

# Attachment D

## REPORT OF PLANNING COMMISSION ACTION December 5, 2019

ITEM NO: 2	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-DV-3-19-1
Location:	Southwest corner of 35th Avenue and Hackamore Drive
Request:	Map Amendment
From:	Parks/Open Space-Publicly Owned, Commercial, and Residential 0 to 2 dwelling units per acre
To:	Residential 15+ dwelling units per acre
Acreage:	13.09
Proposal:	Multifamily residential development
Applicant:	Pederson Group, Inc.
Owner:	Arizona State Land Department
Representative:	Bergin, Frakes, Smalley & Oberholtzer

### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:  
**Deer Valley** 11/21/2019 Approval. Vote: 9-0.

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

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve GPA-DV-3-19-1, per the Deer Valley Village Planning Committee recommendation.

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

### **Findings:**

1. The subject site, via the companion rezoning case Z-78-C-88-1, exceeds 10 acres when combined with the acreage of abutting zoning on the same side of the street that is not in conformance with the existing General Plan Land Use Map designation. Therefore, a minor General Plan Amendment is required to amend the Land Use Map designation.
2. The companion rezoning case, Z-78-C-88-1, proposes development that is

appropriately located close to Happy Valley Road, which is a major arterial, existing commercial amenities, and near an established major employment center.

3. The proposed land use designation will be compatible with the General Plan Land Use Map designations in the area. The character of the area is changing to allow for more housing options connected to the Happy Valley Road corridor.

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