



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
December 7, 2018

<u>Application:</u>	GPA-EST-1-18-7
<u>Applicant:</u>	Jason Morris, Withey Morris, PLC
<u>Location:</u>	An area generally bounded by 99th Avenue to the 87th Avenue alignment, and Broadway Road to the Sunland Avenue alignment
<u>Acreage:</u>	318.44 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 dwelling units per acre (318.44 acres)
<u>Requested Plan Designation:</u>	Residential 10 to 15 dwelling units per acre (20.18 acres) Commercial (18.15 acres) Mixed Use (Commercial/Residential 10 to 15 dwelling units per acre) (37.43 acres) Mixed Use (Industrial/ Commerce/Business Park) (242.68 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to align the properties for more appropriate development given the adjacent Wastewater Treatment Plant and future transportation plans
<u>Village Planning Committee Date:</u>	Estrella – December 18, 2018
<u>Staff Recommendation:</u>	Denial as filed and approval of Residential 10 to 15 dwelling units per acre, Commercial, Mixed Use (Commercial/Residential 10 to 15 dwelling units per acre), and Commerce/Business Park

FINDINGS:

- 1) 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 surrounding General Plan Land Use Map designations, except for the Industrial designation.

BACKGROUND

The subject site is located at an area generally bounded by 99th Avenue to the 87th Avenue alignment, and Broadway Road to the Sunland Avenue alignment. The site is currently agricultural and farm land.

The General Plan Amendment, as recommended by staff, will provide consistency for the entire site and will be more compatible with the surrounding land use map designations.



The site is located adjacent to the recommended build alternative (RBA) for State Route 30 (previously SR 801). The SR 30 could provide additional freeway traffic capacity south of the Interstate 10 in the West Valley. Public hearings will be scheduled in early 2019 to select the preferred alternative.

In the 1960's, a wastewater treatment plant at 91st Avenue, just north of the Rio Salado, was built. Reclaimed water from the plant is used for crops and the Palo Verde Nuclear Power Plant. The treated wastewater also contributes to the wildlife refuge in the Tres

Rios Demonstration Wetlands Project. The goal of the project was to restore the natural wildlife environment in a stretch of the Salt River.

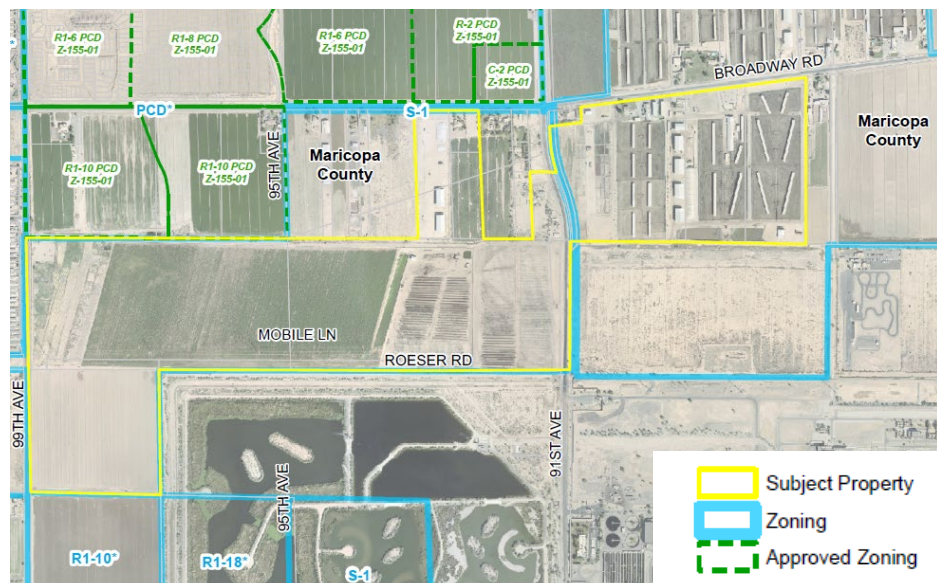
In 2002, the Water Services Department requested a buffer be maintained between the wastewater treatment plant and single-family residential development. The purpose of this request was to prevent friction between the plan processes and subsequent future development and residential land uses.

Earlier visions for the Estrella Village supported large lot residential developments adjacent to the Salt River and higher intensity uses at the northern edge of the village adjacent to the existing Interstate 10 freeway. Considering the request from Water Services in 2002, development of the South Mountain Freeway, and the alignment for the SR 30 close to being determined, staff finds the proposed land use mix to be compatible with these and support these infrastructure investments. The staff proposed land use mix will also provide a buffer single-family residences.

SURROUNDING LAND USES

The subject site is located within Maricopa County's jurisdiction and is zoned RU-43.

Though the land is in Maricopa County's jurisdiction, it is within Phoenix's planning area and has an existing Phoenix General Plan Land Use Map designation of Residential 1 to 2 dwelling units per acre.



North of the subject site, south of Broadway Road, are large agricultural areas that are zoned PCD (Approved R1-10 PCD) with a Phoenix General Plan Land Use Map designation of Residential 1 to 2 dwelling units per acre. Additionally, north of Broadway Road, are large agricultural areas within both Maricopa County's and Phoenix's jurisdiction zoned RU-43, PCD (Approved R1-6 PCD, R-2 PCD, and C-2 PCD), and R1-8 with General Plan Land Use Map designations of Residential 2 to 3.5 dwelling units per acre and Commercial.

