

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION August 1, 2019

ITEM NO: 5	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-LV-2-19-8
Location:	Southwest corner of 55th Avenue and Dobbins Road
From:	Residential 0-1, Residential 2-3.5, Residential 3.5-5, and Residential 10-15 dwelling units/acre
To:	Residential 3.5-5 dwelling units/acre
Acreage:	163.82
Proposal:	Change designation to allow single-family residential
Applicant:	Mari Flynn, Ashton Woods Arizona
Owner:	David Hudson, Ormes, LLC & Miller 160, LLC
Representative:	Andy Baron, Anderson Baron

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Laveen** 7/8/2019 Approval. Vote: 7-0.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve GPA-LV-2-19-8, per the Laveen Village Planning Committee recommendation.

Maker: Howard  
Second: Gorraiz  
Vote: 8-0  
Absent: Johnson  
Opposition Present: No

#### **Findings:**

1. The companion rezoning case (Z-27-19-8) proposes single-family residential at a density of 3.83 dwelling units per acre. The proposal exceeds 10 acres and is not consistent with the existing General Plan Land Use Map designations; as such, a General Plan Amendment is required to amend the Land Use Map designation.
2. The proposal for traditional lot single-family residential density is appropriate considering the site's location near the Loop 202 Freeway corridor, proximity to

the Laveen Village Core.

3. The proposed land use designations will be compatible with the surrounding General Plan Land Use Map designations by providing a transition from higher intensity development adjacent to the Loop 202 Freeway to the west and the lower density single family areas to the east.

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