Revised 2/24/17

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 **March 2, 2017, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1. Public hearing for Z-94-16-2 will be held on March 22, 2017 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 April 5, 2017 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on April 5, 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 February 2, 2017. (Commissioner Heck)

II. CONTINUANCES AND WITHDRAWALS

1. Application #: Z-85-16-8
   From: S-1
   To: R1-8
   Acreage: 79.58
   Location: Northeast corner of 35th Avenue and Baseline Road
   Proposal: Single-family residential
   Applicant: Woodside Homes, Heather Davenport
   Owner: Silva Farming Enterprises, LTD Partnership
   Representative: Norris Design, Hillary Turby

III. REZONING CASES

2. Application #: Z-95-16-8
   From: C-2
   C-2 SP
   To: C-2 HR
   C-2 HR SP
   Acreage: 4.27
   Location: Southeast corner of 10th Street and Willetta Avenue
   Proposal: Hospital Expansion

	Applicant:	Steve Eiss/Banner Health
	Owner:	Banner Health
	Representative:	Ray Brown/HKS Architects
3.	Application #:	Z-SP-13-16-2
	From:	C-2 DNS/WVR DRSP
	To:	C-2 DNS/WVR SP DRSP
	Acreage:	0.10
	Location:	Approximately 350 feet north of the northwest corner of Tatum Boulevard and Rose Garden Lane
	Proposal:	Massage establishment and all underlying C-2 uses
	Applicant:	Rod Jarvis/Earl, Curley & Lagarde
	Owner:	Jerry Simms
.	Representative:	Tim Rasnake - Archicon, AIA, LC
4..	Application #:	Z-70-16-7
	From:	R-4
	To:	A-1
	Acreage:	0.27
	Location:	Approximately 290 feet east of the northeast corner of 35th Avenue and Adams Street
	Proposal:	Car wash, automobile sales
	Applicant:	Rush Investments LLC, Janet Rush
	Owner:	Rush Investments LLC
	Representative:	James Day/ James M Day & Associates Inc.
5.	Application #:	Z-91-16-8
	From:	R-3 C-2 P-1
	To:	C-2
	Acreage:	3.48
	Location:	Northeast corner of 25th Street and Brill Street
	Proposal:	Commercial Retail
	Applicant:	Olsson Associates, Cardell Andrews III
	Owner:	Various
	Representative:	O'Reilly Auto Parts, Mandi Paswaters
6.	Application #:	Z-94-16-2
	From:	C-3
	To:	R-3A
	Acreage:	2.39
	Location:	Approximately 300 feet south of the southeast corner of 25th Street and Bell Road
	Proposal:	Multi-family Residential

	Applicant:	Jacob Zonn, Tiffany & Bosco, PA
	Owner:	Chicanos Por La Causa Lan Bank, LLC
	Representative:	Jacob Zonn, Tiffany & Bosco, PA
7.	Application #:	Z-86-16-4
	From:	R-3
	To:	P-1
	Acreage:	0.23
	Location:	Approximately 70 feet west of the northwest corner of 11th Street and Mariposa Street
	Proposal:	Parking Lot
	Applicant:	One Development, Virginia Senior
	Owner:	Palo Verde Place, LLC
	Representative:	One Development, Virginia Senior
8.	Application #:	Z-53-16-8
	From:	R-3 RI
	To:	P-1
	Acreage:	0.20
	Location:	Approximately 200 feet west of the southwest corner of 16th Street and Willetta Street
	Proposal:	Surface parking for a medical clinic
	Applicant:	Dr. Ricardo Celaya
	Owner:	Willetta Building, LLC
	Representative:	Luis Badilla
9.	Application #:	Z-36-16-2
	From:	R1-8
	To:	PUD
	Acreage:	1.99
	Location:	Northeast corner of 30th Street and Union Hills Drive
	Proposal:	Planned Unit Development to allow multifamily residential
	Applicant:	GCHI Landholdings, LLC
	Owner:	D. Schirripa, l.german, D.Rifley
	Representative:	Zoning Strategies, LLC / Jenifer Corey
10.	Application #:	Z-57-16-8
	From:	C-O
	To:	PUD
	Acreage:	3.18
	Location:	Approximately 639 feet south of the southwest corner of 44th Street and Thomas Road
	Proposal:	Planned Unit Development to allow a mix of uses including retail and multi-family residential

Applicant:	George Pasquel III - Withey Morris PLC
Owner:	Stockdale Capital
Representative:	George Pasquel III - Withey Morris PLC

11. Application #: Z-73-16-2
    From: County RU-43 (Pending S-1)
    To: R1-18
    Acreage: 12.49
    Location: Northeast corner of the 42nd Street alignment and Dynamite Boulevard
    Proposal: Single-family Residential
    Applicant: EcoVista Development, LLC/ Seth
    Owner: J & M Aronica Revocable Trust
    Representative: Berry Riddell, LLC/ Wendy Riddell esq.

12. Application #: Z-88-16-3
    From: RE-43
    To: R-O
    Acreage: 1.65
    Location: Southeast corner of 37th Street and Shea Boulevard
    Proposal: Residential Office
    Applicant: Withey Morris, PLC/ Adam Baugh
    Owner: RK & JE Wheeler Family Trust
    Representative: Withey Morris, PLC/ Adam Baugh

13. Application #: PHO-1-16—Z-181-99-3
    Existing Zoning: R1-6
    Acreage: 1.91
    Location: East side of 26th Street, 350 feet south of Vogel Avenue
    Proposal: Request to delete Stipulation 1 that the development be in general conformance with the site plan dated February 23, 2000, and building elevations dated August 2, 1999
    Technical Corrections to Stipulations 4, 7, and 9
    Applicant: JL Ventures, LLC
    Owner: Apostolic Christian Church of America
    Representative: Trapezium Consulting Group, LLC

IV. OTHER BUSINESS

*14. Presentation, discussion and possible action to initiate a rezoning application for a portion of the North Gateway Planned Community District generally located approximately 220 feet north of the northwest corner of the 27th Avenue alignment and North Foothills Drive alignment to remove the PCD designation.

V. 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/pdd/services/rezoning-and-special-permits.
This publication can be made available in alternate format upon request. Contact Tamra Ingersoll at (602) 534-6648, TTY: use 7-1-1.

To request reasonable accommodations, please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

February 24, 2017