

NOTICE OF RESULTS 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 June 2, 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

Approved

1. For Approval or Correction of the Planning Commission hearing minutes of January 6, 2022.

CONTINUANCES AND WITHDRAWALS

**Continued to
August 4, 2022,
without fee**

2. **Application #:** **GPA-SM-4-21-8 (Continued from May 5, 2022) (Companion Case Z-71-21-8)**
Request: Map Amendment
From: Residential 1 to 2 dwelling units per acre
To: Residential 2 to 3.5 dwelling units per acre
Acreage: 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 to
August 4, 2022,
without fee**

3. **Application #:** **Z-71-21-8 (Continued from May 5, 2022) (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

**Continued to
August 4, 2022,
without fee**

8. **Application #:** **Z-138-F-83-5 (Aldea Centre PUD)**
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 to allow an amendment to the Aldea Centre Planned Unit Development to allow multifamily residential.
Applicant: Brian Greathouse, Burch and Cracchiolo
Owner: John F. Long Family Revocable Living Trust
Representative: Brian Greathouse, Burch and Cracchiolo

**Continued to
August 4, 2022,
without fee**

10. **Application #:** **Z-68-21-8 (Continued from May 5, 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

GENERAL PLAN AMENDMENTS AND COMPANION CASES

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

4. **Application #:** **GPA-PV-4-21-2 (Companion Case Z-76-21-2)**
Request: Map Amendment
From: Industrial
To: Mixed Use (Commercial/Residential 15+ dwelling units per acre)
Acreage: 6.10

	Location:	Southwest corner of Kierland Boulevard and Marilyn Road
	Proposal:	Minor General Plan Amendment for Mixed Use (Commercial/Residential 15+ dwelling units per acre).
	Applicant:	Nick Wood, Esq., Snell & Wilmer, LLP
	Owner:	Valwood Mesquite, LLC
	Representative:	Nick Wood, Esq., Snell & Wilmer, LLP
Approved, per the Paradise Valley VPC recommendation	5. Application #:	Z-76-21-2 (Icon Kierland PUD) (Companion Case GPA-PV-4-21-2)
	From:	CP/GCP PCD
	To:	PUD
	Acreage:	6.10
	Location:	Southwest corner of Kierland Boulevard and Marilyn Road
	Proposal:	Planned Unit Development to allow multifamily residential and commercial uses.
	Applicant:	Nick Wood, Esq., Snell & Wilmer, LLP
	Owner:	Valwood Mesquite, LLC
	Representative:	Nick Wood, Esq., Snell & Wilmer, LLP
Approved, per the Desert View VPC recommendation	6. Application #:	GPA-DSTV-1-22-2 (Companion Case Z-6-22-2)
	Request:	Map Amendment
	From:	Residential 2 to 5 dwelling units per acre and Parks/Open Space - Publicly Owned
	To:	Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre
	Acreage:	29.48
	Location:	Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road
	Proposal:	A Minor General Plan Amendment to allow development of garden-style multifamily residential development (15+ dwelling units per acre) and casita-style single-family duplex rental residences (10 to 15 dwelling units per acre).
	Applicant:	Jason Morris, Withey Morris, PLC
	Owner:	Arizona State Land Trust
	Representative:	Jason, Morris, Withey Morris, PLC
Approved, per the Desert View VPC	7. Application #:	Z-6-22-2 (Companion Case GPA-DSTV-1-22-2)

**recommendation,
with modifications
and an additional
stipulation**

From: S-1
To: R1-10, R-2, and R-3A
Acreage: 417.33
Location: Approximately 2,400 feet southwest of the southwest corner of Cave Creek Road and Jomax Road
Proposal: Single-family and multifamily residential
Applicant: DR Horton, Inc.
Owner: Arizona State Land Department
Representative: Jason Morris, Withey Morris, PLC

REZONING CASES

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

9. **Application #:** **Z-57-21-3 (PV PUD)**
From: RSC PCD and RSC PCD (Approved C-2 H-R DNS/WVR SP PCD)
To: PUD
Acreage: 79.98
Location: Northwest corner of Tatum Boulevard and Cactus Road
Proposal: A Planned Unit Development to allow mixed use development.
Applicant: Ed Bull, Burch & Cracchiolo, P.A.
Owner: PV Land SPE, LLC and PV JCP, LLC
Representative: Ed Bull, Burch & Cracchiolo, P.A.

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

11. **Application #:** **Z-7-22-3**
From: S-1
To: R1-8
Acreage: 1.10
Location: Approximately 190 feet west of the northwest corner of 22nd Street and Paradise Lane
Proposal: Single-family residential
Applicant: Dejan Bosnjak
Owner: Novica Bosnjak
Representative: Edmir Dzudza

**Approved, per the
Encanto VPC
recommendation**

12. **Application #:** **Z-10-22-4**
From: R-4 HRI TOD-1 and P-1 TOD-1
To: WU Code T5:7 MT and P-1 TOD-1
Acreage: 1.16
Location: Approximately 400 feet east of the southeast corner of Central Avenue and Roanoke Avenue
Proposal: Offices, storage, and maintenance facility accessory to a larger corporate campus.

Applicant: Philip A. Carhuff, Architect
 Owner: Oxford Life Insurance Company
 Representative: Nicole Hosking, Oxford Life Insurance Company

Approved, per the Maryvale VPC recommendation, with a modification

13. **Application #:** **Z-11-22-5**
From: RE-35
To: R1-18
Acreage: 20.16
Location: Northeast corner of 107th Avenue and Missouri Avenue
Proposal: Single-family residential
Applicant: Lou Turner, Hillstone Homes
Owner: MPAAL, LLC
Representative: David Maguire, Land Solutions Inc.

Approved, per the Laveen VPC recommendation

14. **Application #:** **Z-12-22-7**
From: S-1
To: R1-8
Acreage: 14.07
Location: Northwest corner of 47th Avenue and Baseline Road
Proposal: Single-family residential
Applicant: Brennan Ray, Burch & Cracchiolo, P.A.
Owner: Rogers Family Living Trust
Representative: Brennan Ray, Burch & Cracchiolo, P.A.

Approved, per the staff recommendation

15. **Application #:** **Z-14-22-1**
From: A-1 DVAO and C-2 DVAO
To: A-1 DVAO
Acreage: 9.35
Location: Northeast corner of Black Canyon Highway and Adobe Drive
Proposal: Industrial development
Applicant: Baker Development Company
Owner: BDC Adobe, LLC
Representative: Wendy Riddell, Berry Riddell, LLC

OTHER BUSINESS

Initiated

16. Presentation, discussion and possible initiation of an amendment to the Desert Ridge Specific Plan to modify standards for Superblock 9, Development Parcel 9.CP.2 regarding uses permitted, accessory uses, maximum building height and floor area ratio.

**Information
requested**

17. 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-DSTV-1-22-2, Z-6-22-2, GPA-PV-4-21-2, and Z-76-21-2** will be held on July 1, 2022 at 10:00 a.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 July 1, 2022 at 10:00 a.m. For cases not appealed, the ordinance/resolution adoption will be on July 1, 2022 at 10:00 a.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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