



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**

April 26, 2016

<u>Application:</u>	GPA-SM-1-15-8
<u>Applicant:</u>	Alan Beaudoin, LVA Urban Design Studio
<u>Location:</u>	Northeast corner of 24th Street and Vineyard Road
<u>Acreage:</u>	51.24
<u>Current Plan Designation:</u>	Mixed Use Agriculture
<u>Requested Plan Designation:</u>	Mixed Use Agriculture/Residential 3.5-5 du/acre
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to provide single-family residential
<u>Village Planning Committee Date:</u>	South Mountain Village – May 10, 2016
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The proposed hybrid General Plan Land Use Map designation of Residential 3.5-5 du/acre and Mixed Use Agricultural (MUA) is compatible with the surrounding land use pattern.
- 2) The proposed hybrid General Plan Land Use Map designation of Residential 3.5-5 du/acre and MUA provides an appropriate density transition from the General Plan Land Use Map designation of Residential 3.5-5 du/acre west of 24th Street and the MUA designation east of the subject property.
- 3) The subject site is ideally located to provide access and connectivity to a variety of community assets in the surrounding area.
- 4) Approval of the request will allow the redevelopment of this vacant property and provide residential housing opportunities which are compatible with the surrounding land use pattern.

BACKGROUND

The subject site is a vacant property located at the northeast corner of 24th Street and Vineyard Road. The site is also within the Baseline Area Plan and Overlay District.

The subject site previously housed the Waldron Family Nursery Farm for many years, a commercial nursery operation that cultivated and sold a variety of plants and related products to property owners and developers. Few elements from this land use remain on the property and the site has remained vacant since its closure in April of 2013. In 2009, the property was included in Rezoning Case No. Z-15-09-8. The approval of this request changed the zoning of 67.3 acres, which included the subject property, from a combination of R-5 BAOD (Multi-family Residence District), S-2 BAOD (Ranch or Farm Residence, Baseline Area Overlay District), and MUA BAOD (Mixed Use Agriculture, Baseline Area Overlay District) to MUA BAOD (Mixed Use Agricultural, Baseline Area Overlay District). The General Plan Land Use Map designation of MUA was established in General Plan Amendment Case No. GPA-SM-2-96-6-8. This request was initiated by the Phoenix Planning Commission in order to place the Baseline Area Master Plan land use designations on the General Plan Land Use Map for approximately 5,768 acres in the Village. The approved site plan in this case proposed 14.31 acres of commercial offices and retail at the northeast corner of 24th Street and Vineyard and 52.79 acres of residential uses, containing 95 units, on the north and east portions of the site. This proposal failed to develop and the property has remained vacant.

This General Plan Amendment request is accompanied by a companion rezoning case, Z-81-15-8, which is being processed concurrently. This case is a request to rezone the subject site from MUA BAOD (Mixed Use Agriculture, Baseline Area Overlay District) to PUD BAOD (Planned Unit Development, Baseline Area Overlay District). The PUD Development Narrative outlines a proposal for a single-family residential subdivision consisting of 165 units at a density of 3.49 du/acre. Staff stipulations in this case regarding lot dimensions may result in a reduced unit count and density.

Under the current MUA zoning and General Plan Land Use Map designations, the maximum permitted residential density is 2 du/acre. West of the property, extending from 24th Street, is a large area containing established single-family residential subdivisions which bear a 3.5-5 du/acre General Plan Land Use Map designation. East of the property, extending from 26th Street, is a mixture of large lot single-family homes and a variety of agriculturally-oriented commercial uses bearing the MUA designation.

The request would amend the General Plan Land Use Map designation to allow an extension of the 3.5-5 du/acre designation found to the west of the property, blended with the MUA designation. The proposal will support new development which is consistent with the existing land use pattern.

The 2015 General Plan identifies the intersection of 24th Street and Baseline as an emerging center of the South Mountain Village and the community in the surrounding area. This intersection has developed with a variety of commercial and community based land uses including major commercial shopping centers, a park and ride transit facility, the South Mountain Community College campus, and a Phoenix Public Library

branch. Active recreational uses are also available in this area through easy access to the Western Canal, the Legacy Golf Course, and a variety of multi-use trails along street frontages. Further, as a component of the Phoenix Transportation 2050 plan, both Baseline Road and 24th Street have been identified as potential sites for implementation of Bus Rapid Transit (BRT) lines. These BRT lines are envisioned to enhance access and connectivity with the South Central Avenue light rail extension that will be developed in the coming years.

In describing its vision for the future of the city, the 2015 General Plan notes that building on existing assets and enhancing residents' opportunities to connect to these assets will contribute to a better Phoenix. Additionally, the General Plan indicates that developing adjacent to existing infrastructure constitutes an efficient, "smart growth" approach to city building. The subject site is ideally situated to provide a multitude of opportunities for access and connectivity to the assets accumulating in the vicinity and will contribute to and enhance the development of this emerging community center. Its location also promotes the efficiencies inherent in developing near existing infrastructure.

