



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS
*REVISED**

August 3, 2023

<u>Application:</u>	GPA-DV-1-23-3
<u>Owner:</u>	TP Racing, LLLP
<u>Applicant:</u>	CT Investors
<u>Representative:</u>	Paul E. Gilbert, Beus Gilbert McGroder, PLLC
<u>Location:</u>	Approximately 1,200 feet east and 360 feet north of the northeast corner of 19th Avenue and Tierra Buena Lane
<u>Acreage:</u>	18.97 acres
<u>Current Plan Designation:</u>	Residential 2 to 5 dwelling units per acre (18.97 acres)
<u>Requested Plan Designation:</u>	Mixed Use (Commercial / Commerce/Business Park) (18.97 acres)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment to allow office/commerce park.
Deer Valley Village Planning Committee <u>Date Meeting Date:</u>	August 10, 2023
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The subject site is also part of a rezoning request which exceeds 10 acres and is not consistent with the current General Plan Land Use Map designation, therefore a minor General Plan Amendment to the Land Use Map is required.

- 2) The proposed General Plan Land Use Map designation of Mixed Use (Commercial / Commerce/Business Park) is compatible with adjacent designations to the north and west.
- 3) The companion Rezoning Case Z-31-23-3, as stipulated, includes standards that ensure an appropriate transition in design from the proposed use to the surrounding properties.

BACKGROUND

The subject site is 18.97 acres and is located approximately 1,200 feet east and 360 feet north of the northeast corner of 19th Avenue and Tierra Buena Lane. The subject site is largely occupied with stables and mobile homes associated with the horse racetrack activities of Turf Paradise. The companion rezoning case Z-31-23-3 is requesting to rezone the subject site from S-1 SP (Ranch or Farm Residence, Special Permit) and C-2 SP (Intermediate Commercial, Special Permit) to CP/GCP (Commerce Park District/General Commerce Park Option) to allow commerce park uses. The General Plan Land Use Map designation of the subject site is Residential 2 to 5 dwelling units per acre. The proposed General Plan Amendment is to designate the site as Mixed Use (Commerce / Commerce/Business Park).

SURROUNDING LAND USES

NORTH

North of the subject site is a horse racetrack and ancillary uses zoned S-1 SP (Approved C-2 SP) (Ranch or Farm Residence, Special Permit, Approved Intermediate Commercial, Special Permit) or CP/BP (Commerce Park District/Business Park Option) and approved CP/GCP (Commerce Park District/General Commerce Park Option). This area is designated as Mixed Use (Commercial / Commerce/Business Park) on the General Plan Land Use map.

SOUTH

South of the subject site is a former mobile home park which is vacant zoned C-2 SP (Intermediate Commercial, Special Permit) and S-1 (Ranch or Farm Residence). This area is designated as Residential 2 to 5 dwelling units per acre on the General Plan Land Use map.

EAST

East of the subject site is vacant land zoned S-1 (Ranch or Farm Residence). This area is designated as Residential 2 to 5 dwelling units per acre on the General Plan Land Use map.

WEST

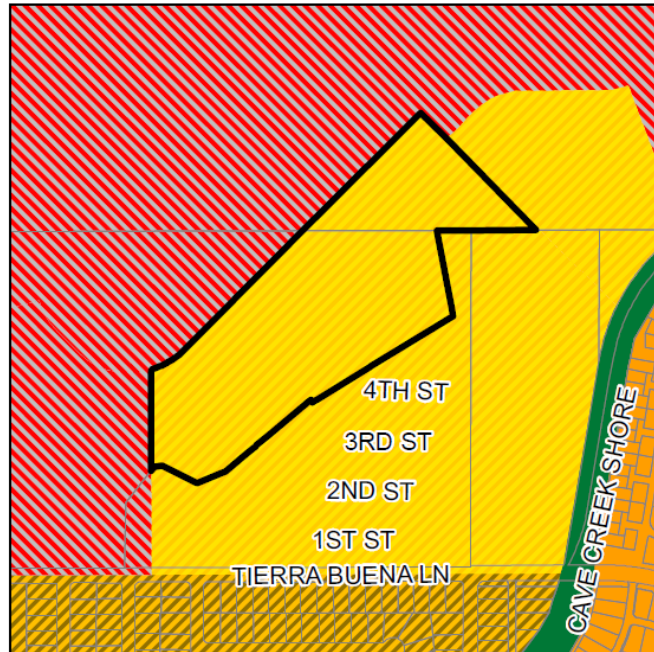
West of the subject site are ancillary uses associated with the horse racetrack zoned S-1 SP (Approved C-2 SP or CP/BP) (Ranch or Farm Residence, Special Permit,

Approved Intermediate Commercial, Special Permit, or Commerce Park District/Business Park Option). This area is designated as Mixed Use (Commercial / Commerce/Business Park) on the General Plan Land Use map.

