

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION August 1, 2024

ITEM NO: 7	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-DV-1-24-1 (Companion Case Z-28-24-1) (Continued from June 6, 2024)
Request:	Map Amendment
Location:	Southwest corner of 36th Avenue and Pinnacle Peak Road
From:	Parks/Open Space - Publicly owned
To:	Residential 3.5 to 5 dwelling units per acre and Commercial
Acreage:	80.31
Proposal:	Minor General Plan Amendment to facilitate development of a new single-family residential community with a small, neighborhood-scale commercial element.
Applicant:	Lennar Arizona, LLC
Owner:	Arizona State Land Department
Representative:	Stephen Anderson, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Deer Valley: 5/21/2024 Continued to July 16, 2024. Vote: 9-0.

7/16/2024 Approval, per the staff recommendation. Vote: 8-1.

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

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve GPA-DV-1-24-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Matthews

Second: Jaramillo

Vote: 8-0

Absent: Read

Opposition Present: Yes

Findings:

1. The proposed Residential 3.5 to 5 dwelling units per acre and Commercial General Plan Land Use Map designations are compatible with surrounding designations and will complement and diversify the area's land uses.
2. The companion rezoning case, Z-28-24-1, proposes a development that is consistent in scale and character with the land uses in the surrounding area.
3. The companion rezoning case, Z-28-24-1, as stipulated, provides enhanced open

space and design standards to make the proposed development a compatible addition to the area.

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