

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION October 1, 2020

ITEM NO: 1	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-NG-1-20-1 (Companion Case Z-37-20-1)
Location:	Northwest corner the Interstate 17 and Loop 303 Freeways
From:	Residential 0 to 2 dwelling units per acre, Residential 2 to 5 dwelling units per acre, Residential 5 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, Commercial, Mixed Use (North Gateway & Northwest Area only), Mixed Use (Commercial / Commerce Park), Parks / Open Space-Future 1 dwelling unit per acre
To:	Mixed Use (Commercial / Commerce Park) and removal of the Infrastructure Phasing Overlay
Acreage:	3,715.20
Proposal:	The revised land use designation and removal of the infrastructure limit line will support the employment hub development planned for this site and provide flexibility for the overall development and build-out of the entire property as a mixed-use employment hub
Applicant:	City of Phoenix, Planning and Development
Owner:	Arizona State Land Department
Representative:	City of Phoenix, Planning and Development

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**North Gateway** 9/10/2020 Approval, per the staff recommendation. Vote: 5-0.

Planning Commission Recommendation: Approval, per the North Gateway Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve GPA-NG-1-20-1, per the North Gateway Village Planning Committee recommendation.

Maker: Johnson

Second: Mangum

Vote: 6-0

Absent: Gorraiz, Montalvo, Shank

Opposition Present: No

Findings:

1. Requested land use change will reinforce the area's long envisioned role as a destination for employment uses.
2. The Mixed Use (Commercial / Commerce Park) land use designation will permit new zoning to be applied to the site that maximizes the area's existing transportation infrastructure investments.
3. Removal of the Infrastructure Phasing Overlay will allow for continued collaboration between the City of Phoenix, Arizona State Land Department and private development regarding infrastructure financing and installation.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.