

**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 October 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:

CALL TO ORDER

APPROVAL OF MINUTES

- | | |
|-----------------|---|
| Approved | 1. For Approval or Correction of the Planning Commission hearing minutes of December 2, 2021. |
| Approved | 2. For Approval or Correction of the Planning Commission hearing minutes of June 6, 2022. |

CONTINUANCES AND WITHDRAWALS

- | | | | |
|--|----|-----------------------|---|
| Continued to
December 1, 2022
without fee | 4. | Application #: | Z-43-22-2 |
| | | From: | RE-43 |
| | | To: | R-O |
| | | Acreage: | 1.37 |
| | | Location: | Southeast corner of 57th Street and
Shea Boulevard |
| | | Proposal: | Residential Office |
| | | Applicant: | Jason Morris, Withey Morris, PLC |
| | | Owner: | 10441 North 57th Street Holdings |
| | | Representative: | Jason Morris, Withey Morris, PLC |

GENERAL PLAN AMENDMENTS

- | | | | |
|---|----|-----------------------|------------------------|
| Approved, per the
Desert View VPC
recommendation | 3. | Application #: | GPA-DSTV-2-22-2 |
| | | Request: | Specific Plan |
| | | Acreage: | 108.34 |

Location:	Approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway
Proposal:	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.
Applicant:	City of Phoenix, Planning Commission
Owner:	State Land Department
Representative:	City of Phoenix, Planning Commission

REZONING

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

5.	Application #:	Z-37-22-2 (32nd Street EV Body Repair Center PUD)
	From:	C-2
	To:	PUD
	Acreage:	5.05
	Location:	Approximately 320 feet north of the northwest corner of 32nd Street and Union Hills Drive
	Proposal:	Planned Unit Development to allow electric vehicle body repair and C-2 commercial uses.
	Applicant:	Carolyn Oberholtzer
	Owner:	SCLP 32nd Street, LLC
	Representative:	Carolyn Oberholtzer

**Approved, per the
North Mountain
VPC
recommendation**

6.	Application #:	Z-59-A-13-1 (Metrocenter PUD)
	From:	PUD and RSC
	To:	PUD
	Acreage:	143.96
	Location:	Approximately 605 feet south of the southeast corner of 28th Drive and Peoria Avenue
	Proposal:	Planned Unit Development to allow commercial and residential uses
	Applicant:	Steve Sirang, Concord Wilshire Capital, LLC
	Owner:	Realm Pennant Retail Partners, LLC, et al.
	Representative:	Kurt Waldier, Beus Gilbert McGroder, PLLC

**Approved, per the
Central City VPC
and Historic
Preservation
Commission
recommendations**

7. **Application #:** **Z-51-22-7**
From: DTC-Van Buren
To: DTC-Van Buren HP
Acreage: 0.61
Location: Northwest corner of 6th Avenue and Van Buren Street
Proposal: Historic Preservation zoning overlay for the City Center Motel.
Applicant: City of Phoenix, Historic Preservation Commission
Owner: Fabius Enterprise, LLC
Representative: Kevin Weight, Planning and Development Department

**Approved, per the
Encanto VPC
recommendation**

8. **Application #:** **Z-46-22-4**
From: R-5
To: WU Code T5:2 MT
Acreage: 0.75
Location: Northwest corner of the 5th Street alignment and Thomas Road
Proposal: Retail, Restaurant, and Office Uses
Applicant: David Chamberlin, D.B. Chamberlin & Associates, LLC
Owner: David Chamberlin, Suncor Partners Thomas Office, LLC
Representative: Benjamin Graff, Quarles & Brady, LLP

**Approved, per the
Estrella VPC
recommendation**

9. **Application #:** **Z-32-22-7 (Companion Case Z-SP-4-22-7) (Continued from 9/1/2022)**
From: C-2
To: C-2 HGT/WVR
Acreage: 2.55
Location: Approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road
Proposal: Commercial use with a height waiver
Applicant: SAFStor Real Estate Company, LLC
Owner: Dolce Vita Development, LLC
Representative: Michael Maerowitz, Snell & Wilmer, L.L.P.

