

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 **January 5, 2017, 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 February 1, 2017 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on February 1, 2017 at 2:30 p.m.
2. Public Hearing for Z-TA-4-16 and Z-TA-7-16 will be held by City Council on February 15, 2017 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.
3. Public Hearing for Z-TA-3-16, Z-TA-6-16, Z-TA-9-16 and Z-68-16-7 will be held by City Council on March 1, 2017 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 November 3, 2016 (Commissioner Wininger)

For correction or approval of the Planning Commission Hearing Minutes of December 1, 2016 (Commissioner Shank)

II. CONTINUANCES AND WITHDRAWALS

III. CONSENT ITEMS

IV. TEXT AND SPECIFIC PLAN AMENDMENTS

1. Application #: Z-TA-3-16
Proposal: Amend Section 1202 (Regulating Maps) of the Phoenix Zoning Ordinance to replace the Downtown Code maps to amend the height and density provisions in the Warehouse Character Area for the property located at southwest corner of 3rd Street and Grant Street. Amend Section 1207.C (General Standards and Guidelines) to modify step back requirements. Amend Section 1222.B (Warehouse) of the Phoenix Zoning Ordinance to add setback requirements.

Applicant: Nick Wood/Snell & Willmer, LLP
Owner: 215 E. Grant LLC & BDDC Investments LLC

Representative: Nick Wood/Snell & Willmer, LLP

2. Application #: Z-TA-4-16
Proposal: Amend Chapter 2, Section 202 (Definitions) of the Phoenix Zoning Ordinance to add a definition for critical infrastructure. Amend Chapter 5, Section 507.TAB A.II.E (Guidelines for Design Review, Specialized Areas) of the Phoenix Zoning Ordinance to create design guidelines for fences and freestanding walls protecting critical infrastructure. Amend Chapter 7, Section 703.A (Landscaping, Fencing and Walls, Height of Fences and Retaining Walls) of the Phoenix Zoning Ordinance to add regulations for fences or freestanding walls protecting critical infrastructure.

Applicant: City of Phoenix Planning Commission
Owner: City of Phoenix Planning Commission
Representative: Planning and Development Department
3. Application #: Z-TA-6-16
Proposal: Amend Chapter 6 (Special Permitted Uses), Section 647.A.2.i (Self-Service Storage) of the Phoenix Zoning regarding maximum building height regulations and the requirement for a staff person on the premise at all times.

Applicant: City of Phoenix Planning Commission
Owner: City of Phoenix Planning Commission
Representative: Planning and Development Department
4. Application #: Z-TA-7-16
Proposal: Add Chapter 6, Section 600 (General Provisions), amend Chapter 6, Section 605 (Residential Estate RE-43 District), Section 606 (Residential Estate RE-24 District), Section 608 (Residence Districts), Section 622 (Commercial C-1 District - Neighborhood Retail), Section 623 (Commercial C-2 District - Intermediate Commercial), Section 624 (Commercial C-3 - General Commercial), and Section 627 (Light Industrial District), and amend Chapter 7, Section 701 (Bulk Regulations) of the Phoenix Zoning Ordinance to clean up and clarify existing enforcement language.

Applicant: City of Phoenix Planning Commission
Owner: City of Phoenix Planning Commission
Representative: Planning and Development Department
5. Application #: Z-TA-9-16 (Companion case Z-68-16-7) (Continued from 12/1/16)
Proposal: Amend Section 1202 (Regulating Maps) of the Phoenix Zoning Ordinance to replace the Downtown Code maps to expand the boundaries of the of downtown to include a property located at

the southwest corner of 9th Avenue and Woodland Avenue. Amend Section 1207 (General Standards and Guidelines) to add standards for structures with a historic preservation designation. Amend Section 1221.G (Van Buren) of the Phoenix Zoning Ordinance to add streetscape standards for Woodland Avenue.

