

Welcome to the Virtual Neighborhood Meeting!

North Phoenix 3,500



PLANNING & DEVELOPMENT

North Gateway Village
Z-37-20-1 and GPA-NG-1-20-1



Agenda

- **Introductions:** Alan Stephenson
 - **Subject Site:** Alan Stephenson
- **State Land Department:** Mark Edelman,
Carolyn Oberholtzer
- **Overview of Requests:** Joshua Bednarek
 - **Questions & Answers**

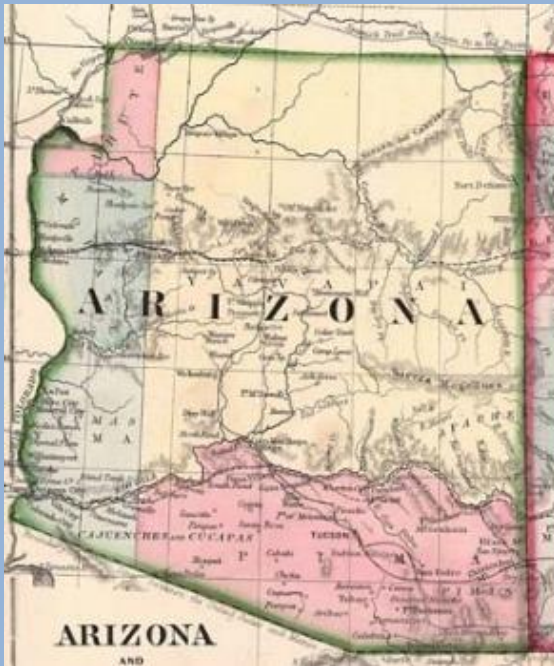
Subject Site: +/-3,500 acres



What is State Trust Land?

State Trust land is:

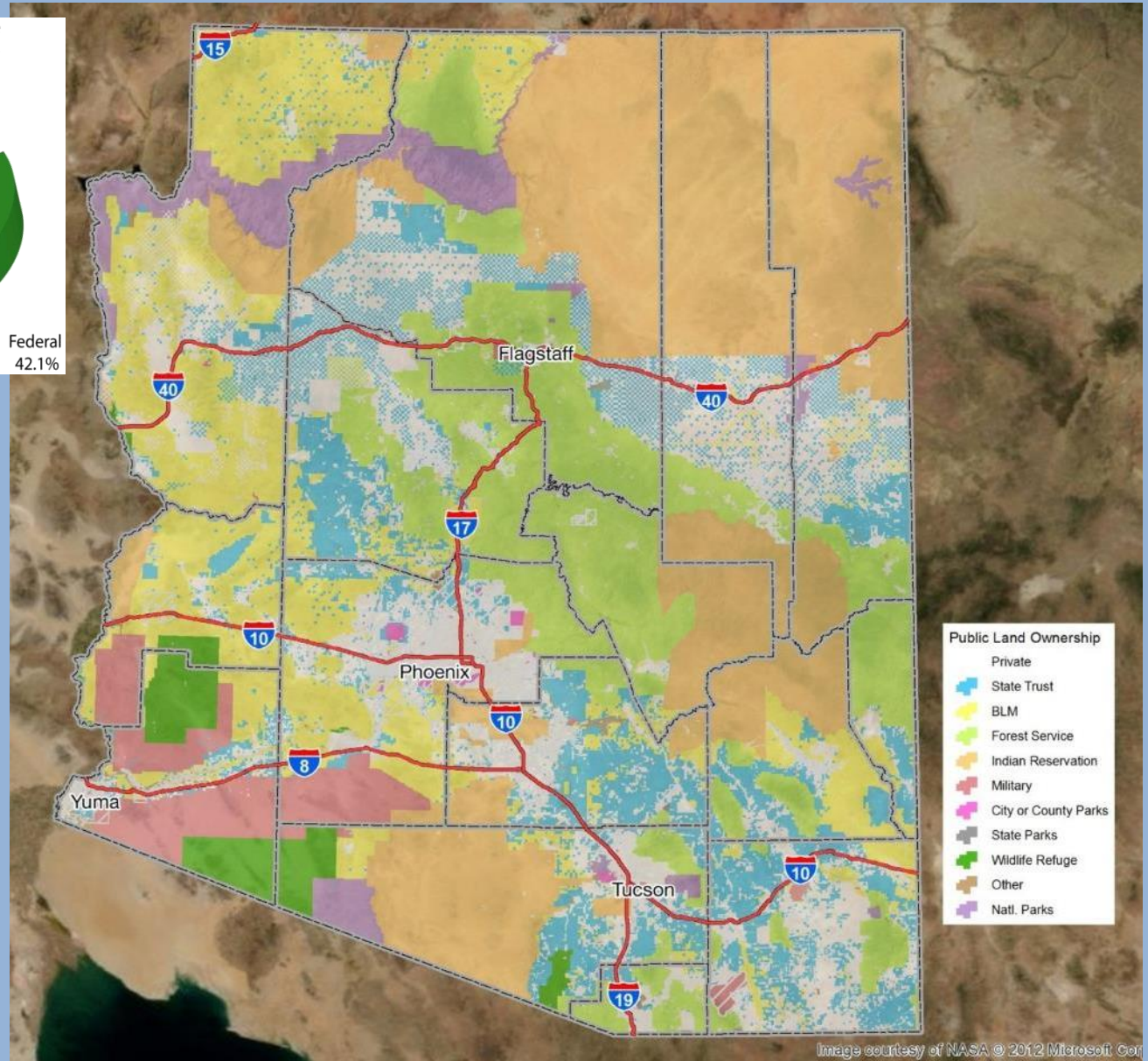
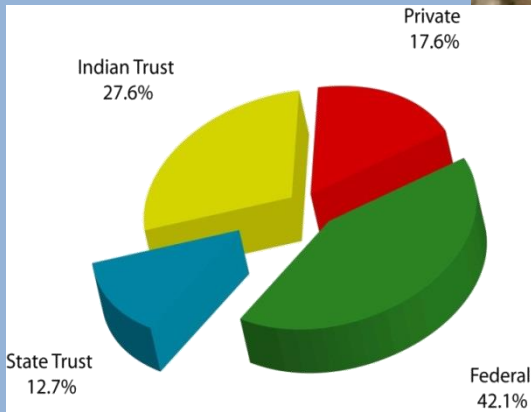
Land that was granted to Arizona by the federal government in preparation for Arizona's statehood.



