



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: March 30, 2022

From: Joshua Bednarek *JB*
Planning and Development Deputy Director

Subject: ITEM 81 ON THE APRIL 6, 2022 FORMAL AGENDA – PUBLIC HEARING/RESOLUTION ADOPTION OF GPA-MV-1-21-5 – AREA GENERALLY BOUNDED BY 91ST AVENUE TO 99TH AVENUE, THOMAS ROAD TO CAMPBELL AVENUE

Item 81 General Plan Amendment Application GPA-MV-1-21-5, is a minor amendment to the General Plan Land Use Map, located in the area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue to allow residential densities less than 20 dwelling units per acre in portions of the Algodon PUD.

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 proposed to modify their request to remove approximately 22 acres of the subject site from the application near 99th Avenue and Indian School Road so it can remain designated as Mixed-Use (Commercial/Industrial) on the General Plan Land Use Map as it is today. The original request was for 72.23 acres of Residential 10 to 15 dwelling units per acres in this area, along with the other residential designations requested. The amended request reduced the proposal for Residential 10 to 15 acres to 49.82 acres. The Planning Commission heard this request on March 3, 2022, and recommended approval, per Addendum A of the Staff Analysis Report by a 7-0 vote.





The applicant recently submitted a revised application to further modify the proposed amendment area. The current amended request removes a segment of proposed Residential 3.5 to 5 dwelling units per acre that connected to Indian School Road. This reduces the overall application area to 325.73 acres from the previously proposed 326.75 acres.

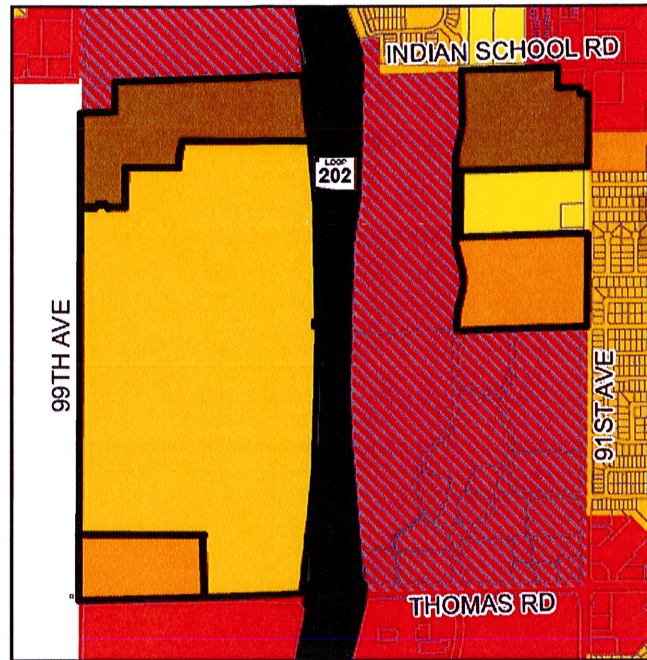
The maps below reflect the sequence of amended requests and updated sketch maps are attached to reflect the updated application.

Approved: 
Alan Stephenson, Deputy City Manager

ORIGINAL 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)

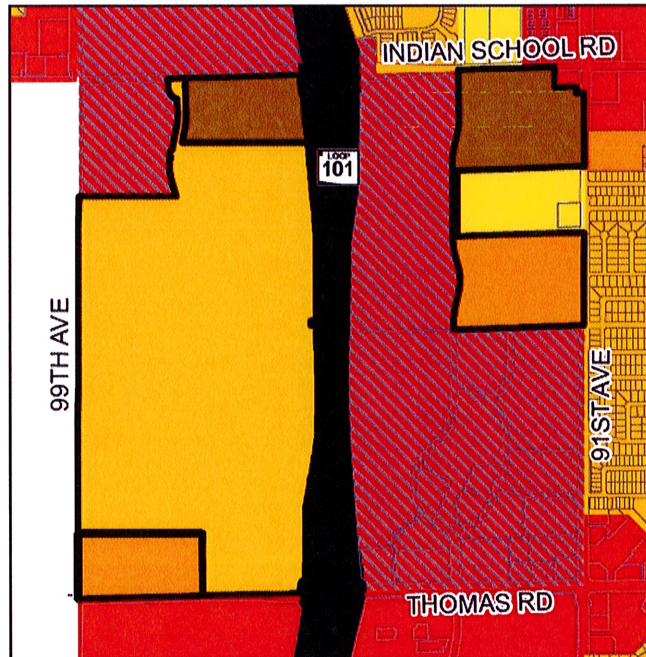
-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac



