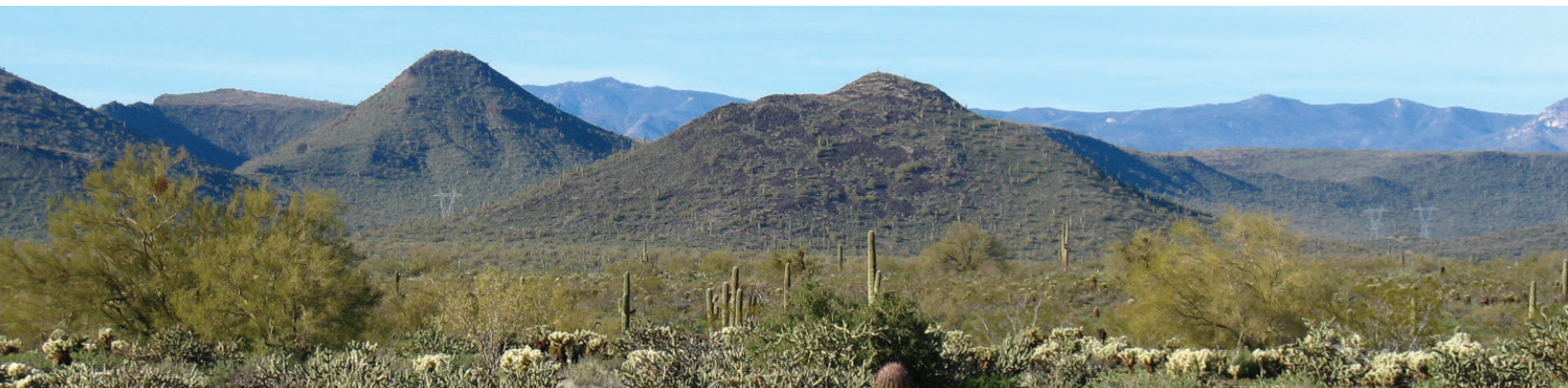
Rio Vista Village

# ANNUAL REPORT

2017

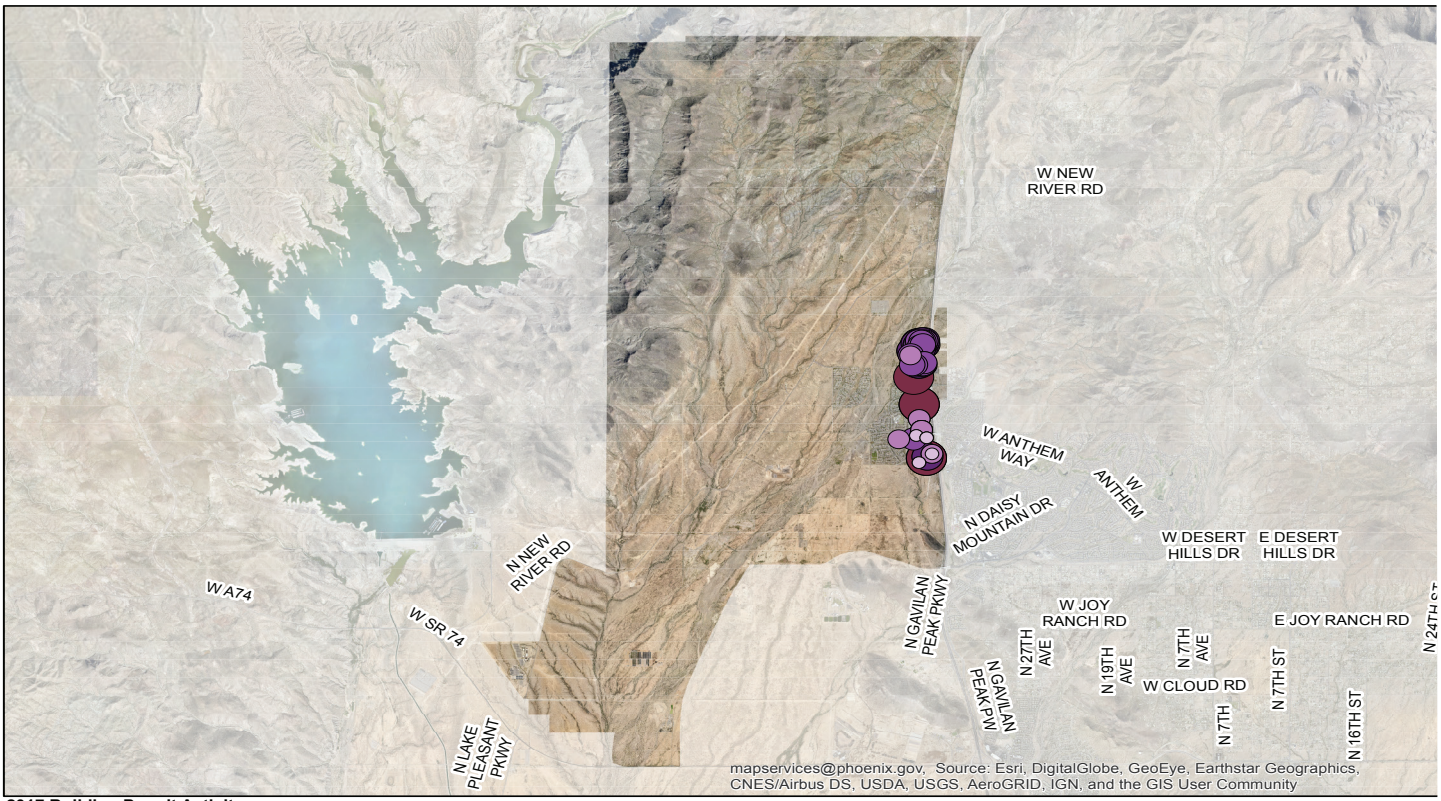


RIO VISTA VILLAGE

# MAPPING GROWTH

Rio Vista Village is generally bounded by the Table Mesa Road alignment on the north, Interstate 17 on the east, an irregular area on the south bounded by Desert Hills Drive, Pyramid Peak Parkway and Carefree Highway, and New River Road and the 75th Avenue alignment on the west. The Rio Vista Village, meaning river view, is predominately undeveloped with the exception of the Anthem Commerce Park, Anthem Outlets and Anthem West, a single-family residential community. New River Wash and the lush Sonoran Desert landscape offer an abundant amount of open space and recreational possibilities