



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS

August 5, 2024

<u>Application:</u>	GPA-LV-1-24-8
<u>Owner:</u>	Laveen 140, LLC c/o Alan Robinson
<u>Applicant:</u>	Alan Beaudoin, Norris Design
<u>Representative:</u>	Adam Baugh, Withey Morris Baugh, PLC
<u>Location:</u>	Southeast corner of 59th Avenue and Southern Avenue
<u>Acreage:</u>	153.86 acres
<u>Current Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (6.65 acres) and Parks/Open Space – Privately Owned (147.21 acres)
<u>Requested Plan Designation:</u>	Residential 3.5 to 5 dwelling units per acre (41.02 acres), Residential 5 to 10 dwelling units per acre (24.14 acres), and Parks/Open Space – Privately Owned (88.70 acres)
<u>Reason for Requested Change:</u>	A minor general plan amendment for single-family residential attached and detached uses and golf course
<u>Laveen Village Planning Committee Meeting Date:</u>	August 12, 2024
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The proposed land use map designations provide a land use mix that is appropriate given the site location adjacent to existing single-family residential uses and three arterial streets (Baseline Road, Southern Avenue, and 59th Avenue).
- 2) The companion rezoning case, Z-25-24-8, creates a unified zoning framework through a Planned Unit Development (PUD) for the entire site. The General Plan Amendment will provide for a General Plan Land Use Map designation that is consistent with the proposed PUD.

- 3) The companion rezoning case, Z-25-24-8, provides enhanced landscape buffers and building height restrictions to make the proposed development a compatible addition to the area.

BACKGROUND

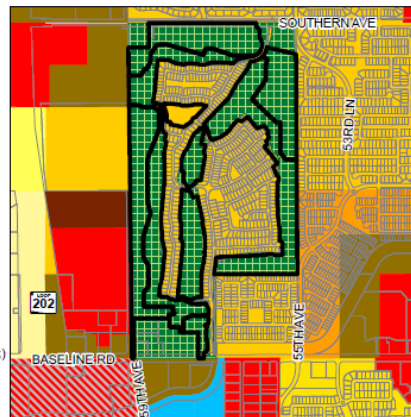
The subject site is 153.86 gross acres located at the southeast corner of 59th Avenue and Southern Avenue. The site currently consists of vacant land that was once a golf course.

This request proposes a minor amendment to the General Plan Land Use Map to allow single-family residential and golf course uses. The proposal will modify the land use map designation from 6.65 acres of Residential 3.5 to 5 dwelling units per acre and 147.21 acres of Parks/Open Space – Privately Owned to 41.02 acres of Residential 3.5 to 5 dwelling units per acre, 24.14 acres of Residential 5 to 10 dwelling units per acre, and 88.70 acres of Parks/Open Space – Privately Owned.

EXISTING:





Residential 3.5 to 5 du/ac (6.65 +/- Acres)
 Parks/Open Space - Privately Owned (147.21)

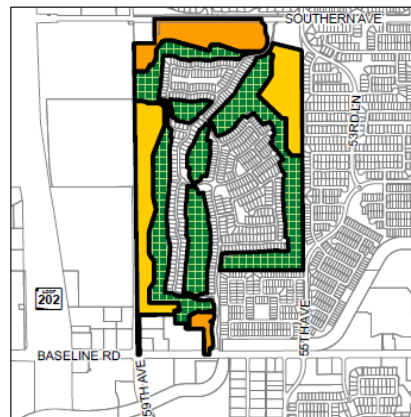
-  Proposed Change Area
-  Residential 0 to 1 du/ac
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac
-  Commercial
-  Commerce / Business Park
-  Public/Quasi-Public
-  Parks/Open Space - Privately Owned
-  Mixed Use (Commercial / Commerce / Business Park)



PROPOSED CHANGE:

