



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT

STAFF ANALYSIS

December 12, 2025

<u>Application:</u>	GPA-EST-1-25-7
<u>Owner:</u>	Rex Calderwood, Calderwood Properties, LLC
<u>Applicant:</u>	John Buckel, MP Environmental Services, INC
<u>Representative:</u>	William Lally, Tiffany & Bosco, PA
<u>Location:</u>	Southeast corner of 75th Avenue and Broadway Road
<u>Acreage:</u>	39.69
<u>Current Plan Designation:</u>	Residential 2 to 3.5 dwelling units per acre / MUA
<u>Requested Plan Designation:</u>	Industrial
<u>Reason for Requested Change:</u>	A minor general plan amendment to accommodate industrial development
<u>Estrella Village Planning Committee Meeting Date:</u>	December 16, 2025
<u>Staff Recommendation:</u>	Denial

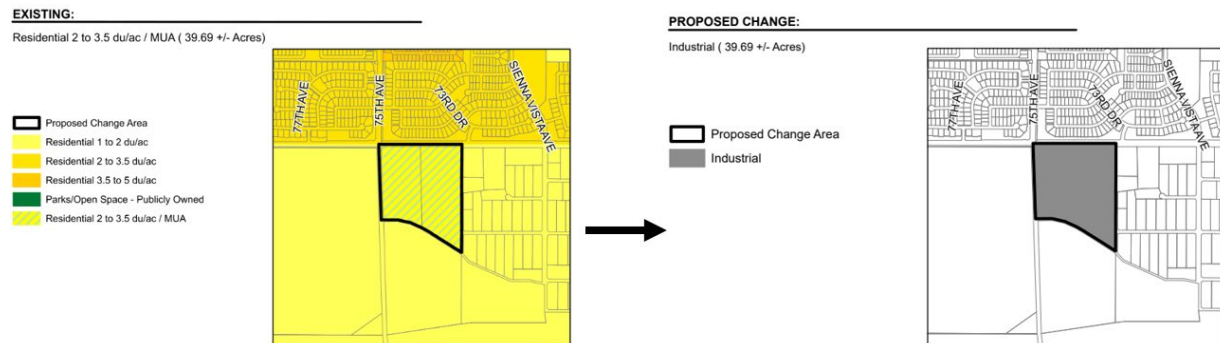
FINDINGS:

- 1) The proposed land use map designation is not compatible with the surrounding single-family residential uses and designations on the General Plan Land Use Map.
- 2) The companion rezoning case, Z-119-25-7, would allow for warehousing and extensive open outdoor uses that are not compatible with the General Plan Land Use Map designation of residential or mixed use agricultural.
- 3) The proposed land use map designation is not compatible with the Estrella Village Plan, or the Rio Reimagined initiative.

BACKGROUND

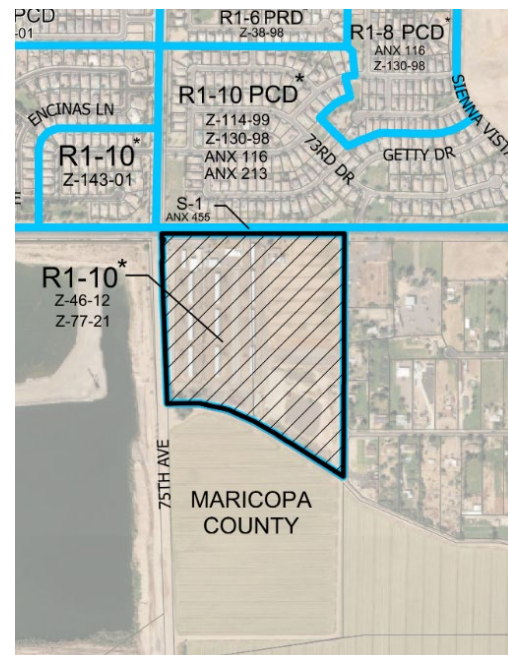
The subject site is 39.69 gross acres located at the southeast corner of 75th Avenue and Broadway Road. The site currently consists of two vacant residential buildings and agricultural uses.

This request proposes a minor amendment to the General Plan Land Use Map to allow industrial. The proposal will modify the land use map designation from Residential 2 to 3.5 dwelling units per acre / Mixed Use Agricultural to Industrial.



*General Plan Land Use Map Designation
Source: Planning and Development Department*

The companion rezoning case Z-119-25-7 is requesting to rezone the site from 39.69 acres of R1-10 (Single-Family Residence District) to A-1 (Light Industrial District). The existing zoning is depicted on the adjacent figure. Staff is not supportive of the companion rezoning case because it would allow for light industrial adjacent to single-family houses to the north and to the east. Furthermore, the proposed A-1 zoning is not compatible with the established policy plans in the area.



*Aerial Zoning Map
Source: Planning and Development Department*

SURROUNDING LAND USES

NORTH (across Broadway Road)

Several single-family residential subdivisions are located north of the subject site, across Broadway Road, and are designated Residential 3.5 to 5 dwelling units per acre.

EAST

East of the subject site are numerous large-lot single-family residences located within Maricopa County jurisdiction designated Residential 1 to 2 dwelling units per acre.

SOUTH

Agricultural land within Maricopa County is located south of the subject site and is designated Residential 1 to 2 dwelling units per acre.

