



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS

March 9, 2022

<u>Application:</u>	GPA-DSTV-1-18-2
<u>Owner:</u>	MacEwen Ranch, LLC
<u>Applicant:</u>	Robert Johnson, Taylor Morrison
<u>Representative:</u>	Susan E. Demmitt, Gammage & Burnham, PLC
<u>Location:</u>	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
<u>Acreage:</u>	474.37 acres
<u>Current Plan Designation:</u>	Preserves / Residential 0 to 1 dwelling units per acre / Residential 1 to 2 dwelling units per acre (138.83 acres), Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (312.30 acres), Preserves / Floodplain (23.24 acres), Infrastructure Phasing Overlay (474.37 acres)
<u>Requested Plan Designation:</u>	Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (451.13 acres), Preserves / Floodplain (23.24 acres), Infrastructure Phasing Overlay removal (474.37 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map and remove the Infrastructure Phasing Overlay to allow single-family residential development
<u>North Gateway Village Planning Committee Meeting Date:</u>	March 10, 2022

Desert View Village Planning
Committee Meeting Date:

April 5, 2022

Staff Recommendation:

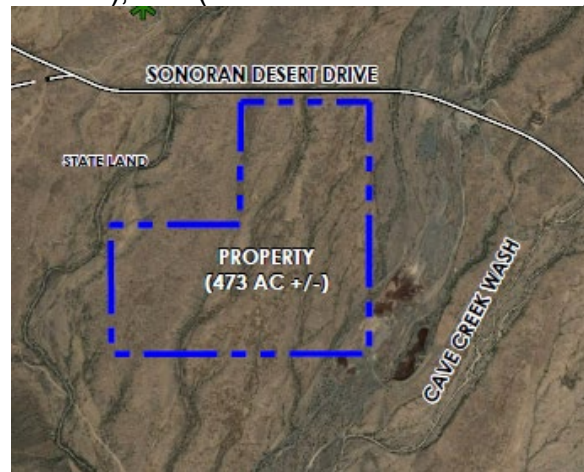
Approval

FINDINGS:

- 1) The companion rezoning case, Z-62-18-2, incorporates development standards that will provide transition between the subject site and surrounding Sonoran Preserve and open space areas.
- 2) The request will allow for single-family residential development at 3 dwelling units per acre, as proposed by the companion rezoning case, Z-62-18-2. The proposed development will provide a maximum of 1,420 single-family units, which supports the City's need for additional housing.
- 3) The parcel is one of the last privately owned properties in the area and as recommended by the North Black Canyon Corridor Plan, property owners who want to rezone a site within the Infrastructure Phasing Overlay area can file a General Plan Amendment to remove the overlay designation from their property.

BACKGROUND

The subject site is located approximately at the southwest corner of the 24th Street alignment and Sonoran Desert Drive. The site is vacant and single-family residential is currently permitted on the site. The site is currently zoned S-1 DCOD (Ranch or Farm Residence, Desert Character Overlay District), S-1 (Ranch or Farm Residence), and RE-35 DCOD (Single-Family Residence District, Desert Character Overlay District), which permits approximately 1 dwelling unit per acre. GPA-DSTV-1-18-2 proposes a minor amendment to the General Plan Land Use Map to allow single-family residential development. The proposal will modify the land use designation to Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Preserves / Floodplain. The companion rezoning case, Z-62-18-2, proposes a Planned Unit Development (PUD) to allow single-family development, not to exceed a maximum of 1,420 dwelling



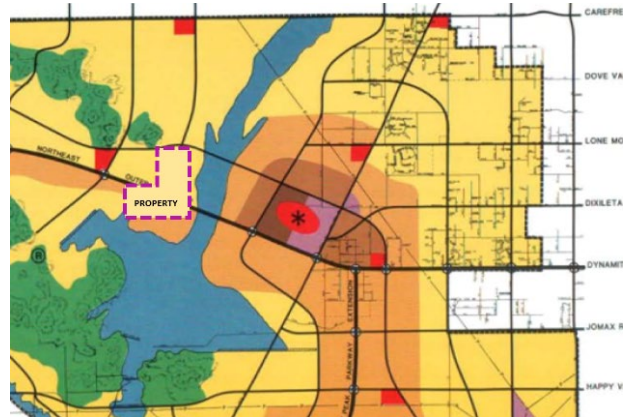
Aerial Map, Source: Gammage & Burnham

units at an overall density of 3.0 dwelling units per acre. The proposed PUD Development Narrative includes development, landscaping, and design standards that exceed Zoning Ordinance standards and provide appropriate edge treatments for the adjacent preserve areas.

The Peripheral Areas C and D Plan was adopted in 1987 as an amendment to the General Plan and provided direction regarding land use planning within the area bounded by Carefree Highway to the north, the City of Scottsdale to the east, the Central Arizona Project Canal and Jomax Road to the south, and 67th Avenue to the west. This alignment bisected what is now known as the Verdin property.

The plan identified the Northeast Outer Loop freeway alignment, now known as the Sonoran Desert Drive alignment, was intended to connect Interstate 17 with Dynamite Boulevard alignment. The alignment also acted as a dividing line between lower density uses to the north and higher density to the south.