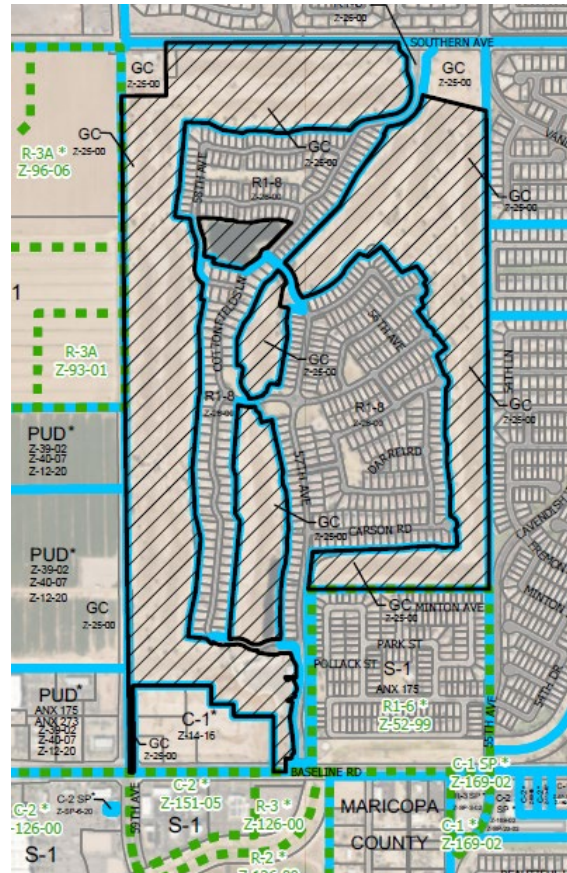
Residential 3.5 to 5 du/ac (41.02 +/- Acres)
 Residential 5 to 10 du/ac (24.14 +/- Acres)
 Parks/Open Space - Privately Owned (88.70 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Parks/Open Space - Privately Owned



*General Plan Land Use Map Designation
 Source: Planning and Development Department*

The companion rezoning case Z-25-24-8 is requesting to rezone the site from 3.65 acres of R1-8 (Single-Family Residence District) and 150.21 acres of GC (Golf Course District) to PUD (Planned Unit District) to allow single-family residential and golf course uses. The existing zoning is depicted on the adjacent figure.



Aerial Zoning Map

Source: Planning and Development Department

SURROUNDING LAND USES

A single-family residential development is located in the area surrounded by the proposed minor General Plan Amendment and is designated Residential 3.5 to 5 dwelling units per acre.

NORTH (across Southern Avenue)

A single-family residential development is located north of the subject site, across Southern Avenue, and is designated Residential 3.5 to 5 dwelling units per acre

NORTHEAST AND NORTHWEST CORNERS

South of Southern Avenue, located on on the northeast and northwest corner of the subject site is vacant property designated Park/Open Space – Privately Owned.

EAST

East of the subject site, across the 55th Avenue alignment, is a single-family residential development designated Residential 3.5 to 5 dwelling units per acre and Residential 5 to 10 dwelling units per acre.

SOUTHEAST

Located southeast of the subject site is a single-family residential development designated Residential 3.5 to 5 dwelling units per acre.

SOUTH (across Baseline Road)

An SRP substation and numerous commercial uses are located south of Baseline Road and are designated Residential 10 to 15 dwelling units per acre.

SOUTHWEST

Vacant property, proposed as a future church location, is located southwest of the subject site and designated Parks/Open Space – Privately Owned

WEST (across 59th Avenue)

West of the subject site, across 59th Avenue is vacant property proposed with numerous commercial, single-family and multifamily residential uses designated Residential 3.5 to 5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.**

The land use map designations proposed in the General Plan Amendment request will support the redevelopment of a golf course and single-family residential development that will be compatible and serve the existing and future residential uses.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.**

The proposed land use designations are appropriately arranged to provide housing in an area that is primarily single-family residential. Furthermore, the companion rezoning request, Z-25-24-8, proposes development and design standards that are sensitive to the surrounding neighborhoods including

increased open space and landscape buffers, and enhanced shading standards.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.**

The proposed General Plan Land Use Map designation will allow for a mix of uses including parks/open space and residential. The designations in GPA-LV-1-24-8 will provide housing and recreational options for residents of the Laveen Village.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-LV-1-24-8. The request aligns with the goals and policies of the General Plan and will result in land use designations that will maximize the property's location adjacent to three arterial streets. Along with the companion rezoning case, Z-25-24-8, the General Plan Amendment will allow for a compatible mix of land uses that will provide recreational activities and housing opportunities for the Laveen community.

