

## **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 **August 4, 2016, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1. If appealed from the July 20, 2016 Planning Hearing Officer hearing, a public hearing will be held for PHO-2-16–Z-422-84-8(6) by the Planning Commission on August 4, 2016 at 6:00 p.m.
2. Public Hearings for Z-32-16-1 will be held by City Council on August 31, 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 September 7, 2016 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on September 7, 2016 at 2:30 p.m.

The agenda for the meeting is as follows:

### **I. APPROVAL OF MINUTES**

For correction or approval of the Planning Commission Hearing Minutes June 2, 2016 (Commissioner Shank)

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

1. Application #: Z-87-03-2  
Acreage: 94.45  
Location: Approximately 157 feet west of the southwest corner of the 68<sup>th</sup> Street alignment and Mayo Boulevard  
Request: Review of site plans and elevations to ensure the inclusion of the following concepts: A) Create a local synergy through stylistic elements with the indoor/outdoor character of the buildings and public spaces that provide a strong pedestrian sense of place. B) Incorporate mature desert landscaping, particularly shade along pathways. C) Include a variety of paving materials for the sidewalk, appropriately scaled light posts, and decorative lighting elements to enhance the streetscape. D) Incorporate various architectural elements for multi-story buildings such as balconies overlooking public spaces and that face view corridors, pop out windows and design elements that complement the community theme  
Applicant: Patrick Brown – DR Horton  
Owner: Arizona State Land Department

Representative: Patrick Brown – DR Horton

2. Application #: PHO-2-16–Z-422-84-8 (6)  
Existing Zoning: C-2  
Acreage: 9.84  
Location: Northeast corner of 48<sup>th</sup> Street and Van Buren Street  
Proposal: **1)** Modification of Stipulation 1 regarding site plan review and approval in accordance with Section 511, and general conformance to a site plan, **2)** Deletion of Stipulation 2 regarding F.A.R. regulations, **3)** Deletion of Stipulation 4 regarding location of setback measurements, **4)** Deletion of Stipulation 5 regarding similar theme, texture, and coloration of structures, **5)** Deletion of Stipulation 6 regarding a staggered façade and landscape planters along Van Buren Street, **6)** Deletion of Stipulation 7 regarding the design of the on-site water retention area, **7)** Deletion of Stipulation 8 regarding landscaping along the perimeter of the site and screening of all parking areas adjoining public streets, **8)** Deletion of Stipulation 9 regarding joint financial responsibility for a pro rata share of the proposed signal at Van Buren and 50th Streets, **9)** Deletion of Stipulation 10 regarding the main entrance design and left turns from the proposed signal, **10)** Deletion of Stipulation 11 regarding incorporating three right turn lanes, **11)** Deletion of Stipulation 12 regarding combining the right turn lane on Van Buren with the bus bay west of 50th Street, **12)** Deletion of Stipulation 13 regarding the developer actively promoting ridesharing/ transit incentives, **13)** Deletion of Stipulation 14 regarding an onsite drainage study, **14)** Deletion of Stipulation 15 regarding additional right-of-way being provided as required;  
Applicant: 4802 East Van Buren, LLC  
Owner: Withey Morris, PLC  
Representative: Withey Morris, PLC

### **III. CONSENT ITEMS**

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

### **V. REZONING CASES**

3. Application #: Z-32-16-1  
From: INK. PK. SP  
To: IND. PK.  
Acreage: 4.14  
Location: Northeast corner of 29th Avenue and Greenway Road  
Proposal: Remove Special Permit for health club  
Applicant: Fennemore Craig, P.C., Michael J. Phalen

Owner: 29th Avenue and Greenway, LLC  
Representative: Fennemore Craig, P.C., Michael J. Phalen

4. Application #: Z-SP-4-16-6  
From: C-2 HGT/DNS/WVR  
To: C-2 HGT/DNS/WVR SP  
Acreage: 4.23  
Location: Approximately 120 feet west of the southwest corner of 44th Street and Indian School Road  
Proposal: Special Permit to allow a massage establishment and all underlying C-2 uses  
Applicant: Rod Jarvis, Earl, Curley & Lagarde, PC  
Owner: Las Cascadas Apartments, LLC  
Representative: Rod Jarvis, Earl, Curley & Lagarde, PC
5. Application #: Z-SP-8-15-3  
From: C-2 (Approved C-2 SP)  
To: C-2 SP  
Acreage: 0.29  
Location: Approximately 484 feet west and 332 feet south of the southwest corner of Cave Creek Road and Bell Road  
Proposal: Household Moving Center with truck and trailer rental, a microwave relay station and all underlying C-2 uses  
Applicant: Ya Hala Middle Eastern Market LLC  
Owner: PWDAF Bell and Cave Creek LLC  
Representative: GMI Southwest Inc
6. Application #: Z-33-16-1  
From: C-O  
To: C-1  
Acreage: 1.74  
Location: Approximately 420 feet north of the northwest corner of 19th Avenue and Union Hills Drive  
Proposal: Automobile Parts and Supplies, Retail  
Applicant: Adam Baugh  
Owner: Chitra and Nagesh Gidwani  
Representative: Adam Baugh
7. Application #: Z-26-16-8  
From: R1-6  
R1-6 (APP. C-2 MR DNS/PKG/WVR)  
C-2 MR  
To: C-2  
Acreage: 5.79  
Location: Northwest corner of 44th Street and McKinley Street  
Proposal: Two hotels

