



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

***REVISED**
GENERAL PLAN AMENDMENT
STAFF ANALYSIS
October 8, 2026

Application: GPA-DV-DSTV-EST-LV-MV-NG-SM-1-26-1-2-3-5-7-8

Applicant: City of Phoenix, Planning Commission

Representative: City of Phoenix, Street Transportation Department

Location: Street alignments in the Deer Valley, Desert View, Estrella, Laveen, Maryvale, North Gateway, and South Mountain villages

Request: Modify the current Street Classification Map to add, remove and modify street alignments in the Deer Valley, Desert View, Estrella, Laveen, Maryvale, North Gateway, and South Mountain villages

[Deer Valley Village Planning Committee](#) Meeting Date: November 2, 2026

[Desert View Village Planning Committee](#) Meeting Date: November 3, 2026

[Estrella Village Planning Committee](#) Meeting Date: October 20, 2026

[Laveen Village Planning Committee](#) Meeting Date: October 19, 2026

[Maryvale Village Planning Committee](#) Meeting Date: October 14, 2026

[North Gateway Village Planning Committee](#) Meeting Date: October 8, 2026

[South Mountain Village Planning Committee](#) Meeting Date: November 10, 2026

Staff Recommendation: Approval

FINDINGS:

- 1) New street alignments and realignments on the Street Classification Map improves connectivity throughout the city.
- 2) The proposed updates to the Street Classification Map will update the map throughout the city to match existing conditions.

BACKGROUND

The Street Classification Map was first adopted in 1961 and last updated in 2018 to incorporate additions and deletions of new platted roadways. The Street Classification Map provides information on the City's street network, identifying the alignment and minimum right-of-way standards for existing and planned streets.

This request is a clean-up of the Street Classification Map proposed by the City of Phoenix, Street Transportation Department. The proposal includes new street segments identified on the map with assigned classifications and cross sections, realignments of existing street segments, changes to the street cross sections for existing street segments, removal of existing street segments, and updates to the street classification of existing street segments (see the attached Exhibit).

In the Deer Valley Village, the proposal includes seven new street segments and two street segment realignments. The new street segments added to the map are Alameda Road, White Thorn Boulevard, 21st Avenue, Reveille Street, 24th Avenue, 7th Avenue, and 21st Avenue. The realignments apply to segments of Pinnacle Peak Road and 7th Street.

In the Desert View Village, the proposal includes six new street segments and one change to the street segment cross section. The new street segments added to the map are Sky Crossing Way, 32nd Street, Desert Peak Parkway, Cave Creek Dam Road, Cascalote Drive, and Verdin Way. The change in street cross section applies to a segment of Tatum Boulevard.

In the Maryvale Village, the proposal includes two street segment realignments, one new street segment, and one street segment removal. The realignments apply to segments of 101st Avenue and Monte Bello Avenue. The new street segment added to the map is for Palm Lane. The existing Center Road street segment is proposed for removal.

In the North Gateway Village, the proposal includes three street segment realignments. The realignments apply to segments of 51st Avenue, 43rd Avenue, and Dove Valley Road.

In the South Mountain Village, the proposal includes a new street segment for Wier Avenue.

In the Estrella Village, the proposal includes a change to the cross section for a segment of Lower Buckeye Road, an existing street.

In the Laveen Village, the proposal includes two changes in street classification and one removal of an existing street segment. The changes to street classification apply to two different segments of 63rd Avenue, and the removal applies to another segment of 63rd Avenue.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS- TRAFFIC; DESIGN PRINCIPLE: Provide access by major streets, with internal circulation handled by a local street system that discourages through-traffic and provides safe pedestrian travel. Use local and collector streets, plus feeder bus lines, to bring people into the cores, centers or corridors.

The proposal will provide an adequate system of arterial and collector streets to support the flow of traffic in each respective village. Cross sections for arterial and collector streets on the Street Classification Map require detached sidewalks to support safe pedestrian travel.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; DESIGN PRINCIPLE: Design and connect neighborhoods via streets, sidewalks and trails, and discourage the abandonment of streets, sidewalks and alleys that compromise connectivity.

The proposal will enhance neighborhood connectivity through streets and sidewalks. The street segments proposed for removal are unnecessary and will not compromise overall connectivity.

COMMUNITY INPUT SUMMARY

At the time this staff report was written, staff has not received any community correspondence.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DV-DSTV-EST-LV-MV-NG-SM-1-26-1-2-3-5-7-8. The request will further the goals of the General Plan and is consistent with the transportation needs of the surrounding area.

