



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**

<u>Application:</u>	GPA-CC-1-16-8
<u>Applicant:</u>	City of Phoenix Planning Commission
<u>Location:</u>	Generally ½ mile area around the 12 th Street and Washington/Jefferson Street light rail stations in the Eastlake Garfield TOD Policy District
<u>Acreage:</u>	188 +/- Acres
<u>Current Plan Designation:</u>	Commercial (116.48 +/- acres) Industrial (3.50 +/- acres) Residential 3.5 to 5 du/acre (20.54 +/- acres) Residential 10-15 du/acre (22.61 +/- acres) Public / Quasi-Public (24.98 +/- acres)
<u>Requested Plan Designation:</u>	Mixed Use (Commercial, Residential 15+ du/ac) (153.00 acres) Mixed Use (Commercial, Public / Quasi-Public, Residential 15+ du/acres) (25.45 +/- acres) Residential 15+ du/acre (9.66 +/- acres)
<u>Requested Change:</u>	To update the land use designations on the General Plan Land Use Map for the Eastlake Garfield TOD Policy District
<u>Reason for Requested Change</u>	To match the proposed zoning changes as associated with the Walkable Urban Code rezoning process (Z-9-16-8)
<u>Village Planning Committee Date:</u>	Central City – May 9, 2016
<u>Staff Recommendation:</u>	Staff recommends approval of the request

FINDINGS

- 1) The proposed General Plan Amendment will help implement the community-based vision of a walkable urban environment as part of the ReinventPHX plan.

- 2) The proposed General Plan Amendment addresses the *Connect People and Places* General Plan Core Value by promoting Transit Oriented Development along the light rail and near the light rail stations.
- 3) The subject area exceeds 10 acres, which requires a General Plan Amendment to the Land Use map.
- 4) The companion zoning case, Z-9-16-8, will help ensure high-quality development compatible with surrounding uses.

BACKGROUND

The purpose of this General Plan Amendment is to implement the community-based vision for the future and identify investment strategies to improve the quality of life for all residents as outlined in the ReinventPHX TOD Policy Plan for the Eastlake Garfield District. The General Plan requires an amendment to the Land Use map when a subject area exceeds 10 acres. In this case, the subject area is approximately 188 acres, which triggers the need for the amendment. This proposal will update the land use designations on the General Plan Land Use Map for the Eastlake Garfield District to match the proposed zoning changes as associated with the Walkable Urban (WU) Code rezoning process (Z-9-16-8).

The WU Code is a form-based zoning code which will guide development and help realize the city's vision for sustainable transit and pedestrian-oriented development along the light rail corridor. The WU Code does not regulate density. Density will be dictated by other factors such as market demand and WU Code development standards / regulations (such as parking requirements and height limitations).

This General Plan Amendment addresses the unlimited density by creating a new Urban Mixed Use (UMU) boundary around the entire subject area of this General Plan Amendment. The UMU designation on the Land Use Map will note that there is no density cap within its boundaries. This General Plan Amendment will also create new land use designations, which are Mixed Use (Commercial, Residential 15+ dwelling units per acre)(153 +/- acres), Mixed Use (Commercial, Public/Quasi-Public, Residential 15+ dwelling units per acre)(25.45 +/- acres), and Residential 15+ dwelling units per acre (9.66 +/- acres). These land use designations are necessary in order to reflect the mix of permitted uses within the WU Code that focuses on walkability and urban form.

SUBJECT SITE AND SURROUNDING USES

The subject area consists of approximately 188 acres for the area generally near the 12th Street and Washington Street/Jefferson Street light rail stations. The area currently has a mix of churches, parks, schools, vacant land, light industrial, commercial, warehouses, single and multifamily housing.

RELATIONSHIP TO REINVENTPHX EASTLAKE GARFIELD DISTRICT

The proposed General Plan Amendment implements the community-based vision of ReinventPHX by updating the Land Use map with revised land use designations that align with the proposed Walkable Urban Code zoning application (Z-9-16-8).

The request also helps to achieve an Eastlake Garfield District Strategy:

LAND USE STRATEGY 1

- **ADOPT A BEST PRACTICE FORM BASED CODE.**
The proposed General Plan Amendment to the Land Use Map is required due to the subject area being more than 10 acres in size. This General Plan Amendment will ensure that Land Use Map designations conform to the Walkable Urban Code. Aligning the land use designations with the Walkable Urban Code allows for the outdated zoning regulations in Eastlake Garfield to be replaced. The Walkable Urban Code will help create a high quality walkable urban environment.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CERTAINTY & CHARACTER: CONTINUE TO IMPLEMENT AND UPDATE ALL ADOPTED PLANS AS NEEDED (I.E. AREA PLANS, SPECIAL PLANNING DISTRICTS, NEIGHBORHOOD PLANS).**
- **CERTAINTY & CHARACTER: 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.**

The General Plan and ReinventPHX Eastlake Garfield TOD Policy District were based on significant community input to identify the vision for future growth both citywide and specific to this District. The two plans identify the community's vision to create a walkable urban environment and that every neighborhood should have a level of certainty. Updating the General Plan Land Use map with revised land use designations provides direction for appropriate growth and certainty within this district.

