

***REVISED**
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 **June 1, 2023, at 6:00 p.m.** The meeting will be held in-person and virtually.

To participate, see instructions outlined below:

OPTIONS TO ACCESS THE MEETING

- **Participate in-person at the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.** Speaker and comment cards will be available at the meeting site.
- **Call-in to listen** to the live meeting: **(602) 666-0783**, enter meeting access code **2478 170 4693 #**, and press **#** again when prompted for the attendee ID.
- ***Observe the live meeting virtually.**
Register for the event at:
<https://cityofphoenix.webex.com/weblink/register/rff2dd4d39a61da0ee9f50d4e65cd4d62>
- **To submit a comment** on an agenda item:
 - Send your comments to: pdd.planningcomm@phoenix.gov
 - By: 6:00 p.m. on May 30, 2023
 - Indicate: Item number and Case number
- **Register to speak** on an agenda item:
 - Register for the event by 6:00 p.m. on May 30, 2023, at:
<https://cityofphoenix.webex.com/weblink/register/rff2dd4d39a61da0ee9f50d4e65cd4d62>
 - If speaking by phone only, please call (602) 534-2864 or email pdd.planningcomm@phoenix.gov by 6:00 p.m. on May 30, 2023.

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 meeting minutes of March 2, 2023.

CONTINUANCES AND WITHDRAWALS

2. **Application #:** **Z-SP-8-22-8 (Continued from March 2, 2023)**
From: C-2
To: C-2 SP
Acreage: 0.97
Location: Approximately 170 feet west of the northwest corner of 43rd Street and McDowell Road
Proposal: Special Permit to allow used automobile sales and underlying C-2 commercial uses.
Applicant: Kevin Zenk, Z Associates, LLC,
Owner: Elio Geagea
Representative: Wendy Riddell, Berry Riddell, LLC
3. **Application #:** **GPA-DSTV-1-23-2 (Companion Case Z-4-23-2)**
Request: Specific Plan Amendment
Location: Generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11
Proposal: Amend the Desert Ridge Specific Plan for Development Parcels 3.CP/BP.1 and 3.CP/BP.2 to facilitate the Mayo Clinic expansion including integrated clinical practice, education and research, as well as the creation of a new "Discovery Oasis" biotech and healthcare corridor.
Applicant: Nick Wood, Snell & Wilmer, LLP
Owner: Arizona Land Department
Representative: Nick Wood, Snell & Wilmer, LLP
4. **Application #:** **Z-4-23-2 (Mayo Clinic Discovery Oasis – Paradise Ridge Area PUD) (Companion Case GPA-DSTV-1-23-2)**
From: R1-18 (Approved CP/BP PCD)
To: PUD
Acreage: 76.76
Location: Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard
Proposal: Planned Unit Development to allow commercial /commerce-business park uses.
Applicant: Nick Wood, Snell & Wilmer, LLP
Owner: Mayo Clinic Arizona

Representative: Nick Wood, Snell & Wilmer, LLP

GENERAL PLAN AMENDMENT AND COMPANION REZONING CASES

5. **Application #:** **GPA-EST-1-23-7 (Companion Case Z-13-23-7)**
Request: Map Amendment
From: Residential 10 to 15 dwelling units per acre
To: Mixed Use (Commerce/Business Park/ Industrial)
Acreage: 26.08
Location: Southwest corner of 51st Avenue and Broadway Road

Proposal: Minor General Plan Amendment to allow commerce park and industrial uses.

Applicant: Fisher Sand and Gravel
Owner: FPE51, LLC
Representative: Adam Baugh, Withey Morris Baugh, PLC
6. **Application #:** **Z-13-23-7 (Companion Case GPA-EST-1-23-7)**
From: S-1 and R-2
To: CP/GCP and A-1
Acreage: 26.08
Location: Southwest corner of 51st Avenue and Broadway Road

Proposal: Office, fabrication, and vehicle maintenance.
Applicant: Fisher Sand and Gravel
Owner: FPE51, LLC
Representative: Adam Baugh, Withey Morris Baugh, PLC
7. **Application #:** **GPA-RV-1-22-1 (Companion Case Z-8-22-1)**
Request: Map Amendment
From: Residential 3.5 to 5 and Commercial
To: Residential 5 to 10 dwelling units per acre,
Residential 10 to 15 dwelling units per acre,
Residential 15+ dwelling units per acre, and
Remove Infrastructure Phasing Overlay

Acreage: 114.58
Location: Northeast corner of I-17 and Circle Mountain Road
Proposal: Minor General Plan Amendment to allow single-family and multifamily, and an update to the infrastructure limit line.