throughout the village. The area is truly unique with panoramic views of the Black and Daisy Mountains, and wide expansion of the sonoran desert. A majority of the vacant land in the village is owned by the Arizona State Land Department. Interstate-17 serves as a major north-south transportation route for metro Phoenix, connecting the Valley to northern Arizona.

## BUILDING PERMIT ACTIVITY




**2017 Building Permit Activity**
**(excludes values less than $50,000)**

- $50,000 - $100,000
- $100,000 - $200,000
- $200,000 - $300,000
- $300,000 - $500,000
- $500,000 +

NORTH

0 0.5 1 2 3 4 Miles

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

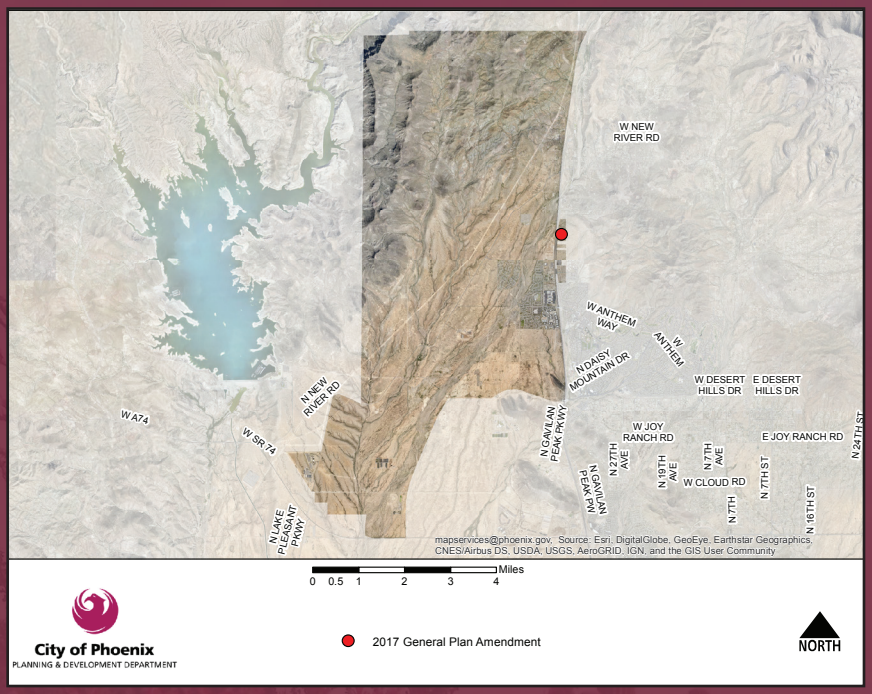
**Data represents activity between January 2017 - December 2017**

