

Attachment D

REPORT OF PLANNING COMMISSION ACTION June 2, 2022

ITEM NO: 6	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)
Location:	Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road
From:	Residential 2 to 5 dwelling units per acre and Parks/Open Space - Publicly Owned
To:	Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre
Acreage:	29.48
Proposal:	A Minor General Plan Amendment to allow development of garden-style multifamily residential development (15+ dwelling units per acre) and casita-style single-family duplex rental residences (10 to 15 dwelling units per acre).
Applicant:	Jason Morris, Withey Morris, PLC
Owner:	Arizona State Land Trust
Representative:	Jason, Morris, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Desert View 5/3/2022 Approval. Vote: 7-2.

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

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve GPA-DSTV-1-22-2, per the Desert View Village Planning Committee recommendation.

Maker: Gaynor
Second: Gorraiz
Vote: 7-0
Absent: Howard and Johnson
Opposition Present: Yes

Findings:

1. The proposed General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre would allow higher density attached townhouses, condos, or apartments, which do not conflict with the land uses in the surrounding area.
2. The companion rezoning case, Z-6-22-2, proposes a single-family and multifamily residential development, which, as stipulated, protects the character of the surrounding

area by concentrating density along Cave Creek Road, an arterial street, and away from the undisturbed hillside portion of the development

3. The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in this part of the city. Furthermore, the development has adequate street access and provides various opportunities for recreation to future residents.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, Les.scott@phoenix.gov or TTY: Use 7-1-1.