

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
*Revised 11/28/18**

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

For cases appealed, the City Council Hearing will be held on January 9, 2019 at 2:30 p.m. For other cases not appealed, the ordinance/resolution adoption will be on January 9, 2019 at 2:30 p.m. both 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 October 4, 2018 (Commissioner Winingler).
- B. For correction or approval of the Planning Commission Hearing minutes of November 1, 2018 (Commissioner Winingler).

II. REZONING CASES

- 1. Application #: Z-66-C-96-1
From: C-2 PCD
To: C-2 HGT/WVR PCD
Acreage: 3.07
Location: Northwest corner of 41st Drive and Fortune Drive
Proposal: Height waiver for up to 40 feet in height
Applicant: Nathan Anderson
Owner: Tim Rutjes
Representative: Nathan Anderson

- 2. Application #: Z-51-17-6
From: R1-6
To: PUD
Acreage: 1.98
Location: Approximately 125 feet north of the northwest corner of 52nd Street and Virginia Avenue
Proposal: Planned Unit Development to allow multifamily residential
Applicant: Dennis M. Newcombe, Beus Gilbert, PLLC
Owner: John Stacey, Stacey Acres, LLC
Representative: Paul E. Gilbert, Beus Gilbert, PLLC

3. Application #: Z-50-18-4
From: R-5
To: PUD and PUD HP
Acreage: 5.02
Location: Northeast corner of 17th Avenue and Roosevelt Street
Proposal: Planned Unit Development to allow mixed use (light industrial, commercial, and multifamily residential)
Applicant: George A. Pasquel III, Withey Morris, PLC
Owner: Jay Visconti
Representative: George A. Pasquel III, Withey Morris, PLC
4. Application #: Z-55-18-2
From: CP/BP DVAO
To: CP/GCP DVAO
Acreage: 0.71
Location: Approximately 60 feet east of the southeast corner of 22nd Street and Quail Avenue
Proposal: Landscaping contractor storage warehouse and office
Applicant: Emily Fritz, JDEF Holdings, LLC
Owner: Emily Fritz, JDEF Holdings, LLC
Representative: Emily Fritz, JDEF Holdings, LLC
5. Application #: Z-59-18-8
From: R1-14 BAOD
To: C-1 BAOD
Acreage: 0.82
Location: Approximately 615 feet north of the northwest corner of 25th Street and Baseline Road
Proposal: Commercial
Applicant: Dennis M. Newcombe, Beus Gilbert, PLLC
Owner: Vahik Sahakian
Representative: Paul E. Gilbert, Beus Gilbert, PLLC
6. Application #: Z-65-18-8
From: R-3 CCSIO
To: C-2 CCSIO
Acreage: 1.23
Location: Approximately 600 feet south of the southeast corner of 9th Avenue and Buckeye Road
Proposal: Hospital
Applicant: S.R.V. Holdings, Inc.
Owner: Maricopa County Special Health Care District
Representative: Carolyn Oberholtzer; Bergin, Frakes, Smalley,

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| 7. | Application #:
From:
To:
Acreage:
Location:

Proposal:
Applicant:
Owner:
Representative: | Oberholtzer, PLLC
Z-66-18-2
S-1
R1-8
2.58
Approximately 150 feet south of the southeast corner of 23rd Street and Avenida del Sol
Single-family residential
Jon Peterson, Additional Option, LLC
Jon Peterson, Additional Option, LLC
Garrett Frame, Kimley Horn |
| 8. | Application #:
From:
To:
Acreage:
Location:

Proposal:
Applicant:
Owner:
Representative: | Z-68-18-8
R-4 and R-5
WU Code T4:3 EG and WU Code T5:5 EG
4.96
Southwest corner of 19th Street and Roosevelt Street
Multifamily residential
City of Phoenix Housing Department
IDA Real Estate Holdings, Daniel Passage
Gammage & Burnham, PLC; Manjula Vaz |

III. OTHER BUSINESS

9. Presentation, discussion and possible action to initiate a rezoning application for a portion of the North Gateway Planned Community District located approximately 1,778 feet east of the southeast corner of Black Canyon Highway and Dove Valley Road to remove the PCD designation.
- *10. Presentation, discussion and possible initiation of a text amendment to amend the Zoning Ordinance regarding accessory living quarters in single-family residential districts.
11. Election of 2019 Planning Commission Chairperson and Vice-Chairperson.

IV. 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: 7-1-1.