

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION August 4, 2022

ITEM NO: 9	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-LV-1-22-8 (Companion Case Z-25-22-8)
Request:	Map Amendment
Location:	Southwest corner of 43rd Avenue and Baseline Road
From:	Residential 2 to 3.5 dwelling units per acre
To:	Commercial
Acreage:	4.99
Proposal:	A minor general plan amendment to allow commercial development
Applicant:	Adam Baugh, Withey Morris, PLC
Owner:	John Silva Farms Limited Partnership
Representative:	Adam Baugh, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Laveen 6/13/2022 Information only.

Laveen 7/11/2022 Approval. Vote: 8-0.

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

Motion Discussion: N/A

Motion details: Commissioner Perez made a MOTION to approve GPA-LV-1-22-8, per the Laveen Village Planning Committee recommendation.

Maker: Perez
Second: Johnson
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The companion rezoning case, Z-25-22-8, proposes development that is consistent in scale and character with land uses in the surrounding area to the east and west.
2. The proposed Commercial land use designation will permit new zoning to be applied to the site that maximizes commercial opportunities on land within the Laveen Village that has been vacant since annexation into the City.

3. The proposed Commercial land use designation is appropriate for the site since it proposes access to an arterial street, 43rd Avenue, and major arterial scenic drive, Baseline Road.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.