



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT  
STAFF ANALYSIS**  
February 6, 2018

<u>Application:</u>	GPA-SM-4-17-8
<u>Applicant:</u>	Stephen C. Earl
<u>Location:</u>	Northeast corner of 23rd Avenue alignment and Baseline Road
<u>Acreage:</u>	23.29 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 dwelling units per acre (10.95 acres) Residential 2 to 3.5 dwelling units per acre (12.34 acres)
<u>Requested Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (23.29 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to provide single-family residential
<u>Village Planning Committee Date:</u>	South Mountain – February 13, 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-71-17-8, 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, planned bus-rapid transit lines, and in close proximity to a major commercial center.

## **BACKGROUND**

The subject site is located at the northeast corner of the 23rd Avenue alignment and Baseline Road. The subject site contains one single-family residence located on the southern portion of the site adjacent to Baseline Road. The remainder of 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 2 dwelling units per acre on the southern portion of the site and 2 to 3.5 dwelling units per acre on the northern portion of the site. These designations correlate with the existing General Plan Land Use Map designation of Residential 1 to 2 dwelling units per acre on the southern portion of the site and Residential 2 to 3.5 dwelling units on the northern portion of site. While the companion rezoning request is consistent with the proposed residential land use, the proposed density of 4.98 units per acre exceeds the density identified in the Area Plan.

The existing land use designations along Baseline Road in the surrounding area are not typical for properties located along a major arterial roadway, where density most often transitions from high-density along the arterial to lower-density further from the arterial. The proposal will create this transition by establishing a higher density designation adjacent to Baseline Road.

As a component of the City of Phoenix Transportation 2050 planning effort, a bus-rapid transit line is proposed along Baseline Road. The proposal will allow a targeted increase in density in a location that can capitalize on this infrastructure investment. The property is also located approximately 300 feet from a major commercial shopping center at the northwest corner of 19th Avenue and Baseline Road. Recent rezoning cases at the northeast and southwest corners of the intersection have established additional commercial activity in the surrounding area.

The subject site is located along a portion of the Baseline Corridor that is heavily developed with single-family subdivisions. The companion zoning case (Z-71-17) includes a development proposal that is consistent and compatible with the land use pattern in the surrounding area.

## **SURROUNDING LAND USES**

Adjacent to the subject site to the north are single-family homes zoned R1-10.

Adjacent to the subject site to the east is vacant land used for agricultural purposes zoned S-1.

South of the subject site, across Baseline Road, are single-family homes zoned S-1 (Approved R1-10).

Adjacent to the subject site to the west is a single-family home with accessory agricultural uses zoned S-1.

## **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 close proximity to a major commercial shopping center, location along a major arterial street, proximity to a proposed bus-rapid transit line, and the intensity of existing development in the surrounding area.

- ***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 in a location close to a major shopping center and a proposed bus-rapid transit line.

### **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS**

- ***CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.***

The proposed land use designation is consistent with existing land uses in the surrounding area and the land use identified for the property in the Rio Montaña Area Plan.

- ***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 surrounding area is predominantly designated Residential 1 to 2 dwelling units per acre and Residential 2 to 3.5 dwelling units per acre on the General Plan Land Use Map. The proposal would allow a targeted increase in density and a greater diversity of housing types in an appropriate location along a major arterial street.

- ***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.

### **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-4-17-8 is to approve the request as filed. The request is not consistent with the proposed residential land use designation 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 higher density designations along Baseline Road and lower density designations north of the subject site. 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 an emerging commercial center at the intersection of 19th Avenue and Baseline Road and can capitalize on the infrastructure investment represented by a proposed bus-rapid transit line along 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**

Adam Stranieri  
February 6, 2018

**Team Leader**

Joshua Bednarek

**Exhibits**

Sketch Map

# GENERAL PLAN AMENDMENT

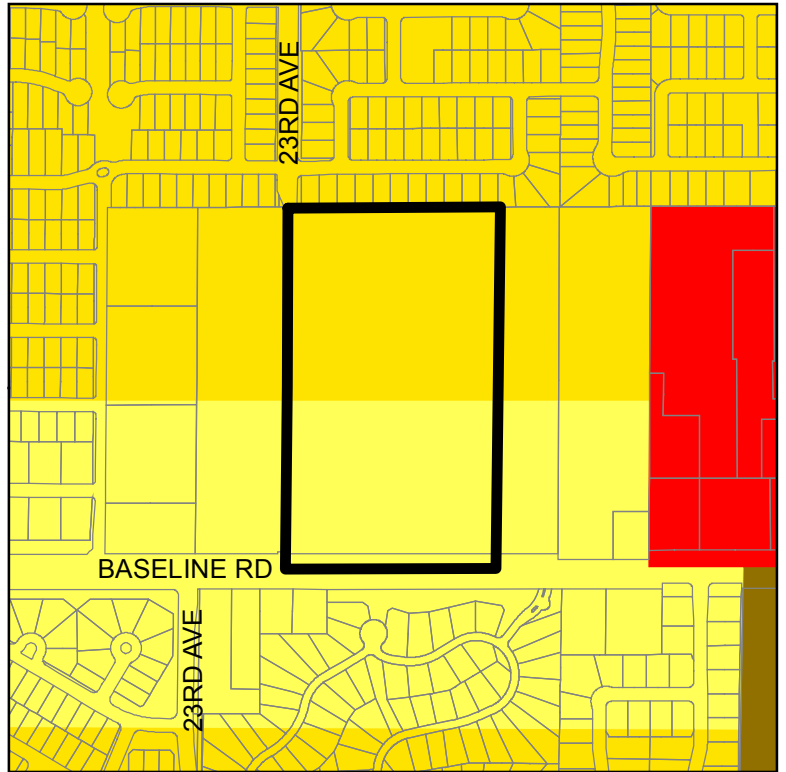
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-4-17-8	ACRES: 23.29 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Stephen C. Earl	

