



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**

April 29, 2021

<u>Application:</u>	GPA-SM-1-21-8
<u>Applicant:</u>	Benjamin Tate, Withey Morris, PLC
<u>Owner:</u>	36th Street & Southern, LLC
<u>Representative:</u>	Benjamin Tate, Withey Morris, PLC
<u>Location:</u>	Approximately 100 feet north of the northwest corner of 36th Street and Wayland Drive
<u>Acreage:</u>	18.41 acres
<u>Current Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (18.41 acres)
<u>Requested Plan Designation:</u>	Residential 10 to 15 dwelling units per acre (18.41 acres)
<u>Reason for Requested Change:</u>	Map Amendment to Residential 10 to 15 dwelling units per acre for a multifamily residential townhome community
<u>South Mountain Village Planning Committee Date:</u>	May 11, 2021
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.
- 2) The proposed General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre is compatible with surrounding land uses.

- 3) The subject site proposes residential townhomes with access via 36th Street, a minor collector street, that serves other residential developments. Thirty-sixth Street connects to Southern Avenue, an arterial street that serves as a major transportation route.
- 4) The proposal will allow for additional housing choices in an area with diverse housing opportunities that include rental apartments, mobile homes, and privately owned single-family detached residences. The companion Rezoning Case Z-8-21-8 includes standards that ensure consistency in scale and character as well as appropriate transitions for adjacent single-family zoned property.

BACKGROUND

The subject site is located approximately 100 feet north of the northwest corner of 36th Street and Wayland Drive and contains two single-family homes. The companion Rezoning Case Z-8-21-8 is requesting to rezone the subject site from 18.41 acres of R1-6 (Single-Family Residence District) to 18.41 acres of R-3 (Multifamily Residence District) to allow a new 192-unit condominium or townhome development. The development, as proposed by the applicant, would allow a density up to 10.43 dwelling units per gross acre. The subject site is located adjacent to a minor collector street, 36th Street, which terminates at the junction of two designated multi-use trails, Esteban Park and the old San Francisco Canal.

ESTEBAN PARK AREA PLAN

In 2003, the City of Phoenix adopted the Esteban Park Area Plan (EPAP), a non-regulatory area plan, that addresses the existing conditions of the plan area, articulates a vision for the future and offers a series of implementation strategies to achieve the community's vision for the area. Six specific goals are outlined in the EPAP pertaining to: land use compatibility, urban design, neighborhood preservation, transportation safety, drainage and recreational amenities.

The EPAP Proposed General Plan Map designated the subject site as Residential 3.5 to 5 dwelling units per acre, while the proposal is to allow Residential 10 to 15 dwelling units per acre. The Esteban Park Area Plan Land Use Compatibility Goal 1, Objective B, encourages land assemblage for existing vacant parcels and parcels to be redeveloped to improve site layout plus design. The subject site is comprised of three parcels, one vacant and two underutilized, that are proposed to be redeveloped with a condominium or townhome project. Goal 2, Urban Design, Objective B, encourages height transitions in multifamily zoned parcels next to single-family residential, while Objective C encourages development stipulations that incorporate elements of the architectural history, character and scale of the area into the development. The proposed housing product are townhomes that will allow for single-family occupation, while following the step-back height provisions per the Zoning Ordinance applicable to

multifamily zoned properties adjacent to single-family residential. As stipulated in Rezoning Case Z-8-21-8, the development shall incorporate design elements that may include pitched roofs, which are characteristic of the area.

Goal 4 Transportation Safety, Objective A, of the EPAP notes the desire to implement and promote plans for multi-use trail systems for pedestrians, equestrians and bicyclists. As stipulated in the companion rezoning case, the proposed development will promote elements such as detached, shaded sidewalks, benches or seating elements, and a bicycle repair station at the terminus of 36th Street where a multi-use trail, Esteban Park and this development intersection. Goal 6, Recreational Amenities, Objective A, encourage the consultation of the Parks and Recreation Department regarding the addition of a trail along the south side of Esteban Park. The applicant and staff contacted the Parks and Recreation Department regarding the location of a multi-use trail along the northern border of this development adjacent to the southside of Esteban Park, and it was determined that no trail will be required as part of this development next to Esteban Park due to challenges with developing along or across the old San Francisco Canal.

