



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT  
STAFF ANALYSIS**  
September 11, 2018

<u>Application:</u>	GPA-CC-1-18-7
<u>Applicant:</u>	Keith Grayson
<u>Location:</u>	Approximately 400 feet west of the northwest corner of 19th Avenue and Van Buren Street
<u>Acreage:</u>	1.76 acres
<u>Current Plan Designation:</u>	Industrial
<u>Requested Plan Designation:</u>	Residential 15+ dwelling units per acre
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow multifamily residential
<u>Village Planning Committee Date:</u>	Central City – September 17, 2018
<u>Staff Recommendation:</u>	Approval

**FINDINGS:**

- 1) The subject site is under 10 acres; however, a General Plan Amendment is required for any residential request in a designated industrial or commerce park area.
- 2) The companion rezoning case, Z-28-18-7, proposes rezoning to multifamily residential in order to maintain the existing multifamily units on the site, with the potential to have additional units in the future.
- 3) The proposed land use designation of Residential 15+ dwelling units per acre will provide a transition between the Industrial General Plan Land Use Map Designation located to the east and the Residential 3.5 to 5 dwelling units per acre General Plan Land Use Map Designation located to the west.

## **BACKGROUND**

The subject site is 1.76 acres located approximately 400 feet west of the northwest corner of 19th Avenue and Van Buren Street. The property is developed with an existing 26-unit multifamily residential development that was built in 1925. The proposed General Plan Land Use Designation of Residential 15+ dwelling units per acre will allow the multifamily residential use to continue on the site. There is a companion rezoning case, Z-28-18-7, that is a request to rezone the subject site to R-4 CMOD (Multifamily Residence District, Capitol Mall Overlay District) to allow the existing 26 units on site with the potential to rehabilitate an existing unutilized structure on the site to add additional units.

While the site is under 10 acres, a General Plan Amendment is required for any residential request in a designated industrial or commerce park area.

## **SURROUNDING LAND USES**

The subject site is made up of one parcel, with frontage and access on Van Buren Street. The property is developed with an existing 26-unit multifamily residential development that was built in 1925. It is zoned both C-3 CMOD (General Commercial, Capitol Mall Overlay District) and A-1 (Light Industrial) and is designated Industrial on the General Plan Land Use Map. There is a pending companion rezoning case, Z-28-18-7, to rezone the subject site to R-4 Multifamily Residence District) and R-4 CMOD (Multifamily Residence District, Capitol Mall Overlay District).

Adjacent to the subject site to the north and the east, is Neighborhood Ministries, a family service center. This property is zoned A-1 CMOD (Light Industrial, Capitol Mall Overlay District) and C-3 CMOD (General Commercial, Capitol Mall Overlay District) and designated Industrial on the General Plan Land Use Map.

South of the subject site, across Van Buren Street, is a motel. This property is zoned C-3 CMOD (General Commercial, Capitol Mall Overlay District) and designated Commercial on the General Plan Land Use Map.

West of the subject site are single-family residential homes, which are zoned R-3 CMOD ((Multifamily Residence District, Capitol Mall Overlay District), and an automobile tire shop, zoned C-3 CMOD (General Commercial, Capitol Mall Overlay District). The General Plan Land Use Designation for those properties is Residential 3.5 to 5 dwelling units per acre.

## **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 is consistent with the existing land use pattern along Van Buren Street that has a mix of industrial, commercial, and residential uses.

### **CELEBRATE OUR DIVERSE COMMUNITIES AND 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***

The request is for Residential 15+ dwelling units per acre which will contribute to a mix of housing along Van Buren Street, which has both multifamily and single-family residential.

- ***CLEAN NEIGHBORHOODS LAND USE PRINCIPLE: Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.***

The existing site had deteriorated structures and blighted conditions. The applicant rehabilitated the existing apartment units and made improvements to the site. This request and the companion rezoning case provide the opportunity to rehabilitate and improve other structures on the site to add additional apartment units that will further enhance the subject site.

## **CONCLUSION AND RECOMMENDATION**

The staff recommendation for GPA-CC-1-18-7 is to approve the request as filed. The proposed designation provides a transition between the Industrial designation located to the east and the Residential designation located to the west. Approval of the request will support the reinvestment of this property with a use that has existed on the property for close to a century.

### **Writer**

Hannah Bleam  
September 11, 2018

**Team Leader**  
Samantha Keating

**Exhibits**  
Sketch Map






# GENERAL PLAN AMENDMENT

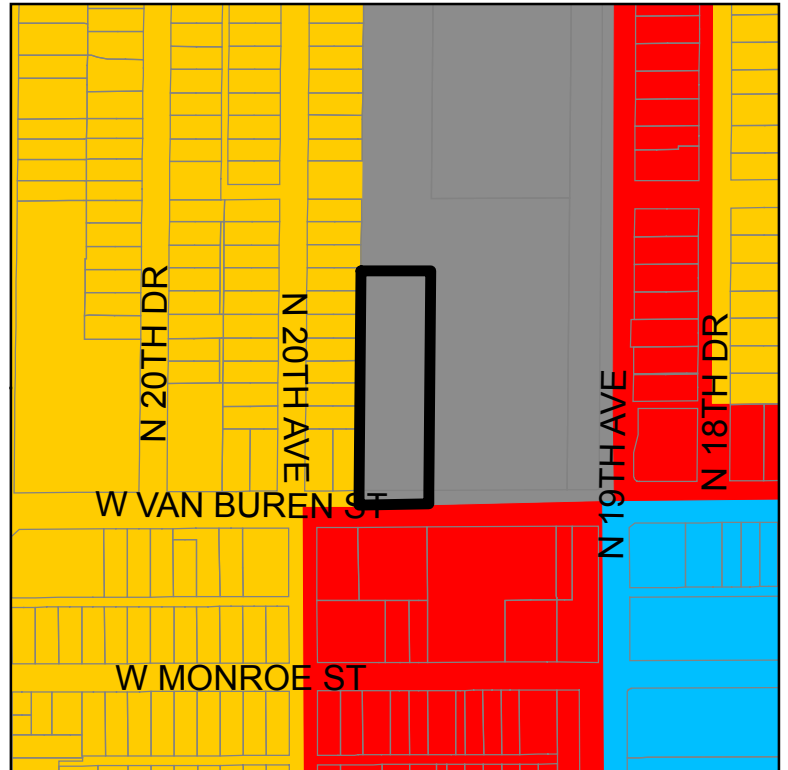
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-CC-1-18	ACRES: 1.76 +/-
VILLAGE: Central City	COUNCIL DISTRICT: 7
APPLICANT: Keith Grayson	

## EXISTING:



Industrial (1.76 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Commercial
-  Industrial
-  Public/Quasi-Public



## PROPOSED CHANGE:

Residential (15+ du/ac) (1.76 +/- Acres)

-  Proposed Change Area
-  Residential (15+ du/ac)