In 2002 the City of Phoenix initiated the Sonoran Preserve Parkway Route Location Study to determine an efficient east-west transportation corridor that would replace the Northeast Outer Loop freeway. In 2004, the City amended the Street Classification Map via GPA-CTYW-1-04, which realigned Sonoran Desert Drive to its current alignment.



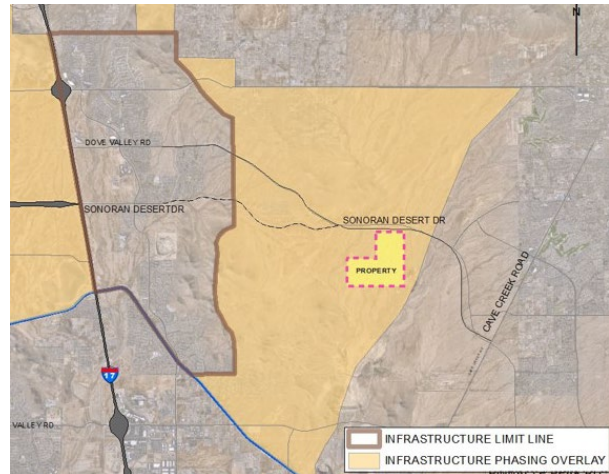
Peripheral Areas C and D Plan Map,
Source: City of Phoenix Planning and
Development Department

The Infrastructure Limit Line and Infrastructure Phasing Overlay were adopted as part of the North Black Canyon Corridor Plan. The Infrastructure Limit Line acted as a guide to where the City of Phoenix would extend water and sewer infrastructure to support development. The Infrastructure Phasing Overlay was intended to act as a timing element to ensure infrastructure supported growth was concentrated within the Infrastructure Limit Line. Since the plan's adoption in 1999, significant private investment and development has occurred within these boundaries, resulting in housing, commercial, and employment uses within the North Gateway Village Core. With this development water and sewer infrastructure has also been installed in this area.

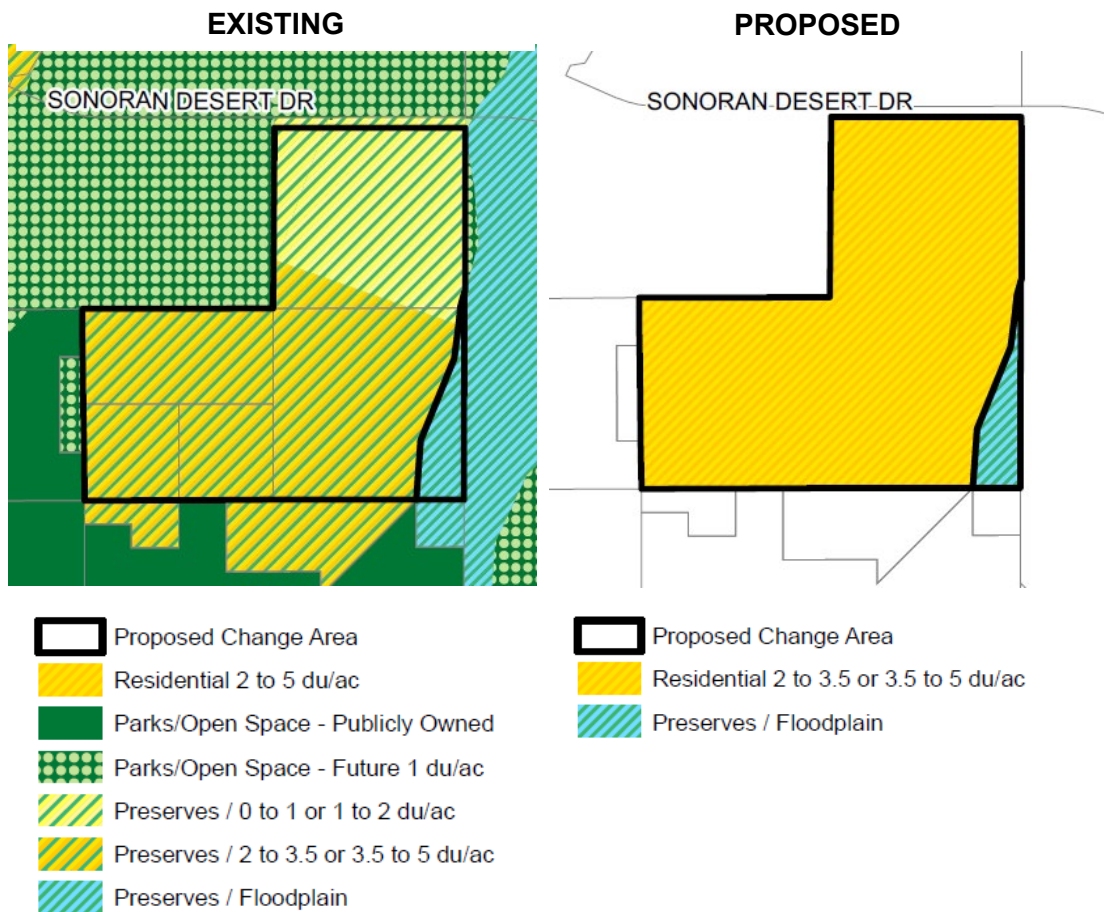
The North Black Canyon Corridor Plan also indicates that the City would not extend infrastructure beyond the Infrastructure Limit Line until the growth corridor was expanded or removed. The plan recommends that property owners who want to rezone properties within the Infrastructure Phasing Overlay area can file a General Plan Amendment to remove the overlay designation from their property. The applicant's request to remove the property from the Infrastructure Phasing Overlay will allow for residential development on one of the only privately owned properties within the overlay. Additionally, since most water and sewer infrastructure has been built with the Infrastructure Limit Line, this provides an opportunity to revisit the overlay on a case-by-case basis and reassess development beyond the limit line boundaries.