RIO VISTA VILLAGE

# MAPPING GROWTH

## GENERAL PLAN AMENDMENT ACTIVITY

The General Plan is intended to be a living, creative document which can adapt to changing conditions, community goals and urban development opportunities, while assuring stability for our neighborhoods and protecting investments. Amendments to the General Plan may be initiated by a village planning committee, two members of the Planning Commission, a member of the City Council or by the owner of a property in cases of a land use map change. for consistency with development that may have occurred, but did not




## ZONING ADJUSTMENT ACTIVITY

Zoning Adjustments include Variance and Use Permite requests. A variance is a request to allow a deviation from a development standard required by the Zoning Ordinance. A Use Permit is a request to allow a use which is permitted by the Zoning Ordinance provided that the use will not cause an adverse impact on adjacent property or properties in the area.

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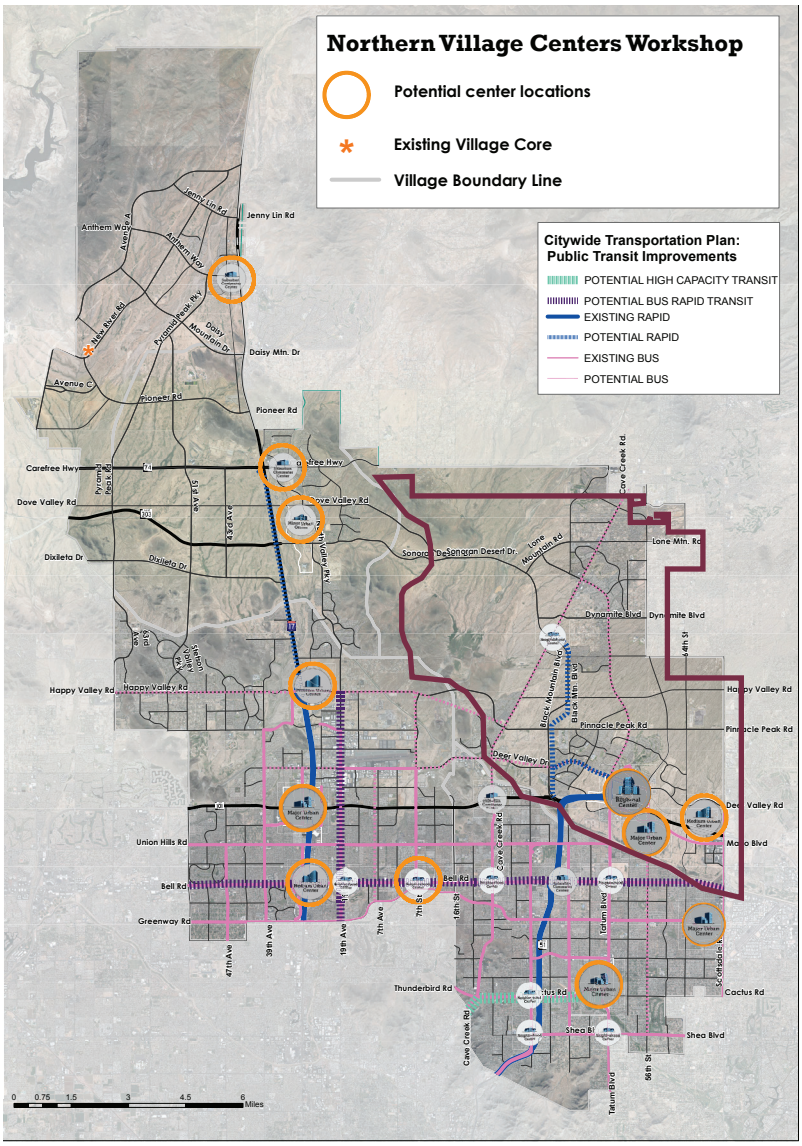
RIO VISTA VILLAGE