Applicant: Stateside Presents LLC & Proper-D Invest
Owner: Stateside Presents LLC & Proper-D Invest
Representative: Taylor Earl; Earl Curley & Lagarde

6. Application #: Z-68-16-7 (Companion case Z-TA-9-16) (Continued from 12/1/16)
From: R-5 RI CMOD
R-5 RI HP CMOD
To: DTC- Van Buren
DTC- Van Buren HP
Acreage: 1.29
Location: Southwest corner of 9th Avenue and Woodland Avenue
Proposal: Community Arts Center
Applicant: Stateside Presents LLC & Proper-D Invest
Owner: Stateside Presents LLC & Proper-D Invest
Representative: Taylor Earl; Earl, Curley & Lagarde

V. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

VI. REZONING CASES

7. Application #: Z-76-16-1 (Companion case Z-SP-12-16-1)
From: A-1 DVAO
S-1 DVAO (Approved C-2 DVAO)
To: C-2 DVAO
Acreage: 4.92
Location: Northeast corner of 23rd Avenue and Whispering Wind Drive
Proposal: Commercial uses
Applicant: Stephen C. Earl, Earl, Curley & Lagarde
Owner: Palm Desert Associates, LP
Representative: Stephen C. Earl, Earl, Curley & Lagarde
8. Application #: Z-SP-12-16-1 (Companion case Z-76-16-1)
From: S-1 DVAO (Approved C-2 DVAO) (Pending C-2 DVAO)
A-1 DVAO (Pending C-2 DVAO)
To: C-2 SP DVAO
Acreage: 4.92
Location: Northeast corner of 23rd Avenue and Whispering Wind Drive
Proposal: Special Permit to allow self-storage facility and all underlying non-residential C-2 uses.

- Applicant: Stephen C. Earl of Earl Curley & Lagarde
Owner: Palm Desert Associates LP
Representative: Stephen C. Earl of Earl Curley & Lagarde
9. Application #: Z-74-16-3
From: C-2
To: C-3
Acreage: 0.78
Location: Approximately 897 feet north of the northeast of Cave Creek Road and Sweetwater Avenue
Proposal: Auto body repair
Applicant: Ronnie Starling
Owner: ZB NA
Representative: Ronnie Starling
10. Application #: Z-59-16-7
From: C-1
R-5
To: C-2
Acreage: 3.17
Location: Approximately 184 feet south of the southwest corner of 59th Avenue and McDowell Road
Proposal: Commercial / Retail
Applicant: Autozone Inc.
Owner: Greater Phoenix Income Properties
Representative: David Cisiewski
11. Application #: Z-61-16-1
From: S-1 DVAO (Approved CP/GCP)
To: A-1 DVAO
Acreage: 2.99
Location: Southeast corner of 19th Avenue and Park View Lane
Proposal: Auto and truck rental facility
Applicant: Enterprise Holdings, Inc, Tim Fascetta
Owner: Parkview LLC, James Keeley
Representative: Deutsch Architecture Grp, Dustin Chisum
12. Application #: Z-SP-10-16-8
From: C-2
To: C-2 SP
Acreage: 5.67
Location: Approximately 535 feet west of the southwest corner of 19th Avenue and Baseline Road
Proposal: Special Permit to allow self-storage facility and all underlying C-2 uses.
Applicant: Vijay Rasquinha, Avistarss, LLC