PREVIOUSLY 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







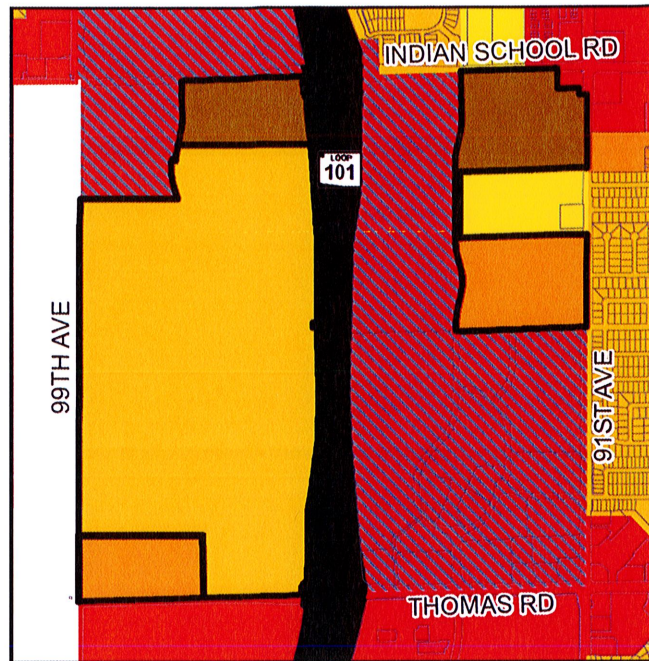
CURRENT AMENDED REQUEST:

Residential 3.5 to 5 du/ac (226.99 +/- Acres)

Residential 5 to 10 du/ac (48.13 +/- Acres)

Residential 10 to 15 du/ac (50.61 +/- Acres)

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



Staff recommends approval of GPA-MV-1-21-5 per the revised application as reflected in this memo.

Enclosures

Sketch Map (2 pages)








GENERAL PLAN AMENDMENT

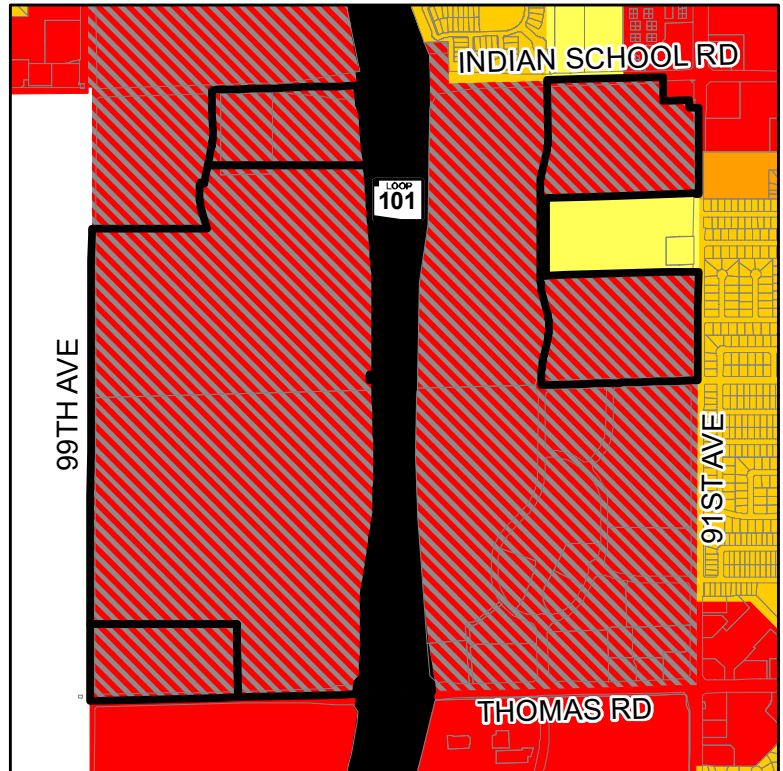
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-MV-1-21-5	ACRES: 325.73 +/-	REVISION DATE:	
VILLAGE: Maryvale	COUNCIL DISTRICT: 5	3/3/2022	3/21/2022
APPLICANT: Stephen W. Anderson		3/25/2022	

EXISTING:





Mixed Use (Commercial / Industrial) (325.73 +/- Acres)

