

**NOTICE OF RESULTS
PLANNING COMMISSION
CITY OF PHOENIX 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** held a virtual meeting open to the public **on August 4, 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:

CALL TO ORDER

APPROVAL OF MINUTES

- | | | |
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| Approved | 1. | For Approval or Correction of the Planning Commission hearing minutes of February 3, 2022. |
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CONTINUANCES

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| Continued to
September 1, 2022,
without fee | 2. | Application #: Z-68-21-8 (Continued from June 2, 2022)
From: R-4 CCSIO, C-3 CCSIO, and A-2 CCSIO
To: A-2 CCSIO
Acreage: 5.92
Location: Approximately 285 feet south of the southeast corner of 19th Avenue and Buckeye Road

Proposal: Auto Auction
Applicant: Leodra Bowdell, Phoenix Permit Service
Owner: Auto Dealers Southwest, LLC
Representative: Leodra Bowdell, Phoenix Permit Service |
| Continued to
September 1,
2022, without fee | 3. | Application #: Z-45-22-8
From: S-1 (Approved C-2 HGT/WVR PCD)
To: C-2 HGT/WVR DNS/WVR
Acreage: 39.74
Location: Southeast corner of 59th Avenue and Dobbins Road

Proposal: Mixed-Use Development
Applicant: Matrix at Dobbins |

**Continued to
September 1, 2022,
without fee**

Owner: Tyson Family, LTD, et al.
Representative: Jason Morris, Withey Morris, PLC

4. **Application #: Z-4-22-1**
From: PSC and C-2
To: C-2
Acreage: 3.54
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; et al.
Representative: William F. Allison, Withey Morris, PLC

WITHDRAWALS

Withdrawn 7. **Application #: GPA-SM-4-21-8 (Companion Case Z-71-21-8) (Continued from June 2, 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: Beus Gilbert McGroder, PLLC

Withdrawn 8. **Application #: Z-71-21-8 (Companion Case GPA-SM-4-21-8) (Continued from June 2, 2022)**
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 CASES

- Approved, per the 5. Camelback East VPC recommendation**
- Application #:** **GPA-CE-2-21-8 (Companion Case Z-64-21-8)**
- Request: Map Amendment
From: Commerce/Business Park and Industrial
To: Mixed Use
Acreage: 17.82
Location: Southwest corner of 48th Street and Washington Street
Proposal: Minor General Plan Amendment to Mixed Use to allow multifamily residential.
Applicant: Odyssey Group Holdings, LLC
Owner: Lincoln National Life Insurance Company
Representative: Nick Wood Esq., Snell & Wilmer, LLP
- Approved, per the 6. Addendum A Staff Report**
- Application #:** **Z-64-21-8 (Banyan Residential 48th & Washington PUD) (Companion Case GPA-CE-2-21-8)**
- From: A-2
To: PUD
Acreage: 17.82
Location: Southwest corner of 48th Street and Washington Street
Proposal: A Planned Unit Development to allow multifamily residential.
Applicant: Odyssey Group Holdings, LLC
Owner: Lincoln National Life Insurance Company
Representative: Nick Wood Esq., Snell & Wilmer, LLP
- Approved, per the 9. Laveen VPC recommendation**
- Application #:** **GPA-LV-1-22-8 (Companion Case Z-25-22-8)**
- Request: Map Amendment
From: Residential 2 to 3.5 dwelling units per acre
To: Commercial
Acreage: 4.99
Location: Southwest corner of 43rd Avenue and Baseline Road
Proposal: A minor general plan amendment to allow commercial development.
Applicant: Adam Baugh, Withey Morris, PLC
Owner: John Silva Farms Limited Partnership
Representative: Adam Baugh, Withey Morris, PLC

