



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS
August 8, 2017**

<u>Application:</u>	GPA-RV-1-17-1
<u>Applicant:</u>	David Telles, New Hamburg Land Company, LLC
<u>Location:</u>	Approximately 1,500 feet north of the northeast corner of the I-17 and Circle Mountain Road.
<u>Acreage:</u>	68.94 acres
<u>Current Plan Designation:</u>	Commercial
<u>Requested Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre
<u>Requested Change:</u>	To update the General Plan Land Use Map designation from Commercial to Residential 3.5 to 5 dwelling units per acre.
<u>Reason for Requested Change</u>	To rezone the subject property to residential to allow for the construction of single family homes.
<u>Village Planning Committee Date:</u>	Rio Vista – August 8, 2017
<u>Staff Recommendation:</u>	Approval

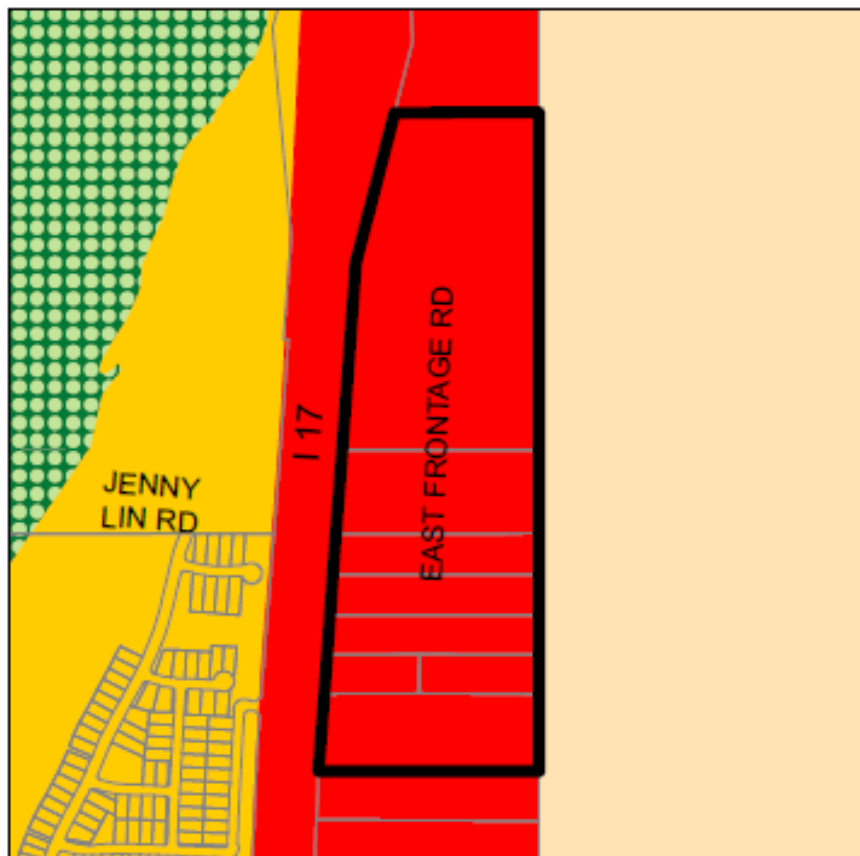
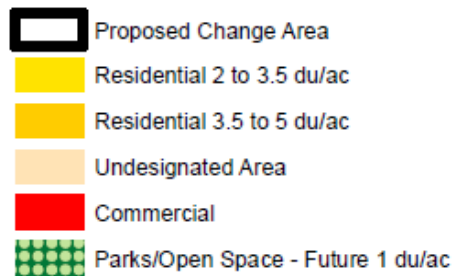
Findings:

- 1) The proposed General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre (68.94 acres) is compatible with the uses and General Plan classifications in the surrounding area.
- 2) The proposed General Plan Amendment provides a mixture of land uses with the addition of a residential land use category.

BACKGROUND

The subject site includes seven parcels that are located approximately 1,500 feet north of the northeast corner of I-17 and Circle Mountain Road. Of the seven parcels, three are currently in the annexation process into the City of Phoenix from Maricopa County. The site is bound by the I-17 to the west and Arizona State Land to the east. This request would amend the existing General Plan Land Use Map designation from Commercial to Residential 3.5 to 5 dwelling units per acre.

The subject site, shown outlined below, is currently designated commercial in a contiguous pattern with adjacent excluded properties.



Across the I-17, to the west, is the Circle Mountain Subdivision that is zoned R1-6 and is currently under construction.

RELATIONSHIP TO GENERAL PLAN CORE VALUES (GOALS AND POLICIES)

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 and economic opportunities in the Rio Vista 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; 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 single-family residential land use will provide additional residential products in the area that will be consistent in both scale and character with the adjacent land uses.

