



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** September 29, 2026

From: Enrique Bojórquez Gaxiola
Planner III

Subject: ITEM NO. 3 (GPA-CC-SM-2-26-7-8) – MAJOR AMENDMENT TO THE
GENERAL PLAN USE MAP FOR THE RIO SALADO DISTRICT

The purpose of this memo is to present a revised [General Plan Land Use Map](#) for case GPA-CC-SM-2-26-7-8, following the September 8, 2026 South Mountain Village Planning Committee (VPC) meeting, where a recommendation of approval by a vote of 12-0 was provided with a modification and direction to staff. Staff also proposes an additional modification to the land use map as described below.

The Central City Village Planning Committee (VPC) heard this case on July 13, 2026 and recommended approval, by a 9-0 vote. The South Mountain Village Planning Committee heard this case on July 14, 2026 and recommended denial, by a 12-2 vote. At that time, the South Mountain Village Planning Committee expressed specific concerns with the proposed land use map designation of “Mixed Use/ Commerce/Business Park” for an approximately 130-acre inactive mining pit located between 16th Street and 24th Street, south of the Rio Salado. The South Mountain VPC also expressed more general concerns with gentrification and displacement in the area.

At the August 6, 2026 Planning Commission hearing, staff requested to continue General Plan Amendment case (GPA-CC-SM-1-26-7-8) for the Rio Salado District Policy Plan and the accompanying General Plan Land Use Map Amendment case (GPA-CC-SM-2-26-7-8) to the October 1, 2026, Planning Commission hearing and remand both cases to the September 8, 2026 South Mountain VPC meeting for additional input on potential land use map and/or policy plan changes, and to review additional correspondence received leading up to and following the VPC hearings.

On September 8, 2026, the South Mountain VPC recommended approval of this case by a 12-0 vote with a modification to the land use map for an approximately 130-acre inactive mining pit located between 16th Street and 24th Street, south of the Rio Salado, designating this area “Residential 10 to 15 dwelling units per acre / Mixed Use”. The South Mountain VPC also provided staff with direction to continue exploring options for residential uses in the area.

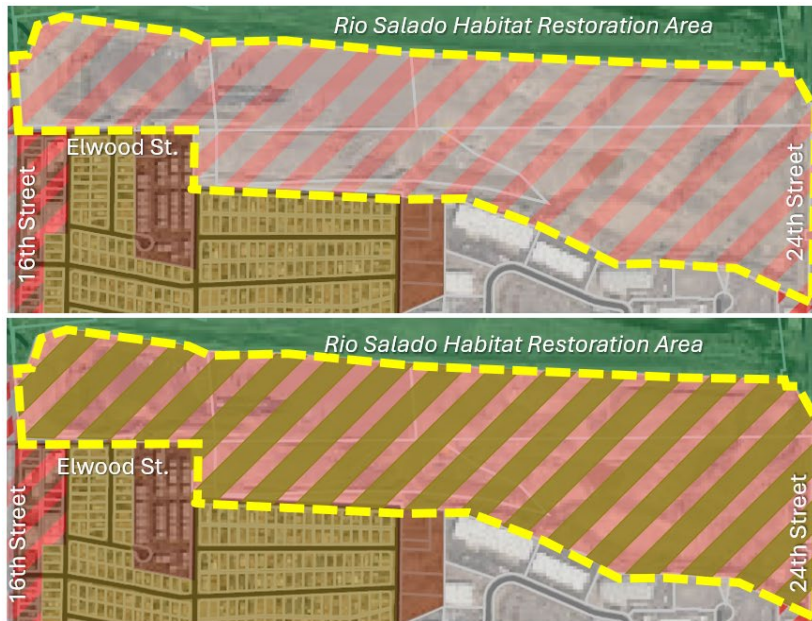
Additionally, staff proposes a revision to the land use map on an approximately 1-acre parcel of land (Parcel No. 113-01-005C) owned by the City of Phoenix Parks and Recreation Department adjacent to the Rio Salado Habitat Restoration Area, west of Central Avenue. The Parks and Recreation Department has plans to improve this property, known as the “Transformation Site”, for public use to activate this reach of the Rio Salado Habitat Restoration Area. Thus, the existing land use map designation of

“Residential 10 to 15 dwelling unit per acre/Commercial” is recommended to change to “Parks/Open Space-Publicly Owned” to better align with these plans for the site.

