

## Attachment E

### REPORT OF PLANNING COMMISSION ACTION August 6, 2020

ITEM NO: 3	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DV-2-19-2 (Companion Case Z-37-19-2)
Request:	Map Amendment
Location:	Northeast corner of Central Avenue and Happy Valley Road
From:	Preserves/0 to 1 & 1 to 2 dwelling units per acre, Parks/Open Space - Future 1 dwelling unit per acre, and Commerce/Business Park
To:	Residential 2 to 3.5 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre, and Commerce/Business Park
Acreage:	156.96
Proposal:	Minor General Plan Amendment for Residential 2 to 3.5 and 3.5 to 5 dwelling units per acre, and Commerce/Business Park.
Applicant:	David Cisiewski, PAF Central, LLC
Owner:	PAF Central, LLC
Representative:	David Cisiewski, PLLC

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Deer Valley** 5/21/2020 Approval, per the staff recommendation. Vote: 11-1.

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

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve GPA-DV-2-19-2, per the Deer Valley Village Planning Committee recommendation.

Maker: Shank  
Second: Montalvo  
Vote: 6-1 (Busching)  
Absent: Gorraiz, Howard  
Opposition Present: Yes

#### **Findings:**

1. The companion rezoning case, Z-37-19-2, proposes zoning that is consistent with the current General Plan Land Use Map designations. The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.

2. The proposed land use designations will be compatible with the General Plan Land Use Map designations surrounding the site. The character of the area is predominantly single-family residential north of Happy Valley Road from 19th Avenue to 7th Street. Commerce Park uses are located in close proximity to the site to the southeast. The proposed land use in Parcel 2 is Commerce Park and Commercial. The commercial is only allowed on the southern 500 feet of Parcel 2. There is a minimum 75-foot setback proposed between Parcel 1 and Parcel 2 which acts as a buffer between the residential and Commerce park uses.
3. The companion rezoning case, Z-37-19-2, proposes development that is consistent in scale and character with existing land uses to the north and future residential land uses to the west.

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