



## GENERAL PLAN AMENDMENT STAFF ANALYSIS

<u>Application:</u>	GPA-RV-1-14-1
<u>Applicant:</u>	Stephen C. Earl
<u>Location:</u>	43rd Avenue, between Circle Mountain Road and Jenny Lin Road
<u>Acreage:</u>	N/A
<u>Current Plan Designation:</u>	Arterial
<u>Requested Plan Designation:</u>	Collector
<u>Reason for Requested Change:</u>	Amend the Street Classification Map to re-align 43rd Avenue and reclassify 43rd Avenue from an Arterial to a Collector Road
<u>Village Planning Committee Date:</u>	March 24, 2014
<u>Staff Recommendation:</u>	Approval

### Findings:

- 1) The proposed General Plan Amendment and Street Classification Map designation of Collector Street is compatible with the local/residential streets and uses in the area.
- 2) The request will have minimal impact on overall street patterns.

### **BACKGROUND**

This request would amend the existing General Plan Street Classification Map alignment and designation of 43rd Avenue, between Jenny Lin Road and Circle Mountain Road. Existing drainage corridor conditions impact the construction of the 43rd Avenue alignment as depicted on the Street Classification Maps; its realignment would allow the roadway to develop in a manner that would not require construction through a floodplain. Rezoning case Z-32-13-1, a request to rezone 77.88 acres from S-1 to R1-6 for the development of 202 single-family homes, identified 43rd Avenue at this location as a 60-foot wide Collector. Physical geographic constraints and a limited number of homes, diminish the need for a larger street cross-section.

Maricopa County borders the property on the north and the Interstate 17 Highway (Black Canyon Freeway) borders the site on the east. A vacant commercial parcel is

located immediately south of the subject site on Circle Mountain Road, with a single-family subdivision in close proximity. The western property line is bounded by the New River Wash and undeveloped residential.

## **RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES**

### **CIRCULATION**

- **GOAL 2C, POLICY 5. DESIGN NEW RESIDENTIAL COLLECTOR STREETS WITH NO MORE THAN ONE LANE OF VEHICULAR TRAFFIC IN EACH DIRECTION, PLUS A TURN LANE IF NECESSARY, UNLESS TRAFFIC STUDIES IN HIGH-DENSITY AREAS SHOW A NEED FOR MORE LANES.**

Given the geographic constraints and the limited number of homes proposed, approval of this request will enable the construction of 43rd Avenue as part of the subdivision. This reclassification will require that the applicant be responsible for the design and improvements associated with the reconfiguration of 43rd Avenue.

### **LAND USE ELEMENT**

- **GOAL 5, INTEGRATION OF LAND USE AND TRANSPORTATION SYSTEMS: AN INTEGRATED LAND USE AND TRANSPORTATION SYSTEM, WHICH FURTHERS THE URBAN VILLAGE MODEL AND MINIMIZES THE ADVERSE IMPACTS OF THE TRANSPORTATION SYSTEM ON HOUSING, BUSINESSES AND PUBLIC USES, SHOULD BE ENCOURAGED.**

Approval of this request will allow for the development of 43rd Avenue in a manner that enhances the character of the area while working with the geographic physical constraints of the New River Wash.

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

### **COST OF DEVELOPMENT**

**BICYCLING**

**RECREATION**

**OPEN SPACE**

**GROWTH AREA**

**HOUSING ELEMENT**

**PUBLIC SERVICES AND FACILITIES**

**CONSERVATION, REHABILITATION AND REDEVELOPMENT**

**ENVIRONMENTAL PLANNING**

**NATURAL RESOURCES CONSERVATION**

**WATER RESOURCES**

**PUBLIC BUILDING**

**SAFETY**

## **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 consistent with the residential development patterns in the area and will encourage the development of connected single-family housing while preserving the New River Wash.

