

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
REVISED 8/31/16**

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 **September 1, 2016, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1. Public Hearings for GPA-PV-1-16-2, Z-28-16-2 and Z-SP-3-16-2 will be held by City Council on October 5, 2016 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.

2. If appealed, the City Council Hearing will be held on October 5, 2016 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on October 5, 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 August 4, 2016 (Commissioner Whitaker)

II. CONTINUANCES AND WITHDRAWALS

1. Application #: PHO-1-16--Z-114-04
Existing Zoning: S-1 (approved R-3A)
Acreage: 10.38
Location: Approximately 360 feet north of the northwest corner of 27th Avenue and Vineyard Drive alignment
Proposal: Modification of Stipulation 1a regarding general conformance to a site plan
Deletion of Stipulation 1b regarding general conformance to elevations
Deletion of Stipulation 2 regarding additional passive and active recreational amenities
Modification of Stipulation 8 regarding the colors and textures used on the exteriors
Technical Corrections to Stipulations 4 and 10
Applicant: Visiquest Properties LLC c/o Joel Broder
Owner: Laveen Gardens LLC c/o Allen Marsh
Representative: BMA Architecture c/o Brian Anderson

III. CONSENT ITEMS

IV. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

2. Application #: GPA-PV-1-16-2 (Companion cases Z-28-16-2 & Z-SP-3-16-2)
Request: Map Amendment
From: 15 + du/acre
To: Commercial
Acreage: 10.18
Location: Northeast corner of Cave Creek Road and Union Hills Drive
Proposal: Commercial
Applicant: David Brown
Representative: Wentworth Property Company

3. Application #: Z-28-16-2 (Companion cases GPA-PV-1-16-2 & Z-SP-3-16-2)
From: R4-A
To: C-2
Acreage: 5.85
Location: Approximately 276 feet north of the northeast corner of Cave Creek Road and Union Hills Drive
Proposal: Special Permit to allow self-storage facility and all underlying C-2 uses.
Applicant: David Brown - Wentworth Property Company
Owner: JTF Development Partners LLC
Representative: George Pasquel III - Withey Morris PLC

4. Application #: Z-SP-3-16-2 (Companion cases GPA-PV-1-16-2 & Z-28-16-2)
From: R4-A (Pending C-2)
To: C-2 SP
Acreage: 5.85
Location: Approximately 276 feet north of the northeast corner of Cave Creek Road and Union Hills Drive
Proposal: Special Permit to allow self-storage facility and all underlying C-2 uses.
Applicant: David Brown - Wentworth Property Company
Owner: JTF Development Partners LLC
Representative: George Pasquel III - Withey Morris PLC

V. REZONING CASES

5. Application #: Z-31-16-8
From: DTC-Warehouse
To: DTC-Warehouse HP
Acreage: 4.60
Location: Southeast corner of the 5th Street alignment and Grant Street
Proposal: Historic Preservation overlay zoning for the General Sales Company Warehouse

- Applicant: City of Phoenix Historic Pres
 Owner: 515 Grant Holdings, LLC
 Representative: Kevin Weight
6. Application #: Z-34-16-2
 From: R-3
 C-2
 To: C-2
 Acreage: 8.93
 Location: Northeast corner of Cave Creek Road and Greenway Parkway
 Proposal: Automobile service station with food / convenience store and future commercial pad
 Applicant: Robert Costello/ QuikTrip Corporation
 Owner: Wong Survivors Trust
 Representative: Charles Huellmantel/Huellmantel & Affil
7. Application #: Z-39-16-1
 From: C-2 DVAO
 To: CP/GCP DVAO
 Acreage: 2.39
 Location: Southwest corner of 27th Avenue and Louise Drive
 Proposal: Commerce park warehouse, office, and light industrial uses
 Applicant: William Allison/ Withey Morris PLC
 Owner: DLH 27th Ave LLC
 Representative: William Allison/ Withey Morris PLC
8. Application #: Z-76-15-6
 From: R-3
 To: PUD
 Acreage: 2.12
 Location: Approximately 766 feet north of the northwest corner of 52nd Street and McDowell Road
 Proposal: Planned Unit Development to allow a mix of uses including a retail plant nursery
 Applicant: Waibel and Associates
 Owner: Tom Jones, Arcadia Color Garden Nursery
 Representative: Waibel and Associates
9. Application #: Z-24-16-2
 From: C-O/G-O HGT/WVR
 To: PUD
 Acreage: 4.73
 Location: Northwest corner of 16th Street and Wahalla Lane
 Proposal: Planned Unit Development to allow a mix of uses including single and multifamily residential
 Applicant: Adam Baugh/Withey Morris, PLC

- Owner: Freeman, John L Jr & Sandra E.
Representative: Adam Baugh/Withey Morris, PLC
10. Application #: Z-289-P-84-6
From: PCD (Approved C-2 PCD)
To: C-2 SP PCD
Acreage: 2.77
Location: Approximately 342 feet north of the northeast corner of Desert Foothills Parkway and Marketplace Way
Proposal: Major amendment to the Foothills PCD to allow a Special Permit for a Self-Service Storage Warehouse and all underlying C-2 uses
Applicant: Adam Baugh - Withey Morris PLC
Owner: First National Bank of Layton
Representative: Adam Baugh - Withey Morris PLC
11. Application #: Z-15-16-8
From: R1-14 BAOD
To: PUD BAOD
Acreage: 24.78
Location: Northwest corner of 32nd Street and Highline Canal
Proposal: Planned Unit Development to allow single family residential and accessory uses
Applicant: Keith Nichter, LVA Urban Design Studio
Owner: Andrew Kunasek & E. & M. Navarro Trust
Representative: Burch & Cracchiolo, PA
12. Application #: Z-14-16-8
From: GC
To: C-1
Acreage: 12.52
Location: Northeast corner of the 59th Avenue alignment and Baseline Road
Proposal: Retail, including a bank, restaurant and church
Applicant: Larry Lazarus, Lazarus, Silvyn & Bangs
Owner: Jaguar Premium Properties LLC
Representative: Larry Lazarus, Lazarus, Silvyn & Bangs
13. Application #: Z-20-16-1 (Continued from 8/4/16)
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.

VI. TEXT AND SPECIFIC PLAN AMENDMENTS

VII. OTHER BUSINESS

14. Application #: Z-87-03-2 (Continued from 8/4/16)
From: R1-18 (Approved PCD)
S-1 (Approved PCD)
To: R-3A PCD
CP/BP PCD
C-2 MR PCD
RH PCD
Acreage: 908.03
Location: Northwest & Southwest corners of Scottsdale Road & Loop 101
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
15. Presentation, discussion, and possible initiation Request for a rezoning application for approximately 1.5 acres located on the southeast corner of 9th Avenue and Woodland Avenue from R-5 RI HP Capitol Mall Overlay District and R-5 RI Capitol Mall Overlay District to DTC-Van Buren HP and DTC- Van Buren. Michelle Dodds – 5 minutes.
16. Presentation, discussion and possible initiation Request for a text amendment to amend Chapter 12: Downtown Code to expand the Van Buren Character Area to include three parcels at the southwest corner of 9th Avenue and Woodland Avenue. Michelle Dodds – 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.

August 24, 2016