

**NOTICE OF PUBLIC HEARING  
PLANNING COMMISSION  
\*REVISED 1/31/18**

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 **February 1, 2018, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

If appealed, the City Council Hearing will be held on March 7, 2018 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on March 7, 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 January 4, 2018 (Commissioner Shank)

**II. CONTINUANCES AND WITHDRAWALS**

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

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

**IV. REZONING CASES**

2. Application #: Z-73-17-3  
From: RE-35  
To: R1-6  
Acreage: 2.37  
Location: Approximately 180 feet north of the northwest corner of 22nd Avenue and Carolina Drive  
Proposal: Single-Family Residential

- Applicant: Lou Turner, Hillstone Homes  
Owner: Aijaz Ansari and Srinivas Nemani  
Representative: David Maguire, Land Solutions, Inc.
3. Application #: Z-74-17-3  
From: RE-35  
To: R1-6  
Acreage: 2.54  
Location: Southeast corner of 22nd Avenue and Waltann Lane  
Proposal: Single-Family Residential  
Applicant: Lou Turner, Hillstone Homes  
Owner: International Church Foursquare Gospel  
Representative: David Maguire, Land Solutions, Inc.
4. Application #: Z-80-17-4  
From: C-2  
To: C-2 HGT/WVR  
Acreage: 2.57  
Location: Northwest corner of 43rd Avenue and I-10 freeway  
Proposal: Health fitness center with a height waiver up to 40 feet  
Applicant: Kevin Kelly, Planet Fitness  
Owner: Southwest Regional Council of Carpenters  
Representative: Stephen C. Earl, Earl, Curley & Lagarde
5. Application #: Z-83-17-4  
From: C-2 TOD-1  
To: WU-Code T5:5 SL  
Acreage: 0.99  
Location: Approximately 500 feet north of the northeast corner of 19th Avenue and Camelback Road  
Proposal: Multifamily housing  
Applicant: Doug McCord, Architectural Resource Team  
Owner: Newport Southwest, LLC  
Representative: Jong Limb
6. Application #: Z-90-17-4  
From: C-2 TOD-1  
To: WU-Code T5:5 SL  
Acreage: 4.97  
Location: Southeast corner of 19th Avenue and Colter Street  
Proposal: Multifamily housing and commercial  
Applicant: Doug McCord, Architectural Resource Team  
Owner: Steve Capobres, Housing for Hope Inc.  
Representative: Steve Capobres, Housing for Hope Inc.
7. Application #: Z-SP-14-17-6

- From: C-2  
 To: C-2 SP  
 Acreage: 1.29  
 Location: Approximately 350 feet north of the northwest corner of 7th Street and Bethany Home Road  
 Proposal: Self-storage and all underlying C-2 uses  
 Applicant: Wentworth Property Company  
 Owner: PGS Property Managers, LLC, et al.  
 Representative: Withey Morris, PLC
8. Application #: Z-77-17-7  
 From: R-3 CMOD  
 To: R-3 CMOD HP  
 Acreage: 0.23  
 Location: Approximately 275 feet west of the southwest corner of 20th Avenue and Jefferson Street  
 Proposal: Historic Preservation (HP) zoning overlay for St. Claire-Ames House at 2021 West Jefferson Street  
 Applicant: City of Phoenix Historic Preservation Commission  
 Owner: JP Maintenance & Landscaping, LLC  
 Representative: Kevin Weight, City of Phoenix Historic Preservation Commission
9. Application #: Z-70-17-7  
 From: S-1  
 To: R1-6  
 Acreage: 79.37  
 Location: Northeast corner of 99th Avenue and Jones Avenue  
 Proposal: Single-Family Residential  
 Applicant: Westwood Professional Services  
 Owner: Jaquelynn Accomazzo, Trustee  
 Representative: Richard Jellies, The Lead Group, LLC
10. Application #: Z-68-17-7  
 From: R-3A  
 To: A-2  
 Acreage: 1.40  
 Location: Approximately 1,180 feet east of the southeast corner of 59th Avenue and Roosevelt Street  
 Proposal: Expansion of A-2 zoning to the east to develop industrial or commerce park uses.  
 Applicant: Stephen Earl, Earl Curley & Lagarde, PC  
 Owner: Tom Tait, Southern Cross, LLC  
 Representative: Stephen Earl, Earl Curley & Lagarde, PC
11. Application #: Z-82-17-7