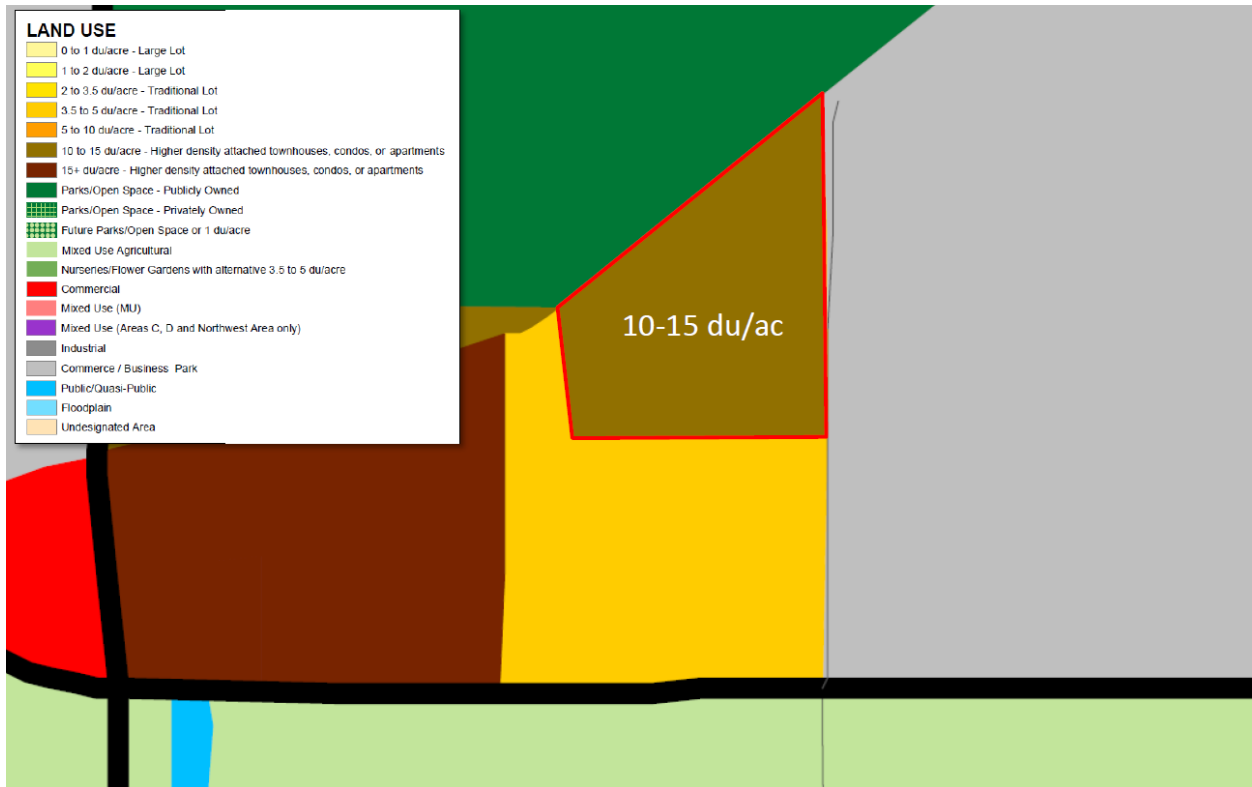
This General Plan Amendment, along with the development standards stipulated in Rezoning Case Z-8-21-8, will allow for a land use map designation that is consistent with the character of the area where existing single-family uses of various densities exist and promote many of the goals from the Esteban Park Area Plan.

SURROUNDING LAND USES

The proposed general plan land use amendment is located in the eastern portion of the South Mountain Village. North of the site, the General Plan Land Use Map designation is Parks/Open Space-Public where Esteban Park and the former San Francisco Canal are located. This land is zoned R1-6 (Single-Family Residence District).

South and west of the subject site two single-family residential subdivisions where properties are designated as Residential 3.5 to 5 dwelling units per acre. These properties are zoned R1-6 (Single-Family Residence District) and are developed with single-family detached homes.

East of the subject site, the General Plan Land Use Map has designated properties as Commerce / Business Park. These properties are developed primarily with commerce park uses and several single-family homes, zoned Ind. Pk. (Industrial Park District) and S-1 (Ranch or Farm Residence District).



Proposed General Plan Land Use Map, Source: Withey Morris, PLC

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- ***CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

The proposal for condominiums or townhomes, would allow development of a housing product that is consistent with other single-family uses in the area. Access to the site is shared with other single-family uses in the area via 36th Street, a minor collector street, that connects to Southern Avenue which provides transit opportunities. As stipulated, the concurrent rezoning case Z-8-21-8, will incorporate height restrictions, balcony restrictions on upper floors, and enhanced perimeter landscaping standards, which will also help to provide a transition from the proposed development to adjacent residential properties and to respect local conditions.

