



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT  
STAFF ANALYSIS**  
January 27, 2022

<u>Application:</u>	GPA-SM-4-21-8
<u>Owner:</u>	Hon Farmers, LLC
<u>Applicant:</u>	Paul Gilbert, Beus Gilbert McGroder, PLLC
<u>Representative:</u>	Adam Pruitt, Beus Gilbert McGroder, PLLC
<u>Location:</u>	Northeast corner of 23rd Avenue and Dobbins Road
<u>Acreage:</u>	25.71 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 dwelling units per acre
<u>Requested Plan Designation:</u>	Residential 2 to 3.5 dwelling units per acre
<u>Reason for Requested Change:</u>	A minor General Plan Map Amendment to allow single-family residential up to 3.5 dwelling units per acre
<u><a href="#">South Mountain Village Planning Committee Date:</a></u>	February 8, 2022
<u>Staff Recommendation:</u>	Approval

**FINDINGS:**

- 1) The subject site of the companion rezoning case, Rezoning Case No. Z-71-21-8, exceeds 10 acres, which requires a minor General Plan Amendment to the General Plan Land Use Map.
- 2) The proposed General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre is compatible with surrounding land uses.
- 3) The proposed land use designation is appropriate at the intersection of an arterial and minor collector street.

- 4) The companion rezoning case proposes 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 at the northeast corner of 19th Avenue and Dobbins Road and is presently vacant. The companion Rezoning Case Z-71-21-8 is requesting to rezone the subject site from 25.71 acres of S-1 (Ranch or Farm Residence District) to R1-10 (Single-Family Residence District) to allow a new 77-lot single-family detached subdivision. The development, as currently proposed by the applicant, would allow a density up to 2.99 dwelling units per gross acre. The subject site is located adjacent to a minor collector street (23rd Avenue) and an arterial street (Dobbins Road) which connects to 19th Avenue and 27th Avenue, both arterial streets in the surrounding area.



### **SURROUNDING LAND USES**

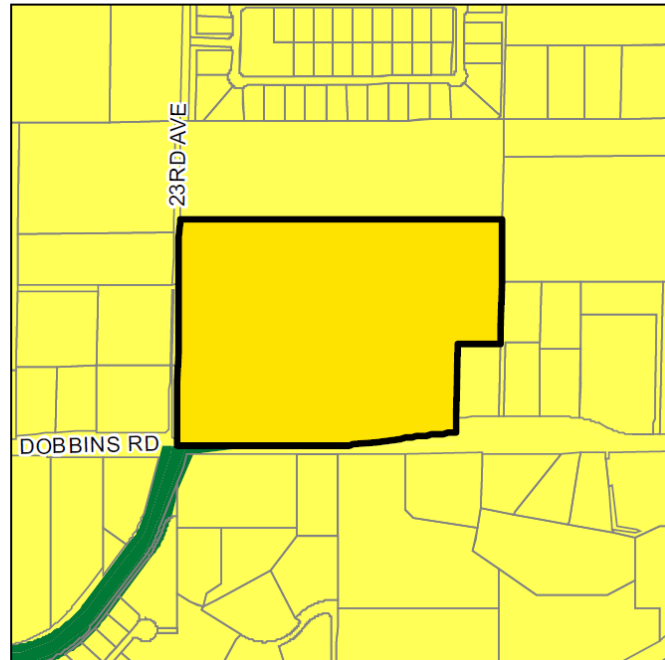
The proposed General Plan Land Use Map amendment is located in the southwest portion of the South Mountain Village. The General Plan Land Use Map designation on the site and surrounding properties is Residential 1 to 2 dwelling units per acre. Properties in the area include a mix of agricultural and single-family residential uses of various lot widths.

Approximately 0.5 miles west of the site across 27th Avenue is a property designated Residential 2 to 3.5 dwelling units per acre. This property is zoned R1-10 (Single-Family Residential) and was recently platted into residential lots. Furthermore, there are two active General Plan Amendment cases for two properties 0.2 miles north and 0.3 miles northeast of the site which are requesting a Land Use Map designation of Residential 2 to 3.5 dwelling units per acre.

**PROPOSED CHANGE:**

Residential 2 to 3.5 du/ac ( 25.71 +/- Acres)

-  Proposed Change
-  Residential 2 to 3.5 du/ac



Proposed General Plan Land Use Map, Source: City of Phoenix

**RIO MONTAÑA AREA PLAN**

In 2000, the City of Phoenix adopted the Rio Montaña Area Plan which encourages the preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.

The Rio Montaña Area Plan intends to accomplish this vision through seven goals that pertain to: promoting high quality development, protecting and improving neighborhoods, keeping a distinctive character, protecting the rural character, promoting business development, developing a tourist industry, providing a variety of transportation options.

