

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION April 4, 2024

ITEM NO: 3	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	GPA-CE-2-23-6 (Companion Case Z-54-23-6)
Location:	Southwest corner of 52nd Street and McDowell Road
From:	Residential 5 to 10 dwelling units per acre and Commerce/Business Park
To:	Mixed Use (Industrial/Commerce/Business Park/ Commercial)
Acreage:	66.38
Proposal:	Minor General Plan Amendment for general commercial, commerce park, and industrial
Applicant:	Wendy Riddell, Berry Riddell, LLC
Owner:	BDC Park 52, LLC and Melrose Park WHB, LLC
Representative:	Wendy Riddell, Berry Riddell, LLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Camelback East 1/9/2024 Information only.

Camelback East 3/5/2024 Approval, per the staff recommendation. Vote: 15-0.

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

Motion Discussion: N/A

Motion details: Vice Chairperson Busching made a MOTION to approve GPA-CE-2-23-6, per the Camelback East Village Planning Committee recommendation.

Maker: Vice-Chairperson Busching

Second: Matthews

Vote: 8-0

Absent: Mangum

Opposition Present: No

Findings:

1. The proposed General Plan Land Use Map designation of Mixed Use (Industrial / Commerce/Business Park / Commercial) would facilitate new industrial development, contributing to economic development within the Camelback East Village.
2. The companion rezoning case, Z-54-23-6, proposes design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks, and buffer the proposed uses from the adjacent residences.
3. The subject site is appropriate for industrial, commerce/business park, and commercial uses with adequate street access to two arterial streets.

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