1912-13 Arizona Land Commission Survey Team



Arizona's State Trust Land



9.2 million acres:

- 12.7% of Arizona
- 1.6 x Maricopa County



State Trust land is not public land!

***Because these lands are held in trust,
they differ greatly from public lands
such as BLM or regional parks like Lake
Pleasant or White Tank Mountains.***

***State Trust land is more akin to private
land.***



Every Acre has a Beneficiary

State Trust land is held in trust and managed by the Arizona State Land Department for the sole purpose of generating revenues for Arizona's K-12 public schools...



Image Source: Raising Arizona Kids.com



Image Source: azed.gov



...and 12 other institutional beneficiaries.



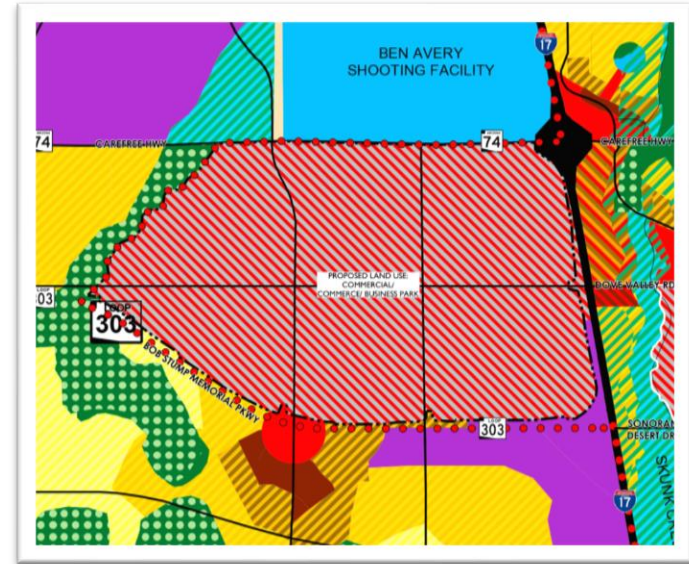
- ***Every dollar earned goes into the Trust***
 - ***ASLD is a General Fund agency***
- ***Limited resources = partnership with private parties and local governments for land planning and entitlements.***



Request: 2 parts

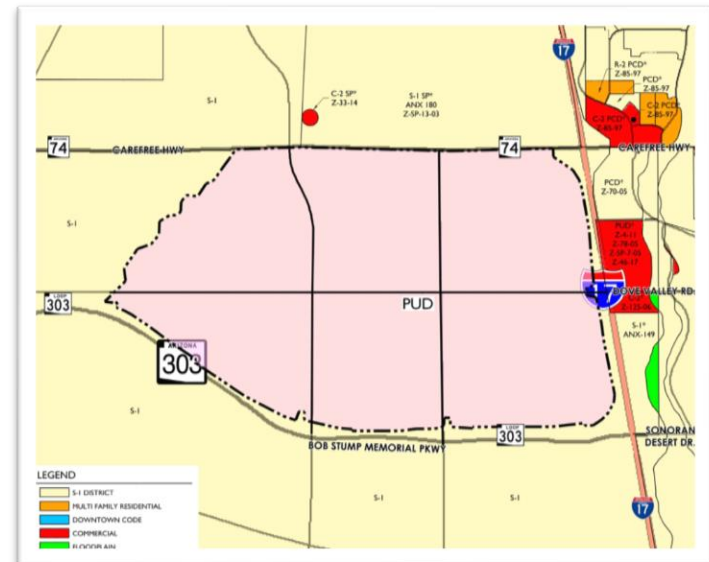
GPA-NG-1-20-1

- Request to amend the General Plan Land Use Map
- Request to remove area from the Infrastructure Phasing Overlay



Z-37-20-1

- Request to rezone the area from S-1 to a Planned Unit Development to permit a mix of employment oriented uses.