March 10, 2014

Attachments:

Sketch Map

Aerial (2 Pages)

Stipulated Site Plan for Z-32-13-1

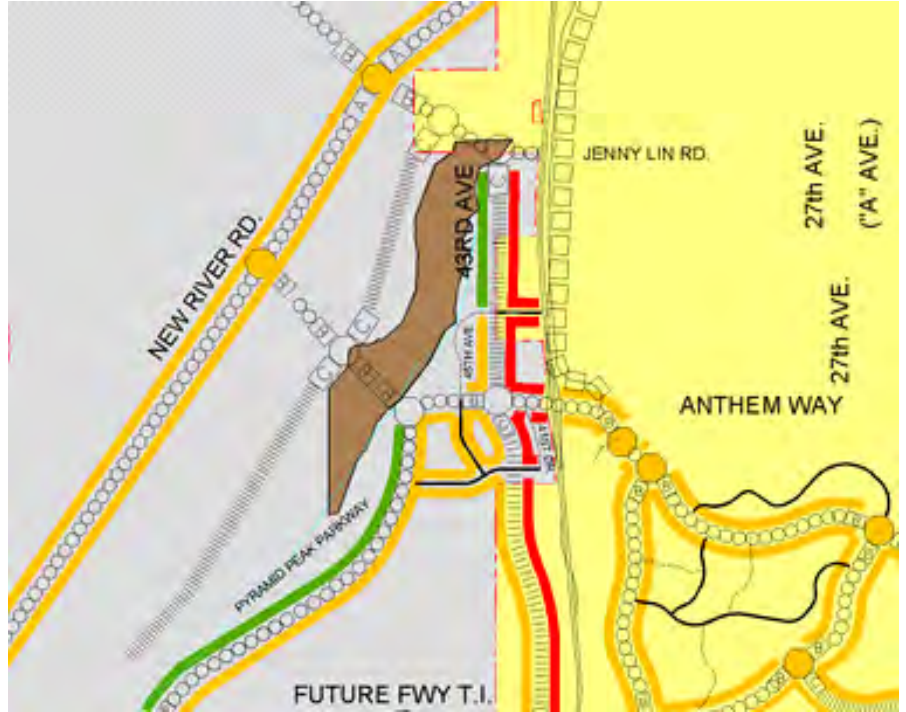
# GENERAL PLAN AMENDMENT

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

APPLICATION NO: GPA-RV-1-14-1	ACRES: N/A
VILLAGE: Rio Vista	COUNCIL DISTRICT: 1
APPLICANT: Stephen C. Earl	

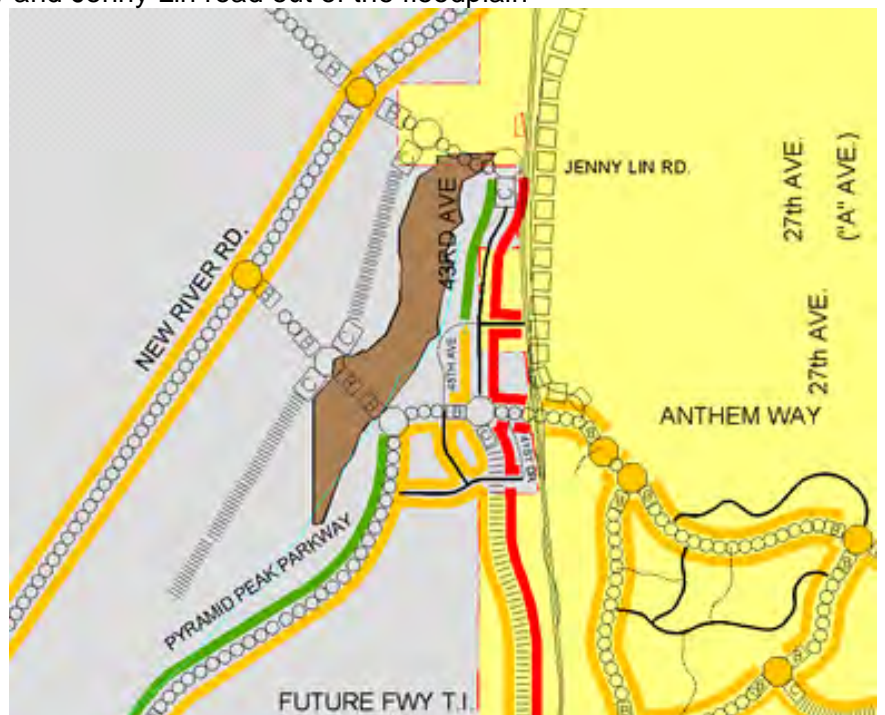
## EXISTING:

