

## 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 1, 2024, 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 **2634 515 8137 #**, 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/r63186ab5d111fa445a628ba394a69618>  
**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 January 30, 2024
  - Indicate: Item number and Case number
- **Register to speak** on an agenda item:
  - Register for the event by 6:00 p.m. on January 30, 2024, at:  
<https://cityofphoenix.webex.com/weblink/register/r63186ab5d111fa445a628ba394a69618>
  - 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 January 30, 2024.

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.

### **STAFF REPORTS**

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>.

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 October 5, 2023.

## **GENERAL PLAN AMENDMENT AND RELATED/COMPANION CASES**

2. **Application #:** **GPA-CE-1-23-8 (Companion Case Z-25-23-8)**  
**Request:** Map Amendment  
**From:** Residential 5 to 10 dwelling units per acre  
**To:** Mixed Use  
**Acreage:** 6.70  
**Location:** Northwest corner of 46th Street and Bellevue Street  
**Proposal:** Minor General Plan Amendment to allow mixed use (multifamily/retail)  
**Applicant:** Endres Bellevue, LLC  
**Owner:** Endres Bellevue, LLC  
**Representative:** Michael Maerowitz, Esq., Snell & Wilmer, LLP
3. **Application #:** **Z-25-23-8 (Endres Bellevue PUD)**  
**(Companion Case GPA-CE-1-23-8)**  
**From:** R-3 and R-5  
**To:** PUD  
**Acreage:** 6.70  
**Location:** Northwest corner of 46th Street and Bellevue Street  
**Proposal:** PUD (Planned Unit Development) to allow multifamily and retail  
**Applicant:** Endres Bellevue, LLC  
**Owner:** Endres Bellevue, LLC  
**Representative:** Michael Maerowitz, Esq., Snell & Wilmer, LLP

## **REZONING CASES**

4. **Application #:** **Z-87-22-6 (Broadstone 56 PUD)**  
**From:** C-3  
**To:** PUD  
**Acreage:** 4.48

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|-----------------|--|
| Location:       | Approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street                             |
| Proposal:       | PUD (Planned Unit Development) to allow multifamily residential and commercial uses per the Walkable Urban Code T5:6 |
| Applicant:      | George Pasquel, Withey Morris Baugh, PLC   |
| Owner:          | Randum Properties, LLC   |
| Representative: | George Pasquel, Withey Morris Baugh, PLC   |
5.     **Application #:**                   **Z-45-23-1 (The Shops at Norterra PUD)**
- |                 |  |
|-----------------|--|
| From:           | C-2 M-R PCD  |
| To:             | PUD PCD  |
| Acreage:        | 46.45  |
| Location:       | Northwest corner of Norterra Parkway and Happy Valley Road   |
| Proposal:       | PUD (Planned Unit Development) to allow shopping center (existing) with temporary/promotional events |
| Applicant:      | Yam Norterra, LLC  |
| Owner:          | Yam Norterra, LLC  |
| Representative: | Jason Morris, Withey Morris Baugh, PLC   |
6.     **Application #:**                   **Z-110-23-5**
- |                 |  |
|-----------------|--|
| From:           | C-2  |
| To:             | WU Code T5:5   |
| Acreage:        | 0.82   |
| Location:       | Approximately 310 feet north and 280 feet west of the northwest corner of 19th Drive and Northern Avenue |
| Proposal:       | Multifamily residential  |
| Applicant:      | Reid Butler, Butler Housing Company, Inc.  |
| Owner:          | West Royal Development, LLC  |
| Representative: | Reid Butler, Butler Housing Company, Inc.  |

## **PLANNING HEARING OFFICER CASES**

7.     **Application #:**                   **PHO-1-23--Z-73-01-6(8)**
- |                  |  |
|------------------|--|
| Existing Zoning: | MUA BAOD   |
| Acreage:         | 3.64   |
| Location:        | Southwest corner of 32nd Street and Baseline Road  |
| Proposal:        | <ol style="list-style-type: none"> <li>1.     Request to modify Stipulation 1.a regarding general conformance with the site plan dated August 27, 2001.</li> <li>2.     Request to delete Stipulation 1.b regarding landscape strips.</li> </ol> |

3. Request to delete Stipulation 1.d regarding creation of a Homeowners Association.
4. Request to delete Stipulation 1.e regarding Planning Hearing Officer review of gated entry design.
5. Request to delete Stipulation 1.g regarding alternative paving materials for parking stalls.

Applicant: Tim Rasnake, Archicon LC  
 Owner: Zanbour, LLC  
 Representative: Tim Rasnake, Archicon LC

8. **Application #:** **PHO-2-23--Z-73-01-6(8)**  
**Existing Zoning:** MUA BAOD  
**Acreage:** 4.60  
**Location:** Approximately 275 feet south of the southwest corner of 32nd Street and Baseline Road  
**Proposal:**
  1. Request to modify Stipulation 1.a regarding general conformance with the site plan dated August 27, 2001.
  2. Request to modify Stipulation 1.b regarding a detached sidewalk.
  3. Request to delete Stipulation 1.c regarding commercial building height.
  4. Request to modify Stipulation 1.d regarding a Homeowners Association.
  5. Request to modify Stipulation 1.f regarding interior perimeter walls.
  6. Request to delete Stipulation 1.g regarding parking stalls.
  7. Request to delete Stipulation 2.1a regarding commercial building elevations.
  8. Request to modify Stipulation 2.2a regarding one-story houses.
  9. Request to modify Stipulation 2.2b regarding floor plans.
  10. Request to delete Stipulation 3 regarding streets and rights-of-way.
  11. Request to modify Stipulation 4.a regarding a 25-foot easement on the west side of 32nd Street.
  12. Technical corrections to Stipulation 4.b.
  13. Request to modify Stipulation 5.a regarding South Mountain Village Planning Committee notification.

Applicant:  
Owner:  
Representative:

14. Request to delete Stipulation 5.b regarding construction commencement.  
Brian Stillman, Baseline & 32nd, LLC/CG6, LLC  
Brian Stillman, Baseline & 32nd, LLC/CG6, LLC  
William F. Allison, Withey Morris Baugh, PLC

### **OTHER BUSINESS**

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-CE-1-23-8** and **Z-25-23-8** will be held on March 6, 2024 at 2:30 p.m. virtually and 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 March 6, 2024 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on March 6, 2024 at 2:30 p.m. Both will 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-council-meetings>

For further information, please contact Racelle Escobar at [racelle.escobar@phoenix.gov](mailto:racelle.escobar@phoenix.gov) or (602) 534-2864.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Teleia Galaviz at 602-291-2559, [teleia.galaviz@phoenix.gov](mailto:teleia.galaviz@phoenix.gov). TTY: Use 7-1-1.