

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION January 4, 2024

ITEM NO: 5	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	GPA-LV-3-23-7 (Companion Case Z-56-23-7)
Request:	Map Amendment
Location:	Southwest corner of the 78th Avenue and Alta Vista Road alignments
From:	Parks/Open Space, Commerce/Business Park, and Residential 3.5 to 5 dwelling units per acre
To:	Residential 3.5 to 5 dwelling units per acre
Acreage:	18.96
Proposal:	Minor General Plan Amendment for single-family residential community
Applicant:	Jennifer Hall, Rose Law Group, PC
Owner:	Laveen Land Holdings, LLC
Representative:	Jennifer Hall, Rose Law Group, PC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Laveen 12/11/2023 Approval. Vote: 6-1.

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

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve GPA-LV-3-23-7, per the Laveen Village Planning Committee recommendation.

Maker: Boyd
Second: Hu
Vote: 7-0
Absent: Mangum
Opposition Present: Yes

Findings:

1. The proposed Residential 3.5 to 5 dwelling units per acre General Plan Land Use Map designation is compatible with adjacent designations to the west and north.
2. The companion rezoning case, Z-56-23-7, proposes a development that is consistent in scale and character with the land uses in the surrounding area to the south and east.
3. The companion rezoning case, Z-56-23-7, as stipulated, provides enhanced open space and design standards to make the proposed development a compatible addition to the area.

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