The map and table below show the approximate acreages for the proposed General Plan Land Use Map designations following the Village Planning Committee recommendation and additional revision proposed by staff on the city-owned parcel:

Proposed Land Use Map Designation	Previous Acreage	Current Acreage
Residential 3.5 to 5 du/ac	58.6	58.6
Residential 5 to 10 du/ac	99.2	99.2
Residential 10 to 15 du/ac	252.8	252.8
Residential 15+ du/ac	390.2	390.2
Commercial	132.7	132.7
Commerce/Business Park	1063.8	1063.8
Public/Quasi-Public	41.2	41.2
Parks/Open Space - Publicly Owned	656.5	657.5
Commercial / Residential 15+ du/ac	98.7	98.7
Commercial / Commerce/Business Park	605.7	605.7
Commercial / Residential 10 to 15 du/ac	15.9	15.9
Mixed Use	308.2	306.8
Commercial / Public Quasi/Public	7.2	7.2
Mixed Use / Commerce/Business Park	491.7	365
Mixed Use/ Public/Quasi-Public	5.2	5.2
Commerce/Business Park / Residential 15+ du/ac	36.5	36.5
Transition Commerce/Business Park to Residential 3.5 to 5 du/ac	92.1	92.1
Residential 0 to 1 du/ac / Commerce/Business Park	7.2	7.2
Residential 10 to 15 du/ac / Mixed Use	0	127.1

Source: City of Phoenix Planning and Development Department



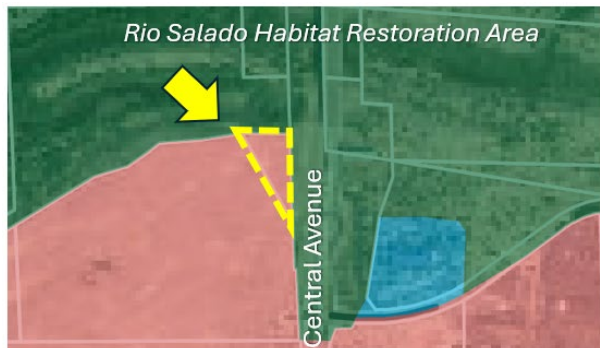
**Previous Staff
Proposed (July 2026)**

Mixed Use
Commerce Business Park

**South Mountain VPC
Approved
(September 2026)**

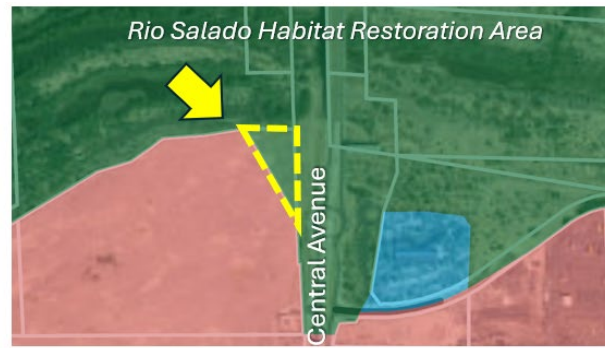
Residential 10-15 du/acre
Mixed Use

South Mountain VPC Recommended Land Use Map Change, Source: City of Phoenix Planning and Development Department



Previous Proposal

Mixed Use



Current Proposal

Parks/Open Space - Publicly Owned

Additional Land Use Map Change, Source: City of Phoenix Planning and Development Department

A revised sketch map, attached to this memo, has been provided to reflect the changes outlined in the acreage table above which compares the acreage proposed in the previous staff report and the current memo.

Furthermore, following the September 8, 2026, South Mountain Village Planning Committee meeting, staff have started to research examples of residential land uses established on large-scale former mining pits. To date, only non-residential examples have been identified, including solar farms, racetracks, recreation areas, and theme parks, among other uses. These and other examples of non-residential uses are identified in a "sand and gravel mining report" by Bloomberg Associates dated September 2025, on file with the Planning and Development Department.

GPA-CC-SM-2-26-7-8
Planning Commission Backup Memo
September 29, 2026
Page 4 of 4

No additional correspondence from the community has been received regarding this case since the last staff report was published.

Staff recommends approval, per the attached revised sketch map exhibits.

