



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
August 31, 2020

<u>Application:</u>	GPA-NG-1-20-1
<u>Applicant:</u>	City of Phoenix Planning & Development Department
<u>Owner:</u>	Arizona State Land Department
<u>Representative:</u>	City of Phoenix Planning & Development Department
<u>Location:</u>	Northwest corner the Interstate 17 and Loop 303 Freeways
<u>Acreage:</u>	3,715.20 acres
<u>Current Plan Designation:</u>	Residential 0 to 2 dwelling units per acre (120.50 acres), Residential 2 to 5 dwelling units per acre (943.79 acres), Residential 5 to 15 dwelling units per acre (478.59), Residential 15+ dwelling units per acre (113.39 acres), Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre (106.93 acres), Commercial (134.63 acres), Mixed Use (North Gateway & Northwest Area Only (1,092.93 acres), Mixed Use (Commercial / Commerce Park (665.53 acres), and Parks/Open Space-Future 1 dwelling unit per acre (58.91 acres) within the Infrastructure Phasing Overlay.
<u>Requested Plan Designation:</u>	Mixed Use (Commercial / Commerce Park) (3,715.20 acres) and Removal of the Infrastructure Phasing Overlay
<u>Reason for Requested Change:</u>	To reinforce the area's location as a destination for employment uses and to address collaboration between the City of Phoenix and the Arizona State Land Department regarding the provision of infrastructure.

[North Gateway Village Planning](#)

[Committee Date:](#)

September 10, 2020

Staff Recommendation:

Approval

FINDINGS:

- 1) Requested land use change will reinforce the area's long envisioned role as a destination for employment uses.
- 2) The Mixed Use (Commercial / Commerce Park) land use designation will permit new zoning to be applied to the site that maximizes the area's existing transportation infrastructure investments.
- 3) Removal of the Infrastructure Phasing Overlay will allow for continued collaboration between the City of Phoenix, Arizona State Land Department and private development regarding infrastructure financing and installation.

BACKGROUND LAND USE

The subject property has long been envisioned as a destination for employment uses. Since the Phoenix City Council's adoption of the 1987 Peripheral Area C & D Plan, efforts have been made to preserve a significant portion of the area for uses other than single-family development. Figure 1 below is a snapshot of the Area C & D Plan's Land Use Map. The land use designations for most of the subject area are Mixed Use and Residential 10+ dwelling units per acre.

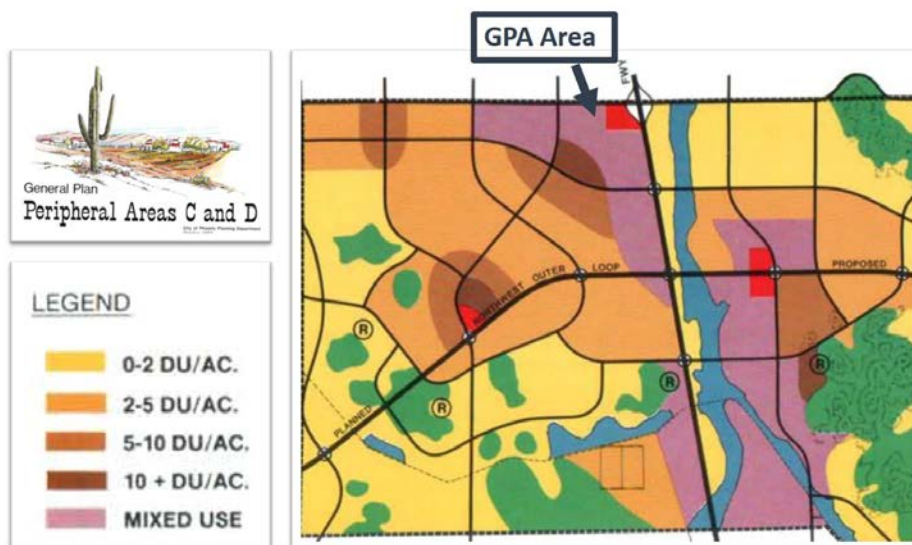


Figure 1: Area C & D Land Use Map; Source: City of Phoenix

The site's existing General Plan Land Use Map designations (Figure 2 Below) have continued to support the location of employment uses at the site. More than 54 percent of the land area within the GPA is designated for a use other than single-family development.