WEST (across the 75th Avenue alignment)

West of the subject site is an active mining operation located within Maricopa County jurisdiction designated Residential 1 to 2 dwelling units per acre.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CERTAINTY AND CHARACTER; LAND USE PRINCIPLE:** New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

This request will not support development that is compatible with the surrounding single-family uses and residential land use map designations. The proposed Industrial designation would not be compatible with the existing uses or the adopted policy plans.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; 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 companion rezoning case will create new development that is not sensitive with the scale or character of the surrounding neighborhoods including the

large lot single-family residences to the east. The proposed A-1 zoning would allow for open storage uses that will negatively impact residential properties to the north and east.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE:** Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.

The proposed General Plan Land Use Map designation is not consistent with established policy in the area including the Estrella Village Plan which identifies this area as Residential 0 to 2 dwelling units per acre and the Rio Reimagined Initiative that promotes a mix of residential and design features to activate the Salt River.

CONCLUSION AND RECOMMENDATION

Staff recommends the denial of GPA-EST-1-25-7. The request does not align with the goals and policies of the General Plan and policy initiatives. Along with the companion rezoning case, Z-119-25-7, the General Plan Amendment will allow for an incompatible land use that may negatively impact the established residential uses.

Writer

Nayeli Sanchez Luna
December 12, 2025

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (2 pages)







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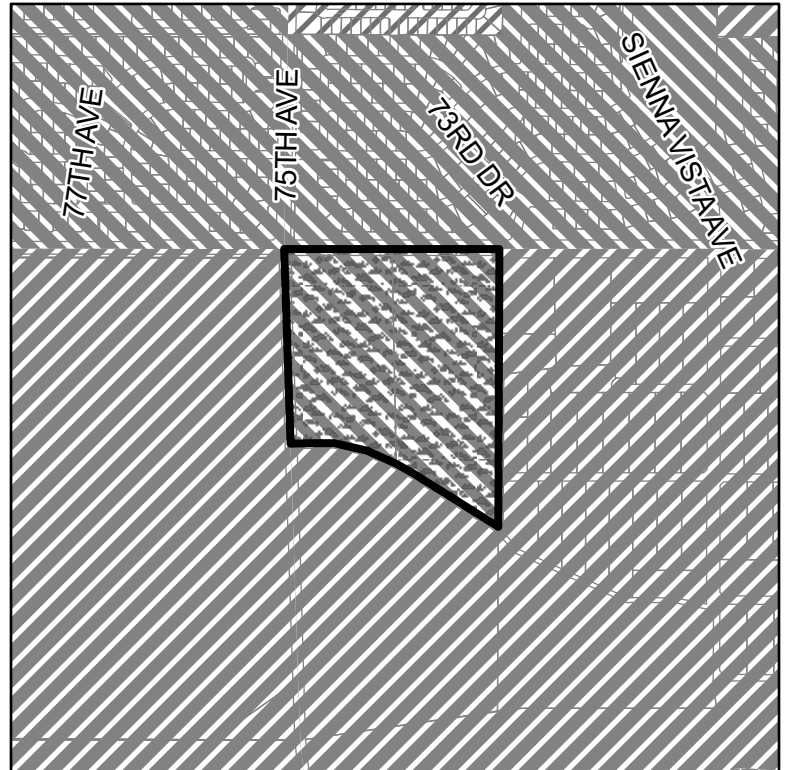
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-EST-1-25-7	ACRES: 39.69 +/-	REVISION DATE:
VILLAGE: ESTRELLA	COUNCIL DISTRICT: 7	
APPLICANT: Tiffany & Bosco, PA		

EXISTING:



Residential 2 to 3.5 du/ac / MUA (39.69 +/- Acres)

-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Parks/Open Space - Publicly Owned
-  Residential 2 to 3.5 du/ac / MUA



PROPOSED CHANGE:

Industrial (39.69 +/- Acres)

-  Proposed Change Area
-  Industrial









GENERAL PLAN AMENDMENT

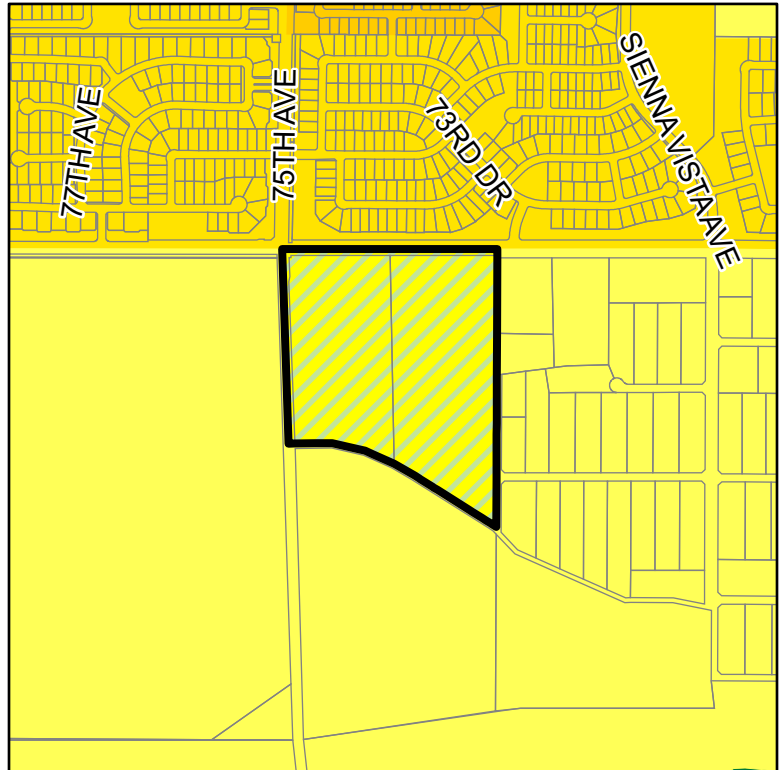
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