

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION August 4, 2022

ITEM NO: 13	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	GPA-EST-1-22-7 (Companion Case Z-31-22-7)
Request:	Map Amendment
Location:	Northeast corner of 67th Avenue and the Roeser Road alignment
From:	Residential 1 to 2 and Parks/Open Space - Public
To:	Commercial
Acreage:	85.90
Proposal:	Minor General Plan Land Use Map Amendment to Commercial
Applicant:	City of Phoenix, Planning Commission
Owner:	City of Phoenix
Representative:	City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Estrella 7/19/2022 Continued. Vote: 7-0.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gaynor made a MOTION to approve GPA-EST-1-22-7, per the staff recommendation.

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

Findings:

1. The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.
2. The companion rezoning case, Z-31-22-7, proposes intermediate commercial zoning on the site, and would allow commercial services for existing and future residents of the area. As stipulated, rezoning case Z-31-22-7 would require future development on the site to incorporate features such as open space, bicycle parking, and pedestrian connections to help activate the Rio Salado frontage.
3. The subject site is within close proximity to the Loop 202 freeway and within the alignment of the future State Route 30 (SR-30) freeway, which will serve as a major transportation corridor for this part of the Phoenix Metropolitan region.

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.