

Attachment D

REPORT OF PLANNING COMMISSION ACTION September 3, 2020

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| ITEM NO: 4 | |
| | DISTRICT NO.: 7 |
| SUBJECT: | |
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| Application #: | GPA-EST-2-20-7 (Companion Case Z-155-C-01-7) |
| Location: | Generally bounded by 107th Avenue on the west, Jones Avenue (Alignment) on the north, 91st Avenue on the east and Wier Avenue (Alignment) on the south |
| From: | Residential 1 to 2 dwelling units per acre and Residential 2 to 3.5 dwelling units per acre (Density cap of 2.5 dwelling units per acre) |
| To: | Residential 2 to 3.5 du/ac, Residential 10 to 15 du/ac (Density cap of 2.5 du/ac), Commercial (Density cap of 2.5 du/ac) |
| Acreage: | 136.91 |
| Proposal: | Single-family and multifamily residential, and commercial |
| Applicant: | Julie Vermillion, Coe & Van Loo Consultants, Inc. |
| Owner: | New Era Phoenix, LLC |
| Representative: | Julie Vermillion, Coe & Van Loo Consultants, Inc. |

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Estrella 8/18/2020 Approval, per the staff recommendation. Vote: 8-0.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve GPA-EST-2-20-7, per the Estrella Village Planning Committee recommendation.

Maker: Shank
Second: Gaynor
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The subject site is just north of the proposed SR-30 freeway alignment that will serve as a major transportation corridor for this part of the Phoenix Metropolitan region.
2. The subject site exceeds 10 acres, which requires a minor General Plan

Amendment to the Land Use Map.

3. The companion rezoning case, Z-155-C-01-7, proposes development that is consistent in scale and character with land uses in the surrounding area to the north and west along Broadway Road.
4. The proposed Commercial land use designations will allow for commercial uses at arterial street intersections and in an area where the General Plan Land Use Map has not designated a commercial land use within one mile from 107th Avenue and Broadway Road.
5. The proposed Higher Density Residential land use designations will help to diversify the housing stock in this area, where single-family houses are the dominant type of housing.
6. The Residential 2 to 3.5 dwelling units per acre land use designation will designate this property to be consistent with the underlying R1-10 PCD zoning.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.