- *DIVERSE NEIGHBORHOODS – LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.*

The amendment allows for a mixture of uses with the addition of a residential land use category. There are tracts of land to the north and south of the subject site that are designated “Commercial” on the General Plan Land Use Map and are not part of this request.

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

Kaelee Wilson
July 24, 2017

Exhibits

A: Sketch Map
B: Aerial







GENERAL PLAN AMENDMENT

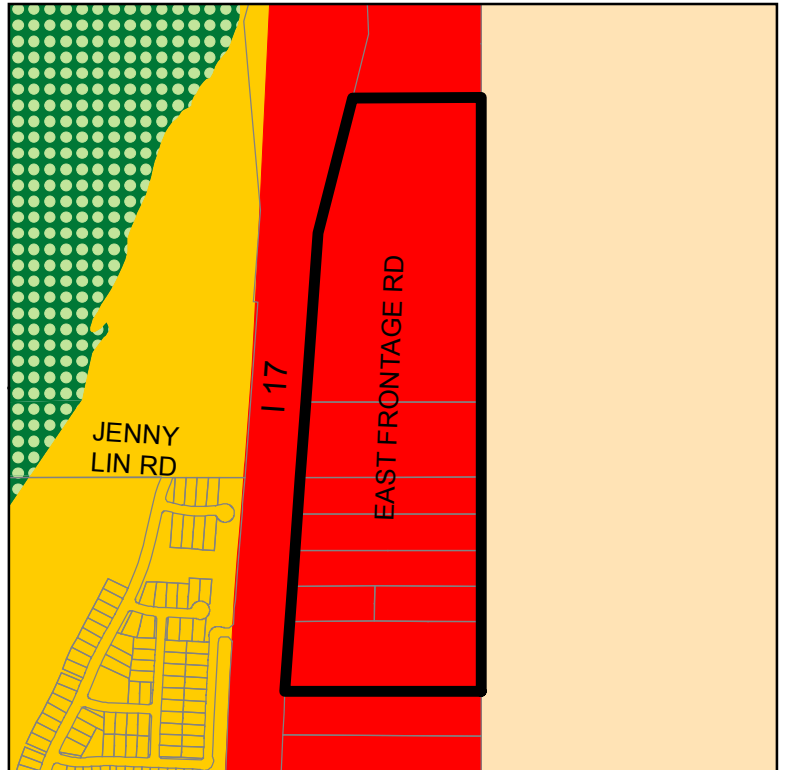
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-RV-1-17-1	ACRES: 68.94 +/-
VILLAGE: Rio Vista	COUNCIL DISTRICT: 1
APPLICANT: David Telles	

EXISTING:


Commercial (68.94 +/- Acres)

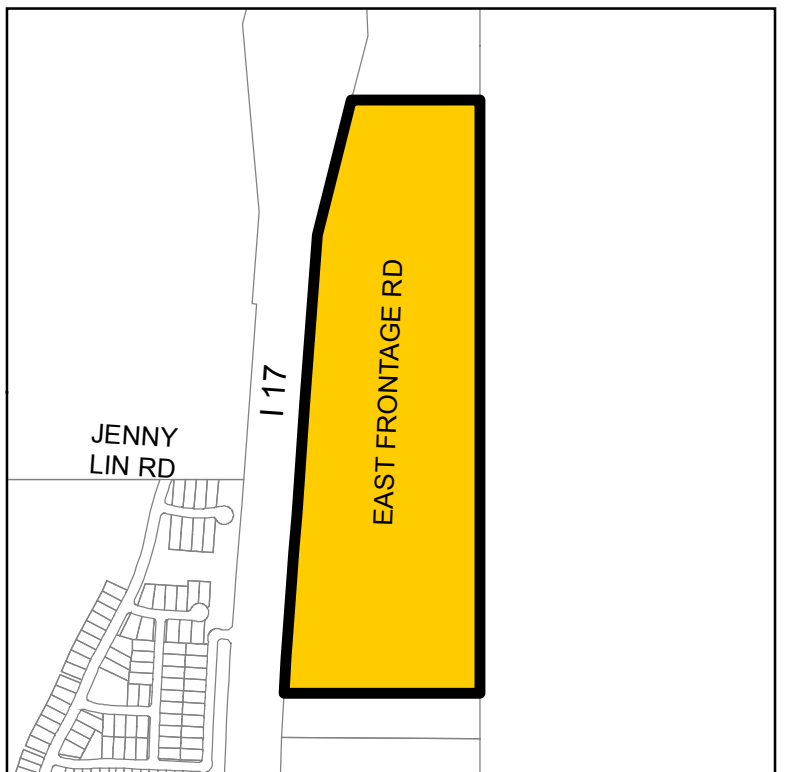
-  Proposed Change Area
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Undesignated Area
-  Commercial
-  Parks/Open Space - Future 1 du/ac



