

Attachment E

REPORT OF PLANNING COMMISSION ACTION January 6, 2022

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| ITEM NO: 6 | |
| | DISTRICT NO.: 1 |
| SUBJECT: | |
| | |
| Application #: | GPA-DV-2-21-1 |
| Request: | Map Amendment |
| Location: | Approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road |
| From: | Residential 3.5 to 5 dwelling units per acre, Commercial, and Mixed Use (Commercial/Commerce Park) |
| To: | Residential 15+ dwelling units per acre |
| Proposal: | Multifamily Residential 15+ dwelling units per acre. |
| Applicant: | Toll Brothers |
| Owner: | Happy Valley 19, LLC |
| Representative: | Nick Wood, Esq., Snell & Wilmer, LLP |

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Deer Valley 9/9/2021 Information only.

Deer Valley 12/9/2021 Approval. Vote: 10-0 (1 abstained).

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve GPA-DV-2-21-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Johnson
Second: Gorraiz
Vote: 6-2 (Bushing and Perez)
Absent: Shank
Opposition Present: Yes

Findings:

1. The proposed General Plan Land Use Map designation of 15+ dwelling units per acre provides a transition in scale and intensity from development on the west side of 19th Avenue.
2. The Residential 15+ dwelling units per acre land use designation will permit residential development that will add to the diverse housing options in the area within close proximity to a designated employment center.
3. The companion rezoning case, Z-48-21-1, contains development standards that will promote development at an appropriate scale for the general area.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.