



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
May 11, 2020

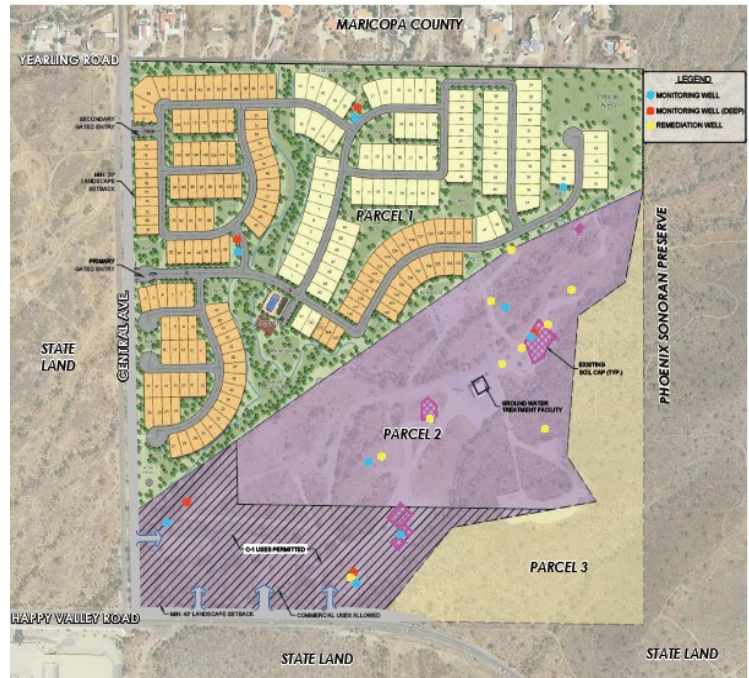
<u>Application:</u>	GPA-DV-2-19-2
<u>Applicant:</u>	David Cisiewski, PLLC
<u>Owner:</u>	PAF Central, LLC
<u>Representative:</u>	David Cisiewski, PLLC
<u>Location:</u>	Northeast corner of Central Avenue and Happy Valley Road
<u>Acreage:</u>	156.96 acres
<u>Current Plan Designation:</u>	Preserve / 0 to 1 & 1 to 2 dwelling units per acre (32.33 acres) , Parks/Open Space – Future 1 dwelling units per acre (39.23 acres) , Commerce/Business Park (85.40 acres)
<u>Requested Plan Designation:</u>	Residential 2 to 3.5 dwelling units per acre , Residential 3.5 to 5 dwelling units per acre , Commerce/Business Park
<u>Reason for Requested Change:</u>	Minor General Plan amendment for Residential 2 to 3.5 and 3.5 to 5 dwelling units per acre, and Commerce/Business Park
<u>Village Planning Committee Date:</u>	Deer Valley – April 16, 2020
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The companion rezoning case, Z-37-19, proposes zoning that is consistent with the current General Plan Land Use Map designations. The subject site exceeds

10 acres, which requires a minor General Plan Amendment to the Land Use Map.

- 2) The proposed land use designations will be compatible with the General Plan Land Use Map designations surrounding the site. The character of the area is predominantly single-family residential north of Happy Valley Road from 19th Avenue to 7th Street. Commerce Park uses are located in close proximity to the site to the southeast. The proposed land use in Parcel 2 is Commerce Park and Commercial. The commercial is only allowed on the southern 500 feet of Parcel 2. There is a minimum 75 foot setback proposed between Parcel 1 and Parcel 2 which acts as a buffer between the residential and Commerce park uses.



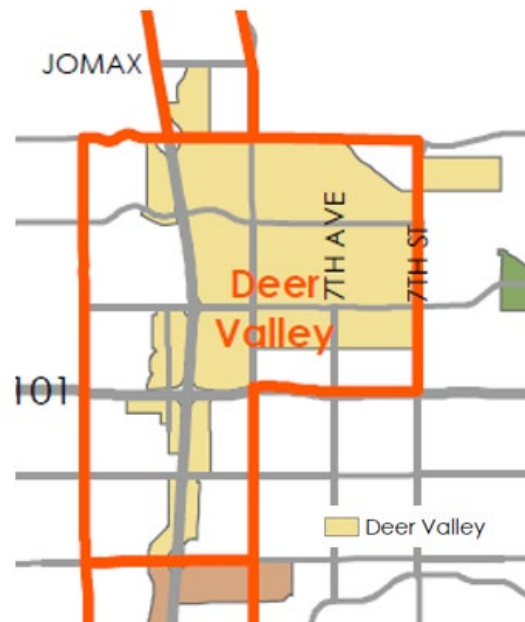
Source: RVI

- 3) The companion rezoning case, Z-37-19-2, proposes development that is consistent in scale and character with existing land uses to the north and future residential land uses to the west.

