



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS

<u>Application:</u>	GPA-MV-1-14-5
<u>Applicant:</u>	Bela Flor Communnities LLC
<u>Location:</u>	Approximately 1,300 feet north of the northwest corner of 107 th Avenue and Camelback Road
<u>Acreage:</u>	66.65 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 du / acre (41.79 acres) Residential 3.5 to 5 du / acre (24.86 acres)
<u>Requested Plan Designation:</u>	Residential 2 to 3.5 du / acre (66.65 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for a single-family residential
<u>Village Planning Committee Date:</u>	Maryvale Village – March 11, 2015
<u>Staff Recommendation:</u>	Approval

Findings:

- 1) The proposed General Plan Land Use Map designation of Residential 2 to 3.5 du / acre is compatible with the uses developed and planned in the vicinity of the property.
- 2) The request will not dramatically alter the desired land use pattern in the area.

BACKGROUND

The subject site is vacant and located north of the Camelback Ranch baseball training complex. The site has been designated for single-family residential uses since the 1985 General Plan. The current single-family land use designations call for two different dwelling unit densities on the site. The request will establish one single-family land use designation for the site that is compatible with the land uses in the area.

RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES

NEIGHBORHOOD ELEMENT

GOAL 2: 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.

Policy 3: 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 development, via accompanying rezoning case Z-115-14-5, will be sensitive in design and character to the surrounding neighborhoods and uses.

LAND USE ELEMENT

GOAL 1: DIVERSE HOUSING MIX: A RANGE OF HOUSING CHOICES

Policy 1: Provide residents an opportunity to live and work in the village of their choice by offering a variety of housing, such as apartments, townhouses, single-family detached homes, accessory units, and mobile homes to respond to changing family size, health or income.

The requested land use designation provides for additional housing choices for Maryvale residents.

The proposed amendment has no significant effect on the following General Plan Elements:

**BICYCLING
RECREATION
OPEN SPACE
GROWTH AREA
HOUSING
PUBLIC SERVICES AND FACILITIES
CONSERVATION, REHABILITATION AND REDEVELOPMENT
ENVIRONMENTAL PLANNING
NATURAL RESOURCES CONSERVATION
WATER RESOURCES
PUBLIC BUILDING
SAFETY
COST OF DEVELOPMENT**

RECOMMENDATION

Staff recommends approval of the request.

Attachments:

General Plan Sketch Map








GENERAL PLAN AMENDMENT

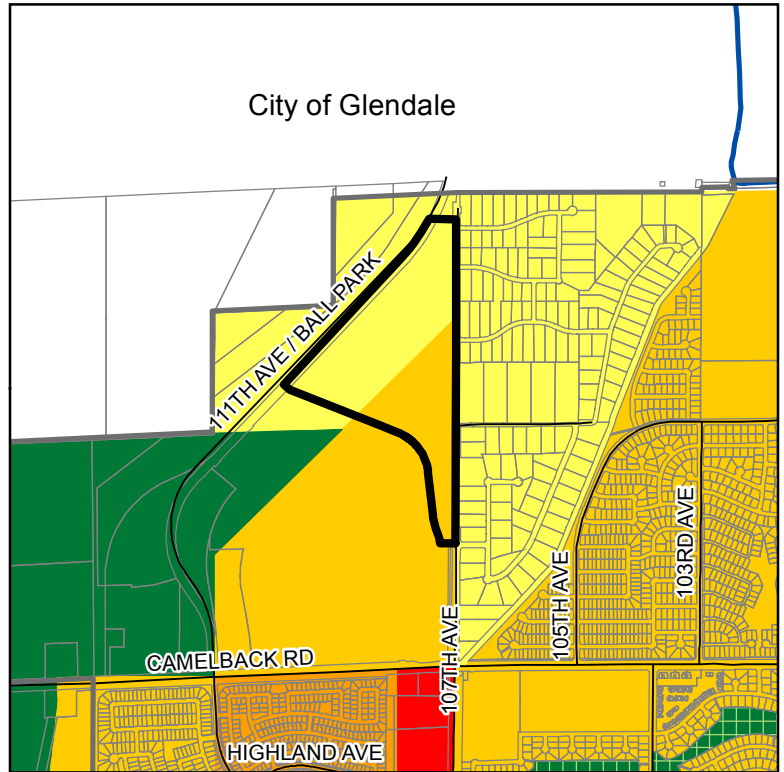
CITY OF PHOENIX ♦ PLANNING DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-MV-1-14-5	ACRES: 66.65 +/-
VILLAGE: Maryvale	COUNCIL DISTRICT: 5
APPLICANT: Hudd Hassell/Bela Flor Communities LLC	

EXISTING:



Residential 1 to 2 du/ac (41.79 +/- Acres)
 Residential 3.5 to 5 du/acre (24.86 +/- Acres)

-  Proposed Change Area
-  Residential 1 to 2 du/acre
-  Residential 3.5 to 5 du/acre
-  Residential 5 to 10 du/acre
-  Parks/Open Space - Privately Owned
-  Parks/Open Space - Publicly Owned
-  Commercial



PROPOSED CHANGE:

Residential 2 to 3.5 (66.65 +/- Acres)

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