South of the subject site are large agricultural areas located within both Maricopa County's and Phoenix's jurisdictions that are zoned RU-43 with a Phoenix General Plan Land Use Map designation of Residential 1 to 2 dwelling units per acre and R1-10 with

a Phoenix General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre. Additionally, there is a City of Phoenix wastewater treatment plan that is located south of the subject site adjacent to the Salt River and has a General Plan Land Use Map designation of Public/Quasi-Public, zoned RE-43.

West of the subject site, across 99th Avenue, are single-family homes and vacant land zoned R1-6 and R1-10 with a General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre. Additionally, there is a strip of Maricopa County Land zoned RU-43 with a Phoenix General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre.

East of the subject site, opposite the 87th Avenue alignment, are large agricultural areas within Maricopa County's jurisdiction which have Phoenix General Plan Land Use Map designations of Residential 1 to 2 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Mixed Use (Commercial Recreation/Park-Open Space).

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- ***CORES, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.***

The subject site is located adjacent to the proposed SR 30 alignment, and within approximately three miles of the South Mountain Freeway, and approximately four miles of Interstate 10. The site will benefit from the transportation system capacity in the area.

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

The staff proposed land use map designations will serve as a buffer to lower density residential uses from the Phoenix Water Treatment Plant and SR 30 Freeway.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

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

There is a Water Treatment Plant located south of the subject site. The Commerce/Business Park land use map designation will ensure that future development will provide a buffer between the Water Treatment Plant and the

residential uses.

CONCLUSION AND RECOMMENDATION

The staff recommendation for GPA-EST-1-18-7 is to deny the request as filed and approve the following General Plan Land Use Map designations: Residential 10 to 15 dwelling units per acre, Commercial, Mixed Use (Commercial/Residential 10 to 15 dwelling units per acre), and Commerce/Business Park. Approval per the staff recommendation, will support the development of the site with uses that will serve as a buffer between lower density residential uses and the Phoenix Water Treatment Plant and SR 30 Freeway. Staff is not supportive of the proposed Industrial designation as industrial development would not be appropriate adjacent to lower density residential uses. Staff is recommending the Commerce/Business Park in place of the Industrial land use map designation as it will serve as an appropriate buffer between the Water Treatment Plant and single-family residential uses.

Writer

Elyse DiMartino
December 7, 2018

Team Leader

Samantha Keating

Exhibits

Sketch Map








GENERAL PLAN AMENDMENT

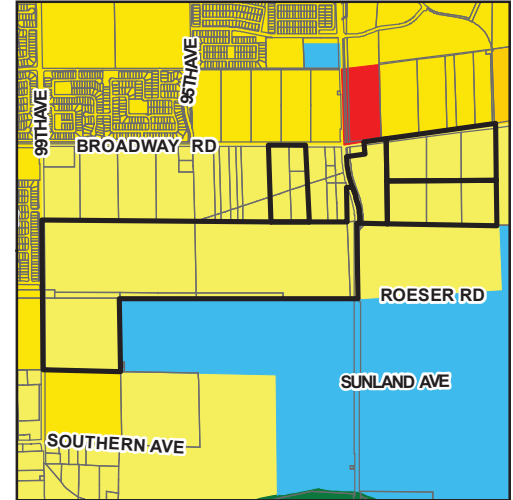
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-EST-1-18-7	ACRES: 318.44 +/-
VILLAGE: Estrella	COUNCIL DISTRICT: 7
APPLICANT: Withey Morris, PLC	

EXISTING:






Residential 1 to 2 du/ac (318.44 +/- Acres)

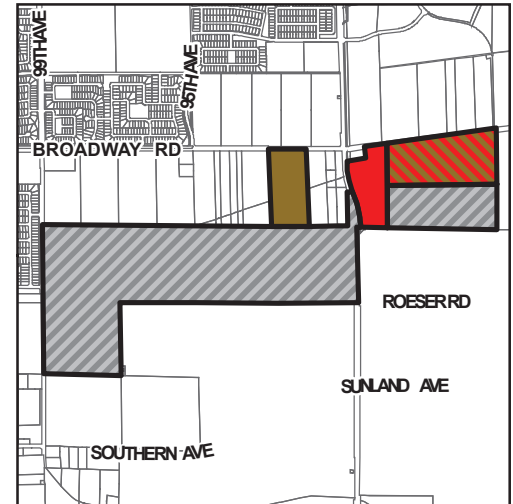
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Commercial
-  Parks/Open Space - Publicly Owned
-  Public/Quasi-Public



PROPOSED CHANGE:






Commercial (18.15 +/- Acres)
 Mixed Use (Industrial/Commerce/Business Park) (242.68 +/- Acres)
 Mixed Use (Commercial/Residential 10 to 15 du/ac) (37.43 +/- Acres)
 Residential 10 to 15 du/ac (20.18 +/- Acres)

-  Proposed Change Area
-  Commercial
-  Mixed Use (Industrial / Commerce/Business Park)
-  Mixed Use (Commercial / Residential 10 to 15 du/ac)
-  Residential (10 to 15 du/ac)



STAFF RECOMMENDATION:

Commercial (18.15 +/- Acres)
 Commerce/Business Park (242.68 +/- Acres)
 Mixed Use (Commercial/Residential 10 to 15 du/ac) (37.43 +/- Acres)
 Residential 10 to 15 du/ac (20.18 +/- Acres)

-  Proposed Change Area
-  Commercial
-  Commerce/Business Park
-  Mixed Use (Commercial / Residential 10 to 15 du/ac)
-  Residential (10 to 15 du/ac)

