

Attachment D

REPORT OF PLANNING COMMISSION ACTION June 3, 2021

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-1-21-8 (Companion Case Z-8-21-8)
Location:	Approximately 100 feet north of the northwest corner of 36th Street and Wayland Drive
From:	Residential 3.5 to 5 dwelling units per acre
To:	Residential 10 to 15
Acreage:	18.41
Proposal:	Multifamily residential townhome community
Applicant:	Benjamin Tate, Withey Morris, PLC
Owner:	36th & Southern, LLC
Representative:	Benjamin Tate, withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

South Mountain 5/11/2021 Approval. Vote: 11-0.

Planning Commission Recommendation: Approval, per the South Mountain Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve GPA-SM-1-21-8, per the South Mountain Village Planning Committee recommendation.

Maker: Howard
Second: McCabe
Vote: 8-0
Absent: Gorraiz
Opposition Present: No

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 10 to 15 dwelling units per acre is compatible with surrounding land uses.
3. The subject site proposes residential townhomes with access via 36th Street, a minor collector street, that serves other residential developments. Thirty-sixth

Street connects to Southern Avenue, an arterial street that serves as a major transportation route.

4. The proposal will allow for additional housing choices in an area with diverse housing opportunities that include rental apartments, mobile homes, and privately owned single-family detached residences. The companion Rezoning Case Z-8-21-8 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 Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.