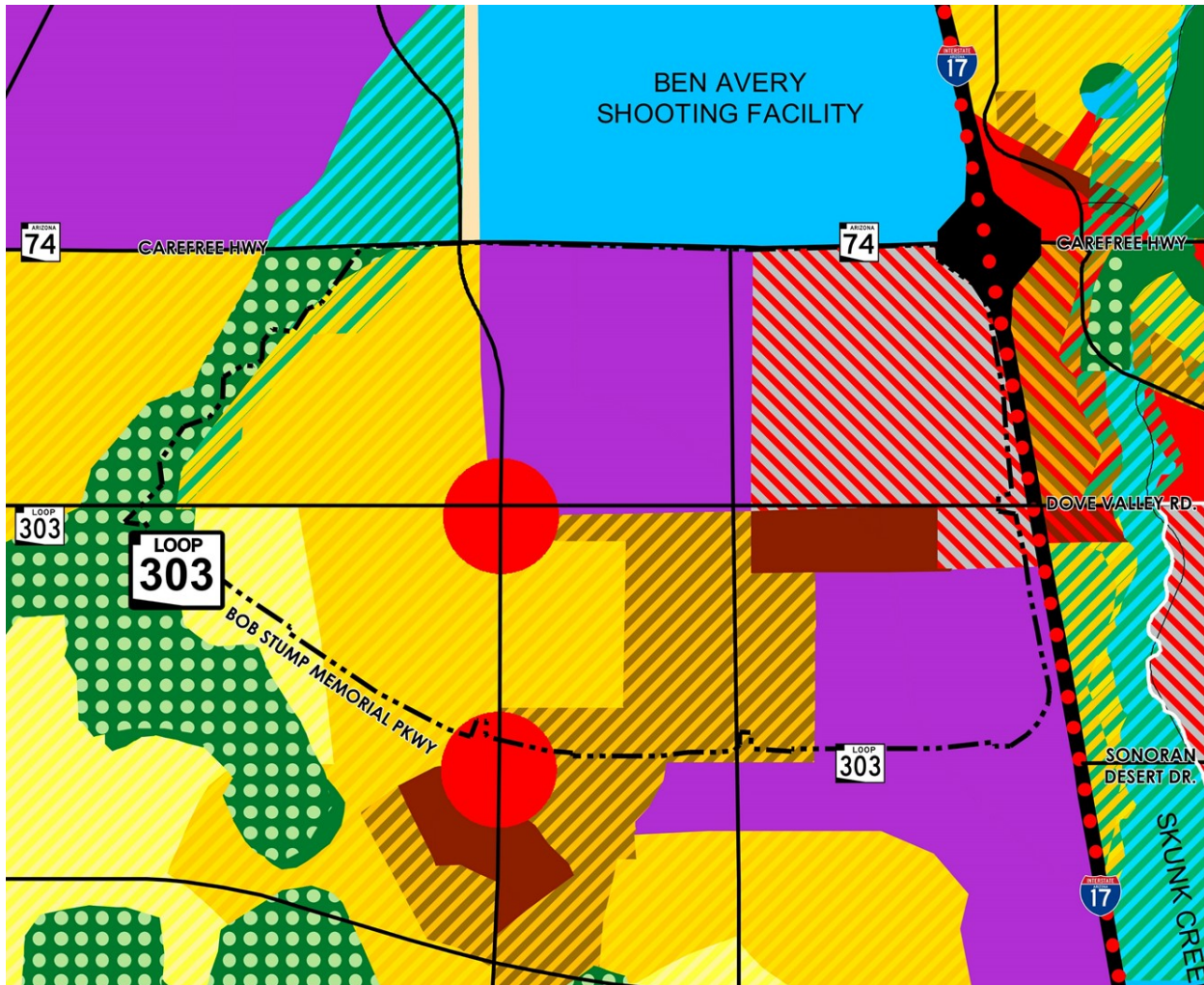


Figure 2: Existing General Plan Land Use Map Designations (Request area outlined by black line) (Source: City of Phoenix)

The site is bordered on three sides by significant transportation corridors – Carefree Highway (north), Interstate 17 (east) and the Loop 303 (south). The presence of these transportation corridors along three sides of the site, combined with the planned arterial streets (Dove Valley Road, 51st Avenue, 43rd Avenue) within the site's boundaries, represents a concentration of transportation assets not found in many locations within the region.

