

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 2	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-1-25-8 (Companion Case Z-31-25-8)
Location:	Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
From:	Residential 1 to 2 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre
To:	Residential 10 to 15 dwelling units per acre
Acreage:	14.37
Proposal:	Minor General Plan Amendment to allow multifamily residential
Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
Owner:	Mundall Family Revocable Trust c/o Danny Mundall & Georgia Mundall
Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

South Mountain 6/10/2025 Approval, per the staff recommendation. Vote: 7-4.

Planning Commission Recommendation:

Approval, per the South Mountain Village Planning Committee recommendation.

Motion Discussion: N/A.

Motion details: Commissioner Matthews made a MOTION to approve GPA-SM-1-25-8, per the South Mountain Village Planning Committee recommendation.

Maker: Matthews
Second: Hu
Vote: 8-0
Absent: Jaramillo
Opposition Present: Yes

Findings:

1. The proposed Residential 10 to 15 dwelling units per acre land use designation is a compatible transition between the single-family residential development to the west and the commercial development to the east.
2. The proposed multifamily residential land use designation is appropriate for the site as it is located on an arterial street, Baseline Road.
3. The companion Rezoning Case Z-31-25-8, as stipulated, includes standards that ensure consistency in design and character with the adjacent 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.