- ***CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; LAND USE PRINCIPLE: Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods. On-street parking in some areas may also promote a pedestrian environment.***

The proposed development will have the units adjacent to 36th Street be street-oriented, with resident and guest parking located in the back of units plus internally distributed within the site. As stipulated, the development will promote a pedestrian environment by requiring direct pedestrian connections to public streets from residential units adjacent to 36th Street, plus detached and shaded sidewalks along 36th Street.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- ***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.***

Uses in the surrounding area consist of public, residential, commercial and agricultural uses. The proposed development is consistent in scale and character with the surrounding uses and will provide an appropriate transition between adjacent single-family detached and a public park, as well as commerce park development to the east. As stipulated, the concurrent rezoning case Z-8-21-8, will incorporate height restrictions, balcony restrictions on upper floors, and enhanced perimeter landscaping standards, which will also help mitigate impacts on adjacent residential properties. Furthermore, the Zoning Ordinance contains “step-back” provisions that require a one-foot setback for every one-foot of building height above 15 feet where multifamily zoning is located next to single-family zoning.

- ***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***

Approval of the request will allow the introduction of condominiums or townhomes, an additional housing option in the area. This diversity in housing opportunities is compatible with the surrounding land use patterns. Furthermore, the proposed development will help to provide housing for a broader range of lifestyles in the area.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-SM-1-21-8. The proposed land use map designation of **10 to 15 dwelling units per acre** is consistent in scale and character with existing land uses in the surrounding area. The land use map designation, as requested, would further diversify the land uses in this part of the South Mountain Village in a manner consistent with development patterns based on the existing zoning and general plan land use map designations in the general area. Furthermore, the requested land use map designation provides a transition area between the single-family residential and Commerce/Business Park land use designations.

The subject site is located adjacent to a minor collector street, 36th Street, which terminates at the junction of two designated multi-use trails, Esteban Park and the old San Francisco Canal. As stipulated, the concurrent case Z-8-21-8 will enhance the compatibility and consistency with the land use pattern in the surrounding area while furthering the goals from the Esteban Park Area Plan (EPAP). Approval of the request, with concurrent case Z-8-21-8, will support the development of this underutilized property with uses that are compatible with the land use designations and zoning districts in the general area.

Writer

Enrique Bojórquez Gaxiola
April 29, 2021

Team Leader

Samantha Keating

Exhibits

Sketch Maps (2 pages)







GENERAL PLAN AMENDMENT

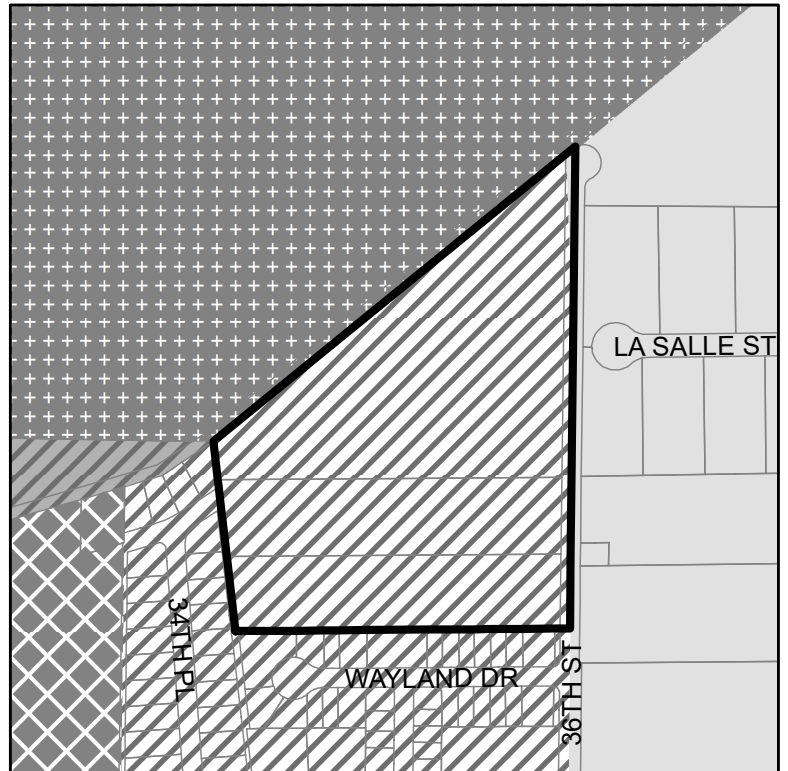
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-1-21-8_BW	ACRES: 18.41 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Benjamin Tate	

EXISTING:



Residential 3.5 to 5 (18.41 +/- Acres)