These transportation assets position the site to be uniquely suited to be an attractive location for employers given the wealth of connectivity options. The Interstate 17

corridor is already designated an important employment corridor by the City of Phoenix Economic Development Department and the Maricopa Association of Governments. Modifying the land use designations on the site reinforces the importance of this employment corridor to not only the city, but the entire region. Figure 3 below is the proposed General Plan Land Use Map designation for the site. The proposal changes the entirety of the GPA area to a land use mix that supports employment uses.

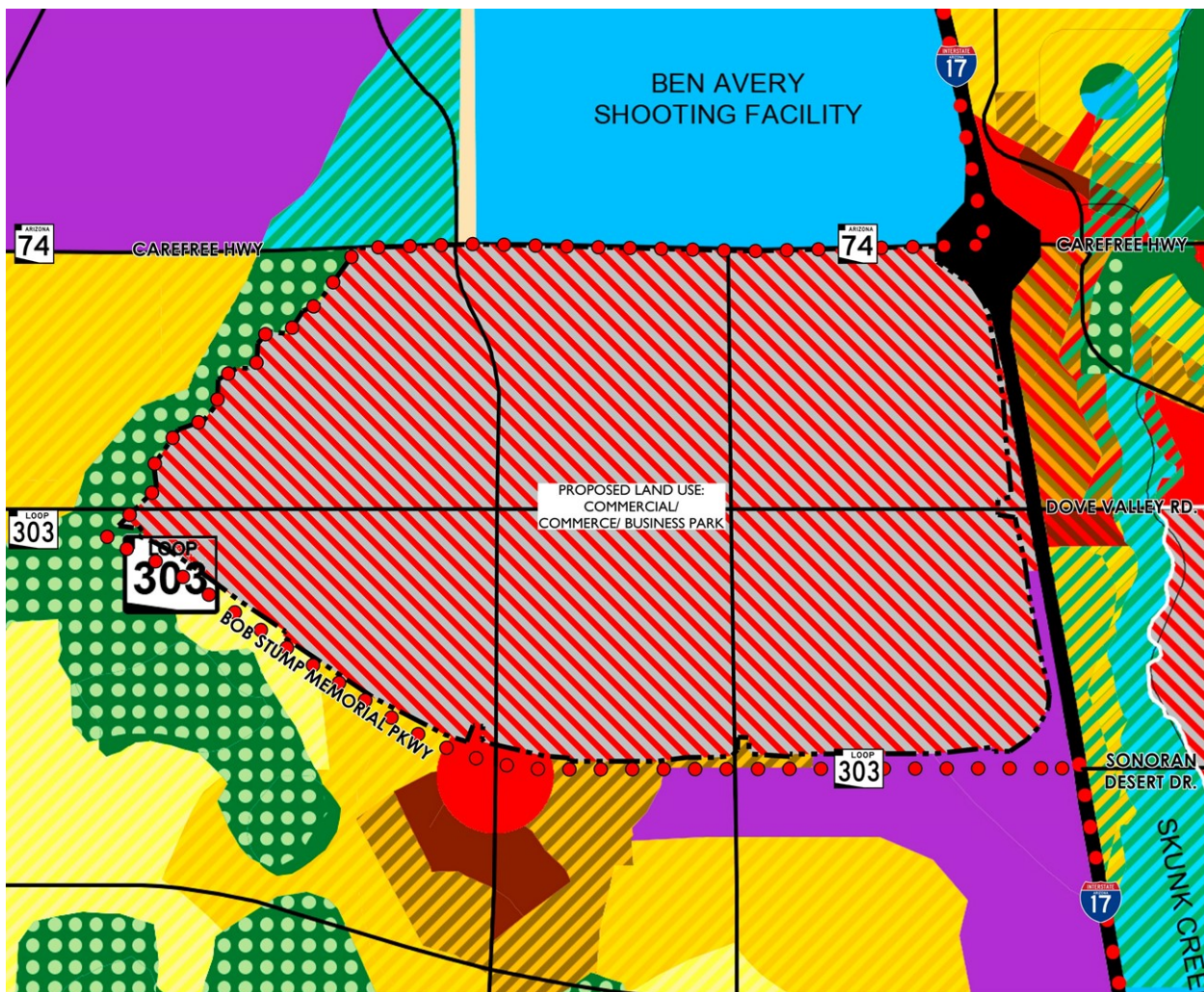


Figure 3: Proposed General Plan Land Use Map (Source: City of Phoenix)

SURROUNDING USES AND EXISTING CONDITIONS

In addition to the employment considerations the site's surrounding uses and existing conditions provide additional considerations for the requested land use map change. North of the site, across Carefree Highway, is the Ben Avery Shooting Facility. The Ben Avery Shooting Facility sits on more than 1600 acres, and according to its website, hosts more than 120,000 shooters a year (Source: <https://www.azgfd.com/shooting/basf/>).