BACKGROUND

The subject site is located at the northeast corner of Central Avenue and Happy Valley Road. The site is currently vacant but was the former home to Universal Propulsion Company (UPCO). The companion Rezoning Case No. Z-37-19-2 is a request to allow for single-family, multifamily, commercial and general commerce park uses.

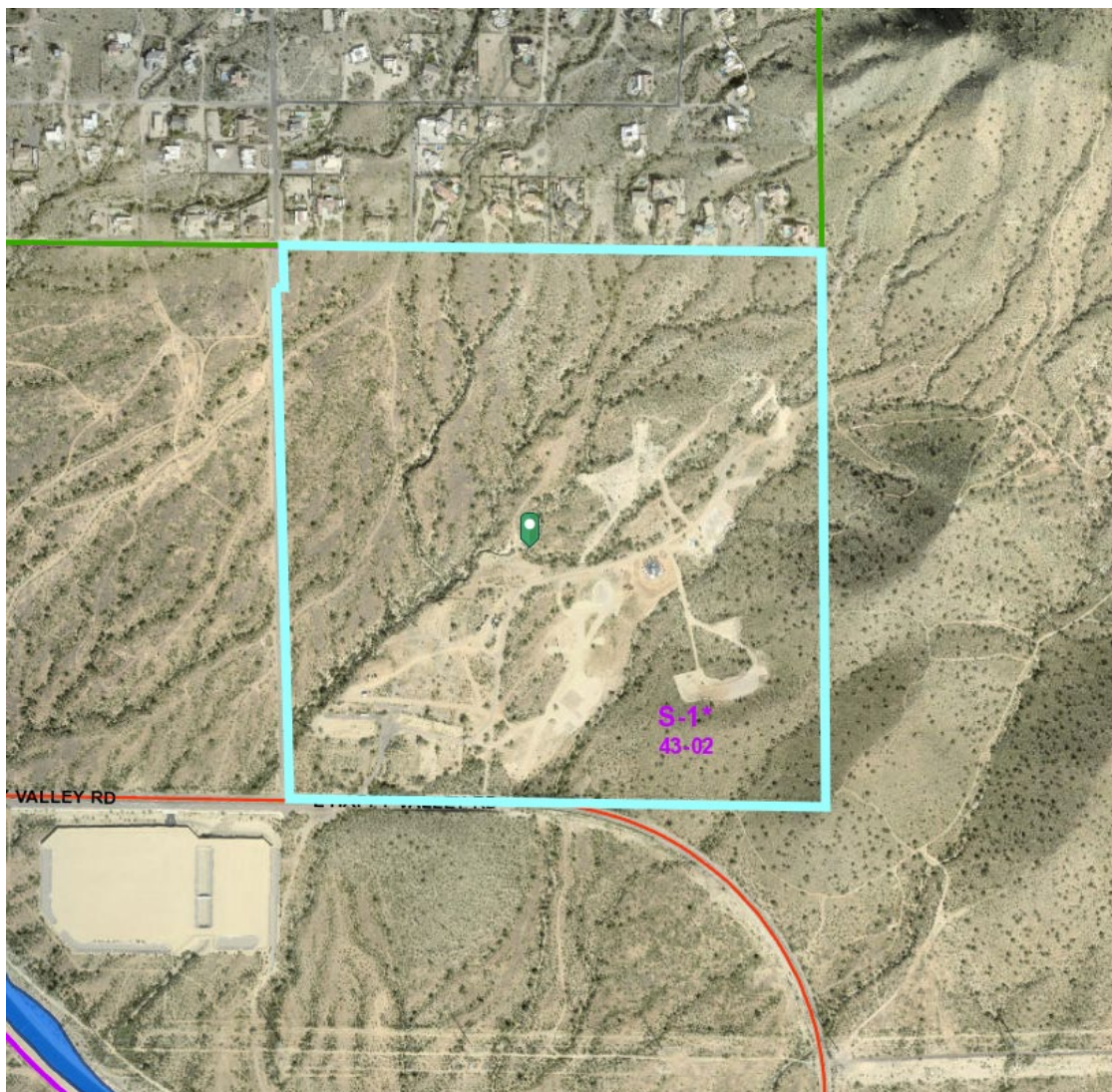
The site will provide additional housing choices, both single-family and multifamily, in the area and is in close proximity to the Deer



