

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION September 1, 2022

ITEM NO: 6	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-DV-2-22-1 (Companion Case Z-34-22-1)
Location:	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
From:	Industrial
To:	Residential 15+ dwelling units per acre
Acreage:	22.46
Proposal:	Minor General Plan Amendment to allow multifamily residential
Applicant:	Jason Morris/Benjamin Tate, Withey Morris, PLC
Owner:	TCA Plaza I, LLC and TCA Plaza II, LLC
Representative:	Jason Morris/Benjamin Tate, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Deer Valley 8/11/2022 Approval. Vote: 10-1.

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

Motion Discussion: N/A

Motion details: Vice Chair Mangum made a MOTION to approve GPA-DV-2-22-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Vice Chair Mangum
Second: McCabe
Vote: 7-0
Absent: Busching and Simon
Opposition Present: No

Findings:

1. The proposed General Plan Land Use Map designation of Residential 15+ dwelling units per acre would allow higher density attached townhouses, condominiums, or apartments, which are consistent with land uses in the surrounding area.
2. The companion rezoning case, Z-34-22-1, proposes a multifamily residential development, which, as stipulated, protects the character of the surrounding area by providing additional landscape setback and limiting height adjacent to single-family residential properties and concentrating density along 19th Avenue, an arterial street.

3. The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in this part of the city. Furthermore, the development has adequate street access and provides streetscape improvements that benefit the surrounding area.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.