

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION February 1, 2024

ITEM NO: 2	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-CE-1-23-8 (Companion Case Z-25-23-8)
Location:	Northwest corner of 46th Street and Belleview Street
From:	Residential 5 to 10 dwelling units per acre
To:	Mixed Use
Acreage:	6.70
Proposal:	Minor General Plan Amendment to allow mixed use (multifamily/retail)
Applicant:	Endres Belleview, LLC
Owner:	Endres Belleview, LLC
Representative:	Michael Maerowitz, Esq., Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Camelback East 10/3/2023 Information only.

Camelback East 1/9/2024 Approval, per the staff recommendation. Vote: 16-0.

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

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve GPA-CE-1-23-8, per the Camelback East Village Planning Committee recommendation.

Maker: Mangum
Second: Jaramillo
Vote: 8-0
Absent: None
Opposition Present: No

Findings:

1. The proposed General Plan Land Use Map designation of Mixed Use is compatible with the mixed-use designation on the property to the south which is within the second Camelback East Village primary core, and consistent with the goals of the 44th Street Corridor Specific Plan.
2. The companion rezoning case, Z-25-23-8, Endres Belleview PUD, proposes multifamily residential and neighborhood-oriented commercial uses which will contribute to a mix of land uses in the surrounding area and provide services to nearby residential neighborhoods.

3. The subject site is appropriate for multifamily residential, and retail uses within close proximity to arterial streets 44th Street and McDowell Road, and the State Route 143 and Loop 202.

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