

**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 November 3, 2022, at 6:00 p.m.**

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 May 5, 2022. |
| Approved | 2. For Approval or Correction of the Planning Commission hearing minutes of August 4, 2022. |

CONTINUANCES AND WITHDRAWALS

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| Withdrawn | 3. Application #: Z-68-21-8 (Continued from September 1, 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 |
| Withdrawn | 4. Application #: Z-SP-7-22-5 (Companion Case Z-63-22-5) (Continued from October 6, 2022)
From: C-2 PCD
To: C-2 SP PCD |

		Acreage:	1.95
		Location:	Approximately 275 feet south of the southwest corner of 107th Avenue and Camelback Road
		Proposal:	Self-service storage warehouse and underlying C-2 commercial uses.
		Applicant:	Jeff Ratzer, Big Rock Equities, LLC
		Owner:	Phil Smith, OP3 Arizona, LLC
		Representative:	Kurt Waldier, Beus Gilbert McGroder, PLLC
Withdrawn	5.	Application #:	Z-63-22-5 (Companion Case Z-SP-7-22-5) (Continued from October 6, 2022)
		From:	C-2 PCD (Pending C-2 SP PCD)
		To:	C-2 SP HGT/WVR PCD
		Acreage:	1.95
		Location:	Approximately 275 feet south of the southwest corner of 107th Avenue and Camelback Road
		Proposal:	Self-service storage warehouse and underlying C-2 commercial uses with a height waiver.
		Applicant:	Jeff Ratzer, Big Rock Equities, LLC
		Owner:	Phil Smith, OP3 Arizona, LLC
		Representative:	Kurt Waldier, Beus Gilbert McGroder, PLLC
Continued to December 1, 2022, without fee	6.	Application #:	Z-4-22-1 (Continued from September 1, 2022)
		From:	PSC and C-2
		To:	C-2
		Acreage:	1.09
		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
		Representative:	William F. Allison, Withey Morris, PLC
Continued to December 1, 2022, without fee	7.	Application #:	Z-54-22-2
		From:	PCD NBCOD (Approved R1-8 PCD NBCOD)
		To:	P-1 PCD NBCOD
		Acreage:	4.50

Location: Northeast corner of 27th Drive and Westland Road
 Proposal: Surface parking
 Applicant: Tim Scolaro, Orcutt Winslow Architects
 Owner: North Valley Christian Academy
 Representative: Gary Yiatchos

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

8. **Application #:** **GPA-DSTV-3-22-2**
Request: Street Classification - Map Amendment
Location: Mayo Boulevard between 40th Street and the Loop 101 Freeway; and Tatum Boulevard between Deer Valley Drive and Mayo Boulevard
Proposal: Minor General Plan Amendment to amend the Street Classification Map by removing the Mayo Boulevard alignment between 40th Street and the Loop 101 Freeway and changing the designation of Tatum Boulevard between Deer Valley Drive and Mayo Boulevard from Major Arterial Cross Section A to Major Arterial Cross Section Z-A.
Applicant: City of Phoenix, Planning Commission
Representative: Arizona State Land Department

REZONING

**Approved, per the
 North Gateway VPC
 recommendation,
 with a modified
 stipulation**

9. **Application #:** **Z-91-C-99-2**
From: PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)
To: C-2 HGT/WVR DNS/WVR PCD NBCOD
Acreage: 9.30
Location: Approximately 815 feet west of the northwest corner of North Valley Parkway and Dove Valley Road
Proposal: Major Planned Community District amendment to allow multifamily residential uses.
Applicant: Bob Bussone, Oakdale Realty, LLC
Owner: David Beckham, Canyon Crossroads, LLC
Representative: Larry Lazarus, Lazarus & Silvyn, P.C.

**Approved, per the
 Camelback East**

10. **Application #:** **Z-41-22-8 (2333 Thomas PUD)**
From: C-2

VPC recommendation	To:	PUD
	Acreage:	3.79
	Location:	Approximately 270 feet west of the southwest corner of 24th Street and Thomas Road
	Proposal:	Planned Unit Development to allow multifamily and commercial uses.
	Applicant:	Jason Morris, Withey Morris, PLC
	Owner:	Thomas 24 JL, LLC
	Representative:	Jason Morris, Withey Morris, PLC
Approved, per the staff memo dated November 3, 2022, with a modified and a deleted stipulation	11. Application #:	Z-47-22-1 (Companion Case Z-SP-5-22-1)
	From:	C-1
	To:	C-2
	Acreage:	1.56
	Location:	Southwest corner of 35th Avenue and Paradise Lane
	Proposal:	Commercial use
	Applicant:	David E. Richert
	Owner:	Sunrise 1, LLC
	Representative:	David E. Richert
Approved, per the staff memo dated November 3, 2022, with a modified and a deleted stipulation	12. Application #:	Z-SP-5-22-1 (Companion Case Z-47-22-1)
	From:	C-1 (Pending C-2)
	To:	C-2 SP
	Acreage:	1.56
	Location:	Southwest corner of 35th Avenue and Paradise Lane
	Proposal:	Self-service storage facility
	Applicant:	David E. Richert
	Owner:	Sunrise 1, LLC
	Representative:	David E. Richert
Approved, per the Encanto VPC recommendation	13. Application #:	Z-57-22-4
	From:	C-2 and R1-6 (Approved P-1)
	To:	C-2 and R-3
	Acreage:	0.91
	Location:	Southeast corner of 7th Street and Whitton Avenue
	Proposal:	Multifamily residential
	Applicant:	EAPC Architects Engineers
	Owner:	Winnie Tang
	Representative:	Michelle Bach

Approved, per the Camelback East VPC recommendation	14.	Application #:	Z-58-22-8
		From:	R-3 (Approved C-2 H-R), C-2 M-R, and P-2
		To:	WU Code T5:6 GW
		Acreage:	6.14
		Location:	Southeast corner of 44th Street and McKinley Street
		Proposal:	Multifamily residential
		Applicant:	Investment Development Management
		Owner:	LDAC Holdings, LLLP
	Representative:	Jason Morris, Withey Morris, PLC	

OTHER BUSINESS

No action necessary 15. Information only: Presentation and discussion regarding the General Plan update.

Approved with a modification 16. Presentation, discussion and possible action regarding the 2023 Planning Commission Schedule.

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-3-22-2** will be held on December 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 December 7, 2022 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on December 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-councilmeetings>

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) 261-8980, Leslie.scott@phoenix.gov or TTY: Use 7-1-1.