

## **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 virtual meeting open to the public on **December 1, 2022, at 6:00 p.m.**

The meeting will be held virtually. To participate, see instructions outlined below:

### **OPTIONS TO ACCESS THE MEETING**

- **Call-in to listen** to the live meeting: **(602) 666-0783**, enter meeting access code **2555 640 9143 #**, and press **#** again when prompted for the attendee ID.
- **Observe the live meeting virtually.**  
Register for the event at:  
<https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=ef69823d899a1b4bdff6d591b4c124835>
- **To submit a comment** on an agenda item:
  - Send your comments to: [pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)
  - By: 6:00 p.m. on November 29, 2022
  - Indicate: Item number and Case number
- **Register to speak** on an agenda item:
  - Register for the event by 6:00 p.m. on November 29, 2022, at:
  - <https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=ef69823d899a1b4bdff6d591b4c124835>
  - If speaking by phone only, please call (602) 534-2864 or email [pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov) by 6:00 p.m. on November 29, 2022.

Staff will make every effort to accommodate requests to speak submitted beyond the 48-hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than six business hours before the start of the meeting.

The agenda for the meeting is as follows:

### **CALL TO ORDER**

### **APPROVAL OF MINUTES**

1. For Approval or Correction of the Planning Commission hearing minutes of September 1, 2022.

## **CONTINUANCES**

2.     **Application #:**                                 **Z-54-22-2 (Continued from November 3, 2022)**  
From:   PCD NBCOD (Approved R1-8 PCD NBCOD)  
To:   P-1 PCD NBCOD  
Acreage:   4.50  
Location:    Northeast corner of 27th Drive and Westland Road  
  
Proposal:    Surface parking  
Applicant:   Tim Scolaro, Orcutt Winslow Architects  
Owner:    North Valley Christian Academy  
Representative:                                    Gary Yiatchos

## **GENERAL PLAN AMENDMENTS**

3.     **Application #:**                                 **GPA-DSTV-3-22-2 (Continued from November 3, 2022)**  
  
Location:    Mayo Boulevard between 40th Street and the Loop 101 Freeway; and Tatum Boulevard between Deer Valley Drive and Mayo Boulevard  
  
Proposal:    Minor General Plan Amendment to amend the Street Classification Map by removing the Mayo Boulevard alignment between 40th Street and the Loop 101 Freeway and changing the designation of Tatum Boulevard between Deer Valley Drive and Mayo Boulevard from Major Arterial Cross Section A to Major Arterial Cross Section Z-A.  
  
Applicant:   City of Phoenix, Planning Commission  
Representative:                                    Arizona State Land Department

## **REZONING**

4.     **Application #:**                                 **Z-4-22-1 (Continued from November 3, 2022)**  
From:   PSC and C-2  
To:   C-2  
Acreage:   1.09  
Location:    Northeast corner of 29th Avenue and Dunlap Avenue  
  
Proposal:    Shopping center with expanded uses permitted in C-2.  
  
Applicant:   William F. Allison, Withey Morris, PLC  
Owner:    GM Metro, LLC; GM ELPED, LLC  
Representative:                                    William F. Allison, Withey Morris, PLC
5.     **Application #:**                                 **Z-44-22-1 (Deer Valley Medical Center PUD)**  
From:   C-2, PCD (Approved C-2 PCD), C-2 H-R, C-2 SP, and C-2 H-R SP

- |                 |   |
|-----------------|---|
| To:             | PUD   |
| Acreage:        | 18.22   |
| Location:       | Southeast corner of 27th Avenue and the Loop<br>101 Freeway |
| Proposal:       | Planned Unit Development to allow a medical<br>center.      |
| Applicant:      | Wendy Riddell, Berry Riddell, LLC                           |
| Owner:          | HonorHealth   |
| Representative: | Mark Tiscornia Cuningham                                    |
6.    **Application #:**                    **Z-43-22-2**  
From:                                        RE-43  
To:    R-O  
Acreage:                                    1.37  
Location:                                  Southeast corner of 57th Street and Shea  
Boulevard  
Proposal:                                  Residential Office  
Applicant:                                 Jason Morris, Withey Morris, PLC  
Owner:                                      10441 North 57th Street Holdings  
Representative:                         Jason Morris, Withey Morris, PLC

**OTHER BUSINESS**

7.    Information only: Presentation and discussion regarding the Transportation Electrification Action Plan.
8.    Presentation, discussion and possible action regarding the election of the 2023 Chairperson and Vice-Chairperson.
9.    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**

1. The City Council public hearing for **GPA-DSTV-3-22-2** will be held on December 7, 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 January 4, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on January 4, 2023 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-councilmeetings>

For further information, please contact Racelle Escolar at [racelle.escolar@phoenix.gov](mailto: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) 261-8980,

[Leslie.scott@phoenix.gov](mailto:Leslie.scott@phoenix.gov) or TTY: Use 7-1-1.