

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION April 4, 2024

ITEM NO: 5	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-LV-3-22-8 (Companion Case Z-53-22-8) (Continued from March 7, 2024)
Request:	Map Amendment
Location:	Approximately 860 feet south of the southwest corner of 51st Avenue and Carver Road
From:	Public/Quasi-Public, Commercial, Residential 15+ dwelling units per acre, Residential 5 to 10 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, Residential 1 to 2 dwelling units per acre, and Resort
To:	Residential 10 to 15 dwelling units per acre/Residential 15+ dwelling units per acre, Commercial/Commerce/Business Park/ Residential 10 to 15 dwelling units per acre/Residential 15+ dwelling units per acre, Commercial/Residential 10 to 15 dwelling units per acre/Residential 15+ dwelling units per acre, Commercial/Commerce/Business Park, and Resort
Acreage:	284.19
Proposal:	A minor general plan amendment for Commercial, Commerce/Business Park, various residential designations, and resort
Applicant:	Alex Stedman, RVi Planning and Landscape Architecture
Owner:	Lines Ruskin R. JR., et al.
Representative:	Wendy Riddell, Berry Riddell, LLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Laveen 11/14/2022 Information only.

Laveen 2/12/2024 Continued. Vote: 8-0.

Laveen 3/18/2024 Denial as filed, approval per the staff memo with modifications. Vote: 8-0.

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

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve GPA-LV-3-22-8, per the Laveen Village Planning Committee recommendation.

Maker: Gorraiz

Second: Vice-Chairperson Busching

Vote: 8-0

Absent: Mangum

Opposition Present: Yes

Findings:

1. The proposed land use map designations provide for a land use mix that is appropriate given the site's location along the Loop 202 Freeway corridor and would provide services to the nearby residential neighborhoods.
2. The companion rezoning case, Z-53-22-8, creates a unified zoning framework through a Planned Unit Development (PUD) for the entire site. The General Plan Amendment will provide for a General Plan Land Use Map designation that is consistent with the proposed PUD.
3. The companion rezoning case, Z-53-22-8, provides enhanced landscape buffers and building height stepbacks to make the proposed development a compatible addition to the area.

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