

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION December 4, 2025

ITEM NO: 7	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-27-21-8 (The Gateway School PUD) (Companion Case GPA-CE-1-21-8)
Location:	Southwest corner of 35th Street and Culver Street
From:	PAD-13 (Approved R-3A), R-3, R1-6 (Approved R-3A), and R1-6
To:	PUD
Acreage:	15.25
Proposal:	Southwest corner of 35th Street and Culver Street
Applicant:	Planned Unit Development to allow secondary commercial uses in conjunction with a public school
Owner:	Creighton Community Foundation
Representative:	Creighton Elementary School District #14
	Manjula M. Vaz, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

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 Z-27-21-8, per the Camelback East Village Planning Committee recommendation.

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

Findings:

1. The proposal is consistent with the proposed General Plan Land Use Map Designation and the character of the surrounding area.
2. The proposal will facilitate new accessory commercial uses in conjunction with a public school at an appropriate location, contributing to the land use mix in the area.
3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade, and prevent new development from negatively impacting the surrounding area.

Stipulations:

1. An updated Development Narrative for The Gateway School PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped June 4, 2025, as modified by the following stipulations:
 - a. Front cover: Add "The Gateway School PUD" title and add the submittal date information as follows: "First Submittal: May 6, 2021. Second Submittal: October 5, 2022. Third Submittal: September 14, 2023. Hearing Draft: June 4, 2025. City Council adopted: [Add adoption date]."
2. The site is located within a Special Flood Hazard Area (SFHA) called a Zone A on panel 2210L of the Flood Insurance Rate Maps (FIRM) revised October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of Floodplain requirements.
 - c. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit.
3. The developer shall submit a Traffic Impact Analysis report to the City for this development, no preliminary approval of plans shall be granted until the study is approved by the City.
4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
7. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
9. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

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.