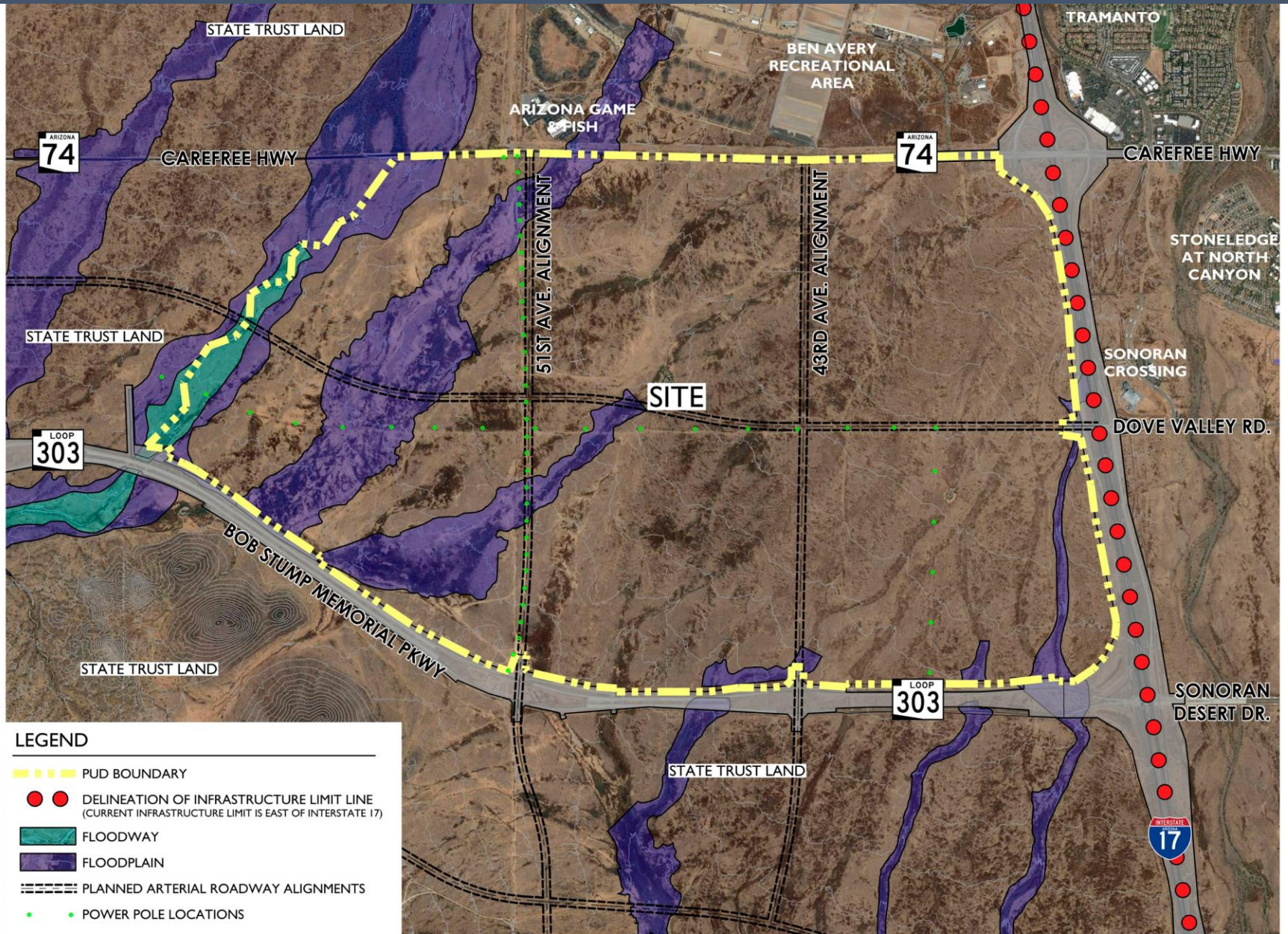


Why?

- GPA will reinforce longstanding vision to establish area as an employment hub.
- GPA and rezoning will better position the property for sale by the State Land Department.
- Rezoning will establish land use mix that maximizes property's strategic transportation investments.
- Rezoning sets the property up for future private investment.



