



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
December 9, 2021

<u>Application:</u>	GPA-SM-3-21-8
<u>Owner:</u>	PW Again, LLC
<u>Applicant:</u>	Paul Gilbert, Beus Gilbert McGroder, PLLC
<u>Representative:</u>	Paul Gilbert, Beus Gilbert McGroder, PLLC
<u>Location:</u>	Southwest corner of 19th Avenue and South Mountain Avenue
<u>Acreage:</u>	20.76 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 dwelling units per acre
<u>Requested Plan Designation:</u>	Residential 2 to 3.5 dwelling units per acre
<u>Reason for Requested Change:</u>	A minor General Plan Map Amendment to allow single-family residential up to 3.5 dwelling units per acre
<u>South Mountain Village Planning Committee Date:</u>	December 14, 2021
<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 proposed General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre is compatible with surrounding land uses.

- 3) The proposed land use designation is appropriate at the intersection of an arterial and minor collector street.
- 4) The companion Rezoning Case Z-58-21-8 includes standards that ensure consistency in scale and character as well as appropriate transitions for adjacent single-family zoned property.

BACKGROUND

The subject site is located at the southwest corner of 19th Avenue and South Mountain Avenue and is presently vacant. The companion Rezoning Case Z-58-21-8 is requesting to rezone the subject site from 20.76 acres of S-1 (Ranch or Farm Residence District), approved R1-18 (Single-Family Residence District) to 20.76 acres of R1-10 (Single-Family Residence District) to allow a new 67-lot single-family detached community. The development, as proposed by the applicant, would allow a density up to 3.23 dwelling units per gross acre. The subject site is located adjacent to an arterial street (19th Avenue) which connects to Baseline Road, approximately 0.5 miles to the north, and Dobbins Road which is approximately 0.40 miles to the south.



SURROUNDING LAND USES

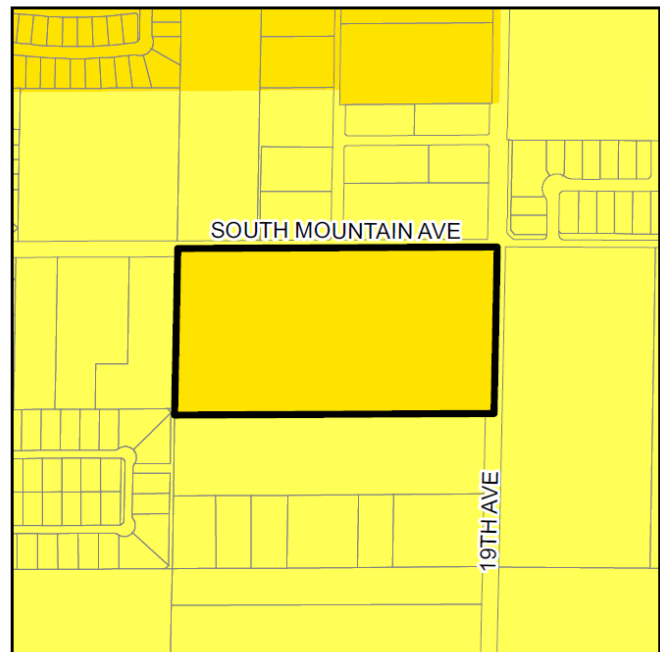
The proposed General Plan Land Use Map amendment is located in the southwest portion of the South Mountain Village. The General Plan Land Use Map designation surrounding the site is Residential 1 to 2 dwelling units per acre. An active General Plan Land Use Map amendment request for Residential 2 to 3.5 dwelling units per acre has been filed for a property at the southeast corner of 19th Avenue and South Mountain Avenue.

Approximately 0.1 miles north of the site and further along Baseline Road are properties designated Residential 2 to 3.5 dwelling units per acre. Furthermore, approximately 0.3 miles to the northwest and southeast of the site are properties designated Residential 10 to 15 dwelling units per acre.

PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (20.76 +/- Acres)

-  Proposed Change Area
 Residential 2 to 3.5 du/ac



Proposed General Plan Land Use Map, Source: City of Phoenix

RIO MONTAÑA AREA PLAN

In 2000, the City of Phoenix adopted the Rio Montaña Area Plan which encourages the preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.

The Rio Montaña Area Plan intends to accomplish this vision through seven goals that pertain to: promoting high quality development, protecting and improving neighborhoods, keeping a distinctive character, protecting the rural character, promoting business development, developing a tourist industry, providing a variety of transportation options.

