



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
May 8, 2024

<u>Application:</u>	GPA-SM-13-23-8
<u>Owner:</u>	River View Growers LLC, et. al.
<u>Representative:</u>	Natalie Maikoski, EPS Group Inc.
<u>Location:</u>	Southeast corner of 19th Avenue and Baseline Road
<u>Acreage:</u>	104.99 acres
<u>Current Plan Designation:</u>	Residential 1 to 2 dwelling units per acre (76.38 acres) and Residential 2 to 3.5 dwelling units per acre (28.61 acres)
<u>Requested Plan Designation:</u>	Residential 2 to 3.5 dwelling units per acre (38.60 acres), Residential 10 to 15 dwelling units per acre (14.69 acres), Residential 15+ dwelling units per acre (16.67 acres), and Commercial (35.03 acres)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment to allow for a future mix of uses including commercial, office, multifamily and single-family residential uses.
South Mountain Village Planning Committee Date Meeting Date:	May 14, 2024
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The proposed Residential 2 to 3.5 dwelling units per acre land use designation is compatible with adjacent designations to the east and south.
- 2) The proposed Commercial land use designation is appropriate for the site as it is located at the intersection of two arterial streets, 19th Avenue and Baseline Road.

- 3) The companion Rezoning Case Z-92-23-8, as stipulated, includes standards that ensure consistency in design and character with the adjacent residentially zoned properties.

BACKGROUND

The subject site is 104.99 acres located at the southeast corner of 19th Avenue and Baseline Road and is currently agricultural land. The companion rezoning case Z-92-23-8 is requesting to rezone the subject site from S-1 (Ranch or Farm Residence) and R1-10 (Single-Family Residence District) to C-2 (Intermediate Commercial), R-4 (Multifamily Residence District), R-3 (Multifamily Residence District), and R1-10 (Single-Family Residence District) to allow commercial, office, multifamily residential, and single-family residential uses.

The General Plan Land Use Map designation of the subject site is Residential 2 to 3.5 dwelling units per acre and Residential 1 to 2 dwelling units per acre. The proposed General Plan Amendment is to designate the site as Residential 2 to 3.5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial.

SURROUNDING LAND USES

NORTH

North of the subject site, across Baseline Road, are single-family residences and commercial uses zoned S-1 (Ranch or Farm Residence), R1-8 (Single-Family Residence District), and C-2 (Intermediate Commercial). This area is designated as Commercial and Residential 1 to 2 dwelling units acre on the General Plan Land Use map.

SOUTH

South of the subject site is a single-family residential subdivision zoned R1-18 (Single-Family Residence District) and south of the subject site, across South Mountain Avenue, is agricultural land and a single-family residential subdivision zoned R1-10 (Single-Family Residence District), and S-1 (Approved R-18) (Ranch or Farm Residence, Approved Single-Family Residence District). The area to the south, adjacent to the subject site, is designated Residential 1 to 2 dwelling units per acre and the area to the south, across South Mountain Avenue, is designated Residential 2 to 3.5 dwelling units acre and Residential 1 to 2 dwelling units acre on the General Plan Land Use map.

EAST

East of the subject site are single-family residences and vacant land zoned S-1 (Ranch or Farm Residence), S-1 SP (Ranch or Farm Residence, Special Permit), and R1-10 (Single-Family Residence District). This area is designated as Residential 2 to 3.5








dwelling units acre and Residential 1 to 2 dwelling units acre on the General Plan Land Use map.

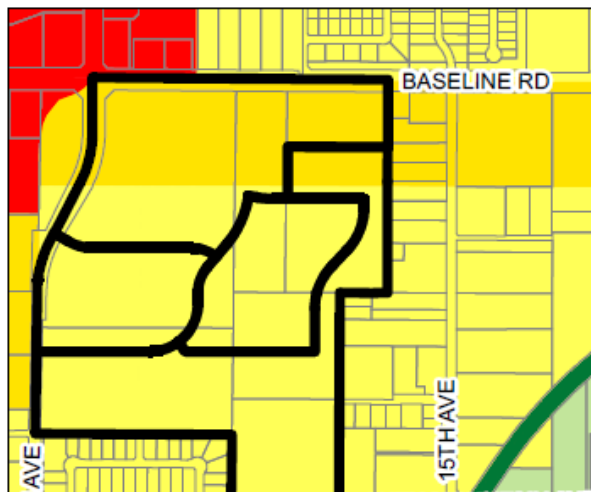
WEST

West of the subject site, across 19th Avenue, is a gas station, vacant land, a mobile home development, and single-family residences zoned C-2 (Intermediate Commercial), S-1 (Ranch or Farm Residence), and R1-10 (Single-Family Residence District). This area is designated as Commercial, Residential 2 to 3.5 dwelling units acre and Residential 1 to 2 dwelling units acre on the General Plan Land Use map.

EXISTING:






Residential 2 to 3.5 du/ac (28.61 +/- Acres)
 Residential 1 to 2 du/ac (76.38 +/- Acres)

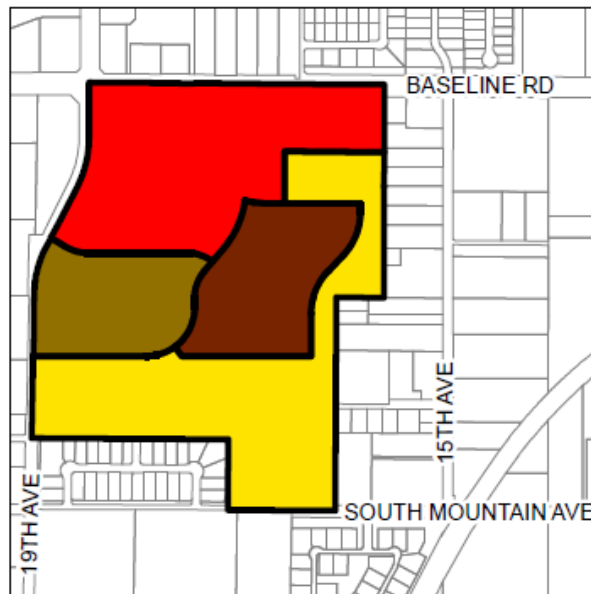
-  Proposed Change Area
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Commercial
-  Public/Quasi-Public
-  Parks/Open Space - Publicly Owned
-  Mixed Use (Agricultural)



PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (38.60 +/- Acres)
 Residential 10 to 15 du/ac (14.69 +/- Acres)
 Residential 15+ du/ac (16.67 +/- Acres)
 Commercial (35.03 +/- Acres)

-  Proposed Change Area
-  Residential 2 to 3.5 du/ac
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac
-  Commercial



RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- **HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE:** Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

As stipulated in the companion Rezoning Case Z-92-23-8, the proposal will include design and development standards to encourage walking, bicycling, and transit use. These standards include the provision of shaded bicycle parking, shade throughout the development, and a multi-use trail that connects the development with the existing multi-use trails to the north along Baseline Road and to the south along South Mountain Avenue.

- **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 proposal will contribute to a mix of land uses by providing a commercial area at the corner of 19th Avenue and Baseline Road, a single-family area along the southern and eastern perimeters of the site, and a multifamily area as a transition between the commercial and single-family areas. As stipulated in the Rezoning Case Z-92-23-8, the proposal will provide enhanced connectivity within the site and to nearby developments by including sidewalk crossings to connect the residential and commercial areas, multi-use trails along Baseline Road and South Mountain Avenue, and shaded and detached sidewalks along Baseline Road, 19th Avenue, and South Mountain Avenue.

CONNECT PEOPLE AND PLACES CORE VALUE

- **BICYCLES; DESIGN PRINCIPLE:** Development should include convenient bicycle parking.

As stipulated in the Rezoning Case Z-92-23-8, the proposal will include shaded bicycle parking to encourage bicycling and transit use by leveraging its proximity to nearby commercial developments, educational institutions, neighborhoods, and the multi-use trails along Baseline Road and South Mountain Road.