Approval per the staff recommendation will help to accommodate and support this growth by promoting development of housing opportunities in proximity to this emerging center at a scale that is appropriate to the surrounding community. Approval of the request will also help to establish an appropriately scaled transition from the 3.5-5 du/acre designation west of the site and the MUA designation found to the east of the site.

SURROUNDING LAND USES

North of the subject site is primarily vacant land with scattered single-family residential properties, some of which are vacant. East of the subject site and across 26th Street are a variety of large lot single-family residential homes and numerous agricultural, nursery, and gardening businesses. Adjacent to a portion of the site to the southeast is a single-family residential property. South of the site across Vineyard Road is the Legacy Golf Resort which includes single-family residential homes interspersed throughout the golf course. Adjacent to a portion of the site to the northwest is the Martin Luther King Jr. Lodge which functions as a community gathering space. Further west across 24th Street are single-family residential homes in both the longstanding Jade Park Mobile Home and Del Monte Plaza subdivisions. Also notable is the subject site's close proximity to the South Mountain Community College campus and the concentration of commercial activity at the nearby intersection of 24th Street and Baseline Road.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- *CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.*

The General Plan recognizes the nearby intersection of 24th Street and Baseline Road as an emerging center for the South Mountain Village. This center contains retail and community uses, including the South Mountain Community College and a public library. Approval of the request will allow housing opportunities which complement and support this growth.

- *OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*

The proposal would allow development of housing product that provides a transition from the higher density in the single-family residential subdivisions to the west and the large-lot single-family homes to the east. This transition would contribute to a diversity of housing opportunities in the area. Further, the subject site is in close proximity to an emerging center in the South Mountain Village, a Park and Ride with Rapid bus service, and two corridors designated for BRT lines.

STRENGTHEN OUR LOCAL ECONOMY

- *HIGHLY SKILLED WORKFORCE (EDUCATION/TRAINING FACILITIES); LAND USE PRINCIPLE: Evaluate the current land use designations on the General Plan Land Use Map surrounding education and training facilities in each of the urban villages and determine if updates to the land use mix would be appropriate.*

The subject site is in close proximity to the South Mountain Community College campus. Community colleges are frequently utilized as community gathering spaces and provide numerous educational, job training, employment, and other services to community members in surrounding neighborhoods. Approval of the request will help to provide new housing in close proximity to the campus which may support both the growth of this institution and further development in an emerging village center.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- *CERTAINTY AND 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.*

Approval of the request will allow the development of new housing that is compatible with the surrounding land use pattern in the area. To the west of the subject site are established single-family subdivisions bearing the 3.5-5 du/acre designation, while east of the site is a mix of commercial and large-lot single-family residential uses. The staff recommendation constitutes a transition between these land uses while also allowing development of housing to support the South Mountain Village center emerging on 24th Street south of Vineyard

Road.

- *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.*

Approval of the request will allow the introduction of diverse housing opportunities compatible with the surrounding land use pattern and provide a density transition between the areas east and west of 24th Street.

- *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.*

Approval of the request will support the redevelopment of this vacant parcel. Following the closure of the Waldron Family Nursery Farm, the property has remained vacant and failed to develop, despite efforts such as those represented by the request in Rezoning Case No. Z-15-09. The vacant property has contributed to blight in the neighborhood and contains various areas plagued by graffiti. In the interim, a center has begun to emerge surrounding development on 24th Street between Baseline Road and Southern Avenue. Approval will support development compatible with the surrounding land uses and complementary to this growth.

BUILD THE SUSTAINABLE DESERT CITY

- *WATER SUPPLY; LAND USE PRINCIPLE: Maximize use of existing infrastructure and carrying capacity by encouraging redevelopment and infill.*
- *WASTE WATER; LAND USE PRINCIPLE: Maximize use of existing infrastructure and carrying capacity by encouraging redevelopment and infill.*

Approval of the request will support the redevelopment of this property which is located in proximity to both existing residential development and an emerging center of the South Mountain Village.

CREATE AN EVEN MORE VIBRANT DOWNTOWN

- The proposed amendment has no significant effects on this General Plan Core Value.

CONCLUSION AND RECOMMENDATION

Staff recommends that the request be approved. The proposed General Plan Amendment is consistent with the surrounding land use pattern in the area. The request would provide a transition between the existing 3.5-5 du/acre designation found west of the site and the MUA designated properties east of 24th Street. The proposed hybrid designation is an appropriate General Plan Land Use map designation to achieve this transition at a scale that is consistent with the surrounding land use pattern in the area. Since the closure of the Waldron Family Nursery Farm, the property has

remained vacant and has contributed to blight. The subject site is located in close proximity to a wealth of amenities and community assets including a community college, public library, major commercial shopping centers, active recreation space, and existing and proposed transit access. Approval of the request will help support the redevelopment of a property ideally situated to benefit from this growth and enhance this emerging community center.