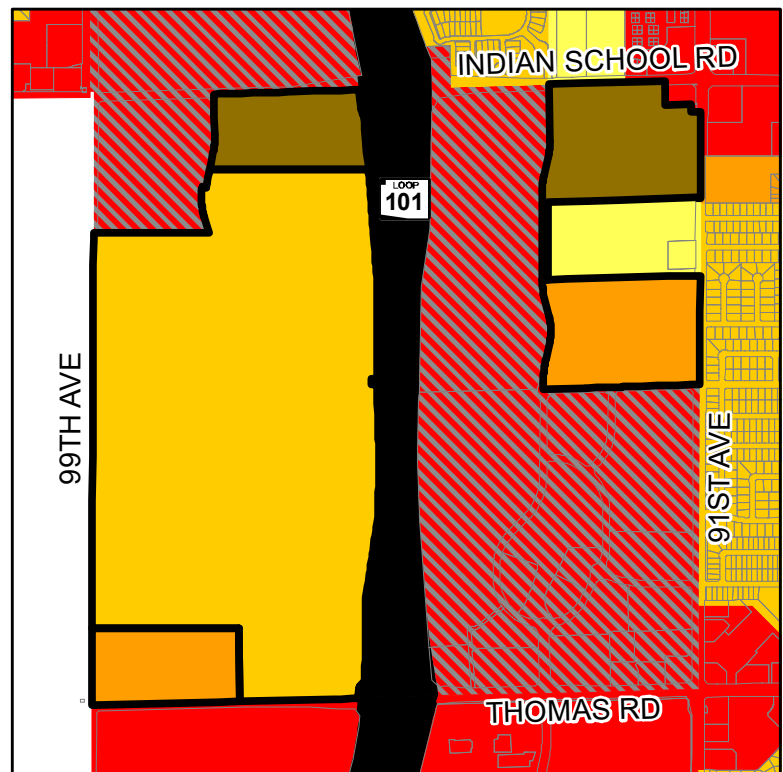
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Commercial
-  Mixed Use (Commercial / Industrial)
-  Transportation



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (226.99 +/- Acres)
 Residential 5 to 10 du/ac (48.13 +/- Acres)
 Residential 10 to 15 du/ac (50.61 +/- 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

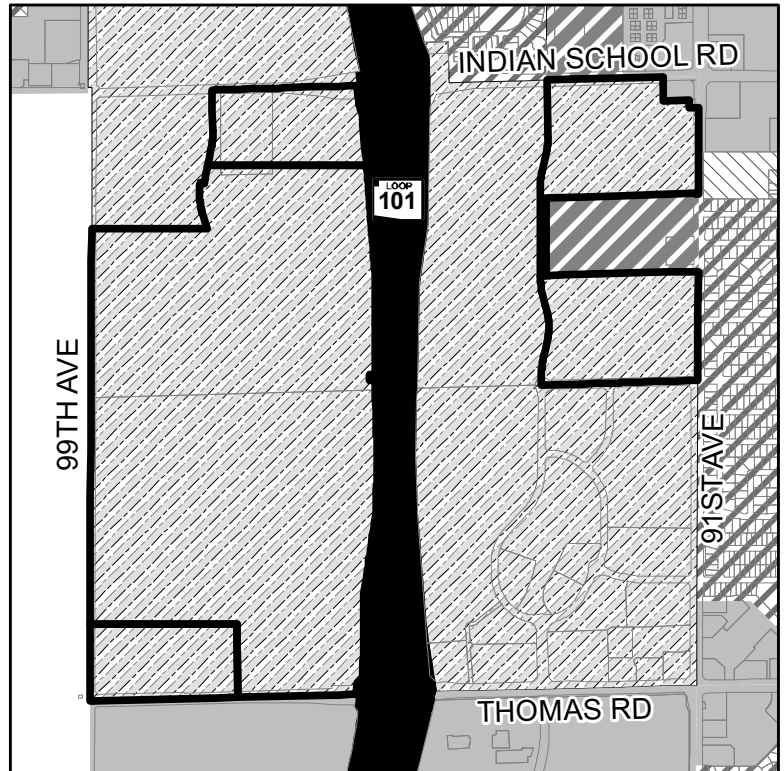
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-MV-1-21-5_BW	ACRES: 325.73 +/-	REVISION DATE:	
VILLAGE: Maryvale	COUNCIL DISTRICT: 5	3/3/2022	3/21/2022
APPLICANT: Stephen W. Anderson		3/25/2022	

EXISTING:





Mixed Use (Commercial / Industrial) (325.73 +/- Acres)

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



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (226.99 +/- Acres)
 Residential 5 to 10 du/ac (48.13 +/- Acres)
 Residential 10 to 15 du/ac (50.61 +/- Acres)

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