BUILD THE SUSTAINABLE DESERT CITY

- **DESIGN PRINCIPLE:** Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated in the Rezoning Case Z-92-23-8, will include detached sidewalks with landscaping along Baseline Road, 19th Avenue, and South Mountain Avenue that will be planted with shade trees; shaded public and private sidewalks; and shaded bicycle and vehicle parking areas. These improvements will create a comfortable pedestrian environment through the development and along Baseline Road, 19th Avenue, and South Mountain Avenue, reduce the urban heat island affect, and make the walk to nearby destinations safer and more comfortable.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-SM-13-23-8. The proposed General Plan Land Use map designations of Residential 2 to 3.5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial 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. Furthermore, the requested land use map designations provide a transition between the adjacent commercial and single-family residential uses.

As stipulated, the concurrent case Z-92-23-8 will enhance the compatibility with the land use pattern in the surrounding area. Approval of the request, with concurrent case Z-92-23-8, will support the development of this underutilized property with uses that are compatible with the land use designations and zoning districts in the general area.

Writer

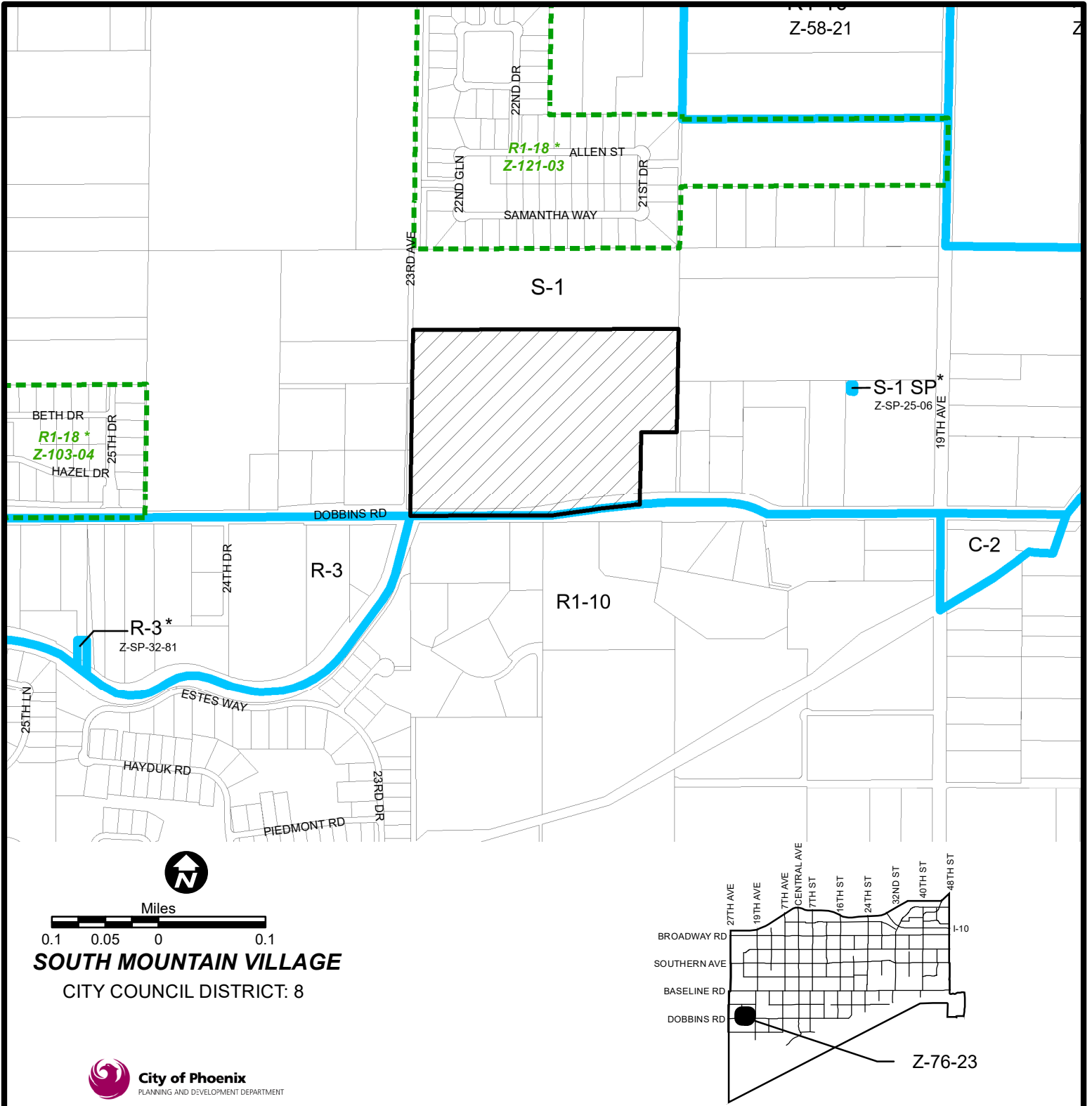
Samuel Rogers
May 8, 2024

Team Leader

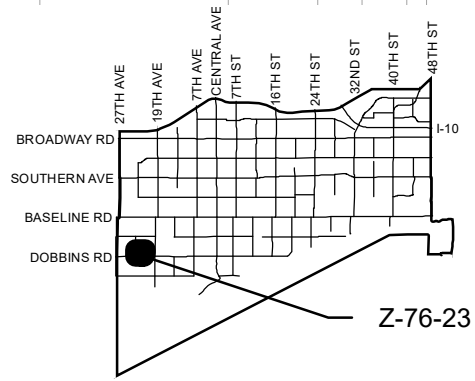
Racelle Escolar

Exhibits

Sketch Maps (2 pages)

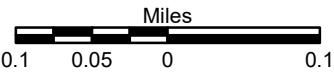
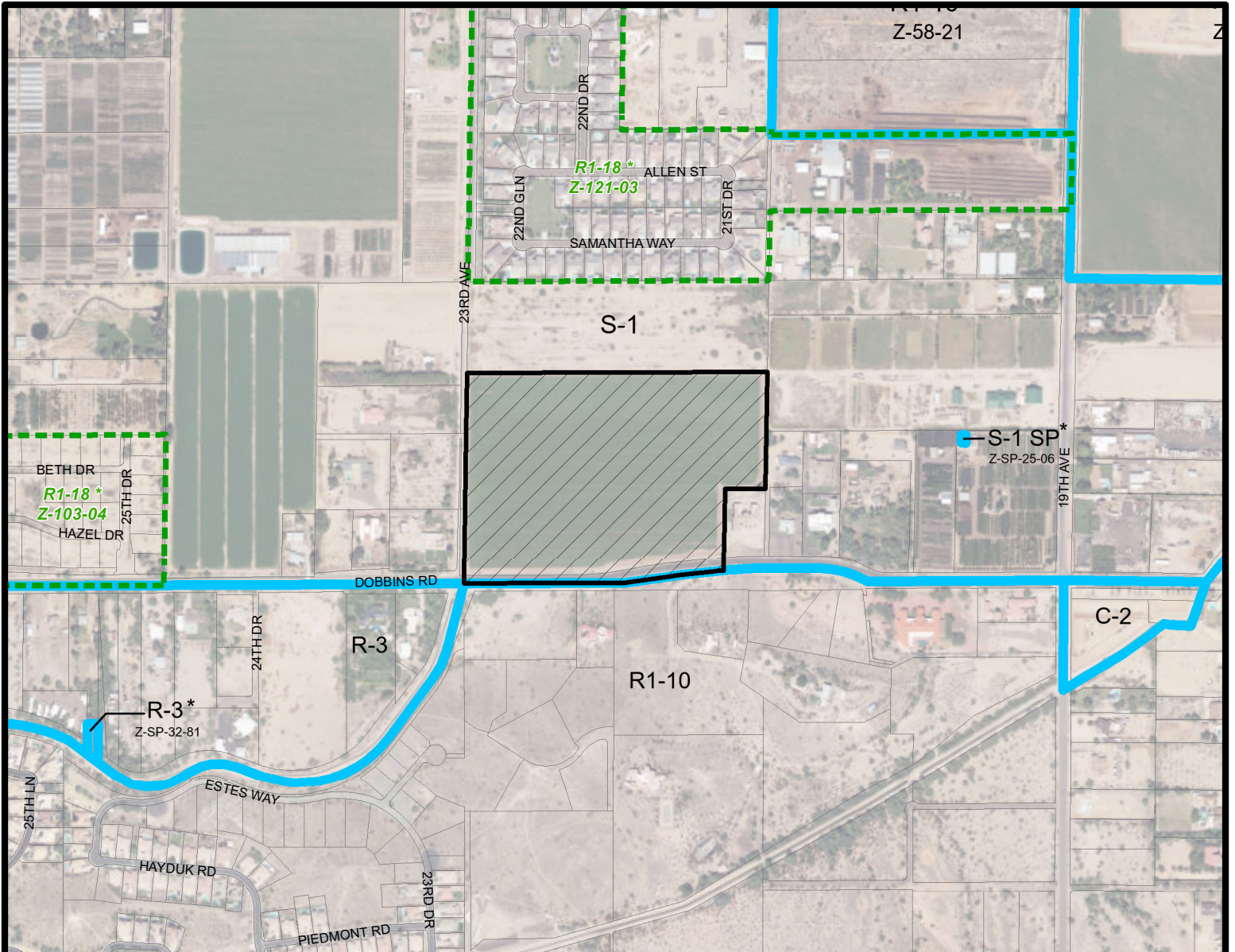


SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8

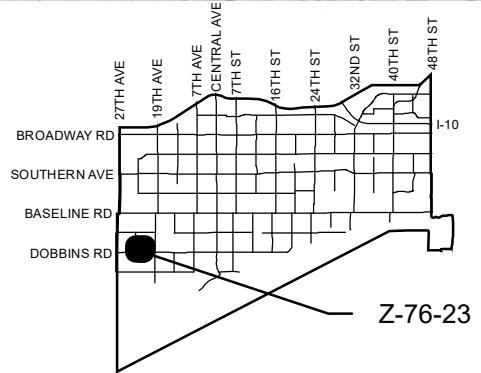


APPLICANT'S NAME: Natalie Maikoski		REQUESTED CHANGE:	
APPLICATION NO. Z-76-23		FROM: S-1 (25.71 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 25.71 Acres		TO: R1-18 (25.71 a.c.)	
MULTIPLES PERMITTED S-1 R1-18		CONVENTIONAL OPTION 25 50	
* UNITS P.R.D. OPTION N/A 60			

* Maximum Units Allowed with P.R.D. Bonus



SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



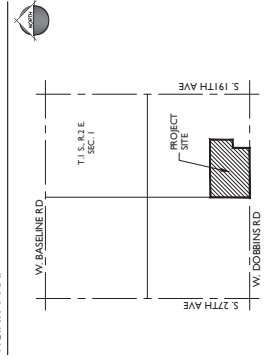
APPLICANT'S NAME: Natalie Maikoski		REQUESTED CHANGE:	
APPLICATION NO. Z-76-23		FROM: S-1 (25.71 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 25.71 Acres		<small>DATE:</small> 10/20/2023 <small>REVISION DATES:</small> 4/8/2024	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 02-24		<small>ZONING MAP</small> C-7	
TO: R1-18 (25.71 a.c.)			
MULTIPLES PERMITTED S-1 R1-18		CONVENTIONAL OPTION 25 50	
		* UNITS P.R.D. OPTION N/A 60	

* Maximum Units Allowed with P.R.D. Bonus

REZONE SITE PLAN FOR WILDFLOWER

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA
AND SALT RIVER MERIDIAN CITY OF PHOENIX,
MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

OWNER
HARMON INVESTMENTS LLC
1150 N ALHAMBRA AVE
SUITE 200
PHOENIX, AZ 85015
CONTACT: JOSH HANNON
josh.hannon@hannonplanning.com

DEVELOPER
REBEL EQUITIES LLC
1150 N ALHAMBRA AVE
SUITE 200
PHOENIX, AZ 85015
CONTACT: ZACHARY FEBLER
zfebler@hannonplanning.com

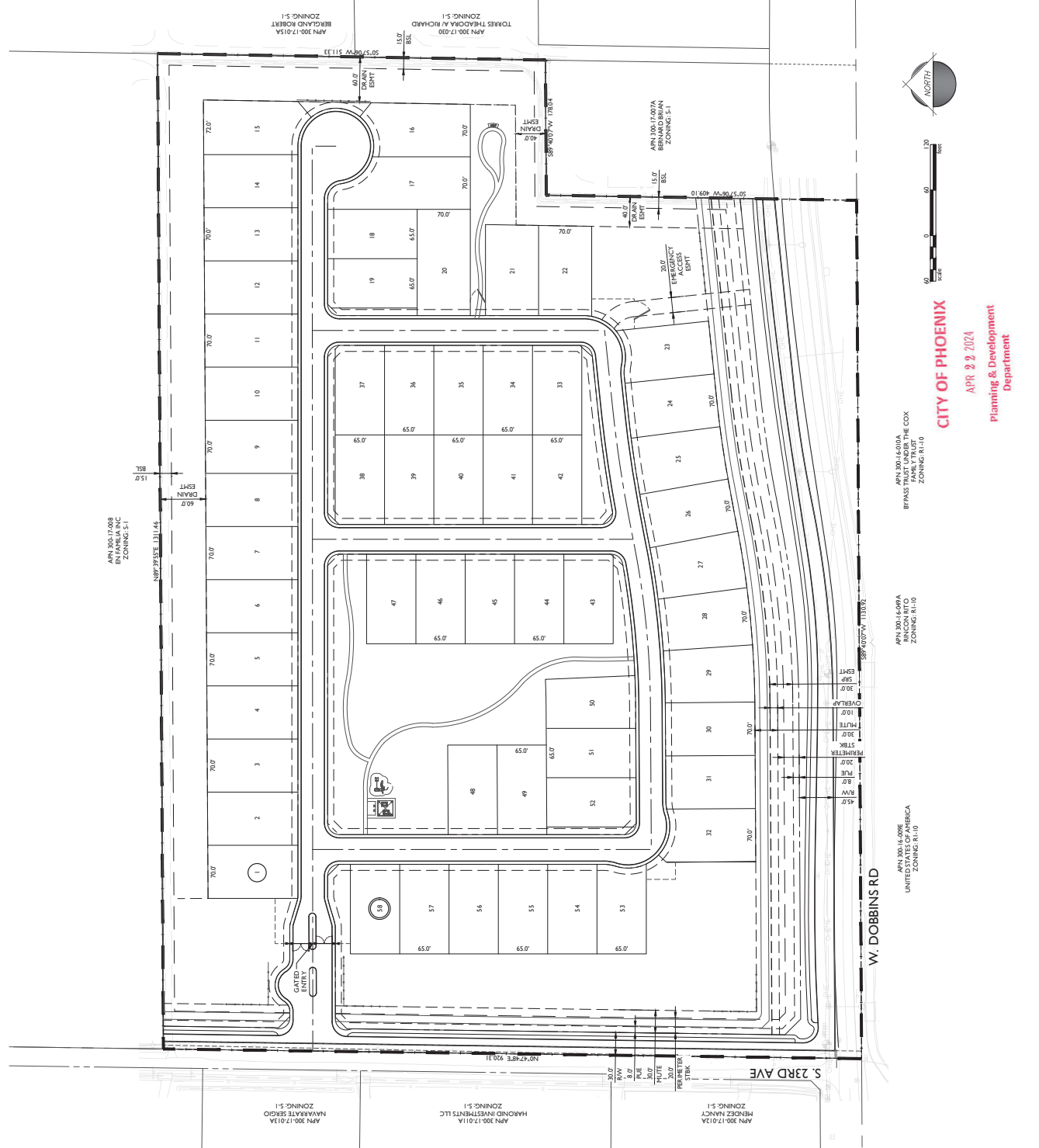
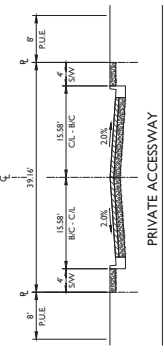
CIVIL ENGINEER, PLANNING/LANDSCAPE
HANNON PLANNING & LANDSCAPE
1150 N ALHAMBRA AVE, SUITE 200
PHOENIX, AZ 85015
CONTACT: JOSH HANNON
josh.hannon@hannonplanning.com