Writer

Adam Stranieri
April 26, 2016

Attachments

Sketch Map
Aerial Map







GENERAL PLAN AMENDMENT

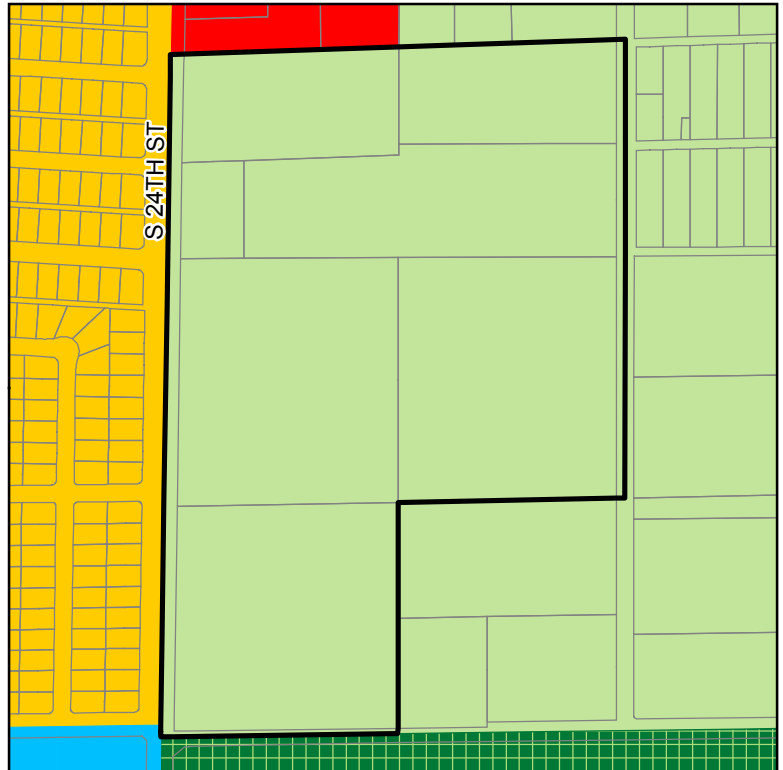
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-1-15-8	ACRES: 51.24 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: LVA Urban Design Studio c/o Alan Beaudoin	

EXISTING:



Mixed Use Agricultural (51.24 +/- Acres)

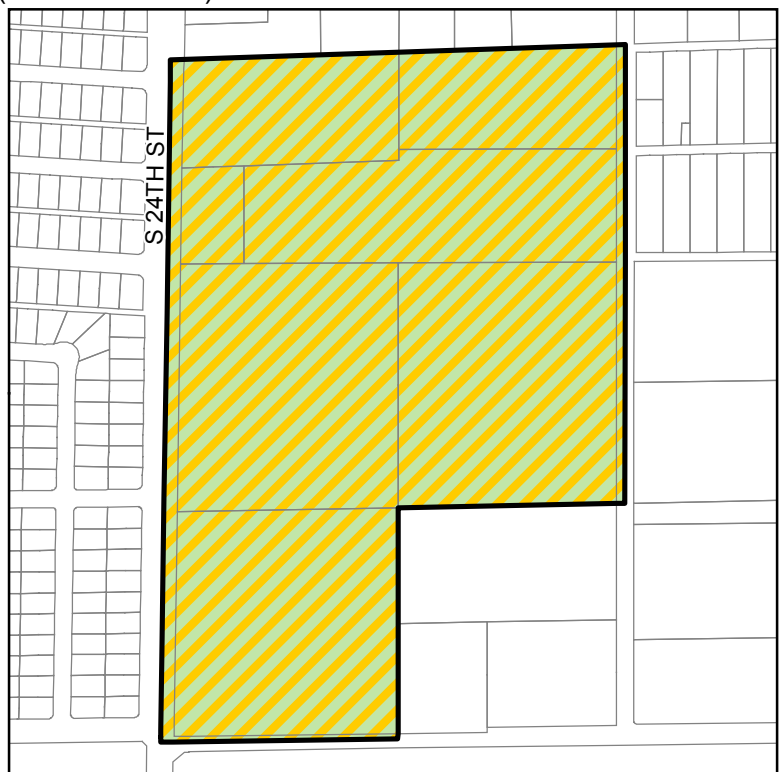
-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Commercial
-  Public/Quasi-Public
-  Parks/Open Space - Privately Owned
-  Mixed Use Agricultural



PROPOSED CHANGE:

Mixed Use Agricultural/ Residential 3.5-5 du acre (51.24 +/- Acres)

-  Proposed Change Area
-  Mixed Use Agricultural/
Residential 3.5-5 du/ac





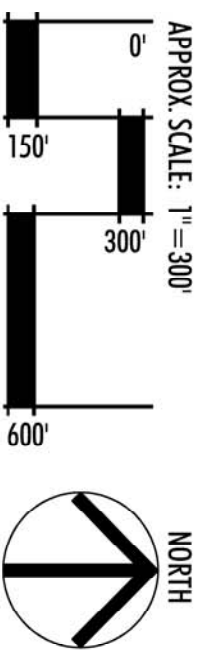
MINOR GENERAL PLAN AMENDMENT

FIGURE 1

AERIAL MAP

- LEGEND**
- MINOR GENERAL PLAN AMENDMENT REQUEST AREA

Subject to engineering and City review and approval.



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 Date: 12/7/15 Project No. 1316.5



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