

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION June 6, 2024

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-13-23-8 (Companion Case Z-92-23-8)
Request:	Map Amendment
Location:	Southeast corner of 19th Avenue and Baseline Road
From:	Residential 2 to 3.5 dwelling units per acre and Residential 1 to 2 dwelling units per acre
To:	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
Acreage:	104.99
Proposal:	Minor General Plan Amendment to allow for a future mix of uses including commercial, office, multifamily, and single-family residential uses
Applicant:	Brennan Maher, EPS Group, Inc.
Owner:	River View Growers, LLC; Raymond Branham Living Trust; Romeo Yacoub Living Trust/Khoshaba Mark/Madeline
Representative:	Natalie Maikoski, EPS Group, Inc.

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

South Mountain 5/14/2024 Approval, per the staff recommendation. Vote: 12-0-1.

Planning Commission Recommendation: Approval, per the South Mountain Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairperson Busching made a MOTION to approve GPA-SM-13-23-8, per the South Mountain Village Planning Committee recommendation.

Maker: Busching
Second: Jaramillo
Vote: 8-0
Absent: Mangum
Opposition Present: No

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.

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