# Looking Forward

The Rio Vista Village Planning Committee is looking forward to long-range planning efforts in 2018, which includes the Centers Analysis. The Village looks forward to identifying opprotunities for growth and development along the 1-17 corridor. The Village Planning Committee members have requested to learn more about the history of the village to further determine appropriate General Plan designations as development slowly migrates north into Rio Vista.



RIO VISTA VILLAGE

# BY THE NUMBERS

## REZONING ACTIVITY

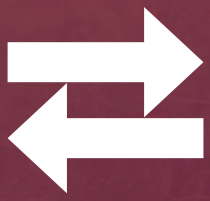
**zero** rezoning cases

## TEXT AMENDMENTS

**four** text amendment cases

## ZONING ADJUSTMENTS

**four** variance/use permits



## GENERAL PLAN AMENDMENTS

**two** general plan amendments

planPHX

## ESTIMATED PERMIT VALUE

**28** million dollars

**$$$**

## BUILDING PERMITS

**80** building permits

**Data represents activity between January 2017 - December 2017**

RIO VISTA VILLAGE

# TO DO LIST

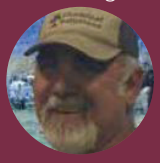
| Tools | Rio Vista Village Priorities | Completed |
|---|---|---|
| Partnerships | Invite Valley Metro and city staff to provide information and presentation to discuss public transportation options for the Village. | [ ] |
| Plans | Review & potentially update existing design guidelines to require unique home design. | [ ] |
| Knowledge | Research and discuss the use of community signage for wayfinding, business attraction, and village character awareness | [ ] |
| Knowledge | Initiate discussion with the public school district to discuss public school options for the Village. | [ ] |
| Knowledge | Research and discuss the use of community signage for wayfinding, business attraction, and Village character awareness | [ ] |
| Partnerships | Initiate discussion and collaborate with the Parks and Recreation Department regarding a potential multi-use facility, for a community center, park, swimming pool, library, and/or a public safety facility. | [ ] |
| Plans | Identify areas on the General Plan Land Use map that need to be updated. | [ ] |
| Knowledge | Research and discuss guidelines for alternative power and green building at all scales of development | [ ] |
| | Learn more about the history of Rio Vista to make informed decisions regarding General Plan Amendments | [ ] |

RIO VISTA VILLAGE

# YEAR TO DATE

Chair
Will Holton
Vice Chair
Judy Lorch

Ozzie Virgil



**6+**
HOURS OF ACTIVITIES

**NEW MEMBER**

Mr. Massimo Sommacampagna

**10+**
RESIDENTS WHO ATTENDED THE MEETINGS

**12**
RECOMMENDATIONS

**4**
INFORMATIONAL PRESENTATIONS

Rio Vista Village

## MEMBERS

Mr. Will Holton, Chair
Ms. Judy Lorch Vice Chair
Mr. Ozzie Virgil
Mr. Massimo Sommacampagna

Village Planners: Racelle Escolar and Kaelee Wilson

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# Rio Vista Village

For more information, or to view the electronic version of this document please visit **https://www.phoenix.gov/pddsite/Pages/pzvprio.aspx**

The Rio Vista Village Planning Committee generally meets the 2nd Tuesday of each month at 6:00 p.m. at the Goelet A. Beuf Community Center, Conference Room 2, 3435 West Pinnacle Peak Road. Please consult the public meeting notices page for an agenda to confirm that the meeting will occur.

**https://www.phoenix.gov/cityclerk/**

This publication can be made available in alternative format upon request. Contact Angie Holdsworth at the Planning and Development Department at 602-495-5622. TTY: Use 7-1-1

PDD