

**\*3rd Revision 11/01/17**  
**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 **November 2, 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 December 13, 2017 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on December 13, 2017 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.

2. If appealed, the public hearing for Z-57-17-8, Z-58-17-8 and Z-59-17-8 will be held on November 15, 2017 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on November 15, 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 October 3, 2017 (Commissioner Winger).

**II. CONTINUANCES AND WITHDRAWALS**

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|-------------------|---|
| 1. Application #: | Z-20-17-2   |
| From:             | PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD)   |
| To:               | C-2 M-R NBCOD   |
| Acreage:          | 40.21   |
| Location:         | Approximately 220 feet north of the northwest corner of the 27th Avenue alignment and North Foothills Drive alignment |
| Proposal:         | PCD removal   |
| Applicant:        | City of Phoenix Planning Commission   |
| Owner:            | Greater Maricopa Investors 1986   |
| Representative:   | Michael Withey, Withey Morris, PLC  |
|                   |   |
| 2. Application #: | Z-54-17-4 (Companion case Z-SP-11-17-4)   |
| From:             | C-1   |
|                   | C-O   |
|                   | P-1   |
|                   | R-5   |
| To:               | C-2 HGT/WVR   |

- Acreage: 2.95  
 Location: Southwest corner of Black Canyon Highway and Mariposa Street  
 Proposal: Commercial uses with a height waiver for up to 4 stories and 50 feet  
 Applicant: Adam Baugh Benjamin Tate, Withey Morris  
 Owner: Black Canyon Self-Storage, LLC  
 Representative: Adam Baugh Benjamin Tate, Withey Morris
3. Application #: Z-SP-11-17-4 (Companion case Z-54-17-4)  
 From: C-1 (Pending C-2 HGT/WVR)  
 C-O (Pending C-2 HGT/WVR)  
 P-1 (Pending C-2 HGT/WVR)  
 R-5 (Pending C-2 HGT/WVR)  
 To: C-2 HGT/WVR SP  
 Acreage: 2.95  
 Location: Southwest corner of Black Canyon Highway and Mariposa Street  
 Proposal: Self-storage and all underlying C-2 uses with a height waiver for up to 4 stories and 50 feet  
 Applicant: Adam Baugh Benjamin Tate, Withey Morris  
 Owner: Black Canyon Self-Storage, LLC  
 Representative: Adam Baugh Benjamin Tate, Withey Morris

### III. REZONING CASES

4. Application #: Z-SP-10-17-2  
 From: C-2  
 To: C-2 SP  
 Acreage: 0.71  
 Location: Approximately 150 feet north of the northeast corner of Cave Creek Road and Grandview Road  
 Proposal: Special Permit to allow automobile retail sales and all underlying C-2 uses  
 Applicant: Michael Lostetter, Auto Obsession, LLC  
 Owner: Michael Lostetter, Auto Obsession, LLC  
 Representative: Michael Lostetter, Auto Obsession, LLC
5. Application #: Z-49-17-8  
 From: S-1 (Approved R1-10 PCD)  
 S-1 (Approved R1-8 PCD)  
 To: R1-8  
 Acreage: 39.83  
 Location: Northwest corner of 55th Avenue and Elliot Road  
 Proposal: Single-family residential  
 Applicant: Richard Jellies, The Lead Group, LLC