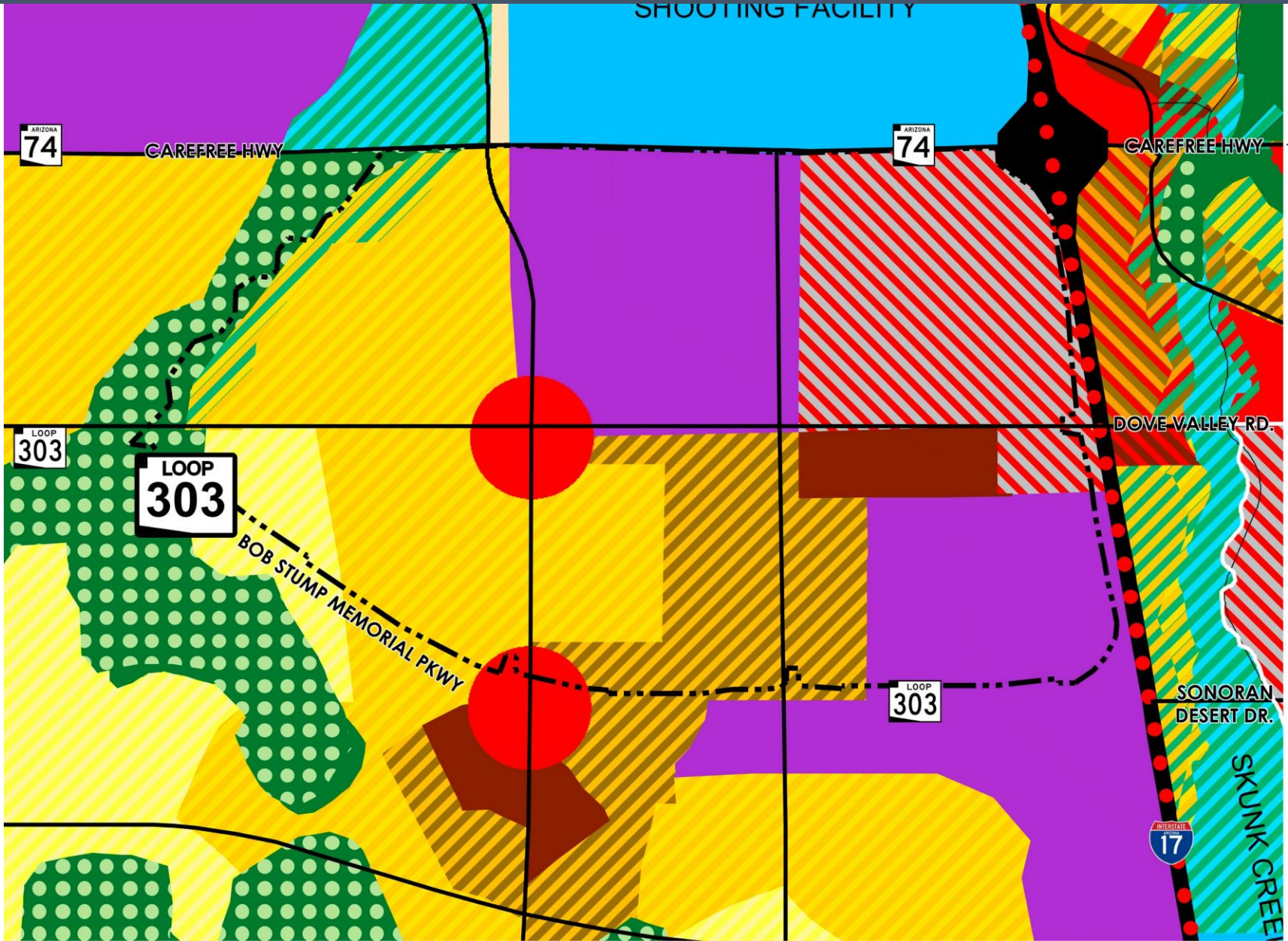
Existing Conditions



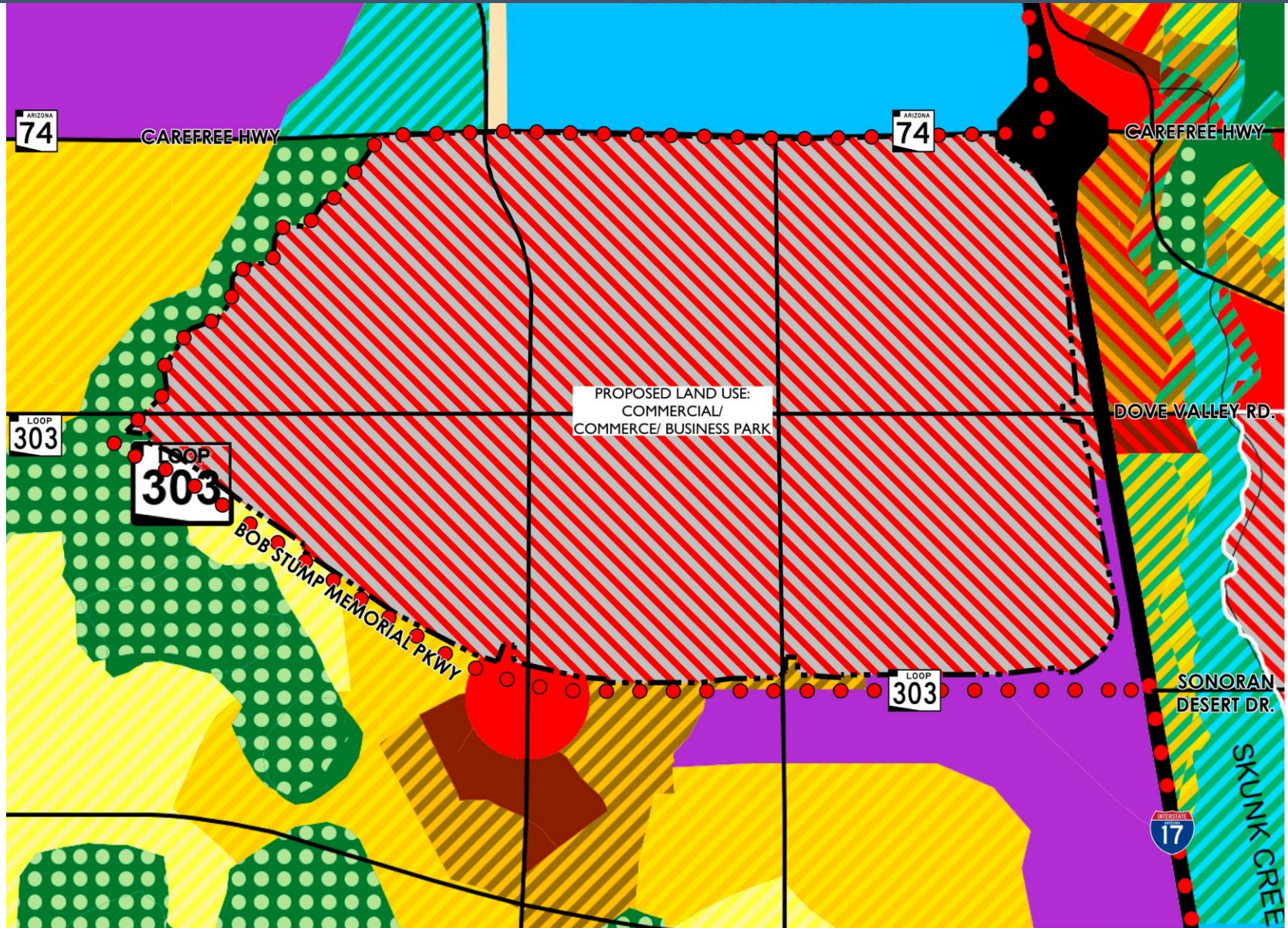
LEGEND

- PUD BOUNDARY
- DELINEATION OF INFRASTRUCTURE LIMIT LINE (CURRENT INFRASTRUCTURE LIMIT IS EAST OF INTERSTATE 17)
- FLOODWAY
- FLOODPLAIN
- PLANNED ARTERIAL ROADWAY ALIGNMENTS
- POWER POLE LOCATIONS