EXISTING:

Residential 2 to 5 du/ac (18.97 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 5 to 15 du/ac
-  Parks/Open Space - Publicly Owned
-  Mixed Use (Commercial / Commerce / Business Park)



Proposed General Plan Land Use Map, Source: City of Phoenix

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- **OPPORTUNITY SITES; LAND USE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposed minor General Plan Amendment, along with the companion rezoning case, Z-31-23-3, would allow redevelopment of an underused site into a commerce park development that is compatible with the development planned in the area and respectful of local conditions by providing enhanced landscaping and detached sidewalks around the subject site.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE

- **JOB CREATION (EMPLOYERS); LAND USE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.**

* A portion of the subject site is within the North I-17 Major Employment Center and is compatible with the planned development on the remainder of the Turf Paradise site. The proposal will allow for an underutilized property to be redeveloped for employment generating uses within the North I-17 Major Employment Center.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CERTAINTY AND CHARACTER; LAND USE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.**

The proposal will allow for the redevelopment of the site into commerce park uses (per companion Rezoning Case Z-31-23-3) which is consistent with the surrounding zoning of the larger Turf Paradise site and in close proximity to two major arterial streets, 19th Avenue and Bell Road.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DV-1-23-3. The land use map designation, as requested, would further diversify land uses in this part of the Deer Valley Village in a manner consistent with development patterns, existing zoning and General Plan Land Use Map designations in the general area. Furthermore, the requested land use map designation and companion rezoning case will allow for compatible land uses that will provide employment opportunities in the Deer Valley Village.

Writer

Matteo Moric
August 3, 2023

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (2 pages)
Correspondence (2 pages)

GENERAL PLAN AMENDMENT

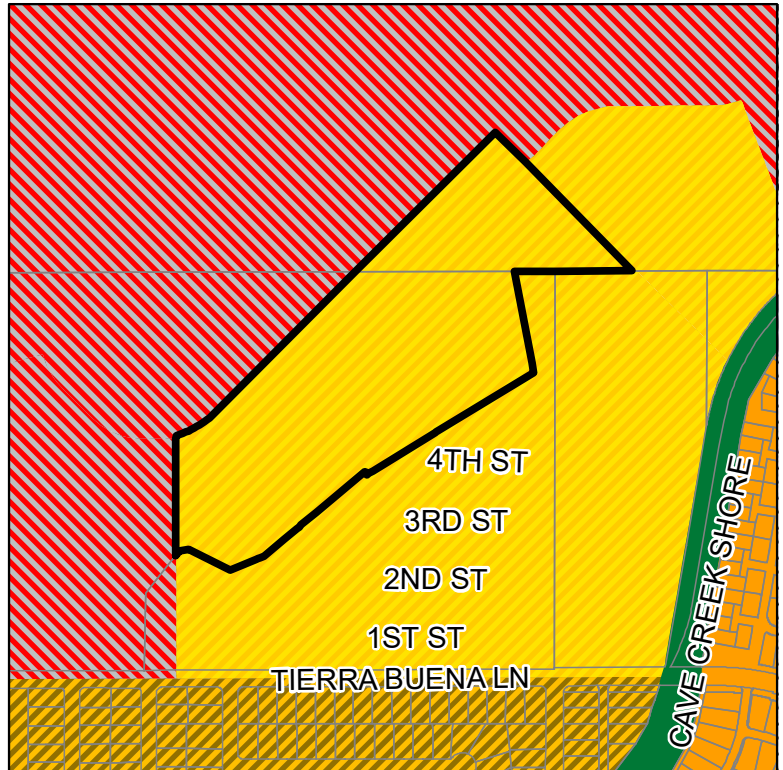
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-1-23-3	ACRES: +/- 18.97	REVISION DATE:
VILLAGE: Deer Valley	COUNCIL DISTRICT: 3	
APPLICANT: CT Investors c/o James Watson		

EXISTING:



Residential 2 to 5 du/ac (18.97 +/- Acres)