Writer

Adrian Zambrano
October 8, 2026

Team Leader

Racelle Escolar

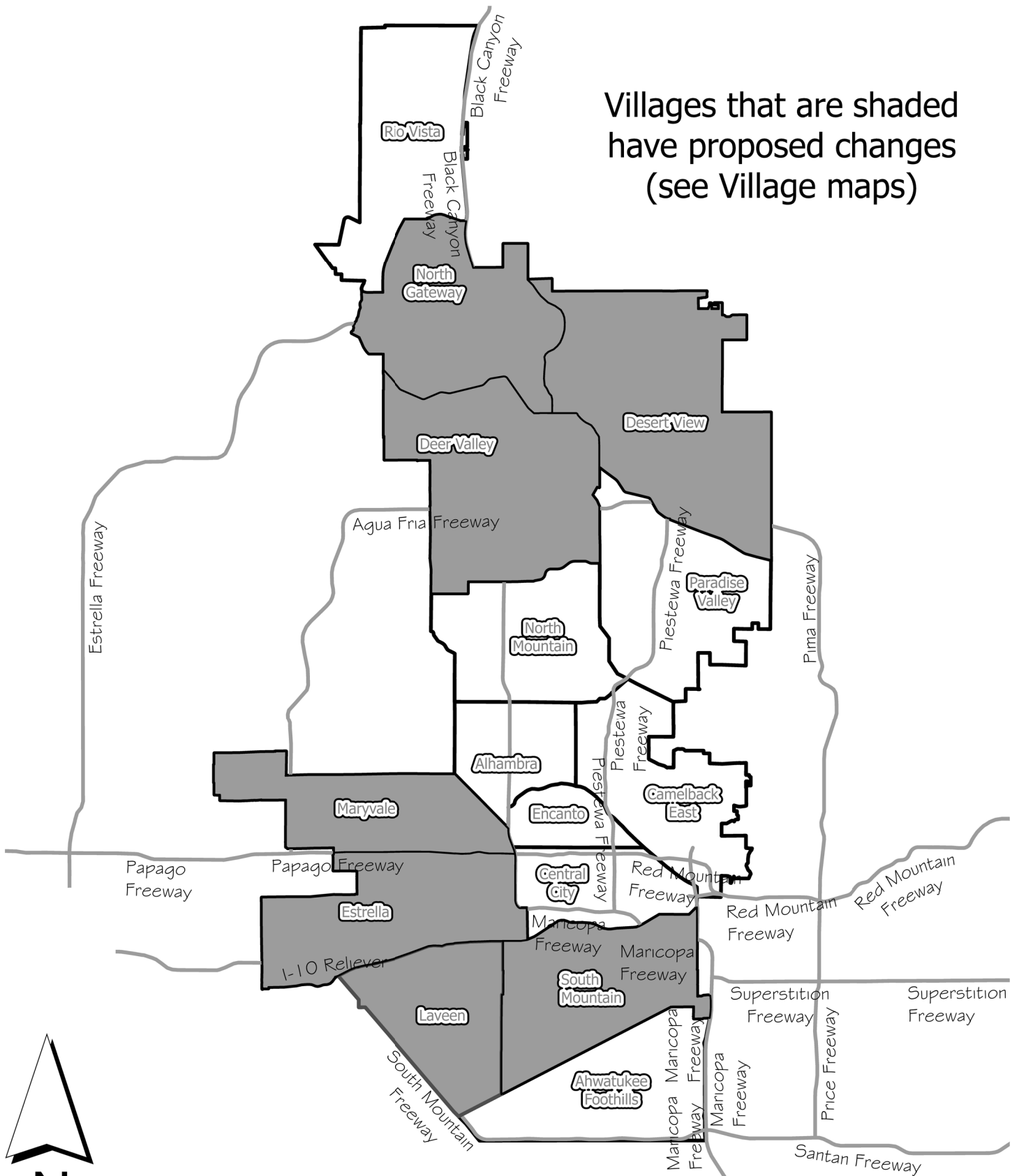
Exhibits

*Proposed Street Classification Map Updates by Village (8 pages)

