

**NOTICE OF RESULTS
PLANNING COMMISSION
CITY OF PHOENIX 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** held a virtual meeting open to the public **on January 7, 2021, at 6:00 p.m.**

Per the most recent social distancing guidelines from the federal government, no residents were allowed to attend the meeting in-person.

The results for the meeting are as follows:

VPC – Village Planning Committee

RESULTS

APPROVAL OF MINUTES

**Continued to
February 4, 2021**

1. For Approval or Correction of the Planning Commission hearing minutes of October 1, 2020.

Approved

2. For Approval or Correction of the Planning Commission hearing minutes of Meeting of November 5, 2020.

**Continued to
February 4, 2021**

3. For Approval or Correction of the Planning Commission hearing minutes of Meeting of December 3, 2020.

CONTINUANCES AND WITHDRAWALS

**Continued to
February 4, 2021,
without fee**

4. **Application #:** Z-53-20-1
From: S-1
To: R1-8
Acreage: 15.52
Location: Northeast corner of 31st Avenue and Pinnacle Vista Drive
Proposal: Single-family residential
Applicant: Chuck Chisholm, K. Hovnanian Homes
Owner: Funk Family Enterprises, LLC
Representative: Julie Vermillion, CVL Consultants

**GENERAL PLAN AMENDMENTS, TEXT AMENDMENTS,
AND COMPANION REZONING CASES**

**Approved, per the
Deer Valley VPC**

5. **Application #:** GPA-DV-1-20-1 (Companion Case Z-57-20-1)

recommendation

Request: Map Amendment
From: Industrial and Commerce/Business Park
To: Mixed Use (Commerce/Business Park/Industrial)
Acreage: 321.69
Location: Southeast corner of 19th Avenue and Alameda Road
Proposal: General Plan Land Use Map Amendment to change the land use designation to Mixed Use (Commerce/Business Park/Industrial).
Applicant: City of Phoenix, Planning and Development Department
Owner: Arizona State Land Department
Representative: City of Phoenix, Planning and Development Department

Approved, per the Deer Valley VPC recommendation, with an additional stipulation

6. **Application #:** **Z-57-20-1 (ASLD Supplier Site A PUD) (Companion Case GPA-DV-1-20-1)**
From: S-1 DVAO and S-1 SP DVAO
To: PUD DVAO
Acreage: 321.69
Location: Southeast corner of 19th Avenue and Alameda Road
Proposal: Planned Unit Development to allow a mix of industrial and commerce park uses.
Applicant: City of Phoenix, Planning and Development Department
Owner: Arizona State Land Department
Representative: City of Phoenix, Planning and Development Department

Approved, per the Deer Valley VPC recommendation

7. **Application #:** **GPA-DV-2-20-2 (Companion Case Z-58-20-2)**
Request: Map Amendment
From: Commerce/Business Park and Floodplain
To: Mixed Use (Industrial/Commerce/Business Park)
Acreage: 108.66
Location: Approximately 1,320 feet south of the southeast corner of 7th Street and Happy Valley Road
Proposal: General Plan Land Use Map Amendment to change the land use designation to

- | | | |
|---|-----------------|--|
| | | Mixed Use
(Industrial/Commerce/Business Park). |
| | Applicant: | City of Phoenix, Planning and
Development Department |
| | Owner: | Arizona State Land Department |
| | Representative: | City of Phoenix, Planning and
Development Department |
| Approved, per the
Deer Valley VPC
recommendation,
with an additional
stipulation | 8. | Application #: Z-58-20-2 (ASLD Supplier Site B PUD)
(Companion Case GPA-DV-2-20-2)
From: S-1 DVAO and S-1 DVAO (Approved
CP/GCP PCD DVAO)
To: PUD DVAO
Acreage: 108.66
Location: Approximately 1,320 feet south of the
southeast corner of 7th Street and Happy
Valley Road
Proposal: Planned Unit Development to allow a mix
of industrial and commerce park uses.
Applicant: City of Phoenix, Planning and
Development Department
Owner: Arizona State Land Department
Representative: City of Phoenix, Planning and
Development Department |
| Approved, per the
Central City VPC
recommendation | 9. | Application #: Z-TA-5-20-7 (Companion Case Z-26-
20-7)
From: Maximum building height of 80-140 feet
To: Maximum building height of 285 feet
Acreage: 1.30
Location: Southwest corner of 1st Street and
Jackson Street
Proposal: Amend Section 1202.C. (Regulating
Maps, Height Map) of the Phoenix
Zoning Ordinance to replace the
Downtown Code Height Map, to amend
height provisions from a maximum height
of 80 to 140 feet to a maximum height of
285 feet at the southwest corner of 1st
Street and Jackson Street.
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP
Owner: 39 East Jackson, LLC
Representative: Nick Wood, Esq., Snell & Wilmer, LLP |
| Approved, per the
Central City VPC, | 10. | Application #: Z-26-20-7 (Companion Case Z-TA-5-
20-7) |

with an additional stipulation

From: DTC-Warehouse Character Area HP
To: DTC-Warehouse Character Area
Acreage: 1.30
Location: Southwest corner of 1st Street and Jackson Street
Proposal: Historic Preservation Overlay removal
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP
Owner: 39 East Jackson, LLC
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

REZONING CASES

Continued to February 4, 2021, without fee

11. **Application #: Z-5-20-7**
From: A-1 SP
To: A-1
Acreage: 3.66
Location: Southwest corner of 32nd Drive and Jackson Street
Proposal: Rezone to A-1 for light industrial uses (dispatch office and heavy truck parking).
Applicant: Milos Minic, Integrated Design
Owner: MAT Transport, Inc.
Representative: Milos Minic, Integrated Design

