



**City of Phoenix**

PLANNING AND DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT  
STAFF ANALYSIS**

October 29, 2015

<u>Application:</u>	GPA-MV-3-15-7
<u>Applicant:</u>	Juan Romero, Quiktrip Corporation
<u>Location:</u>	Southeast corner of 83rd Avenue and McDowell Road
<u>Acreage:</u>	14.06 acres
<u>Current Plan Designation:</u>	Residential 15+ (14.06 acres)
<u>Requested Plan Designation:</u>	Commercial (14.06 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for development of a Gas Station on 3.50 acres
<u>Village Planning Committee Date:</u>	Maryvale Village – November 4, 2015
<u>Staff Recommendation:</u>	Approval

Findings:

- 1) The proposed General Plan Land Use Map designation of Commercial is compatible with surrounding uses and will complement the land use pattern in the area.
- 2) The companion zoning case, Z-49-15-7, will ensure high-quality development that is compatible with the surrounding land uses.
- 3) Commercial is an appropriate land use accessible by Interstate-10, 83<sup>rd</sup> Avenue and McDowell Road.

**BACKGROUND**

The subject site is located at the southeast corner of 83rd Avenue and McDowell Road. This request will amend the existing General Plan Land Use Map designation from Residential 15+ du/acre to Commercial for 14.06 acres. Rezoning case Z-49-15-7, running concurrently, is a request to rezone approximately 3.50 acres of the subject site to C-2 (Intermediate Commercial) to allow for a Gas station. This request also includes the adjacent existing Legacy Suites Extended Stay Hotel zoned C-2 with Height Waiver for a total of 14.06 acres to be amended. A General Plan amendment is required when a site whose size exceeds 10 gross acres when combined with the acreage of all abutting zoning on the same side of the street, within no more than 150 feet from the subject site which is also not in conformance with the general plan.

## **RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES**

### **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS**

- **CLEAN NEIGHBORHOODS: FACILITATE THE ACQUISITION OF VACANT, UNDERUTILIZED AND BLIGHTED PARCELS FOR APPROPRIATE REDEVELOPMENT, COMPATIBLE WITH THE ADJACENT NEIGHBORHOOD CHARACTER AND ADOPTED AREA PLANS.**

The proposed development for 3.50 acres of the subject site (companion case Z-49-15-7) is vacant and is within an area that is designated as medium density residential on the General Plan Land Use Map. The proposed amendment will allow a new development that is better suited for the area. This investment into the area also has the potential to stimulate additional re-investment into the area. This General Plan Amendment request also includes the existing Legacy Suites Extended Stay Hotel for a total of 14.06 acres to be amended. The Approval of the proposed amendment will encourage a new use that is compatible with the surrounding neighborhoods and will allow the General Plan Map to reflect the Extended Stay land use that currently exists.

### **CONNECT PEOPLE AND PLACES**

- **PUBLIC TRANSIT: DEVELOPMENT SHOULD BE DESIGNED OR RETROFITTED, AS FEASIBLE TO FACILITATE SAFE AND CONVENIENT ACCESS TO TRANSIT FACILITIES BY ALL EXISTING AND POTENTIAL USERS.**

The subject site is within close proximity to Interstate-10 freeway, McDowell Road and the 79th Avenue bus rapid transit park-and-ride to downtown Phoenix. Also, there are bus transportation options available along McDowell Road and the area has been identified to potentially have additional bus rapid transit in the future. The proposal will dedicate and construct a new bus bay pad along McDowell Road to provide safe and convenient access for all existing and potential users.

### **STRENGTHEN OUR LOCAL ECONOMY**

- **JOB CREATION (EMPLOYERS): 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 in the Southwest Phoenix Major Employment Center area. The subject site is also in close proximity to the Agua Fria Major Employment Center and the Maryvale Village Primary Core area.

The proposed amendment has no significant effect on the following General Plan Core Values:

CREATE AN EVEN MORE VIBRANT DOWNTOWN  
BUILD THE SUSTAINABLE DESERT CITY

### **CONCLUSION AND RECOMMENDATION**

Staff recommends that the request be approved.

Approval of this General Plan Amendment will further the goals of the General Plan. Approval is consistent with the development patterns in the area.

#### **Writer**

Joél Carrasco  
October 28, 2015

#### **Attachments**

Sketch Map





# GENERAL PLAN AMENDMENT

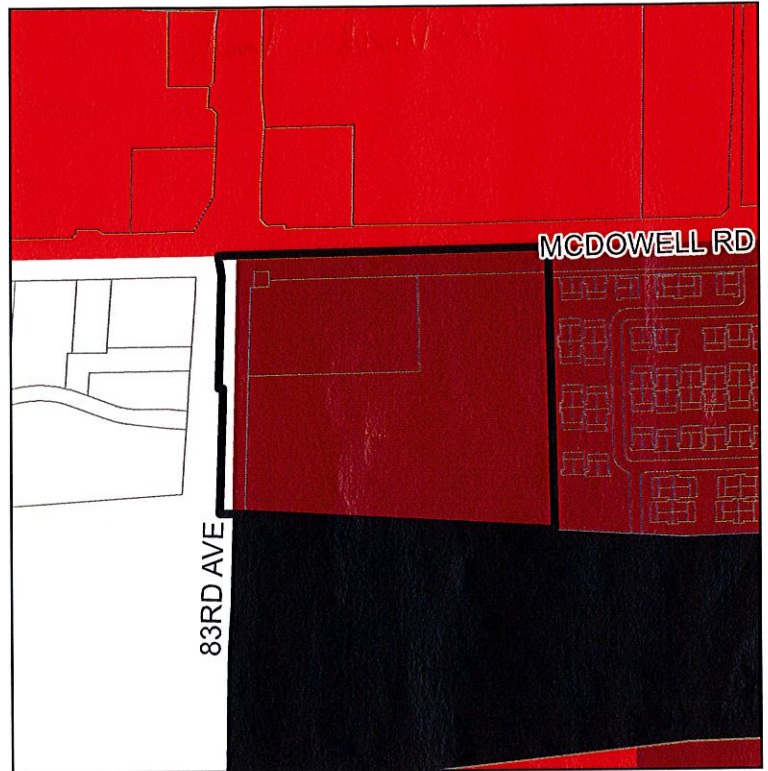
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-MV-3-15-7	ACRES: 14.06 +/-
VILLAGE: Maryvale	COUNCIL DISTRICT: 7
APPLICANT: Quiktrip Corporation, c/o Juan Romero	

## EXISTING:



Residential 15+ du/acre (14.06 +/- acres)

-  Proposed Change Area
-  Residential 15+ du/acre
-  Commercial
-  Transportation



## PROPOSED CHANGE:

Commercial (14.06 +/- acres)

-  Proposed Change Area
-  Commercial