Proposed Street Class Map Updates

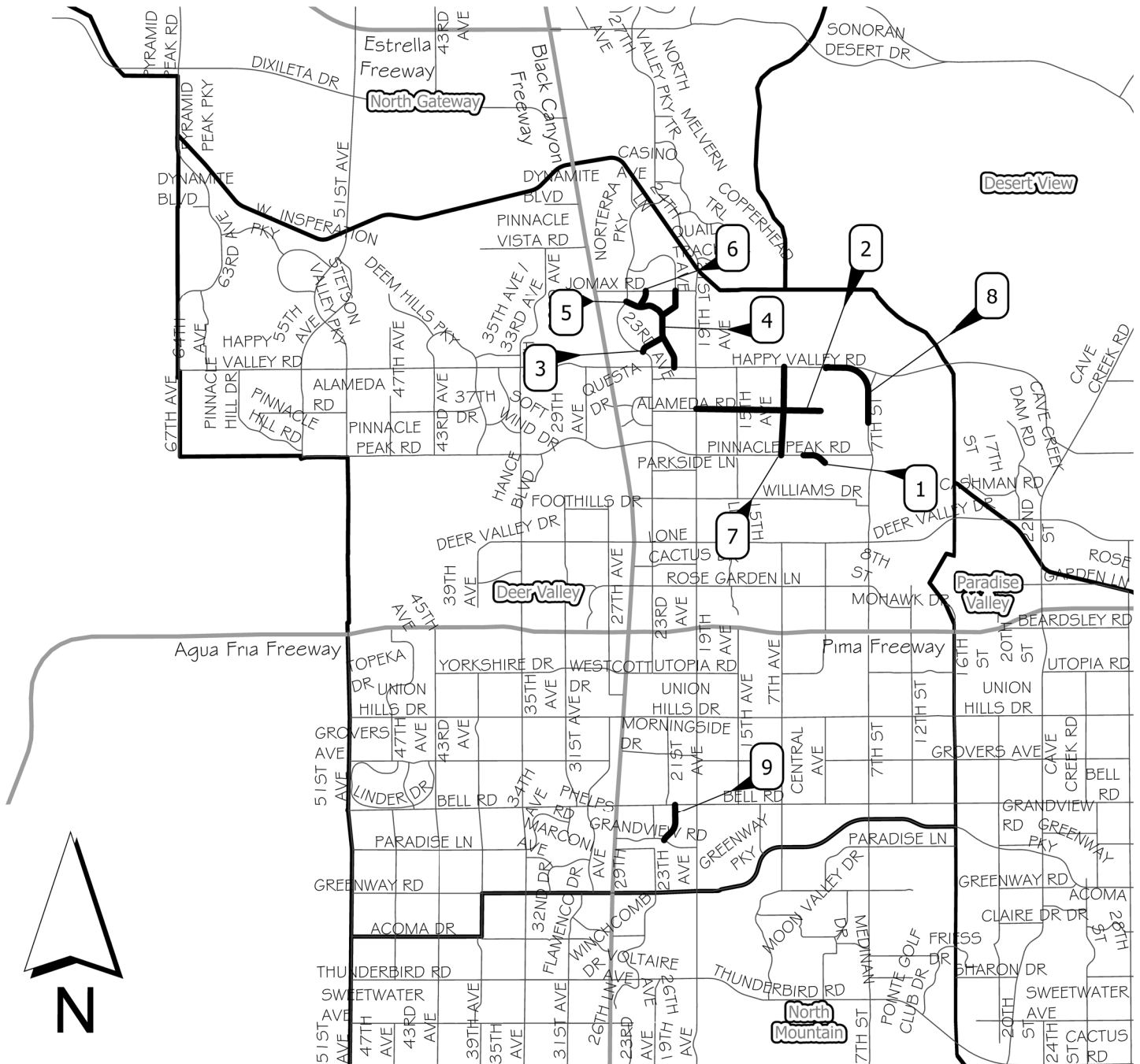
by Village (Years 2019 through 2023)

Villages that are shaded
have proposed changes
(see Village maps)



Deer Valley

Village Planning Committee



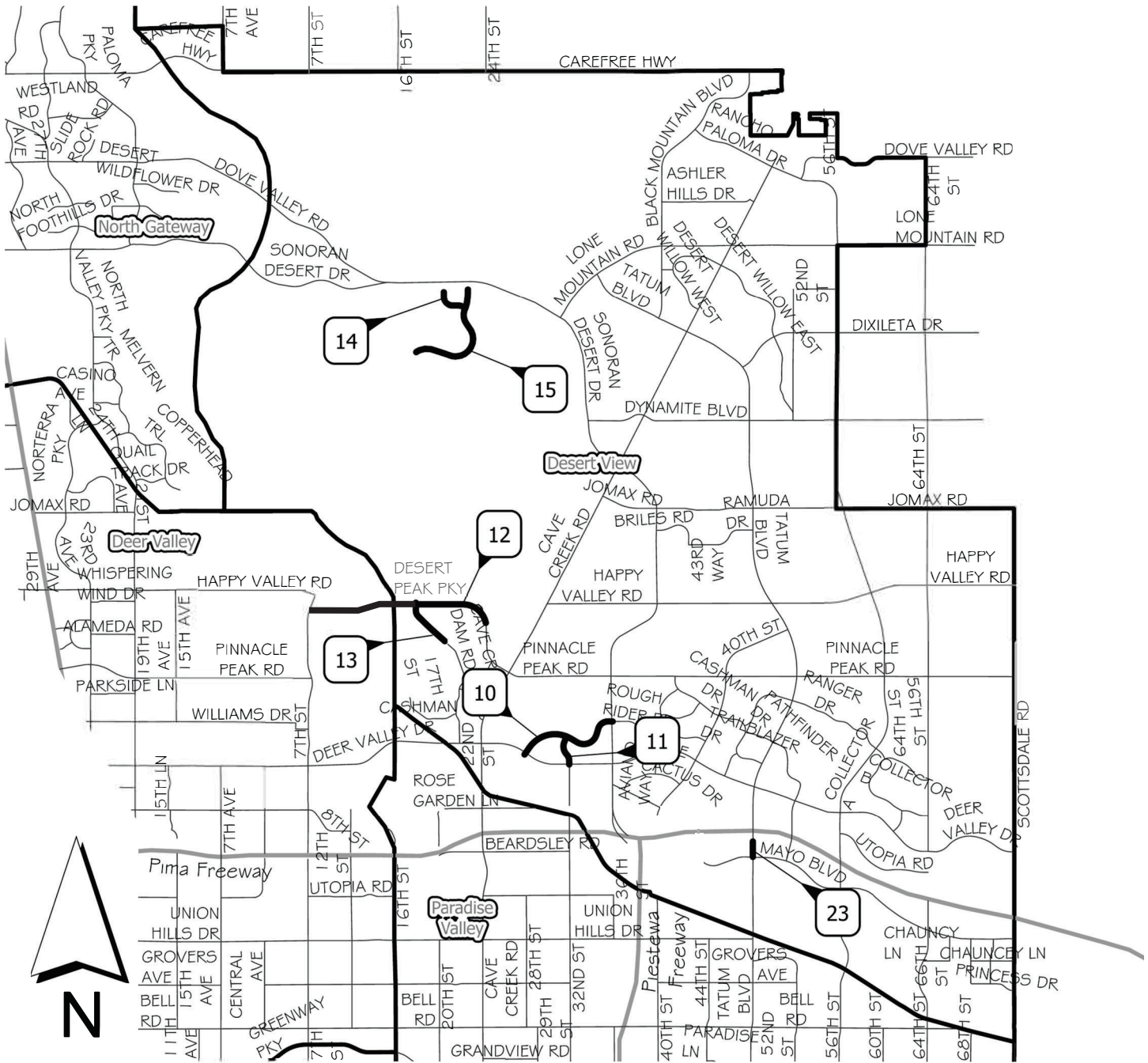
Proposed Street Class Map Updates (2019 - 2023)

