

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION September 5, 2024

ITEM NO: 8	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-LV-1-24-8 (Companion Case Z-25-24-8)
Location:	Southeast corner of 59th Avenue and Southern Avenue
From:	Parks/Open Space – Private and Residential 3.5 to 5 dwelling units per acre
To:	Parks/Open Space – Private, Residential 3.5 to 5 and Residential 5 to 10 dwelling units per acre
Acreage:	153.86
Proposal:	Minor General Plan Amendment to allow for the development of single-family residential attached and detached uses, as well as a redesigned golf course.
Applicant:	Alan Beaudoin, Norris Design
Owner:	Laveen 140, LLC c/o Alan Robinson
Representative:	Adam Baugh, Withey Morris Baugh, PLC

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Laveen** 5/13/2024 Information only.

**Laveen** 8/12/2024 Approval. Vote: 7-1.

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

Motion Discussion: N/A

Motion details: Vice-Chairperson Busching made a MOTION to approve GPA-LV-1-24-8, per the Laveen Village Planning Committee recommendation.

Maker: Vice-Chairperson Busching

Second: Gorraiz

Vote: 8-0

Absent: Jaramillo

Opposition Present: Yes

#### **Findings:**

1. The proposed land use map designations provide a land use mix that is appropriate given the site location adjacent to existing single-family residential uses and three arterial streets (Baseline Road, Southern Avenue, and 59th Avenue).
2. The companion rezoning case, Z-25-24-8, creates a unified zoning framework through a Planned Unit Development (PUD) for the entire site. The General Plan Amendment will provide for a General Plan Land Use Map designation that is consistent with the proposed PUD.

3. The companion rezoning case, Z-25-24-8, provides enhanced landscape buffers and building height restrictions to make the proposed development a compatible addition to the area.

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