Writer

Nayeli Sanchez Luna
August 5, 2024

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (2 pages)
Correspondence (5 pages)














GENERAL PLAN AMENDMENT

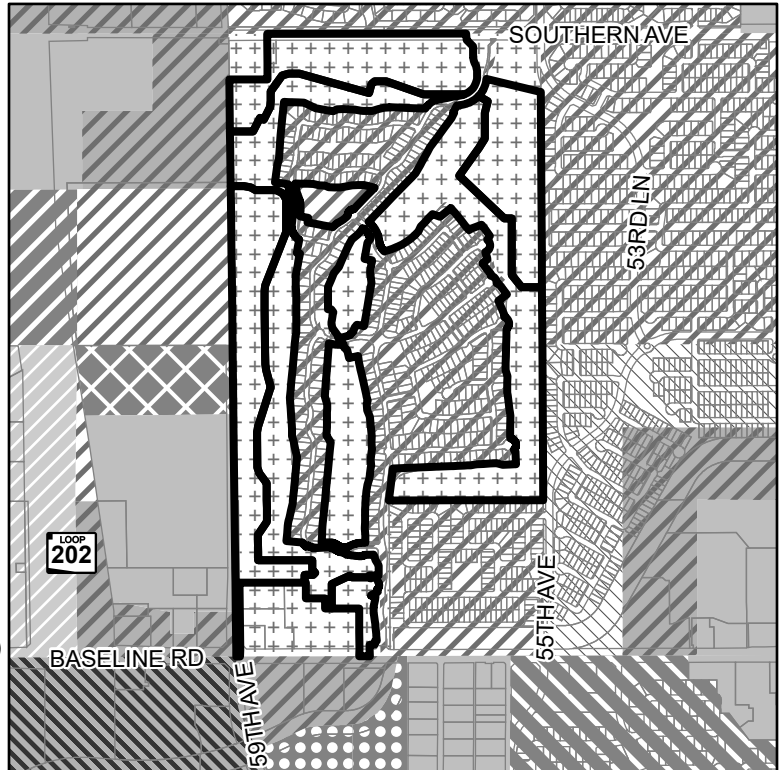
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-1-24-8	ACRES: 153.86 +/-	REVISION DATE:
VILLAGE: Laveen	COUNCIL DISTRICT: 8	
APPLICANT: Norris Design		

EXISTING:





Residential 3.5 to 5 du/ac (6.65 +/- Acres)
 Parks/Open Space - Privately Owned (147.21)

