

Attachment G

REPORT OF PLANNING COMMISSION ACTION March 3, 2022

ITEM NO: 3	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	GPA-MV-1-21-5 (Companion Case Z-19-G-00-5)
Location:	Area generally bounded by 91st Avenue to 99th Avenue, Thomas Road to Campbell Avenue
From:	Mixed Use (Commercial/Industrial)
To:	Residential 10 to 15 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre
Acreage:	349.06
Proposal:	Minor General Plan Map amendment to allow residential densities less than 20 dwelling units per acre.
Applicant:	Stephen W. Anderson, Gammage & Burnham, PLC
Owner:	Algodon AG Revocable Land Trust
Representative:	Stephen W. Anderson, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, per the Addendum A Staff Analysis Report.

Village Planning Committee (VPC) Recommendation:

Maryvale 7/14/2021 Information only.

Maryvale 1/12/2022 Denial. Vote: 5-4.

Planning Commission Recommendation: Approval, per the Addendum A Staff Analysis Report.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve GPA-MV-1-21-5, per Addendum A of the Staff Analysis Report.

Maker: Gaynor
Second: McCabe
Vote: 7-0
Absent: Gorraiz
Opposition Present: Yes

Findings:

1. The companion rezoning case (Z-19-G-00-5), a major amendment to the Algodón Center PUD PCD, proposes residential densities less than 20 dwelling units per acre. The proposal exceeds 10 acres and is not consistent with the existing General Plan Land Use Map designation. Therefore, a General Plan amendment is required to amend the Land Use Map designation.
2. The proposed land use designations are compatible with the surrounding land use pattern in the area.
3. The proposed General Plan Land Use Map designations and design standards in

the companion PUD will help ensure high-quality residential development compatible with surrounding uses.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.