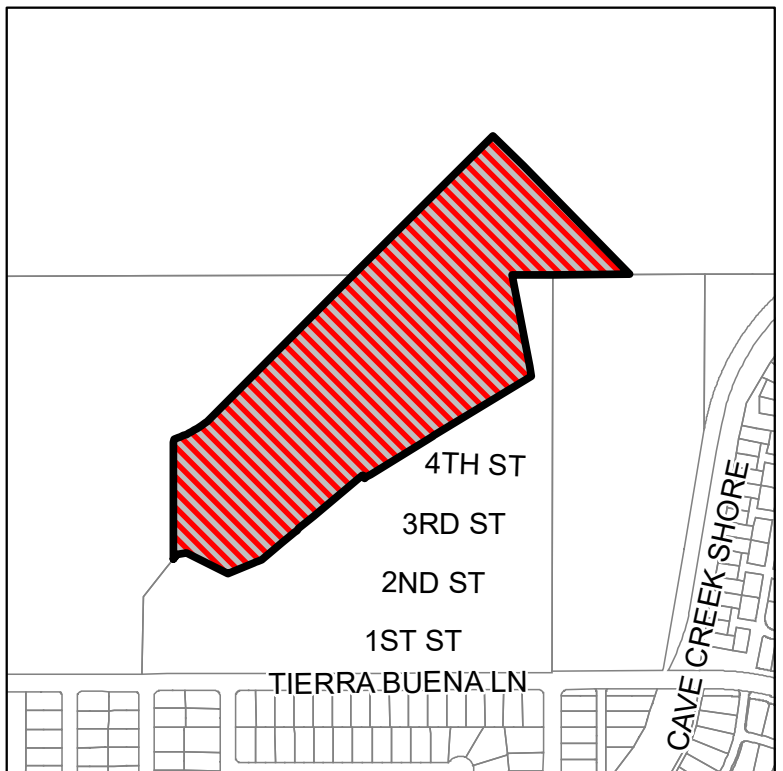
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-  Mixed Use (Commercial / Commerce / Business Park)



PROPOSED CHANGE:

Mixed Use (Commercial / Commerce / Business Park) (18.97 +/- Acres)

-  Proposed Change Area
-  Mixed Use (Commercial / Commerce / Business Park)









GENERAL PLAN AMENDMENT

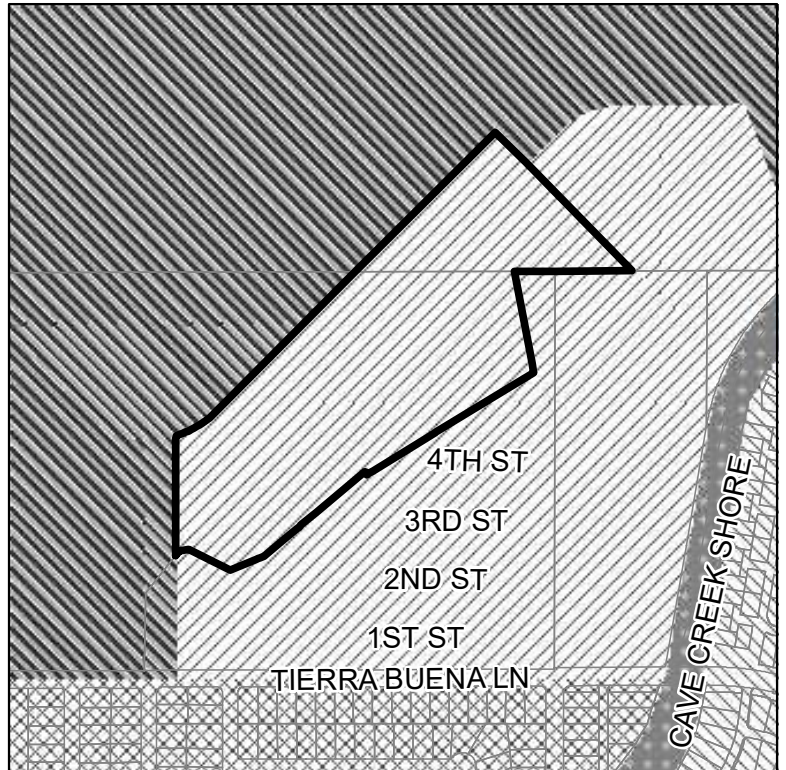
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-1-23-3_BW	ACRES: +/- 18.97	REVISION DATE:
VILLAGE: Deer Valley	COUNCIL DISTRICT: 3	
APPLICANT: CT Investors c/o James Watson		

EXISTING:



Residential 2 to 5 du/ac (18.97 +/- Acres)

