

RESOLUTION 20819

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2001 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-1-08, CHANGING THE LAND USE ELEMENT OF THE GENERAL PLAN TO ESTABLISH DEFINITIONS FOR THE LAND USE MAP CATEGORIES DESCRIBED HEREIN.

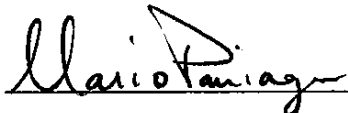
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: The 2001 Phoenix General Plan which was adopted by Resolution No. 19731, is hereby amended by adopting GPA-1-08 to establish definitions for the General Plan Land Use Map categories with corrections to the General Plan Land Use map legend/key as approved by City Council on June 3, 2009, and that the Planning Director is instructed to modify The 2001 Phoenix General Plan to reflect this change as shown in Attachment A and B.

PASSED by the Council of the City of Phoenix this 3rd day of June, 2009.


ACTING MAYOR

ATTEST:

 City Clerk



2009 JUN -1 AM 9:28

CITY CLERK DEPT



APPROVED AS TO FORM:

Wilson Bess Acting City Attorney *MLW*

REVIEWED BY: *P. D.*
Frank Paulsen City Manager

MLW:gw:803566v1: (CM91)(Item) 6/3/09

ATTACHMENT A

LAND USE MAP

The citywide Land Use Map, published separately as a poster, is an integral part of the General Plan's Land Use element. There are 14 urban villages within Phoenix for which land use is shown on the map. Figure 1 shows the 14 urban villages. There are adopted area plans for all or part of some of those villages. Adopted area plans include North Black Canyon Corridor Plan, North Land Use, Estrella, Laveen, Rio Montana, Baseline Area, East Camelback Core, 44 Street Corridor, Downtown Phoenix, redevelopment plans for 15 areas, and 10 special planning districts. These areas vary greatly in size. These plans provide more detailed guidance on land use policies. All adopted area plans are listed by village and date on the back side of the Land Use Map.

The Land Use Map and related text with goals, policies and recommendations propose the best land use mix for the long-term benefit of the community. The map also reflects existing land use deemed likely to be long-term. The best land use mix often means preserving property for future use for more dense housing types, schools and parks, shopping, and employment uses since single-family development typically precedes these uses. Failure to create a long-term balanced land use mix makes it more expensive to provide public services and facilities and creates longer trips and more traffic congestion for residents. The land use map supports the urban village model as described in Goal 1 of this element.

LAND USE CATEGORY DEFINITIONS

THE LAND USE CATEGORIES HAVE BEEN PREPARED TO SUPPORT THE LAND USE MAP TO DEFINE THE CITY'S INTENT FOR SPECIFIC RESIDENTIAL, COMMERCIAL EMPLOYMENT, AND OTHER TYPES OF LAND USES. THE LAND USE CATEGORY DEFINITIONS ARE DESCRIBED BELOW:

1. **LARGE LOT**
THE **LARGE LOT** LAND USE CATEGORY PROVIDES FOR VERY LOW DENSITY RESIDENTIAL USES TO PROTECT AND PRESERVE LOW DENSITY AREAS IN THEIR PRESENT OR DESIRED CHARACTER. THIS CATEGORY IDENTIFIES TWO SUB-CATEGORIES OF 0 TO 1 DU/ACRE AND 1 TO 2 DU/ACRE.

2. **TRADITIONAL LOT**
THE **TRADITIONAL LOT** LAND USE CATEGORY PROVIDES FOR A VARIETY OF SUBURBAN LIFESTYLES WITH PLANNED SINGLE-FAMILY RESIDENTIAL COMMUNITIES, WHICH INCLUDE OPEN SPACE, RECREATION AND CULTURAL OPPORTUNITIES, INCLUDING SCHOOLS, CHURCHES AND PUBLIC FACILITIES. THIS CATEGORY WOULD PROVIDE SINGLE-FAMILY, TOWN HOME, PATIO HOME AND DUPLEX TYPE UNITS.