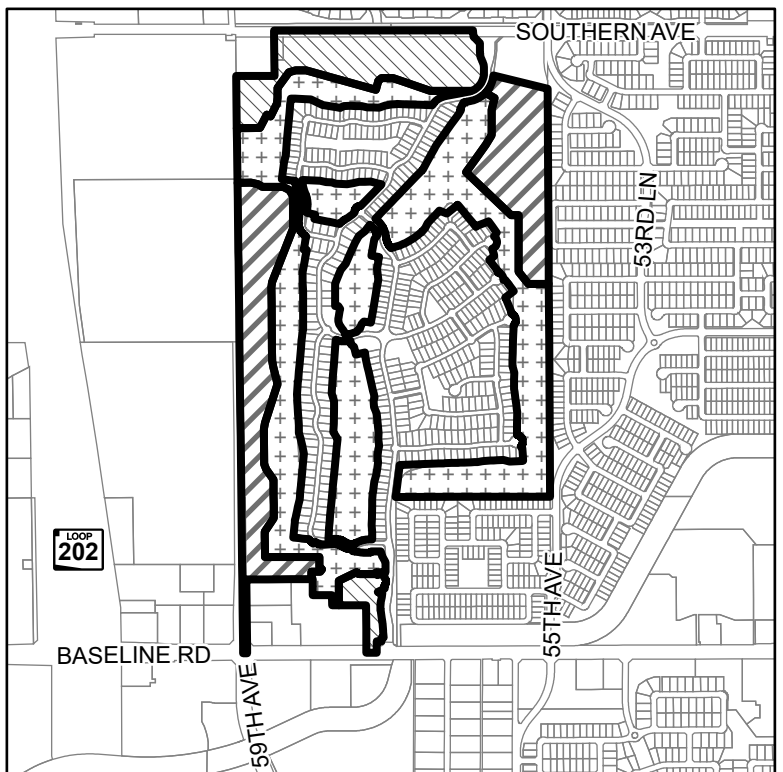
-  Proposed Change Area
-  Residential 0 to 1 du/acre
-  Residential 1 to 2 du/acre
-  Residential 2 to 3.5 du/acre
-  Residential 3.5 to 5 du/acre
-  Residential 5 to 10 du/acre
-  Residential 10 to 15 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Commerce / Business Park
-  Public/Quasi-Public
-  Parks/Open Space - Privately Owned
-  Mixed Use (Commercial / Commerce / Business Park)



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (41.02 +/- Acres)
 Residential 5 to 10 du/ac (24.14 +/- Acres)
 Parks/Open Space - Privately Owned (88.70 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 5 to 10 du/acre
-  Parks/Open Space - Privately Owned



GENERAL PLAN AMENDMENT

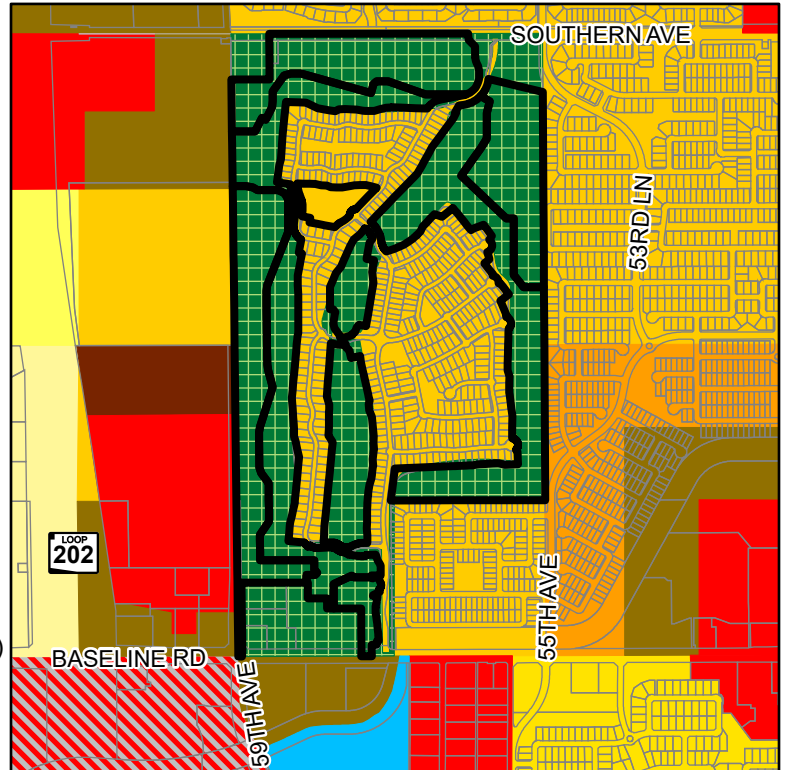
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-1-24-8	ACRES: 153.86 +/-	REVISION DATE:
VILLAGE: Laveen	COUNCIL DISTRICT: 8	
APPLICANT: Norris Design		

