

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION January 5, 2023

ITEM NO: 5	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-LV-2-22-8 (Companion Case Z-55-22-8)
Request:	Map Amendment
Location:	Northwest corner of 35th Avenue and Carver Road
From:	Future Parks/Open Space or 1 dwelling unit per acre, Residential 0 to 1 dwelling unit per acre, and Residential 3.5 to 5 dwelling units per acre
To:	Residential 1 to 2 dwelling units per acre
Acreage:	58.99
Proposal:	Single-family residential
Applicant:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Owner:	Adrian Betts, Virtua 35th, LLC
Representative:	Paul Gilbert, Beus Gilbert McGroder, PLLC

#### **ACTIONS:**

**Staff Recommendation:** Denial as filed, approval of Residential 1 to 2 dwelling units per acre (19.35 acres) and Mixed Use (Residential 1 to 2 dwelling units per acre and Parks/Open Space - Future 1 dwelling units per acre) (39.64 acres).

**Village Planning Committee (VPC) Recommendation:**

**Laveen** 12/12/2022 Approval, per the staff recommendation. Vote: 9-0.

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

**Motion Discussion:** N/A

**Motion details:** Commissioner Perez made a MOTION to approve GPA-LV-2-22-8, per the Laveen Village Planning Committee recommendation.

Maker: Perez  
Second: Gaynor  
Vote: 8-0  
Absent: Mangum  
Opposition Present: No

#### **Findings:**

1. The Residential 1 to 2 dwelling units per acre and Mixed Use (Residential 1 to 2 dwelling units per acre / Parks/Open Space - Future 1 dwelling unit per acre) land use designation, recommended by staff is consistent with the proposed R1-18 Hillside DNS/WVR (Density Waiver) zoning and allows for a portion of the site to be designated as open space, which includes preserve lands, and/or low density residential.
2. The companion rezoning case, Z-55-22-8, as stipulated, proposes development that is consistent in scale and character with land uses in the general area.

3. The proposed General Plan Land Use Map designation of Residential 1 to 2 dwelling units per acre and Mixed Use (Residential 1 to 2 dwelling units per acre and Parks/Open Space – Future 1 dwelling unit per acre) is compatible with surrounding land uses and serves as an appropriate transition between higher density residential designations to the north and to lower density land use designations to the south.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 329-5065, TTY use 7-1-1.