

## ATTACHMENT E

### REPORT OF PLANNING COMMISSION ACTION May 4, 2023

ITEM NO: 2	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-DV-3-22-1
Location:	Approximately 320 feet north of the northwest corner of 17th Avenue and Happy Valley Road
From:	Residential 3.5 to 5 dwelling units per acre and Mixed Use (Commercial / Commerce/Business Park)
To:	Residential 15+ dwelling units per acre
Acreage:	8.00
Proposal:	Minor General Plan Amendment to allow multifamily residential
Applicant:	Benjamin Graff, Quarles & Brady, LLP
Owner:	Red Hawk Partners, LLC, et al.
Representative:	Benjamin Graff, Quarles & Brady, LLP

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Deer Valley** 2/9/2023 Information only - No quorum.

**Deer Valley** 4/20/2023 Recommendation - No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve GPA-DV-3-22-1, per the staff recommendation.

Maker: Vice-Chair Gaynor  
Second: Gorraiz  
Vote: 5-3 (Busching, Perez, and Simon)  
Absent: Mangum  
Opposition Present: Yes

#### **Findings:**

1. The proposed General Plan Land Use Map designation of Residential 15+ dwelling units per acre would allow higher density attached townhouses, condominiums, or apartments, which are consistent with proposed land uses to the west.
2. The companion rezoning case, Z-59-22-1, proposes a multifamily residential development, which, as stipulated, protects the character of the surrounding area by providing additional landscape setbacks and limiting height adjacent to single-family residential properties to the north.

3. The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in the Deer Valley Village and in close proximity to employment uses.

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