

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION March 6, 2025

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| ITEM NO: 4 | |
| | DISTRICT NO.: 7 |
| SUBJECT: | |
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| Application #: | GPA-EST-3-24-7 (Companion Case Z-128-24-7) |
| Request: | Map Amendment |
| From: | Residential 3.5 to 5 dwelling units per acre |
| To: | Industrial |
| Acreage: | 10.96 |
| Location: | Approximately 320 feet south of the southwest corner of 67th Avenue and Adams Street |
| Proposal: | Minor General Plan Amendment to accommodate light industrial uses. |
| Applicant: | Shaine Alleman, Tiffany & Bosco, P.A. |
| Owner: | 528 East Navajo, LLC/Lucky 7 Properties, LLC [LFG Developments, LLC] |
| Representative: | Shaine Alleman, Tiffany & Bosco, P.A. |

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Estrella 2/18/2025 Approval, per the staff recommendation. Vote: 4-1.

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

Motion Discussion: N/A

Motion details: Vice-Chairperson Boyd made a MOTION to approve GPA-EST-3-24-7, per the Estrella Village Planning Committee recommendation.

Maker: Vice-Chairperson Boyd

Second: Matthews

Vote: 7-0

Absent: Gorraiz, Read

Opposition Present: No

Findings:

1. The proposed Land Use Map designation is compatible with the surrounding land uses to the south.
2. The companion rezoning case, Z-128-24-7, is consistent in scale and character with land uses in the general area and provides a transition to industrial uses south of Van Buren Street.
3. The proposed Industrial land use designation will maximize employment and business opportunities within the Estrella Village.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.