

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

1. Public hearing for GPA-SM-1-18-8 and Z-8-18-8 will be held on October 3, 2018 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.

2. For other cases if appealed, the City Council Hearing will be held on October 3, 2018 at 2:30 p.m. For other cases not appealed, the ordinance/resolution adoption will be on October 3, 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

A. For correction or approval of the Planning Commission Hearing minutes of August 2, 2018 (Commissioner Wininger).

II. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

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| 1. | Application #:
Request:
From:
To:
Acreage:
Location:

Proposal:

Applicant:
Owner:
Representative: | GPA-SM-1-18-8 (Companion case Z-8-18-8)
Map Amendment
Residential 1 to 2 dwelling units per acre
Residential 2 to 3.5 dwelling units per acre
20.74
Southwest corner of 19th Avenue and South Mountain Avenue
Single-Family Residential at 2 to 3.5 dwelling units per acre
Scott Ward, Ward Development
Miguel & Leticia Guerrero, Rosa Guerrero
Alan Beaudoin, Norris Design |
| 2. | Application #:
From:
To:
Acreage:
Location: | Z-8-18-8 (Companion case GPA-SM-1-18-8)
S-1 (Approved R1-18)
R1-10
20.74
Southwest corner of 19th Avenue and South Mountain Avenue |

Proposal: Single-family residential
Applicant: Scott Ward, Ward Development
Owner: Miguel & Leticia Guerrero, Rosa Guerrero
Representative: Alan Beaudoin, Norris Design

3. Application #: Z-42-18-2 (Companion case Z-SP-5-18-2)
From: C-2
To: C-2 HGT/WVR
Acreage: 3.36
Location: Southeast corner of Cave Creek Road and Paradise Lane
Proposal: Height waiver to allow 3 stories and 36 feet
Applicant: The Monolith Group
Owner: Quiktrip Corporation
Representative: Kevin Prociw

4. Application #: Z-SP-5-18-2 (Companion case Z-42-18-2)
From: C-2 (Pending HGT/WVR)
To: C-2 HGT/WVR SP
Acreage: 3.36
Location: Southeast corner of Cave Creek Road and Paradise Lane
Proposal: Special permit for a self-storage facility, all underlying C-2 uses, and a height waiver to allow 3 stories and 36 feet
Applicant: The Monolith Group
Owner: Quiktrip Corporation
Representative: Kevin Prociw

III. REZONING CASES

5. Application #: Z-29-18-1
From: CP/GCP DVAO
To: A-1 DVAO
Acreage: 4.13
Location: Approximately 320 feet north of the northeast corner of 19th Avenue and Park View Lane
Proposal: Granite Finishing Facility
Applicant: Stockett Properties, LLC
Owner: Stockett Properties, LLC
Representative: Victor E Olson/Phoenix Design Group, LLC

6. Application #: Z-34-18-4
From: C-1 and C-2
To: R-5
Acreage: 1.81

- Location: Approximately 455 feet west of the northwest corner of 32nd Avenue and Indian School Road
- Proposal: Multifamily residential
- Applicant: Bill Horton, LLC
- Owner: Bill Horton, LLC
- Representative: Rich Baxter
7. Application #: Z-33-18-2
- From: PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD)
- To: C-2 M-R NBCOD
- Acreage: 2.83
- Location: Southwest corner of North Valley Parkway and Dove Valley Road
- Proposal: PCD removal to allow for commercial development
- Applicant: City of Phoenix Planning Commission
- Owner: SWC Dove Valley and NVP, LLC
- Representative: Paul E. Gilbert, Beus, Gilbert, P., LLC
8. Application #: Z-38-18-1
- From: S-1 DVAO
- To: C-2 DVAO and CP/GCP DVAO
- Acreage: 5.15
- Location: Southeast corner of 15th Avenue and Happy Valley Road
- Proposal: Contractors office, warehouse storage garages and auto repair
- Applicant: Ridgeline Construction, Inc.
- Owner: Deer Valley Ventures, LLC
- Representative: Red Hawk Development Corporation
9. Application #: Z-39-18-4
- From: R-5, P-1, and C-2
- To: C-2
- Acreage: 1.68
- Location: Approximately 200 feet east of the northeast corner of 12th Street and Indian School Road
- Proposal: Car Wash
- Applicant: Cobblestone Auto Spa
- Owner: MUM, LLC; Spear Street Equities, LLC
- Representative: Jesse Macias
10. Application #: Z-14-18-2
- From: C-2 PCD

To: PUD
Acreage: 1.93
Location: Approximately 415 feet north of the northwest corner of Scottsdale Road and Kierland Boulevard
Proposal: DMB Circle Road Partners Mixed Use Development PUD to allow a mix of uses including multifamily, hotel, and commercial.
Applicant: William Lally, Tiffany & Bosco, P.A.
Owner: DMB Circle Road Partners
Representative: William Lally, Tiffany & Bosco, P.A.

IV. OTHER BUSINESS

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. To request reasonable accommodations, contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.

August 30, 2018