

Attachment D

REPORT OF PLANNING COMMISSION ACTION May 6, 2021

ITEM NO: 8	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-DV-1-21-1 (Companion Case Z-3-21-1)
Location:	Southeast corner of I-17 and Pinnacle Peak Road
From:	Industrial
To:	Mixed Use (Commercial, Commerce/Business Park, Residential 5 to 10, and Residential 15+ dwelling units per acre)
Acreage:	44.00
Proposal:	Minor General Plan Amendment to a mix of Commercial, Commerce/Business Park, Residential 5 to 10, and Residential 15+ dwelling units per acre.
Applicant:	George Pasquel III, Withey Morris PLC
Owner:	DV 20 AC Limited Liability Partnership, et al.
Representative:	George Pasquel III, Withey Morris PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Deer Valley 4/8/2021 Approval. Vote: 11-0.

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

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve GPA-DV-1-21-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Howard

Second: McCabe

Vote: 9-0

Absent: None

Opposition Present: One registration in opposition; however, they were not present at the meeting.

Findings:

1. The companion rezoning case, Z-3-21-1, proposes development that is consistent in scale and character with land uses in the surrounding area to the north and south.
2. The Mixed Use (Commercial/Commerce Park/Business Park/Residential 5-10 and Residential 15+ dwelling units per acre) land use designation will permit

new zoning to be applied to the site that maximizes opportunities within the Deer Valley Major Employment Center.

3. The Mixed Use (Commercial/Commerce Park/Business Park/Residential 5-10/Residential 15+ dwelling units per acre) land use designation will establish compatible uses in close proximity to the Deer Valley Airport and surrounding properties.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.