

## **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 **April 7, 2016, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1. Public Hearing for Z-TA-3-15 and Z-TA-8-15 will be held by City Council on April 20, 2016 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.
2. Public Hearing for GPA-DSTV-1-15-2, GPA-DV-3-15-1, Z-54-15-1, GPA-AL-1-15-5, and Z-3-C-10-5 will be held by City Council on May 4, 2016 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.
3. If appealed, the City Council Hearing will be held on May 4, 2016 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on May 4, 2016 at 2:30 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 March 3, 2016 (Commissioner Wininger)

### **II. CONTINUANCES AND WITHDRAWALS**

### **III. CONSENT ITEMS**

### **IV. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES**

1.      Application #:            GPA-DSTV-1-15-2  
            Request:                Specific Plan  
            Acreage:                3.76  
            Location:               Northwest corner of 56th Street and Deer Valley Road  
            Proposal:               The amendment is a request to list "Assisted Living Center" as a supplemental permitted use within Superblock 4, Parcel 4.H.E, for approximately 3.76 acres of the Desert Ridge Specific Plan.  
  
            Applicant:               Alan Beaudoin  
            Owner:                    LVA Urban Design Studio  
            Representative:           Alan Beaudoin
2.      Application #:            GPA-DV-3-15-1 (Companion case Z-54-15-1)  
            Request:                Map Amendment

- From: Industrial  
To: Residential 5-10  
Acreage: 17.39  
Location: Northwest corner of 23rd Avenue & Pinnacle Peak Road  
Proposal: Provide additional housing to support existing and future employment and commercial in the area  
Applicant: Brennan Ray/ Burch & Cracchilo, P.A.  
Owner: Burch & Cracchilo, P.A.  
Representative: Brennan Ray/ Burch & Cracchilo, P.A.
3. Application #: Z-54-15-1 (Companion case GPA-DV-3-15-1)  
From: S-1 DVAO  
To: R-2 DVAO  
Acreage: 17.39  
Location: Northwest corner of 23rd Avenue and Pinnacle Peak Road  
Proposal: Multifamily residential.  
Applicant: Brennan Ray/ Burch & Cracchiolo, PA  
Owner: Anwalt, LLC and PGR Investments, LLC  
Representative: Brennan Ray/ Burch & Cracchiolo, PA
4. Application #: GPA-AL-1-15-5 (Companion case Z-3-C-10-5)  
Request: Map Amendment  
From: Residential 10 to 15  
Residential 15+  
Commercial  
To: Public/Quasi Public  
Acreage: 47.14  
Location: Area generally bounded by the 31st Avenue alignment on the west, Missouri Avenue on the north, Black Canyon Freeway on the east, Camelback Road on the south  
Proposal: Grand Canyon University campus - Public/ Quasi-Public  
Applicant: Steve Earl  
Owner: Earl, Curley & Lagarde, P.C  
Representative: Earl, Curley & Lagarde, P.C
5. Application #: Z-3-C-10 (Companion case GPA-AL-1-15-5)  
From: PUD  
R-3  
R-5 (Approved C-2 SP)  
R-4A  
R-5  
P-1  
R1-6  
To: PUD  
Acreage: 255.06

Location: Area generally bounded by 35th Avenue on the west, Missouri Avenue on the north, Black Canyon Freeway on the east, Camelback Road on the south

Proposal: Major amendment to the Grand Canyon University PUD (Z-3-10) to expand the PUD boundary, change development standards and add uses.

Applicant: Stephen Earl

Owner: Grand Canyon University

Representative: Stephen Earl, Earl, Curly & Lagarde, P.C.

