


RESOLUTION 21189

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2001 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-2-13, CHANGING GOAL 3 OF THE LAND USE ELEMENT OF THE GENERAL PLAN TO UPDATE THE INFILL DEVELOPMENT DISTRICT AS DESCRIBED HEREIN.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The 2001 Phoenix General Plan which was adopted by Resolution No. 19731, is hereby amended by adopting GPA-2-13 to amend Goal 3, Infill, within the Land Use Element to update the infill development district boundaries as approved by City Council on December 18, 2013, and that the Planning and Development Director is instructed to modify The 2001 Phoenix General Plan to reflect this change as shown in Exhibits A and B.

PASSED by the Council of the City of Phoenix this 18th day of December, 2013.


MAYOR

ATTEST:



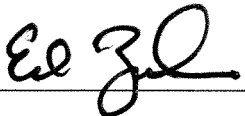
ACTING
City Clerk

APPROVED AS TO FORM:



Acting City Attorney

REVIEWED BY:



Acting City Manager

MLW:tml:1099841v1 (CM #87) (Item87) 12/18/13

Exhibits:

- A: GPA-2-13 Text Amendment Changes
- B: Figure 28: Infill Development District Map

EXHIBIT A

GOAL3 INFILL: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.

There is a significant amount of land in mostly small vacant parcels and larger, underutilized parcels that could develop and redevelop within the central villages. Development and redevelopment of this land is hampered by high land costs, potential environmental contamination, costs to relocate utilities, surrounding blight, difficulties in assembling parcels, crime and perceptions of crime, and/or concerns about the school systems. The city has provided incentives for developing these areas, through redevelopment area programs and a broader area single-family infill housing program. Figure 27 shows examples of infill owner-occupied and rental housing at different densities. The rental project includes ground level stores and restaurants.

FIGURE 27- New Infill Owner-occupied and Rental Housing

Policy:

1. Identify AN infill development ~~incentive~~ districts in which fees ~~may be waived~~ and development standards **MAY BE** modified based **UPON APPROVED TEXT AMENDMENTS OR** on use permit public hearings **TO ENCOURAGE REDEVELOPMENT AND REUSE OF EXISTING PARCELS AND BUILDINGS.** ~~and an adopted plan for the districts. (Prior to adopting a plan, adopted redevelopment area, specific or neighborhood plans may be used.)~~ **INFILL IS A DEVELOPMENT THAT IS CONSTRUCTED WITHIN A BUILT-UP AREA ON VACANT OR UNDERUTILIZED PROPERTY OR BUILDINGS. TO QUALIFY FOR INFILL-SPECIFIC REGULATORY RELIEF, AN INFILL DEVELOPMENT MUST BE LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT MAP AS SHOWN ON FIGURE 28, AND BE CONSISTENT WITH THE APPLICABLE GOALS AND POLICIES OF AN ADOPTED TRANSIT ORIENTED DEVELOPMENT DISTRICT PLAN.**

RecommendationS:

- A. Adopt the proposed infill development ~~incentive~~ districts shown on the General Plan Land Use Map in Figure 28, and prepare an infill ~~incentive districts plan~~ **POLICY** for this area that includes new development prototypes and design guidelines. **PURSUE ADDITIONAL REDEVELOPMENT FOCUS AREAS WHERE TEXT AMENDMENTS MAY BE UTILIZED TO ENCOURAGE APPROPRIATE REDEVELOPMENT AND REUSE OF EXISTING VACANT PROPERTY OR BUILDINGS.**

Figure 28 depicts the locations of the proposed Infill Development Incentive Districts

- B. Amend the Phoenix Zoning Ordinance to allow consideration of modifications to zoning ordinance standards within the adopted infill development incentive districts as use permit requests rather than variances. Such standards might include some adjustment of height, parking, setback and LOT coverage requirements that apply citywide and are designed for suburban, not urban, locations. Public hearings on each case would still be required.
- C. Establish an interdepartmental infill team to provide expedited technical assistance in processing plans and resolving issues.
- D. Develop policies and recommendations to encourage compatible infill development for single-family detached and attached housing, multiple family housing, live/work housing, neighborhood retail, and office and industrial uses. Identify ways to provide parks/open space in infill area neighborhoods deficient in open space and recreational opportunities. These policies and recommendations should be based on analysis of the market dynamics of infill projects in various locations within the infill development incentive districts. All infill development should encourage alternative modes of transportation.
- ~~E. Provide financial assistance to development that meet published criteria within the infill development incentive districts.~~
- F. E. Develop programs to overcome disincentives to developing in brownfield areas. (See the Environmental Planning element, goal 3.)
- G. F. Develop programs for eliminating blight and encouraging redevelopment. (See the Conservation, Rehabilitation, and Redevelopment element, Goals 2, 3 and 5.)