Applicant: Adam Baugh, Withey Morris Baugh, PLC
Owner: Circle Mountain Holdings, LLC
Representative: Adam Baugh, Withey Morris Baugh, PLC
8. **Application #:** **Z-8-22-1 (Companion Case GPA-RV-1-22-1)**
From: C-2, C-3, S-1, County RU-43 (Pending annexation),
and Pending S-1

To: R-2, R-3, and R-3A
Acreage: 79.29
Location: Northeast corner of I-17 and Circle Mountain Road
and the southeast corner of I-17 and Jenny Lin
Road
Proposal: Single-family and multifamily residential
Applicant: Adam Baugh, Withey Morris Baugh, PLC
Owner: Circle Mountain Holdings, LLC
Representative: Adam Baugh, Withey Morris Baugh, PLC

REZONING CASES

9. **Application #:** **Z-8-23-8**
From: C-1
To: WU Code T5:2 GW
Acreage: 0.53
Location: Southwest corner of 32nd Street and Roosevelt
Street
Proposal: Tobacco Oriented Retailer
Applicant: Ayzen Al JaJou
Owner: Jose Armijo and Virginia Provencio
Representative: Kathleen Shaffer
10. **Application #:** **Z-11-23-6**
From: C-3 and A-1
To: R-5
Acreage: 5.69
Location: Approximately 1,070 feet west of the southwest
corner of 55th Street and Van Buren Street
Proposal: Multifamily residential
Applicant: Wendy Riddell, Berry Riddell, LLC
Owner: Clear Sky Capital Van Buren, LP, et al.
Representative: Wendy Riddell, Berry Riddell, LLC
11. **Application #:** **Z-15-23-3**
From: S-1
To: R1-8
Acreage: 0.47
Location: Approximately 400 feet north of the northeast corner
of 12th Street and Roberts Road
Proposal: Single-family residential
Applicant: Taylor Fracasse Architecture, Inc.
Owner: 13839 North 12 St, LLC
Representative: Brian Fracasse
12. **Application #:** **Z-SP-12-22-8**
From: A-2 RSIOD

To: A-2 SP RSIOD
Acreage: 3.77
Location: Approximately 260 feet north of the northeast corner of 24th Street and University Drive
Proposal: Homeless Shelter
Applicant: Dan Hines, Community Bridges, Inc,
Owner: South 24th, LLC
Representative: Wendy Riddell, Berry Riddell, LLC

TEXT AMENDMENTS

13. **Application #:** **Z-TA-2-23-Y**
Location: Mobile Home Developments
Proposal: Amend Chapter 6, Section 647.A.2.k of the Phoenix Zoning Ordinance regarding mobile home developments.
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department
14. **Application #:** **Z-TA-3-23-Y**
Location: Nonconforming Mobile Home Developments
Proposal: Amend Chapter 9 of the Phoenix Zoning Ordinance to address nonconforming mobile home developments.
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

OTHER BUSINESS

15. **INFORMATION ONLY: Z-TA-5-23-Y:** Presentation and discussion regarding a request to amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwellings units.
16. **INFORMATION ONLY: Z-TA-8-23-Y:** Presentation and discussion regarding a request to amend Chapters 2, 6, 7 and 13 of the Phoenix Zoning Ordinance to reduce parking requirements for multifamily and affordable housing.
17. 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-RV-1-22-1, Z-8-22-1, GPA-DSTV-1-23-2, Z-4-23-2, GPA-EST-1-23-7, and Z-13-23-7** will be held on July 3, 2023 at 10:00 a.m.

virtually and in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.

2. The City Council public hearing for **Z-SP-12-22-8**, **Z-TA-2-23-Y** and **Z-TA-3-23-Y** will be held on June 28, 2023 at 2:30 p.m. virtually and in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.
3. For other cases if appealed, the City Council public hearing will be held on July 3, 2023 at 10:00 a.m. For cases not appealed, the ordinance/resolution adoption will be on July 3, 2023 at 10:00 a.m. Both will either be held virtually and 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 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 a reasonable accommodation, please contact Angie Holdsworth at 602-329-5065, angie.holdsworth@phoenix.gov. TTY: Use 7-1-1.