

**NOTICE OF PUBLIC HEARING  
PLANNING COMMISSION  
\*\*REVISED 2 – 6/5/2024**

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 6, 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 **2630 788 9696 #**, 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/r5ed0e9fad34d43555c27b01dc9424a3d>
- **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 June 4, 2024
  - Indicate: Item number and Case number
- **Register to speak** on an agenda item:
  - Register for the event by 6:00 p.m. on June 4, 2024, at:  
<https://cityofphoenix.webex.com/weblink/register/r5ed0e9fad34d43555c27b01dc9424a3d>
  - 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 June 4, 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 and text amendment 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 April 4, 2024

## **CONTINUANCES AND WITHDRAWAL CASES**

2. **Application #:** **GPA-DV-1-24-1 (Companion Case Z-28-24-1)**  
**Request:** Map Amendment  
**From:** Parks/Open Space - Publicly Owned  
**To:** Residential 3.5 to 5 dwelling units per acre and Commercial  
**Acreage:** 80.31  
**Location:** Southwest corner of 36th Avenue and Pinnacle Peak Road  
**Proposal:** Minor General Plan Amendment to facilitate development of a new single-family residential community with a small, neighborhood-scale commercial element  
**Applicant:** Lennar Arizona, LLC  
**Owner:** Arizona State Land Department  
**Representative:** Stephen Anderson, Gammage & Burnham, PLC
3. **Application #:** **Z-28-24-1 (Companion Case GPA-DV-1-24-1)**  
**From:** RE-43 and RE-43 SP  
**To:** R1-6 and C-2  
**Acreage:** 80.31  
**Location:** Southwest corner of 36th Avenue and Pinnacle Peak Road  
**Proposal:** Single-family residential and commercial  
**Applicant:** Lennar Arizona, LLC  
**Owner:** Arizona State Land Department  
**Representative:** Stephen Anderson, Gammage & Burnham, PLC
4. **Application #:** **Z-39-24-2 (Companion Case Z-SP-1-24-2)**  
**From:** C-2  
**To:** C-2 HGT/WVR  
**Acreage:** 2.48  
**Location:** Northwest corner of 34th Street and Phelps Road

Proposal: Commercial use with a height waiver  
Applicant: Michael S. Buschbacher II, AICP, Earl & Curley, PC  
Owner: Marni Retail Partners, LLC c/o Stewart Ferber  
Representative: Taylor C. Earl, Earl & Curley, PC

5. **Application #:** **Z-SP-1-24-2 (Companion Case Z-39-24-2)**  
From: C-2 (Pending C-2 HGT/WVR)  
To: C-2 HGT/WVR SP  
Acreage: 2.48  
Location: Northwest corner of 34th Street and Phelps Road  
Proposal: Self-service storage warehouse and all underlying C-2 uses  
  
Applicant: Michael S. Buschbacher II, AICP, Earl & Curley, PC  
Owner: Marni Retail Partners, LLC c/o Stewart Ferber  
Representative: Taylor C. Earl, Earl & Curley, PC

\*\*20. **Application #:** **PHO-2-24—Z-181-99-3**  
Existing Zoning: R1-6  
Acreage: 2.0  
Location: Approximately 350 feet south of the southeast corner of 26th Street and Vogel Avenue  
  
Request:  
1) Request to modify Stipulation 1 regarding general conformance to the site plan and elevations date stamped March 2, 2017.  
2) Request to modify Stipulation 2 regarding maximum dwelling units and maximum density.  
3) Request to modify Stipulation 3 regarding maximum building height.  
4) Request to delete Stipulation 6 regarding sewer odor mitigation.  
5) Request to modify Stipulation 8 regarding property owner addresses.  
  
Applicant: Hannah Bleam, Withey Morris Baugh, PLC  
Owner: Tim Hammer, H&H Developers, Inc.  
Representative: Bill Allison, Withey Morris Baugh, PLC

## **GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES**

6. **Application #:** **GPA-SM-13-23-8 (Companion Case Z-92-23-8)**  
Request: Map Amendment  
From: Residential 2 to 3.5 dwelling units per acre and Residential 1 to 2 dwelling units per acre  
To: Residential 2 to 3.5 dwelling units per acre, Residential 10 to 15 dwelling units per acre,

Acreage: Residential 15+ dwelling units per acre, and  
Commercial  
104.99  
Location: Southeast corner of 19th Avenue and Baseline  
Road  
Proposal: Minor General Plan Amendment to allow for a future  
mix of uses including commercial, office, multifamily,  
and single-family residential uses  
Applicant: Brennan Maher, EPS Group, Inc.  
Owner: River View Growers, LLC; Raymond Branham  
Living Trust; Romeo Yacoub Living Trust/Khoshaba  
Mark/Madeline  
Representative: Natalie Maikoski, EPS Group, Inc.