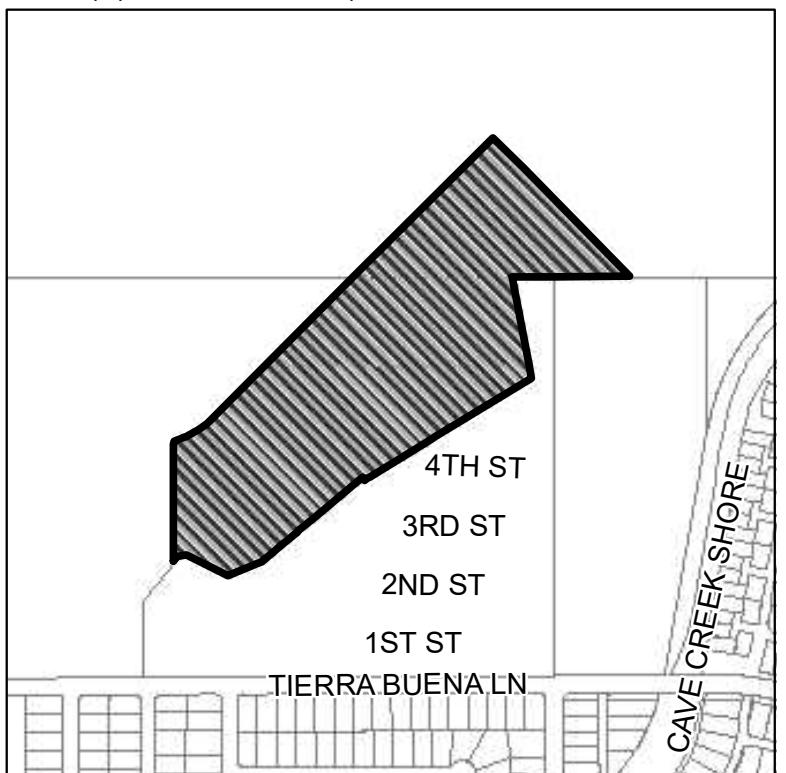
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PROPOSED CHANGE:

Mixed Use (Commercial / Commerce / Business Park) (18.97 +/- Acres)

-  Proposed Change Area
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Matteo Moric

Subject: FW: Review & Comment on General Plan Amendment in the Deer Valley Village (GPA-DV-1-23-3)
Attachments: GPA-DV-1-23-3.pdf

From: mjb cartof.com <mjb@cartof.com>
Sent: Monday, June 26, 2023 12:08 PM
To: Matteo Moric <matteo.moric@phoenix.gov>
Subject: FW: Review & Comment on General Plan Amendment in the Deer Valley Village (GPA-DV-1-23-3)

Dear Matteo—

I have reviewed the proposed GPA change and feel that it is inappropriate for the area. In the “Applicant Analysis Questions” the Applicant failed to directly answer Questions 2 and 3—two very key questions.

The subject property is bordered on 2 sides by residential, and is not on a main street. The property to the north should provide sufficient additional commerce park property for the area, without the need for a GPA.

With the need for housing in the City, there is no justifiable reason to amend the GPA/rezone to do anything other than make it the 2-3.5 du/acre ad 3.5-5 du/ac that it was designated.

Marcia Busching, Planning Commission member

From: Geno Koman [<mailto:geno.koman@phoenix.gov>]
Sent: Thursday, June 15, 2023 9:45 AM
Subject: Review & Comment on General Plan Amendment in the Deer Valley Village (GPA-DV-1-23-3)

Attached for your review is an amendment to the General Plan for Phoenix that has been filed:

DEER VALLEY VILLAGE

Application **GPA-DV-1-23-3** at approximately 500 feet east of the northeast corner of 19th Avenue and Tierra Buena Lane. Request for a Map Amendment to change the General Plan land use designation on approximately 27.2 acres from Residential 2 to 3.5 du/acre and Residential 3.5 to 5 du/acre to Mixed Use, Commercial and Commerce Park / Business Park to allow office commerce park.

This application is proceeding concurrently with a rezoning request (Z-31-23-3) for the same property, approximately 28 acres from S-1 to CP / GCP to allow commerce park.

Please forward your comments prior to **June 29, 2023** to:

Matteo Moric
Village Planner
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003-1611
602-261-8235
matteo.moric@phoenix.gov

Should you have any questions or concerns, please contact the Planning & Development Department at 602-262-7811.

Thank you,

Geno Koman

Secretary II

City of Phoenix Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Phone: 602-495-2076

geno.koman@phoenix.gov