

**NOTICE OF RESULTS
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 January 6, 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 October 7, 2021.

CONTINUANCES AND WITHDRAWALS

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

2. **Application #:** **GPA-SM-3-21-8**
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: PW Again, LLC
Representative: Paul Gilbert and Cassandra Ayres, Beus Gilbert McGroder, PLLC

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

3. **Application #:** **Z-58-21-8**
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: PW Again, LLC
Representative: Paul Gilbert, Beus Gilbert McGroder, PLLC

GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

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| Approved, per the
Addendum A Staff
Report | 4. Application #: | GPA-DSTV-1-19-2 |
| | Request: | Map Amendment |
| | From: | Residential 2 to 5 dwelling units per acre, Preserves/Residential 2 to 3.5/3.5 to 5 dwelling units per acre, Parks/Open Space – Future 1 dwelling unit per acre, and Parks/Open Space - Public |
| | To: | Parks/Open Space – Future 1 dwelling unit per acre, and Residential 2 to 3.5/Residential 5 to 10 dwelling units per acre |
| | Acreage: | 213.18 |
| | Location: | Approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway |
| | Proposal: | A minor General Plan Amendment to allow a mixture of single-family and multifamily residential. |
| | Applicant: | William E. Lally, Tiffany & Bosca, PA |
| | Owner: | 24th Street and Jomax Road, LLC |
| | Representative: | William E. Lally, Tiffany & Bosca, PA |
| Approved, per the
Addendum A Staff
Report, with an
additional
stipulation | 5. Application #: | Z-46-19-2 (Sendero Foothills PUD) |
| | From: | S-1 |
| | To: | PUD |
| | Acreage: | 213.18 |
| | Location: | Approximately 900 feet north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway |
| | Proposal: | Planned Unit Development to allow a mixture of single-family and multifamily residential. |
| | | Applicant: |
| | Owner: | 24th Street and Jomax Road, LLC |
| | Representative: | William E. Lally, Tiffany & Bosco, PA |

Approved, per the Deer Valley VPC recommendation	6. Application #:	GPA-DV-2-21-1
	Request: From:	Map Amendment Residential 3.5 to 5 dwelling units per acre, Commercial, and Mixed Use (Commercial/Commerce Park)
	To:	Residential 15+ dwelling units per acre
	Location:	Approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road
	Proposal:	Multifamily Residential 15+ dwelling units per acre.
	Applicant:	Toll Brothers
	Owner:	Happy Valley 19, LLC
	Representative:	Nick Wood, Esq., Snell & Wilmer, LLP
Approved, per the Deer Valley VPC recommendation, with an additional stipulation and a modification to a stipulation	7. Application #:	Z-48-21-1 (Lumara PUD)
	From:	C-O/M-O and County RU-43 (Pending S-1)
	To:	PUD
	Acreage:	13.48
	Location:	Approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road
	Proposal:	Planned Unit Development to allow multifamily residential.
	Applicant:	Toll Brothers
	Owner:	Happy Valley 19, LLC
	Representative:	Nick Wood, Esq., Snell & Wilmer, LLP
Approved, per the South Mountain VPC recommendation	8. Application #:	GPA-SM-2-21-8 (Continued from 12/2/2021)
	Request:	Map Amendment
	From:	Residential 1 to 2 dwelling units per acre
	To:	Residential 2 to 3.5 dwelling units per acre
	Acreage:	49.50
	Location:	Southeast corner of 19th Avenue and South Mountain Avenue
	Proposal:	Minor General Plan Amendment to allow a single-family detached residential community.
	Applicant:	Benjamin Tate, Withey Morris, PLC
	Owner:	New Castle Development, LLC
	Representative:	Benjamin Tate, Withey Morris, PLC
Approved, per the Addendum B Staff Report, with an	9. Application #:	Z-31-21-8 (Continued from 12/2/2021)
	From:	S-1
	To:	R1-10
	Acreage:	49.52

**additional
stipulation**

Location: Southeast corner of 19th Avenue and South Mountain Avenue
Proposal: Single-family detached residential community
Applicant: Providence Homes
Owner: Newcastle Development, LLC
Representative: Benjamin Tate, Withey Morris, PLC

REZONING CASES

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

10. **Application #:** **Z-35-17-1 (Continued from 12/2/2021)**
From: R-5 DVAO
To: A-1 DVAO
Acreage: 2.05
Location: Approximately 390 feet north of the northeast corner of 24th Avenue and Lone Cactus Drive
Proposal: Moving and storage facility
Applicant: Douglas A. Rupp
Owner: Douglas A. Rupp
Representative: Brenda Johnson

**Approved, per the
Camelback East
VPC
recommendation,
with an additional
stipulation**

11. **Application #:** **Z-61-21-6**
From: R1-10
To: R-O
Acreage: 1.15
Location: Approximately 150 feet north of the northeast corner of 44th Street and Earl Drive
Proposal: Residential Office
Applicant: Brendan Morrow
Owner: 1024 Investments, LLC and Hen Consulting
Representative: Rodney Q. Jarvis, Earl & Curley, P.C.