7. **Application #:** **Z-92-23-8 (Companion Case GPA-SM-13-23-8)**  
From: S-1 and R1-10  
To: R1-10, R-3, R-4, and C-2  
Acreage: 104.99  
Location: Southeast corner of 19th Avenue and Baseline  
Road  
Proposal: Commercial, office, multifamily, and single-family  
residential  
Applicant: Brennan Maher, EPS Group, Inc.  
Owner: River View Growers, LLC; Raymond Branham  
Living Trust; Romeo Yacoub Living Trust/Khoshaba  
Mark/Madeline  
Representative: Natalie Maikoski, EPS Group, Inc.

### **REZONING CASES**

8. **Application #:** **Z-104-K-75-3**  
From: PCD (Approved C-2 PCD)  
To: A-1 PCD  
Acreage: 3.84  
Location: Approximately 325 feet south of the southeast  
corner of 21st Avenue and Bell Road  
Proposal: Industrial  
Applicant: Andy Jochums, Gilbert Blilie, PLLC  
Owner: Sunbelt Bell 17, LP c/o Tyler Smith  
Representative: Jeffrey Blilie, Gilbert Blilie, PLLC
9. **Application #:** **Z-85-22-7**  
From: R-3 and R-5  
To: A-1  
Acreage: 7.21

- Location: Approximately 630 feet south of the southeast and southwest corners of 28th Avenue and Lincoln Street
- Proposal: Industrial uses
- Applicant: Taylor C. Earl, Earl & Curley, PC
- Owner: GFA, LLC and Arizona Pallet, LLC
- Representative: Taylor C. Earl, Earl & Curley, PC
10. **Application #:** **Z-17-23-5 (Zen @ McDowell PUD)**
- From: PSC
- To: PUD
- Acreage: 4.02
- Location: Northwest corner of 81st Avenue and McDowell Road
- Proposal: PUD (Planned Unit Development) to allow residential and limited commercial uses per WU Code T4:3
- Applicant: Zen Investing, LLC
- Owner: Taras Holding, LLC
- Representative: Adam Baugh, Withey Morris Baugh, PLC
11. **Application #:** **Z-76-23-8**
- From: S-1
- To: R1-18
- Acreage: 25.71
- Location: Northeast corner of 23rd Avenue and Dobbins Road
- Proposal: Single-family residential
- Applicant: Natalie Maikoski, EPS Group, Inc.
- Owner: Prestige Partners, LLC
- Representative: Natalie Maikoski, EPS Group, Inc.
12. **Application #:** **Z-91-23-2**
- From: S-1 DVAO
- To: CP/GCP DVAO
- Acreage: 2.55
- Location: Approximately 250 feet west of the southwest corner of Cave Creek Road and Quail Avenue
- Proposal: Storage and light manufacturing
- Applicant: Kimberly Schroeder, ProSteel STR, LLC
- Owner: Tabarka Properties, LLC c/o Meir Zenati
- Representative: Kimberly Schroeder, ProSteel STR, LLC
13. **Application #:** **Z-113-23-3**
- From: C-O
- To: WU Code T5:5
- Acreage: 7.20

- Location: Approximately 810 feet west of the northwest corner of 23rd Avenue and Townley Avenue
- Proposal: Multifamily residential
- Applicant: Ric Toris, Earl & Curley, PC
- Owner: 2445 West Dunlap, LLC
- Representative: Taylor C. Earl, Earl & Curley, PC
14. **Application #:** **Z-114-23-7 (Companion Case Z-SP-9-23-7)**
- From: S-1
- To: C-2
- Acreage: 9.90
- Location: Southeast corner of 95th Avenue and Broadway Road
- Proposal: Commercial uses
- Applicant: Benjamin Tate, Withey Morris Baugh, PLC
- Owner: Doug Schreiber, Desert West Storage, LLC
- Representative: Benjamin Tate, Withey Morris Baugh, PLC
15. **Application #:** **Z-SP-9-23-7 (Companion Case Z-114-23-7)**
- From: S-1 (Pending C-2)
- To: C-2 SP
- Acreage: 9.90
- Location: Southeast corner of 95th Avenue and Broadway Road
- Proposal: Self-storage and underlying C-2 commercial uses
- Applicant: Benjamin Tate, Withey Morris Baugh, PLC
- Owner: Doug Schreiber, Desert West Storage, LLC
- Representative: Benjamin Tate, Withey Morris Baugh, PLC
16. **Application #:** **Z-21-24-1**
- From: R-5 DVAO
- To: A-1 DVAO
- Acreage: 1.85
- Location: Northeast corner of 24th Avenue and Lone Cactus Drive
- Proposal: Material and equipment storage
- Applicant: Francisco Soto Revueltas, Soto Design Studio, LLC
- Owner: Deer Valley Enterprises, LLC c/o Joseph Kern
- Representative: Kay Shepard
17. **Application #:** **Z-79-23-4 (Wonderview at Highland PUD)**
- From: R1-6
- To: PUD
- Acreage: 2.49
- Location: Southwest corner of 14th Place and Highland Avenue

