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 February 6, 2020, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.

1. If appealed, the City Council public hearing for Z-55-19-2 and Z-56-19-2 will be held on February 19, 2020 at 2:30 p.m. If not appealed, the ordinance/resolution adoption will be on February 19, 2020 at 2:30 p.m. both in the City Council Chambers, 200 West Jefferson Street.

2. Z-32-19-6 was originally advertised for the February 19, 2020 City Council meeting, however, it will be re-advertised for March 18, 2020 at 2:30 p.m. If appealed, the City Council public hearing will be held on March 18, 2020. If not appealed, the ordinance/resolution adoption will be on March 18, 2020 at 2:30 p.m. both in the City Council Chambers, 200 West Jefferson Street.

3. For other cases if appealed, the City Council public hearing will be held on March 4, 2020. For cases not appealed, the ordinance/resolution adoption will be on March 4, 2020 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

For correction or approval of the Planning Commission Hearing minutes of January 9, 2020 (Commissioner Gorraiz)

II. REZONING CASES

1. Application #: Z-49-Z-75-3
   From: C-O PCD
   To: C-2 PCD
   Acreage: 1.40
   Location: Southwest corner of Tatum Boulevard and Thunderbird Road
   Proposal: Coffee Shop and Bank
   Applicant: Simon CRE Abbie, LLC
   Owner: Washington Federal Bank N.A.
   Representative: Vertical Design Studios, Justin Gregonis

   From: R1-6 PCD (Approved C-1 PCD)
   To: C-2 SP PCD
Acreage: 4.26
Location: Approximately 325 feet south of the southwest corner of 67th Avenue and Baseline Road
Proposal: Self-service storage facility and all underlying C-2 uses
Applicant: John Stevenson, Clear Sky Capital
Owner: Eastbourne 67th and Baseline, LLC
Representative: John Stevenson, Clear Sky Capital

From: PUD, CP/GCP PCD M-R and S-1 (Approved CP/GCP PCD M-R)
To: PUD
Acreage: 407.90
Location: Northwest corner of 19th Avenue and Happy Valley Road
Proposal: Major Amendment to the Norterra PUD to expand the boundary
Applicant: US RELP Norterra East I, LLC
Owner: USAA, et al
Representative: Withey Morris PLC, William F. Allison

4. Application #: Z-32-19-6 (Clarendale Arcadia PUD)
From: C-O/M-O SP
To: PUD
Acreage: 5.86
Location: Approximately 360 feet south of the southeast corner of 32nd Street and Camelback Road
Proposal: Planned Unit Development to allow assisted living, memory care and accessory uses
Applicant: Ryan Companies Senior Living
Owner: Lako Limited Partnership
Representative: Stephan C. Earl - Earl, Curley & Lagarde, PC

5. Application #: Z-54-19-4
From: C-2 TOD-1 and WU Code T5:5 SL
To: WU Code T5:5 SL
Acreage: 3.90
Location: Approximately 175 feet north of the northeast corner of 19th Avenue and Camelback Road
Proposal: Multifamily residential
Applicant: Christian Solorio, Arch. Resource Team
Owner: Phoenix Board of Realtors, Inc., et al
Representative: Trinity Housing Development, LLC

From: PCD NBCOD (Approved C-2/CP M-R PCD NBCOD)
To: CP/GCP M-R NBCOD
Acreage: 59.78
Location: Northeast corner of the 29th Avenue alignment and the Bronco Butte Trail alignment
Proposal: PCD removal to allow manufacturing, research/development, and warehousing
Applicant: City of Phoenix Planning Commission
Owner: Britmet Ventures, LLC and Metropolitan Land
Representative: Alan Beaudoin, Norris Design

Application #: Z-56-19-2
From: PCD NBCOD (Approved C-2/CP M-R PCD NBCOD)
To: C-2 M-R NBCOD
Acreage: 10.29
Location: Southeast corner of the 29th Avenue alignment and Dove Valley Road
Proposal: PCD removal to allow for commercial/retail uses
Applicant: City of Phoenix Planning Commission
Owner: Britmet Ventures, LLC
Representative: Alan Beaudoin, Norris Design

III. OTHER BUSINESS

8. Presentation, discussion, and possible initiation of a rezoning application for approximately 4.94 gross acres located at the northeast corner of 18th Street and McKinley Street to rezone the site from R-4 to WU Code T5:2 EG HP to allow for a historic preservation overlay and adaptive reuse of the historic building under the Walkable Urban Code standards.

9. Presentation, discussion, and possible initiation of a rezoning application for approximately 4.71 gross acres located at the northeast corner of 19th Street and Jefferson Street to rezone the site from A-1 to WU Code T5:5 EG to allow for redevelopment.

10. 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 Tamra Ingersoll at the Planning and Development Department at (602) 534-6648, TTY use 7-1-1.