



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case: CPA2022004 – Laveen Area Plan Decommission

Meeting Date: June 16, 2022

Supervisor District: 5

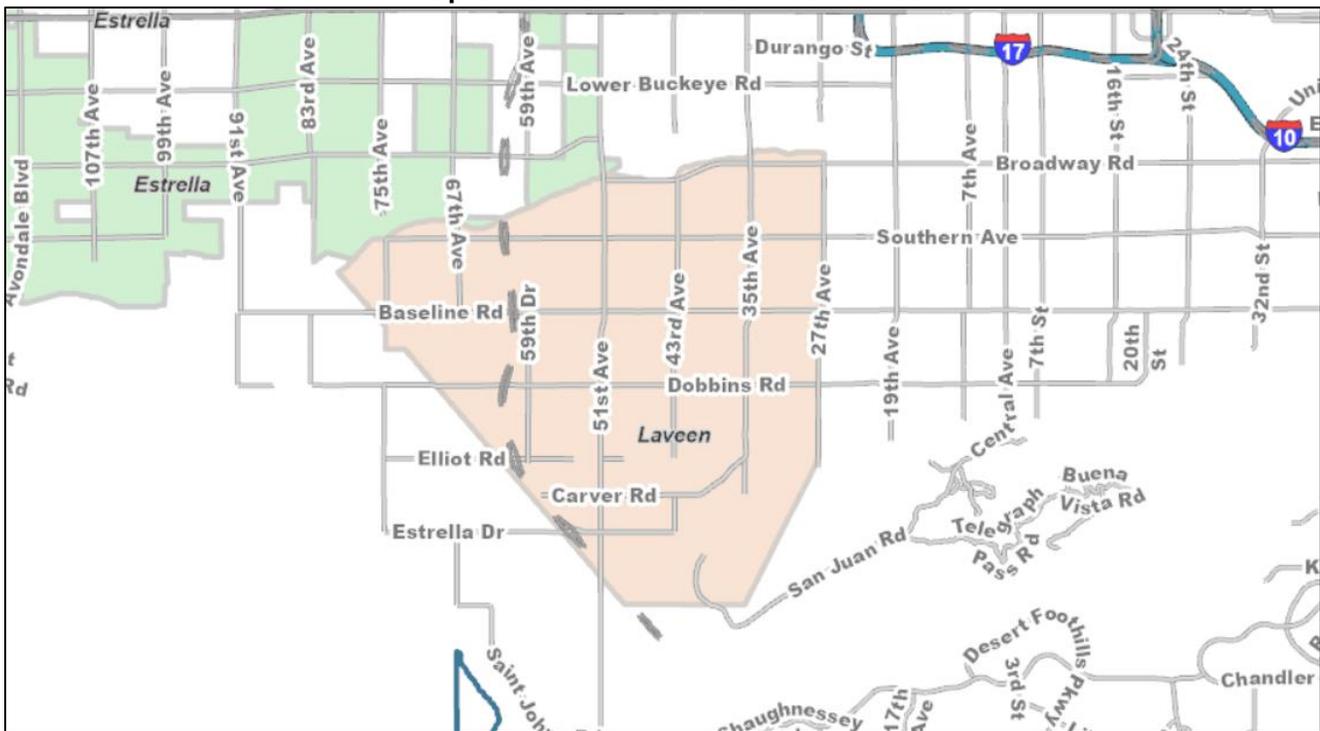
Request: Decommission the Laveen Area Plan (staff initiated)

Recommendation: Approve to decommission the Laveen Area Plan

Overview & Staff Analysis

1. The Laveen Area Plan was originally adopted in 1989, with the latest version updated and adopted in 1992. It currently consists of approximately 27 square miles generally located at Broadway Rd. (north), Ray Rd. alignment (south), 27th Ave. (east), and 79th Ave. (west), just south of the Estrella Area Plan.

Map of Laveen Area Plan Boundaries



2. Much has changed in the planning area since the last update in 1992, like several of the other County Area Plans, which was discussed at the August 19, 2021 ZIPPOR Meeting. Staff evaluated all of the current area plans based on the following criteria to determine which ones could be considered for decommissioning:

- Percentage and total area of land that has been incorporated through annexation since plan approval;
 - The number of Comprehensive Plan Amendments (CPAs) and/or Development Master Plans (DMP's) that have occurred in the last 10-years within each area plan;
 - The potential for growth/large-scale development, as well as other unique factors related to each specific area plans such as regional parks and open space, natural barriers, and types of land uses; and
 - The original and most recent update (if applicable) for each plan.
3. Specific to the Laveen Area Plan, research completed by our GIS team and staff found that approximately 19 square miles of the plan area or 70% has been incorporated by the City of Phoenix. Only approximately 8 square miles of unincorporated land remains within the Laveen Planning Area. Of this unincorporated territory most of the large acreage that remains vacant, undeveloped is along and within the bed of the Salt River.



4. Since 2010, only 1 CPA or DMP has been approved in the Laveen Area Plan boundary, showing the lack of proposed growth with larger scale developments for changing the future land use designations of the plan.

5. Current County jurisdiction includes mostly Rural land use designations/densities and zoning along with some residential. Industrial zoning and land use designations along with open space are located at the northern boundary of the plan area along Broadway Rd. and Southern Ave. near the river.
6. The potential benefits of decommissioning this area plan would be that it would remove an outdated document, where staff can focus on county island specific research and updates within the future Comprehensive Plan update. The current plan has not been updated for nearly 30 years and it does not represent the current conditions and goals/policies of the Laveen area. The most important aspect of decommissioning the plan is that all remaining County jurisdiction land would automatically be reverted to "Rural Development Area (RDA)" with a density range of 0 – 1 d.u./ac. It is important for the unincorporated areas to remain with the lowest intensity land use designation which would require a public hearing process for requested changes (if zoning is not already established) including zone changes and land use proposals over 40 acres that does not fit within the RDA land use designation category.
7. Staff will focus on a county island study and policy portion to evaluate all areas of the County as part of the next Comprehensive Plan update in 2026, which will be in the process for updating within the next couple of years. This study would provide goals and policies in support of the Comprehensive Plan to offer specific direction related to the growth and development within county island areas. The county island study would be used as follows:
 - Provide up to date information on existing conditions including utilities and services within these areas;
 - Analyze future development requests to understand what, if anything, is feasible within existing county islands and how to encourage annexation when needed;
 - Set specific strategies and policies for different types, sizes, and locations of these county islands. This will help guide proposals to viable development options if available based on particulars of each area; and
 - Promote a comprehensive approach to understanding the current state of county islands, and to outline possible solutions for the future from a policy and guideline perspective for these areas of the County.

Recommendation

8. Staff recommends the Commission motion for **approval** of case CPA2022004 to decommission the Laveen Area Plan for the reasons outlined in this report.

Presented by: Ray Banker, Senior Planner
Reviewed by: Darren Gerard, AICP, Deputy Director

Attachment: Case Map