Enclosure:

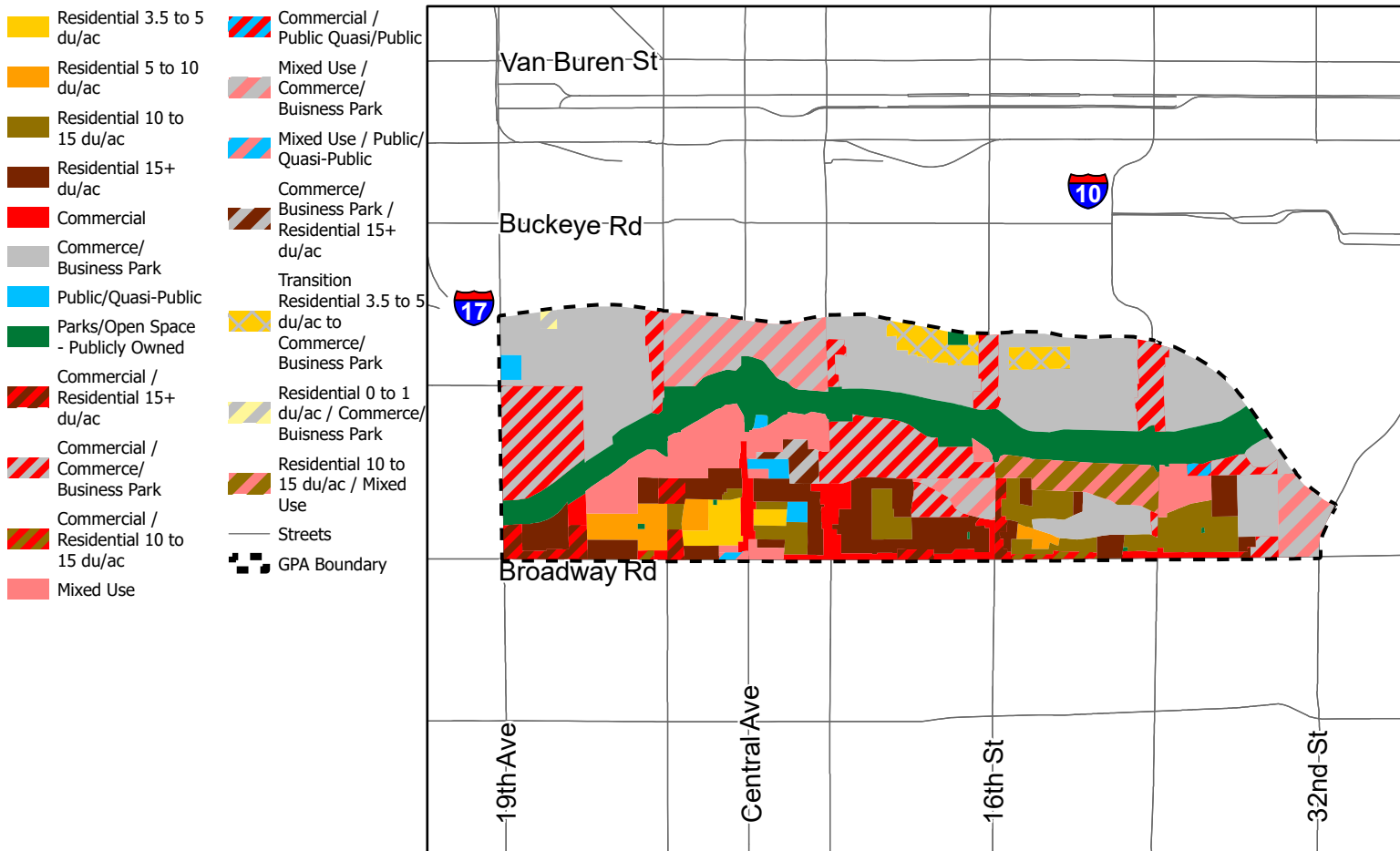
Revised Sketch Maps (2 pages)