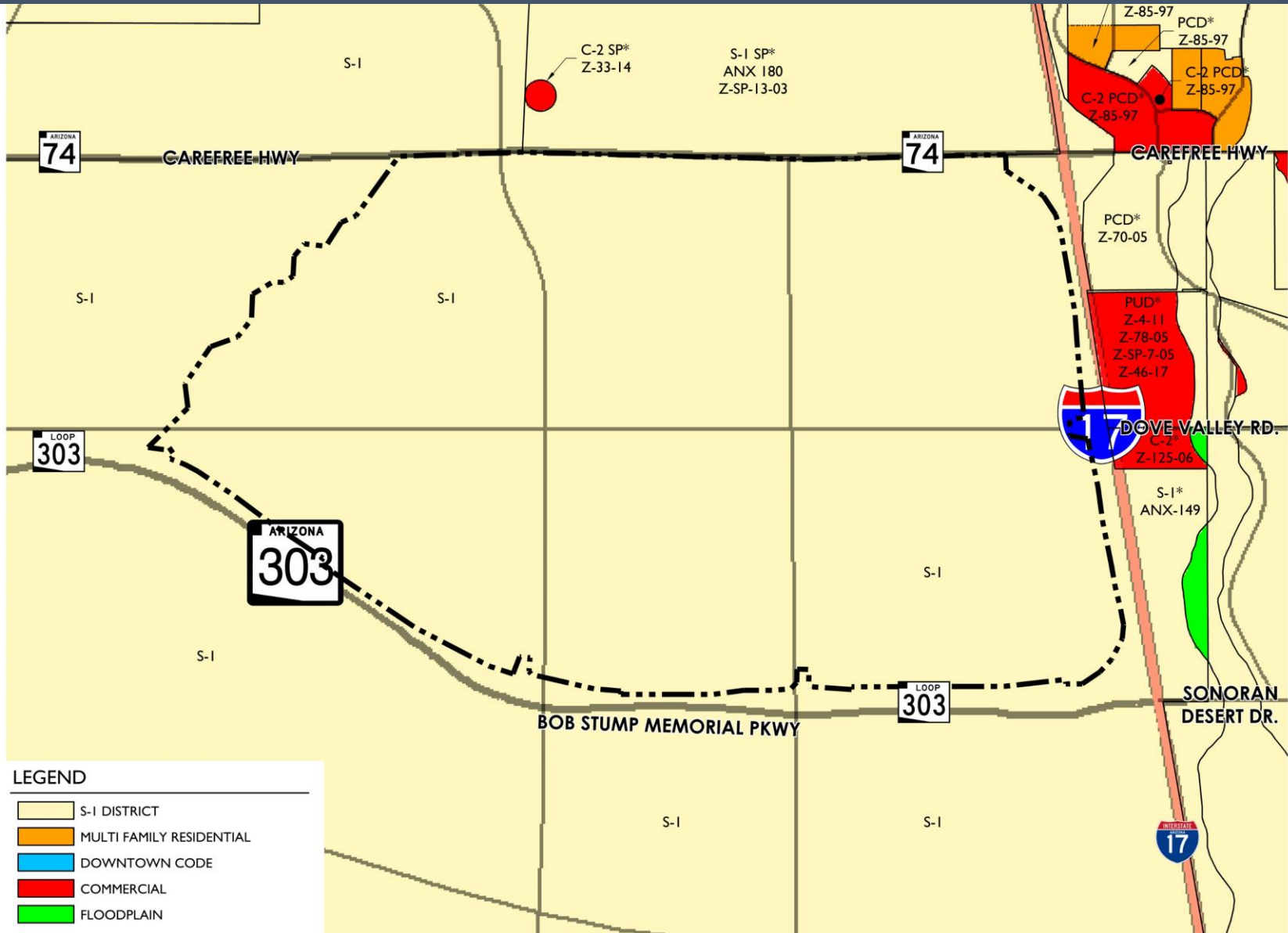
Current General Plan



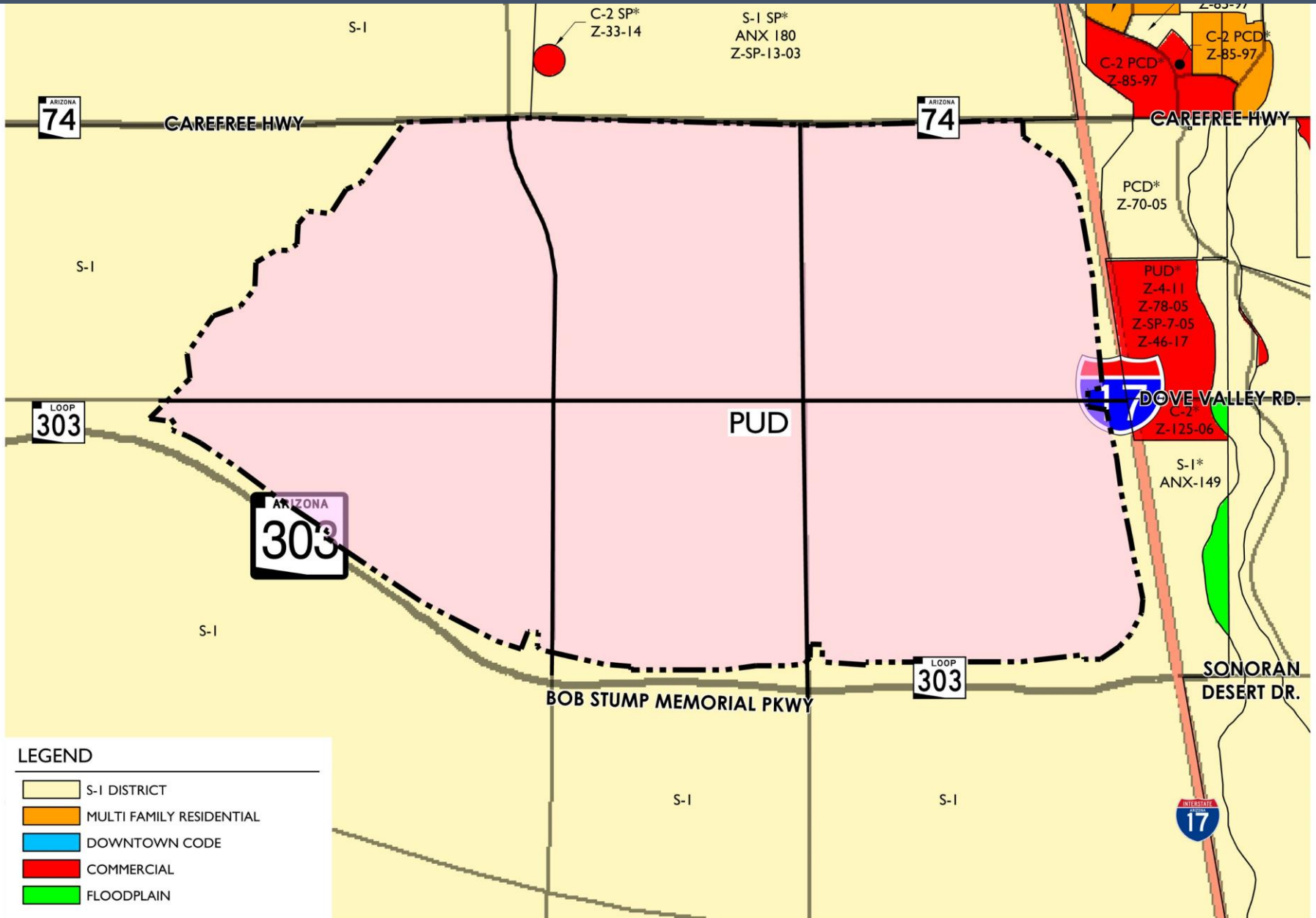
Proposed General Plan



Current Zoning



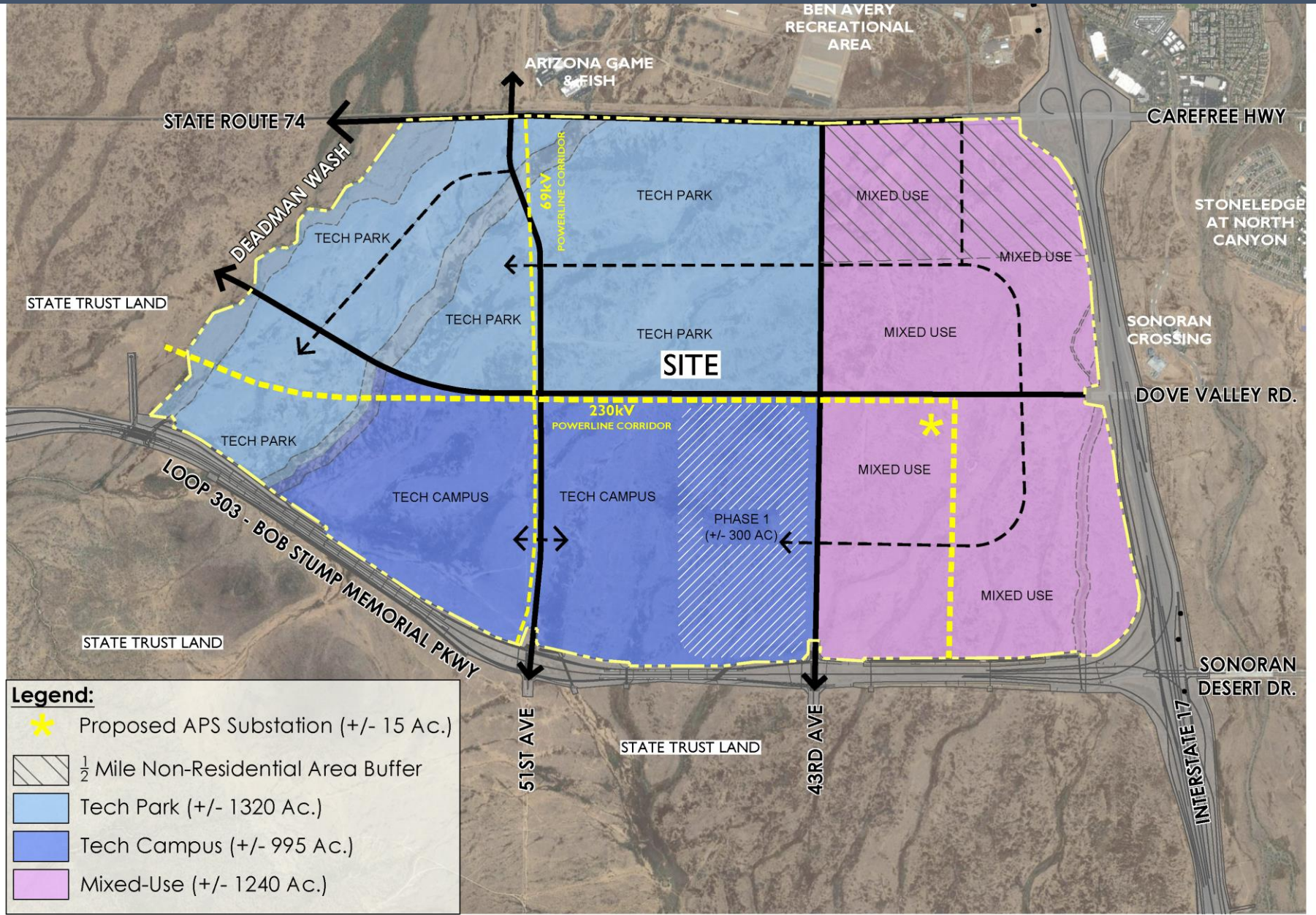
Proposed Zoning








LEGEND

- S-I DISTRICT
- MULTI FAMILY RESIDENTIAL
- DOWNTOWN CODE
- COMMERCIAL