**Approved, per the
Estrella VPC
recommendation,
with a deleted
stipulation**

10. **Application #:** **Z-SP-4-22-7 (Companion Case Z-32-22-7) (Continued from 9/1/2022)**
From: C-2 (Pending C-2 HGT/WVR)
To: C-2 HGT/WVR SP
Acreage: 2.55

		Location:	Approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road
		Proposal:	Self-service storage facility and all underlying C-2 uses.
		Applicant:	SAFStor Real Estate Company, LLC
		Owner:	Dolce Vita Development, LLC
		Representative:	Michael Maerowitz, Snell & Wilmer, L.L.P.
Approved, per the Estrella VPC recommendation	11.	Application #:	Z-SP-6-22-7
		From:	C-2
		To:	C-2 SP
		Acreage:	4.75
		Location:	Approximately 650 feet east of the southeast corner of 107th Avenue and Lower Buckeye Road
		Proposal:	Self-service storage warehouse and all underlying C-2 uses.
		Applicant:	Ed Bull, Burch & Cracchiolo, P.A.
		Owner:	Devan Wastchak, Quick Trip Company
		Representative:	Ed Bull, Burch & Cracchiolo, P.A.
Postponed to November 3, 2022, without fee	12.	Application #:	Z-SP-7-22-5 (Companion Case Z-63-22-5)
		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
Postponed to November 3, 2022, without fee	13.	Application #:	Z-63-22-5 (Companion Case Z-SP-7-22-5)
		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
Approved, per the Addendum A Staff Report, with a modification	14.	Application #:	Z-16-22-1
		From:	S-1
		To:	R1-10
		Acreage:	5.04
		Location:	Approximately 300 feet south of the southwest corner of 31st Avenue and Dynamite Boulevard
		Proposal:	Single-family residential
		Applicant:	Ed Bull, Burch & Cracchiolo, P.A.
		Owner:	Randy and Betty Schmile
		Representative:	Ed Bull, Burch & Cracchiolo, P.A.
Approved, per the Camelback East VPC recommendation, with an additional stipulation	15.	Application #:	Z-27-22-6 (Zola North Central PUD)
		From:	C-2
		To:	PUD
		Acreage:	2.55
		Location:	Northeast corner of 7th Street and Colter Street
		Proposal:	Planned Unit Development to allow multifamily residential.
		Applicant:	ZOM Living
		Owner:	7th & Colter, LLC
		Representative:	Nick Wood, Snell & Wilmer, L.L.P.
Approved, per the PHO recommendation, with an additional stipulation	16.	Application #:	PHO-1-22--Z-26-15-4
		Existing Zoning:	PUD
		Acreage:	2.95
		Location:	Northwest corner of Central Avenue and Pierson Street
		Proposal:	1) Modification of Stipulation 5 regarding conditional approval upon development commencing within seven years. 2) Technical correction for Stipulation 2.
		Applicant:	Ed Bull, Burch & Cracchiolo, P.A.
		Owner:	Kim Sperry, Omninet Central LP
		Representative:	Ed Bull, Burch & Cracchiolo, P.A.

Approved, per the PHO recommendation	17.	Application #:	PHO-2-22--Z-47-17-8
		Existing Zoning:	R1-10
		Acreage:	5.12
		Location:	Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane
		Proposal:	1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped July 28, 2017. 2) Review of conceptual elevations by the Planning Hearing Officer per Stipulation 4.
		Applicant:	Terrascape Consulting, LLC
		Owner:	Bella Rosa Partners, LLC
		Representative:	Terrascape Consulting, LLC

OTHER BUSINESS

- | | |
|--|--|
| Continued to
November 3, 2022 | 18. Information only: Presentation and discussion regarding the General Plan Update. |
| Information
requested | 19. 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-2-22-2** will be held on November 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 November 2, 2022 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on November 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-councilmeetings>

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