

**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 **December 7, 2017, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1. Public hearing for GPA-CE-1-17-8, Z-62-17-8, Z-75-17-8 and Z-76-17-8 will be held on December 13, 2017 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.
2. Public hearing for GPA-SM-3-17-8, Z-47-17-8 and GPA-CTYW-1-17 will be held on January 10, 2018 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.
3. For all other cases below if appealed, the City Council Hearing will be held on January 10, 2018 at 2:30 p.m. For cases not appealed, the ordinances/resolution adoption will be on January 10, 2018 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 2, 2017 (Commissioner Whitaker).

**II. CONTINUANCES AND WITHDRAWALS**

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

1. Application #: GPA-CTYW-1-17  
Request: Modifications / corrections to the Street Classification Map  
Proposal: To update the map with additions and deletions of new platted roadways.  
Applicant: City of Phoenix Planning Commission  
Representative: Planning and Development Department
2. Application #: GPA-CE-1-17-8 (Companion case Z-62-17-8)  
Request: Map Amendment  
From: Mixed Use (Commercial / Residential 15+ du/ac)  
Commercial  
Parks / Open Space-Publicly Owned  
To: Commerce/Business Park  
Parks/Open Space - Publicly Owned or Parks/Open Space -

- Privately Owned
- Acreage: 84.21  
 Location: Southwest corner of 40th Street and McDowell Road  
 Proposal: Commerce park and parks/open space uses  
 Applicant: Nick Wood, Esq., Snell & Wilmer, LLP  
 Representative: Nick Wood, Esq., Snell & Wilmer, LLP
3. Application #: Z-62-17-8 (Companion case GPA-CE-1-17-8)  
 From: C-O  
 PSC  
 R-2  
 R-3A  
 R-4  
 R-4A  
 R1-6  
 To: PUD  
 Acreage: 97.85  
 Location: Southwest corner of 40th Street and McDowell Road  
 Proposal: Planned Unit Development to allow a mix of uses including a data center campus; general commerce park and/or retail uses; and open space  
 Applicant: Nick Wood, Esq., Snell & Wilmer, LLP  
 Owner: Phoenix Retail Co., LLC  
 Representative: Nick Wood, Esq., Snell & Wilmer, LLP
4. Application #: GPA-SM-3-17-8 (Companion case Z-47-17-8)  
 Request: Map Amendment  
 From: Residential 1 to 2 du/acre  
 To: Residential 2 to 3.5 du/acre  
 Acreage: 11.15  
 Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane  
 Proposal: Single-family residential  
 Applicant: Richard Jellies, The Lead Group, LLC  
 Representative: Richard Jellies, The Lead Group, LLC
5. Application #: Z-47-17-8 (Companion case GPA-SM-3-17-8)  
 From: S-1  
 R1-10  
 R1-18  
 To: R1-10  
 Acreage: 11.15  
 Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane  
 Proposal: Single-family residential  
 Applicant: Richard Jellies, The Lead Group, LLC

Owner: 19th Ave Partner, LLC & Wireless Devices  
Representative: David Bohn, Westwood Professional Svcs.

#### IV. REZONING CASES

6. Application #: Z-54-17-4 (Companion case Z-SP-11-17-4)  
(Continued from 11/2/17)  
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
7. Application #: Z-SP-11-17-4 (Companion case Z-54-17-4)  
(Continued from 11/2/17)  
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
8. Application #: Z-55-17-6  
From: C-1  
To: C-2  
Acreage: 14.81  
Location: Approximately 200 feet east of the southeast corner of 48th Street and Warner Road  
Proposal: C-2 Commercial uses  
Applicant: James Wallin  
Owner: David Maltzman, Maltzman Ahwatukee, LLC

- Representative: Annette Kiefer
9. Application #: Z-60-17-4  
From: C-2 H-R HGT/WVR TOD-1  
R-4 TOD-1  
R-5 TOD-1  
To: WU T5:7 MT  
Acreage: 2.77  
Location: Northeast corner of Central Avenue and Columbus Avenue  
Proposal: Mixed-use (multifamily and commercial)  
Applicant: Fore Green Development, LLC/Jeff Kern  
Owner: Ironline Partners-Central & Columbus, LLC  
Representative: Gammage & Burnham, PLC/Stephen W. Anderson
10. Application #: Z-61-17-3  
From: RE-43  
To: R1-10  
Acreage: 3.80  
Location: Approximately 800 feet south of the southwest corner of 56th Street and Shea Boulevard  
Proposal: Single-family residential  
Applicant: Ron Homyak  
Owner: Bergero Family Trust  
Representative: Edwin Bull, Burch & Cracchiolo
11. Application #: Z-75-17-8 (Companion case Z-76-17-8)  
From: C-2  
To: C-2  
Acreage: 3.29  
Location: Southwest corner of 10th Street and McDowell Road  
Proposal: Rezone site to C-2 for development of three story cancer center (pending height waiver)  
Applicant: John Niziolek with HKS, Inc.  
Owner: Banner Health  
Representative: John Niziolek with HKS, Inc.
12. Application #: Z-76-17-8 (Companion case Z-75-17-8)  
From: C-2 (pending C-2)  
To: C-2 HGT/ WVR  
Acreage: 3.29  
Location: Southwest corner of 10th Street and McDowell Road  
Proposal: Rezone site to C-2 with a height waiver up to 56 feet for development of a three story cancer center  
Applicant: John Niziolek with HKS, Inc.  
Owner: Banner Health  
Representative: John Niziolek with HKS, Inc.

13. Application #: PHO-2-17--Z-152-03-8  
Existing Zoning: S-1 (Approved R1-8)  
Acreage: 76.86  
Location: Approximately 995 feet west of the southwest corner of 43rd Avenue and Baseline Road.  
Proposal: Modification of stipulation no. 6 regarding general conformance to site plan date stamped May 2, 2013; modification of stipulation no. 8 regarding a minimum 800 square foot landscaped entry feature on both sides of the main entry along 43rd Avenue; modification of stipulation no. 21 regarding 45-foot wide lots not exceeding 15 percent of the residential lots; and modification of stipulation no. 22 regarding remaining lots to be a minimum of 60-feet in width.  
Applicant: Reid Butler, Butler Housing Company, Inc  
Owner: Dr. R. Lines, Wells-85, LLC  
Representative: Reid Butler, Butler Housing Company, Inc

## **V. OTHER BUSINESS**

14. Presentation, discussion and possible initiation of a Text Amendment to the Zoning Ordinance to update regulations related to group homes.  
Racelle Escolar, 5 minutes.

## **VI. 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.

November 29, 2017