

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION August 4, 2022

ITEM NO: 28	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-36-22-4
Location:	Southwest corner of 31st Avenue and McDowell Road
From:	C-3 SP and R-5 SP
To:	C-3 and R-5
Acreage:	4.23
Proposal:	Removal of a Special Permit to allow all underlying C-3 and R-5 uses.
Applicant:	City of Phoenix, Planning Commission
Owner:	Isaac Elementary School, District No. 5
Representative:	Benjamin Graff, Quarles & Brady, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Maryvale 6/8/2022 Information only.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve Z-36-22, per the staff recommendation.

Maker: Gaynor
Second: McCabe
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The Special Permit Z-SP-23-67 for a school for the handicapped is unenforceable and out of compliance with the Americans with Disabilities Act.
2. The proposal will provide a buffer and an appropriate transition from the commercial uses along McDowell Road to the existing single-family neighborhood to the west and south.
3. The proposal will allow for additional housing opportunities in the Village and will help alleviate the housing crisis.

Stipulations: None

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.