PROJECT DATA

APN: 300-17-007B
EXISTING LAND USE: TRADITIONAL LOT (S-13 DUAC)
EXISTING ZONING: S-13 R PD
PROPOSED ZONING: R-118 PD
GROSS AREA: 1,348.68 AC
NET AREA: 4,22.80 AC (EXCLUDES COLLECTOR & ARTERIAL R/W)
NO. OF LOTS: 31
GROSS LOTS: 65 x 118
TOTAL: 58 LOTS
DENSITY: 2.22 DU/AC (GROSS)
COMMON AREA: 8.9M AC (1% OF GROSS)

DEVELOPMENT STANDARDS (R-118 PD)

PERMETER BUILDING SETBACKS: 20' ADJACENT TO PUBLIC STREET
15' ADJACENT TO PROPERTY LINE
BUILDING SETBACKS:
35' FRONT
5' REAR / SIDE PER BUILDING CODE
BUILDING HEIGHT: 2 STORIES AND 30'
LOT COVERAGE: 30% PLUS 10% FOR AN ADJUT AND/OR ATTACHED SHADE STRUCTURE (TOTAL 40%)
COMMON AREA: 3% OF GROSS AREA



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APN 300-16-010A THE COX FAMILY TRUST ZONING R-110

APN 300-16-099A ZONING R-110

APN 300-16-096 UNITED STATES OF AMERICA ZONING R-110



OPEN SPACE DATA

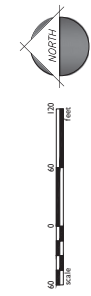
REQUIRED COMMON AREA: 139 AC (34.8% OF GROSS)
 PROVIDED COMMON AREA: 81 AC (19.4% OF GROSS)

PRD DENSITY BONUS PER 6081.2.b

TYPE	AC	SF	% DENSITY BONUS ACHIEVED
COMMON AREAS	139	3,000,000	15%
PROVIDED COMMON AREAS	81	1,800,000	15%
TOTAL	220	5,000,000	30%

R-18 SUBDIVISION DENSITY:	R-18 DU/AC
RESISTED DENSITY:	0.64 DU/AC
RESISTED BONUS:	0.64 DU/AC
PRD MAX DENSITY PERMITTED:	2.34 DU/AC

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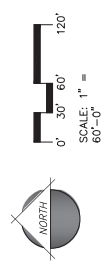


WALL AND TRAIL LEGEND

SYMBOL	ITEM
	THERE WALL - 6'-0"
	THERE PARTIAL VIEW WALL - 6'-0"
	FULL VIEW FENCE - 6'-0"
	RAIL FENCE
	COMMUNITY TRAIL
	MULTI-USE PATH



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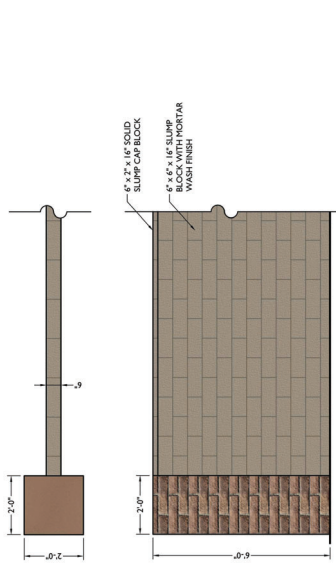
L-0-02
 04.22.2019

Conceptual Wall and Trail Plan

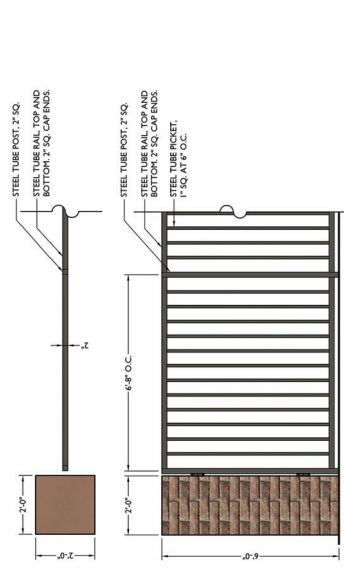
Phoenix, Arizona

Wildflower

Pebler Equities, LLC.



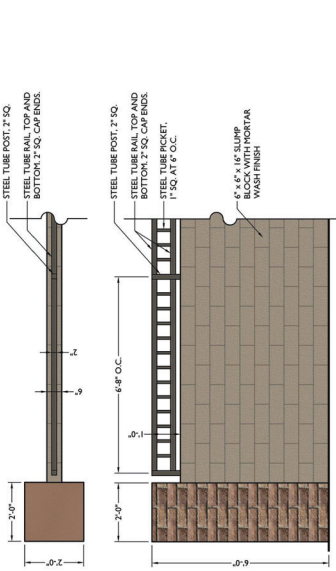
1 THEME WALL - 6'-0"
SCALE: 1/2" = 1'-0"



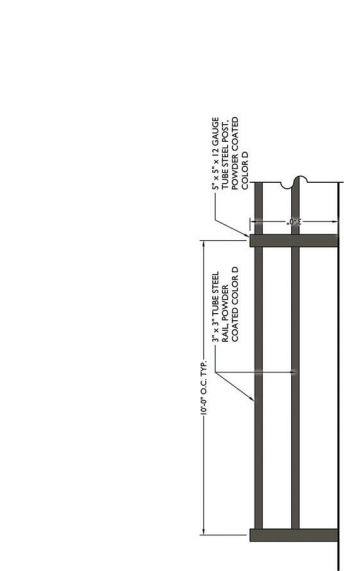
3 FULL VIEW FENCE - 6'-0"
SCALE: 1/2" = 1'-0"



5 TOT LOT - FAIRWAY RIDGE
by LANDSCAPE STRUCTURES



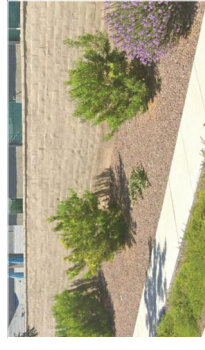
2 THEME PARTIAL VIEW WALL - 6'-0"
SCALE: 1/2" = 1'-0"



