

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION December 4, 2025

ITEM NO: 8	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-PV-1-25-2 (Companion Case Z-41-25-2)
Location:	Approximately 660 feet west of the southwest corner of Scottsdale Road and Bell Road
From:	Industrial
To:	Residential 15+ dwelling units per acre
Acreage:	4.32
Proposal:	Minor General Plan Amendment to allow multifamily residential
Applicant:	Nick Wood, Snell & Wilmer, LLP
Owner:	GDC-Scottsdale Crossings, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 10/6/2025 Information only.

Paradise Valley 11/3/2025 Approval, per the staff recommendation. Vote: 9-3.

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

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve GPA-PV-1-25-2, per the Paradise Valley Village Planning Committee recommendation.

Maker: Boyd
Second: Gorraiz
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The companion rezoning case, Z-41-25-2 (Residences at Scottsdale Crossing PUD), proposes development that is a compatible transition between the single-family residential development and storage facility on the west to the existing commercial and proposed higher density residential development on the east abutting Scottsdale Road.
2. The multifamily land use designation is appropriate as it will diversify the housing types and density ranges in the area. This can help address the housing shortage and alleviate the continuous need of housing in the area.
3. The companion rezoning case, Z-41-25-2, provides enhanced landscaping and shade standards to make the proposed development a compatible addition to the area.

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.