



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
December 21, 2017

<u>Application:</u>	GPA-EST-1-17-7
<u>Applicant:</u>	William F. Allison, Withey Morris
<u>Location:</u>	Approximately 280 feet west of the northwest corner of 67th Avenue and Van Buren Street
<u>Acreage:</u>	11.43 acres
<u>Current Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (11.43 acres)
<u>Requested Plan Designation:</u>	Commerce/Business Park (11.43 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow commerce park development
<u>Village Planning Committee Date:</u>	Estrella January 16, 2018
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.
- 2) The companion rezoning case, Z-72-17-7, proposes development that is consistent in scale and character with land uses in the surrounding area.
- 3) The subject site has been identified as part of the Southwest Phoenix Major Employment Center as designated by the Maricopa Association of Governments (MAG).
- 4) The proposed land use designation of Commerce/Business Park will allow the development of an employment generating use on a site within close proximity to

the I-10 freeway and future 67th Light Rail station along the planned Capitol/I-10 West light rail extension.

BACKGROUND

The subject site is located approximately 280 feet west of the northwest corner of 67th Avenue and Van Buren Street. The property is vacant and contains no structures.

The property is identified as part of the Southwest Phoenix major employment center as designated by the Maricopa Association of Governments (MAG). The proposed land use designation of Commerce/Business Park will allow employment generating land uses appropriate for the area.

SURROUNDING LAND USES

The subject site is made up of one parcel, with frontage on both 67th Avenue and Van Buren Street. The site is currently vacant with no structures on the property. It is zoned both C-2 and C-3, and designated Residential 3.5 to 5 dwelling units per acre.

Adjacent to the subject site to the north, is the San Estrella Estates Mobile Home Park. This property is zoned PAD-10 and designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.

East of the subject site, is a Family Dollar retail store and a Burger King fast-food restaurant. This property is zoned both C-2 and C-3 and is designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.

East of the subject site, across 67th Avenue, is a single-family residential zoned R-5 and designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.

South of the subject site, across Van Buren Street, is Fowler Elementary School. This property is zoned RE-43 and designated Residential 3.5 to 5 dwelling units per acre and Public/Quasi-Public on the General Plan Land Use Map.

West of the subject site is a church and undeveloped land. This property is zoned RE-43 and C-3, and designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

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

neighborhoods.

The proposed land use designation is consistent with the emerging land use pattern along Van Buren Street which includes a variety of industrial uses.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- ***CERTAINTY & 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.***

The request is consistent with the intense scale and character of the zoning designations and existing uses along Van Buren Street, 67th Avenue, and the I-10 Freeway Corridor, in the Estrella Village. The subject site is well-suited to benefit from the transportation system capacity in the area.

- ***CLEAN NEIGHBORHOODS LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.***

The existing site is vacant and the proposed amendment will allow a new development that is better suited for the area. The investment in the Estrella Village and the development of the subject site will assist in creating many job opportunities. The approval of the proposed amendment will encourage commerce park uses that are compatible with the nearby land uses and zoning designations.

STRENGTHEN OUR LOCAL ECONOMY

- ***JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.***

The subject site is located within the MAG designated Southwest Phoenix Major Employment Center. The proposed land use designation will allow the subject property to offer a variety of employment opportunities.

CONCLUSION AND RECOMMENDATION

The staff recommendation for GPA-EST-1-17-7 is to approve the request as filed. The proposed designation is consistent in scale and character with existing land uses along the Van Buren Street and I-10 corridors. As stipulated, the companion rezoning case, Z-72-17-7, will provide compatibility and consistency with the land use pattern in the

surrounding area. 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 designations.

Writer

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December 21, 2017

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Exhibits

Sketch Map