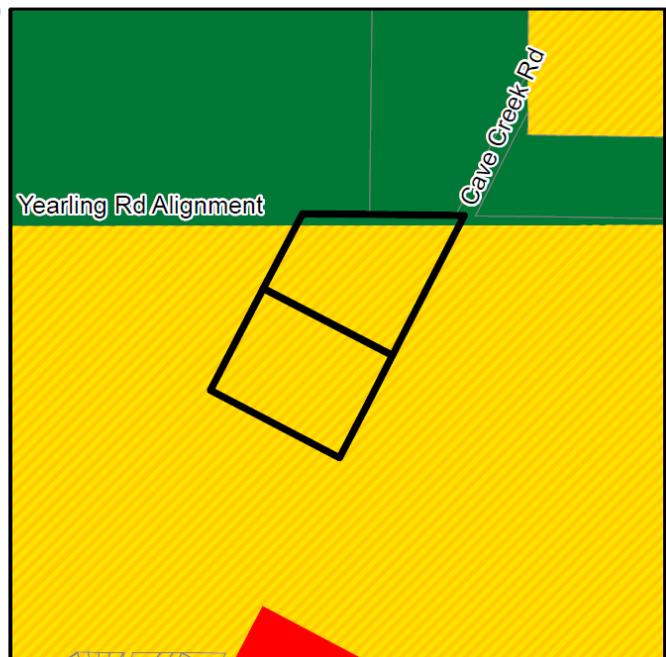
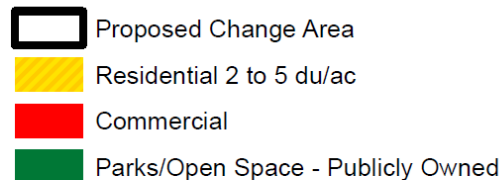
open space amenities on site, and significant landscaped buffers surrounding the multifamily development, furthering the intent of the North Land Use Plan.

SURROUNDING LAND USES

North of the subject site is the Cave Buttes Dam, owned by the Flood Control District of Maricopa County, which is designated as Parks/Open Space - Publicly Owned on the General Plan Land Use Map.

South, east, and west of the site is undeveloped desert land, which is designated on the General Plan Land Use Map as Residential 2 to 5 dwelling units per acre.

Residential 2 to 5 du/ac (27.92 +/- Acres)
Parks/Open Space - Publicly Owned (1.56 +/- Acres)



Existing General Plan Land Use Map designation, Source: 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 minor General Plan Amendment, along with the companion rezoning case, Z-6-22-2, would allow development of a new residential community that is compatible with surrounding neighborhoods and respectful of local conditions. The overall proposed density of the site is similar to densities in

the surrounding neighborhood and as stipulated, the proposal incorporates large setbacks, landscaping, and density limits that prevent the development from having a negative impact on the surrounding area.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- ***CERTAINTY & CHARACTER: DESIGN PRINCIPLES: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village; Integrate into the development design natural features such as washes, canals, significant topography and existing vegetation, which are important in providing character to new subdivisions.***

As stipulated in the companion rezoning case, Z-6-22-2, the proposed development will reinforce the character of the area by dedicating land to the City for the Sonoran Preserve, providing a public trail network with access points to the desert park/mountain preserve area, and by maintaining the existing wash and hillside areas within the subdivision as natural features. These design elements, which are facilitated by the shift in units allowed by the proposed minor General Plan Amendment, enhance the desert character of the Village and incorporate natural features that promote the identity of the Village.

BUILD THE SUSTAINABLE DESERT CITY

- ***TREES AND SHADE: DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

As stipulated in the companion rezoning case Z-6-22-2, the proposal will be required to provide shade along the sidewalks, trails, and pedestrian paths within and adjacent to the site, in addition to providing significant landscaping. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DSTV-1-22-2. The proposed land use map designation allows for development that is consistent in overall density with the surrounding developments and locates density appropriately near a major street. The companion rezoning case, Z-6-22-2, as stipulated, will provide compatibility with the surrounding area and protect the natural character of the Desert View Village.

Writer

Anthony Grande
April 29, 2022

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (2 pages)





GENERAL PLAN AMENDMENT

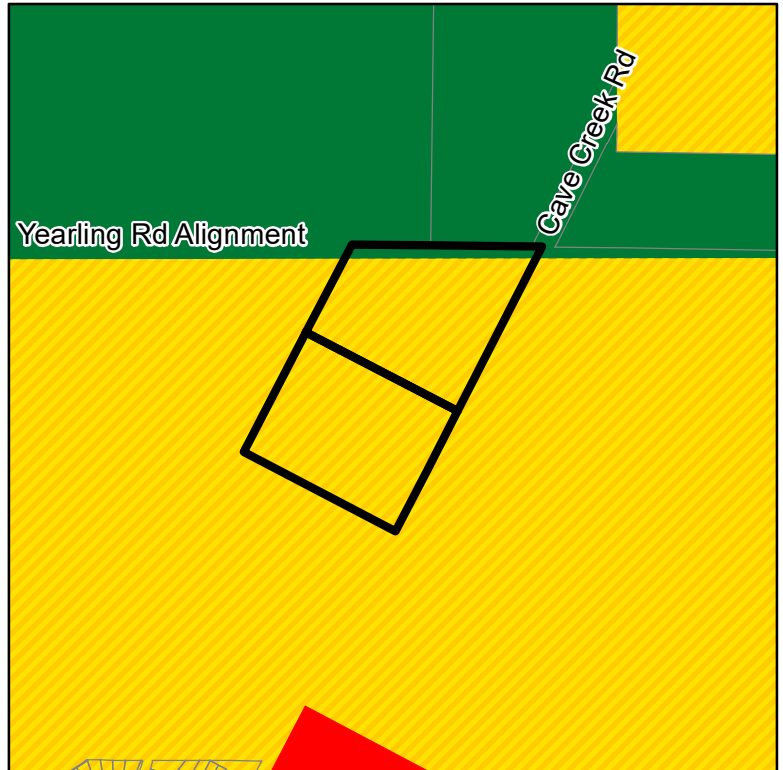
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APPLICATION NO: GPA-DSTV-1-22-2	ACRES: 29.48 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	
APPLICANT: Jason Morris		

