



GENERAL PLAN AMENDMENT STAFF ANALYSIS March 1, 2018

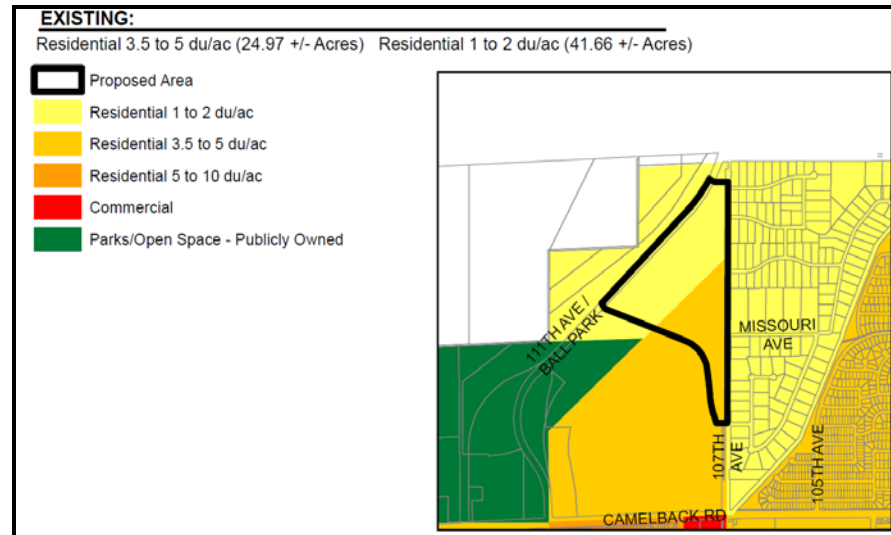
<u>Application:</u>	GPA-MV-1-18-5
<u>Applicant:</u>	Susan E. Demmitt, Gammage & Burnham, PLC
<u>Location:</u>	Approximately 1,300 feet north of the northwest corner of 107th Avenue and Camelback Road
<u>Acreage:</u>	66.63 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 du / acre (41.66 acres) Residential 3.5 to 5 du / acre (24.97 acres)
<u>Requested Plan Designation:</u>	Residential 2 to 3.5 du / acre (66.63 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for single-family residential
<u>Village Planning Committee Date:</u>	Maryvale Village – March 14, 2018
<u>Staff Recommendation:</u>	Approval
<u>Findings:</u>	
1)	The proposed General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre is compatible with the uses developed and planned in the vicinity of the property.
2)	The request will not dramatically alter the desired land use pattern in the area.

BACKGROUND

The subject site is vacant and located north of the Camelback Ranch baseball training complex. The site has been designated for single-family residential uses since the adoption of the 1985 General Plan. The current single-family land use designations call for two different dwelling unit densities on the site. The request will establish one single-family land use designation for the site that is generally compatible with the land uses in the area.

SURROUNDING LAND USES

The subject site is vacant. The General Plan designation for the site is Residential 1 to 2 dwelling units per acre (41.66 acres) and Residential 3.5 to 5 dwelling units per acre (24.97 acres).



Source: City of Phoenix Planning and Development Department

The Camelback Ranch baseball facility to the south is zoned S-1 SP (Suburban S-1 District - Ranch or Farm Residence, Special Permit) and is designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.

East of the site is a single-family neighborhood zoned RE-35 (Single-Family Residence District). North of the subject site is a water facility owned and operated by the City of Glendale currently zoned S-1 (Ranch or Farm Residence). These properties to the east and the north of the subject site are designated Residential 1 to 2 dwelling units per acre on the General Plan Land Use Map.

West of the subject site is the New River Wash and the Glendale Municipal Airport. The General Plan land use map designation of Residential 1 to 2 dwelling units per acre extends to the City of Phoenix Boundary to the west.

This General Plan Amendment (GPA-MV-1-18-5) is requesting the entire site be changed to Residential 2 to 3.5 dwelling units per acre.

