



GENERAL PLAN AMENDMENT STAFF ANALYSIS

June 23, 2017

<u>Application:</u>	GPA-SM-1-17-8
<u>Applicant:</u>	Taylor Tryhus, Vistal Highlands, LLC
<u>Location:</u>	Approximately 250 feet north and 580 feet east of the northeast of 7th Street and Mineral Road
<u>Acreage:</u>	28.36 acres
<u>Current Plan Designation:</u>	Residential 0 to 1 dwelling units per acre (25.79 acres) Commercial (1.12 acres) Parks/Open Space – Private (1.45 acres) R – Resort Designation (28.36 acres)
<u>Requested Plan Designation:</u>	Residential 10-15 dwelling units per acre (28.36 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to provide multifamily residential
<u>Village Planning Committee Date:</u>	South Mountain – July 11, 2017
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The subject area exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.
- 2) The companion zoning case, Z-10-17-8, will allow development that is consistent in scale and character with land uses in the surrounding area and preserves and promotes visual access to the South Mountain Park and Preserve.

- 3) The proposed land use designation will introduce a residential density that is underrepresented in the surrounding area and promote diversity in housing types and lifestyle options in a unique location adjacent to South Mountain Park.

BACKGROUND

The subject site is located approximately 250 feet north and 580 feet east of the northeast corner of 7th Street and Mineral Road. The property is vacant and contains remnants of the Thunderbird Golf Course and portions of undisturbed desert landscape. On the western portion of the property there is a manmade landform originally intended to be developed as part of the planned resort. There are several natural washes that run through the site which are intended to be preserved and integrated into the site design. In 1989, the property was entitled with RH (Resort District) zoning to allow the development of the South Mountain Resort, hotel, and related accessory uses. The resort was intended to operate in tandem with the Thunderbird Golf Course. The golf course has since ceased operations and the resort failed to develop. The property adjacent to the north was re-entitled in 2009 for a master planned residential community named Vistal, consisting primarily of single-family detached units. The subject property has recently been acquired by this owner and is intended to be integrated in the Vistal master plans.

The R –Resort Designation applied to the entirety of the site was established in GPA-SM-2-96-6-8, a General Plan Land Use Map amendment that adopted proposed land use recommendations in the Baseline Area Master Plan. The R was intended to identify the general location for a future resort site. The Baseline Area Master Plan recommended a low density residential land use designation in the event that a resort was not developed on the site. If a resort was developed, the Plan recommended higher density residential development in the form of townhouses, clustered casitas, and apartments at densities up to 10 dwelling units per acre. The 2015 General Plan prioritizes maximizing access and connectivity to the City's unique assets and promoting land use decisions that capitalize on infrastructure investments. The South Mountain Park and Preserve is one of the most unique assets in the City and the proposal would promote increased access to the Park, given its close proximity. Connectivity would be provided through proximity to trailheads established in the recently adopted South Mountain Park Trails Master Plan.

The request would amend the General Plan Land Use Map to apply a designation of Residential 10-15 dwelling units per acre to accommodate the development of a multifamily residential community in the R-3 zoning district. Companion rezoning case Z-10-17-8 is being processed concurrently as a companion case. The staff recommendation in this case is for approval subject to staff stipulations.

SURROUNDING LAND USES

Properties to the north of the site are vacant, zoned R1-10 and R1-8, and are part of the Vistal master planned community.

Properties to the east and west of the site are primarily vacant, zoned R1-10, and are part of the Vistal master planned community. To the southwest of the site is a maintenance building that previously housed equipment for the Thunderbird Golf Course.

General Plan Land Use Map designations to the north, east, and west include Residential 5-10 dwelling units per acre and Residential 3.5 to 5 dwelling units per acre.

Adjacent to the south is the Mystery Castle and the South Mountain Park and Preserve. The Mystery Castle is zoned R-5 HP and has a General Plan Land Use designation of Residential 0 to 1 dwelling units per acre. South Mountain Park has a General Plan Land Use designation of Parks/Open Space-Public.

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 introduces a limited level of increased intensity. As stipulated, the companion rezoning case is consistent in scale and character with land uses in the surrounding area and mitigates potential impacts of the proposal on adjacent properties and the South Mountain Park and Preserve.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- ***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***
- ***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Within each village, designate residential land use in at least four of the seven residential categories and designate at least one of those categories to be for 10 to 15 or 15+ dwelling units per acre.***

The General Plan Land Use Map in the surrounding area is overwhelmingly dominated by Residential 2 to 3.5 dwelling units per acre and Residential 3.5 to 5 units per acre designations. There is a very small area designated Residential 15+ dwelling units per acre at the southeast corner of 7th Street and Dobbins Road. Otherwise, Central Avenue is the closest location with higher density residential designations. Additionally, there is a lack of diversity in land use designations adjacent to the South Mountain Park and Preserve throughout the Village. Approval of the request would introduce diversity to the housing and lifestyle options available in this unique location.

