

Attachment D

REPORT OF PLANNING COMMISSION ACTION March 7, 2019

ITEM NO: 4	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-DV-2-18-1 (Companion case Z-82-18-1)
Location:	Approximately 477 feet south of the southeast corner of 23rd Avenue and Alameda Road
From:	Industrial
To:	Residential 15+ dwelling units per acre
Acreage:	16.78
Proposal:	Amend the General Plan Land Use Map designation from Industrial to Residential 15+ dwelling units per acre
Applicant:	Erin Conway, Continental Fund 481
Owner:	Walter Cale, Roy's Deer Valley Nursery, LLC
Representative:	Stephen C. Earl; Earl, Curley & Lagarde, PC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Deer Valley 1/17/2019 Denial. Vote: 3-2.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Glenn made a MOTION to approve GPA-DV-2-18-1, per the staff recommendation.

Maker: Glenn
Second: Howard
Vote: 6-1 (Heck)
Absent: Shank, Gorraiz
Opposition Present: No

Findings:

1. The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.
2. The companion rezoning case, Z-82-18-1, proposes development that is consistent in scale and character with land uses in the surrounding area to the north and west.

3. The proposed land use designation will be compatible with the General Plan Land Use Map designations to the west. The character of the area is changing from industrial to multifamily residential along the Alameda Road corridor from 19th Avenue west to Black Canyon Highway.

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