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 development will provide a reasonable level of increased intensity

that is generally compatible with the neighboring residential uses and will complement the land use pattern in the area. The requested land use designation provides for additional housing choices for Maryvale residents.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- *CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.*
- The proposed development, via accompanying rezoning case Z-7-18-5, will be sensitive in design and character to the surrounding neighborhoods and uses.
- *CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.*
- The proposal, via accompanying rezoning case Z-7-18-5, will provide enhanced perimeter landscape buffers and a pedestrian trail network for the area's residents.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of the request.

Approval of this General Plan Amendment will further the goals of the General Plan. Approval is generally consistent with the residential development patterns south and east of the site.

Writer

Joél Carrasco
March 1, 2018

Exhibits:

General Plan Sketch Map

GENERAL PLAN AMENDMENT

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

APPLICATION NO: GPA-MV-1-18

ACRES: 66.63 +/-

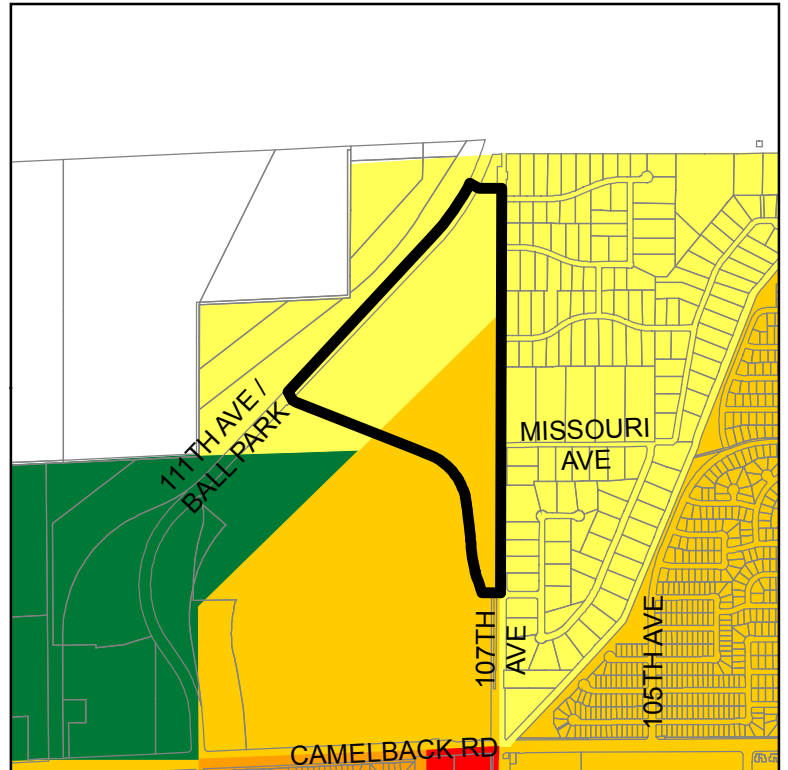
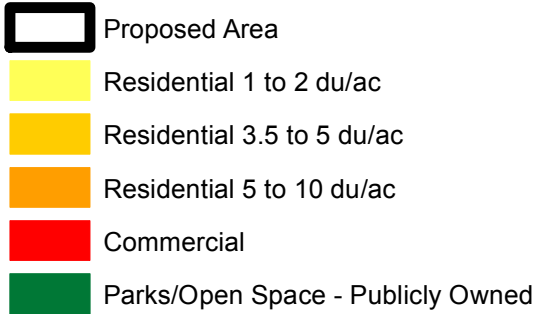
VILLAGE: Maryvale

COUNCIL DISTRICT: 5

APPLICANT: Susan. E Demmitt

EXISTING:

Residential 3.5 to 5 du/ac (24.97 +/- Acres) Residential 1 to 2 du/ac (41.66 +/- Acres)



PROPOSED CHANGE:

Residential 2 to 3.5 (66.63 +/- Acres)

Residential 2 to 3.5 du/ac