## EXISTING:


Residential 1 to 2 du/ac (10.95 +/- Acres)  
Residential 2 to 3.5 du/ac (12.34 +/- Acres)

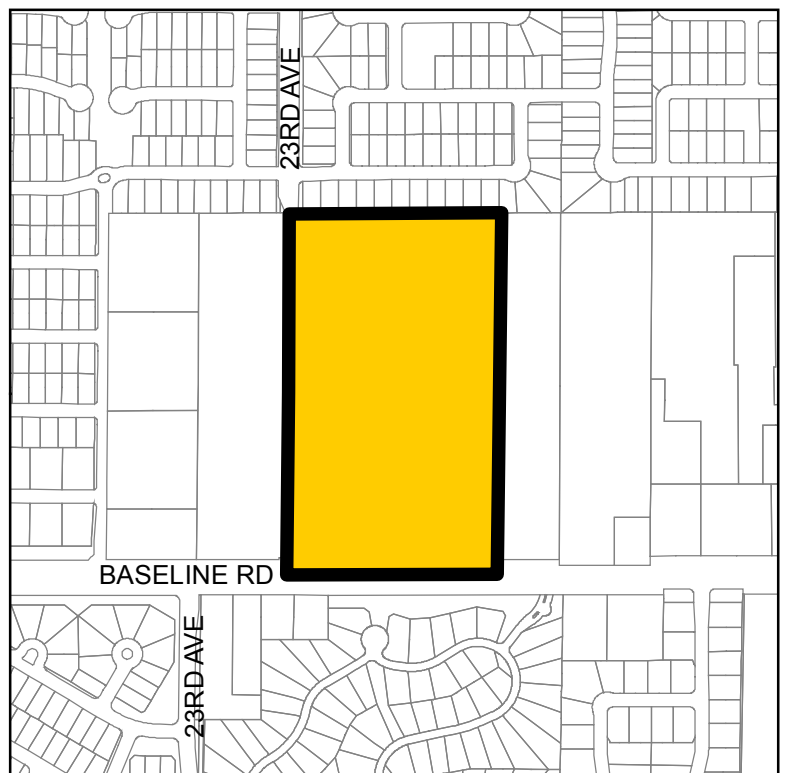
-  Proposed Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Commercial
-  10 to 15 du/ac



## PROPOSED CHANGE:

Residential 3.5 to 5 du/acre (23.29 +/- Acres)

-  Residential 3.5 to 5 du/acre








# GENERAL PLAN AMENDMENT

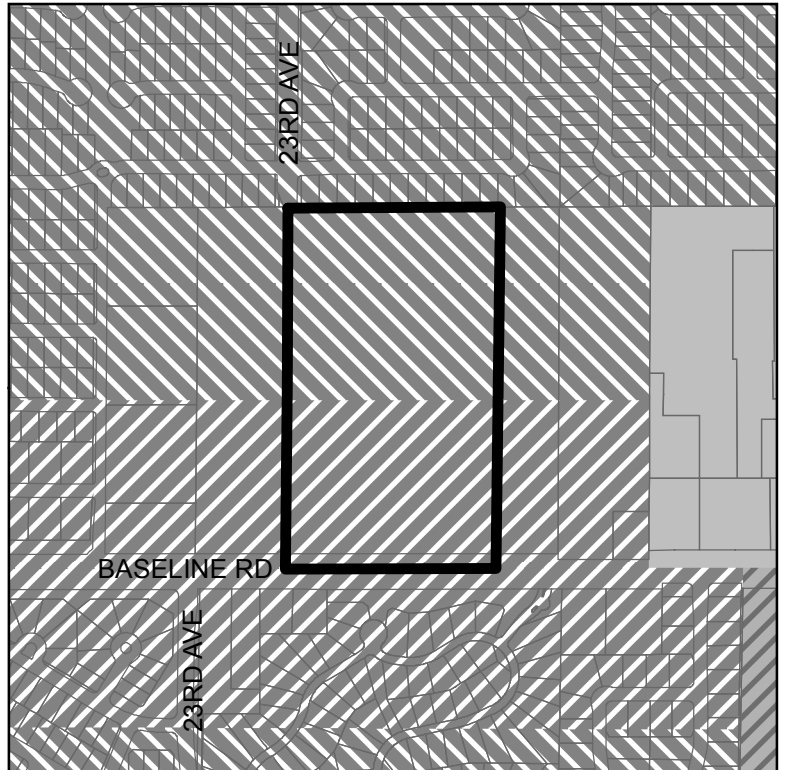
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APPLICATION NO: GPA-SM-4-17-8_BW	ACRES: 23.29 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Stephen C. Earl	

## EXISTING:


Residential 1 to 2 du/ac (10.95 +/- Acres)  
Residential 2 to 3.5 du/ac (12.34 +/- Acres)

-  Proposed Area
-  Residential 1 to 2 du/acre
-  Residential 2 to 3.5 du/acre
-  Residential 10 to 15 du/acre
-  Commercial



## PROPOSED CHANGE:

Residential 3.5 to 5 du/acre (23.29 +/- Acres)

-  Residential 3.5 to 5 du/acre

