

Attachment D

REPORT OF PLANNING COMMISSION ACTION June 6, 2019

ITEM NO: 3	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-LV-1-19-8 (Companion Case Z-14-19-8)
Request:	Map Amendment
Location:	Northeast corner of 59th Avenue and Elliot Road
From:	Residential 3.5 to 5 dwelling units per acre
To:	Residential 10 to 15 dwelling units per acre and Commercial
Acreage:	30.14
Proposal:	General Plan Amendment to change the General Plan Land Use Map designation from Residential 3.5 to 5 dwelling units per acre to Residential 10 to 15 dwelling units per acre and Commercial
Applicant:	Jim Stockwell, Jr., Vita Communities, LLC
Owner:	Miller 160, LLC and AMED Partners, LLC
Representative:	Jim Stockwell, Jr., Vita Communities, LLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Laveen 5/13/2019 Approval. Vote: 12-0.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Village recommendation.

Motion Discussion: N/A

Motion details: Commissioner Shank made a MOTION to approve GPA-LV-1-19-8, per the Laveen Village Planning Committee recommendation.

Maker: Shank
Second: Gorraiz
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The companion rezoning case (Z-14-19-8) proposes multifamily residential at a density of 10.88 dwelling units per acre and future commercial development. The proposal exceeds 10 acres and is not consistent with the existing General Plan Land Use designation. A general plan amendment is required to amend the Land Use designation.

2. The proposal for higher density residential and commercial is appropriate given the site's location adjacent to a freeway corridor and in close proximity to the Laveen Village Core.
3. The proposed land use designations will be compatible with the surrounding General Plan Land Use Map designations by providing a transition from lower density residential uses to more intense commercial and commerce park uses adjacent to the Loop 202 freeway.

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