



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
January 14, 2016

<u>Application:</u>	GPA-DV-4-15-1
<u>Applicant:</u>	Randy Christman, Pulte Group
<u>Location:</u>	Northeast corner of 55th Avenue and Happy Valley Road (Tract 10) and the northwest corner of 55th Avenue and Stetson Valley Parkway (Tract 8)
<u>Acreage:</u>	43.41 acres
<u>Current Plan Designation:</u>	Residential 0 to 1 / 1 to 2 du/acre (22.26 acres) Commercial (21.15 acres)
<u>Requested Plan Designation:</u>	Residential 2 to 3.5 du/acre (16.34 acres) Residential 3.5 to 5 du/acre (27.07 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for single-family residential development that is more consistent with the area
<u>Village Planning Committee Date:</u>	Deer Valley Village – January 21, 2016
<u>Staff Recommendation:</u>	Approval

Findings:

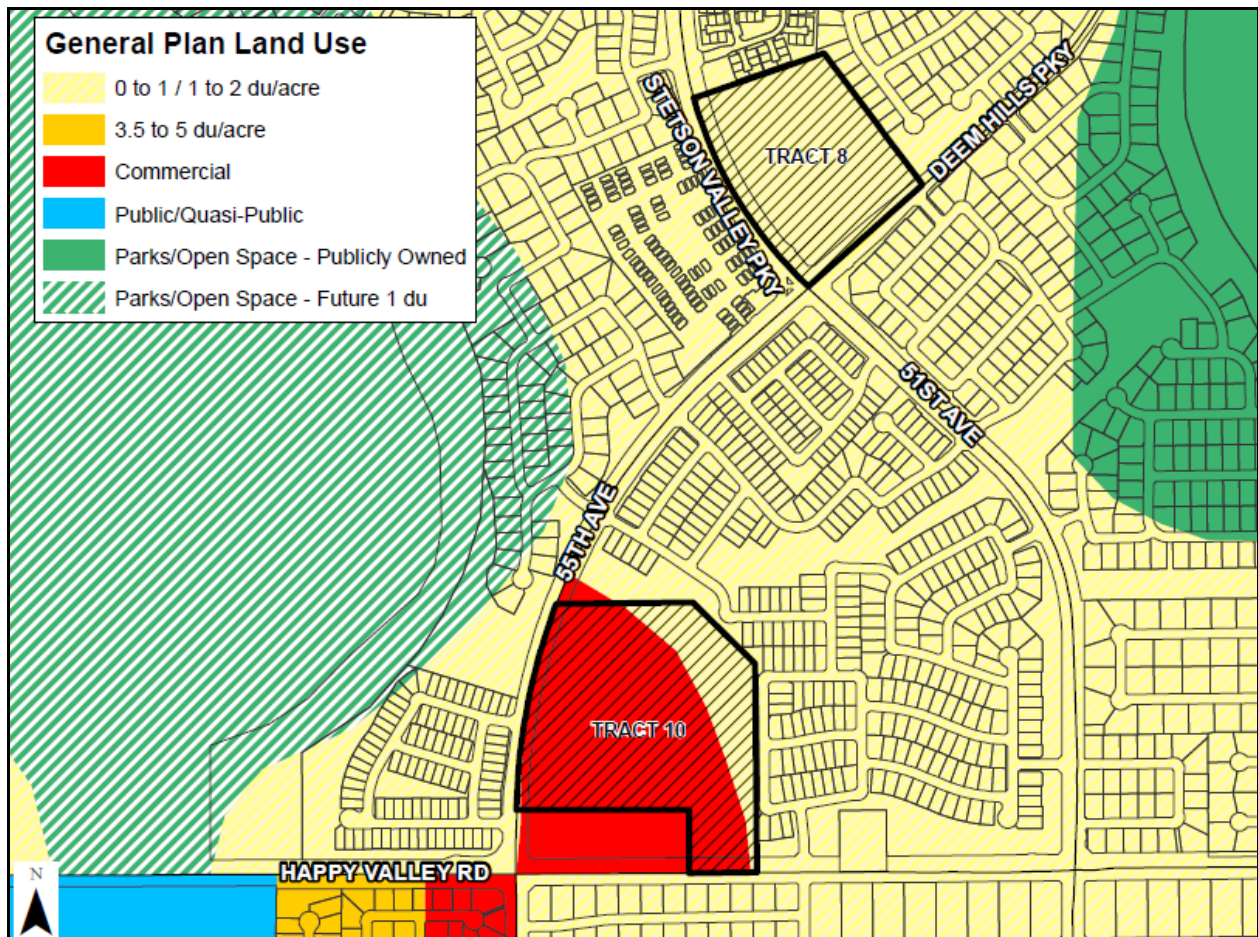
- 1) The proposed General Plan Land Use Map designation of Residential 2 to 3.5 du/acre (16.34 acres) Residential 3.5 to 5 du/acre (27.07 acres) is compatible with the uses developed and planned in the vicinity of the property.
- 2) The proposed General Plan Amendment is a good opportunity to remove a land use that is no longer viable in the area.

