

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION December 4, 2025

ITEM NO: 6.	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-CE-1-21-8 (Companion Case Z-27-21-8)
Request:	Map Amendment
Location:	Southwest corner of 35th Street and Culver Street
From:	Residential 3.5 to 5 dwelling units per acre and Residential 15+ dwelling units per acre
To:	Public/Quasi-Public / Commercial
Acreage:	15.25
Proposal:	Minor General Plan Amendment to a mix of Public/Quasi-Public and Commercial
Applicant:	Jeff Boles, Creighton Community Foundation
Owner:	Creighton Elementary School District #14
Representative:	Michael Maerowitz, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Camelback East 10/7/2025 Information only.

Camelback East 11/4/2025 Approval, per the staff recommendation. Vote: 18-0.

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

Motion Discussion: N/A

Motion details: Vice-Chairman Boyd made a MOTION to approve GPA-CE-1-21-8, per the Camelback East Village Planning Committee recommendation.

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

Findings:

1. The proposal will facilitate new accessory commercial uses in conjunction with a public school, contributing to the land use mix in the area.
2. The companion rezoning case, Z-27-21-8, proposes design and development standards that limit the intensity of development and buffer the proposed uses from the adjacent residences.
3. The subject site is appropriate for the proposed mix of uses, adding commercial uses to serve the surrounding neighborhood.

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.