- From: C-2 SPVTABDO  
To: PUD SPVTABDO  
Acreage: 2.56  
Location: Southeast corner of Central Avenue and Sunland Avenue  
Proposal: Planned Unit Development to allow multifamily senior housing  
Applicant: Bethel Development, Inc.  
Owner: Mazahr & Shahinda Siddiqui  
Representative: Ben Graff, Aday Graff, PC
12. Application #: Z-78-17-8  
From: R-5 ACSBO HP  
To: R-5 ACSBO  
Acreage: 0.51  
Location: Southwest corner of 13th Street and Roosevelt Street  
Proposal: Removal of Historic Preservation (HP) overlay for Bobo House/Craftsman Bungalow at 1241 East Roosevelt Street  
Applicant: City of Phoenix Historic Preservation Commission  
Owner: Miriam Hayenga  
Representative: Kevin Weight, City of Phoenix Historic Preservation Commission
13. Application #: Z-69-17-8 (Companion case Z-SP-12-17-8)  
From: C-1 SPVTABDO  
R-5 SPVTABDO  
To: C-2 SPVTABDO  
A-2 SPVTABDO  
Acreage: 1.06  
Location: Approximately 240 feet south of the southwest corner of 16th Street and Wier Avenue  
Proposal: C-2 commercial uses and to allow existing A-2 uses  
Applicant: ISL Services, LLC/INTERTCHOB, LLC  
Owner: ISL Services, LLC/INTERTCHOB, LLC  
Representative: Rick McGee, Urban Rebuild Inc.
14. Application #: Z-SP-12-17-8 (Companion case Z-69-17-8)  
From: R-5 SPVTABDO (Pending C-2 SPVTABDO)  
C-1 SPVTABDO (Pending C-2 SPVTABDO)  
To: C-2 SP SPVTABDO  
Acreage: 0.80  
Location: Approximately 240 feet south of the southwest corner of 16th Street and Wier Avenue  
Proposal: Special Permit to allow automobile retail sales and all underlying C-2 uses  
Applicant: ISL Services, LLC  
Owner: ISL Services, LLC

Representative: Rick McGee, Urban Rebuild Inc.

15. Application #: Z-79-17-8 (Companion case Z-SP-13-17-8)  
From: C-1  
C-2  
To: C-2 HGT/WVR  
Acreage: 1.86  
Location: Southeast corner of 28th Place and Thomas Road  
Proposal: Commercial uses with a height waiver for up to 3 stories and 30 feet  
Applicant: Rincon Partners, LLC  
Owner: EJG Investments, LLC  
Representative: Manjula M. Vaz, Gammage & Burnham, PLC
16. Application #: Z-SP-13-17-8 (Companion case Z-79-17-8)  
From: C-1 (Pending C-2 HGT/WVR)  
C-2 (Pending C-2 HGT/WVR)  
To: C-2 HGT/WVR SP  
Acreage: 1.86  
Location: Southeast corner of 28th Place and Thomas Road  
Proposal: Self-storage and all underlying C-2 uses with a height waiver for up to 3 stories and 30 feet  
Applicant: Rincon Partners, LLC  
Owner: EJG Investments, LLC  
Representative: Manjula M. Vaz, Gammage & Burnham, PLC
17. Application #: Z-85-17-8  
From: C-2 SPVTABDO  
To: C-2 HGT/WVR DNS/WVR SPVTABDO  
Acreage: 5.01  
Location: Northeast corner of 7th Street and Southern Avenue  
Proposal: Multifamily senior housing with a height waiver for up to 3 stories and 38 feet, and a density waiver for up to the R-3A zoning district standards  
Applicant: Ben Graff, Aday Graff, PC  
Owner: United Group, LLC  
Representative: Ben Graff, Aday Graff, PC

## V. OTHER BUSINESS

18. **INFORMATION ONLY**: Presentation and discussion regarding Z-TA-6-17 a request to amend several sections in the Phoenix Zoning Ordinance regarding group homes, community residences, and associated uses and regulations. This item will be considered for recommendation at the March 1, 2018 Planning Commission Hearing.

19. Presentation and discussion regarding the City of Phoenix Boards and Commissions Ethics Handbook.

**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.

January 23, 2018