The Ben Avery Shooting Facility is designated a City of Phoenix Point of Pride and the land use designations on the subject site, especially along Carefree Highway, have historically been designated with the protection of the facility in mind. Continuing to locate uses, that are compatible with the ongoing operation of the Ben Avery Shooting Facility will help to ensure that it remains a viable destination for the Phoenix community.

The site is vacant but does have power line and wash corridors within its boundaries as illustrated in Figure 4 below. The power lines corridors are another consideration for locating commerce park and commercial uses within the area when compared to the prospect of residential uses.

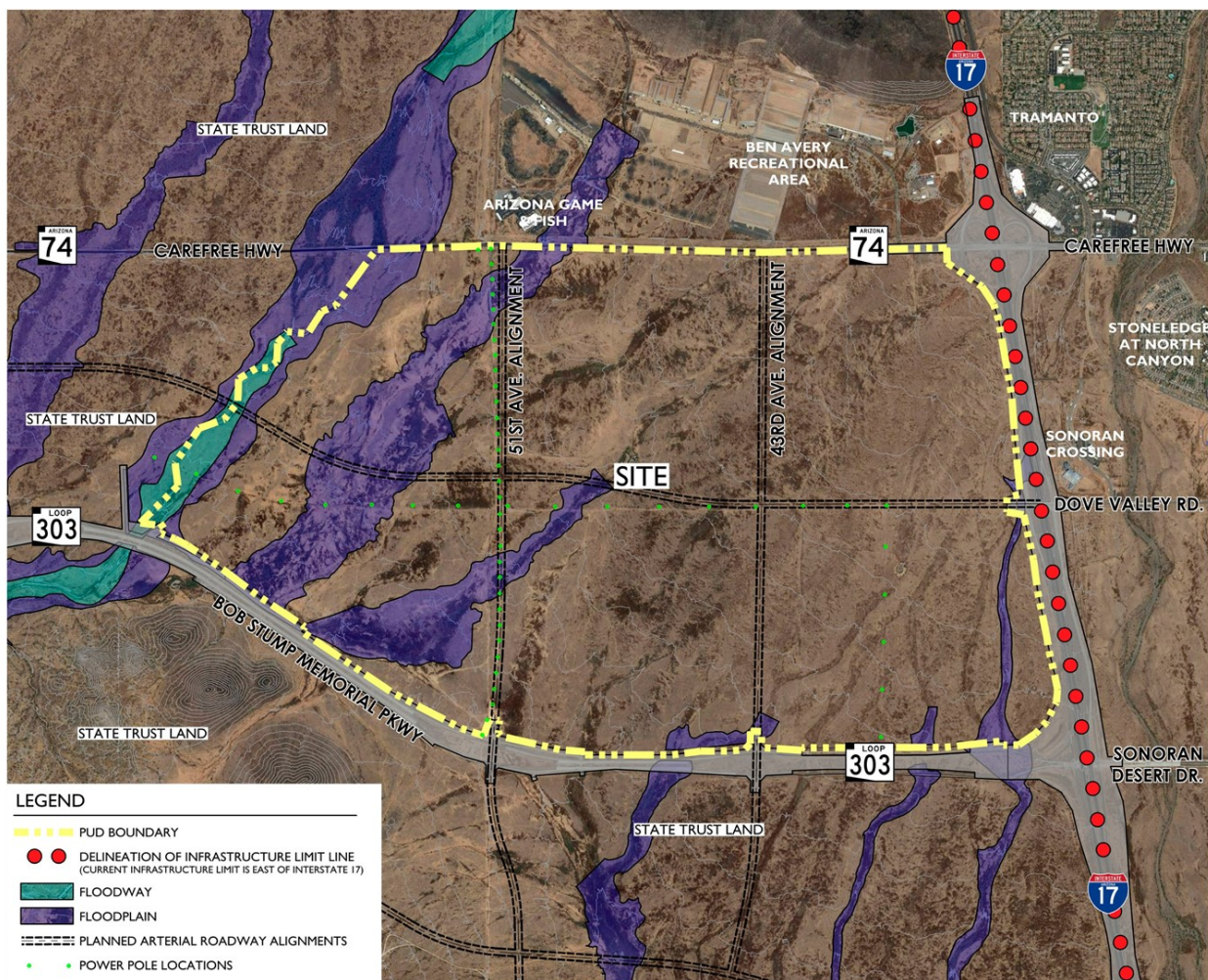


Figure 4: Aerial Map of Existing Conditions (Source: State Land Department)

