

**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 February 3, 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

APPROVAL OF MINUTES

1. For Approval or Correction of the Planning Commission hearing minutes of January 7, 2021.

GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

**Continued to March 2,
3, 2022, without fee**

Application #: **GPA-MV-1-21-5**
Request: Map Amendment
From: Mixed Use (Commercial/Industrial)
To: Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Residential 10 to 15 dwelling units per acre
Acreage: 349.06
Location: Area generally bounded by 91st Avenue to 99th Avenue and Thomas Road to Campbell Avenue
Proposal: Minor General Plan Map amendment to allow residential densities less than 20 dwelling units per acre.
Applicant: Stephen W. Anderson, Gammage & Burnham, PLC
Owner: Algodon AG Revocable Land Trust
Representative: Stephen W. Anderson, Gammage & Burnham, PLC

**Continued to March 3,
3, 2022, without fee**

Application #: **Z-19-G-00-5 (Algodon Center PUD)**
From: PUD PCD
To: PUD PCD

Acreage: 672.92
 Location: Area generally bounded by 91st Avenue to 99th Avenue and Thomas Road to Campbell Avenue
 Proposal: Major amendment to Algodon Center Planned Unit Development to allow single-family and multifamily residential.
 Applicant: Stephen W. Anderson, Gammage & Burnham, PLC
 Owner: John F. Long Properties LLLP, et al.
 Representative: Stephen W. Anderson, Gammage & Burnham, PLC

**Approved, per the
Paradise Valley VPC
recommendation**

4. Application #: **GPA-PV-3-21-2**
Request: Map Amendment
From: Industrial and Mixed-Use
 (Commercial/Commerce/Business Park)
To: Mixed Use
 (Commercial/Commerce/Business Park/
 Residential 15+ dwelling units per acre)
Acreage: 4.21
Location: Southwest corner of 71st Street and Marilyn Road
Proposal: Minor General Plan Amendment for a mix of commercial, commerce park, and residential 15+ dwelling units per acre.
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP
Owner: Kierland Office Park Condominium Association Assoc, et al.
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

**Approved, per the
Paradise Valley VPC
recommendation,
with an additional
stipulation**

5. Application #: **Z-56-21-2 (Davis Kierland PUD)**
From: CP/GCP PCD
To: PUD
Acreage: 4.21
Location: Southwest corner of 71st Street and Marilyn Road
Proposal: Planned Unit Development for multifamily residential and commercial uses.
Applicant: Michael Lee, Davis Development
Owner: Kierland Office Park Condominium Association, et al.
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

6. Application #: **GPA-SM-3-21-8 (Continued from 1/6/2022)**

**Approved, per the
staff
recommendation**

Request: Map Amendment
From: Residential 1 to 2 dwelling units per acre
To: Residential 2 to 3.5 dwelling units per acre
Acreage: 20.76
Location: Southwest corner of 19th Avenue and South Mountain Avenue
Proposal: A minor General Plan Amendment to allow single-family residential up to 3.5 dwelling units per acre.
Applicant: Paul Gilbert and Cassandra Ayres, Beus Gilbert McGroder, PLLC
Owner: P.W. Again, LLC
Company: Paul Gilbert and Cassandra Ayres, Beus Gilbert McGroder, PLLC

**Approved, per the 7.
Addendum C Staff
Report**

Application #: **Z-58-21-8 (Continued from 1/6/2022)**
From: S-1 (Approved R1-18)
To: R1-10
Acreage: 20.76
Location: Southwest corner of 19th Avenue and South Mountain Avenue
Proposal: Detached single-family residential
Applicant: Paul Gilbert, Beus Gilbert McGroder, PLLC
Owner: P.W. Again, LLC
Representative: Paul Gilbert, Beus Gilbert McGroder, PLLC

**Approved, per the 8.
Addendum A Staff
Report**

Application #: **GPA-SM-CC-1-21-7-8**
Request: Area Plan
Acreage: 3,270
Location: Area generally bounded by Union Pacific Railroad tracks (south of Jefferson Street) on the north, 7th Street on the east, South Mountain Avenue on the south, and 7th Avenue on the west.
Proposal: General Plan Amendment to create the South Central Transit Oriented Development Community Plan.
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning Commission