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

12. **Application #:** **Z-65-21-3**
From: R-O
To: C-1
Acreage: 1.08
Location: Southwest corner of 17th Street and Bell Road
Proposal: Karate Studio
Applicant: Octavian Belostecinic
Owner: A&M Truck and Trailer Repair, LLC
Representative: Taylor Earl, Earl & Curley

Approved, per the North Gateway VPC recommendation, with modifications and an additional stipulation	13. Application #:	Z-66-21-2
	From:	PCD NBCOD (Approved C-2/C-P M-R PCD NBCOD)
	To:	R-3A NBCOD
	Acreage:	17.63
	Location:	Approximately 600 feet east of the northeast corner of Black Canyon Highway and Sonoran Desert Drive
	Proposal:	Planned Community District removal and to allow multifamily residential
	Applicant:	IDM
	Owner:	Lone Mountain Road Investors
	Representative:	Jason Morris, Withey Morris, PLC
Approved, per the Alhambra VPC recommendation, with an additional stipulation	14. Application #:	Z-47-21-4 (Continued from 12/2/2021)
	From:	C-3
	To:	C-3 DNS/WVR
	Acreage:	4.88
	Location:	Approximately 400 feet northwest of the northwest corner of 33rd Avenue and Grand Avenue
	Proposal:	Multifamily residential with a density waiver
	Applicant:	Jason Morris, Withey Morris, PLC
	Owner:	P WEST PROPERTIES XX, LLC
	Representative:	Jason Morris, Withey Morris, PLC
Continued to February 3, 2022, without fee	15. Application #:	Z-20-21-4 (Uptown Residential Community PUD) (Continued from 12/2/2021)
	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 Paradise Valley VPC	16. Application #:	Z-44-21-2 (Modera Kierland PUD)
	From:	C-2 PCD
	To:	PUD

recommendation, with a deletion of a stipulation and additional stipulations	Acreage:	6.80
	Location:	Southwest corner of Paradise Lane and Scottsdale Road
	Proposal:	Planned Unit Development to allow multifamily and commercial uses.
	Applicant:	Mill Creek Residential
	Owner:	16000 Scottsdale, LLC
	Representative:	Nick Wood, Esq., Snell & Wilmer, LLP

Approved, per the Camelback East VPC recommendation, with an additional stipulation	17. Application #:	Z-60-21-6
	From:	R1-6 and R-3
	To:	R-3
	Acreage:	0.63
	Location:	Approximately 65 feet west of the southwest corner of 40th Street and Monterosa Street
	Proposal:	Multifamily Residential
	Applicant:	Brian Greathouse, Burch & Cracchiolo, PA
	Owner:	Chapter 2, LLC; c/o Geoff Edlund
	Representative:	Brian Greathouse, Burch & Cracchiolo, PA

TEXT AMENDMENTS

Continued to February 3, 2022	18. Application #:	Z-TA-4-21
		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

Approved, per the Addendum B Staff Report	19. Application #:	Z-TA-3-19 (Continued from 12/2/2021)
		Walkable Urban Code Expansion and Fee Updates
	Proposal:	Amend Chapter 3, Section 309.A; Chapter 5, Sections 507.G; Chapter 13, Sections 1301.B, 1301.C, 1303.A, 1304.F, 1305.A, 1306.A, 1306.H, 1310.A, 1310, Table 1310.1, 1311.A, and 1313.D of the Zoning Ordinance to expand the Walkable Urban Code boundaries citywide, including updates to clarify relevant policy plans, clarification of Walkable Urban Code process and procedure, and updating general lot

standards relevant to the expansion; and amend Appendix A the Zoning Fee Schedule to include fees for Walkable Urban Code Transect Districts, Downtown Code-Character Areas, and update fees for new processes.

Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

OTHER BUSINESS

- No Action taken** 20. **INFORMATION ONLY** (GPA-SM-CC-1-21-7-8): Presentation and discussion regarding the South Central TOD Community Plan. This General Plan Amendment is to create the South Central TOD Community Plan on approximately 3,270 acres generally bounded by the 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. For additional information see: <https://www.phoenix.gov/pdd/tod/south-central>.
- Items requested** 21. **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-2-21-1, Z-48-21-1, GPA-DSTV-1-19-2, Z-46-19-2, GPA-SM-2-21-8, Z-31-21-8, Z-TA-3-19** and **Z-TA-4-21** will be held on February 2, 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 February 2, 2022 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on February 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 Escobar 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. To request reasonable accommodations, contact Angie Holdsworth at the Planning and Development Department at (602) 495-5622, TTY use 7-1-1.