BACKGROUND – INFRASTRUCTURE PHASING OVERLAY

The Phoenix City Council adopted the North Black Canyon Corridor Plan in 1999. Included in the plan was the establishment of the Infrastructure Phasing Overlay. The goal of the Overlay was to guide where water and sewer infrastructure would be extended and to encourage development and infrastructure investment within the North Black Canyon Corridor's Boundaries. Figure 5 below illustrates the boundaries of the Overlay.

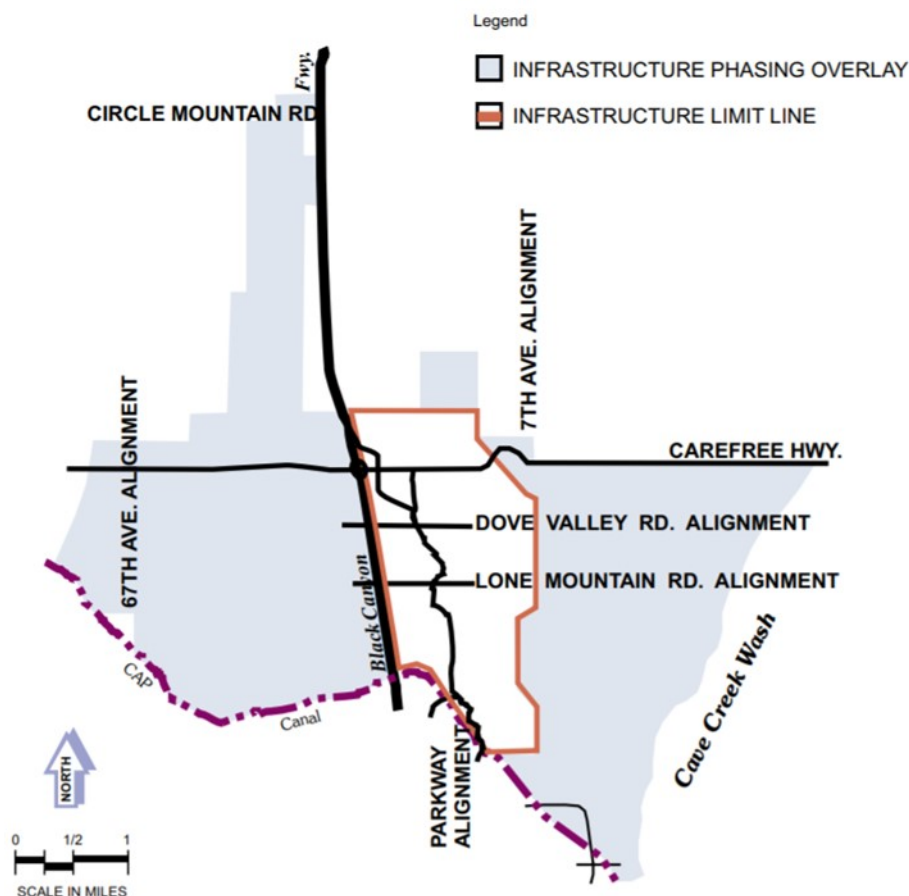


Figure 5: Infrastructure Phasing Overlay Boundary as depicted in North Black Canyon Corridor Plan (Source: City of Phoenix)

The North Black Canyon Corridor Plan calls for a 10-year review of the Overlay. While such a review has been included in larger infrastructure financing studies no formal action regarding the status of the Overlay has been done since the plan's adoption in 1999. This provides an opportunity to revisit the Overlay on a case by case basis. In this instance there are a few factors to consider.

First, one of the primary objectives of the North Black Canyon Corridor Plan was to encourage investment within the plan's boundaries which extend just beyond Carefree Highway on the north, down to the Central Arizona Project (CAP) Canal on the south,

along the Interstate 17 Freeway on the west and the 7th Avenue alignment on the east. Significant private investment and development has occurred within these boundaries since the plan's adoption in 1999 and has resulted in the location of housing, commercial and employment uses. Aerial maps of the area in 1999 and 2020 (Figure 6. below) highlight the extent of development that has occurred.