Approved, per the Laveen VPC recommendation

12. **Application #: Z-SP-6-20-7-8**
From: S-1 (Approved C-2)
To: C-2 SP
Acreage: 0.06
Location: Approximately 170 feet south of the southwest corner of 59th Avenue and Baseline Road
Proposal: Special Permit for a massage establishment and all underlying C-2 uses.
Applicant: PCRK Group
Owner: LB 59th, LLC
Representative: Wendy Riddell, Esq., Berry Riddell, LLC

Approved, per the Central City VPC recommendation

13. **Application #: Z-15-20-8 (The Governor by Moderne PUD)**
From: C-2 and R1-6
To: PUD
Acreage: 2.86
Location: Approximately 370 feet west of the southwest corner of 18th Street and McDowell Road

Proposal: Planned Unit Development to allow a mix of commercial and multifamily residential development.
Applicant: Wendy Riddell, Esq., Berry Riddell, LLC
Owner: Les Litwin, WLD Housing, LLC
Representative: Wendy Riddell, Esq., Berry Riddell, LLC

Approved, per the Camelback East VPC recommendation, with an additional stipulation

14. **Application #: Z-29-20-6**
From: R1-10
To: R-O
Acreage: 0.48
Location: Southeast corner of 44th Street and Calle Allegre
Proposal: Wellness center
Applicant: Michael and Monica Samuels
Owner: Michael and Monica Samuels
Representative: Michael Samuels

Approved, per the Paradise Valley VPC recommendation, with an additional stipulation

15. **Application #: Z-33-20-2 (Optima Kierland Center Phase II PUD)**
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: PUD to allow multifamily residential and commercial uses.
Applicant: Optima
Owner: Kierland Center, LLC
Representative: Nick Wood, Snell & Wilmer, LLP

Approved, per the Paradise Valley VPC recommendation, with an additional stipulation

16. **Application #: Z-48-20-2**
From: R1-14
To: C-O/G-O HGT/WVR
Acreage: 5.00
Location: Southeast corner of 32nd Street and Paradise Lane
Proposal: Commercial office with a height waiver up to 38 feet.
Applicant: Dennis Newcombe, Beus Gilbert McGroder, PLLC
Owner: First Southern Baptist Church of Paradise Valley
Representative: Paul Gilbert, Beus Gilbert McGroder, PLLC

**Approved, per the
Central City VPC
recommendation, with
an additional
stipulation**

17. **Application #:** **Z-50-20-7**
From: C-3 SP CMOD
To: C-3 CMOD
Acreage: 1.12
Location: Northeast corner of 9th Avenue and Jefferson Street
Proposal: Special Permit removal to allow C-3 CMOD permitted uses.
Applicant: Leodra Bowdell, Phoenix Permit Services
Owner: Arizona, LLC
Representative: Leodra Bowdell, Phoenix Permit Services

**Approved, per the
Planning
Hearing Officer
recommendation**

18. **Application #:** **PHO-1-20--Z-28-14-2**
Existing Zoning: PUD
Acreage: 5.0
Location: Northeast corner of 43rd Street and Lone Mountain Road
Proposal: Request to review and approve proposed modifications to a conceptual site plan (building footprint) that does not meet the criteria for administrative review, per Section 671.E.3.b.
Applicant: Rose Law Group
Owner: Green Thumb Nursery, LLC
Representative: Court Rich, Rose Law Group

**Approved, per the
Central City VPC
recommendation with
modified, deleted, and
additional stipulations**

19. **Application #:** **Z-SP-2-19-7**
From: C-3 HP-L CMOD, A-1 HP-L CMOD, A-1 SP CMOD, and A-1 CMOD
To: A-1 SP CMOD
Acreage: 14.53
Location: Southeast corner of 13th Avenue and Madison Street
Proposal: Modify the Special Permit area of the Human Services Campus to include Andre House and to allow for an increase in the maximum number of beds. The Special Permit is to allow homeless shelter, charitable dining hall and food service uses.
Applicant: Andy Jochums, Beus Gilbert, PLLC
Owner: Human Services Campus, Inc., et al
Representative: Paul Gilbert, Beus Gilbert, PLLC

OTHER BUSINESS

**Information
Requested**

20. **COMMISSION MEMBER REQUESTS FOR INFORMATION, FOLLOW-UP ON FUTURE ITEMS, AS WELL AS COMMENTS FROM THE PUBLIC CONCERNING ITEMS NOT ON THE AGENDA.**

NEXT STEPS/FUTURE MEETINGS

The City Council public hearing for **GPA-DV-1-20-1, Z-57-20-1, GPA-DV-2-20-2, and Z-58-20-2** will be held on January 20, 2021 at 2:30 p.m. either virtually, or in the City Council Chambers, 200 West Jefferson Street.

The City Council public hearing for **Z-TA-5-20-7 and Z-26-20-7** will be held on February 3, 2021 at 2:30 p.m. either virtually or in the City Council Chambers, 200 West Jefferson Street.

If appealed, City Council public hearing for **Z-33-20-2 and Z-SP-6-20-7-8** will be held on January 20, 2021 at 2:30 p.m. If not appealed, the ordinance/resolution adoption will be on January 20, 2021 at 2:30 p.m. Both will either be held virtually or in the City Council Chambers, 200 West Jefferson Street.

For other cases if appealed, the City Council public hearing will be held on February 3, 2021 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on February 3, 2021. Both will either be held virtually or in the City Council Chambers, 200 West Jefferson Street.

To confirm the meeting locations above and to participate, see the City Council Meetings website at:

<https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>

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.