

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION November 7, 2024

ITEM NO: 12	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-2-23-2 (Companion Cases GPA-DSTV-3-23-2 and Z-39-23-2) (Continued from January 4, 2024)
Request:	Map Amendment
Location:	Southwest corner of Black Mountain Boulevard and Deer Valley Drive
From:	Residential 2 to 5 dwelling units per acre
To:	Commercial
Acreage:	20.52
Proposal:	Minor General Plan Amendment for commercial use.
Applicant:	Ryan Ash, Vestar
Owner:	Arizona State Land Department
Representative:	Ashley Z Marsh, Gammage & Burnham

### **ACTIONS:**

Staff Recommendation: Approval.

#### Village Planning Committee (VPC) Recommendation:

**Desert View** 8/1/2023 Information only.

**Desert View** 10/3/2023 Denial. Vote: 9-1.

**Desert View** 10/1/2024 Approval. Vote: 9-2.

#### Planning Commission Recommendation:

11/2/2023 Continued to the January 4, 2024 Planning Commission Hearing, without fee. Vote: 9-0.

1/4/2024 Continued to a date uncertain and remanded back to the Desert View Village Planning Committee for reconsideration. Vote: 7-0.

11/7/2024 Approval, per the Desert View Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve GPA-DSTV-2-23-2, per the Desert View Village Planning Committee recommendation.

Maker: Matthews  
Second: Jaramillo  
Vote: 8-1 (Busching)  
Absent: None  
Opposition Present: Yes

### Findings:

1. The proposed General Plan Land Use Map designation of Commercial would allow retail and service uses that would contribute to a mix of land uses in the surrounding area, providing services to nearby residential neighborhoods.

2. The companion rezoning case, Z-39-23-2, proposes a commercial shopping center, which, as stipulated, enhances the surrounding area with features promoting pedestrian safety, facilitating alternative transportation, and providing pedestrianized amenity spaces for the community.
3. The subject site is appropriate for commercial uses with adequate street access to two arterial streets.

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REPORT OF PLANNING COMMISSION ACTION  
January 4, 2024

ITEM NO: 2	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-2-23-2 (Companion Cases GPA-DSTV-3-23-2 and Z-39-23-2)
Request:	Map Amendment
Location:	Southwest corner of Black Mountain Boulevard and Deer Valley Drive
From:	Residential 2 to 5 dwelling units per acre
To:	Commercial
Acreage:	20.52
Proposal:	Minor General Plan Amendment for commercial use.
Applicant:	Ryan Ash, Vestar
Owner:	Arizona State Land Department
Representative:	Stephen Anderson, Gammage & Burnham, PLC

**ACTIONS:**

Staff Recommendation: Continuance to a date uncertain.

Village Planning Committee (VPC) Recommendation:

**Desert View** 8/1/2023 Information only.

**Desert View** 10/3/2023 Denial. Vote: 9-1.

Planning Commission Recommendation: Continued to a date uncertain, without fee; and remand the case back to the Desert View Village Planning Committee for reconsideration.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to continue GPA-DSTV-2-23-2, to a date uncertain, without fee; and remand the case back to the Desert View Village Planning Committee for reconsideration.

Maker: Gorraiz  
Second: Vice-Chairperson Busching  
Vote: 7-0  
Absent: Mangum  
Opposition Present: Yes

Findings: The applicant requested a continuance to a date uncertain and to be remanded back to the Desert View Village Planning Committee.

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REPORT OF PLANNING COMMISSION ACTION  
November 2, 2023

ITEM NO: 7	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-2-23-2 (Companion Cases GPA-DSTV-3-23-2 & Z-39-23-2)
Location:	Southwest corner of Black Mountain Boulevard and Deer Valley Drive
From:	Residential 2 to 5 dwelling units per acre
To:	Commercial
Acreage:	20.52
Proposal:	Minor General Plan Amendment for Commercial use.
Applicant:	Ryan Ash, Vestar
Owner:	Arizona State Land Department
Representative:	Stephen Anderson, Gammage & Burnham

**ACTIONS:**

Staff Recommendation: Continuance.

Village Planning Committee (VPC) Recommendation:

**Desert View** 8/1/2023 Information only.

**Desert View** 10/3/2023 Denial. Vote: 9-1.

Planning Commission Recommendation: Continued to the January 4, 2024 Planning Commission hearing, without fee.

Motion Discussion: N/A

Motion details: Commissioner Perez made a MOTION to continue GPA-DSTV-2-23-2, to the January 4, 2024 Planning Commission hearing, without fee.

Maker: Perez  
Second: Gorraiz  
Vote: 9-0  
Absent: None  
Opposition Present: Yes

Findings: The applicant requested a continuance to allow more to time to work with the State Land Department and the community.

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