Source: City of Phoenix Planning and Development Department

Valley Major Employment Center. The commerce Park portion of the request will provide employment near the employment center. The residential request provides a transition similar in scale to the surrounding area and supports employment uses in Parcel 2.

Currently the site has a land use map designation of Preserve / 0 to 1 & 1 to 2 dwelling units per acre, Parks/Open Space – Future 1 dwelling unit per acre and Commerce / Business Park. This General Plan Amendment will allow for a land use map designation that is consistent with single-family development to the north and east with a transition to commerce park and multifamily development.



Source: City of Phoenix Planning and Development Department

SURROUNDING LAND USES

North of the site is unincorporated Maricopa County land consisting of large lot residential homes. The General Plan Land Use Map designations are Residential 0 to 2 dwelling units per acre and Parks/Open Space 1 dwelling unit per acre.









South of the subject site is a large area of State Trust Land that is currently undeveloped. This area is designated Commerce / Business Park on the General Plan Land Use Map.

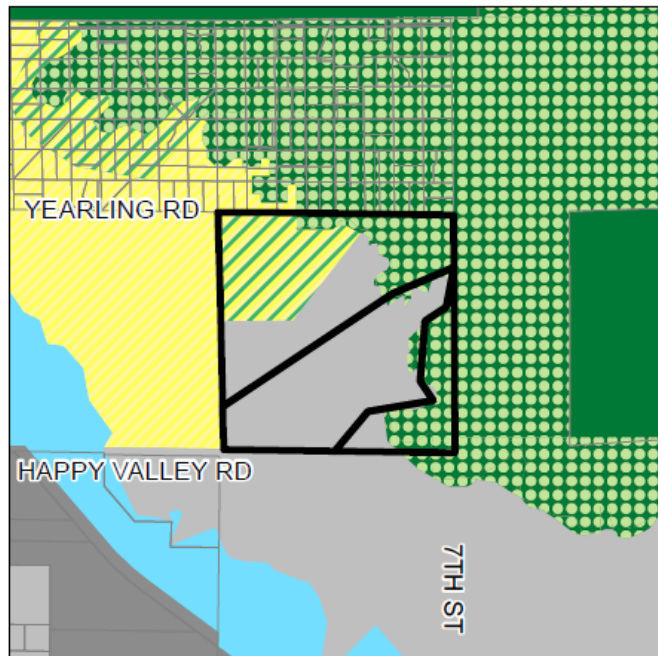
East of the subject site lies the Phoenix Sonoran Preserve, which is also undeveloped land and designated Parks/OpenSpace 1 dwelling unit per on the General Plan Land Use map.

West of the site is a vacant State Trust Land, which is currently undeveloped and has a General Plan Map designation of Residential 0 to 2 dwelling units per acre. .

EXISTING:

Preserves / 0-1 & 1-2 du/ac (32.33 +/- Acres)
Parks/Open Space - Future 1 du (39.23 +/- Acres)
Commerce/Business Park (85.40 +/- Acres)





-  Proposed Change Area
-  Residential 0 to 2 du/ac
-  Preserves / 0 to 1 or 1 to 2 du/ac
-  Commerce/Business Park
-  Industrial
-  Parks/Open Space - Future 1 du/ac
-  Parks/Open Space - Publicly Owned
-  Floodplain