BACKGROUND

The subject site includes two state land parcels that are within the Stetson Hills Planned Community District (PCD). State Land Tract 8 is located at the northwest corner of 55th Avenue (Deem Hills Parkway) and Stetson Valley Parkway (51st Avenue) and State Land Tract 10 is located at the northeast corner of 55th Avenue and Happy Valley Road. The site is surrounded by single-family residential uses. This request would

amend the existing General Plan Land Use Map designation from Residential 0 to 1 / 1 to 2 du/acre and Commercial to Residential 2 to 3.5 du/acre and Residential 3.5 to 5 du/acre. Rezoning Case No. Z-78-A-88-1 (Stetson Hills PCD Amendment A) is the companion case and is running concurrently with this General Plan Amendment request. The companion case is a request to rezone the subject site from S-1 (Approved C-2 PCD), S-1 (Approved S-1 PCD), and S-1 (Approved R1-6 PCD) to R1-6 PCD and C-2 PCD to allow for single-family residential and commercial development.

The subject site is vacant and was reserved primarily for commercial uses. The PCD Master Plans have approved C-2 commercial zoning on Tract 8 and a large portion of Tract 10. The amount of commercial land originally proposed as part of the PCD is no longer viable for the area. Staff is supportive of keeping some commercial in the area in order to allow for convenient neighborhood commercial uses.



Tract 8 is surrounded by single-family residential uses and Residential 0 to 1 / 1 to 2 dwelling unit/acre General Plan Land Use Map designations. Tract 10 is also surrounded by mostly single-family residential uses that are designated Residential 0 to 1 / 1 to 2 dwelling unit/acre on the General Plan Land Use Map. The southwest portion of Tract 10, which is not included as part of this request, is vacant land that is designated Commercial on the General Plan Land Use Map.

RELATIONSHIP TO GENERAL PLAN CORE VALUES (GOALS AND POLICIES)

CONNECT PEOPLE AND PLACES

- *CANALS AND TRAILS; DESIGN PRINCIPLES: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.*

The development that is related to the proposed amendment proposes pedestrian paths that will enhance pedestrian circulation in the area.

STRENGTHEN OUR LOCAL ECONOMY

- *EMPLOYERS (JOB CREATION); OPERATIONS TOOL: Identify planning and zoning entitlements needed to support employment generating uses.*

The proposed amendment will allow for additional housing and has the potential to stimulate additional job creation in the Deer Valley area.

- *ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.*

Maintaining a small portion of commercial land use at the intersection of 55th Avenue and Happy Valley Road has the potential to encourage new businesses in the area.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- *CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.*

CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: 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.

CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The proposed amendment will allow for an update of the PCD while still maintaining compatibility with surrounding uses. The proposed single-family residential land use will provide additional single-family residential product in the area that will be consistent in both scale and character with the adjacent land uses.

