ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION OCTOBER 6, 2025

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.

<u>Village Planning Committee (VPC) Recommendation:</u>

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

<u>Planning Commission Recommendation:</u> Approval, per the North Gateway Village Planning Committee recommendation.

Motion Discussion: N/A

<u>Motion details:</u> 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, TTY: Use 7-1-1.