- Proposal: PUD (Planned Unit Development) to allow a mixed-use development with office, commercial, and multifamily residential
- Applicant: Venue Projects
- Owner: Wonderview Partners, LLC
- Representative: Bill Allison, Withey Morris Baugh, PLC
18. **Application #:** **Z-26-24-6 (Companion Case Z-SP-7-23-6)**
- From: P-1 and C-2
- To: C-2
- Acreage: 0.35
- Location: Approximately 210 feet west of the southwest corner of 10th Street and Pasadena Avenue
- Proposal: Commercial use
- Applicant: Ali Bull, Burch & Cracchiolo, P.A.
- Owner: Chapman Automotive Group, LLC c/o David Bower
- Representative: Ed Bull, Burch & Cracchiolo, P.A.
19. **Application #:** **Z-SP-7-23-6 (Companion Case Z-26-24-6)**
- From: C-2 and P-1 (Pending C-2)
- To: C-2 SP
- Acreage: 0.75
- Location: Approximately 210 feet west of the southwest corner of 10th Street and Pasadena Avenue
- Proposal: Automobile sales/display, and underlying C-2 commercial uses
- Applicant: Ali Bull, Burch & Cracchiolo, P.A.
- Owner: Chapman Automotive Group, LLC c/o David Bower
- Representative: Ed Bull, Burch & Cracchiolo, P.A.

### **PLANNING HEARING OFFICER CASES**

- \*\*21. **Application #:** **PHO-2-24—Z-86-06-6**
- Existing Zoning: PSC (Approved C-2 HR) CEPCSP
- Acreage: 33.70
- Location: Northeast corner of 24th Street and Camelback Road
- Request: 1) Request to modify Stipulation 2 regarding review and approval for a tower exceeding 112 feet and proposed building elevations inconsistent with those dated June 23, 2006 through the Planning Hearing Officer process.
- 2) Technical Corrections to Stipulations 7 and 9.
- Applicant: Ed Bull, Burch & Cracchiolo, P.A.
- Owner: Biltmore Shopping Center Partners

Representative: Ed Bull, Burch & Cracchiolo, P.A.

### **TEXT AMENDMENT**

22. **Application #:** **Z-TA-10-23-7**  
**Request:** Text Amendment  
**Location:** Generally located between the alley east of Central Avenue and the alley west of 1st Avenue, between Portland Street and McKinley Street  
**Proposal:** Amend Section 1212.B (Downtown Gateway, Development Standards) of the Phoenix Zoning Ordinance to allow for a height bonus up to 30 percent within the Downtown Gateway Character Area between Portland Street and McKinley Street.  
**Applicant:** Paul Kilgallon, Mainstreet Capital  
**Owner:** Kell Duncan, KDCD, LLC  
**Representative:** Tom Chinnock, Shepley Bulfinch

### **OTHER BUSINESS**

23. 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-DV-1-24-1**, **Z-28-24-1**, **Z-TA-10-23-7**, **GPA-SM-13-23-8**, and **Z-92-23-8** will be held on July 1, 2024 at 10:00 a.m. (unless continued) virtually and in the City Council Chambers, 200 West Jefferson Street.
2. For other cases, if appealed, the City Council public hearing will be held on July 1, 2024 at 10:00 a.m. and for cases not appealed, the formal action or ordinance/resolution adoption will be on July 1, 2024 at 10:00 a.m. (unless continued). 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 Escolar at [racelle.escolar@phoenix.gov](mailto:racelle.escolar@phoenix.gov) or (602) 534-2864.

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