

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION October 5, 2023

ITEM NO: 6	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	GPA-LV-2-23-7 (Companion Case Z-29-23-7)
Location:	Northeast corner of 43rd Avenue and Baseline Road
From:	Residential 3.5 to 5 dwelling units per acre
To:	Commercial/Residential 0 to 1 dwelling units per acre
Acreage:	25.55
Proposal:	Minor General Plan Amendment for commercial and residential (open space) uses.
Applicant:	Manjula M. Vaz, Gammage & Burnham, PLC
Owner:	43rd Ave and Baseline Development, LLC
Representative:	Manjula M. Vaz, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Laveen 9/11/2023 Approval. Vote: 7-1.

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

Motion Discussion: N/A

Motion Details: Acting Vice-Chairperson Busching made a MOTION to approve GPA-LV-2-23-7, per the Laveen Village Planning Committee recommendation.

Maker: Acting Vice-Chairperson Busching

Second: Gorraiz

Vote: 7-0

Absent: Gaynor and Mangum

Opposition Present: No

Findings:

1. The proposed Commercial land use designation is appropriate for the site as it is located at the intersection of two arterial streets, 43rd Avenue and Baseline Road.
2. The proposed Residential 0 to 1 dwelling units per acre land use designation is consistent with the existing zoning on the site.
3. As stipulated, the companion rezoning case Z-29-23-7 requires the site to incorporate enhanced standards for landscaping, architecture, and pedestrian connections.

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