

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PLANNING COMMISSION** and to the general public, that the **CITY OF PHOENIX PLANNING COMMISSION** will hold a meeting open to the public on **December 9, 2014, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1. If appealed, the City Council Hearing will be held on January 21, 2015 at 3:00 p.m. For cases not appealed, the ordinance/resolution adoption will be on January 21, 2015 at 3:00 p.m.
2. Public Hearing for GPA-DV-2-14-2 and Z-110-14-2 will be held by City Council on January 21, 2015 at 3:00 p.m. in the City Council Chambers, 200 West Jefferson Street.

The agenda for the meeting is as follows:

I. APPROVAL OF MINUTES

For correction or approval of the Planning Commission Hearing Minutes of November 18, 2014 (Commissioner Davis).

III. CONSENT ITEMS

IV. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

1. Application #: GPA-DV-2-14-2 (Companion case Z-110-14-2)
Request: Map Amendment
From: Residential 2 to 5 du/acre
To: Residential 15+ du/acre
Acreage: 9.98
Location: Approximately 330 feet north of the northwest corner of 27th Avenue alignment and Jomax Road

Proposal: Multifamily residential
Applicant: Greg Cornell
Representative: Cornell Architecture
2. Application #: Z-110-14-2 (Companion case GPA-DV-2-14-2)
From: S-1
To: R-3A
Acreage: 9.98
Location: Approximately 330 feet north of the northwest corner of 27th Avenue alignment and Jomax Road

Proposal: Multifamily residential

Applicant: Greg Cornell
Owner: John Gorosics, Cariari Holdings Inc.
Representative: Greg Cornell

V. TEXT AND SPECIFIC PLAN AMENDMENTS

3. Application #: Z-TA-5-14
Request: Lot Coverage Development Standards
Proposal: Amend Chapter 6, Sections 605, 606, 607, and 609 of the Zoning Ordinance to address lot coverage.
Applicant: City of Phoenix Planning Commission
Representative: Planning & Development Department

VI. REZONING CASES

4. Application #: Z-35-14-4 (Continued from 11/18/14)
From: P-1 HP TOD-1
To: R-3 HP TOD-1
Acreage: 0.27
Location: Approximately 213 feet east of the northeast corner of 3rd Avenue and Mariposa Street
Proposal: Single-family residential
Applicant: Best Luxury Homes
Owner: Pina Investments
Representative: Best Luxury Homes

5. Application #: Z-27-14-8
From: C-3 TOD-1
P-1 TOD-1
R-5 RI TOD-1
To: PUD
Acreage: 1.11
Location: Northeast corner of 12th Street and Washington Street
Proposal: Planned Unit Development to allow a mix of uses including multifamily residential and commercial/retail uses.
Applicant: Connie Jiang
Owner: Michael J. Lafferty Revocable Trust
Representative: Connie Jiang

6. Application #: Z-112-14-3
From: C-2 SP

To: C-2
Acreage: 13.52
Location: Southwest corner of 14th Street and Bell Road
Proposal: Removal of Special Permits Z-SP-48-85, Z-SP-16-86 and Z-SP-29-96 to allow the underlying C-2 uses
Applicant: Ali Fakh, Sustainability Engineering
Owner: Leelanlau Properties, LLC
Representative: Ali Fakh, Sustainability Engineering

7. General Plan Update
Request: Review and discussion of the General Plan Update draft public review document
Proposal: The public review document includes a new planning framework that provides for a new organizational structure for the document. The four components of the framework are Vision, Community Benefits, Core Values and Tools.

VII. OTHER BUSINESS

8. Discussion / Action Planning Commission Chair and Vice-Chair Election.
9. Discussion / Action Discussion and appointment of a Planning Commission member representative to the Design Standards Committee.

VIII. COMMISSION MEMBER REQUESTS FOR INFORMATION, FOLLOW-UP ON FUTURE ITEMS, AS WELL AS COMMENTS FROM THE PUBLIC CONCERNING ITEMS NOT ON THE AGENDA

For further information, please call Tricia Gomes at (602) 262-4870.

Rezoning staff reports currently in the hearing process are now available online; please visit our website at <http://phoenix.gov/PLANNING/rezstrpt.html>

For reasonable accommodations, call Elaine Noble at Voice (602) 495-0256 or the City TTY Relay (602) 534-5500 as early as possible to coordinate needed arrangements.

November 24, 2014