43rd Ave between Anthem Way and Jenny Lin Rd- Arterial road



## PROPOSED CHANGE:

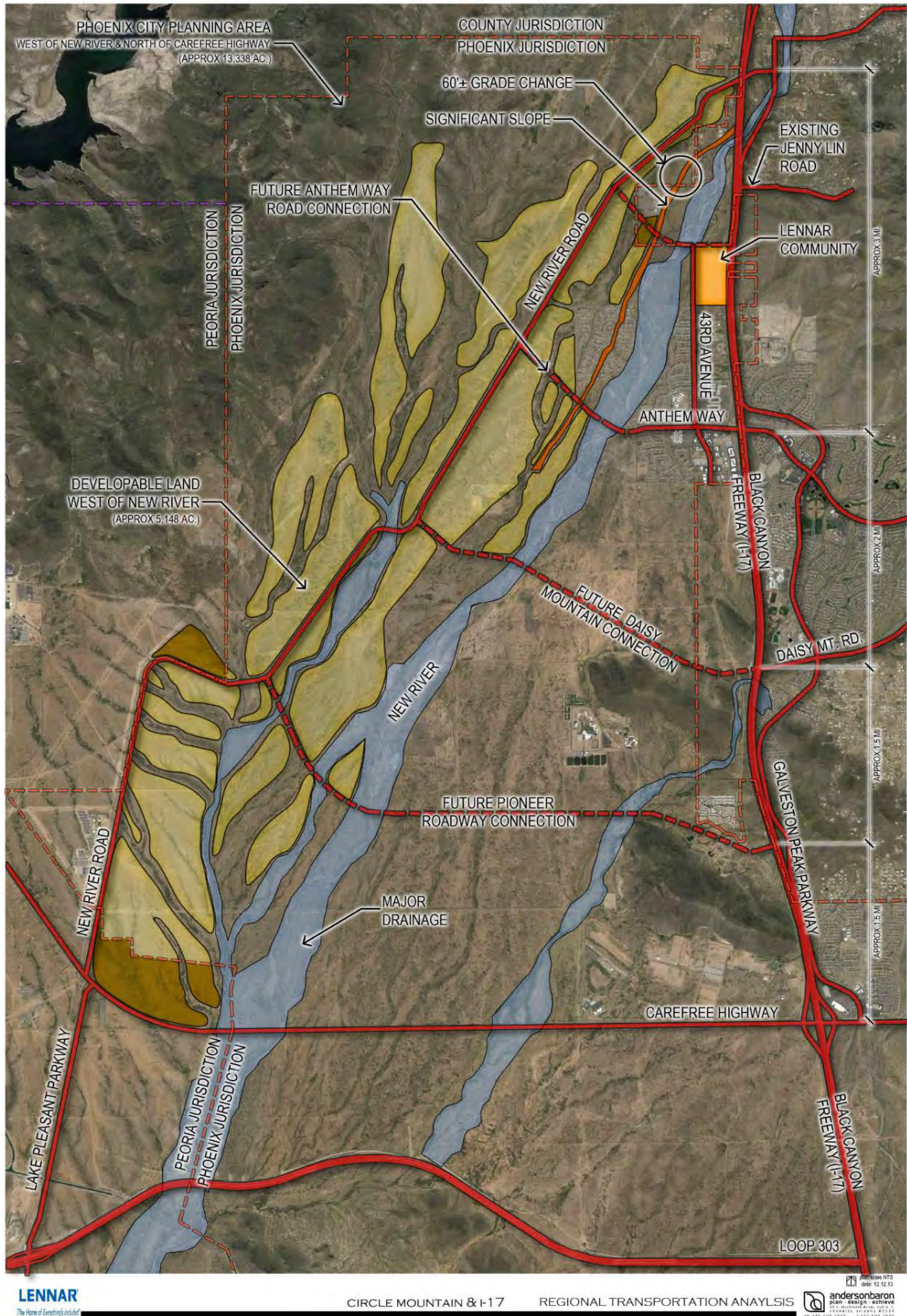
Realign 43rd avenue between Anthem Way and Jenny Lin road out of the floodplain and reclassify from Arterial to a Collector