4 RAIL FENCE
SCALE: 1/2" = 1'-0"



6 20'x20' RAMADA
by CLASSIC RECREATION



COLOR A - SLUMP BLOCK
TAN EARTH TONE - MORTAR WASH FINISH



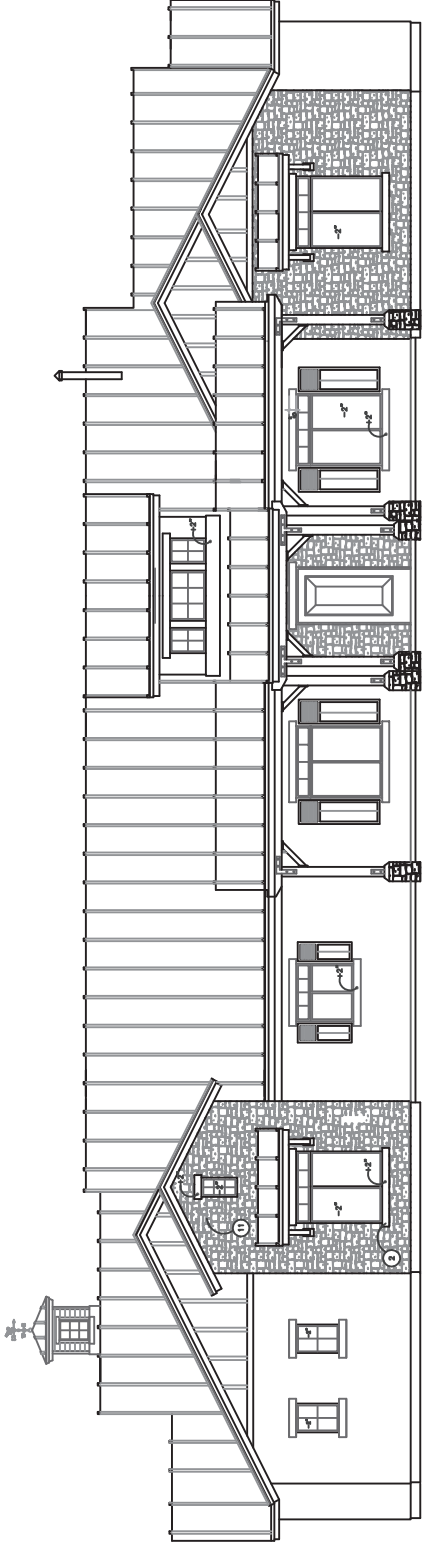
COLOR B - COLUMN VENEER
Adobe Brick - Sienna by Coronado Stone



COLOR C - STANDARD CMU
SW - 7607 - Stone Lion



COLOR D - STEEL
SW - 7048 - Urbane Bronze



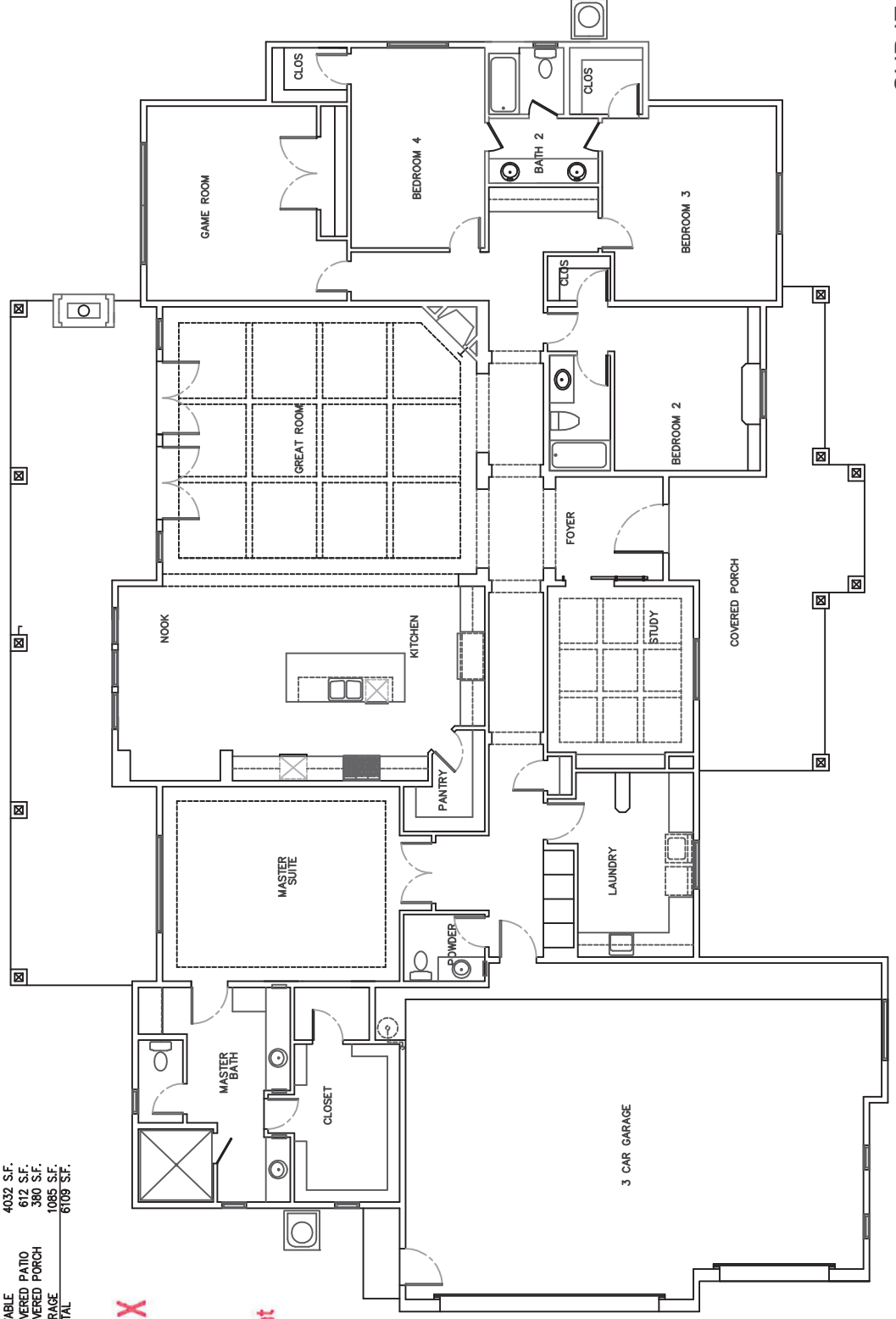
FRONT ELEVATION

4032 S.F.
 LIVING PATIO 612 S.F.
 COVERED PORCH 380 S.F.
 GARAGE 1085 S.F.
 TOTAL 6109 S.F.

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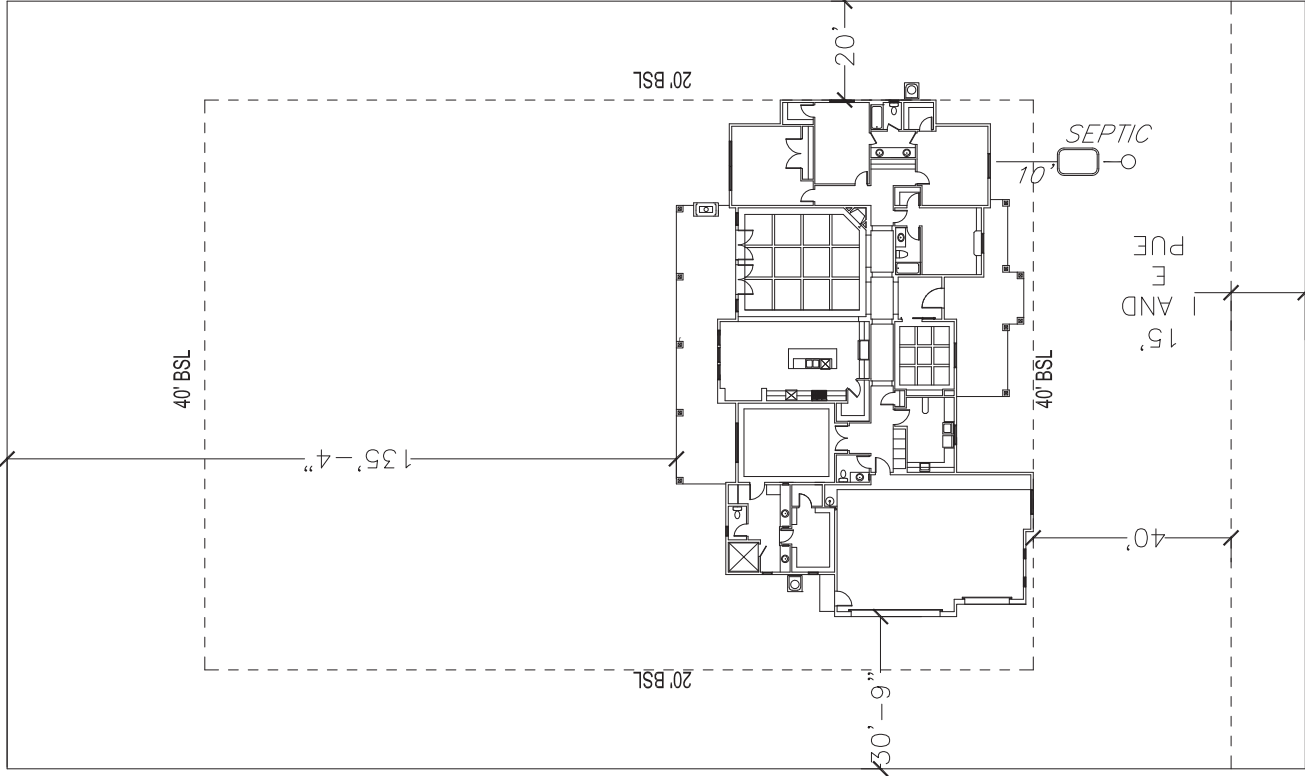
OCT 02 2023