REZONING CASES

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| Approved, per the Addendum A Staff Report, with an additional and a modified stipulation | 9. | Application #: | Z-20-21-4 (Uptown Residential Community PUD) (Continued from 1/6/2022) |
| | | From: | UR TOD-1 |
| | | To: | PUD |
| | | Acreage: | 4.34 |
| | | Location: | Approximately 1,300 feet north of the northeast corner of Central Avenue and Indian School Road |
| | | Proposal: | Planned Unit Development to allow multifamily and single-family attached residential development and uses per Walkable Urban Code T5:3. |
| | | Applicant: | Cresleigh Homes Arizona, LLC |
| | | Owner: | Midtown Central Hotel Corporation |
| | | Representative: | Alan Beaudoin, Norris Design |
| Approved, per the Deer Valley VPC recommendation, with an additional stipulation | 10. | Application #: | Z-SP-3-21-1 |
| | | From: | A-1 DVAO SP and A-1 DVAO |
| | | To: | A-1 DVAO SP |
| | | Acreage: | 39.54 |
| | | Location: | Southwest corner of Central Avenue and Alameda Road |
| | | Proposal: | Special permit to allow continuation of a sand and gravel mining operation, concrete batch plant, asphalt blending plant, and all underlying A-1 uses. |
| | | Applicant: | Beus Gilbert McGroder, PLLC |
| | | Owner: | Airpark 30, LLC |
| | | Representative: | Beus Gilbert McGroder, PLLC |
| Approved, per the Maryvale VPC recommendation, with an additional stipulation | 11. | Application #: | Z-70-21-5 |
| | | From: | R1-6 |
| | | To: | R-3A |
| | | Acreage: | 6.50 |
| | | Location: | Approximately 500 feet south of the southeast corner of 75th Avenue and Camelback Road |
| | | Proposal: | Multifamily Residential |
| | | Applicant: | Daryn Murphy, Commonwealth Development |
| | | Owner: | Sheri Ranger, Ranger Homes |
| | | Representative: | Rod Jarvis, Earl and Curley, PC |
| | 12. | Application #: | Z-74-21-2 |

Approved, per the North Gateway VPC recommendation, with an additional stipulation

From: C-2 M-R NBCOD
To: C-2 HGT/WVR DNS/WVR NBCOD
Acreage: 18.81
Location: Northwest corner of the 29th Avenue and Bronco Butte Trail alignments
Proposal: Multifamily residential
Applicant: Bond Companies
Owner: Plas North Valley Land, LLC
Representative: Wendy Riddell, Berry Riddell, LLC

Approved, per the staff memo dated February 3, 2022, with a modified stipulation

13. Application #: **Z-69-20-6 (Autem Row PUD) (Remanded back to Planning Commission by City Council)**
- From: R-O
To: PUD
Acreage: 0.89
Location: Approximately 300 feet west of the northwest corner of 16th Street and Maryland Avenue
Proposal: Planned Unit Development to allow multifamily residential.
Applicant: AUTEM Development
Owner: East Maryland, LLC
Representative: William E. Lally, Esq., Tiffany & Bosco, PA

TEXT AMENDMENTS

Approved, per the VPC recommendations

14. Application #: **Z-TA-4-21 (Continued from 1/6/2022)**
Location: Interior Suite with Accessory Cooking Facilities Expansion
Proposal: Amend Chapter 6, Section 608.D.8 of the Zoning Ordinance to expand the applicability of interior suite with accessory cooking facilities.
Applicant: Taylor C. Earl, Earl & Curley, PC
Representative: Taylor C. Earl, Earl & Curley, PC

OTHER BUSINESS

None

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 **Z-69-20-6** will be held on February 16, 2022, at 2:30 p.m. virtually or in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.
2. The City Council public hearing for **Z-TA-4-21, GPA-PV-3-21-2, Z-56-21-2, GPA-MV-1-21-5, Z-19-G-00-5, GPA-SM-3-21-8, Z-58-21-8, GPA-SM-CC-1-21-7-8** will be held on March 2, 2022, at 2:30 p.m. virtually or 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 March 2, 2022, at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on March 2, 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 call Racelle Escolar at (602) 534-2864.

Rezoning staff reports currently in the hearing process are now available online; please visit our website at <http://phoenix.gov/pdd/services/rezoning-and-special-permits>. This publication can be made available in alternate format upon request.

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.