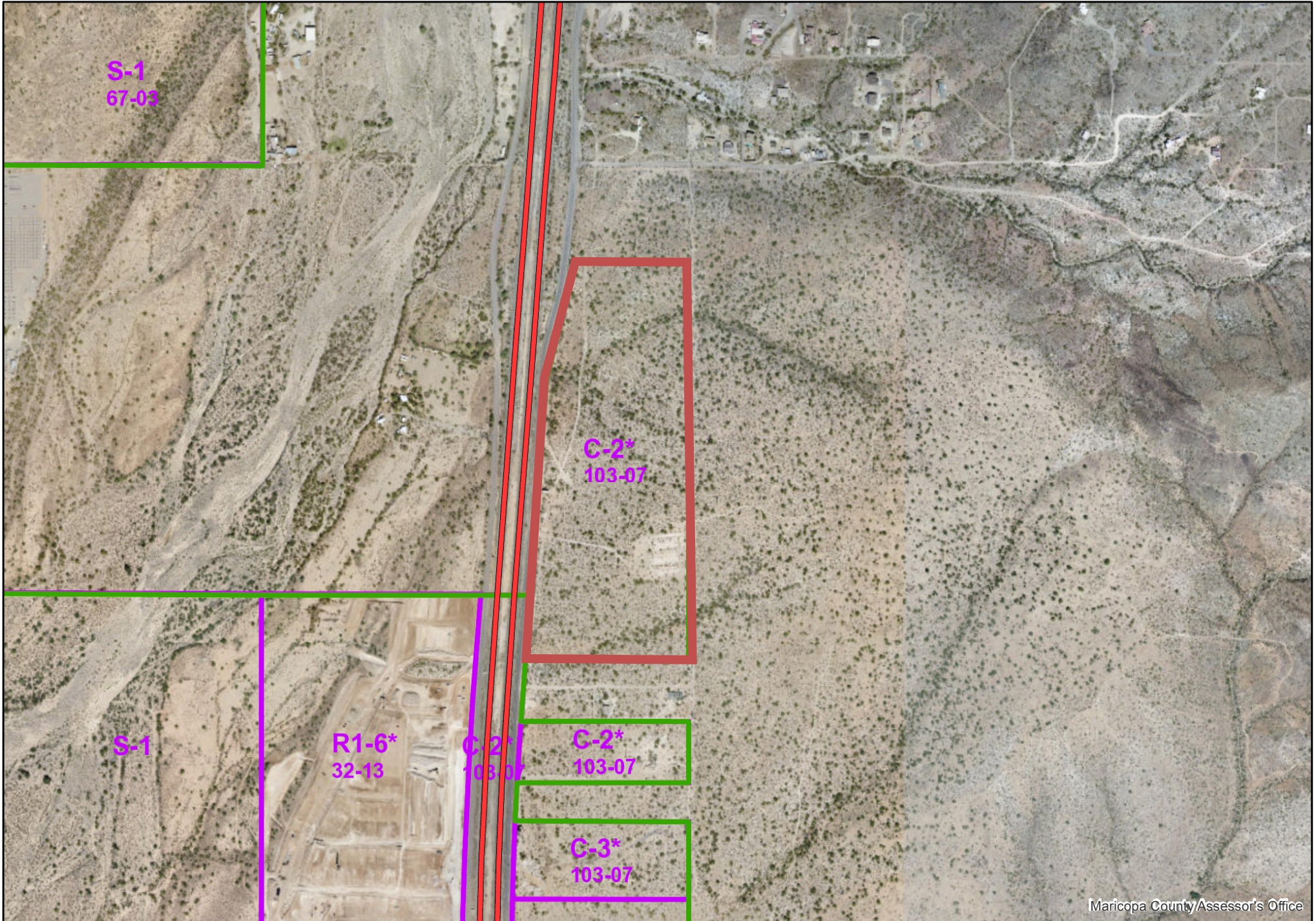
PROPOSED CHANGE:

Residential 3.5 to 5 DU/Acre (68.94 +/- Acres)

-  Residential 3.5 to 5 du/acre

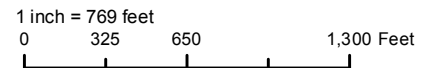


Planning and Development



Maricopa County Assessor's Office

Disclaimer : The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary. Printing Water Data is for Internal Staff Only



Date: 7/28/2017

