

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION September 2, 2021

|                 |  |
|-----------------|--|
| ITEM NO: 9      |  |
|                 | DISTRICT NO.: 2  |
| SUBJECT:        |  |
|                 |  |
| Application #:  | GPA-PV-2-21-2 (Companion Case Z-38-21-2)                       |
| Location:       | Northwest corner of 34th Way and Bell Road                     |
| From:           | Residential 3.5 to 5 dwelling units per acre and Commercial    |
| To:             | Mixed Use (Commercial/Residential 15+ dwelling units per acre) |
| Acreage:        | 12.92  |
| Proposal:       | Mix of commercial and Residential 15+ dwelling units per acre. |
| Applicant:      | Chase Courchaine   |
| Owner:          | Harkins Phoenix Cinemas  |
| Representative: | Benjamin Tate, Withey Morris, PLC                              |

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Paradise Valley** 8/31/2021 Approval, per the staff recommendation. Vote: 13-0.

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

Motion Discussion: N/A.

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

Maker: Johnson  
Second: Busching  
Vote: 9-0  
Absent: None  
Opposition Present: Yes

#### **Findings:**

1. The companion rezoning case, Z-38-21-2, proposes development that is consistent in scale and character with land uses in the surrounding area to the east and west.
2. The Mixed Use (Commercial / Residential 15+ dwelling units per acre) land use designation will permit new zoning to be applied to the site that maximizes opportunities within the Paradise Valley Village along a major arterial.
3. The Mixed Use (Commercial / Residential 15+ dwelling units per acre) land use designation will establish compatible uses in close proximity to the Piestewa Freeway, North 32nd Street Policy Plan area and surrounding properties.

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