## **V. TEXT AND SPECIFIC PLAN AMENDMENTS**

6. Application #: Z-TA-3-15  
 Request: Tobacco Oriented Retailers and Building Separation Requirements  
 Proposal: Amend Chapter 2, Section 202 (Definitions), Chapter 6, Section 623.D (C-2 Intermediate Commercial) to add electronic cigarettes to the Tobacco-Oriented Retailers, to add Recreation Centers to the land uses requiring separation, and to increase the separation from land uses to 1,320 feet, and Chapter 7, Section 706.B (Accessory Uses and Structures) to remove the distance requirements between structures.  
 Applicant: City of Phoenix Planning Commission  
 Owner: Planning and Development Department  
 Representative: Planning and Development Department
7. Application #: Z-TA-8-15  
 Request: Medical Marijuana  
 Proposal: Amend the Zoning Ordinance to address changes in the State law regarding medical marijuana  
 Applicant: City of Phoenix Planning Commission  
 Owner: Planning and Development Department  
 Representative: Planning and Development Department

## **VI. REZONING CASES**

8. Application #: Z-SP-9-15-6  
 From: C-2  
 To: C-2 SP  
 Acreage: 1.53  
 Location: Approximately 83 feet west of the southwest corner of 50th Street and McDowell Road  
 Proposal: Special Permit to allow more than 15 rental cars at a single automobile rental location and all underlying C-2 uses.

- Applicant: Enterprise Holdings, Tim Fascetta  
Owner: Clayton Companies, Robert Jacobson  
Representative: Deutsch Architecture Group, Dustin Chisum
9. Application #: Z-68-15-6  
From: C-1  
To: PUD  
Acreage: 1.19  
Location: Approximately 302 feet South of the Southeast corner of 24th Street and Campbell Avenue  
Proposal: Planned Unit Development to allow a mix of uses including a self-service storage warehouse  
Applicant: Adam Baugh/Withey Morris, PLC  
Owner: EW Investments 24th Street LLC  
Representative: Adam Baugh/Withey Morris, PLC
10. Application #: Z-72-15-7  
From: S-1 (Approved C-2)  
S-1  
S-1 (Approved R-2)  
To: C-2  
Acreage: 7.94  
Location: Approximately 122 feet east of the northeast corner of 19th Avenue and Baseline Road  
Proposal: Commercial retail and office uses  
Applicant: Jason Morris/ Withey Morris PLC  
Owner: Various  
Representative: Jason Morris/ Withey Morris PLC
11. Application #: Z-79-15-6  
From: R1-10  
To: R-O  
Acreage: 0.41  
Location: Approximately 95 feet south of the southeast corner of 44th Street and Calle Feliz  
Proposal: Office  
Applicant: Michael and Michelle Cross  
Owner: Michael and Michelle Cross  
Representative: Susan Biegner, Biegner- Murff Architects
12. Application #: Z-3-16-4  
From: R-5  
To: R1-6  
Acreage: 0.25  
Location: Approximately 60 feet west of the northwest corner of 11th Street and Whitton Avenue

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|     | Proposal:       | Single family residential                        |
|     | Applicant:      | Raymond E Vote                                   |
|     | Owner:          | Raymond E Vote                                   |
|     | Representative: | Raymond E Vote                                   |
| 13. | Application #:  | Z-78-15-3  |
|     | From:           | S-1  |
|     | To:             | R1-6   |
|     | Acreage:        | 1.00   |
|     | Location:       | Southeast corner of 21st Street and Kings Avenue |
|     | Proposal:       | Single-family residential                        |
|     | Applicant:      | William Seymoru Company - John Fox               |
|     | Owner:          | AZBLUE1 LLC                                      |
|     | Representative: | William Seymoru Company - John Fox               |

## **VII. OTHER BUSINESS**

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| 14. | Complete Streets | Presentation and discussion on the Complete Streets Program. A Complete Streets Policy based on the adopted guiding principles, development of a set of Design Guidelines and the creation of a set of performance measures that will help measure the success of Complete Streets. (Continued from 3/3/16). |
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## **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 Xandon Keating at (602) 534-2864.

Rezoning staff reports currently in the hearing process are now available online; please visit our website at <http://phoenix.gov/pdd/services/rezoning-and-special-permits>.

For reasonable accommodations, call Elaine Noble at Voice (602) 495-0256 or TTY use 7-1-1 as early as possible to coordinate needed arrangements.

March 29, 2016