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SUBJECT TO CHANGE

155.25'



262.52'

262.52'



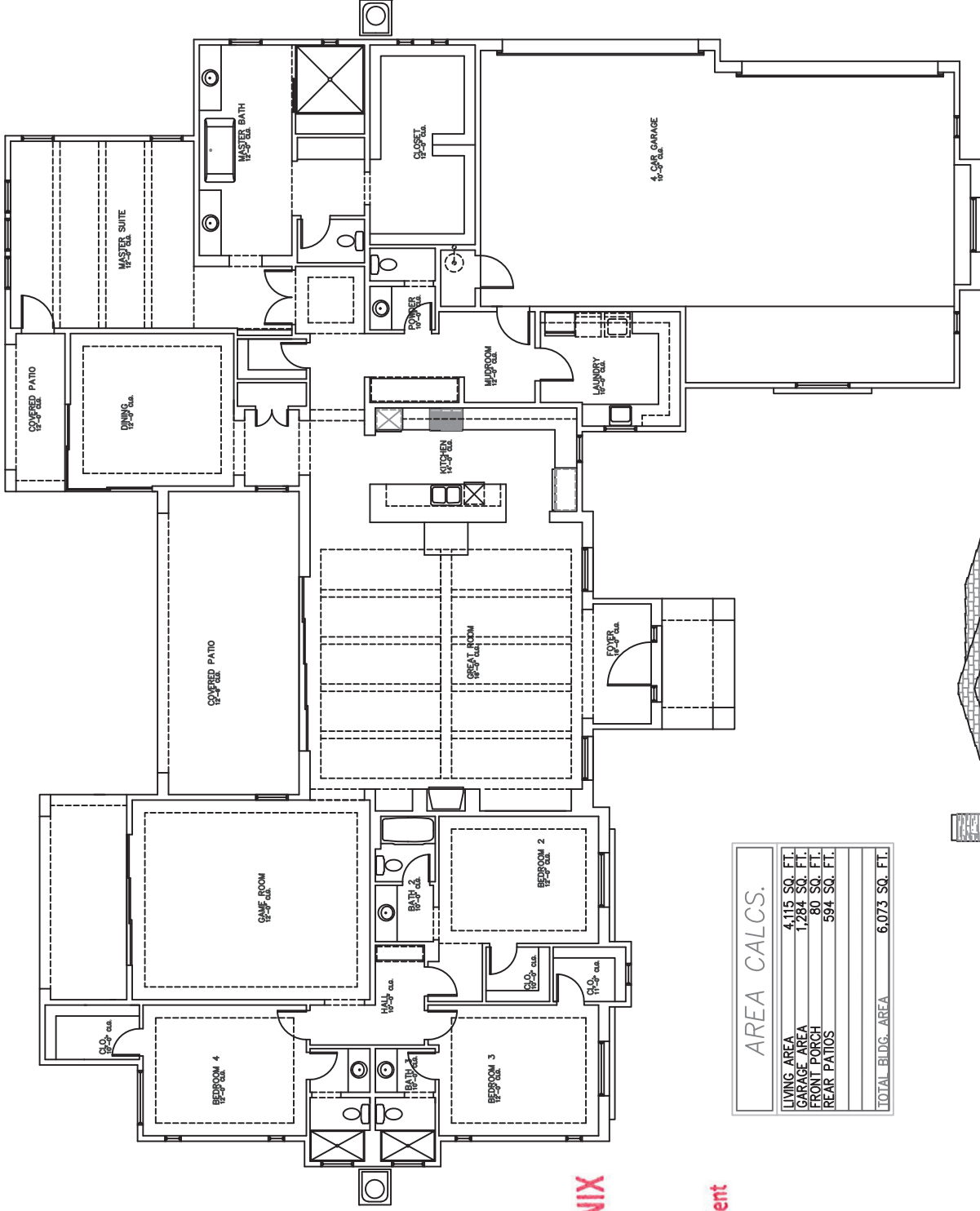
1"=30'
SITE PLAN

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**Planning & Development
Department**

155.25'

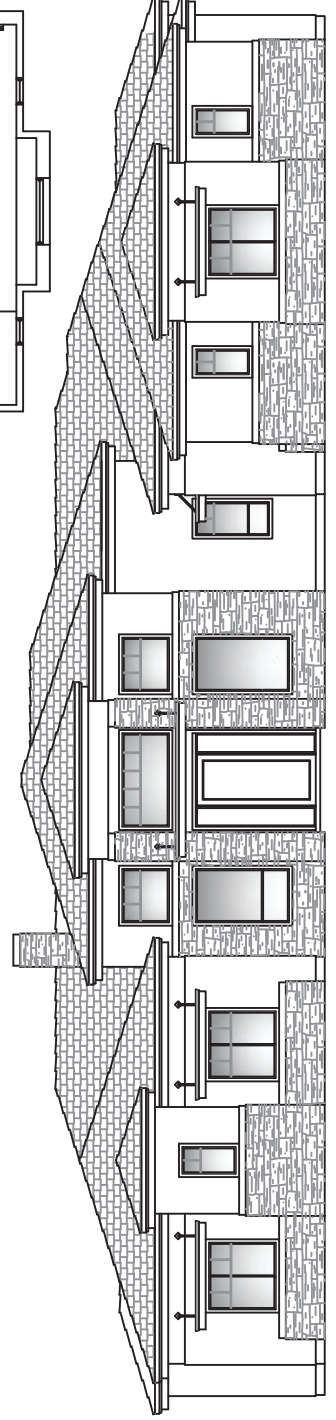


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AREA CALCS.	
LIVING AREA	4,115 SQ. FT.
GARAGE AREA	1,284 SQ. FT.
FRONT PORCH	80 SQ. FT.
REAR PATIOS	594 SQ. FT.
TOTAL BLDG. AREA 6,073 SQ. FT.	



