

**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 **May 5, 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

- | | |
|----------------------------------|--|
| Continued to June 2, 2022 | 1. For Approval or Correction of the Planning Commission hearing minutes of January 6, 2022. |
| Approved | 2. For Approval or Correction of the Planning Commission hearing minutes of April 7, 2022. |

CONTINUANCES AND WITHDRAWALS

- | | |
|---|--|
| Continued to June 2, 2022, without fee | 3. Application #: GPA-SM-4-21-8 (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 June 2, 2022, 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

Continued to June 2, 2022, without fee

11. **Application #:** **Z-68-21-8**
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 Addendum A of the Staff Analysis report

5. **Application #:** **GPA-DSTV-1-18-2 (Companion Cases Z-75-18-2, Z-TA-5-18-2, and Z-62-18-2)**
Request: Map Amendment
From: Preserves/Residential 0 to 1/Residential 1 to 2 dwelling units per acre, Preserves/Residential 2 to 3.5/Residential 3.5 to 5 dwelling units per acre, and Preserves/Floodplain; and Infrastructure Phasing Overlay
To: Residential 2 to 3.5 dwelling units per acre and Preserves/Floodplain, and Infrastructure Phasing Overlay removal
Acreage: 474.37
Location: Southwest corner of the 24th Street alignment and Sonoran Desert Drive
Proposal: Amend the General Plan Land Use Map and remove the Infrastructure Phasing Overlay to allow single-family residential development.

Applicant: Robert Johnson, Taylor Morrison/Arizona Inc.
Owner: MacEwen Ranch, LLC
Representative: Susan E. Demmitt, Gammage & Burnham, PLC

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

6. **Application #:** **Z-75-18-2 (Companion Cases GPA-DSTV-1-18-2, Z-TA-5-18-2, and Z-62-18-2)**
From: RE-35 DCOD A and S-1 DCOD A
To: RE-35 and S-1
Acreage: Approximately 155.06
Location: South of Sonoran Desert Drive between the 16th and 32nd Street alignments
Proposal: Modify the boundary of the Desert Character Overlay District to remove a portion from Sub-District A.
Applicant: Susan Demmitt, Gammage & Burnham, PLC
Owner: MacEwan Ranch, LLC
Representative: Susan Demmitt, Gammage & Burnham, PLC

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

7. **Application #:** **Z-TA-5-18-2 (Companion Cases GPA-DSTV-1-18-2, Z-75-18-2, and Z-62-18-2)**
Location: South of Sonoran Desert Drive between 16th and 32nd Street alignments
Proposal: Amend Section 653 of the Zoning Ordinance to modify the boundaries of the Desert Character Overlay District.
Applicant: Susan Demmitt, Gammage & Burnham, PLC
Owner: MacEwan Ranch, LLC
Representative: Susan Demmitt, Gammage & Burnham, PLC

**Approved, per the
staff memo dated
May 5, 2022**

8. **Application #:** **Z-62-18-2 (Verdin PUD) (Companion Cases GPA-DSTV-1-18-2, Z-75-18-2, and Z-TA-5-18-2)**
From: S-1 DCOD, RE-35 DCOD, and S-1
To: PUD DCOD (Pending PUD) and PUD
Acreage: 488.63
Location: Southwest corner of the 24th Street alignment and Sonoran Desert Drive
Proposal: Planned Unit Development to allow single-family residential

Applicant: Taylor Morrison/Arizona, Inc.
 Owner: MacEwen Ranch, LLC
 Representative: Susan Demmitt, Gammage & Burnham, PLC

REZONING CASES

**Approved, per the
 Estrella Village VPC
 recommendation**

9. **Application #:** **Z-40-21-7**
From: RE-43
To: A-1
Acreage: 6.19
Location: Approximately 1,400 feet south of the southeast corner of 69th Avenue and Van Buren Street
Proposal: Industrial use
Applicant: Shaine T. Alleman
Owner: Franklin E. Gilbert Properties IV, LLC, et al.
Representative: Shaine T. Alleman

**Approved, per the
 Estrella Village VPC
 recommendation**

10. **Application #:** **Z-77-21-7**
From: PUD
To: R1-10
Acreage: 39.69
Location: Southeast corner of 75th Avenue and Broadway Road
Proposal: Single-Family Residential
Applicant: Lennar
Owner: DNZ Holdings, LLC
Representative: William E. Lally, Tiffany & Bosco, PA

OTHER BUSINESS

**Information
 provided**

12. **INFORMATION ONLY:** Presentation and discussion regarding the electric vehicle roadmap. Presentation by the Office of Sustainability.

**Information
 provided**

13. **INFORMATION ONLY:** Presentation and discussion regarding the Housing Phoenix Plan. The Housing Department will provide an update on the implementation of the plan.

**Information
 requested**

14. 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-1-18-2, Z-75-18-2, Z-TA-5-18-2,** and **Z-62-18-2** will be held on June 1, 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 June 1, 2022 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on June 1, 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 Escobar at racelle.escobar@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.