EXISTING:




Residential 2 to 5 du/ac (27.92 +/- Acres)
Parks/Open Space - Publicly Owned (1.56 +/- Acres)

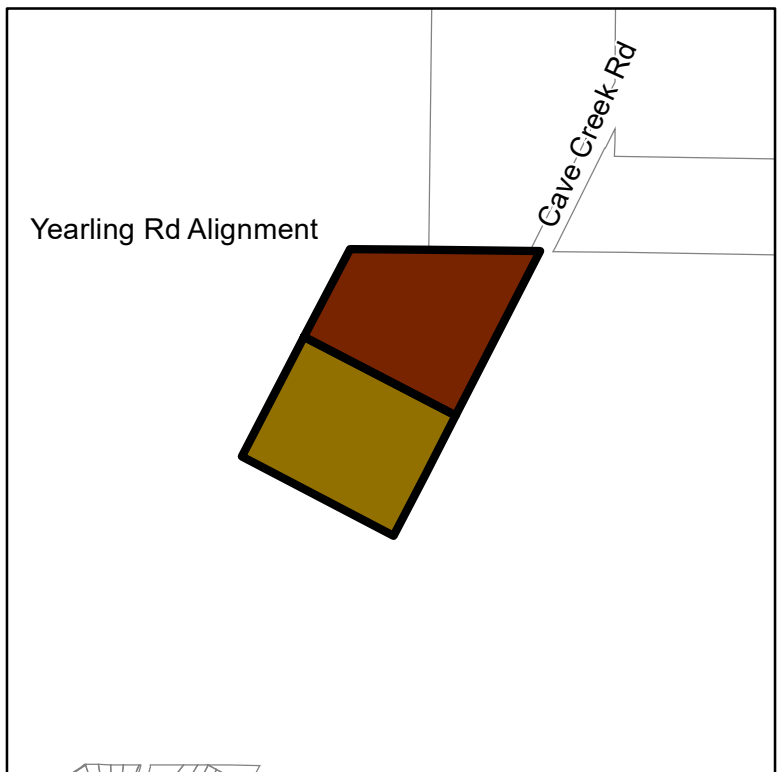
-  Proposed Change Area
-  Residential 2 to 5 du/ac
-  Commercial
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 10 to 15 du/ac (14.39 +/- Acres)
Residential 15+ du/ac (15.09 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac







GENERAL PLAN AMENDMENT

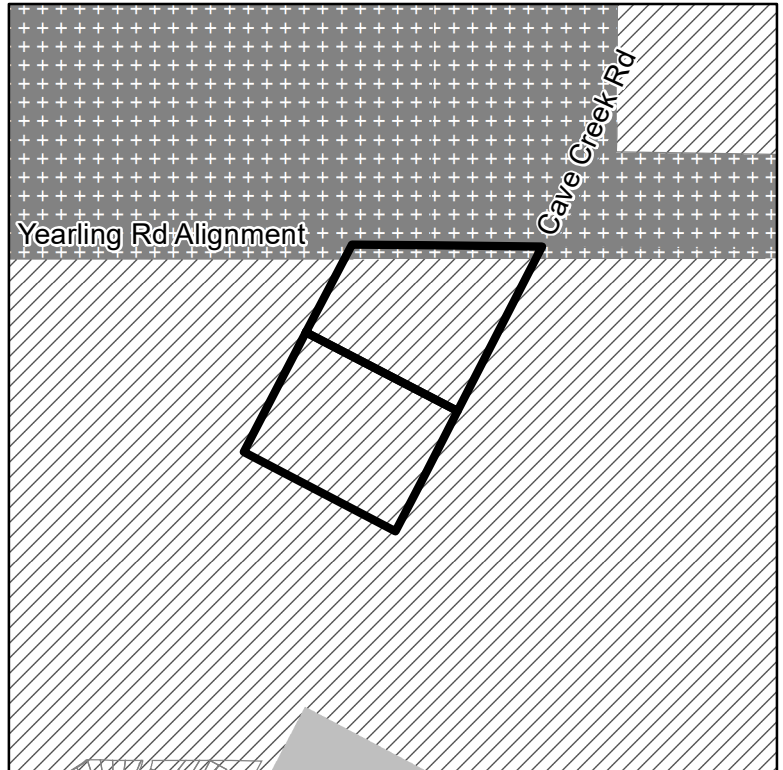
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APPLICATION NO: GPA-DSTV-1-22-2_BW	ACRES: 29.48 +/-	REVISION DATE:
VILLAGE: Desert View	COUNCIL DISTRICT: 2	
APPLICANT: Jason Morris		

EXISTING:




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