The Rio Montaña Proposed Land Use Plan map designated the subject site as Residential 1 to 2 dwelling units per acre, while the proposal is to allow Residential 2 to 3.5 dwelling units per acre. As stipulated in Rezoning Case Z-58-21-8, the development will incorporate lots ranging from 60 feet to 70 feet along perimeter of the site, provide a larger open space area along the perimeter than required by the Zoning Ordinance, require pitched roofs to be incorporated in all buildings, incorporate one-story limitations along perimeter lots and enhanced perimeter landscaping. These elements will help provide an appropriate land use transition consistent with development patterns in the area, while furthering many of the goals of the Rio Montaña Area Plan.

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 proposal for a single-family detached residential community would allow development of a housing product that is consistent with other single-family uses in the general area. As stipulated in Rezoning Case Z-58-21-8, the development will incorporate a range of perimeter lot widths, enhanced landscaping, height restrictions, and wider open space areas than required by the Zoning Ordinance which will also help to provide a transition from the proposed development to adjacent large-lot residential and rural properties.

- ***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 for a single-family detached residential community, would allow development of a housing product that is consistent with other single-family uses in the general area. An access point to the site is provided along 19th Avenue, an arterial street, which connects to Baseline Road where transit service is present.

CELEBRATE OUR DIVERSE COMMUNITIES AND 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 will facilitate development of this vacant lot in a manner that will be compatible in the area, as stipulated in Rezoning Case Z-58-21-8, design and appearance of the development will be promoted through several stipulations that require enhanced landscaping, pitched roofed buildings, and durable materials in building elevations. Many of these elements will further the intent of 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.***

Approval of the request will allow the introduction of a single-family detached community in an area where various residential densities exist. A range of zoning districts exist in the area which include S-1 (Ranch or Farm Residence District),

R1-18 (Single-Family Residence District) and R1-10 (Single-Family Residential District). This proposed development will help to provide housing for a broader range of lifestyles in the area.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-SM-3-21-8. The proposed land use map designation of 2 to 3.5 dwelling units per acre is consistent in scale and character with existing land uses in the surrounding area. The land use map designation, as requested, would further diversify the land uses in this part of the South Mountain Village in a manner consistent with development patterns based on the existing zoning and General Plan Land Use Map designations in the general area. Furthermore, the requested land use map designation provides a transition between adjacent large lot residential and rural uses, and 19th Avenue, an arterial street.

As stipulated, the concurrent case Z-58-21-8 will enhance the compatibility and consistency with the land use pattern in the surrounding area while furthering many of the goals from the Rio Montaña Area Plan. Approval of the request, with concurrent case Z-58-21-8, will support the development of this underutilized property with uses that are compatible with the land use designations and zoning districts in the general area.

Writer

Enrique Bojórquez Gaxiola
December 9, 2021

Team Leader

Samantha Keating

Exhibits

Sketch Maps (2 pages)




GENERAL PLAN AMENDMENT

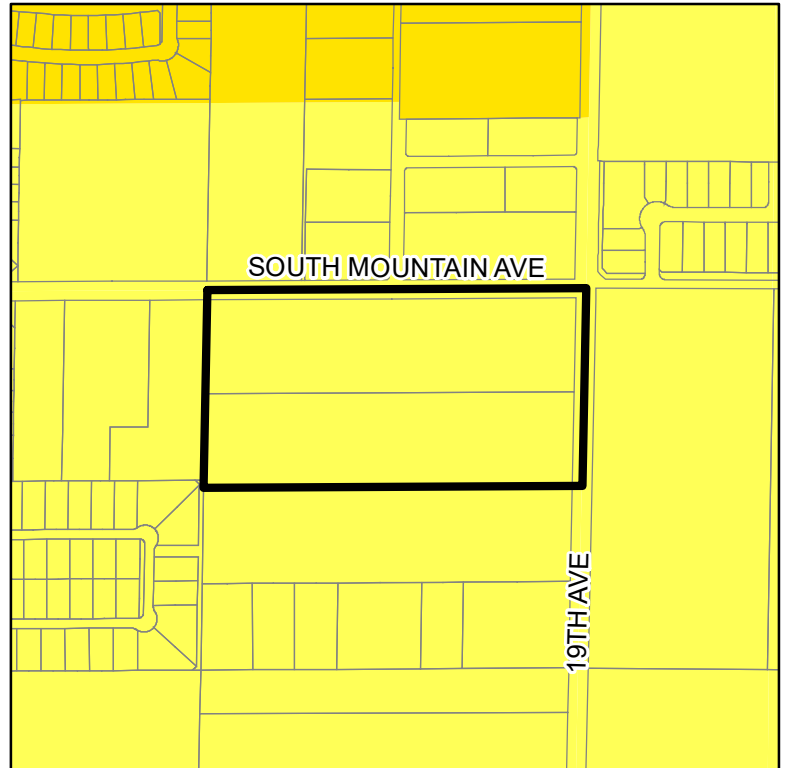
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-3-21-8	ACRES: 20.76 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Paul Gilbert / Cassandra Ayres	