Map ID	Street Name	Classification	Cross Section	Feet	From/To	Council Dist.	Roadway Status	Change_Type
1	PINNACLE PEAK RD	Arterial	D	1450	CENTRAL AVE TO 7TH ST	1	PARTIAL	ALIGNMENT
2	ALAMEDA RD	Collector	E	7526	19TH AVE TO 1000' EAST OF 7TH AVE	1	PARTIAL	NEW
3	WHITE THORN BLVD	Minor Collector	Z-E	1547	NORTERRA PKWY TO 21ST AVE	1	COMPLETE	NEW
4	21ST AVE	Collector	Z-E	5301	HAPPY VALLEY RD TO JOMAX RD	1	COMPLETE	NEW
5	REVEILLE ST	Collector	Z-E	2482	NORTERRA PKWY TO 21ST AVE	1	COMPLETE	NEW
6	24TH AVE	Minor Collector	Z-E	1107	JOMAX RD TO REVEILLE ST	1	COMPLETE	NEW
7	7TH AVE	Arterial	C	5363	PINNACLE PEAK RD TO HAPPY VALLEY RD	1	PARTIAL	NEW
8	7TH ST	Major Arterial	D	5321	HAPPY VALLEY RD TO ALAMEDA RD	2	PARTIAL	ALIGNMENT
9	21ST AVE	Collector	E	2412	BELL RD TO GRANDVIEW RD	3	COMPLETE	NEW

