



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS

February 6, 2023

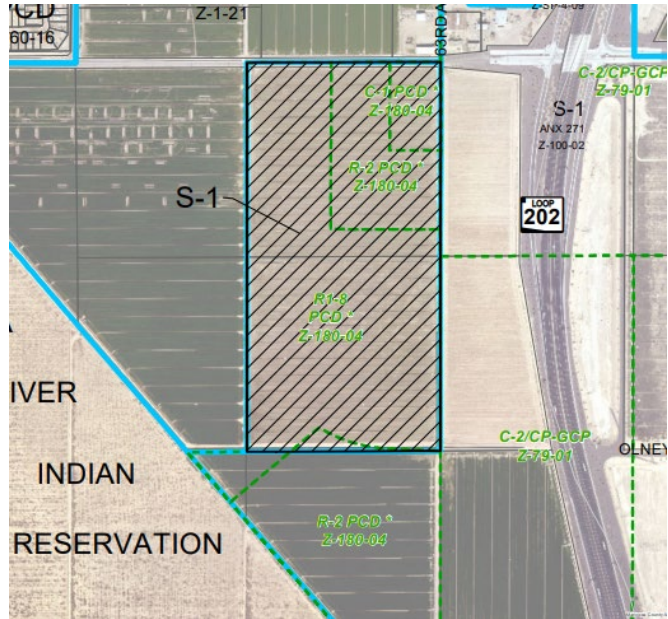
<u>Application:</u>	GPA-LV-5-22-7
<u>Owner:</u>	Clyde David Smith & Marsha Lou Smith
<u>Applicant:</u>	IDM Companies dropping of documents
<u>Representative:</u>	Jason Morris, Withey Morris, PLC
<u>Location:</u>	Approximately 550 feet west of the southwest corner of State Route 202 and Dobbins Road
<u>Acreage:</u>	80.49 acres
<u>Current Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (51.95 acres), Residential 5 to 10 dwelling units per acre (23.89 acres), and Mixed Use (Parks / Open Space-Publicly Owned / Residential 3.5 to 5 dwelling units per acre) (4.65 acres)
<u>Requested Plan Designation:</u>	Mixed Use (Industrial / Commerce/Business Park)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment to allow a commerce park development
<u>Laveen Village Planning Committee Meeting Date:</u>	February 13, 2023
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The proposed Mixed Use (Industrial / Commerce/Business Park) Land Use Map designation provides for a land use mix that is consistent with the site's location within the Loop 202 Freeway corridor, where a technology corridor is envisioned.
- 2) The proposed change coincides with rezoning proposal Z-73-22-7 that creates a unified zoning framework through a Planned Unit Development (PUD) for the entire site. The General Plan Amendment will provide for a General Plan Land Use Map designation that is consistent with the proposed PUD.

BACKGROUND

The subject site is 80.49 gross acres located approximately 550 feet west of the southwest corner of State Route 202 and Dobbins Road. The entire site is used for agriculture. The site is zoned S-1 (Approved C-1 PCD) (Ranch or Farm Residence, approved Neighborhood Retail, Planned Community District), S-1 (Approved R-2 PCD) (Ranch or Farm Residence, approved Multifamily Residence District, Planned Community District), and S-1 (Approved R1-8 PCD) (Ranch or Farm Residence, approved Single-Family Residence District, Planned Community District).



*Aerial Zoning Map
Source: Planning and Development
Department*

This request proposes a minor amendment to the General Plan Land Use Map to allow commerce park and industrial uses. The proposal will modify the land use designation from 51.95 acres of Residential 3.5 to 5 dwelling units per acre, 23.89 acres of Residential 5 to 10 dwelling units per acre, and 4.65 acres of Mixed Use (Parks/Open Space-Publicly Owned/Residential 3.5 to 5 dwelling units per acre) to 80.49 acres of Mixed Use (Industrial / Commerce/Business Park). The companion rezoning case, Z-73-22-7, proposes a PUD to allow commerce park and industrial uses.

SURROUNDING LAND USES

The subject site consists of agricultural land. The current General Plan Land Use Map designation for the site is Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Mixed Use (Parks/Open Space-Publicly Owned/Residential 3.5 to 5 dwelling units per acre).

NORTH

North of the subject site is agricultural land designated Mixed Use (Industrial / Commerce/Business Park)

SOUTH

South of the subject site, is agricultural land designated Residential 3.5 to 5 dwelling units per acre and Residential 5 to 10 dwelling units per acre.

