

Attachment B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS

<u>Application:</u>	GPA-DSTV -2-19-2
<u>Applicant:</u>	City of Phoenix Planning Commission
<u>Representative:</u>	Jason Morris on behalf of DR Horton, Inc.
<u>Location:</u>	North of the northeast corner of 56th Street and Deer Valley Road
<u>Request:</u>	Realign the collector road network within Desert Ridge Superblock 1
<u>Reason for Requested Change:</u>	To allow for flexibility for a future north/south collector connection.
<u>Village Planning Committee Date:</u>	Desert View – December 3, 2019
<u>Staff Recommendation:</u>	Approval

Findings:

- 1) The proposed realignment of the collector street network in Superblock 1 South is compatible with the local/residential streets and planned uses in the area.
- 2) The request will update the Street Classification Map to allow connectivity within Superblock 1 while allowing for development of a proposed residential subdivision.

BACKGROUND

The Street Classification Map was first adopted in 1961. The Map was last updated in 2017 with additions and deletions of new platted roadways. The Street Classification Map provides information on the City's street network, identifying the alignment and minimum right-of-way standards for existing and planned streets.

In April of 2018, D.R. Horton was the successful bidder at the Arizona State Land Auction for Desert Ridge Superblock 1. S. D.R. Horton has developed master plans for approximately 666 residential units to be constructed within the 269 acres of Superblock 1. S. D.R. Horton has requested a minor amendment to the City of Phoenix's Street Classification map to realign "Collector C" to the 60th Place alignment and to relocate "Collector A" further to the east. The realignment of the collector streets in this area will allow for the proposed residential development to be served by private or local streets

while also allowing for future north/south connectivity via the realigned "Collector A" and east/west connectivity via the Ranger Drive alignment.

RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES

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 additional connectivity within Superblock 1 that would allow for the proposed development.

CONCLUSION AND RECOMMENDATION

Staff recommends that the request be approved.

Approval of this Street Classification Map Amendment will further the goals of the General Plan and approval is consistent with the recent residential development patterns in the area.

Writer:

Kaelee Wilson
November 21, 2019

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-DSTV-2-19-2

ACRES: N/A

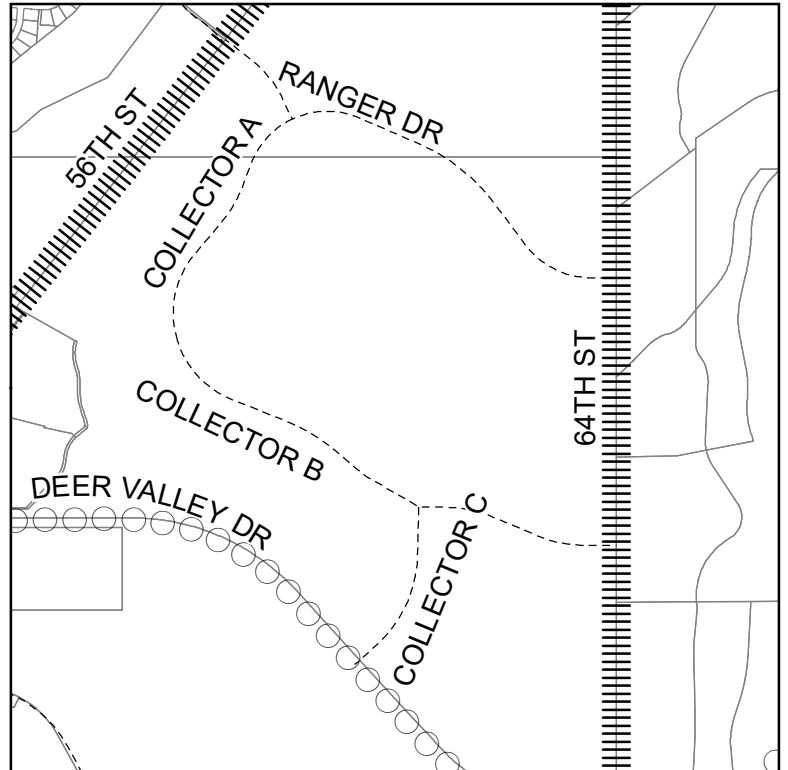
VILLAGE: Desert View

COUNCIL DISTRICT: 2

APPLICANT: City of Phoenix

EXISTING:

North of Deer Valley Road between 56th Street and 64th Street



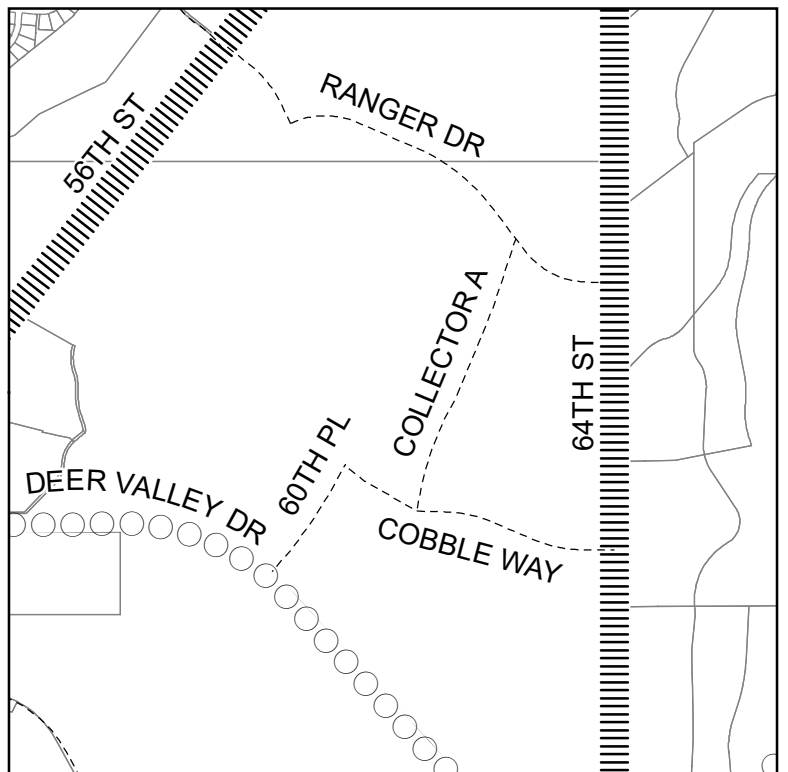
||||| ARTERIAL

○○ MAJOR ARTERIAL

---- MINOR COLLECTOR

PROPOSED CHANGE:

Relocation of a minor collector street within Desert Ridge Superblock 1



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○○ MAJOR ARTERIAL

---- MINOR COLLECTOR