

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION OCTOBER 6, 2025

ITEM NO: 6	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	GPA-LV-1-25-7 (Companion Case Z-29-25-7)
Location:	Southwest corner of 59th Avenue and Dobbins Road
Request 1):	Land Use Map Amendment
	From: Commercial and Commercial / Commerce/Business Park
	To: Commercial / Residential 15+ dwelling units per acre
Request 2):	Trail Map Amendment
	Removal of the multi-use trail along the Olney Avenue alignment.
Acreage:	95.86
Proposal:	Minor General Plan Amendment to allow commercial and multifamily residential; and an update to the City Trails Map removing the multi-use trail along the Olney Avenue alignment.
Applicant:	Vestar
Owner:	Cold Springs, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Laveen 6/9/2025 Information only.

Laveen 9/8/2025 Approval, per the staff recommendation. Vote: 11-0.

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

Motion Discussion: N/A

Motion details: Commissioner Odegard-Begay made a MOTION to approve GPA-LV-1-25-7, per the Laveen Village Planning Committee recommendation.

Maker: Odegard-Begay

Second: James

Vote: 8-0

Absent: Hu

Opposition Present: No.

Findings:

1. The proposed land use map designation provides a land use mix that is appropriate given the site is adjacent to the Loop 202 freeway and within the Village Core.
2. The companion rezoning case, Z-29-25-7, creates a unified zoning framework through a Planned Unit Development (PUD) for the entire site. This General Plan Amendment will provide for a General Plan Land Use Map designation that is consistent with the proposed PUD.

3. The companion rezoning case, Z-29-25-7, provides enhanced landscaping and shade standards and enhanced development and design standards to make the proposed development a compatible addition to the area and incorporate rural features.
4. The multi-use trail will not extend through the subject site and across the freeway; furthermore, the property on the southwest corner of the site will be developed as ADOT retention. The companion rezoning case Z-29-25-7 has a pedestrian circulation plan with enhanced landscaping and shading.

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.