



City of Phoenix

GENERAL PLAN AMENDMENT
Staff Analysis and Recommendation

Application No. GPA-SM-2-09-7

REQUESTED AMENDMENT: (To Map)

Applicant: Michael Curley w/Earl, Curley & Lagarde

Site Location: Southeast corner of 23rd Avenue and South Mountain Avenue

Village: South Mountain Acres: 29.89

Current Plan Designation: Residential 1-2

Requested Plan Designation: Residential 2-3.5

Reason for requested change:

To allow for a 76-lot single-family residential development

Associated Zoning Case (if applicable): Z-56-09-7

STAFF RECOMMENDATION: (Summary)

It is recommended this request be approved.

HEARING SCHEDULE

Table with 2 columns: Date, Action. Rows include Village Planning Committee (3/9/10), Planning Commission (4/14/10), City Council (5/5/10), and Resolution Adoption (5/5/10) with Resolution #.



GENERAL PLAN AMENDMENT STAFF ANALYSIS

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|---|--|
| <u>Application:</u> | GPA-SM-2-09-8 |
| <u>Applicant:</u> | Michael Curley – Earl, Curley and Lagarde |
| <u>Location:</u> | Southeast corner of 23rd Avenue and South Mountain Avenue |
| <u>Acreage:</u> | 29.89 +/- |
| <u>Current Plan Designation:</u> | Residential 1 to 2 du / acre |
| <u>Requested Plan Designation:</u> | Residential 2 to 3.5 du/acre |
| <u>Reason for Requested Change:</u> | To allow for the development of a single-residential neighborhood. |
| <u>Companion Rezoning Case:</u> | Z-56-09-7 |
| <u>Village Planning Committee Action:</u> | South Mountain – March 9, 2010 |
| <u>Staff Recommendation:</u> | Approval |

Findings:

1. The request will not dramatically alter the desired land use pattern in the area.
2. The proposed General Plan Land Use Map designation of Residential 2 to 3.5 du / acre is compatible with the uses developed and planned in the vicinity of the property.

BACKGROUND AND DISCUSSION

This request requires an amendment to the General Plan Land Use Map because the General Plan designation for over 10 acres of the site is inconsistent with the proposed use/zoning. The companion rezoning case, Z-56-09, requests to change the zoning from S-1 (approved R1-18) to R1-10 and resulting residential density of 2.54 dwelling units per acre (du / acre). The existing General Plan land use designation is for *Residential 1 to 2 du / acre* which allows for a large lot housing product. The requested land use designation is *Residential 2 to 3.5 du / acre* which allows for a traditional lot product and would accommodate the requested density for this project.

Site:

The subject property is located at the southeast corner of 23rd Avenue and South Mountain Avenue. The property was rezoned to R1-18 in 2003 (Z-121-03) as part of a larger master planned community which is located east and north of the site. While much of the master planned community has been developed, the subject property has remained vacant for over seven years.

Context:

