

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION March 7, 2024

ITEM NO: 7	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	GPA-DV-1-23-3 (Companion Case Z-31-23-3) (Continued from November 2, 2023)
Location:	Approximately 1,200 feet east and 360 feet north of the northeast corner of 19th Avenue and Tierra Buena Lane
From:	Residential 2 to 5 dwelling units per acre
To:	Mixed Use (Commercial/Commerce/Business Park)
Acreage:	18.97
Proposal:	Minor General Plan Amendment to allow office/commerce park
Applicant:	Jerry Simms, TP Racing, LLLP
Owner:	Jerry Simms, TP Racing, LLLP
Representative:	Paul E. Gilbert, Gilbert Blilie, PLLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Deer Valley 8/10/2023 Approval. Vote: 8-4.

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

Motion Discussion: N/A

Motion details: Acting Vice-Chairperson Boyd made a MOTION to approve GPA-DV-1-23-3, per the Deer Valley Village Planning Committee recommendation.

Maker: Acting Vice-Chairperson Boyd

Second: Jaramillo

Vote: 8-0

Absent: Busching

Opposition Present: Yes

Findings:

1. The subject site is also part of a rezoning request which exceeds 10 acres and is not consistent with the current General Plan Land Use Map designation, therefore a minor General Plan Amendment to the Land Use Map is required.
2. The proposed General Plan Land Use Map designation of Mixed Use (Commercial / Commerce/Business Park) is compatible with adjacent designations to the north and west.
3. The companion Rezoning Case Z-31-23-3, as stipulated, includes standards that ensure an appropriate transition in design from the proposed use to the surrounding properties.

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