

**NOTICE OF RESULTS
PLANNING COMMISSION
CITY OF PHOENIX PLANNING COMMISSION
*REVISED – 4/11/2022**

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 **April 7, 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

1. For Approval or Correction of the Planning Commission hearing minutes of May 6, 2021.

Approved

2. For Approval or Correction of the Planning Commission hearing minutes of March 3, 2022

APPROVAL OF MINUTES

CONTINUANCES AND WITHDRAWALS

**Continued without
fee**

3. Application #: **GPA-SM-4-21-8 (Companion Case Z-71-21-8) (Continued from 3/3/2022)**
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

**Continued without
fee**

4. Application #: **Z-71-21-8 (Companion Case GPA-SM-4-21-8)**

From: S-1
 To: R1-10
 Acreage: 25.71
 Location: Northeast corner of 23rd Avenue and Dobbins Road
 Proposal: Detached single-family residential subdivision
 Applicant: Beus Gilbert McGroder, PLLC
 Owner: Hon Farmers, LLC
 Representative: Beus Gilbert McGroder, PLLC

GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

- | | | | |
|--|-----------------|----------------------------------|--|
| Approved, per the Estrella VPC recommendation | 5. | Application #: | GPA-EST-2-21-7 (Companion Case Z-79-21-7) |
| | | Request: | Map Amendment |
| | | From: | Commercial Public/Quasi-Public |
| | | To: | Industrial |
| | | Acreage: | 19.88 |
| | | Location: | Southeast corner of 27th Avenue and Buckeye Road |
| | | Proposal: | Industrial |
| | | Applicant: | Merit Partners |
| Approved, per the Estrella VPC recommendation | 6. | Application #: | Z-79-21-7 (Companion Case GPA-EST-2-21-7) |
| | | From: | C-3 and R-3 |
| | | To: | A-1 |
| | | Acreage: | 19.88 |
| | | Location: | Southeast corner of 27th Avenue and Buckeye Road |
| | | Proposal: | Light industrial |
| | | Applicant: | Merit Partners |
| | | Owner: | Murphy School District No. 21 |
| | Representative: | Jason Morris, Withey Morris, PLC | |

REZONING CASES

- | | | | |
|--|----|----------------|---|
| Approved, per the South Mountain VPC recommendation | 7. | Application #: | Z-78-21-8 (Companion Case Z-SP-7-21-8) |
| | | From: | R1-6 (Approved C-1) |
| | | To: | C-2 |
| | | Acreage: | 5.85 |

		Location:	Approximately 375 feet west of the southwest corner of 19th Avenue and Southern Avenue
		Proposal:	Commercial use
		Applicant:	Shawn Valk, Platinum Construction
		Owner:	Shops at South Mountain
		Representative:	Taylor Earl, Earl & Curley, P.C.
Approved, per the South Mountain VPC recommendation	8.	Application #:	Z-SP-7-21-8 (Companion Case Z-78-21-8)
		From:	R1-6 (Approved C-1), Pending C-2
		To:	C-2 SP
		Acreage:	5.85
		Location:	Approximately 375 feet west of the southwest corner of 19th Avenue and Southern Avenue
		Proposal:	Self-service storage warehouse facility and underlying commercial uses.
		Applicant:	Shawn Valk, Platinum Construction
		Owner:	Shops at South Mountain
		Representative:	Taylor Earl, Earl & Curley
Approved, per the Addendum A Staff Report	9.	Application #:	Z-3-E-10-5 (Grand Canyon University PUD)
		From:	R1-6, R-3, and PUD
		To:	PUD
		Acreage:	302.86
		Location:	Multiple locations generally bounded by Interstate 17 Freeway to 35th Avenue, and Missouri Avenue to Camelback Road (including lots south of Camelback Road)
		Proposal:	Major Amendment to the Grand Canyon University Planned Unit Development to include additional land area.
		Applicant:	Taylor Earl, Earl & Curley P.C.
		Owner:	Grand Canyon University, et al.
		Representative:	Taylor Earl, Earl & Curley P.C.

OTHER BUSINESS:

- | | | |
|------------------|-----|--|
| Initiated | 10. | Presentation, discussion and possible initiation of a General Plan Amendment application for city-owned property, approximately 87.25 gross acres at the northeast corner of 67th Avenue and the Roeser Road alignment for a minor general plan amendment to the Land Use Map from |
|------------------|-----|--|

Residential 1-2 dwelling units per acre and Parks/Open Space-Public, to a Commercial land use designation.

- | | |
|------------------------|--|
| Initiated | 11. Presentation, discussion and possible initiation of a rezoning application for city-owned property, approximately 87.25 gross acres at the northeast corner of 67th Avenue and the Roeser Road alignment from S-1 to C-2 zoning. |
| Initiated | 12. Presentation, discussion and possible initiation of a rezoning case to remove a Special Permit (Z-SP-23-67) at the southwest corner of 31st Avenue and McDowell Road. |
| No Action taken | 13. <u>INFORMATION ONLY</u> : Presentation and discussion regarding work program for upcoming text amendments. |
| *Rescinded | *14. Presentation, discussion and possible action to rescind Z-TA-5-17, Z-TA-3-18 and Z-TA-4-19. |
| Items requested | 15. 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-EST-2-21-7, Z-79-21-7, GPA-SM-4-21-8, and Z-71-21-8** will be held on May 11, 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 May 11, 2022 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on May 11, 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.