

Attachment D

REPORT OF PLANNING COMMISSION ACTION December 5, 2019

ITEM NO: 4	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-DV-4-19-1
Location:	Northeast corner of 45th Avenue and Alameda Road
Request:	Map Amendment
From:	Residential 0 to 2 dwelling units per acre
To:	Residential 2 to 3.5 dwelling units per acre
Acreage:	15.04
Proposal:	Minor General Plan Amendment for traditional lot residential 2 to 3.5 dwelling units per acre
Applicant:	Taylor Earl, Earl & Curley
Owner:	US Relp Norterra East 1, LLC
Representative:	Taylor Earl, Earl & Curley

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 Shank made a MOTION to approve GPA-DV-4-19-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Shank
Second: Howard
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The subject site exceeds 10 acres and the companion rezoning case, Z-53-19-1, is not consistent with the 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-53-19-1, proposes development that is consistent in scale and character with land uses in the surrounding area.

3. The proposed land use designation will be compatible with the General Plan Land Use Map designations in the area. Properties to the south and further to the north and east are also designated as Residential 2 to 3.5 dwelling units per acres on the General Plan Land Use Map.

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