



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
May 2, 2019

<u>Application:</u>	GPA-LV-1-19-8
<u>Applicant/Representative:</u>	Jim Stockwell, Jr., Vita Communities, LLC
<u>Location:</u>	Northeast corner of 59th Avenue and Elliot Road
<u>Acreage:</u>	30.14 acres
<u>Current Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (30.14 acres)
<u>Requested Plan Designation:</u>	Residential 10 to 15 dwelling units per acre (22.89 acres) Commercial (7.25 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for a development with multifamily and commercial land uses.
<u>Village Planning Committee Date:</u>	Laveen – May 13, 2019
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The companion rezoning case (Z-14-19-8) proposes multifamily residential at a density of 10.88 dwelling units per acre and future commercial development. The proposal exceeds 10 acres and is not consistent with the existing General Plan Land Use designation. A general plan amendment is required to amend the Land Use designation.
- 2) The proposal for higher density residential and commercial is appropriate given the site's location adjacent to a freeway corridor and in close proximity to the Laveen Village Core.

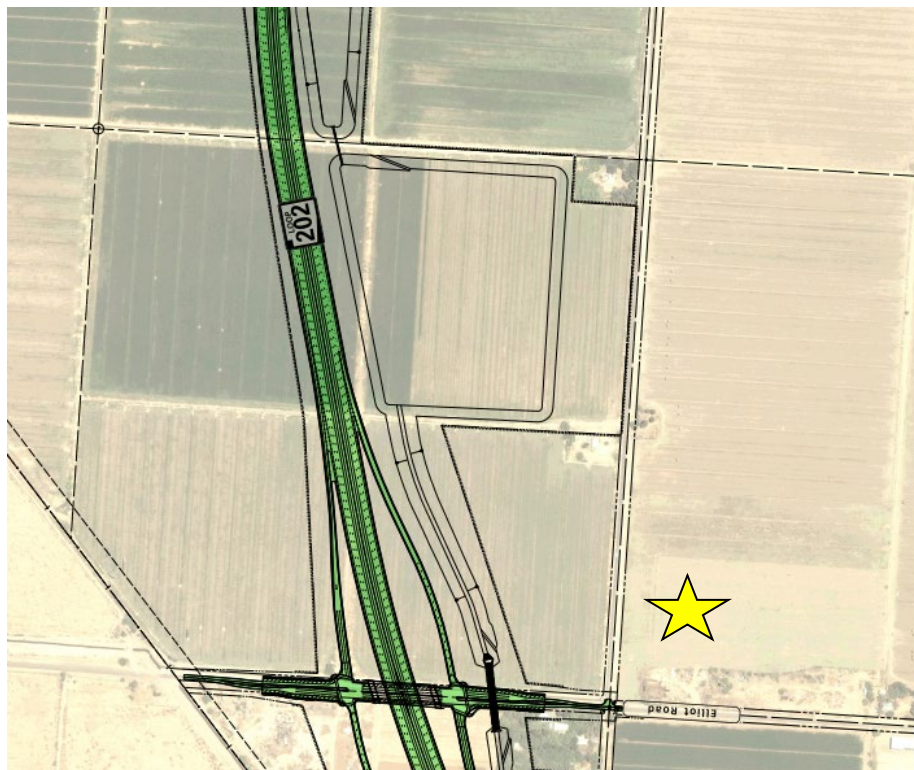
- 3) The proposed land use designations will be compatible with the surrounding General Plan Land Use Map designations by providing a transition from lower density residential uses to more intense commercial and commerce park uses adjacent to the Loop 202 freeway.

BACKGROUND

The subject site is located at the northeast corner of 59th Avenue and Elliot Road. The site is currently agricultural land.

The General Plan Amendment will allow for a multifamily residential development and future commercial development. There is a companion rezoning request case no. Z-14-19-8 that proposes multifamily development at a density of 10.88 dwelling units per acre and commercial uses.

The site is located adjacent to the Arizona State Route 202 Loop alignment, currently under construction. There is a planned traffic interchange at Elliott Road that will provide access to adjacent parcels.