FRONT ELEVATION

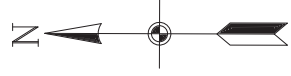
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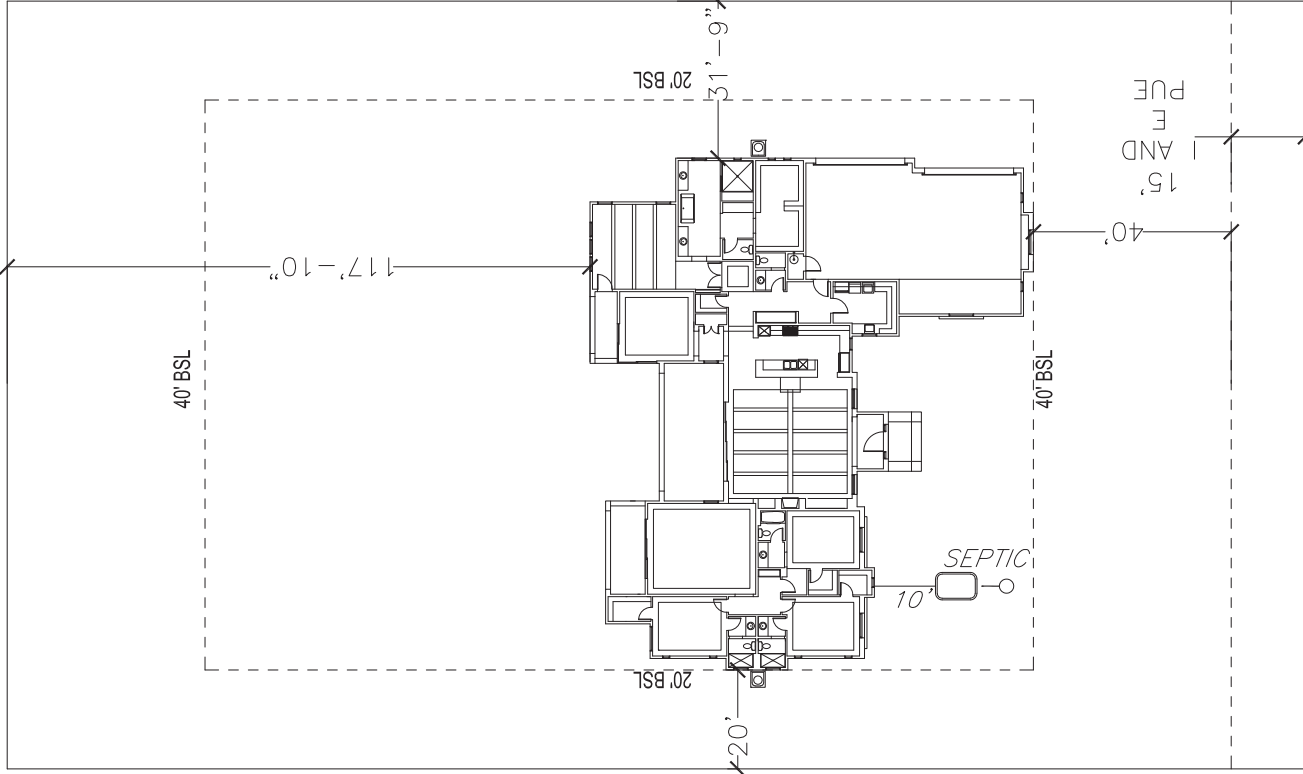


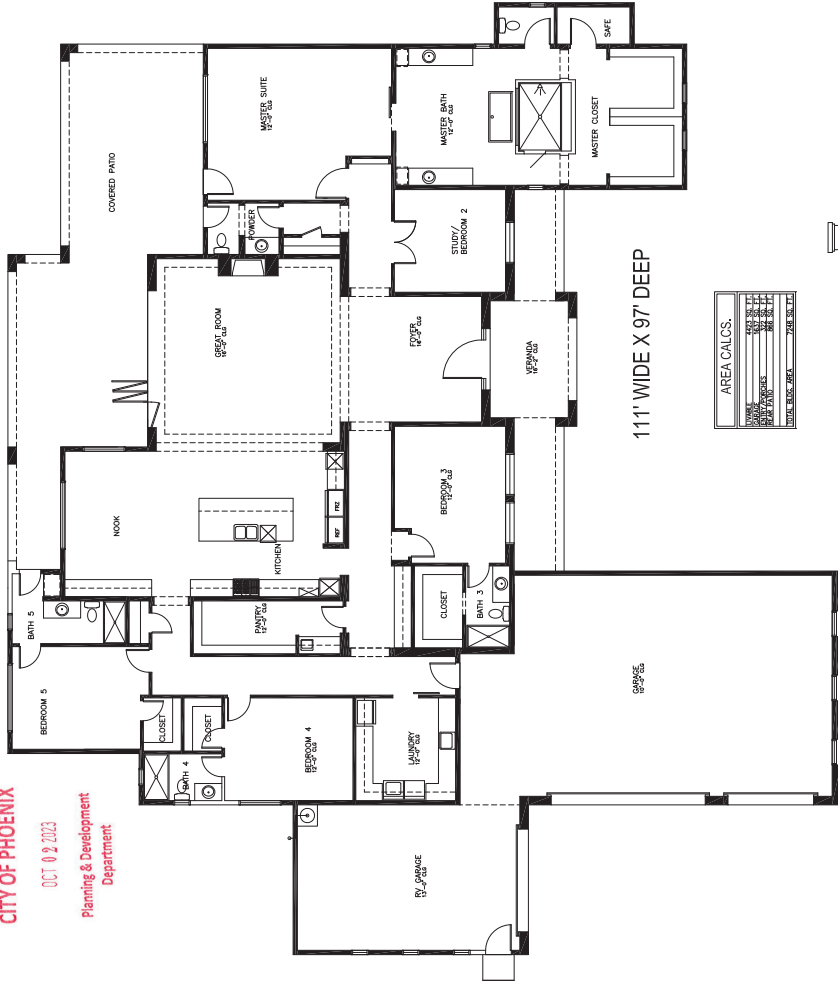
1"=30'
SITE PLAN

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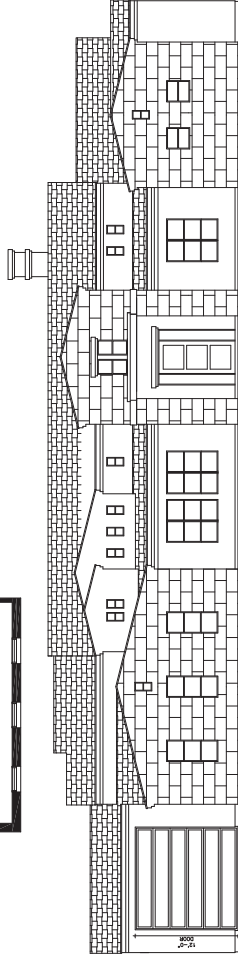
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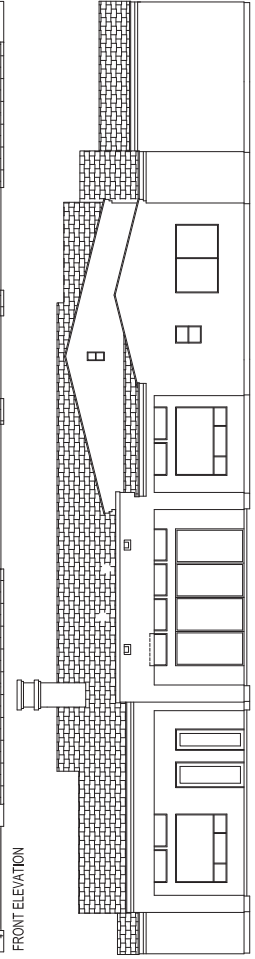


AREA CALCS.

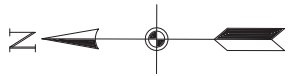
AREA	AREA	PERIMETER	PERIMETER
111' WIDE X 97' DEEP	10773.00	394.00	394.00
COVERED PATIO	1000.00	100.00	100.00
FRONT PORCH	1000.00	100.00	100.00
REAR PORCH	1000.00	100.00	100.00
TOTAL	13773.00	694.00	694.00