THIS CATEGORY IDENTIFIES THREE SUB-CATEGORIES OF 2 TO 3.5 DU/ACRE, 3.5 TO 5 DU/ACRE AND 5 TO 10 DU/ACRE.

3. HIGHER DENSITY

THE **HIGHER DENSITY** LAND USE CATEGORY PROVIDES FOR TOWN HOMES, CONDOMINIUMS AND APARTMENTS WITH PROXIMITY TO EMPLOYMENT, ENTERTAINMENT AND PEDESTRIAN ACTIVITIES TO ENCOURAGE INTERACTION AND TO CREATE AN URBAN ENVIRONMENT. SMALL LOT OR SMALL-SCALE BUSINESS SITES THAT DEMONSTRATE A RESIDENTIAL SCALE AND CHARACTER MAY BE APPROPRIATE AS WELL. THIS CATEGORY IDENTIFIES TWO SUB-CATEGORIES OF 10 TO 15 DU/ACRE AND 15+ DU/ACRE.

4. PARKS/OPEN SPACE

THE **PARKS/OPEN SPACE – PUBLICLY OWNED** LAND USE CATEGORY DENOTES AREAS THAT ARE INTENDED FOR RECREATION, ENVIRONMENTAL PRESERVATION AND NATURAL HYDROLOGIC SYSTEMS.

THE **PARKS/OPEN SPACE – PRIVATELY OWNED** LAND USE CATEGORY DENOTES PRIVATELY OWNED NATURAL AREAS AND RECREATIONAL AMENITIES SUCH AS GOLF COURSES.

THE **FUTURE PARKS/OPEN SPACE OR 1 DU / ACRE** LAND USE CATEGORY DENOTES AREAS WHERE A MAJORITY OF THE TOPOGRAPHY HAS A SIGNIFICANT SLOPE THAT LIMITS THE ABILITY FOR HIGH DENSITY/INTENSITY DEVELOPMENT. TOPOGRAPHY IN THIS AREA INDICATES THAT THE AREA WILL BE PREDOMINANTLY PRESERVE LANDS AND/OR LOW DENSITY RESIDENTIAL DEVELOPMENT.

5. MIXED-USE (MU)

THE **MIXED-USE (MU)** LAND USE CATEGORY DENOTES AREAS WHICH MAY INCLUDE RESIDENTIAL, SERVICE, AND BASIC COMMERCIAL, GENERAL OFFICE, ENTERTAINMENT, AND CULTURAL FUNCTIONS, WITH A COMPATIBLE RELATIONSHIP. THIS CATEGORY WOULD ALLOW ANY OR ALL OF THESE USES WITHIN AN AREA. SUCH DEVELOPMENTS EXHIBIT FUNCTIONAL, PHYSICAL AND THEMATIC INTEGRATION IN THE CONTEXT OF A PEDESTRIAN-ORIENTED STREETScape. THE MIXED-USE DESIGNATION IS INTENDED TO MINIMIZE THE IMPACTS TRADITIONALLY ASSOCIATED WITH GROWTH BY PROVIDING HOUSING, SHOPPING AND EMPLOYMENT OPPORTUNITIES IN THE SAME AREA.

6. MIXED-USE (AREAS C, D AND NORTHWEST AREA ONLY)

THE **MIXED-USE (AREAS C, D AND NORTHWEST AREA ONLY)** LAND USE CATEGORY IS AN INTERIM LAND USE DESIGNATION. UNTIL FUTURE PLANNING STUDIES AND ANALYSIS ARE CONDUCTED, THIS CATEGORY

ACCOMMODATES COMMERCE PARK, INDUSTRIAL, COMMERCIAL AND PUBLIC/QUASI-PUBLIC TYPE LAND USES.





