EAST

East of the subject site, across the 63rd Avenue alignment, is agricultural land designated Commercial (within the Laveen Village Core) and Mixed Use (Commercial / Commerce/Business Park).

WEST

West of the subject site is agricultural land designated Mixed Use (Industrial / Commerce/Business Park).

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE

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

This General Plan Amendment request, with the companion rezoning request, Z-73-22-7, will support a variety of commercial, commerce park and industrial uses within close proximity to the Laveen Village Core and the Loop 202 corridor. The development will provide a place for a mix of business to operate and grow within proximity to housing options.

CONNECT PEOPLE AND PLACES CORE VALUE

- **CORES, CENTERS & 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 proposed land use mix of commerce and industrial is consistent with the surrounding land uses established by previous rezoning cases. The accompanying rezoning request provides a regulatory framework for a level of development intensity appropriate along the Loop 202 Freeway corridor.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **SAFE NEIGHBORHOODS, TRAFFIC; LAND USE PRINCIPLE: Locate major traffic-generating land uses on major streets in areas planned for such**

uses, or near parkway and freeway access and transit centers or light rail transit stations, and avoid use of local streets.

The proposed General Plan Land Use Map designation will allow for traffic-generating uses on this site to have easy access to an arterial street (Dobbins Road) that will connect them to the Loop 202 Freeway, thus avoiding residential local streets.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-LV-5-22-7 as filed. The request aligns with the goals and policies of the General Plan and will result in a land use designation that will maximize the property's location at the intersection of an arterial and collector street (63rd Avenue), within close proximity to a freeway. Along with the companion rezoning case, Z-73-22-7, the General Plan Amendment will allow for a compatible mix of land uses that will provide employment and services for the Laveen community.

Writer

Nayeli Sanchez Luna
February 6, 2023

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (2 pages)








GENERAL PLAN AMENDMENT

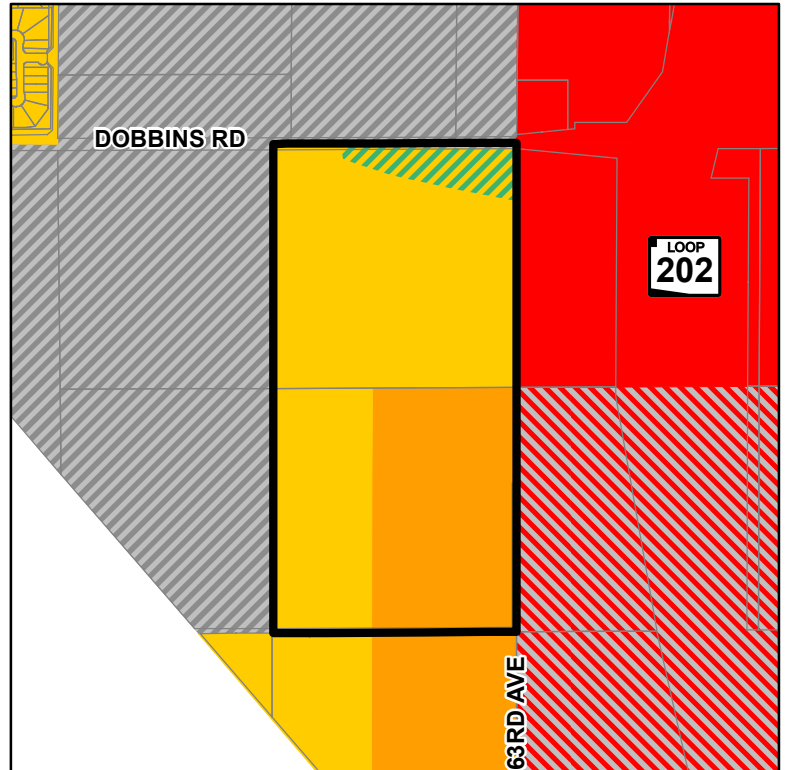
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-5-22-7	ACRES: 80.49 +/-	REVISION DATE:
VILLAGE: Laveen	COUNCIL DISTRICT: 7	12/23/2022
APPLICANT: IDM Companies		

EXISTING:



Residential 3.5 to 5 du/ acre (51.95 +/- Acres)
 Residential 5 to 10 du/ acre (23.89 +/- Acres)
 Mixed Use (Parks / Open Space / 3.5 to 5 du/ac) (4.65 +/- Acres)