Planned Loop 202 Configuration – Source: Arizona Department of Transportation

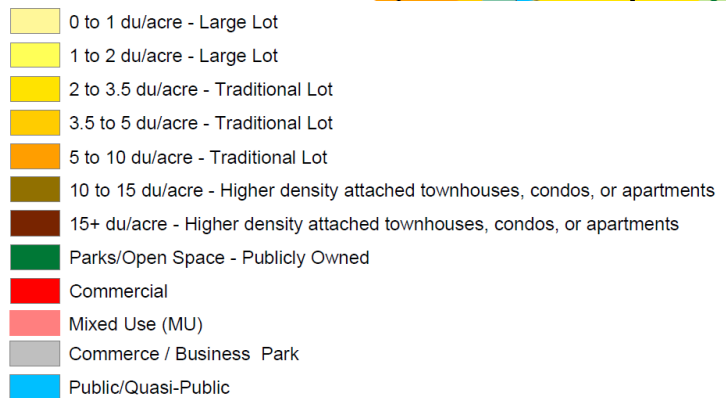
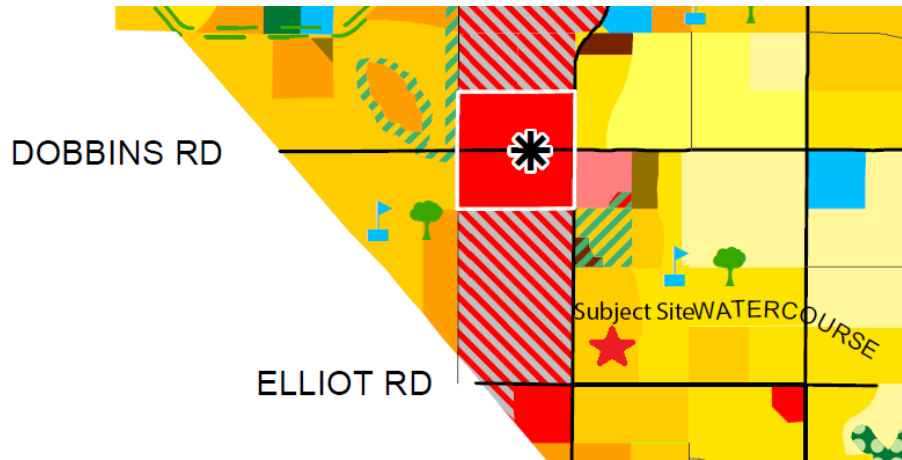
The Loop 202 corridor has been studied and planned as the anchor of the Laveen Village Core, which is located approximately ½ mile north of the subject property.

Higher density residential and commercial land uses planned within the Village align closely with the freeway corridor.

SURROUNDING LAND USES

The current General Plan Land Use Map Designation for the site is Residential 3.5 to 5 dwelling units per acre.

North of the subject site, south of the Olney Avenue alignment, the same General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre exists. Continuing from the subject site, north of Olney Avenue, the land use map designation changes to Mixed Use (Parks/Open Space) and Residential 3.5 to 5 dwelling units per acre. A portion of this land has been acquired by the City of Phoenix for a future park site.



South of the subject site, across Elliott Road, is an existing agricultural parcel with a Residential 3.5 to 5 dwelling units per acre Land Use Map designation. To the west of this parcel (across 59th Avenue), the land is designated Commercial on the existing General Plan Land Use Map.

General Plan Land Use Map Designations – Source: City of Phoenix Planning and Development Department

Directly to the west of the site is land designated Mixed Use (Commercial/Commerce Park). This is currently vacant land that has been largely acquired by the Arizona Department of Transportation as right-of-way for the Loop 202 freeway alignment.

To the east of the subject site, the land has a General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre before transitioning to Residential 2 to 3.5 dwelling units per acre.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- ***CORES, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.***

The subject site is located adjacent to the Loop 202 South Mountain Freeway alignment. The site will benefit from the transportation system capacity in the area, including the planned interchange at Elliot Road.

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

The proposed land use map designations will serve as a buffer to lower density residential uses to the east from the higher intensity commercial and business park uses, and the Loop 202 freeway to the west.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- ***CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.***

The Loop 202 South Mountain Freeway is directly west of the subject site. A gradual increase in intensity along this corridor will protect lower-density single-family uses found to the east of the subject site.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-LV-1-19-8. The approval of this request will support the development of the site with uses that will serve as a buffer between lower density residential uses and the Loop 202 South Mountain Freeway, along with providing additional opportunities for higher density residential development in the Laveen Village.

Writer

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May 2, 2019

Team Leader

Samantha Keating

Exhibits

Sketch Map