7. **NURSERIES/FLOWER GARDENS WITH ALTERNATIVE 3.5 TO 5 DU/ACRE**
THE **NURSERIES/FLOWER GARDENS WITH ALTERNATIVE 3.5 TO 5 DU/ACRE** LAND USE CATEGORY DENOTES A TRANSITIONAL AREA FROM NURSERIES/FLOWER GARDENS TO RESIDENTIAL DEVELOPMENT (TRADITIONAL LOT 3.5 TO 5 DU/ACRE).
8. **MIXED-USE AGRICULTURAL**
THE **MIXED-USE AGRICULTURAL** LAND USE CATEGORY HELPS TO PRESERVE THE CHARACTER OF AGRICULTURAL AREAS WHILE ALLOWING NEW DEVELOPMENT WHICH IS CONSISTENT WITH THE TRADITIONAL DESIGN AND USES OF A RURAL AND AGRICULTURAL AREA.
9. **COMMERCIAL**
THE **COMMERCIAL** LAND USE CATEGORY ACCOMMODATES OFFICE, RETAIL, SERVICE AND MULTI-FAMILY DEVELOPMENT AT VARYING SCALES AND INTENSITY OF USES.
10. **INDUSTRIAL**
THE **INDUSTRIAL** LAND USE CATEGORY ALLOWS WAREHOUSING, MANUFACTURING AND PROCESSING BUSINESSES. THESE CATEGORIES ARE TYPICALLY CHARACTERIZED AS DEVELOPMENT THAT DUE TO NOISE, SMELL, OR SOME OTHER SPECIAL CONSIDERATION ARE NOT APPROPRIATE FOR A COMMERCE PARK.
11. **COMMERCE PARK**
THE **COMMERCE PARK** LAND USE CATEGORY DENOTES AREAS WHERE MAJOR EMPLOYMENT CENTERS AND USES MAY TAKE PLACE. COMMERCE PARK AREAS GENERALLY CONSIST OF USES SUCH AS PROFESSIONAL OFFICES, RESEARCH AND DEVELOPMENT, WHOLESALE AND STORAGE WAREHOUSES, UTILITY CENTERS, THE MANUFACTURING, PROCESSING, REPAIRING AND PACKAGING OF GOODS AND ANCILLARY EATING AND RETAIL ESTABLISHMENTS.
12. **PUBLIC/QUASI-PUBLIC**
THE **PUBLIC/QUASI-PUBLIC** LAND USE CATEGORY IDENTIFIES AREAS WHERE INSTITUTIONAL, CEMETERY, GOVERNMENTAL, UTILITY, AND AIRPORT USES ARE APPROPRIATE.
13. **FLOODPLAIN**
THE **FLOODPLAIN** LAND USE CATEGORY DENOTES THE AREA ADJOINING THE CHANNEL OF A WATERCOURSE SUSCEPTIBLE TO INUNDATION BY A FLOOD.

14. **UNDESIGNATED AREA**
THE **UNDESIGNATED AREA** LAND USE CATEGORY DENOTES AREAS
LOCATED WITHIN THE UNINCORPORATED MARICOPA COUNTY
ADJACENT TO THE CITY OF PHOENIX MUNICIPAL BOUNDARIES.

ATTACHMENT B

LEGEND

LAND USE

-  0 to 1 du/acre - Large Lot
-  1 to 2 du/acre - Large Lot
-  2 to 3.5 du/acre - Traditional Lot
-  3.5 to 5 du/acre - Traditional Lot
-  5 to 10 du/acre - Traditional Lot
-  10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
-  15+ du/acre - Higher density attached townhouses, condos, or apartments
-  Parks/Open Space - Publicly Owned
-  Parks/Open Space - Privately Owned
-  Future Parks/Open Space or 1 du/acre
-  Mixed Use Agricultural
-  Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
-  Commercial
-  Mixed Use (MU)
-  Mixed Use (Areas C, D and Northwest Area only)
-  Industrial
-  Commerce / Business Park
-  Public/Quasi-Public
-  Floodplain
-  Undesignated Area

NOTES:

1 Striped areas designate optional uses corresponding to colors shown. Crosshatched areas designate areas in transition. Color in crosshatch is the color to, color between the crosshatch is the color from.