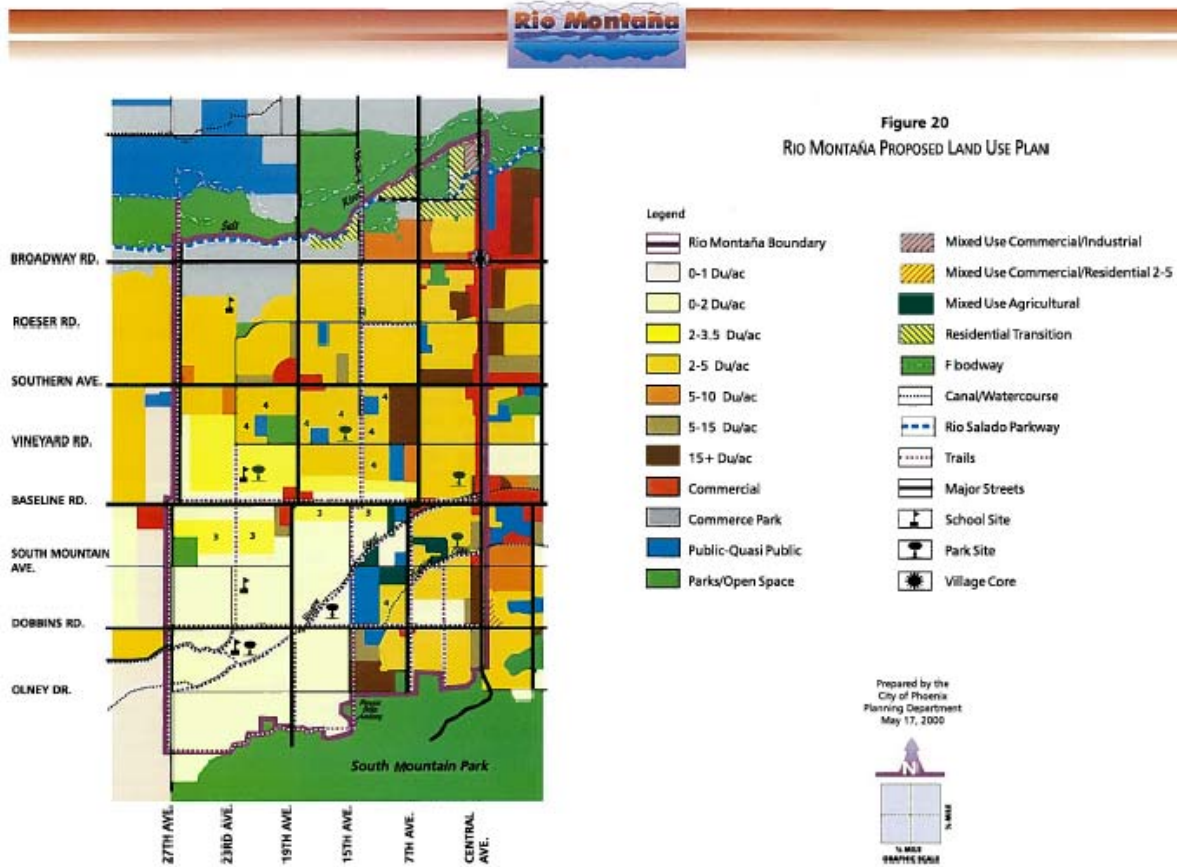
| | Adjacent Uses | Zoning | GP Designation |
|---------------|----------------------------|-------------------------------|--|
| Onsite | Vacant | S-1 (Approved R1-18) | Residential 1 to 2 du / acre |
| North | Single-family residential | S-1 (Approved R1-8 and R1-10) | Residential 1 to 2 du / acre Residential 2 to 3.5 du / acre |
| East | Single-family residential, | S-1, S-1 (Approved R1-18) | Residential 1 to 2 du / acre |
| South | Farm residence | S-1 | Residential 1 to 2 du / acre |
| West | Farm residence | S-1 | Residential 1 to 2 du / acre |

As illustrated in Attachment A, the property is completely surrounded by the *Residential 1 to 2 du / acre* land use designation. A large portion of the neighborhood to the north is designated 2 to 3.5 du / acre and is zoned for a dwelling unit density of approximately 3 units per acre. This request for *Residential 2 to 3.5 du / acre* would permit development closer density to the neighborhoods located across South Mountain Avenue.

The subject property and the neighborhood to the north are located within the boundaries of the Rio Montaña Area Plan which was adopted by the Phoenix City Council in 2000. The primary goals of the Rio Montaña Area Plan are to:

- Preserve the area’s rural character
- Preserve natural desert areas
- Encourage pedestrian and equestrian activity through a network of trails
- Encourage a sense of community
- Encourage economic development and investment in the community

The Rio Montaña Area’s Land Use Plan (see map on following page) designates the subject property as residential 0 – 2 dwelling units per acre, which is the same density as the Phoenix General Plan. The Rio Montaña Area Plan and Phoenix General Plan land use maps designate the area from Baseline Road south to South Mountain Park between 27th Ave and 19th Avenue, as predominantly Residential 0 -2 du/acre. The primary purpose of the established residential land use designations in the Rio Montaña Area Plan is to create a density transition that allows higher density residential development in the northern portion of the plan area and decreasing density in the southern portion of the plan area at the foothills of South Mountain. The subject property is over 1 mile from the boundary of South Mountain Park. Given the distance from South Mountain Park and proximity to similar development the change in land use designation will not significantly impact the desired density transition for the area.



The existing zoning in the Residential 0-2 designated area in the Rio Montaña Area Plan is a mix of S-1, RE-35, R1-10, R1-18 and R-3. The entitled dwelling unit densities of the R-10 and R-3 zoning districts do conflict with the desired dwelling unit density for the area. However, most of the zoning was established upon annexation and is not the result of any recent rezoning activity.

The Rio Montaña Area Plan recommends new residential development standards to follow as a means of enhancing the rural character of the area. While these provisions are not regulatory, they do offer guidance for new development.

The accompanying rezoning case, Z-56-09, proposes significant conformance to the development standards put forth in the Rio Montaña Area Plan. Comprehensive utilization of the development standards in exchange for limited additional density will help to protect the desired character of the area.

RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES

LAND USE ELEMENT

Goal 1; URBAN FORM: GROWTH SHOULD BE STRUCTURED INTO A SERIES OF URBAN VILLAGES CHARACTERIZED BY THE FIVE COMPONENTS OF THE URBAN VILLAGE MODEL: CORE, NEIGHBORHOODS, COMMUNITY SERVICE AREAS, REGIONAL SERVICE AREAS, AND OPEN SPACE.

Neighborhood policies 2: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.

New development will be located just south of an area designated for similar residential development intensity. In addition the proposed development will conform to the design standards put forth in the Rio Montaña Area Plan, and as a result, be consistent with the desired character for the area.

Goal 2: EMPLOYMENT AND POPULATION BALANCE. DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN.

The General Plan recommends that each village should have a number of jobs equal to 50% of the resident population. In 2007, the South Mountain Village had 67,384 jobs for a population of 126,338 which equates to an employment ratio of 53 percent of the population. The proposed residential designation will not negatively impact the existing jobs to resident balance currently enjoyed in the village.

GROWTH AREA ELEMENT

COST OF DEVELOPMENT ELEMENT

PUBLIC SERVICES AND FACILITIES ELEMENT

BICYCLING ELEMENT

CIRCULATION ELEMENT

HOUSING ELEMENT

CONSERVATION, REHABILITATION AND REDEVELOPMENT ELEMENT

ENVIRONMENTAL PLANNING ELEMENT

RECREATION ELEMENT

OPEN SPACE ELEMENT

WATER RESOURCES ELEMENT

PUBLIC SERVICES AND FACILITIES ELEMENT

SAFETY ELEMENT

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Based on the following factors the requested change in land use designation is appropriate:

- 1) The property is over 1 mile from the boundary of South Mountain Park and is just south of a large area with existing residential development designated Residential 2 to 3.5 du/acre.
- 2) Given the distance from South Mountain Park and proximity to similar development the change in land use designation will not significantly impact the desired density transition for the area.
- 3) The accompanying rezoning case proposes significant conformance to the development standards outlined in the Rio Montaña Area Plan. Comprehensive utilization of the development standards in exchange for limited additional density will help to protect the desired character of the area.