EXHIBIT B

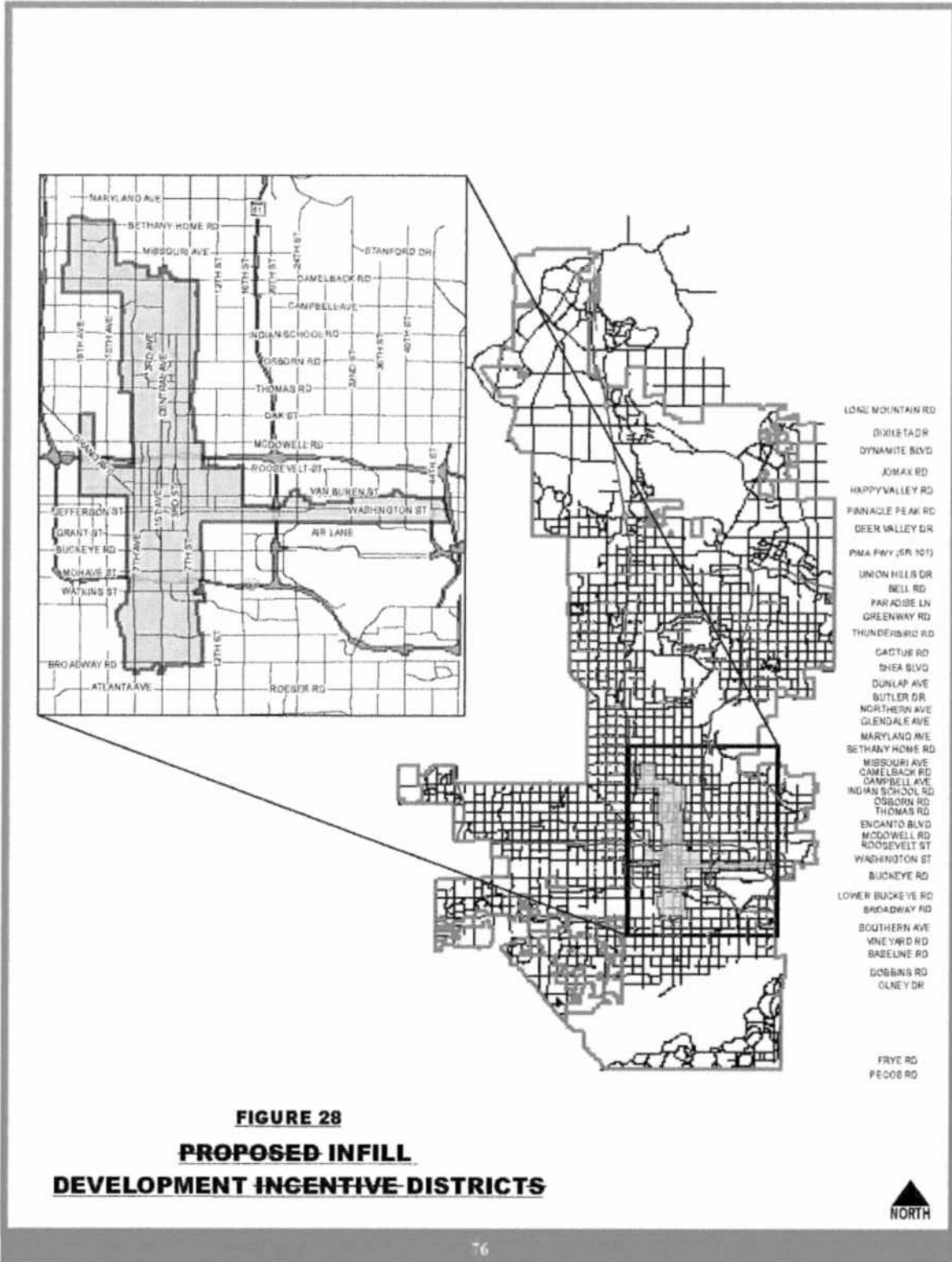


FIGURE 28
PROPOSED INFILL
DEVELOPMENT INCENTIVE DISTRICTS

