



City of Phoenix
Planning Department

Staff Report Z-17-08-7
April 15, 2008

Estrella Village Planning Committee Meeting Date N/A
Zoning Hearing Officer Date April 21, 2008
Request From: County Rural-43 (3.8 Acres)
Request To: S-1 (3.8 Acres)
Proposed Use Establish equivalent city of Phoenix zoning for Annexation #409 (G-5077)
Location 67th Avenue right-of-way located north of Elwood Street
Owner City of Phoenix
Applicant/Representative City of Phoenix Planning Department
City of Phoenix Planning Department
Staff Recommendation Approval

General Plan Conformity			
General Plan Land Use Designation		Residential 2 to 3.5 du/acre	
Street Map Classification	67th Avenue	Arterial	33-foot half width
<p>LAND USE ELEMENT, GOAL 10 - ADJACENT COUNTY LAND: LAND USES AND DEVELOPMENT STANDARDS FOR UNINCORPORATED LAND ADJACENT TO OR SURROUNDED BY THE CITY SHOULD BE CONSISTENT WITH ADOPTED CITY PLANS IF COVERED BY THEM OR COMPATIBLE IN USE AND CHARACTER IF NOT COVERED BY CITY PLANS.</p> <p>Any development of annexed land will be subject to the guidelines of the General Plan.</p>			

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Public right-of-way	County Rural-43
North	Public right-of-way	County Rural-43
South	Public right-of-way	County Rural-43
East	Single family residential	R1-10 and R1-8
West	Vacant and Single family residential	County Rural-43

Background/Issues/Analysis

1. The area to be rezoned is the right-of-way located north of Elwood Street..
2. State annexation laws require the adoption of city zoning classifications that permit densities and uses no greater than those permitted by the County immediately prior to annexation. The recommended equivalency zoning district does not exceed the intensity of the zoning currently approved for the site.
3. The area was annexed (#409) into the City with G-Ordinance #G-5077 which became effective February 30, 2008.

Findings

1. The request to establish, original city zoning is consistent with the General Plan, Land Use Element, Goal Ten.
2. The site adjoins city jurisdiction on the eastern boundary.

Stipulations

None

Writer

AH

AS

04/01/2008

Attachments

Zoning sketch

Aerial

Annexation Ordinance # 409 (G-5077)