Path: G:\GISDATA\Street Classifications\Villages\StreetClassMapFinal.aprx

Desert View

Village Planning Committee

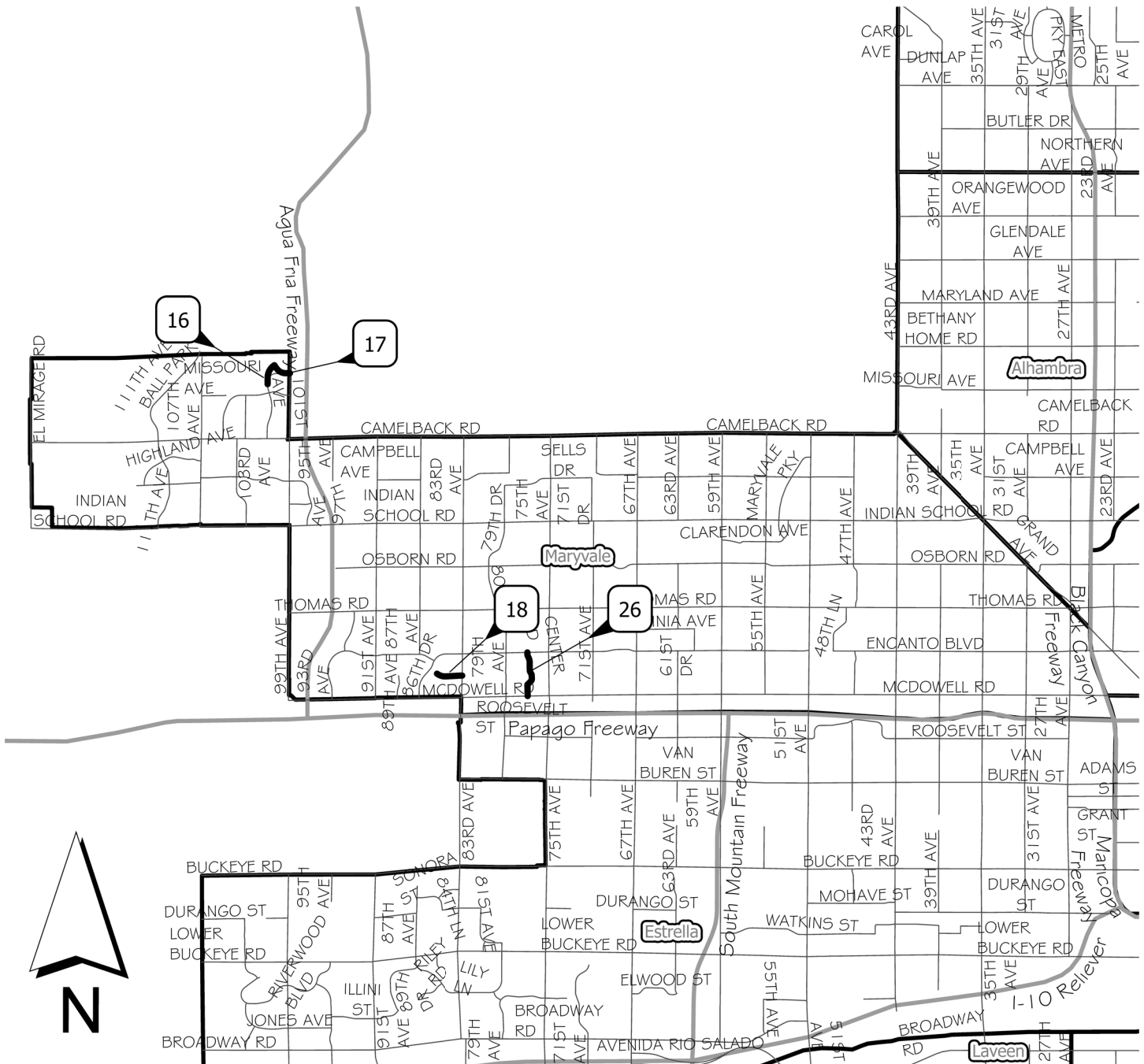


Proposed Street Class Map Updates (2019 - 2023)

Map ID	Street Name	Classification	Cross Section	Feet	From/To	Council Dist.	Roadway Status	Change_Type
10	SKY CROSSING WAY	Collector	Z-E	6649	DEER VALLEY DR TO BLACK MOUNTAIN BLVD	2	COMPLETE	NEW
11	32ND ST	Minor Collector	Z-E	1808	SKY CROSSING WAY TO DEER VALLEY DR	2	COMPLETE	NEW
12	DESERT PEAK PKY	Major Arterial	A	11,101	7TH ST TO LIEBER PL	2	COMPLETE	NEW
13	CAVE CREEK DAM RD	Minor Collector	F	3050	DESERT PEAK PKY TO MARIPOSA GRANDE	2	COMPLETE	NEW
14	CASCALOTE DR	Minor Collector	F	1943	SONORAN DESERT DR TO VERDIN WAY	2	COMPLETE	NEW
15	VERDIN WAY	Collector	Z-E	7335	SONORAN DESERT DR TO 17TH PL	2	FUTURE	NEW
23	TATUM BLVD	Major Arterial	A	1268	MAYO BLVD TO LOOP 101	2	COMPLETE	SECTION CHG TO Z-A

Maryvale

Village Planning Committee



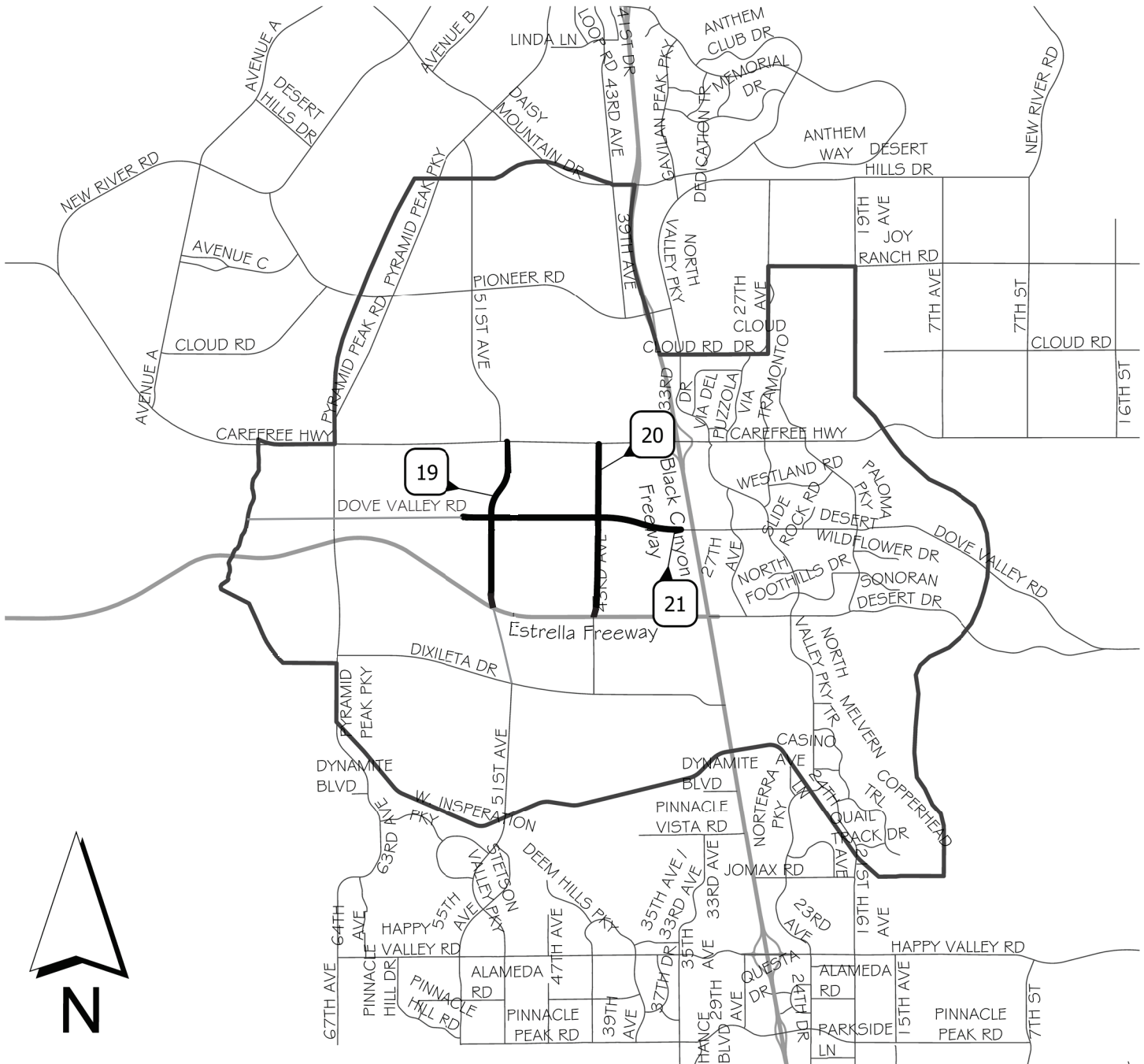
Proposed Street Class Map Updates (2019 - 2023)