Writer

Joshua Bednarek
2/15/10
Jane Bixler

Team Leader

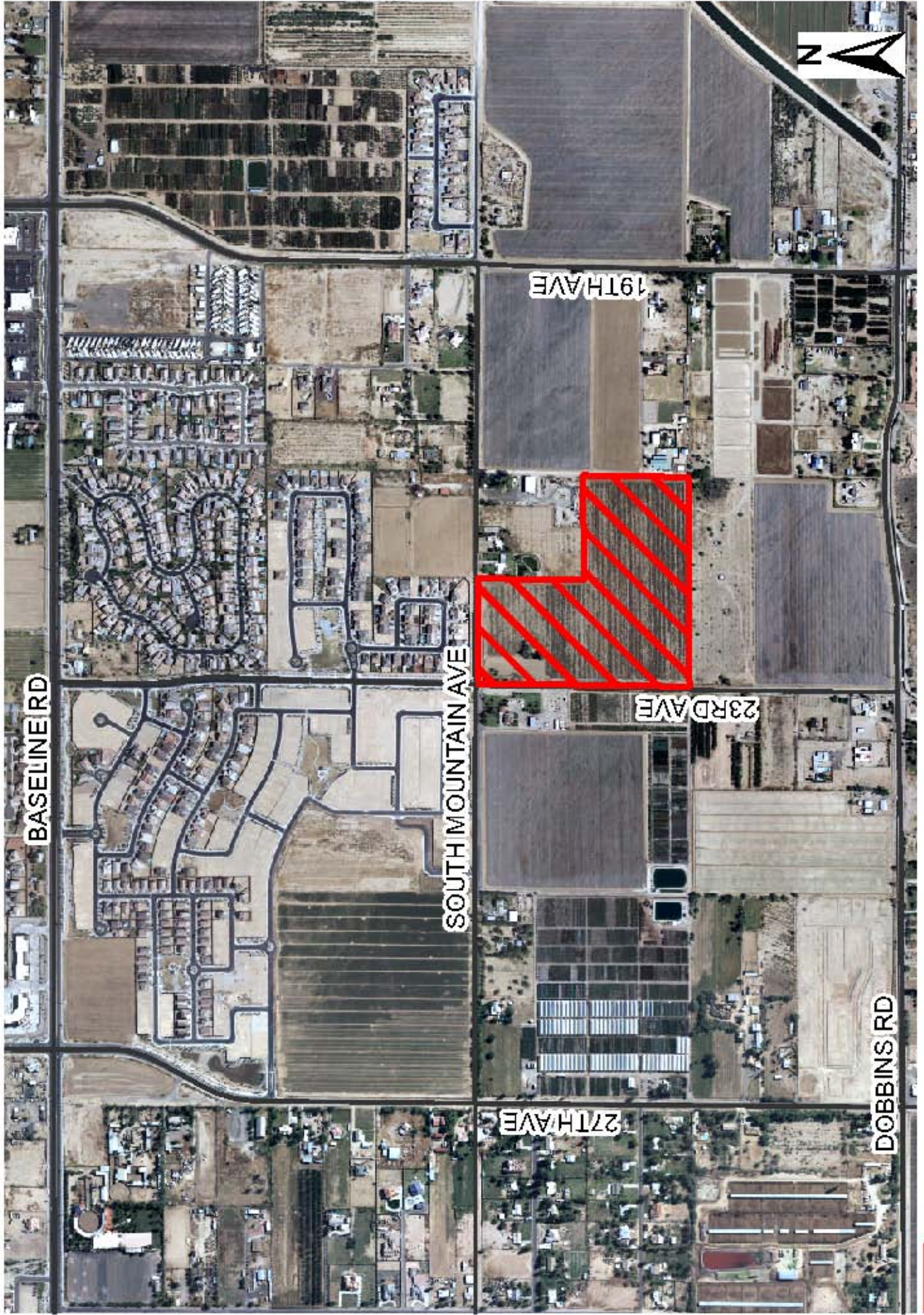
Jan Hatmaker

Attachments

1. General Plan Amendment Land Use Map
2. Aerial

FM Listening Systems or Qualified Sign Language Interpreters are available with 72 hours notice. Materials in alternate formats (large print, Braille, audio-tape or computer diskette) are available upon requests. For further ADA information call the Planning Department, Julia Quinones at Voice/602-262-6888 or FAX/602-495-3793, or City TDD Relay/602-534-5500.

Attachment B



Rezoning Area





GENERAL PLAN AMENDMENT

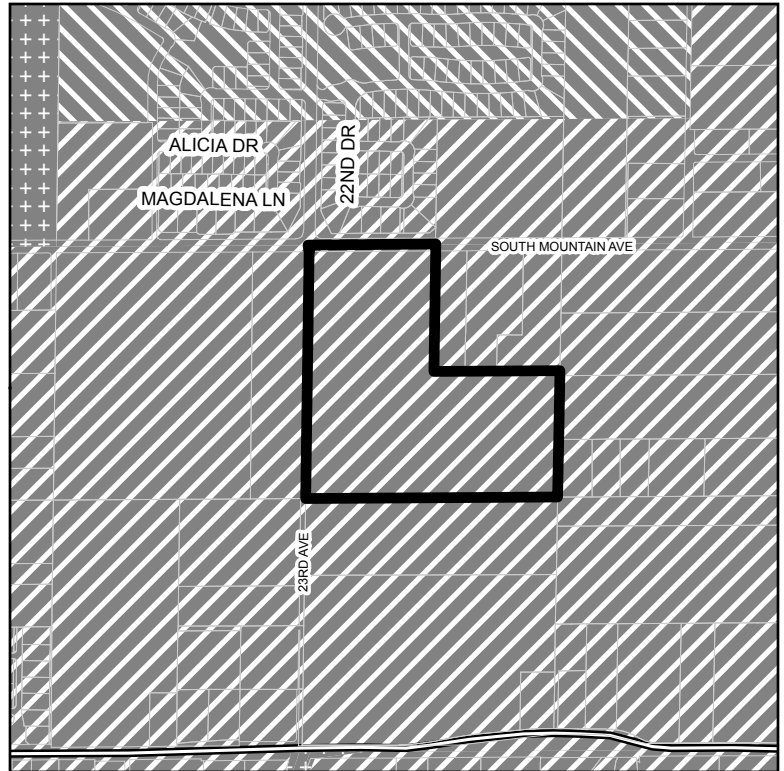
CITY OF PHOENIX ♦ PLANNING DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

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|-------------------------------|---------------------|
| APPLICATION NO: GPA-SM-2-09-7 | ACRES: 29.89 +/- |
| VILLAGE: South Mountain | COUNCIL DISTRICT: 7 |
| APPLICANT: Michael Curley | |

EXISTING:



Residential 1 to 2 du / acre (29.89 Acres)

-  Proposed Change Area
-  Residential 1 to 2 du / acre
-  Residential 2 to 3.5 du / acre
-  Parks/Open Space _Public Owned



PROPOSED CHANGE:

Residential 2 to 3.5 du / acre (29.89 Acres)

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