GENERAL PLAN AMENDMENT

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

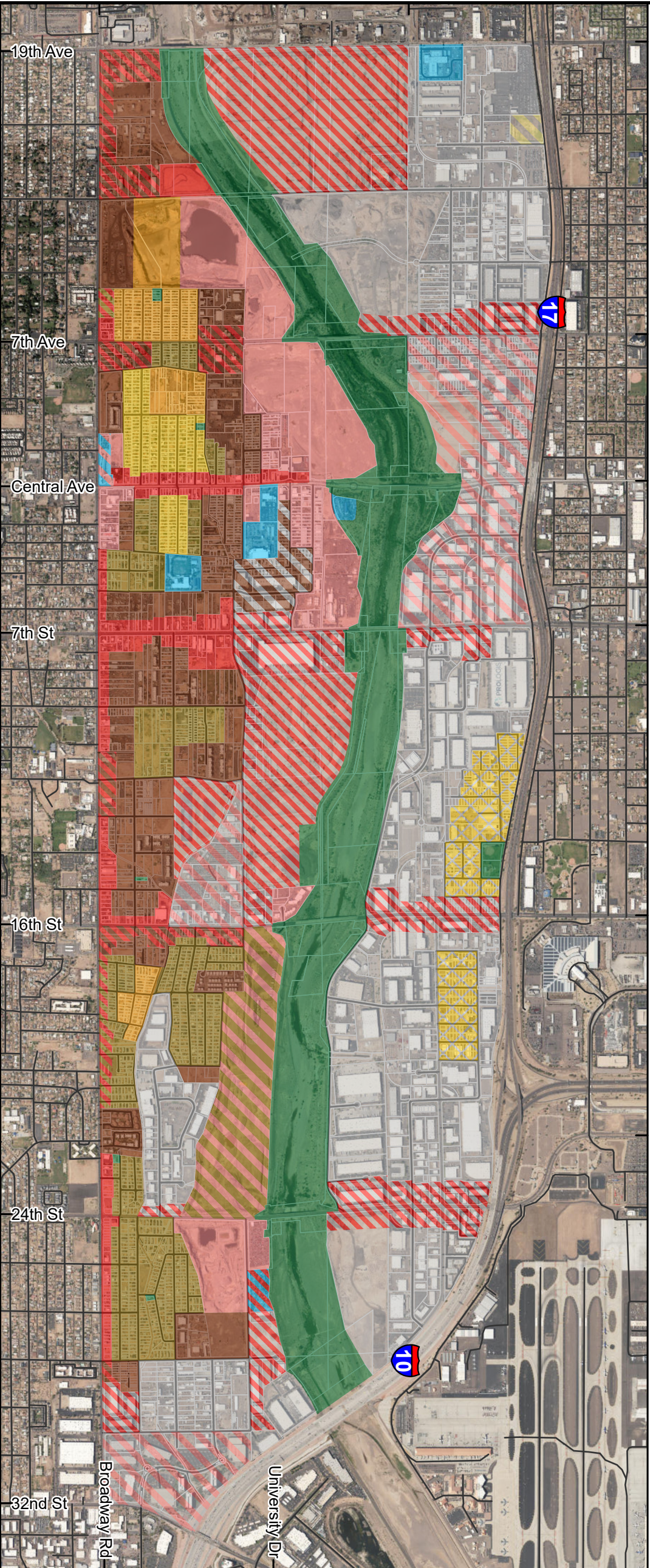
APPLICATION NO: GPA-CC-SM-2-26-7-8	ACRES: 4,363.35 +/-	REVISION DATE:
VILLAGE: Central City / South Mountain	COUNCIL DISTRICT: 7 / 8	9/17/2026
APPLICANT: City of Phoenix Planning Commission		

PROPOSED:



DESCRIPTION	Acres (ac.)	DESCRIPTION	Acres (ac.)
Residential 3.5 to 5 du/ac	58.55	Commercial / Residential 10 to 15 du/ac	15.94
Residential 5 to 10 du/ac	99.18	Mixed Use	306.83
Residential 10 to 15 du/ac	252.76	Commercial / Public Quasi/Public	7.20
Residential 15+ du/ac	390.24	Mixed Use / Commerce/Business Park	365.02
Commercial	132.68	Mixed use / Public/Quasi-Public	5.22
Commerce/Business Park	1063.83	Commerce/Business Park / Residential 15+ du/ac	36.51
Public/Quasi-Public	41.19	Transition Residential 3.5 to 5 du/ac to Commerce/Business Park	92.07
Parks/Open Space - Publicly Owned	657.48	Residential 0 to 1 du/ac / Commerce/Business Park	7.19
Commercial / Residential 15+ du/ac	98.70	Residential 10 to 15 du/ac / Mixed Use	127.07
Commercial / Commerce/Business Park	605.69		

PROPOSED GENERAL LAND USE MAP AMENDMENT (RIO SALADO DISTRICT AREA)



Residential 3.5 to 5 du/ac

Residential 5 to 10 du/ac

Residential 10 to 15 du/ac

Residential 15+ du/ac

Commercial

Commerce/Business Park

Public/Quasi-Public

Parks/Open Space - Publicly Owned

Commercial / Residential 15+ du/ac

Commercial / Commerce/Business Park

Commercial / Residential 10 to 15 du/ac

Mixed Use

Commercial / Public Quasi-Public

Mixed Use / Commerce/Business Park

Mixed Use / Public/Quasi-Public

Commerce/Business Park / Residential 15+ du/ac

Transition Residential 3.5 to 5 du/ac to Commerce/Business Park

Residential 0 to 1 du/ac / Commerce/Business Park

Residential 10 to 15 du/ac / Mixed Use

Streets

0

0.5

1 Miles

N