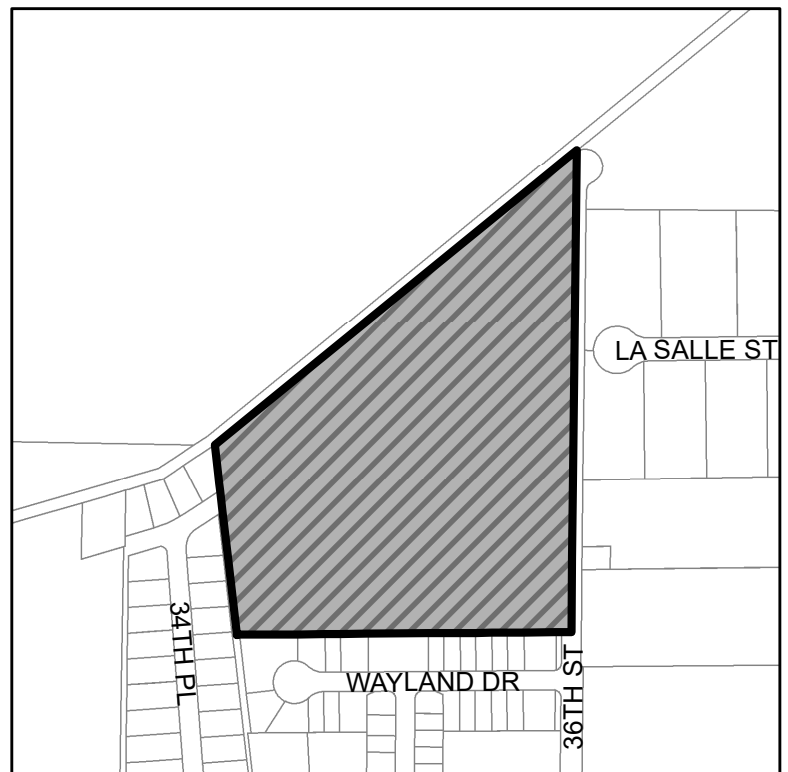
-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 10 to 15 du/acre
-  Residential 15+ du/acre
-  Commerce/Business Park
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 10 to 15 (18.41 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/acre









GENERAL PLAN AMENDMENT

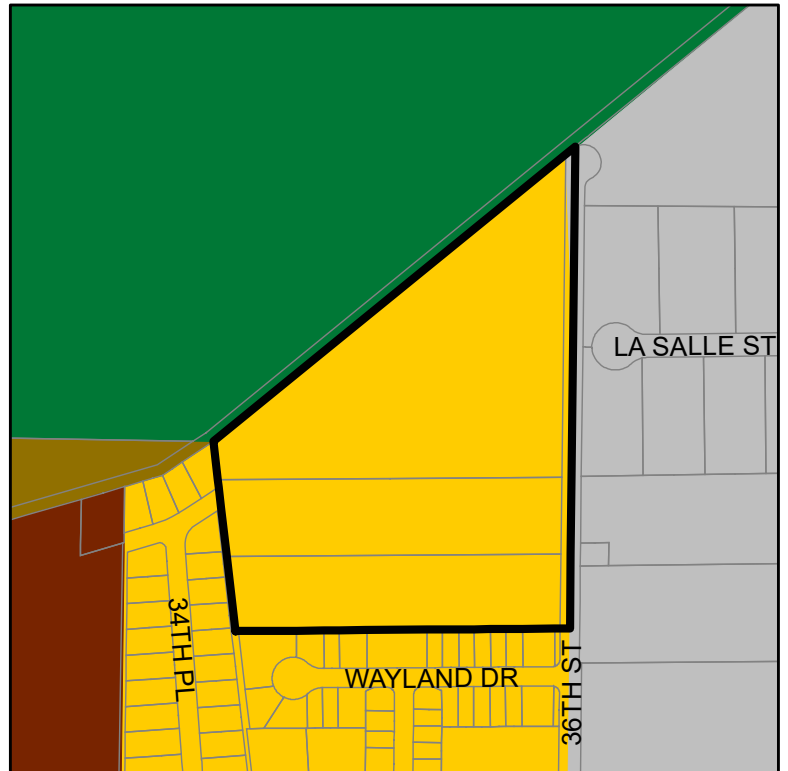
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-1-21-8	ACRES: 18.41 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Benjamin Tate	

EXISTING:



Residential 3.5 to 5 (18.41 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 15+ du/ac
-  Commerce/Business Park
-  Residential 10 to 15 du/ac
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 10 to 15 (18.41 +/- Acres)

-  Proposed Change Area
-  Residential 10 to 15 du/ac