# Aerial Photograph of Physical Constraints



# City Planned Connectivity

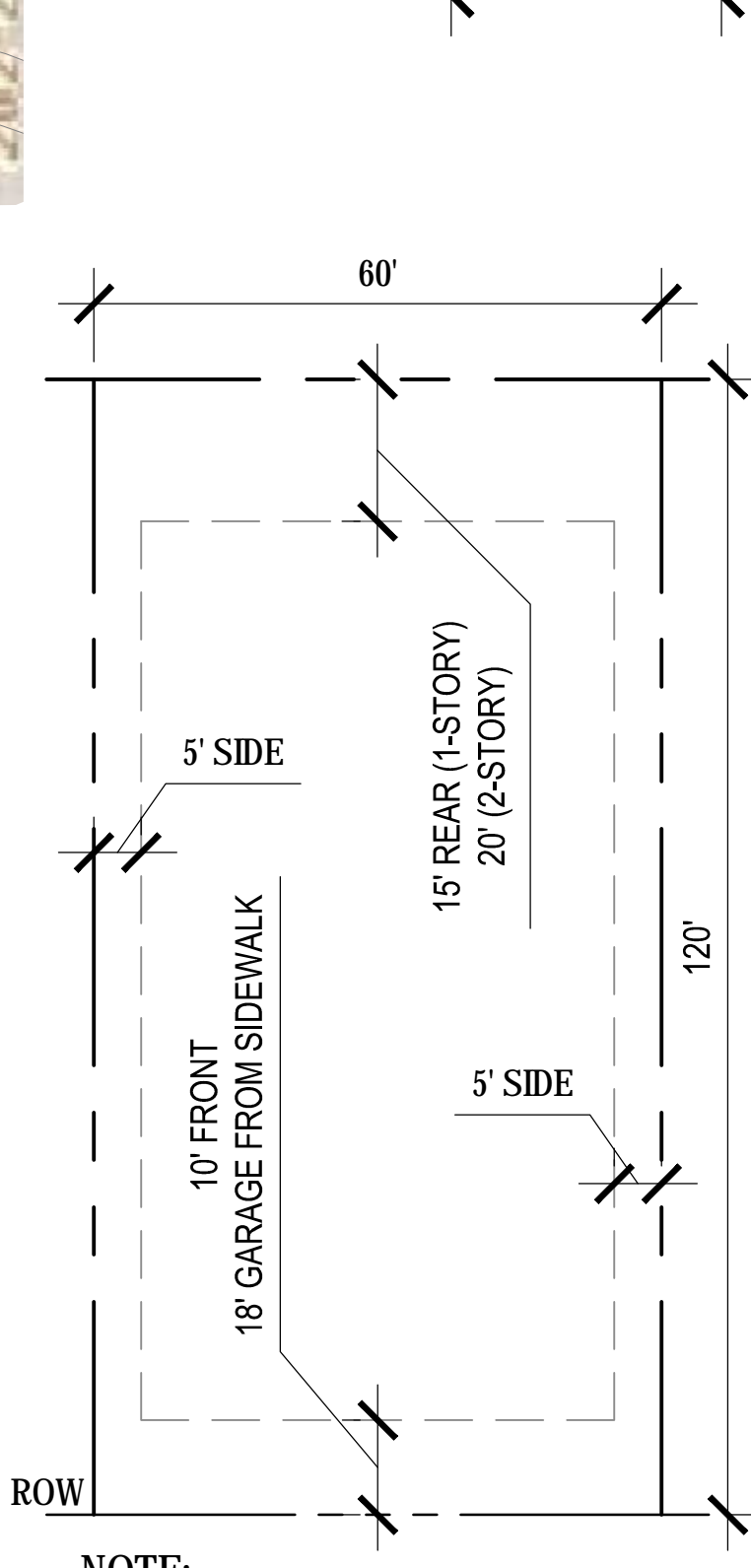
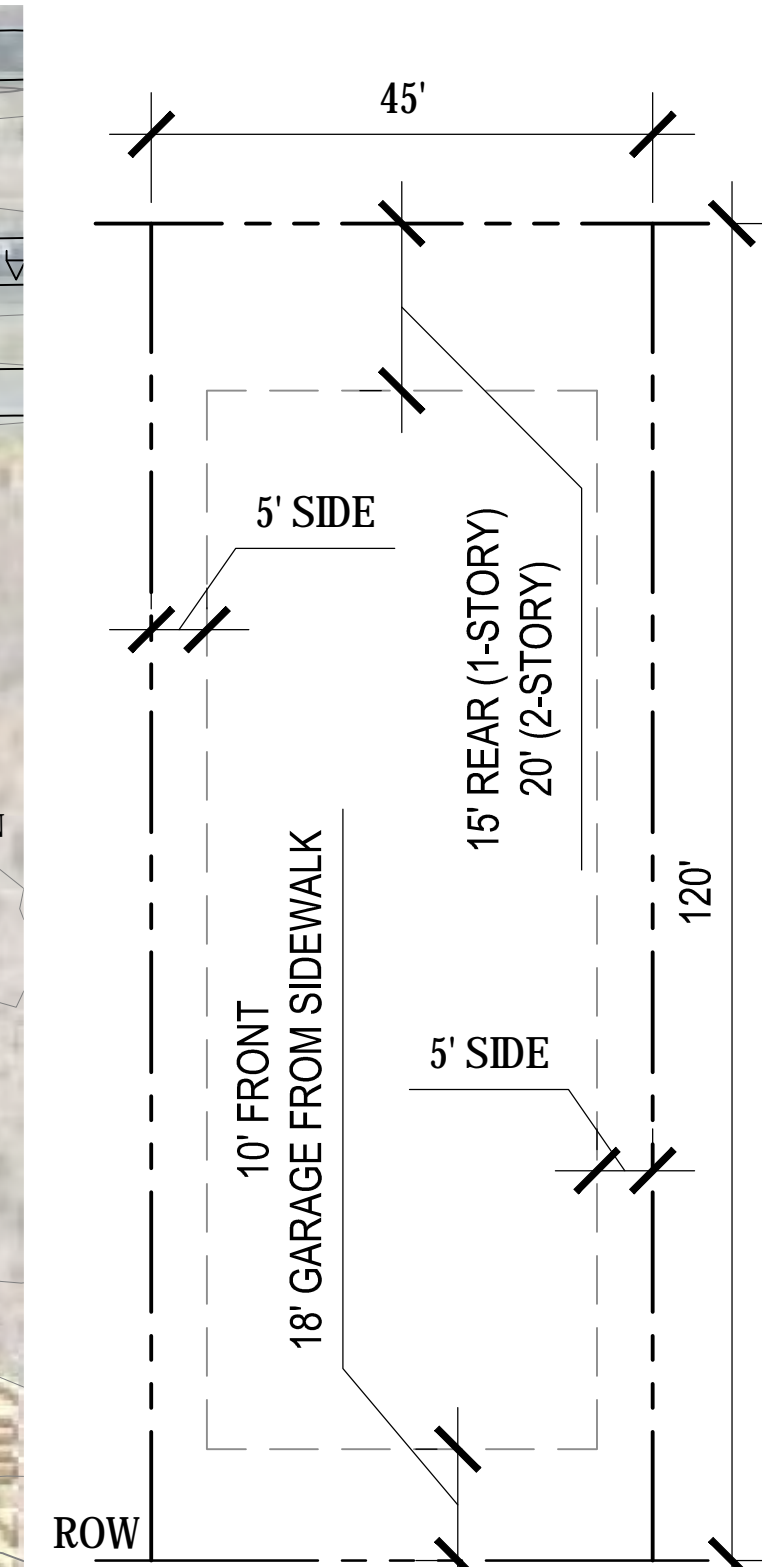
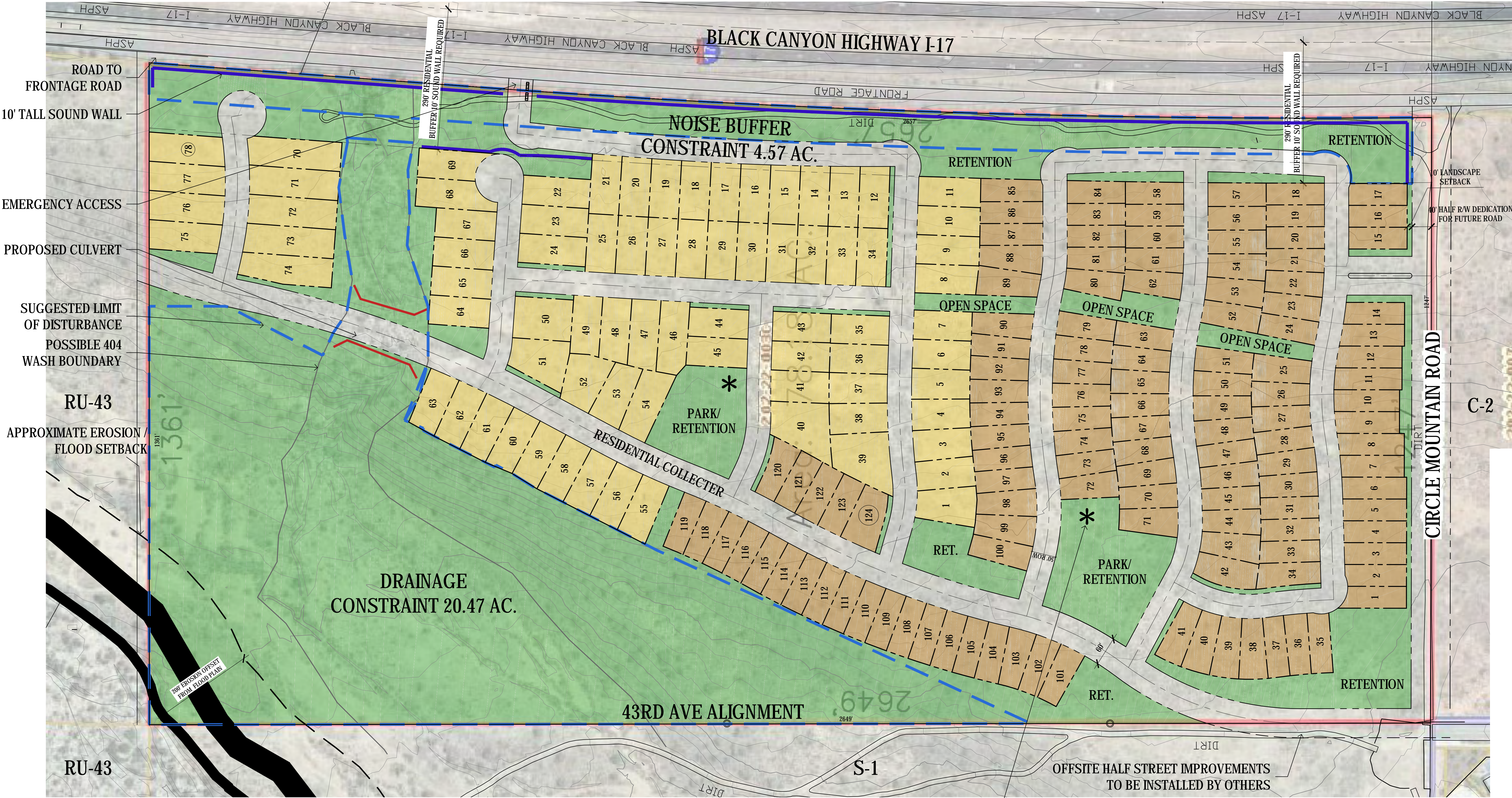


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CIRCLE MOUNTAIN & I-17

REGIONAL TRANSPORTATION ANALYSIS

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plan design archive  
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WWW.ANDERSONBARON.COM



NOTE:  
ALL LOTS HAVE A MINIMUM  
10' BUILDING SEPERATION

AMENITY LOCATION, TYP.

OPTION 5B SITE DATA		
APPROXIMATE GROSS AREA	77.88 AC.	2.59 DU/AC
APPROXIMATE NET AREA	73.15 AC.	2.76 DU/AC
APPROXIMATE NET AREA WITHOUT CONSTRAINTS	48.11 AC.	4.20 DU/AC
OPEN SPACE	33.12 AC.	45%
45'x120' LOTS	124 UNITS	61%
60'x120' LOTS	78 UNITS	39%
LOTS TOTAL	202 UNITS	
CIRCLE MOUNTAIN RD	1,271 L.F.	
COLLECTOR ROAD	2,861 L.F.	
PARCEL ROADS	7,870 L.F.	

\* = AMENITY

plan scale 1:100'  
date: 10.21.13



**CITY OF PHOENIX**  
OCT 28 2013  
Planning & Development  
Department



CIRCLE MOUNTAIN & I-17

SITE PLAN OPTION 8

