



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**

<u>Application:</u>	GPA-PV-1-16-2
<u>Applicant:</u>	David Brown, Wentworth Property Company
<u>Location:</u>	NEC of Cave Creek Road and Union Hills Drive
<u>Acreage:</u>	10.18 +/- Acres
<u>Current Plan Designation:</u>	Residential 15+ du/acre (10.18 +/- acres)
<u>Requested Plan Designation:</u>	Commercial (10.18 +/- acres)
<u>Requested Change:</u>	To update the General Plan Land Use Map designation from Residential 15+ du/acre to Commercial
<u>Reason for Requested Change</u>	To match the proposed zoning changes as associated with the rezoning cases (Z-28-16-2 and Z-SP-3-16-2) and the surrounding commercial property
<u>Village Planning Committee Date:</u>	Paradise Valley – August 1, 2016
<u>Staff Recommendation:</u>	Staff recommends approval of the request

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 rezoning cases, Z-28-16-2 and Z-SP-3-16-2, will help ensure that the development is compatible with surrounding uses.
- 3) Commercial is an appropriate land use accessible by two arterial streets (Cave Creek Road and Union Hills Drive).

BACKGROUND

The subject area consists of approximately 10.81 acres located at the northeast corner of Cave Creek Road and Union Hills Drive. This request will amend the existing General Plan Land Use Map designation from Residential 15+ du/acre to Commercial. Currently, the surrounding area has a mix of commercial and residential land uses, including multifamily and single-family housing.

There are two rezoning cases running concurrently with this General Plan Amendment (GPA). Rezoning case Z-28-16-2 is a request to rezone approximately 5.85 acres of the subject site from R-4A (Multifamily Residence District) to C-2 (Intermediate Commercial District). In addition, rezoning case Z-SP-3-16-2 is a special permit request to allow a self-storage facility on the same 5.85 acre subject site proposed in the previously mentioned rezoning case.

While a site of this size would not normally trigger a GPA, a General Plan amendment is required when the area of a site 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. Therefore, the General Plan Amendment area also includes an existing QuikTrip, zoned C-2 (Intermediate Commercial District), and the Candy Store, zoned C-3 (General Commercial District), for a total of 10.81 acres to be amended.

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 5.85 acres of the subject site (companion cases Z-28-16-2 and Z-SP-3-16-2) is vacant and is currently designated as medium density residential on the General Plan Land Use Map. The proposed amendment will allow a new development that is better suited and compatible in the area. The proposed development also has the potential to stimulate additional re-investment into the area.

CONNECT PEOPLE & PLACES

- **OPPORTUNITY SITES; LAND USE PRINCIPLE: SUPPORT REASONABLE LEVELS OF INCREASED INTENSITY, RESPECTFUL OF LOCAL CONDITIONS AND SURROUNDING NEIGHBORHOODS.**

The proposed General Plan Amendment will update the land use designations on the General Plan Land Use Map to match the proposed zoning changes associated with the companion cases (Z-28-16-2 and Z-SP-3-16-2) and the additional commercial development within the subject site. The proposed General Plan Amendment will allow for increased commercial development, which is compatible with the surrounding land uses and neighborhood.

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

STRENGTHEN OUR LOCAL ECONOMY
BUILD THE SUSTAINABLE DESERT CITY
CREATE AN EVEN MORE VIBRANT DOWNTOWN

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 commercial development patterns in the area.

Writer

Hannah Oliver
July 19, 2016

Attachments

Sketch Map







GENERAL PLAN AMENDMENT

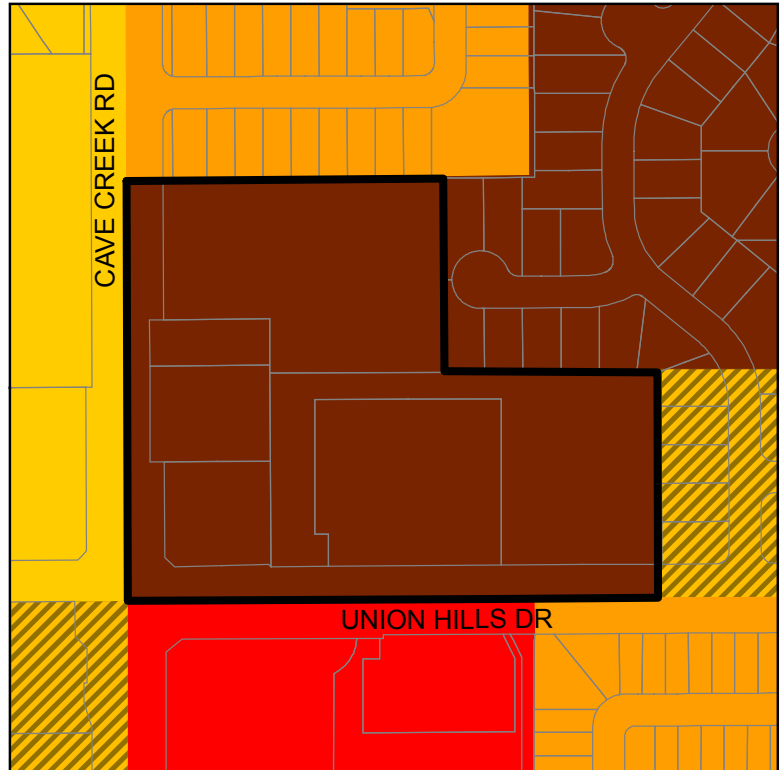
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-PV-1-16-2	ACRES: 10.18 +/-
VILLAGE: Paradise Valley	COUNCIL DISTRICT: 2
APPLICANT: David Brown	

EXISTING:



Residential 15+ DU/Acre (10.18 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 5 to 10 du/acre
-  Residential 5 to 15 du/acre
-  Residential 15+ du/acre
-  Commercial



PROPOSED CHANGE:

Commercial (10.18 +/- Acres)

-  Commercial
-  Proposed Change Area

