

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION April 13, 2023

ITEM NO: 2	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	GPA-EST-3-22-7 (Companion Case Z-142-D-98-7)
Location:	Southeast corner of 99th Avenue and Lower Buckeye Road
From:	Residential 15+ dwelling units per acre
To:	Commercial
Acreage:	11.02
Proposal:	Minor General Plan Amendment for commercial uses
Applicant:	George Pasquel, III, Withey Morris, PLC
Owner:	AT Properties, LLC, et al.
Representative:	George Pasquel, III, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Estrella 3/21/2023 Approval. Vote: 9-3.

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

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve GPA-EST-3-22-7, per the Estrella Village Planning Committee recommendation.

Maker: Mangum
Second: Busching
Vote: 4-1 (Boyd)
Absent: Gaynor, Gorraiz, Jaramillo, and Simon
Opposition Present: No

Findings:

1. The companion rezoning case, Z-142-D-98-7, exceeds 10 gross acres when combined with the acreage of all abutting zoning on the same side of the street and within 150 feet, thus a General Plan Amendment is required.
2. The companion rezoning case, Z-142-D-98-7, proposes intermediate commercial zoning on a portion of the site, and would allow commercial uses for existing and future residents of the area.
3. The proposed land use designation is appropriate for the site as it proposes access to two arterial streets, Lower Buckeye Road and 99th Avenue.

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 329-5065, TTY use 7-1-1.