- *SAFE NEIGHBORHOODS – TRAFFIC; DESIGN PRINCIPLE: Develop housing so that it does not front directly on, or have direct access to, arterial streets, unless large lot size, buffering techniques, and/or site design can adequately mitigate both negative traffic impacts and adverse noise impacts.*

The amendment allows a more linear configuration of commercial land use along

Happy Valley Road, a major transportation corridor in the area, which will aide in buffering the residential uses to the north from potential traffic and noise impacts.

BUILD THE SUSTAINABLE DESERT CITY

- *DESERT LANDSCAPE; LAND USE PRINCIPLE: Promote land uses that preserve Phoenix's natural open spaces.*

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; RIVERS, WASHES AND WATERWAYS; LAND USE PRINCIPLE: Preserve natural washes coming from the preserves and promote access and views of the preserves by the public.

The proposed amendment allows for residential development that has the potential to be designed to preserve natural open space areas and washes.

CREATE AN EVEN MORE VIBRANT DOWNTOWN

- The proposed amendment has no significant effect on the General Plan Core Value related to creating an even more vibrant downtown.

CONCLUSION AND RECOMMENDATION

Staff recommends that the request be approved.

Approval of this General Plan Amendment will further the goals of the General Plan. Approval is compatible with the development pattern in the area.

Writer

Racelle Escolar
January 12, 2016

Attachments

A: Sketch Map
B: Aerial








GENERAL PLAN AMENDMENT

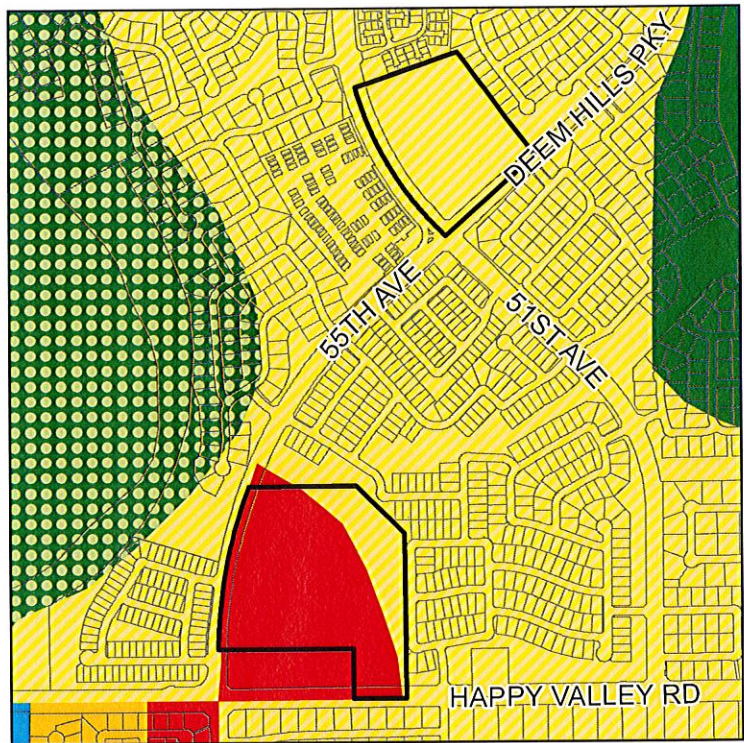
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-4-15-1	ACRES: 43.41 +/-
VILLAGE: Deer Valley	COUNCIL DISTRICT: 1
APPLICANT: Hilgart Wilson c/o Toni Bonar	

EXISTING:




Residential 0 to 1 / 1 to 2 du/acre (22.26 +/- Acres)
 Commercial (21.15 +/- Acres)

-  Proposed Change Area
-  Residential 0 to 1 / 1 to 2 du/acre
-  Residential 3.5 to 5 du/acre
-  Commercial
-  Public/Quasi-Public
-  Parks/Open Space - Publicly Owned
-  Parks/Open Space - Future 1 du



PROPOSED CHANGE:

Residential 2 to 3.5 du/acre (16.34 +/- Acres)
 Residential 3.5 to 5 du/acre (27.07 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du/acre
-  Residential 3.5 to 5 du/acre

