

Attachment F

REPORT OF PLANNING COMMISSION ACTION January 6, 2022

ITEM NO: 4	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-1-19-2
Request:	Map Amendment
Location:	Approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway
From:	Residential 2 to 5 dwelling units per acre, Preserves/Residential 2 to 3.5/3.5 to 5 dwelling units per acre, Parks/Open Space – Future 1 dwelling unit per acre, and Parks/Open Space - Public
To:	Parks/Open Space – Future 1 dwelling unit per acre, and Residential 2 to 3.5/Residential 5 to 10 dwelling units per acre
Acreage:	213.18
Proposal:	A minor General Plan Amendment to allow a mixture of single-family and multifamily residential.
Applicant:	William E. Lally, Tiffany & Bosca, PA
Owner:	24th Street and Jomax Road, LLC
Representative:	William E. Lally, Tiffany & Bosca, PA

ACTIONS:

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

Village Planning Committee (VPC) Recommendation:

Desert View 5/4/2021 Information only.

Desert View 12/7/2021 Approval. Vote: 11-0.

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

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve GPA-DSTV-1-19-2, per the Addendum A Staff Report.

Maker: Johnson
Second: Gaynor
Vote: 6-2 (Perez, Bushing)
Absent: Shank
Opposition Present: No

Findings:

1. The companion rezoning case, Z-46-19-2, proposes to donate a minimum of 120 acres to the Parks and Recreation Department as an addition to the Phoenix Mountain Preserve or a desert park.
2. The proposal for Residential 2 to 3.5 dwelling units per acre / Residential 5 to 10 dwelling units per acre will allow for a mix of residential products, as proposed by the

companion rezoning case, Z-46-19-2. The proposal for Future Parks/Open Space or one dwelling unit per acre supports the future, intended use of the land for a preserve or desert park. The proposal balances the need for additional housing, while retaining and preserving the desert landscape, as outlined in the North Land Use Plan and Sonoran Preserve Master Plan.

3. The companion rezoning case, Z-46-19-2, incorporates development standards that will maintain an appropriate scale and character with land uses in the surrounding area.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.