

Attachment H

REPORT OF PLANNING COMMISSION ACTION May 5, 2022

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-1-18-2 (Companion Cases Z-75-18-2, Z-TA-5-18-2, and Z-62-18-2)
Request:	Map Amendment
Location:	Southwest corner of the 24th Street alignment and Sonoran Desert Drive
From:	Preserves/Residential 0 to 1/Residential 1 to 2 dwelling units per acre, Preserves/Residential 2 to 3.5/Residential 3.5 to 5 dwelling units per acre, and Preserves/Floodplain; and Infrastructure Phasing Overlay
To:	Residential 2 to 3.5 dwelling units per acre and Preserves/Floodplain, and Infrastructure Phasing Overlay removal
Acreage:	474.37
Proposal:	Amend the General Plan Land Use Map and remove the Infrastructure Phasing Overlay to allow single-family residential development.
Applicant:	Robert Johnson, Taylor Morrison/Arizona Inc.
Owner:	MacEwen Ranch, LLC
Representative:	Susan E. Demmitt, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Desert View 12/7/2021 Information only.

North Gateway 12/9/2021 Information only.

North Gateway 3/10/2022 Approval. Vote: 4-1.

Desert View 4/5/2022 Denied as filed, approved with modifications. Vote: 10-1.

Planning Commission Recommendation: Approval, per Addendum A of the Staff Analysis Report.

Motion Discussion: N/A

Motion details: Commissioner Simon made a MOTION to approve GPA-DSTV-1-18-2, per Addendum A of the Staff Analysis Report.

Maker: Simon
Second: Gorraiz
Vote: 7-1 (Perez)
Absent: Gaynor
Opposition Present: Yes

Findings:

1. The companion rezoning case, Z-62-18-2, incorporates development standards that will provide transition between the subject site and surrounding Sonoran Preserve and open space areas.

2. The request will allow for single-family residential development at 3 dwelling units per acre, as proposed by the companion rezoning case, Z-62-18-2. The proposed development will provide a maximum of 1,420 single-family units, which supports the City's need for additional housing.
3. The parcel is one of the last privately owned properties in the area and as recommended by the North Black Canyon Corridor Plan, property owners who want to rezone a site within the Infrastructure Phasing Overlay area can file a General Plan Amendment to remove the overlay designation from their property.

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