

**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 **October 3, 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 November 1, 2017 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on November 1, 2017 at 2:30 p.m.

2. Public hearing for Z-TA-1-17-4 will be held on November 29, 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 September 7, 2017 (Commissioner Heck).

**II. CONTINUANCES AND WITHDRAWALS**

**III. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES**

**IV. TEXT AND SPECIFIC PLAN AMENDMENTS**

1. Application #: Z-TA-1-17-4  
From: Maximum Density 14.50 dwelling units per acre  
To: Maximum Density 97 dwelling units per acre  
Acreage: 1.68  
Location: Northwest corner of 3rd Street and McDowell Road  
Proposal: Amend Section 1202 (Regulating Maps) of the Phoenix Zoning Ordinance to replace the Downtown Code map to amend the density provisions in the Townsend Park Character Area for the property located at the northwest corner of 3rd Street and McDowell Road  
Applicant: Senexco Arizona Star Holdings, Inc.  
Owner: Coletta Spurling  
Representative: Larry Lazarus; Lazarus, Silvyn & Bangs, PC

**V. REZONING CASES**

2. Application #: Z-23-17-8 (Continued from 09/07/17)  
From: R-3 CCSIO

- To: R-4 CCSIO  
 R-5 CCSIO  
 C-2 CCSIO  
 Acreage: 2.90  
 Location: Approximately 360 feet south of the southwest corner of 7th Avenue and Buckeye Road  
 Proposal: Commercial  
 Applicant: Lisa Esquivel  
 Owner: Human Services Department, City of Phoenix  
 Representative: Robert Birchfield
3. Application #: Z-27-17-6  
 From: R-4  
 R-5  
 To: PUD  
 Acreage: 3.93  
 Location: Approximately 180 feet east of the northeast corner of 7th Street and Marlette Avenue  
 Proposal: Planned Unit Development to allow multifamily residential and office  
 Applicant: Stephen C. Earl  
 Owner: 700-EM Development Corp. et al  
 Representative: Stephen C. Earl
4. Application #: Z-43-17-6  
 From: R-3  
 To: R-4A  
 Acreage: 0.65  
 Location: Approximately 480 feet west of the southwest corner of 16th Street and Orangewood Avenue  
 Proposal: Multifamily Residential  
 Applicant: Berry Riddell, LLC; Wendy Riddell, Esq.  
 Owner: Elva D. Wood Family Trust  
 Representative: Berry Riddell, LLC; Wendy Riddell, Esq.
5. Application #: Z-SP-6-17-2  
 From: S-1  
 To: S-1 SP  
 Acreage: 11.01  
 Location: Approximately 2,600 feet north of the northeast corner of 64th Street and Pinnacle Peak Road  
 Proposal: Special Permit to allow a cemetery  
 Applicant: Chris Moore, Sunrise Engineering  
 Owner: Pinnacle Cemeteries, LLC  
 Representative: Chris Moore, Sunrise Engineering

6. Application #: Z-SP-7-17-3  
From: C-2  
To: C-2 SP  
Acreage: 0.02  
Location: Southeast corner of 19th Avenue and Greenway Road  
Proposal: Massage Establishment  
Applicant: R. David Wallace, Massage Escapes, Inc.  
Owner: Revesco USA Properties of Greenway, LLLP  
Representative: R. David Wallace, Massage Escapes, Inc.
7. Application #: Z-38-17-1  
From: PSC  
To: C-2  
Acreage: 18.54  
Location: Approximately 210 feet south and east of the southeast corner of 35th Avenue and Greenway Road  
Proposal: Commercial uses  
Applicant: Wentworth Property Company, LLC  
Owner: 35th and Greenway, LLC  
Representative: Withey Morris, PLC, George Pasquell III
8. Application #: Z-SP-8-17-1  
From: PSC (pending C-2)  
To: C-2 SP  
Acreage: 2.93  
Location: Approximately 330 feet south and 200 feet east of the southeast corner of 35th Avenue and Greenway Road  
Proposal: Self-service storage and all underlying C-2 uses.  
Applicant: Wentworth Property Company, LLC  
Owner: 35 and Greenway, LLC  
Representative: Withey Morris, PLC, George Pasquell III
9. Application #: Z-60-16-7  
From: S-1  
A-2  
To: R1-6 PCD  
R-2 PCD  
Acreage: 158.60  
Location: Northeast corner of San Juan Avenue alignment and Dobbins Road  
Proposal: Planned Community District to allow single-family and multifamily residential  
Applicant: Toni Bonar, Hilgart Wilson  
Owner: Metro Laveen, LLC/ Metro Laveen Vista, LLC  
Representative: Carolyn Oberholtzer

10. Application #: PHO-1-17--Z-16-15  
Existing Zoning: R1-10  
Acreage: 19.96  
Location: Approximately 600 feet north of the northwest corner of 27th Avenue and Baseline Road  
Proposal: Modification of stipulation no. 7 regarding vehicular ingress/egress  
Applicant: CalAtlantic Homes of Arizona, Inc.  
Owner: Brimet II, LLC  
Representative: CalAtlantic Homes of Arizona, Inc.

**VI. OTHER BUSINESS**

**VII. 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 Racelle Escolar 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>.

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.

September 14, 2017