

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION OCTOBER 6, 2025

|                 |                                                                                                                                                                                                                                                                                                                                                    |
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| ITEM NO: 4      |                                                                                                                                                                                                                                                                                                                                                    |
|                 | DISTRICT NO.: 2                                                                                                                                                                                                                                                                                                                                    |
| SUBJECT:        |                                                                                                                                                                                                                                                                                                                                                    |
|                 |                                                                                                                                                                                                                                                                                                                                                    |
| Application #:  | GPA-NG-1-25-2 (Companion Case Z-24-25-2)                                                                                                                                                                                                                                                                                                           |
| Location:       | Northeast corner of Interstate 17 and Sonoran Desert Drive                                                                                                                                                                                                                                                                                         |
| Request 1):     | Land Use Map Amendment                                                                                                                                                                                                                                                                                                                             |
|                 | From: Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, Commercial / Residential 15+ dwelling units per acre, and Preserves / Mixed Use / Commercial / Residential 5 to 15 dwelling units per acre |
|                 | To: Commercial                                                                                                                                                                                                                                                                                                                                     |
| Request 2):     | Trail Map Amendment                                                                                                                                                                                                                                                                                                                                |
|                 | Removal of the multi-use trails along Sonoran Desert Drive and Dove Valley Road, and the addition of an east-west shared use path.                                                                                                                                                                                                                 |
| Acreage:        | 112.47                                                                                                                                                                                                                                                                                                                                             |
| Proposal:       | A Minor General Plan Amendment (GPA) to allow commercial, retail, and hospitality uses; and an update to the City Trails Map removing multiuse trails along Sonoran Desert Drive and Dove Valley Road; and adding an east-west shared use path between the I-17 Freeway and 32nd Avenue.                                                           |
| Applicant:      | Dennis Newcombe, Gammage & Burnham, PLC                                                                                                                                                                                                                                                                                                            |
| Owner:          | Arizona State Land Department                                                                                                                                                                                                                                                                                                                      |
| Representative: | Manjula Vaz, Gammage & Burnham, PLC                                                                                                                                                                                                                                                                                                                |

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**North Gateway** 9/11/2025 Approval, per the staff recommendation. Vote: 6-0.

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

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve GPA-NG-1-25-2, per the North Gateway Village Planning Committee recommendation.

Maker: Matthews  
Second: Odegard-Begay  
Vote: 8-0  
Absent: Hu  
Opposition Present: No.

#### **Findings:**

1. The subject site is appropriate for commercial uses as it is adjacent to the Village Core and within the North Black Canyon Corridor.

2. The subject site is appropriate for additional commercial uses as it is strategically located near the I-17 freeway and nearby planned residences.
3. The companion rezoning case, Z-24-25-2, proposes development that is consistent with land uses in the surrounding area.
4. The proposed update to the City Trail System Map is consistent with development to the west of the Interstate 17 and will still provide connectivity to the west via a shared-use path connecting to the future pedestrian and bicycle bridge across the freeway.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.