

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION February 3, 2022

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-3-21-8 (Continued from 1/6/2022)
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
From:	Residential 1 to 2 dwelling units per acre
To:	Residential 2 to 3.5 dwelling units per acre
Acreage:	20.76
Proposal:	A minor General Plan Amendment to allow single-family residential up to 3.5 dwelling units per acre.
Applicant:	Paul Gilbert and Cassandra Ayres, Beus Gilbert McGroder, PLLC
Owner:	P.W. Again, LLC
Representative:	Paul Gilbert and Cassandra Ayres, Beus Gilbert McGroder, PLLC

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**South Mountain** 12/14/2021 Continued. Vote: 11-0.

**South Mountain** 1/11/2022 Denial. Vote: 10-4 (1 abstained).

Planning Commission Recommendation: Approval, per the staff recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve GPA-SM-3-21-8, per the staff recommendation.

Maker: Johnson

Second: Gaynor

Vote: 6-2 (Busching, Perez)

Absent: None

Opposition Present: Yes

#### **Findings:**

1. The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.
2. The proposed General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre is compatible with surrounding land uses.
3. The proposed land use designation is appropriate at the intersection of an arterial and minor collector street.

4. The companion Rezoning Case Z-58-21-8 includes standards that ensure consistency in scale and character as well as appropriate transitions for adjacent single-family zoned property.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, [Les.scott@phoenix.gov](mailto:Les.scott@phoenix.gov) or TTY: Use 7-1-1.