

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION June 4, 2020

ITEM NO: 6	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	GPA-MV-1-19-5
Location:	Northwest and northeast corners of Ball Park Boulevard and Camelback Road; and the northwest corner of 107th Avenue and Camelback Road
From:	Parks/Open Space – Public and Residential 3.5 to 5 dwelling units per acre
To:	Residential 10 to 15 dwelling units per acre and Mixed Use
Acreage:	80.98
Proposal:	Map amendment from Park/Open Space-Public and Residential 3.5 to 5 dwelling units per acre to Residential 10 to 15 dwelling units per acre and Mixed Use
Applicant:	Shelby Duplessis
Owner:	City of Glendale, City of Phoenix, RLD II Loan LLC, et al
Representative:	Shelby Duplessis

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Maryvale** 5/13/2020 Denial. Vote: 12-0.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve GPA-MV-1-19-5, per the staff recommendation.

Maker: Shank  
Second: Montalvo  
Vote: 9-0  
Absent: None  
Opposition Present: Yes

#### **Findings:**

1. The companion rezoning case (Z-69-19-5) proposes multifamily residential at a density of 10.77 dwelling units per acre. The proposal exceeds 10 acres and is not consistent with the existing General Plan Land Use Map designations. Therefore, a General Plan amendment is required to amend the Land Use Map designation.

2. The proposal for higher density residential and mixed use is appropriate given that the site is near Camelback Road, an arterial street, and the Camelback Ranch baseball training complex.
3. The proposed land use designations are compatible with the surrounding land use pattern in the area.

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