The Rio Montaña Proposed Land Use Plan Map designated the subject site as Residential 1 to 2 dwelling units per acre, while the proposal is to allow Residential 2 to 3.5 dwelling units per acre. The current proposal for Rezoning Case Z-71-21-8 is for a single-family residential development with a mix of 60-foot and 70-foot wide lots, in addition to perimeter open space areas that will help provide an appropriate land use transition consistent with development patterns in the area.

Stipulations can be incorporated as part of the rezoning case to require site and other enhancements to ensure that design features which further the Rio Montaña Area Plan

are included in the final site design.

## **RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES**

### **CONNECT PEOPLE AND PLACES**

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

The proposal for a single-family detached residential subdivision would allow development of a housing product that is consistent with other single-family uses in the general area. Elements such as wide perimeter lots, enhanced landscaping, height restrictions, and other wide open space areas can be required as part of the companion rezoning case to provide a transition from the proposed development and adjacent large-lot residential and rural properties.

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.***

The proposal for a single-family detached residential community, would allow development of a housing product that is consistent with other single-family uses in the general area. Two access points to the site are being provided along 23rd Avenue, a minor collector street, and Dobbins Road, an arterial street and scenic corridor that will provide access to the commercial amenities and transit options within the Baseline Road corridor.

### **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS**

- ***CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.***

The proposal will facilitate development of this vacant lot in a manner that will be compatible in the area. The surrounding neighborhood includes a mix of residential densities, and the proposal will allow for a residential use of the property. Design and appearance of the development will be addressed in Rezoning Case Z-71-21-8.

- ***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 a single-family detached residential subdivision in an area where various residential densities exist. The range of zoning districts includes S-1 (Ranch or Farm Residence District), R1-18 (Single-Family Residence District), R1-10 (Single-Family Residential District), and R-3 (Multifamily Residence District). This 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-4-21-8. The proposed land use map designation of 2 to 3.5 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. The proposal is appropriately located at the intersection of an arterial and minor collector street. Furthermore, the requested land use map designation and proposed development design provides a transition between adjacent large lot residential and rural uses, and single-family zoned properties south of Dobbins Road.

#### **Writer**

Enrique Bojórquez Gaxiola  
January 27, 2022

#### **Team Leader**

Samantha Keating

#### **Exhibits**

Sketch Maps (2 pages)




# GENERAL PLAN AMENDMENT

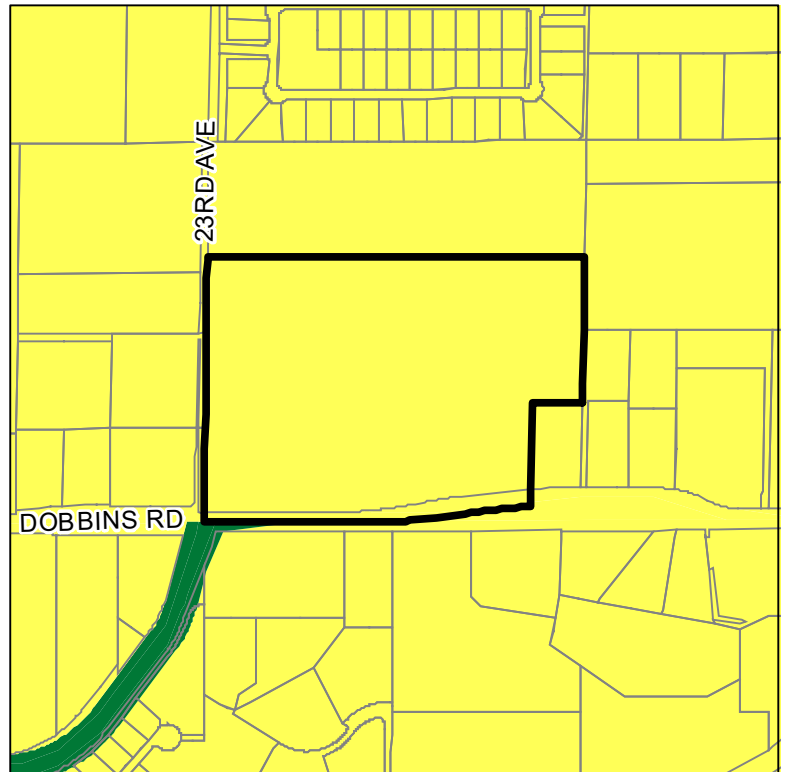
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-4-21-8	ACRES: 25.71 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Beus Gilbert McGroder PLLC	

## **EXISTING:**



Residential 1 to 2 du/ac ( 25.71 +/- Acres)

