

Attachment H

REPORT OF PLANNING COMMISSION ACTION May 5, 2022

ITEM NO: 6	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-75-18-2 (Companion Cases GPA-DSTV-1-18-2, Z-TA-5-18-2, and Z-62-18-2)
Location:	South of Sonoran Desert Drive between the 16th and 32nd Street alignments
From:	RE-35 DCOD A and S-1 DCOD A
To:	RE-35 and S-1
Acreage:	Approximately 155.06
Proposal:	Modify the boundary of the Desert Character Overlay District to remove a portion from Sub-District A.
Applicant:	Susan Demmitt, Gammage & Burnham, PLC
Owner:	MacEwan Ranch, LLC
Representative:	Susan Demmitt, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Denial as filed; approval of the staff recommended area in Z-TA-5-18-2.

Village Planning Committee (VPC) Recommendation:

Desert View 11/6/2018 Information only.

North Gateway 11/8/2018 Information only.

Desert View 4/2/2019 Information only.

Desert View 12/7/2021 Information only.

North Gateway 12/9/2021 Information only.

North Gateway 3/10/2022 Approval, per the staff recommendation. Vote: 4-1.

Desert View 4/5/2022 Denial as filed, approval per the staff recommendation. Vote: 7-4.

Planning Commission Recommendation: Approval, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Simon made a MOTION to approve Z-75-18-2, per the Addendum A Staff Report.

Maker: Simon
Second: Johnson
Vote: 7-1 (Perez)
Absent: Gaynor
Opposition Present: Yes

Findings:

1. The rezoning request is a companion case to Z-TA-5-18-2 and would update the Zoning Map boundaries for the changes proposed.
2. The proposal is consistent with changes in the transportation corridor alignment since originally adopted.

3. The proposal maintains overlay district standards for the property north of Sonoran Desert Drive, adjacent to the Phoenix Sonoran Preserve, and allows for integration of appropriate design standards from the overlay in the Verdin Planned Unit Development (Companion Rezoning Case No. Z-62-18-2).

Stipulations:

None.

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