Applicant: Wendy Riddell, Berry Riddell  
Owner: FHI Group LLC  
Representative: FHI Group LLC, Shawn Doyle

8. Application #: Z-23-16-8  
From: PUD  
C-O TOD-1  
C-3 TOD-1  
To: WU T5:7 EG  
Acreage: 5.37  
Location: Northeast corner of 11th Street and Jefferson Street  
Proposal: Mixed Use (Residential/Retail/Hotel)  
Applicant: Michael J Lafferty  
Owner: East Jefferson Street Partners LLC  
Representative: Connie Jiang/Shepley Bulfinch
9. Application #: Z-11-16-4  
From: R-5  
To: C-2  
Acreage: 1.07  
Location: Northwest corner of 18th Place and Thomas Road  
Proposal: Restaurant  
Applicant: Aaron Klusman  
Owner: Various  
Representative: Jonathan Ammon
10. Application #: Z-12-16-6  
From: PCD (Approved CP/BP)  
To: C-1  
Acreage: 1.38  
Location: Approximately 452 feet east of the southeast corner of 42nd Place and Baseline Road  
Proposal: Remove from PCD (Z-116-81) to allow a restaurant  
Applicant: Taylor Fracasse Architecture, LLC  
Owner: PMC Coffee Brokers, LLC  
Representative: Taylor Fracasse Architecture, Inc.
11. Application #: Z-13-16-2  
From: S-1  
To: R-2 PCD  
R1-10 PCD  
R1-6 PCD  
R1-8 PCD  
S-1 PCD  
Acreage: 412.05  
Location: Northwest corner of Black Mountain Boulevard and Deer Valley

- Road  
Proposal: A Planned Community District to allow a mix of residential uses.  
Applicant: Colin Phipps, Cave Buttes Development  
Owner: Arizona State Land Department  
Representative: Gammage & Burnham c/o Susan Demmitt
12. Application #: Z-27-16-5  
From: R1-6  
R-4  
To: R-4  
Acreage: 5.34  
Location: Southwest corner of 19th Avenue and Alice Avenue  
Proposal: Church, counseling office, adult care for developmentally challenged  
Applicant: Faith United Methodist Church  
Owner: Faith United Methodist Church  
Representative: Campbell Collaborative/ Donald Campbell
13. Application #: Z-29-16-4  
From: R1-6 HP  
To: P-1 HP  
Acreage: 0.36  
Location: Southeast corner of 3rd Avenue and Almeria Road  
Proposal: Surface parking lot  
Applicant: City of Phoenix Fire Department  
Owner: City of Phoenix Fire Department  
Representative: City of Phoenix CEDD
14. Application #: Z-20-16-1  
From: RE-43  
To: R1-8  
Acreage: 5.09  
Location: Northeast corner of 43rd Avenue and Yorkshire Drive  
Proposal: Single-family residential  
Applicant: John Fox, William Seymour Co, Inc.  
Owner: Joseph Kish Trustee  
Representative: John Fox, William Seymour Co, Inc.
15. Application #: Z-83-15-6  
From: R1-6  
To: R-O  
Acreage: 0.98  
Location: Northwest corner of 14th Street and Missouri Avenue  
Proposal: Residential Office  
Applicant: Earl, Curley & Lagarde, P.C. (T. Earl)  
Owner: Longstaff et al.  
Representative: Earl, Curley & Lagarde, P.C. (T. Earl)

16. Application #: Z-21-16-6  
From: R-5 (Approved C-O)  
R1-10  
R-3  
R-5  
P-1  
R1-6  
To: R-5 HGT/WVR  
Acreage: 2.95  
Location: Approximately 268 feet south of the southeast corner of 32nd Street and Glenrosa Avenue  
Proposal: Multi-family and commercial office  
Applicant: PRI Glenrosa, LLC  
Owner: PRI Glenrosa, LLC  
Representative: Larry Lazarus, Lazarus, Silvyn & Bangs

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

## **VII. OTHER BUSINESS**

17. Presentation, discussion and possible initiation of a clean-up text amendment for revisions to multiple sections of the Zoning Ordinance as follows: Chapter 2, 6 and 7 to provide clarification for better enforcement. Xandon Keating – 5 minutes
18. Presentation, discussion, and possible initiation of a text amendment to address Section 647 regarding self-service storage warehouse requirements. Xandon Keating- 5 minutes.
19. Presentation, discussion and possible initiation of a text amendment to amend the Zoning Ordinance to modify sign regulations in response to a recent Supreme Court decision. Xandon Keating – 5 minutes.

## **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.

July 28, 2016