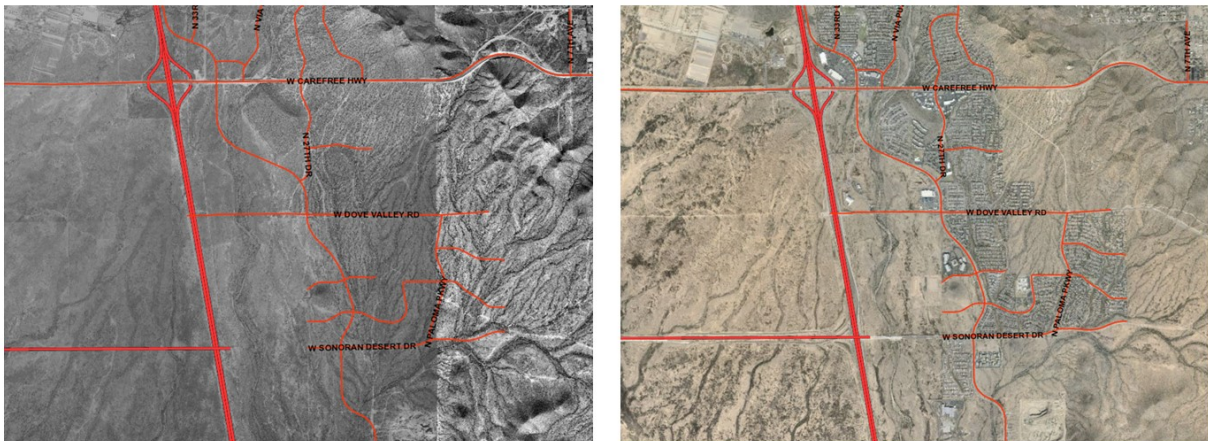


Figure 6: 1999 Aerial and 2020 Aerial of North Black Canyon Corridor Plan Area (Source: City of Phoenix)

The second factor in consideration is that this GPA is associated with an intergovernmental agreement (IGA) between the Arizona State Land Department (ASLD) and the City of Phoenix. The ASLD is the sole property owner of the entire GPA area.

This IGA will call for General Plan land use designations, rezoning and water resources for a 12,000-acre land area generally referred to as Biscuit Flats. The subject property falls within the northeast portion of that land area which extends down to the CAP Canal on the south, City of Phoenix boundary on the west, Carefree Highway on the north and Interstate 17 on the west. This GPA, and the corresponding rezoning case (Z-37-20-1) are considered part of Phase I of the IGA. Phase 2 would involve the remaining approximately 8,500 acres within the IGA, south of the Loop 303 freeway.

As part of the IGA Phoenix will provide a level of water and wastewater services to the property in exchange for additional water rights currently held by the ASLD. ASLD will recommend to the State Selection Board, which controls ASLD's Colorado River Water, that 12,000 acre-feet of the ASLD Colorado River Water be transferred to Phoenix in a series of assignments.

The IGA is meant to provide a framework for ongoing collaboration between the City of Phoenix and ASLD to strengthen the city's water resources while partnering to position the Biscuit Flats area for future investment. Removal of the Infrastructure Phasing Overlay within the subject area is the first step in helping to facilitate this effort.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

Connect People and Places Core Value

- **Core 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 proposed land use change is appropriate for a property that is bordered on three sides by the Carefree Highway (north), I-17 Freeway (east) and Loop 303 (south).

Strengthen Our Local Economy Core Value

- **Job Creation (Employers); Land Use Principle: 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.**

The proposed land use change will reinforce the location as a destination for employment uses within the Interstate 17 employment corridor.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-NG-1-20-1 as filed. The request aligns with the goals and policies of the General Plan, represents an important first step in a collaborative planning effort with the Arizona State Land Department, and will result in a land use designation that will continue to protect surrounding uses while maximizing the property's unique set of transportation assets.