Map ID	Street Name	Classification	Cross Section	Feet	From/To	Council Dist.	Roadway Status	Change_Type
16	101ST AVE	Collector	F	1287	MONTEBELLO AVE TO 1300' SOUTH	5	COMPLETE	ALIGNMENT
17	MONTE BELLO AVE	Collector	F	1144	101ST AVE TO 99TH AVE	5	COMPLETE	ALIGNMENT
18	PALM LN	Collector	Z-E	1613	85TH AVE TO 83RD AVE	5	COMPLETE	NEW
26 *	CENTER RD	L		2793	MCDOWELL RD TO ENCANTO BLVD	5	COMPLETE	REMOVAL

* Map ID 26: Center Rd, is the removal of a segment from previous Street Class Maps. This roadway is Private and should not be shown on the City of Phoenix Street Class Map. Reference Plats: BK 849 pg. 13 and BK 525 pg. 45 (attached).

North Gateway

Village Planning Committee

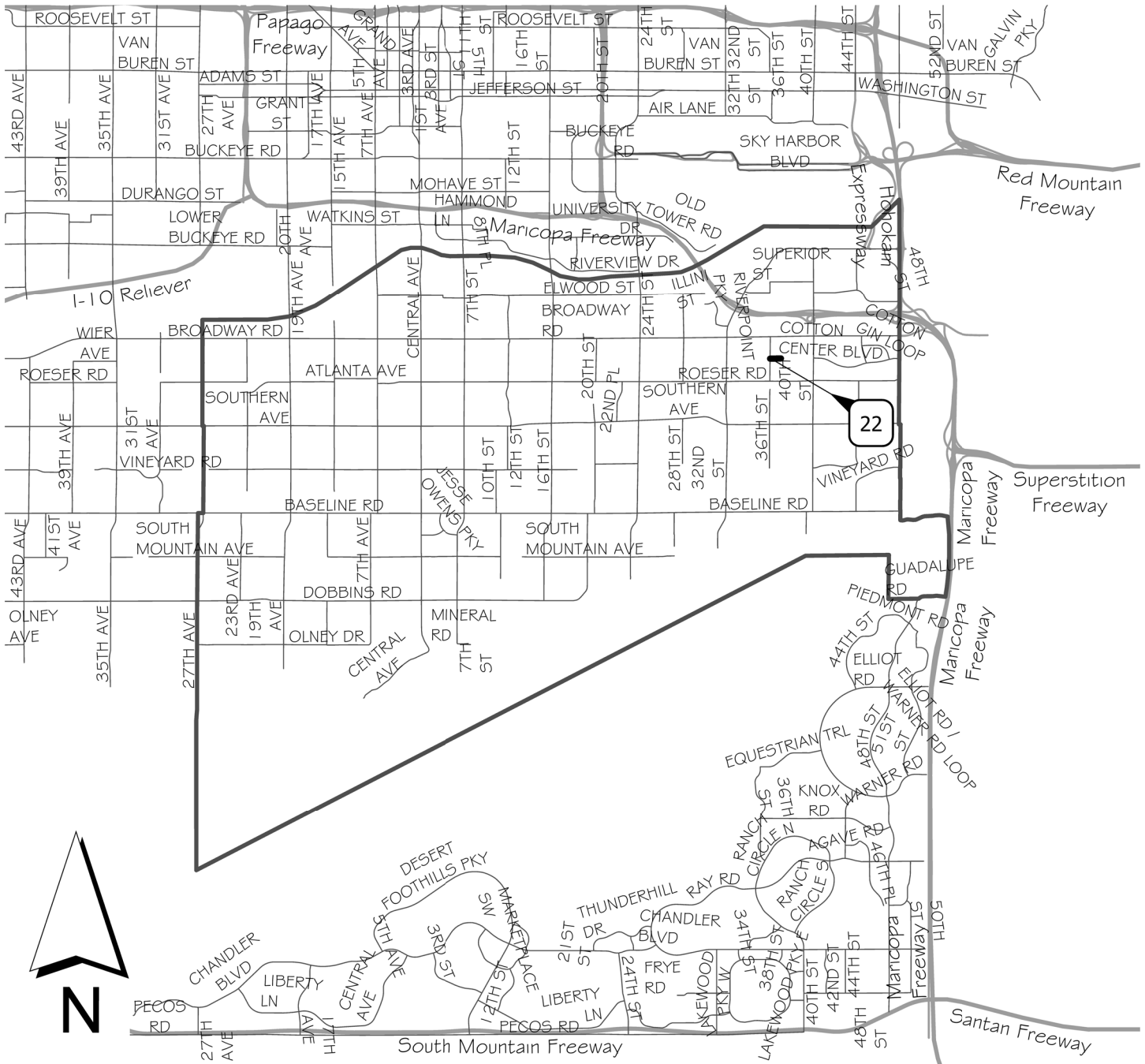


Proposed Street Class Map Updates (2019 - 2023)

Map ID	Street Name	Classification	Cross Section	Feet	From/To	Council District	Roadway Status	Change Type
19	51ST AVE	Major Arterial	A	9838	CAREFREE HWY TO SR-303	1	FUTURE	ALIGNMENT
20	43RD AVE	Major Arterial	A	9823	CAREFREE HWY TO SR-303	1	FUTURE	ALIGNMENT
21	DOVE VALLEY RD	Major Arterial	A	13278	51ST AVE TO I-17	1	PARTIAL	ALIGNMENT

South Mountain

Village Planning Committee

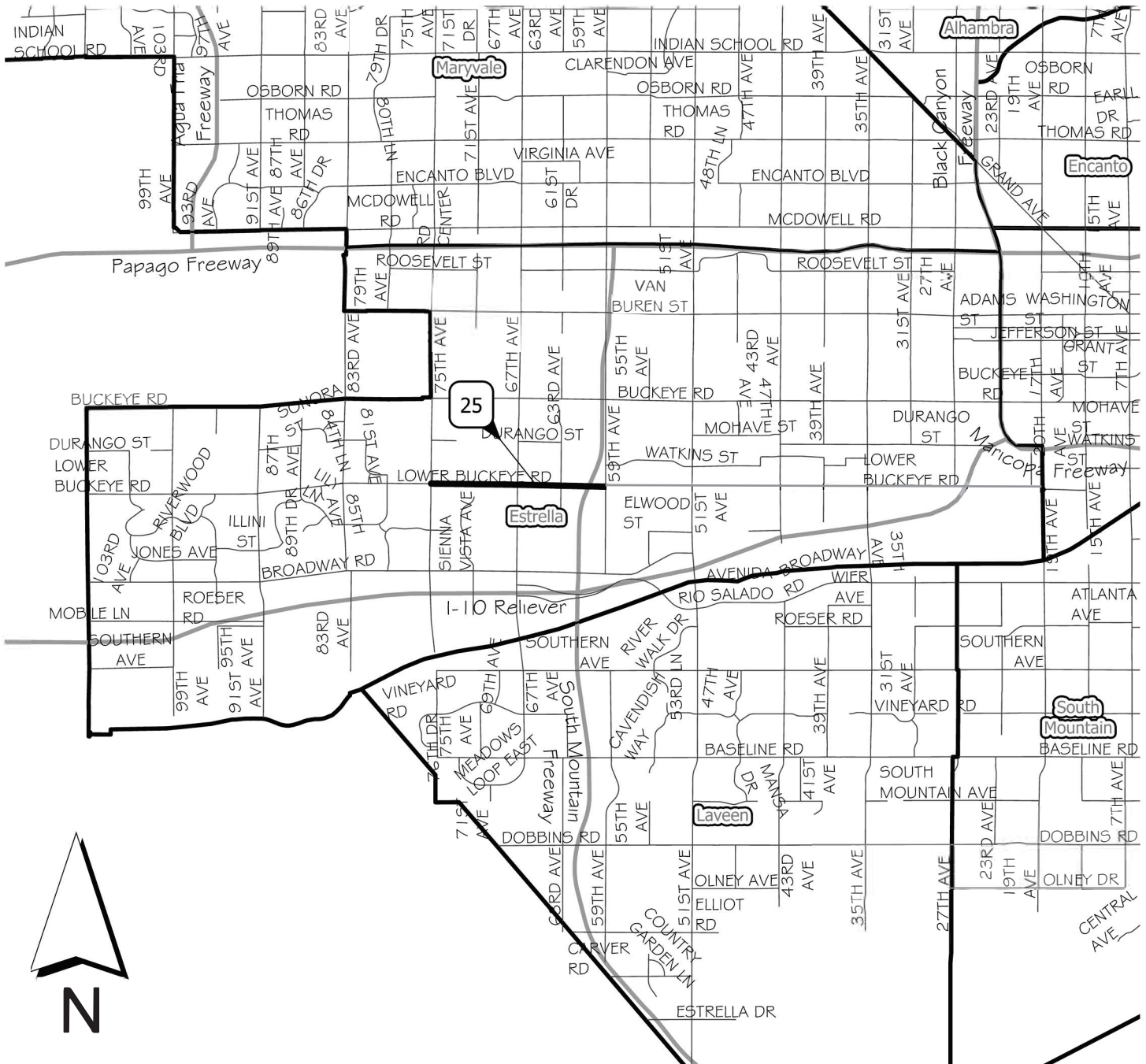


Proposed Street Class Map Updates (2019 - 2023)