EXISTING:





Residential 3.5 to 5 du/ac (6.65 +/- Acres)
 Parks/Open Space - Privately Owned (147.21)

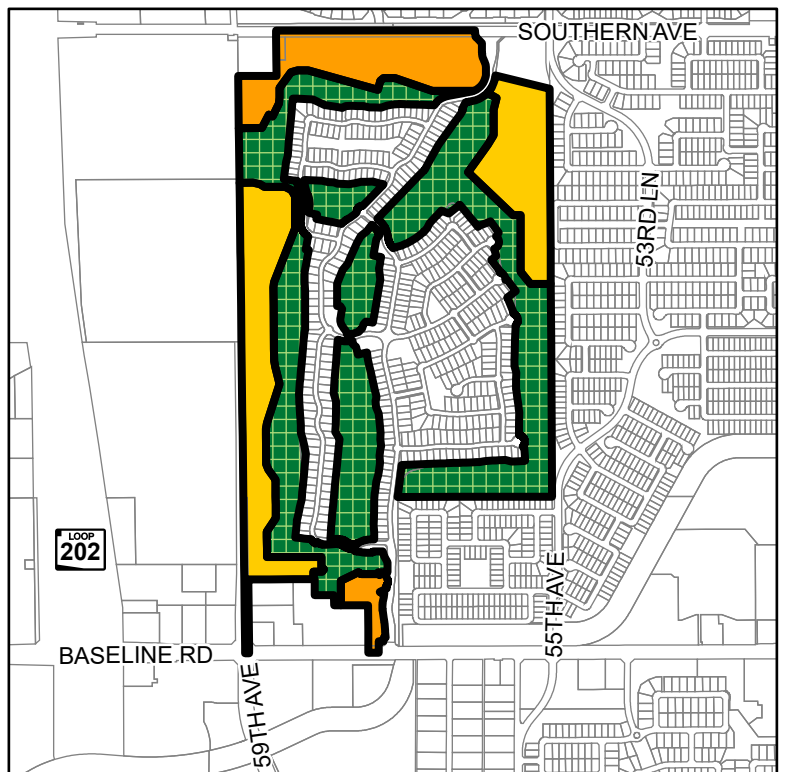
-  Proposed Change Area
-  Residential 0 to 1 du/ac
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac
-  Commercial
-  Commerce / Business Park
-  Public/Quasi-Public
-  Parks/Open Space - Privately Owned
-  Mixed Use (Commercial / Commerce / Business Park)



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (41.02 +/- Acres)
 Residential 5 to 10 du/ac (24.14 +/- Acres)
 Parks/Open Space - Privately Owned (88.70 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Parks/Open Space - Privately Owned



Nayeli Sanchez Luna

Subject: FW: Laveen 140, LLC
Attachments: Golf Course Revision 1.0.pdf

From: Carrasco, Julio <jcarrasco@everonsolutions.com>
Sent: Monday, February 26, 2024 12:55 PM
To: hayes@wmbattorneys.com; Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>
Subject: Laveen 140, LLC

To whom it may concern:

I am a resident at 6306 S 54th Lane, my wife and I purchased the home in February of 2023. Please, understand that I am not opposed to someone purchasing the old course and revitalizing the area as we want the community to develop and grow. My issue is that when reviewing the plan, our home and 21 others are the only ones effected with homes directly behind us and the loss of our golf course view (see pdf, yellow effected – blue still have a view of the course). We lose our golf course view and depending on the size of the new homes, we could lose our mountain view. This is unacceptable to me, as I mentioned previously I am not opposed to growth and making things better but I do not want my views to change. When we bought our home we were told no homes would be built and now within a year, we are effected. I would vote 100% in favor if I still had my golf course view but to be one of only 22 homes effected I am not for it. There should be other plans on how to keep everyone with their views, 20 Holes – adjust and make 27 holes. Make a Par 3 course or a practice range. There has to be a way to not effect a small group.

