



## GENERAL PLAN AMENDMENT STAFF ANALYSIS

<u>Application:</u>	GPA-MV-2-11-7
<u>Applicant:</u>	City of Phoenix Planning Commission
<u>Location:</u>	Generally bounded by 75th Avenue to 83rd Avenue and Thomas Road to the I-10.
<u>Acreage:</u>	690.18 +/-
<u>Reason for Requested Change:</u>	Cleanup the Maryvale Village Core boundary and extension of the southern boundary from McDowell Road to the I-10.
<u>Village Planning Committee Action:</u>	Maryvale – January 10, 2012
<u>Staff Recommendation:</u>	Approval

### **BACKGROUND**

The Maryvale Village Core is currently bounded by 75th Avenue to the east, Thomas Road to the north, 83rd Avenue to the west and McDowell Road to the south. The city of Phoenix General Plan deems a village core to be the area with the most intense uses and density of residential and office.

At the time of this request, the Planning and Development Department is also processing a core plan for the subject area. The core plan is to include design guidelines and policy for development within the core. The plan is also creating recommendations for two potential light rail stations at 79th Avenue and McDowell Road and just north of the Encanto Boulevard and 79th Avenue intersection. In order to include the area surrounding the light rail station at McDowell Road into the core boundary and policies of the core plan, the southern boundary of the core must be extended to the I-10 freeway. The land use designations of the area south of McDowell Road, which are mostly Residential 15+ du/ac and Commercial, will not change with this extension. This area currently consists of multi-family residential, a city of Phoenix park and ride facility, and a vacant car dealership.

The northeastern portion of the core boundary currently runs through the middle of parcels without a consistent delineation of parcel and core boundary. This amendment would modify this portion of the boundary in order to incorporate the entire area of these parcels within the core plan. The land use designations for these parcels, which are Commercial, will not change with this amendment.

**RECOMMENDATION**

Staff recommends that the request be approved.

December 30, 2011




# GENERAL PLAN AMENDMENT

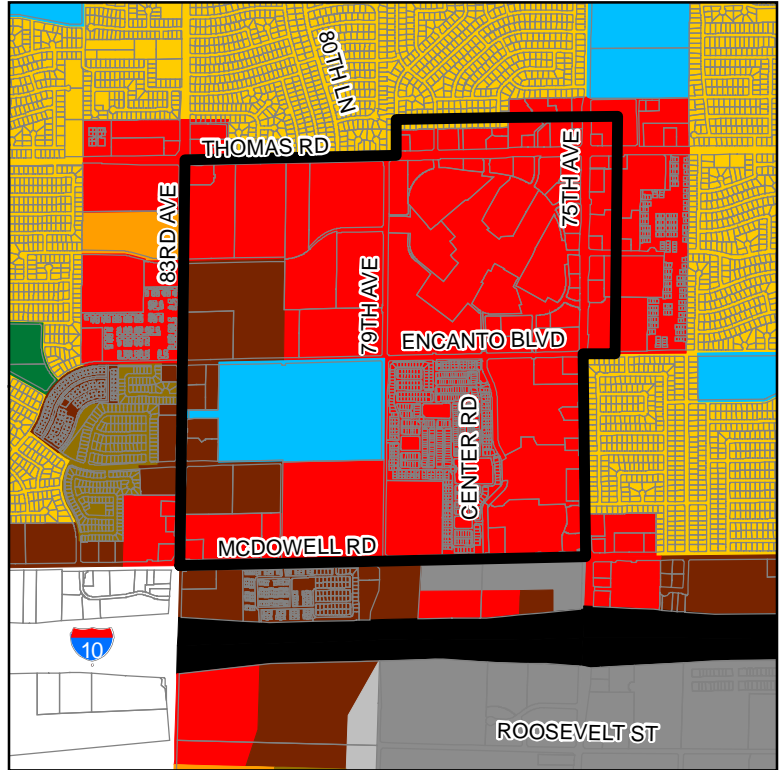
CITY OF PHOENIX ♦ PLANNING DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-MV-2-11-7	ACRES: 690.18 +/-
VILLAGE: Maryvale	COUNCIL DISTRICT: 7
APPLICANT: City of Phoenix Planning and Development	

## EXISTING:


Maryvale Village Core (690.18 +/- Acres)

-  Existing Village Core
-  Commercial
-  Public/Quasi-Public
-  Residential 3.5 to 5 du/ac
-  Parks/Open Space Publicly Owned
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac
-  Industrial



## PROPOSED CHANGE:

Maryvale Village Core (830.48 +/- Acres)

-  Proposed Village Core