EXISTING:



Residential 1 to 2 du/ac (20.76 +/- Acres)

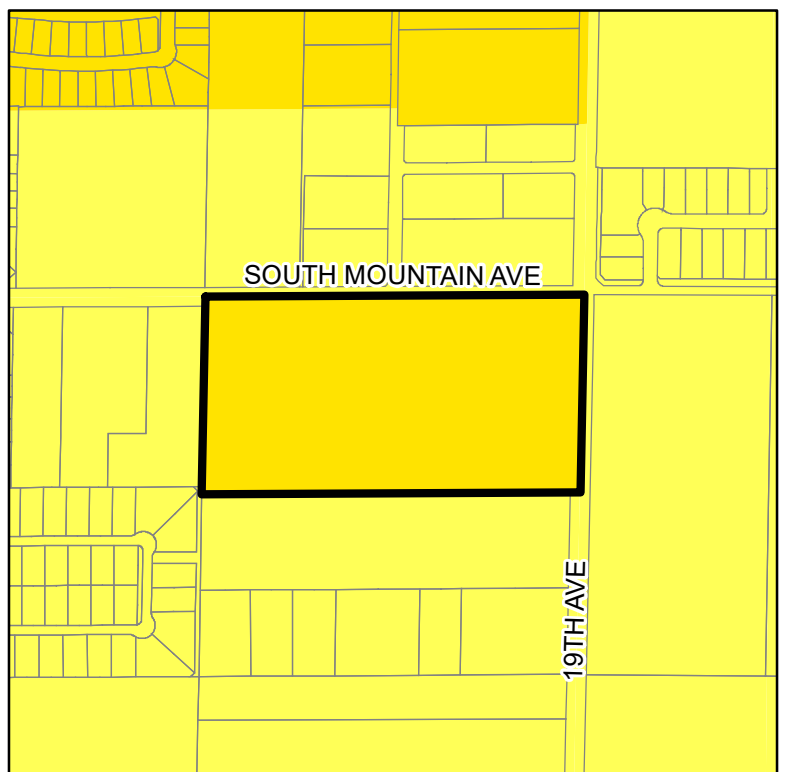
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac



PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (20.76 +/- Acres)

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






GENERAL PLAN AMENDMENT

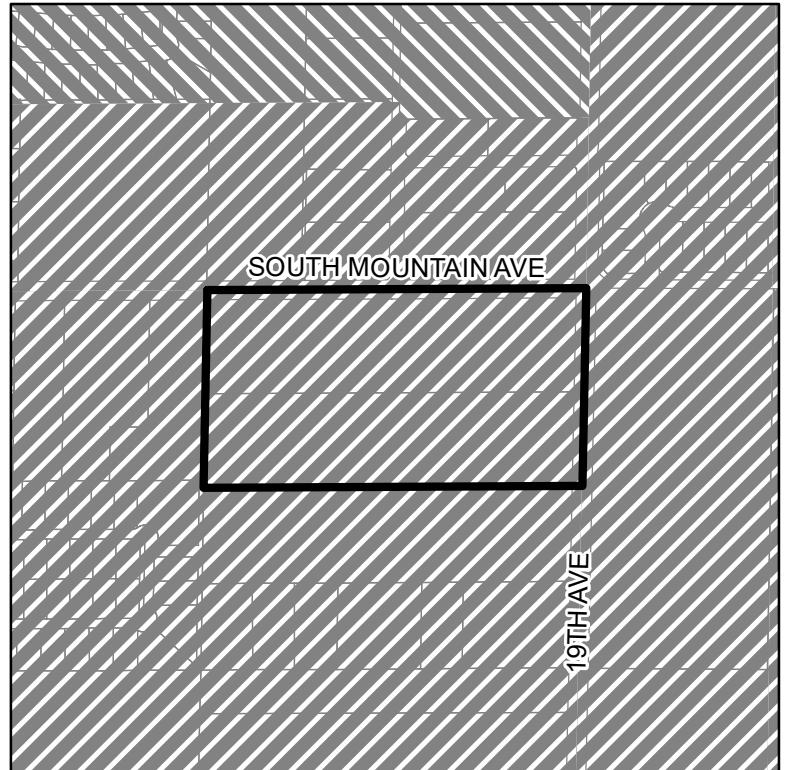
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APPLICATION NO: GPA-SM-3-21-8_BW	ACRES: 20.76 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Paul Gilbert / Cassandra Ayres	

EXISTING:



Residential 1 to 2 du/ac (20.76 +/- Acres)

-  Proposed Change Area
-  Residential 1 to 2 du/acre
-  Residential 2 to 3.5 du/acre



PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (20.76 +/- Acres)

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