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| <p>Approved, per the Laveen VPC recommendation</p> | <p>10.</p> | <p>Application #: Z-25-22-8 (Laveen Veterinary Hospital & Clinic PUD) (Companion Case GPA-LV-1-22-8)</p> <p>From: S-1</p> <p>To: PUD</p> <p>Acreage: 4.99</p> <p>Location: Southwest corner of 43rd Avenue and Baseline Road</p> <p>Proposal: Planned Unit Development to allow veterinary hospital and commercial uses.</p> <p>Applicant: Evan Ware, Laveen Veterinary Care</p> <p>Owner: John Silva Farms Limited Partnership</p> <p>Representative: Adam Baugh, Withey Morris, PLC</p> |
| <p>Approved, per the Deer Valley VPC recommendation</p> | <p>11.</p> | <p>Application #: GPA-DV-1-22-1 (Companion Case Z-30-22-1)</p> <p>Request: Map Amendment</p> <p>From: Commerce/Business Park and Parks/Open Space-Public</p> <p>To: Residential 15+ dwelling units per acre</p> <p>Acreage: 29.71</p> <p>Location: Approximately 330 feet south of the southwest corner of the I-17 Freeway and Pinnacle Peak Road</p> <p>Proposal: Multifamily residential</p> <p>Applicant: Laurel, et al. LLC, The Greystone Group</p> <p>Applicant: Brennan Ray, Burch & Cracchiolo, PA</p> <p>Representative: Brennan Ray, Burch & Cracchiolo, PA</p> |
| <p>Approved, per the Deer Valley VPC recommendation</p> | <p>12.</p> | <p>Application #: Z-30-22-1 (Companion Case GPA-DV-1-22-1)</p> <p>From: C-1 DVAO, CP/BP DVAO, CP/GCP SP DVAO, and RE-43 DVAO</p> <p>To: R-3A DVAO</p> <p>Acreage: 25.05</p> <p>Location: Approximately 330 feet south of the southwest corner of the I-17 Freeway and Pinnacle Peak Road</p> <p>Proposal: Multifamily residential</p> <p>Applicant: Brennan Ray, Burch & Cracchiolo, PA</p> <p>Owner: P.P. & L. Investments, LLLP, et al.</p> <p>Representative: Brennan Ray, Burch & Cracchiolo, PA</p> |
| <p>Approved, per the staff recommendation</p> | <p>13.</p> | <p>Application #: GPA-EST-1-22-7 (Companion Case Z-31-22-7)</p> <p>Request: Map Amendment</p> |

From: Residential 1 to 2 dwelling units per acre
and Parks/Open Space - Public
To: Commercial
Acreage: 85.90
Location: Northeast corner of 67th Avenue and the
Roeser Road alignment
Proposal: Minor General Plan Land Use Map
Amendment to Commercial
Applicant: City of Phoenix, Planning Commission
Owner: City of Phoenix
Representative: City of Phoenix, Planning and
Development Department

**Approved, per the
Addendum A Staff
Report**

14. **Application #: Z-31-22-7 (Companion Case GPA-EST-1-22-7)**

From: S-1
To: C-2
Acreage: 85.90
Location: Northeast corner of 67th Avenue and the
Roeser Road alignment
Proposal: Commercial uses
Applicant: City of Phoenix, Planning Commission
Owner: City of Phoenix
Representative: City of Phoenix, Planning and
Development Department

**Approved, per the
Laveen VPC
recommendation**

15. **Application #: Z-22-22-8 (Companion Case Z-SP-3-22-8)**

From: C-1
To: C-2
Acreage: 4.90
Location: Approximately 220 feet north of the
northeast corner of 59th Avenue and Elliot
Road
Proposal: Commercial
Applicant: Wentworth Property Company
Owner: Miller 160, LLC
Representative: George Pasquel III, Withey Morris, PLC

**Approved, per the
Laveen VPC
recommendation**

16. **Application #: Z-SP-3-22-8 (Companion Case Z-22-22-8)**

From: C-1 (Pending C-2)
To: C-2 SP
Acreage: 3.60

Location: Approximately 420 feet north of the northeast corner of 59th Avenue and Elliot Road

Proposal: Self-service storage warehouse and underlying C-2 uses.

Applicant: Wentworth Property Company

Owner: Miller 160, LLC

Representative: George Pasquel III, Withey Morris, PLC

**Continued to
September 1, 2022,
without fee**

17. **Application #: GPA-AF-1-22-6**
- Request: Street Classification - Map Amendment
- Location: Chandler Boulevard approximately between the 19th and 27th Avenue alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway
- Proposal: Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street.
- Applicant: Alan Beaudoin, Norris Design
- Owner: Tom Lemon, Reserve 100, LLC
- Representative: Alan Beaudoin, Norris Design

TEXT AMENDMENT

**Approved, per the
North Mountain
VPC
recommendation**

18. **Application #: Z-TA-2-22-6**
- Acreage: 1.82
- Location: Northeast corner of Central Avenue and Butler Drive
- Proposal: Amend Chapter 6, Section 650.D. (Permitted Accessory Uses) and 650.E (Prohibited Uses) of the Zoning Ordinance to allow package liquor retail sales and general retail sales as accessory uses to a restaurant in the Historic Canal-Side Restaurant Overlay District.
- Applicant: Brian Greathouse, Burch & Cracchiolo, PA
- Owner: Chris Hinkson, HH-Skyline Pads, LLC
- Representative: Brian Greathouse, Burch & Cracchiolo, PA

REZONING

19. **Application #: Z-138-F-83-5 (Aldea Centre PUD)
(Continued from June 2, 2022)**

**Approved, per the
Addendum A Staff
Report**

From: PUD PCD
To: PUD PCD
Acreage: 125.30
Location: Northwest corner of 99th Avenue and Missouri Avenue
Proposal: Major amendment to the DC Ranch Planned Community District (PCD) to allow an amendment to the Aldea Centre Planned Unit Development to allow multifamily residential.
Applicant: Brian Greathouse, Burch and Cracchiolo, PA
Owner: John F. Long, Family Revocable Living Trust
Representative: Brian Greathouse, Burch and Cracchiolo, PA