Writer

Joshua Bednarek
August 31, 2020

Exhibits

Sketch Map (1 page)

GENERAL PLAN AMENDMENT

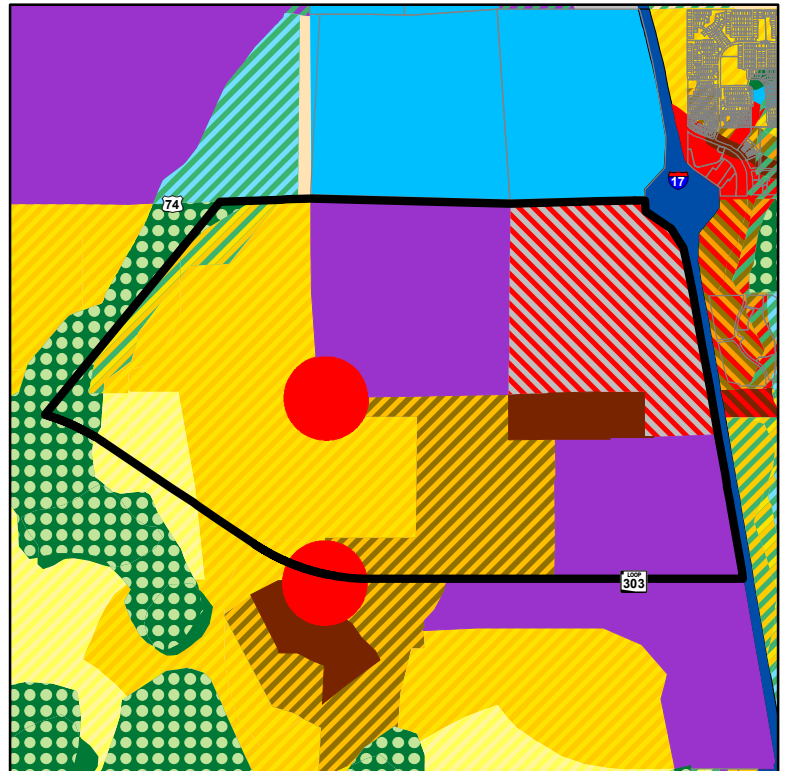
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-20-1	ACRES: 3715.20 +/-
VILLAGE: North Gateway	COUNCIL DISTRICT: 1
APPLICANT: City of Phoenix Planning and Development Department	

EXISTING:

- Residential 0 to 2 du/ac (120.50 +/- Acres)
- Residential 2 to 5 du/ac (943.79 +/- Acres)
- Residential 5 to 15 du/ac (478.59 +/- Acres)
- Residential 15+ du/ac (113.39 +/- Acres)
- Preserves / 2 to 3.5 or 3.5 to 5 du/ac (106.93 +/- Acres)
- Commercial (134.63 +/- Acres)
- Mixed Use (North Gateway & Northwest Area only) (1,092.93 +/- Acres)
- Mixed Use (Commercial/Commerce Park) (665.53 +/- Acres)
- Parks/Open Space-Future 1 du/ac (58.91 +/- Acres)

- Proposed Change Area
- Residential 0 to 2 du/ac
- Residential 2 to 3.5 du/ac
- Residential 2 to 5 du/ac
- Residential 3.5 to 5 du/ac
- Residential 5 to 15 du/ac
- Residential 15+ du/ac
- Undesignated Area
- Preserves / Undesignated
- Preserves / Mixed Use (Area C and D only)
- Preserves / Mixed Use / Commercial / 5 to 10 or 10 to 15 du/ac
- Preserves / Floodplain
- Preserves / Public / Quasi-Public
- Preserves / Commercial
- Preserves / 15+ du/ac
- Preserves / 5 to 10 or 10 to 15 du/ac
- Preserves / 2 to 3.5 or 3.5 to 5 du/ac
- Preserves / 0 to 1 or 1 to 2 du/ac
- Commercial
- Mixed Use (Commerce Park, Industrial, Commercial, Public/Quasi-Public / Parks/Open Space)
- Mixed Use (North Gateway and Northwest Area only)
- Mixed Use Parks / Open Space / 3.5 to 5 du/ac
- Mixed Use (Commercial / 5 to 10 / 10 to 15 du/ac)
- Mixed Use (Commercial / Commerce Park)
- Mixed Use (Commercial / 15+ du/ac)
- Commerce/Business Park
- Parks/Open Space - Future 1 du/ac
- Parks/Open Space - Publicly Owned
- Public/Quasi-Public
- Transportation



PROPOSED CHANGE:

- Infrastructure Phasing Overlay Removal (3715.20 +/- Acres)
- Mixed Use (Commercial / Commerce Park) (3715.20 +/- Acres)

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

