

Attachment D

REPORT OF PLANNING COMMISSION ACTION January 6, 2022

ITEM NO: 8	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-2-21-8 (Continued from 12/2/2021)
Request:	Map Amendment
Location:	Southeast corner of 19th Avenue and South Mountain Avenue
From:	Residential 1 to 2 dwelling units per acre
To:	Residential 2 to 3.5 dwelling units per acre
Acreage:	49.50
Proposal:	Minor General Plan Amendment to allow a single-family detached residential community.
Applicant:	Benjamin Tate, Withey Morris, PLC
Owner:	New Castle Development, LLC
Representative:	Benjamin Tate, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

South Mountain 11/9/2021 Approval, per the staff recommendation. Vote: 8-3.

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

Motion Discussion: N/A

Motion details: Commissioner Bushing made a MOTION to approve GPA-SM-2-21-8, per the South Mountain Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Busching
Second: McCabe
Vote: 8-0
Absent: Shank
Opposition Present: Yes

Findings:

1. The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.
2. The proposed General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre is compatible with surrounding land uses.
3. The proposed land use designation is appropriate for a location adjacent to an arterial street.

4. The companion Rezoning Case Z-31-21-8 includes standards that ensure consistency in scale and character as well as appropriate transitions for adjacent single-family zoned property.

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