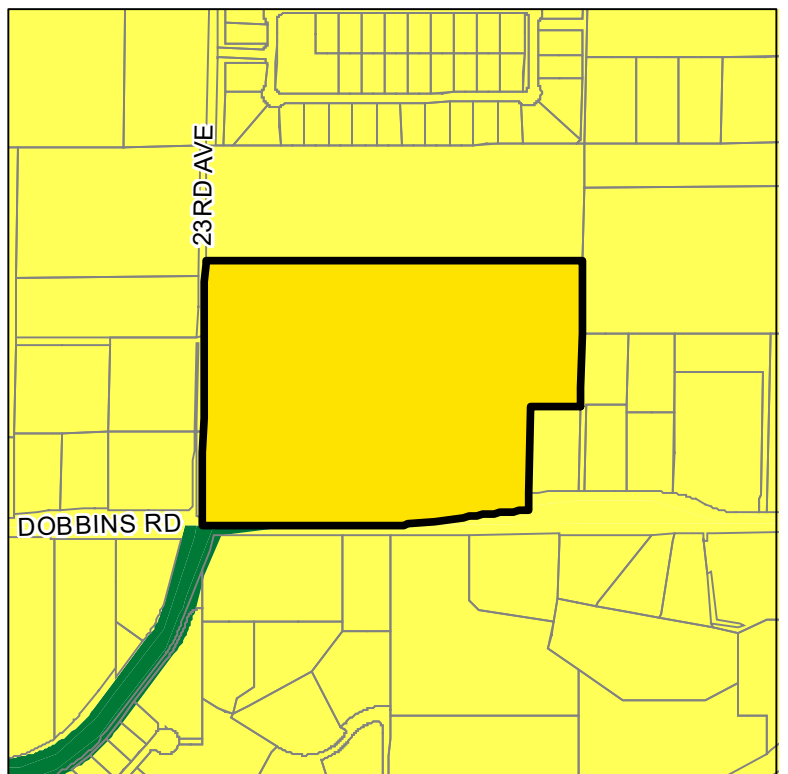
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Parks/Open Space - Publicly Owned



## **PROPOSED CHANGE:**

Residential 2 to 3.5 du/ac ( 25.71 +/- Acres)

-  Proposed Change
-  Residential 2 to 3.5 du/ac






# GENERAL PLAN AMENDMENT

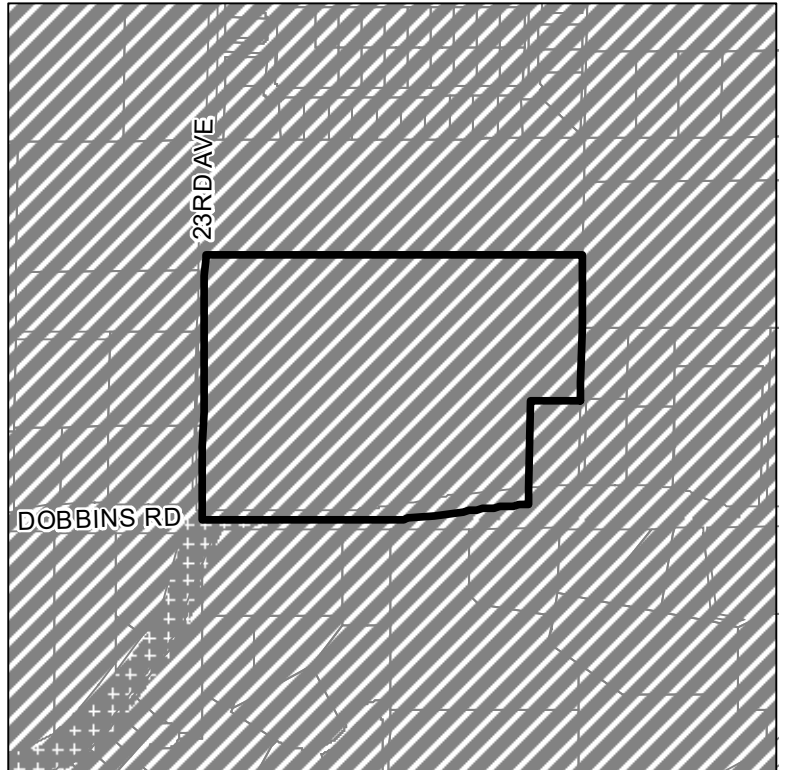
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-4-21-8_BW	ACRES: 25.71 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Beus Gilbert McGroder PLLC	

## **EXISTING:**



Residential 1 to 2 du/ac ( 25.71 +/- Acres)

-  Proposed Change Area
-  Residential 1 to 2 du/acre
-  Parks/Open Space - Publicly Owned



## **PROPOSED CHANGE:**

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