

Attachment C

REPORT OF PLANNING COMMISSION ACTION April 5, 2018

ITEM NO: 7	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-4-17-8 (Companion Case Z-71-17-8)
Location:	Northeast corner of 23rd Avenue alignment and Baseline Road
Request:	From: Residential 1 to 2 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre To: Residential 3.5 to 5 dwelling units per acre Acreage: 23.29
Proposal:	Single-family residential 3.5 to 5 dwelling units per acre
Applicant:	Stephen C. Earl, Earl, Curley & Lagarde, PC
Owner:	Mundall Family, LLC
Representative:	Stephen C. Earl, Earl, Curley & Lagarde, PC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

South Mountain 2/13/2018 Denial. Vote: 11-2.

South Mountain 3/13/2018 Approval. Vote: 10-4.

Planning Commission Recommendation: Approval, as recommended by the South Mountain Village Planning Committee.

Motion discussion: N/A

Motion details – Commissioner Shank made a MOTION to approve GPA-SM-4-17-8, as recommended by the South Mountain Village Planning Committee.

Maker: Shank
Second: Winger
Vote: 6-0
Absent: Johnson, Heck
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 companion rezoning case, Z-71-17-8, proposes development that is consistent in scale and character with land uses in the surrounding area.
3. The proposed land use designation is appropriate for a location adjacent to a major arterial street, planned bus-rapid transit lines, and in close proximity to a major commercial center.

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