I am not able to attend this evening but if I was, I would be opposed to this plan – I am asking to look at all options and see how everyone that has a golf course view – can remain on the course.

If you have any questions or concerns please feel free to call me on my cell, 630.327.7574.

Thank you,

Julio Carrasco
Mgr Territory.Commercial Sales
8716 W Ludlow Drive; Suite 1, Peoria, AZ 85381
M: 630-327-7574 **E:** jcarrasco@everonsolutions.com

ADT Commercial is now Everon
www.everonsolutions.com [everonsolutions.com]

everon[™]

Powered by Experience. Driven by Excellence.[™]

© 2024 ADT Commercial LLC DBA Everon. All rights reserved. The information contained in this transmission is confidential and/or may contain attorney-client privileged communications intended for the use of the individual or entity named above. If the reader of this electronic message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying is strictly prohibited. ADT Commercial and its parent, affiliates, and subsidiaries reserve the right to monitor communications handled by its data communications systems to help ensure compliance with ADT Commercial's policies, confidentiality obligations, and applicable laws. Licenses held under ADT Commercial LLC available at www.everonsolutions.com/licenses [everonsolutions.com].

Nayeli Sanchez Luna

Subject: FW: Laveen 140 Cottonfields Golf Course Case No. Z-25-24-8/GPA-LV-1-24-8

Importance: High

From: Jalen Herring <dpwill2@cox.net>

Sent: Tuesday, May 14, 2024 12:56 PM

To: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>

Cc: Council District 8 PCC <council.district.8@phoenix.gov>

Subject: Laveen 140 Cottonfields Golf Course Case No. Z-25-24-8/GPA-LV-1-24-8

Importance: High

Dear Laveen Planning,

My family is a 20+ year resident of Cottonfields Golf Course. We are not happy with how Laveen 140 has been conducted concerning our neighborhood. The last meeting they did not send out notices to the neighboring community, Cottonfields, that backs up to the golf course and will be affected by a new road and housing units. Notices should be sent to all residents in the surrounding communities. Several of my neighbors have also had complaints about how they are conducting the new zoning. I do not want a new road behind my house. I am now buffered from the outside by homes in the adjacent Cottonfields Community. In addition, Laveen 140 has not kept up the current golf course and clubhouse. There is weeds and trash throughout the golf course. Our HOA board has not taken a vote to satisfy the homeowners of the golf course. Laveen 140 taken signatures of residents that include renters. I hope that the Laveen planning and council will require that Laveen 140 has an actual vote from the community before proceeding with any zoning changes to satisfy our legally binding REMA agreement.

Thank you,

Patrice Herring

#1

CITY OF PHOENIX

JUL 29 2024

**Planning & Development
Department**

A Big Step For Laveen/ and Food for Thought

To All City Officials Involved- "Laveen and Phoenix"

I have been driving around the City of Phoenix and adjacent areas, Avondale, Goodyear, Glendale, Laveen Arizona. Being the Capitol of Arizona and the Center of Arizona's culture and what Arizona stands for. At this time and it's not too late, you are in charge of what you want Arizona want to become. Wide open spaces, still available for development, undeveloped areas , really a blank or mostly blank canvas are available to you and whatever you decide will decide the future of Arizona and what it will look like in the years to come.

The most important office in any city is the "Planning Department". The Planning Department decides what this Area will look like. Your decisions will make everything look nice or ugly and the people living in this area will have to deal with "Your Decisions".

You can make this State nice and appealing or ugly and repulsive.

Your Predecessors have already made big mistakes, with allowing Wrecking Yards and similar businesses to impact the environment and is forcing future generations to deal with major pollution and bad impact on the environment.

Please, don't continue the bad planning.

