

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION March 6, 2025

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| ITEM NO: 6 | |
| | DISTRICT NO.: 1 |
| SUBJECT: | |
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| Application #: | GPA-DV-2-24-1 (Companion Case Z-112-24-1) |
| Request: | Map Amendment |
| From: | Commerce/Business Park |
| To: | Residential 15+ dwelling units per acre |
| Acreage: | 4.16 |
| Location: | Northwest corner of 30th Avenue and Deer Valley Drive |
| Proposal: | Minor General Plan Amendment to allow multifamily residential. |
| Applicant: | Michael Buschbacher, II, AICP, Earl & Curley, P.C. |
| Owner: | Bryan Mar, Deer Valley Development, LLC |
| Representative: | Taylor C. Earl, Earl & Curley, P.C. |

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Deer Valley 10/15/2024 Information only. No quorum.

Deer Valley 2/18/2025 Approval, per the staff recommendation. Vote: 8-2.

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

Motion Discussion: N/A

Motion details: Commissioner Hu made a MOTION to approve GPA-DV-2-24-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Hu

Second: Jaramillo

Vote: 7-0

Absent: Gorraiz, Read

Opposition Present: No

Findings:

1. The proposed General Plan Land Use Map designation is compatible with surrounding designations and will complement and diversify the area's land uses.
2. The companion rezoning case, Z-112-24-1, proposes a development that is consistent in scale and character with the land uses in the surrounding area.
3. The companion rezoning case, Z-112-24-1, as stipulated, provides enhanced open space and design elements intended to make the proposed development a compatible addition to the area.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.