

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION October 1, 2020

ITEM NO: 3	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	GPA-AL-1-20-5 (Companion Case Z-3-D-10-5)
Location:	An area generally bounded by 35th Avenue to 1-17, and Missouri Avenue to Camelback Road; plus a property approximately 130 feet east of the southeast corner of 27th Avenue and Camelback Road; and a property at the southwest corner of 29th Avenue and Camelback Road
From:	Residential 3.5 to 5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial
To:	Public/Quasi-Public
Acreage:	31.06
Proposal:	Minor general plan amendment for Public/Quasi-Public use
Applicant:	Taylor Earl, Earl & Curley, P.C.
Owner:	Grand Canyon University, et al
Representative:	Taylor Earl, Earl & Curley, P.C.

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Alhambra** 9/22/2020 Approval, per the staff recommendation. Vote: 10-2.

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

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve GPA-AL-1-20-5, per the Alhambra Village Planning Committee recommendation.

Maker: Johnson  
Second: McCabe  
Vote: 7-0  
Absent: Montalvo, Shank  
Opposition Present: Yes

#### **Findings:**

1. The proposed General Plan Land Use Map designation of Public/Quasi Public is compatible with the uses developed and planned in the vicinity of the site.

2. The request will allow redevelopment of older and underutilized properties for campus uses.
3. Public / Quasi Public is an appropriate land use designation for a site that maintains good access to arterial streets and Interstate 17.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.