- FLOODPLAIN

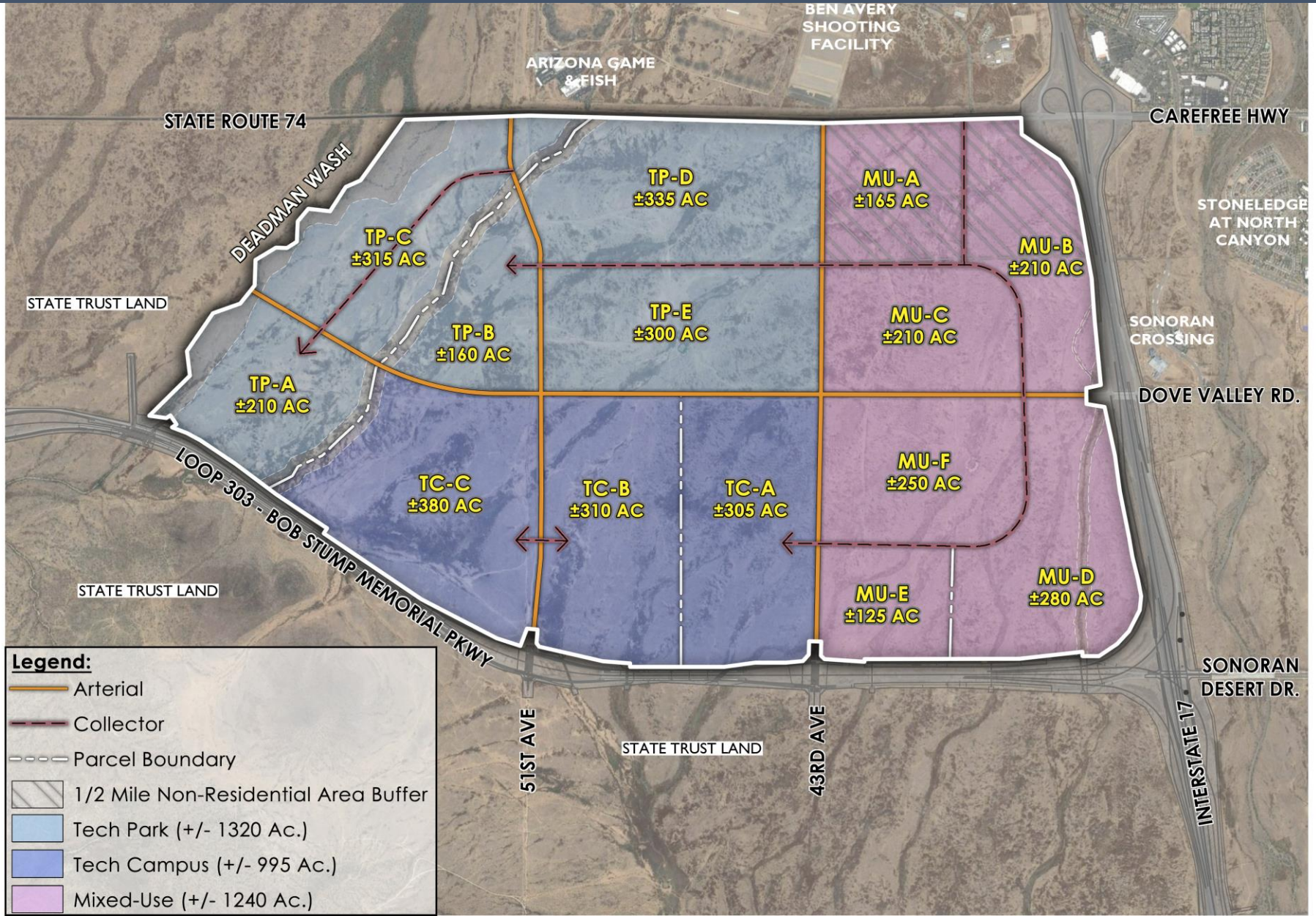
Proposed Land Use Districts



Legend:

-  Proposed APS Substation (+/- 15 Ac.)
-  1/2 Mile Non-Residential Area Buffer
-  Tech Park (+/- 1320 Ac.)
-  Tech Campus (+/- 995 Ac.)
-  Mixed-Use (+/- 1240 Ac.)

Conceptual Development Areas



Schedule

August 3: Virtual Neighborhood Meeting

August 13: North Gateway VPC – Informational Presentation

September 10: North Gateway VPC - Request for Recommendation

October 1: Planning Commission

October 21: City Council

Thank You

Questions?

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