

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION November 2, 2023

ITEM NO: 3	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-1-23-8 (Companion Case Z-3-23-8) (Continued from October 5, 2023)
Location:	Northeast corner of 12th Street and Jones Avenue
From:	Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre
To:	Commerce/Business Park
Acreage:	28.32
Proposal:	Minor General Plan Amendment to allow office, industrial, and warehouse uses
Applicant:	Trammell Crow Company
Owner:	Brow USA Inc., et al.
Representative:	Jason Morris, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
South Mountain 8/8/2023 Denial. Vote: 8-1-1.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve GPA-SM-1-23-8, per the staff recommendation.

Maker: Mangum
Second: Gorraiz
Vote: 5-4 (Boyd, Busching, Jaramillo, and Perez)
Absent: None
Opposition Present: Yes

Findings:

1. The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map
2. The proposed General Plan Land Use Map designation of Commerce/Business Park is compatible with adjacent industrial land uses to the north and east.
3. The companion Rezoning Case Z-3-23-8, as stipulated, includes standards that ensure consistency in design and character with the adjacent residentially zoned properties.

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