- Owner: 1919 Baseline, LLC
Representative: Jeff Helgeson, 180 Self-Storage
13. Application #: Z-SP-11-16-6
From: C-2
To: C-2 SP
Acreage: 0.44
Location: Approximately 365 feet south of the southeast corner of 7th Street and Colter Street
Proposal: Special Permit for an auto dealership with all underlying C-2 uses
Applicant: Stephen Earl
Owner: 777 Properties LLC Attn: Mary LaRue Wal
Representative: Stephen Earl
14. Application #: Z-63-16-7
From: C-1 DNS/ WVR CMOD
C-3 DNS/WVR CMOD
To: PUD CMOD
Acreage: 2.34
Location: Northeast corner of 10th Avenue and Van Buren Street
Proposal: Planned Unit Development to allow a mix of uses including hotel and restaurant uses
Applicant: Nick Wood, Snell & Wilmer, LLP
Owner: Grand Capitol, LLC
Representative: Nick Wood, Snell & Wilmer, LLP
15. Application #: Z-65-16-4
From: R-3
To: WU T5:5 MT
Acreage: 0.60
Location: Approximately 465 feet east of the northeast corner of 3rd Street and Coronado Road
Proposal: Office
Applicant: BHHS Legacy Foundation
Owner: Valley of the Sun Hospice Association Inc
Representative: Paul Gilbert, Beus Gilbert PLLC
16. Application #: Z-66-16-4
From: P-1
To: WU T4:2 MT
Acreage: 0.46
Location: Approximately 61 feet west of the northwest corner of 5th Street and Osborn Road
Proposal: Single-Family Attached
Applicant: Chuck Kennedy

- Owner: Monterey Partners, LLC
Representative: Withey Morris/ William Allison
17. Application #: Z-84-16-4
From: C-2 TOD-1
P-1 TOD-1
To: WU T5:5 SL
Acreage: 1.92
Location: Northwest corner of 16th Avenue and Camelback Road
Proposal: Multi-family residential (senior housing)
Applicant: Benjamin Graff, Withey Morris PLC
Owner: Saia Family Limited Partnership
Representative: Benjamin Graff, Withey Morris PLC
18. Application #: Z-48-16-1
From: CP/BP DVAO
To: C-2 DVAO
Acreage: 4.30
Location: Northwest corner of 19th Avenue and Alameda Road
Proposal: Assisted living center
Applicant: Ric Fisher, Chew Fisher Commercial
Owner: Alameda & 19th LLC
Representative: Paul E. Gilbert, Beus & Gilbert PLLC
19. Application #: Z-82-15-8
From: S-1 BAOD
To: PUD BAOD
Acreage: 4.43
Location: Approximately 925 feet south of the southeast corner of 32nd Street and Southern Avenue
Proposal: Planned Unit Development to allow a mix of uses including retail, wholesale nursery and landscape contracting
Applicant: Sonoran Heights Nurseries, LC Jeff Meyer
Owner: Sonoran Heights Nurseries, LC Jeff Meyer
Representative: Wendy Riddell, Berry Riddell LLC
20. Application #: Z-18-16-4 (Continued from 12/1/16)
From: R1-6
To: C-2
Acreage: 0.74
Location: Approximately 105 feet east of the southeast corner of 35th Avenue and Encanto Boulevard
Proposal: General retail including a candy store and party related items
Applicant: XCL Engineering, Omar Cervantes
Owner: Maritza Martinez
Representative: XCL Engineering, Omar Cervantes

21. Application #: Z-75-16-4
From: C-3 SAUMSO
R-4 (Approved P-1)
To: WU T5:6 UT SAUMSO
WU T5:6 UT
Acreage: 2.45
Location: Southeast corner of 7th Avenue and Pierson Street
Proposal: Mixed-use project consisting of multi-family housing, office, retail and restaurant
Applicant: Jennifer Boblick, Sender Assoc., Chtd.
Owner: Catholic Charities Community Service
Representative: Jennifer Boblick, Sender Assoc., Chtd.
22. Application #: Z-69-16-4
From: C-2
P-1
To: PUD
Acreage: 6.93
Location: Southwest corner of Osborn Road and 7th Avenue
Proposal: Planned Unit Development to allow a mix of uses including multi-family residential and retail
Applicant: Withey Morris, PLC-George Pasquel III
Owner: G.B Investment Company / Bashas' Inc
Representative: Withey Morris, PLC-George Pasquel III

VII. OTHER BUSINESS

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) 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) 495-262-4870 or TTY use 7-1-1 as early as possible to coordinate needed arrangements.

December 21, 2016