**Approved, per the 20.
Deer Valley VPC
recommendation,
with an additional
stipulation**

Application #: Z-3-B-15-1 (Norterra PUD)
From: PUD
To: PUD
Acreage: 405.40
Location: Northwest corner of 19th Avenue and Happy Valley Road
Proposal: Major Amendment to the Norterra Planned Unit Development to allow additional dwelling units and a parking reduction.
Applicant: USAA Real Estate Company, et al.
Owner: USAA Real Estate Company, et al.
Representative: Bill Allison, Withey Morris, PLC

**Approved, per the 21.
Central City VPC
recommendation,
with an additional
stipulation**

Application #: Z-19-21-8
From: C-2, C-2 (Approved C-2 SP), C-2 SP, R1-6, and R1-6 (Approved PAD-13)
To: WU Code T4:3 GW
Acreage: 11.46
Location: Southwest corner of 24th Street and the Loop 202 Freeway
Proposal: Multifamily residential
Applicant: LL Central PHX, LLC
Owner: Waheguru Properties, LLC
Representative: Wendy Riddell, Berry Riddell, LLC

**Approved, per the 22.
Deer Valley VPC
recommendation**

Application #: Z-63-21-3
From: R-O
To: C-2
Acreage: 1.37

Location: Approximately 220 feet west of the northwest corner of 19th Avenue and Greenway Road
 Proposal: Pool company with outdoor display
 Applicant: Dennis Newcombe, Gammage & Burnham, PLC
 Owner: Brian W. Morris
 Representative: Lindsay C. Schube, Gammage & Burnham, PLC

**Approved, per the
Addendum A Staff
Report**

23. **Application #:** **Z-SP-2-22-3**
 From: C-2
 To: C-2 SP
 Acreage: 0.94
 Location: Approximately 175 feet east of the northeast corner of 17th Avenue and Hatcher Road
 Proposal: Special permit to allow self-service storage and all underlying C-2 uses.
 Applicant: Holdsworth Construction Inc.
 Owner: North Central Garage Club, LLC
 Representative: Benjamin Graff, Quarles & Brady, LLP

**Approved, per the
Addendum A Staff
Report**

24. **Application #:** **Z-18-22-1**
 From: S-1
 To: R-2
 Acreage: 2.55
 Location: Northeast corner of 19th Avenue and Yearling Road
 Proposal: Single-family residential
 Applicant: Red Hawk Development Corporation
 Owner: CMI Construction, LLC
 Representative: Charles Eckert, Jr.

**Approved, per the
Laveen VPC
recommendation**

25. **Application #:** **Z-19-22-7**
 From: R1-8
 To: R-2
 Acreage: 11.08
 Location: Northeast corner of 39th Avenue and Vineyard Road
 Proposal: Multifamily residential
 Applicant: Prestige BeckShar Development, LLC
 Owner: Laveen Land, LLC
 Representative: Michael T. Maerowitz, Snell & Wilmer

26. **Application #:** **Z-20-22-7**

**Approved, per the
Estrella VPC
recommendation**

From: CP/GCP
To: A-1
Acreage: 18.58
Location: Approximately 535 feet north of the
northeast corner of 47th Avenue and Polk
Street
Proposal: Industrial uses
Applicant: Clarion Partners
Owner: Jane Rittenberg and William A. Goldring
Representative: Alex Hayes, Withey Morris, PLC

**Approved, per the 27.
Camelback East
VPC
recommendation**

Application #: Z-23-22-8
From: R1-6
To: R-4
Acreage: 0.36
Location: Northwest corner of 35th Street and Culver
Street
Proposal: Multifamily residential
Applicant: Artin Knadjian, AAK Architecture &
Interiors, Inc.
Owner: First Mill, LLC
Representative: Artin Knadjian, AAK Architecture &
Interiors, Inc.

**Approved, per the 28.
staff
recommendation**

Application #: Z-36-22-4
From: C-3 SP and R-5 SP
To: C-3 and R-5
Acreage: 4.23
Location: Southwest corner of 31st Avenue and
McDowell Road
Proposal: Removal of a Special Permit to allow all
underlying C-3 and R-5 uses.
Applicant: City of Phoenix, Planning Commission
Owner: Isaac Elementary School, District No. 5
Representative: Benjamin Graff, Quarles & Brady LLP

OTHER BUSINESS

**Information
Requested**

29. 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 **Z-TA-2-22-6, GPA-DV-1-22-1, Z-30-22-1, GPA-
AF-1-22-6, GPA-EST-1-22-7, Z-31-22-7, GPA-CE-2-21-8, Z-64-21-8, GPA-LV-1-22-**

8, and Z-25-22-8 will be held on September 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 September 7, 2022 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on September 7, 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.

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