

**NOTICE OF RESULTS
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 March 3, 2022, at 6:00 p.m.**

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

VPC – Village Planning Committee

The results for the meeting are as follows:

RESULTS

Approved

APPROVAL OF MINUTES

1. For Approval or Correction of the Planning Commission hearing minutes of November 4, 2021.

CONTINUANCES AND WITHDRAWALS

Continued to April 7, 2022, without fee

2. **Application #:** **GPA-SM-4-21-8**
Request: Map Amendment
From: Residential 1 to 2 dwelling units per acre
To: Residential 2 to 3.5 dwelling units per acre
Acreage: 25.71
Location: Northeast corner of 23rd Avenue and Dobbins Road
Proposal: Minor General Plan Amendment to allow single-family residential up to 3.5 dwelling units per acre.
Applicant: Paul E. Gilbert, Beus Gilbert McGroder, PLLC
Owner: Hon Farmers, LLC
Representative: Adam Pruett, Beus Gilbert McGroder, PLLC

GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

Approved, per Addendum A of the Staff Analysis

3. **Application #:** **GPA-MV-1-21-5 (Companion Case Z-19-G-00-5)**
Request: Map Amendment

Report	From: Mixed Use (Commercial/Industrial) To: Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Residential 10 to 15 dwelling units per acre Acreage: 349.06 Location: Area generally bounded by 91st Avenue to 99th Avenue and Thomas Road to Campbell Avenue Proposal: Minor General Plan Map amendment to allow residential densities less than 20 dwelling units per acre. Applicant: Stephen W. Anderson, Gammage & Burnham, PLC Owner: Algodon AG Revocable Land Trust Representative: Stephen W. Anderson, Gammage & Burnham, PLC
Approved, per the Addendum B Staff Report	4. Application #: Z-19-G-00-5 (Algodon Center PUD) (Companion Case GPA-MV-1-21-5) From: PUD PCD To: PUD PCD Acreage: 672.92 Location: Area generally bounded by 91st Avenue to 99th Avenue and Thomas Road to Campbell Avenue Proposal: Major amendment to Algodon Center Planned Unit Development to allow single-family and multifamily residential. Applicant: Stephen W. Anderson, Gammage & Burnham, PLC Owner: John F. Long Properties LLLP, et al. Representative: Stephen W. Anderson, Gammage & Burnham, PLC

REZONING CASES

Approved, per the Addendum A Staff Report, with an additional stipulation	5. Application #: Z-SP-6-21-7 From: S-1 (Approved C-2) To: C-2 SP Acreage: 3.29 Location: Southeast corner of the Loop 202 Freeway and Southern Avenue Proposal: Self-service storage warehouse and underlying commercial uses. Applicant: Alan Beaudoin, Norris Design Owner: REXCO S202, LLC
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| | Representative: | Alan Beaudoin, Norris Design |
| Approved, per the Camelback East VPC recommendation, with an additional stipulation | 6. Application #: | Z-73-21-8 |
| | From: | C-2 HGT/WVR, C-2, P-1, and PAD-14 |
| | To: | R-3 |
| | Acreage: | 5.87 |
| | Location: | Approximately 415 feet west of the northwest corner of 36th Street and McDowell Road |
| | Proposal: | Single-family attached residential development |
| | Applicant: | McDowell Partners I, LLC |
| Owner: | McDowell Partners I, LLC, et al. | |
| | Representative: | Ron Harris, Norris Design |
| Approved, per the North Gateway VPC recommendation | 7. Application #: | Z-75-21-2 |
| | From: | C-2 M-R NBCOD, CP/GCP M-R PCD NBCOD, and CP/GCP M-R NBCOD |
| | To: | C-2 NBCOD |
| | Acreage: | 1.26 |
| | Location: | Approximately 460 feet south of the southwest corner of North Valley Parkway and Dove Valley Road |
| | Proposal: | Automotive service facility |
| | Applicant: | Neil Feaser, RCAA Architects, Inc. |
| Owner: | Quick Quack Car Wash Holdings, LLC | |
| | Representative: | Greg Clark, KCAS II, LLC |
| Approved, per the staff recommendation | 8. Application #: | Z-1-22-6 |
| | From: | R-O |
| | To: | C-O/G-O |
| | Acreage: | 0.46 |
| | Location: | Southeast corner of 32nd Place and Camelback Road |
| | Proposal: | Bank office |
| | Applicant: | Wendy & Berry Riddell, LLC |
| Owner: | BA 32 Pacific, LLC. | |
| | Representative: | Wendy & Berry Riddell, LLC |

OTHER BUSINESS:

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| None | 9. COMMISSION MEMBER REQUESTS FOR INFORMATION, FOLLOW-UP ON FUTURE ITEMS, AS WELL AS COMMENTS FROM THE PUBLIC CONCERNING ITEMS NOT ON THE AGENDA. |
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NEXT STEPS/FUTURE MEETINGS

1. The City Council public hearing for **GPA-MV-1-21-5 and Z-19-G-00-5** will be held on April 6, 2022, at 2:30 p.m. virtually or in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.
2. For other cases if appealed, the City Council public hearing will be held on April 6, 2022, at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on April 6, 2022, at 2:30 p.m. Both will either be held virtually or in the City Council Chambers, 200 West Jefferson Street.

TO CONFIRM THE MEETING LOCATION ABOVE AND TO PARTICIPATE, SEE THE CITY COUNCIL MEETINGS WEBSITE AT:

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

For further information, please contact Racelle Escolar at racelle.escolar@phoenix.gov or (602) 534-2864.

Rezoning staff reports are available online. Please visit our website at: <http://phoenix.gov/pdd/services/rezoning-and-special-permits>.

PUD rezoning staff reports and narratives are available here: <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>.

This publication can be made available in alternate format upon request. To request reasonable accommodations, please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.