SURROUNDING LAND USES

The current General Plan Land Use Map designations for the site are Preserves / Residential 0 to 1 dwelling units per acre / Residential 1 to 2 dwelling units per acre (138.83 acres), Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (312.30 acres), Preserves / Floodplain (23.24 acres), Infrastructure Phasing Overlay (474.37 acres).



Infrastructure Limit Line and Infrastructure Phasing Overlay Map, Source: City of Phoenix Planning and Development Department



Existing and Proposed General Land Use Designation Maps, Source: City of Phoenix Planning and Development Department

GPA-DSTV-1-18-2 proposes to change the Land Use Map designations to Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, and removal of the Infrastructure Phasing Overlay. The request will retain the Preserves / Floodplain designation on the southeast portion of the site. The remaining portion of the site will have the Residential 2 to 3.5 dwelling units per acre / 3.5 to 5 dwelling units per acre designation to accommodate the proposed 1,420 single-family units. Staff is supportive of the request to remove the Preserve designation because this is consistent with the private property owner's intent to develop the land at 3.0 dwelling units per acre.

NORTH

North of the northern boundary of the subject site is Sonoran Desert Drive and the Sonoran Preserve. Sonoran Desert Drive is designated as a major arterial roadway and is an important east-west alignment between Interstate 17 and northeast Phoenix. This roadway alignment is proposed to have a total of six lanes, three in each

direction. The Sonoran Preserve consists of over 9,600 acres of relatively undisturbed natural areas in North Phoenix with various trail connectivity throughout. Additionally, this area is owned by the Arizona State Land Department (ASLD). This area is designated Future Parks/Open Space or 1 dwelling unit per acre.

EAST

East of the subject site is Cave Creek Wash and its associated floodplain. The floodplain also encroaches onto the southeast portion of the subject site. This area directly east of the subject site is designated Preserves/Floodplain.

SOUTH

South of the subject site is the Sonoran Preserve and Cave Buttes Recreation Area designated as Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre and Publicly Owned Parks/Open Space. The Cave Buttes Recreation Area is a park that overseen by the Maricopa County Flood Control District. This area contains a number of dams that control flooding from washes in the general area. The PUD development narrative for the companion Rezoning Case No. Z-62-18-2 contains standards which will provide open edge treatments adjacent to the preserve and trail connection.

WEST

West of the subject site is the Sonoran Preserve designated Publicly Owned Parks/Open Space and open space owned by the ASLD designated Future Parks/Open Space or 1 dwelling unit per acre.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE & PLACES CORE VALUE

- **OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

GPA-DSTV-1-18-2 will allow for a designation of Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre on the majority of the site. As proposed in companion case, Z-62-19-2, the site will develop at 3.0 dwelling units per acre, incorporate open edge treatments, incorporate various open space areas, and provide connectivity to the surrounding Sonoran Preserve areas.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- **DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.**

The proposed General Plan Land Use Map amendment and concurrent rezoning case will allow for single-family residential development options adjacent to a major arterial street and in close proximity to the North Gateway Core and Cave Creek Road. Additionally, the various lot sizes and single-family housing products proposed in the companion rezoning case, Z-62-18-2, will support a range of lifestyles for Phoenix residents.

- **CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.**

The uses adjacent to the subject site are Cave Creek Wash, the Sonoran Preserve, and various open space opportunities. As proposed in the companion rezoning case, Z-62-18-2, the development will provide open edge treatments to provide a natural transition between the single-family development and the adjacent open space.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DSTV-1-18-2, as Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, and Infrastructure Phasing Overlay removal.

This General Plan Amendment request and concurrent case Z-62-18-2 will allow single-family residential development, not to exceed 1,420 units. Staff supports removal of the Infrastructure Phasing Overlay and designation change to Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, to allow development at a density of 3.0 dwelling units per acre. Additionally, where the floodplain encroaches onto the site, the Preserves / Floodplain designation will be retained. The request will align with a land use designation that is respectful of the adjacent Sonoran Preserve, while also being adjacent to a major arterial.

Writer

Julianna Pierre
March 9, 2022

Team Leader

Samantha Keating

Staff Analysis
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Exhibits
Sketch Maps (2 pages)