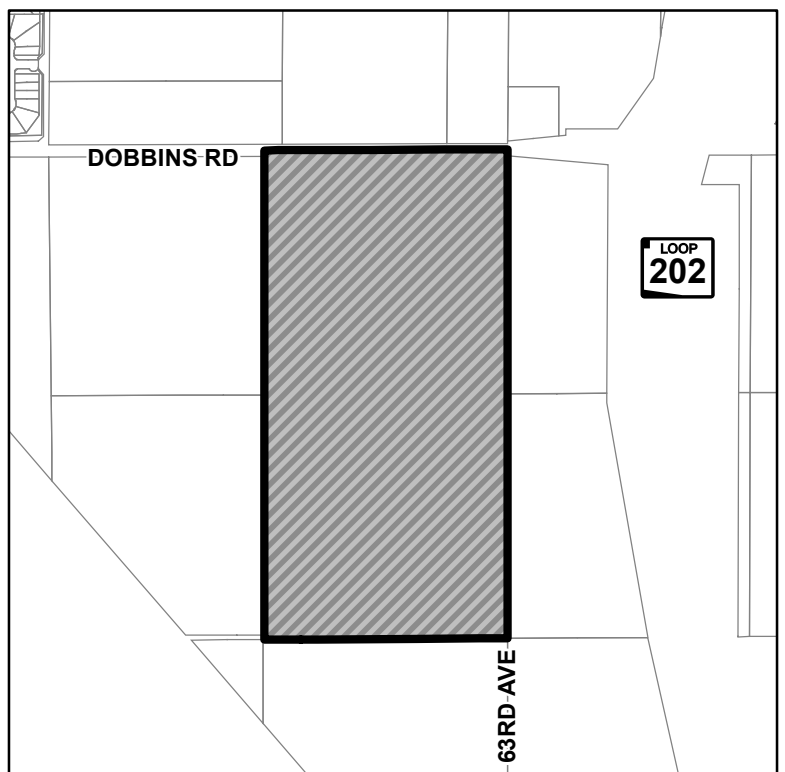
-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Commercial
-  Mixed Use (Commercial / Commerce Park / Business Park)
-  Mixed Use (Industrial / Commerce/Business Park)
-  Mixed Use (Parks / Open Space / 3.5 to 5 du/ac)



PROPOSED CHANGE:

Mixed Use (Industrial / Commerce / Business Park) (80.49 +/- Acres)

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



GENERAL PLAN AMENDMENT

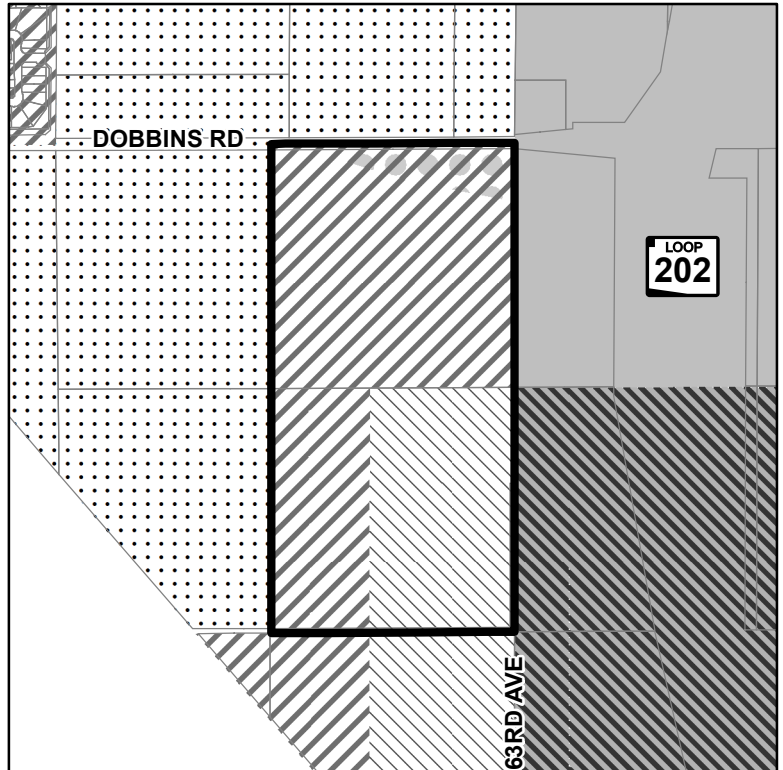
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
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