- *CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; 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 property was entitled for a resort hotel use in 1988 which did not develop. The associated golf course has ceased operations and the land has been rezoned to accommodate a single-family residential master planned community named Vistal. The property is currently vacant. Approval of the request would allow the development of a vacant parcel adjacent to a proposed master planned community.

BUILD THE SUSTAINABLE DESERT CITY

- *WATER SUPPLY; LAND USE PRINCIPLE: Require new development to provide assured water supplies to accommodate the additional growth.*
- *WASTEWATER; LAND USE PRINCIPLE: Maximize use of existing infrastructure and carrying capacity by encouraging redevelopment and infill.*

There are existing water and sewer mains in place; however, the proposed project will require extensions to serve the property. The integration with the proposed Vistal master planned community will allow efficient use of planned water and sewer infrastructure in the surrounding area.

CONCLUSION AND RECOMMENDATION

The staff recommendation for GPA-SM-1-17-8 is to approve the request as filed. The proposed General Plan amendment will introduce a land use designation for a residential density that is underrepresented in the surrounding area. The General Plan calls for efforts to promote diversity in housing types and lifestyle options in residential communities. The subject property enjoys a unique location adjacent to South Mountain Park. There is a notable lack of diversity in residential density and housing

types adjacent to this unique public amenity. As stipulated, the companion zoning case will provide adequate mitigating standards to ensure consistency in scale and character with existing and planned development 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

Adam Stranieri
June 23, 2017

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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-SM-1-17-8	ACRES: 28.36 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Taylor Tryhus	

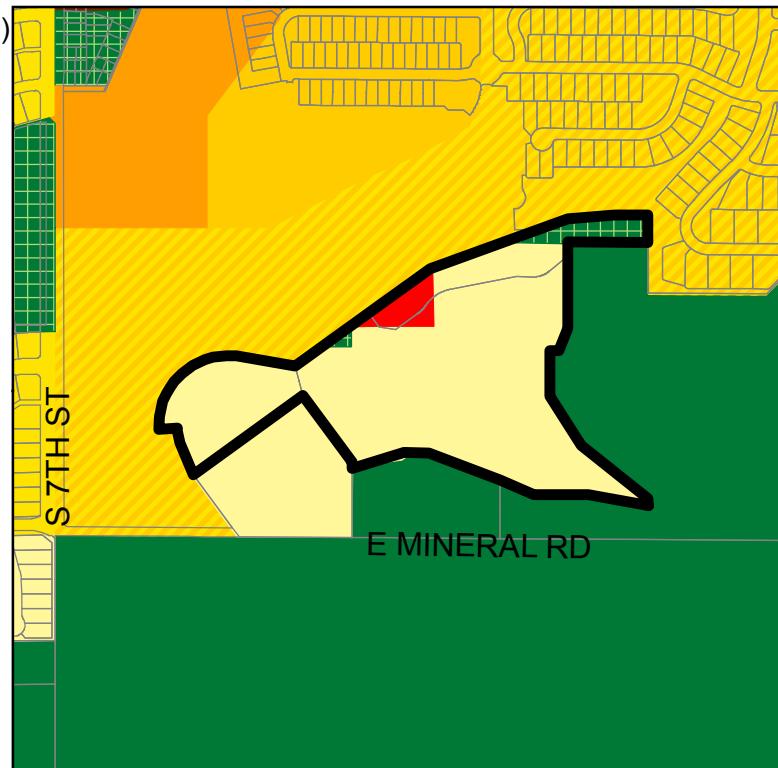
EXISTING:

Residential 0 to 1 DU/Acre (25.79 +/- Acres)

Commercial (1.12 +/- Acres)

Parks/Open Space Privately Owned (1.45 +/- Acres)

- Proposed Change Area
- Residential 0 to 1 du/ac
- Residential 2 to 3.5 du/ac
- Residential 2 to 5 du/ac
- Residential 3.5 to 5 du/ac
- Residential 5 to 10 du/ac
- Residential 15+ du/ac
- Commercial
- Parks/Open Space - Privately Owned
- Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 10 to 15 DU/Acre (28.36 +/- Acres)

- Residential 10 to 15 du/acre