CONNECT PEOPLE & PLACES

- **TRANSIT ORIENTED DEVELOPMENT: ESTABLISH REPLACEMENT ZONING DISTRICTS DEVELOPED THROUGH REINVENTPHX PROJECT APPROXIMATELY ONE QUARTER-MILE FROM EACH FUTURE LIGHT RAIL STATION. THIS NEW ZONING DISTRICT SHOULD ENCOURAGE LAND USES THAT WOULD BENEFIT MOST FROM PROXIMITY TO TRANSIT AND**

PROHIBIT THOSE USES THAT HAVE FEW EMPLOYEES OR CUSTOMERS, OR ARE ONLY AUTO-ORIENTED. INCLUDE DESIRED USES AND PROHIBITED USES; INTENSITY, DENSITY AND DEVELOPMENT STANDARDS APPROPRIATE TO THE LOCATION; AND DESIGN GUIDELINES IN THE TRANSIT DISTRICTS.

The proposed General Plan Amendment updates the land use designations on the General Plan Land Use Map for the Eastlake Garfield District to match the proposed zoning changes as associated with the Walkable Urban Code rezoning process. Through the companion rezoning case (Z-9-16-8), properties within the district will be rezoned to an appropriate Walkable Urban Code transect. The desired outcome of the rezoning process is to create the community-based vision of a walkable urban environment. The proposed General Plan Amendment will allow a greater flexibility in the potential land uses for the subject area.

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

Approval of this General Plan Amendment will further the goals of both ReinventPHX and the General Plan.

Staff recommends that the request be approved.

Writer

C. Mavis
April 28, 2016

Attachments

Sketch Map

GENERAL PLAN AMENDMENT

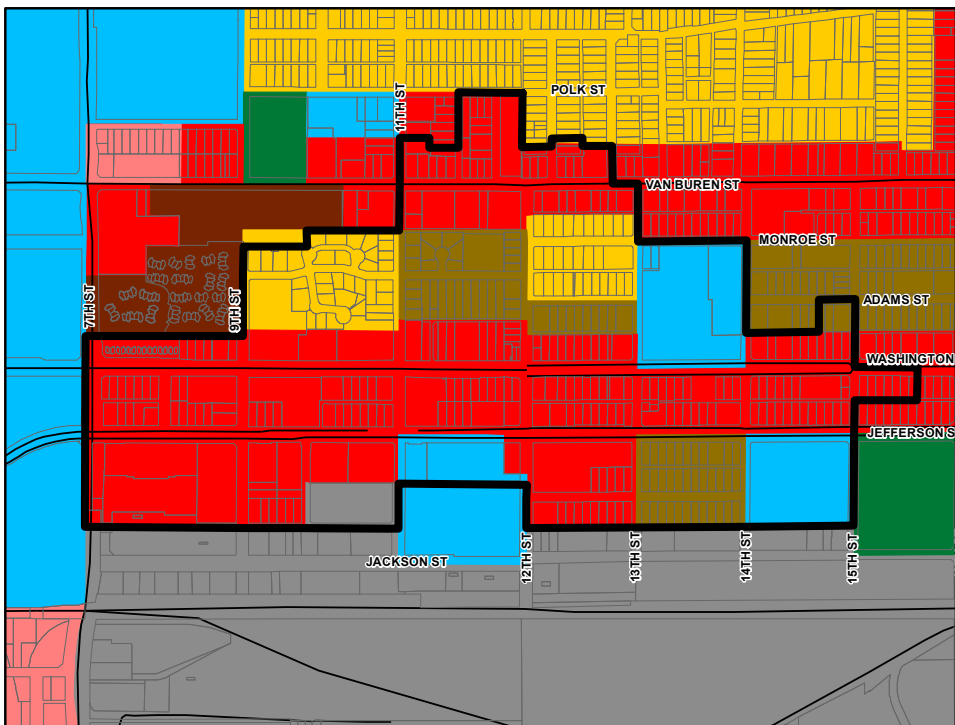
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-CC-1-16-8	ACRES: 188.11 +/-
VILLAGE: Central City	COUNCIL DISTRICT: 8
APPLICANT: City of Phoenix Planning Commission	

EXISTING:





Commercial (116.48 +/- Acres)
 Industrial (3.50 +/- Acres)
 Residential 3.5-5 du/acre (20.54 +/- Acres)
 Residential 10-15 du/acre (22.61 +/- Acres)
 Public / Quasi-Public (24.98 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Mixed Use
-  Industrial
-  Residential 10 to 15 du/acre
-  Parks/Open Space - Publicly Owned
-  Public/Quasi-Public



PROPOSED CHANGE:

Mixed Use Commercial / Residential 15+ du/ac (153.00 +/- Acres)
 Mixed Use Commercial/ Public/Quasi-Public, Residential 15+ du/ac (25.45 +/- Acres)
 Residential 15+ du/ac (9.66 +/- Acres)

-  Proposed Change Area-
Urban Mixed Use-No Density Cap
-  Mixed Use (Commercial, Public/Quasi-Public,
Residential 15+ du/ac)
-  Mixed Use (Commercial,
Residential 15+ du/ac)
-  Residential 15+ du/acre