- Owner: Miller Farm Investments, LLC  
 Representative: Josh Hannon, EPS Group Inc.
6. Application #: Z-42-17-8 (2950 East Broadway Road PUD)  
 From: CP/GCP RSIO  
 C-2 RSIO  
 To: PUD RSIO  
 Acreage: 7.67  
 Location: Northwest corner of 30th Street and Broadway Road  
 Proposal: Planned Unit Development to allow a mix of commerce park and intermediate commercial uses, and automobile sales  
 Applicant: Benjamin Graff, Aday Graff, PC  
 Owner: VWP SSF Broadway Industrial, LP  
 Representative: Benjamin Graff, Aday Graff, PC
7. Application #: Z-48-17-6  
 From: R-4A  
 To: A-1  
 Acreage: 1.61  
 Location: Approximately 600 feet south of the southeast corner of 53rd Street and Van Buren Street  
 Proposal: Parking Lot  
 Applicant: CAM-10, LLC  
 Owner: CAM-10, LLC  
 Representative: David Cisiewski, Law Office of David Cisiewski
8. Application #: Z-50-17-2  
 From: FH NBCOD  
 To: R-2 NBCOD  
 Acreage: 0.94  
 Location: Approximately 1,900 feet east and 1,075 feet south of the southeast corner of North Valley Parkway and Sonoran Desert Drive  
 Proposal: Multifamily Residential  
 Applicant: LVA Urban Design Studio c/o Ron Harris  
 Owner: Toll Brothers AZ Construction Company  
 Representative: LVA Urban Design Studio c/o Ron Harris
9. Application #: Z-57-17-8  
 From: R-4  
 R-5  
 To: Walkable Urban Code Transect T4:3 EG  
 Walkable Urban Code Transect T5:5 EG  
 Acreage: 30.40  
 Location: Approximately 370 feet south of the southwest corner of 20th Street and Roosevelt Street

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|-----------------|---------------------------------------|
| Proposal:       | Multifamily residential               |
| Applicant:      | Brian Swanton, Gorman & Company, Inc. |
| Owner:          | City of Phoenix Housing Department    |
| Representative: | Gammage and Burnham, PLC              |
10. Application #: Z-58-17-8
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|-----------|--|
| From:     | R-5  |
| To:       | Walkable Urban Code Transect T5:5 EG   |
| Acreage:  | 11.07  |
| Location: | Approximately 190 feet south of the southwest corner of 18th Street and Van Buren Street |
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|-----------------|---------------------------------------|
| Proposal:       | Multifamily residential               |
| Applicant:      | Brian Swanton, Gorman & Company, Inc. |
| Owner:          | City of Phoenix Housing Department    |
| Representative: | Gammage and Burnham, PLC              |
11. Application #: Z-59-17-8
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|-----------|---|
| From:     | R-5   |
| To:       | Walkable Urban Code Transect T5:5 EG              |
| Acreage:  | 2.75  |
| Location: | Southwest corner of 15th Street and Monroe Street |
- |                 |                                       |
|-----------------|---------------------------------------|
| Proposal:       | Multifamily residential               |
| Applicant:      | Brian Swanton, Gorman & Company, Inc. |
| Owner:          | City of Phoenix Housing Department    |
| Representative: | Gammage and Burnham, PLC              |
12. Application #: Z-56-17-5
- |           |   |
|-----------|---|
| From:     | R1-6  |
| To:       | R-3   |
| Acreage:  | 0.65  |
| Location: | Approximately 200 feet north of the northwest corner of 27th Avenue and Ocotillo Road |
- |                 |                                     |
|-----------------|-------------------------------------|
| Proposal:       | Group home                          |
| Applicant:      | Dr. Verchot, Project Veterans Pride |
| Owner:          | Ruperto C. Veliz                    |
| Representative: | William Lally, Tiffany & Bosco, PA  |

#### **IV. OTHER BUSINESS**

13. Presentation, discussion, and possible initiation of a special permit rezoning case located at the northeast corner of 18th Avenue and Camelback Road, to rezone from C-2 TOD-1 to C-2 SP TOD-1 to allow motor vehicle service and repair, accessory to sales of personal watercraft, ATVs, motorcycles and riding equipment in the TOD-1 District. Anthony Chattley – 5 minutes.
14. Presentation, discussion and possible action on a request to initiate a General Plan Amendment to update the General Plan to add language regarding the Village

Character Plans, links to the completed Character Plans, and the resulting formatting edits to the General Plan to accommodate the changes. Joshua Bednarek – 5 minutes.

15. Presentation, discussion and possible action on a request to initiate a General Plan Amendment to update the Reinvent PHX Transit Oriented Development Strategic Policy Framework to modify Center designations for a few station areas within the light rail corridor. Joshua Bednarek – 5 minutes.
16. Presentation and discussion on the Planning and Zoning Improvement Committee Recommendations. Joshua Bednarek – 10 minutes.
17. Possible action for 2018 Planning Commission Schedule. Racelle Escolar – 2 minutes.
18. Election of 2018 Planning Commission Chairperson and Vice-Chairperson – 5 minutes.

**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 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.

October 25, 2017