FRONT ELEVATION

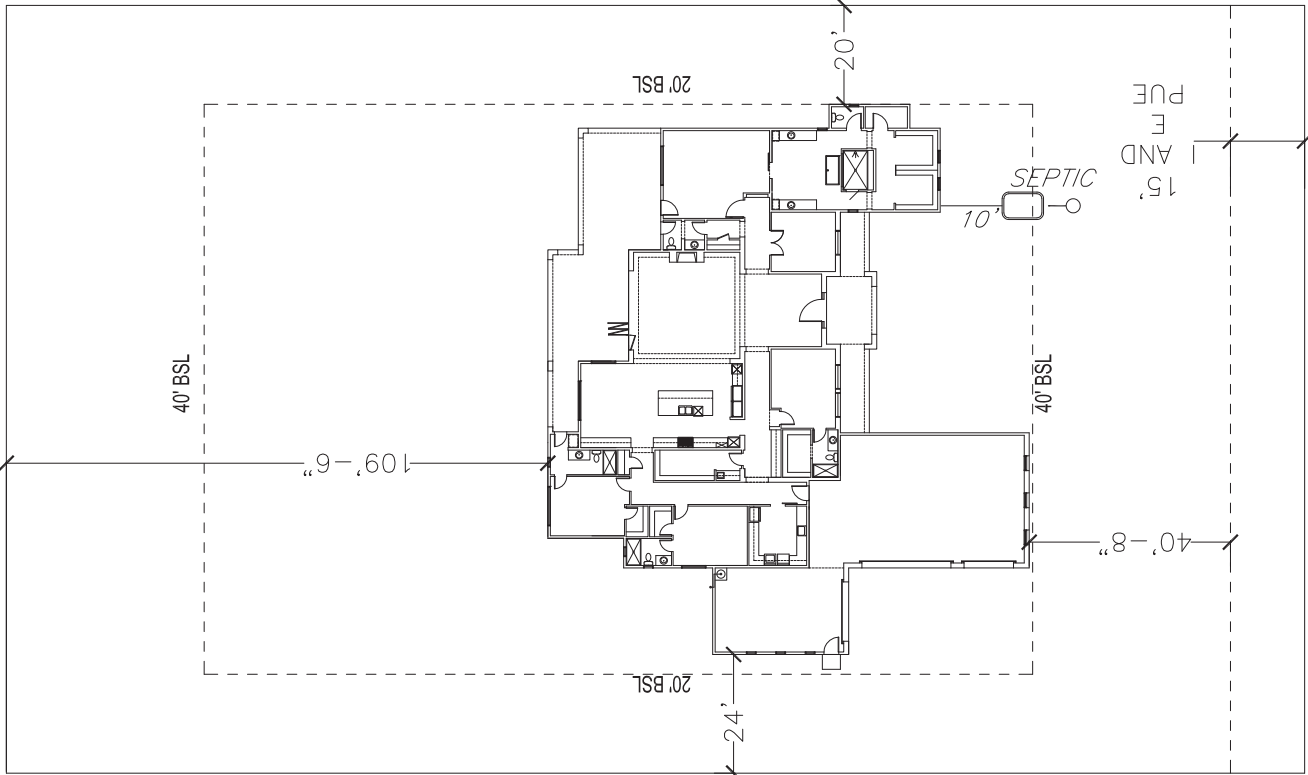


REAR ELEVATION



1"=30'
SITE PLAN

155.25'



262.52'

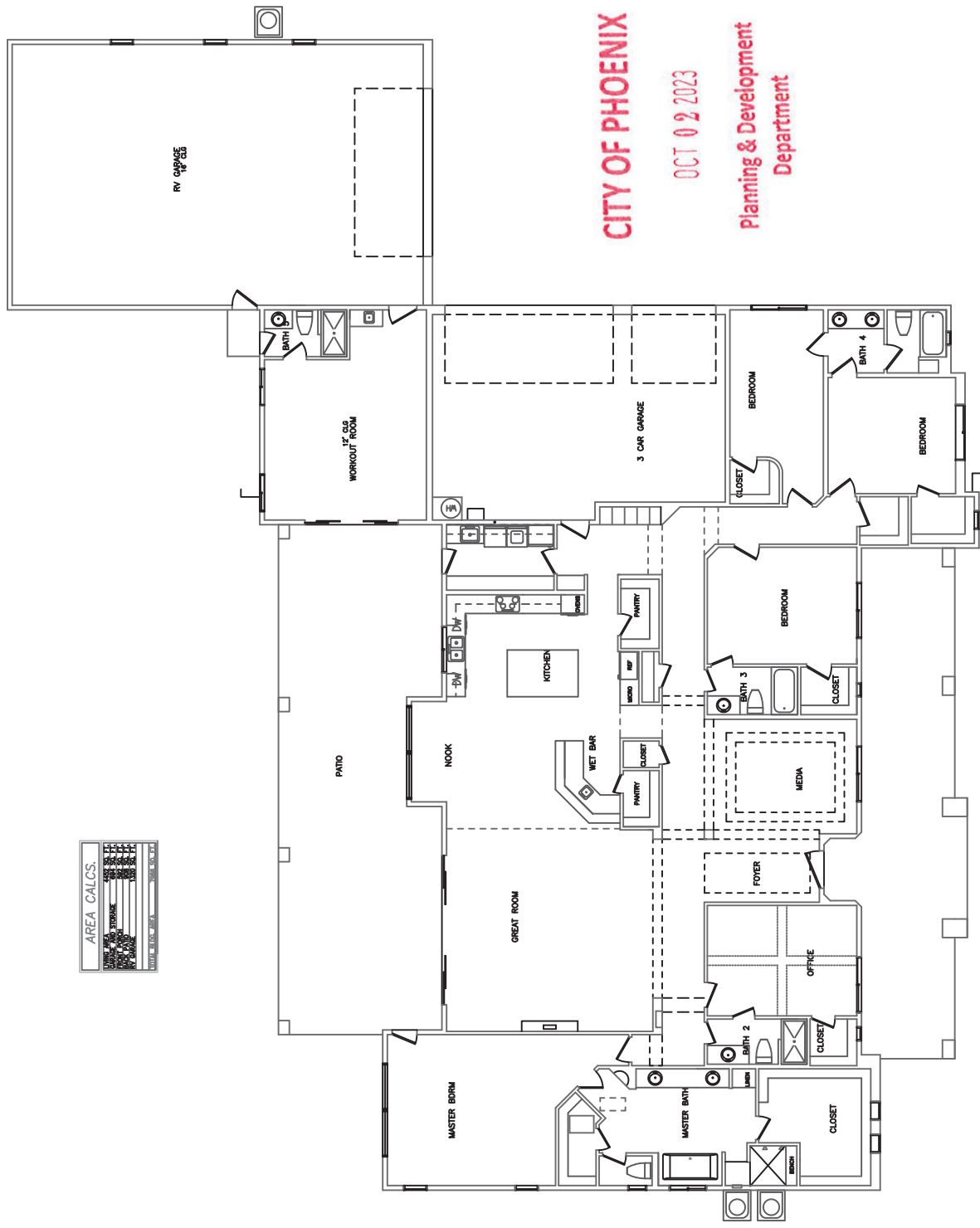
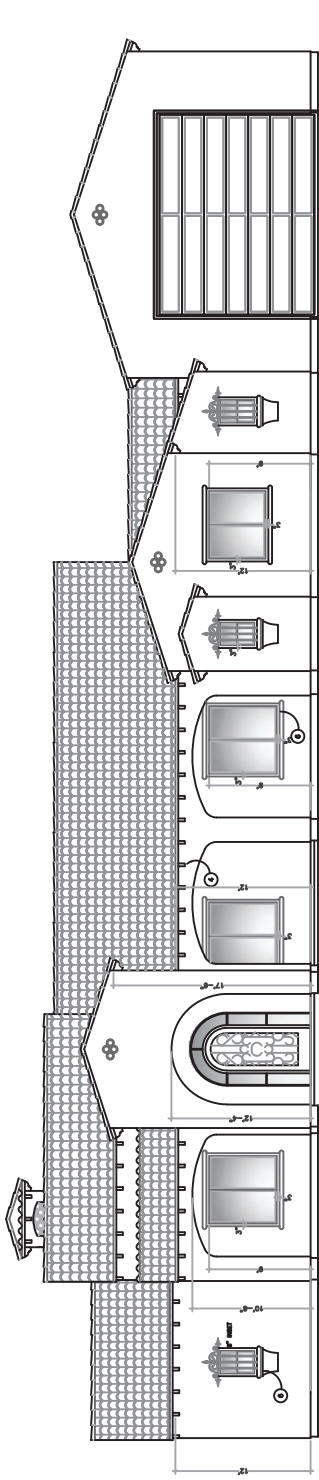
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155.25'

262.52'



AREA CALCS.

ITEM	AREA	PERCENT
FLOOR	1,234	100%
CEILING	1,234	100%
WALLS	1,234	100%
ROOF	1,234	100%
TOTAL	4,936	

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