Map ID	Street Name	Classification	Cross Section	Feet	From/To	Council District	Roadway Status	Change Type
22	WIER AVE	Minor Collector	F	658	36TH ST TO 660' EAST	8	COMPLETE	NEW

Estrella

Village Planning Committee

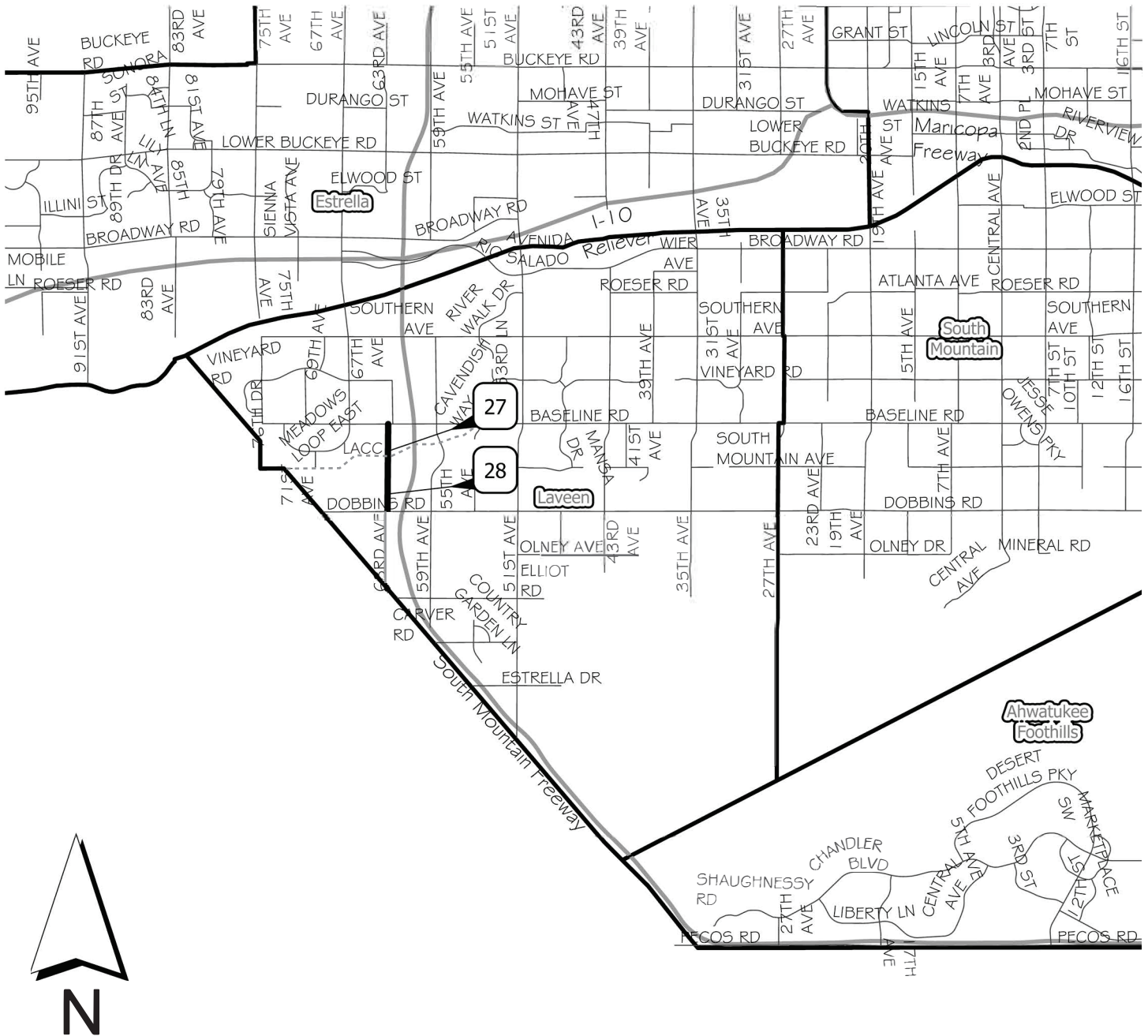


Proposed Street Class Map Updates (2019 - 2023)

Map ID	Street Name	Classification	Cross Section	Feet	From/To	Council Dist.	Roadway Status	Change_Type
25	LOWER BUCKEYE RD	Major Arterial	CM	10620	75TH AVE TO 59TH AVE	7	COMPLETE	SECTION CHG TO D

Laveen

Village Planning Committee



Proposed Street Class Map Updates (2019 - 2023)

Map ID	Street Name	Classification	Cross Section	Feet	From/To	Council Dist.	Roadway Status	Change_Type
27	63RD AVE	Arterial	Z-C	1605	BASELINE RD TO THE LACC	7	PARTIAL	Classification
28	63RD AVE	Arterial	C	3696	THE LACC TO DOBBINS RD	7	PARTIAL	Classification