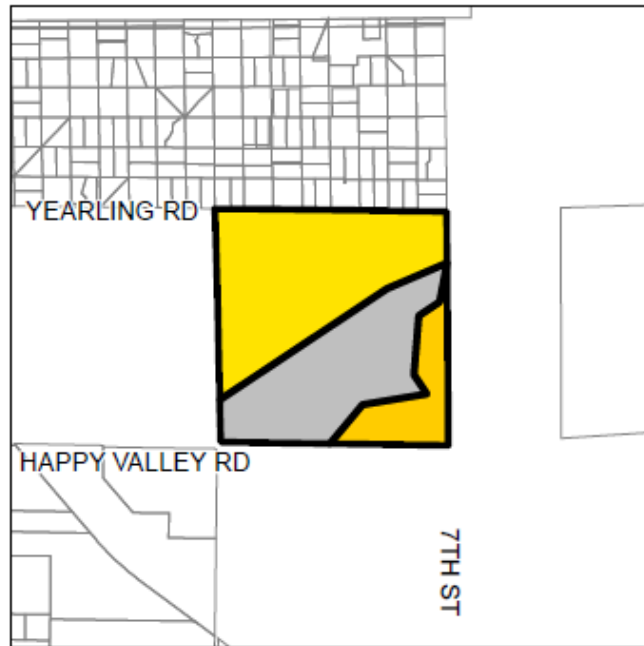


Source: City of Phoenix Planning and Development Department

PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (78.52 +/- Acres)
Residential 3.5 to 5 du/ac (56.74 +/- Acres)
Commerce/Business Park (21.70 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Commerce/Business Park



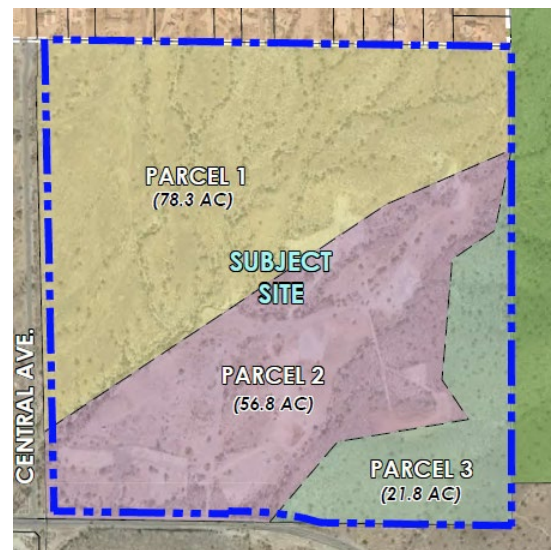
Source: City of Phoenix Planning and Development Department

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- **OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.**

The proposed residential development in Parcel 1 and Parcel 3 will provide additional housing choices just north and east of the Deer Valley Major Employment Center.



Source: RVI

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- ***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS DESIGN: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.***

As stipulated via companion Case No. Z-37-19-2, the proposed single-family residential and commerce park uses are compatible with existing development and land uses in the immediate area.

BUILD THE SUSTAINABLE DESERT CITY

- ***BUILD THE SUSTAINABLE DESERT CITY; REDEVELOPED BROWNFIELDS; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Promote new development located on infill, previously developed, brownfield, and greyfield sites.***

The proposal would allow the development of an underutilized parcel that was contaminated by the previous user. Environmental remediation is underway. Parcel 2 has use restrictions due to the contamination. ADEQ has conducted additional soils testing on the site and Parcel 1 and Parcel 3 have been cleared for residential. The addition of the residential land use map designations allows for a mixture of residential uses with lower residential density abutting county properties and higher residential density abutting the Sonoran Preserve and Happy Valley Road to the southeast of the site. A large portion of the site will retain the Commerce/Business Park designation.

CONCLUSION AND RECOMMENDATION

The staff recommendation for GPA-DV-2-19-2 is to approve the request as filed. The proposed land use map designations are consistent in scale and character with existing land uses in the surrounding area. The single family residential proposed for Parcel 1 and the multifamily residential proposed for Parcel 3 are compatible with the area. The Commerce Park and Commercial uses proposed for Parcel 2 are consistent with the existing General Plan Map designation. The companion rezoning case, Z-37-19-2, will provide compatibility and consistency with the land use pattern in the surrounding area. Therefore, approval of the request will support the development of this vacant property with uses that are compatible with the surrounding land use designations and zoning districts and redevelop a previously contaminated site.

Writer

David Simmons
May 11, 2020

Team Leader

Samantha Keating

Exhibits

Sketch Map