You have to make sure, that the plans, that are presented to you are completed as planned and look the way they were planned. A lot of developers cut corners and build cheap and very unsightly developments like the one at the corner of Southern and 51st. Lets keep Arizona beautiful and look before you leap. Planning Commissions, you need to work with your Building Departments to make sure, whatever you approved, is built according to the projected applications.

City departments, regardless of which city, need to work together to keep Arizona beautiful and sustainable.

How about Arizona's Water supply. I was told Water for Arizona is guaranteed for a hundred years. How about climate change, will the Colorado River and other sources be able to supply the water needed to sustain the increase in population , considering the climate change and everything that could impact the water supply. 100 years is a long time from now. What do you want this are to look like when your done?

#2

Let's talk about safety and security of the neighborhoods you are building.

It is easy to give out permits, change permits, there is a lot of power involved. Yes, but have you any idea of the impact, your decisions have on this area. Are you just thinking, "Oh well, if I mess up , let the person after me deal with that"!

Police Department and Fire Department should also be a big Part of your decision.

All City departments should work together to really make the right decisions.

Impact studies need to be made before any decision is to be made, traffic, including public transportation, safety and security, schools and water supply all need to be considered and don't forget about esthetics. What do you want this area to look like ?

Now let's talk about the Golf course!

1. Expect years of Dust, Dirt and Noise for years during Construction.
2. Extra Traffic pouring into Southern and Baseline, while people already avoiding the 202 because of overcrowding and take Baseline and Southern as alternate routes.
3. The ever lacking Police and Fire department, the nonexistent Traffic Enforcement and lack of Traffic cameras make, this area a bomb ready to explode.
4. You want to bring in Entertainment, which will again overload an area not being able To efficiently monitor it criminal activities

Our area is already off the charts with crime!

Impact studies need to be done, before any decisions are made. This is the time and the place to do it right. We need to make sure , our kids can be proud of our foresight, not having to deal with our ignorance and greed.

Best Regards

Warren Foster
Warren Foster 7/29/2024

Nayeli Sanchez Luna

Subject: FW: Cotton field ranch

From: Adam Baugh <adam@wmbattorneys.com>
Sent: Tuesday, July 30, 2024 3:02 PM
To: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>
Cc: Alex Hayes <hayes@wmbattorneys.com>
Subject: FW: Cotton field ranch

Nayeli,

We got this letter from a Spanish speaking resident within Cottonfields. Below is translation. Can you please include in the staff report?

Hello, my name is Erica and I live in Cottonfields Ranch at 5532 W Minton Ave, Laveen Arizona 85339. I am unable to attend the next village meeting but I want to offer my support to make this project happen. I have seen many things that are not well in our community, the golf course has been neglected, homeless persons at night, dirt bikes driving on the golf course at night, etc. For this reason, I support this zone change for our community.

G. Adam Baugh, Esq.
Withey Morris Baugh, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
602-230-0600 Main
602-346-4603 Direct



Please be advised that this e-mail and any files transmitted with it are confidential attorney-client communication or may otherwise be privileged or confidential and are intended solely for the individual or entity to whom they are addressed. If you are not the intended recipient, please do not read, copy or retransmit this communication, but destroy it immediately. Any unauthorized dissemination, distribution or copying of this communication is strictly prohibited.

From: Erica Ruiz <ericaruiz66@gmail.com>
Sent: Tuesday, July 30, 2024 11:35 AM
To: Adam Baugh <adam@wmbattorneys.com>
Subject: Cotton field ranch

Hola mi nombre es Erica, yo vivo en cotton field ranch
5532 W Minton Ave, Laveen Arizona 85339.

No podré asistir al próximo meeting, pero quiero dar mi apoyo al proyecto que están por hacer, ya que he visto cosas que no están bien en la comunidad, el campo de golf bien descuidando, he visto en las noches personas vagas que no viven en el área caminando y otras corriendo en motocicletas por las noches en el campo de golf, así que estoy de acuerdo por un cambio e la comunidad.

Atte: Erica Rodríguez