

**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 September 1, 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

- | | | |
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| Continued to
October 6, 2022 | 1. | For Approval or Correction of the Planning Commission hearing minutes of December 2, 2021. |
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CONTINUANCES AND WITHDRAWALS

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| Continued to
November 3, 2022
with a fee | 11. | Application #: Z-68-21-8 (Continued from August 4, 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 |
| Continued to
November 3, 2022,
without fee | 2. | Application #: Z-4-22-1 (Continued from August 4, 2022)
From: PSC and C-2
To: C-2
Acreage: 3.54
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; et al. Representative: William F. Allison, Withey Morris, PLC
Withdrawn	3.	Application #: Z-35-22-7 From: S-1 PCD To: R1-10 Acreage: 7.54 Location: Approximately 255 feet east of the northeast corner of 43rd Avenue and Baseline Road Proposal: Single-Family Residential Applicant: Brennan Ray, Burch & Cracchiolo, P.A. Owner: 43rd Ave & Baseline Development, LLC Representative: Brennan Ray, Burch & Cracchiolo, P.A.
Continued to October 6, 2022, without fee	4.	Application #: Z-32-22-7 (Companion Case Z-SP-4-22-7) 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, LLP
Continued to October 6, 2022, without fee	5.	Application #: Z-SP-4-22-7 (Companion Case Z-32-22-7) 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, LLP

GENERAL PLAN AMENDMENTS AND COMPANION CASES

Approved, per the 6. Deer Valley VPC recommendation	Application #:	GPA-DV-2-22-1 (Companion Case Z-34-22-1)
	Request:	Map Amendment
	From:	Industrial
	To:	Residential 15+ dwelling units per acre
	Acreage:	22.46
	Location:	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
	Proposal:	Minor General Plan Amendment to allow multifamily residential
Approved, per the 7. Deer Valley VPC recommendation	Applicant:	Jason Morris and Benjamin Tate, Withey Morris, PLC
	Owner:	TCA Plaza I, LLC and TCA Plaza II, LLC
	Representative:	Jason Morris and Benjamin Tate, Withey Morris, PLC
	Application #:	Z-34-22-1 (Companion Case GPA-DV-2-22-1)
	From:	IND. PK
	To:	R-3A
	Acreage:	22.46
Approved, per the 8. Estrella VPC recommendation	Location:	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
	Proposal:	Multifamily Residential
	Applicant:	Mack Real Estate Group
	Owner:	TCA Plaza 1, LLC & TCA Plaza II, LLC
	Representative:	Jason Morris and Benjamin Tate, Withey Morris, PLC
	Application #:	GPA-EST-2-22-7 (Companion Case Z-42-22-7)
	Request:	Map Amendment
	From:	Commerce/Business Park and Residential 3.5 to 5 dwelling units per acre
	To:	Residential 15+ dwelling units per acre
	Acreage:	13.51
	Location:	Southeast corner of 107th Avenue and Buckeye Road
	Proposal:	Minor General Plan Amendment to allow multifamily residential
	Applicant:	Jonathan Schwerd, RK Design & Professional Services, LLC

Owner: Kelly Mahoney, Hillpointe, LLC
Representative: Jonathan Schwerd, RK Design & Professional Services, LLC

Approved, per the Estrella VPC recommendation

9. **Application #:** **Z-42-22-7 (Companion Case GPA-EST-2-22-7)**
From: S-1, RE-43, and C-3
To: R-3A
Acreage: 13.51
Location: Southeast corner of 107th Avenue and Buckeye Road
Proposal: Multifamily residential
Applicant: Jonathan Schwerd, RK Design & Professional Services, LLC
Owner: Kelly Mahoney, Hillpointe, LLC
Representative: Jonathan Schwerd, RK Design & Professional Services, LLC

Denied as filed, and approved, amending the classification of 27th Avenue to a local street

10. **Application #:** **GPA-AF-1-22-6 (Continued from August 4, 2022)**
Request: Street Classification - Map Amendment
Location: Chandler Boulevard approximately between the 19th and 27th Avenue alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway
Proposal: Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street.
Applicant: Alan Beaudoin, Norris Design
Owner: Tom Lemon, Reserve 100, LLC
Representative: Alan Beaudoin, Norris Design

REZONING

Approved, per the Laveen VPC recommendation, with a modified stipulation and an additional stipulation

12. **Application #:** **Z-45-22-8 (Continued from August 4, 2022)**
From: S-1 (Approved C-2 HGT/WVR PCD)
To: C-2 HGT/WVR DNS/WVR
Acreage: 39.74
Location: Southeast corner of 59th Avenue and Dobbins Road
Proposal: Mixed-use development
Applicant: Matrix at Dobbins
Owner: Tyson Family, LTD, et al.

Representative: Jason Morris, Withey Morris, PLC

**Approved, per the
staff memo dated
September 1, 2022**

13. **Application #:** **Z-3-22-3 (12th & Greenway PUD)**
From: C-2 and C-2 HGT/WVR DNS/WVR
To: PUD
Acreage: 9.50
Location: Approximately 175 feet north of the northwest corner of 12th Street and Greenway Parkway
Proposal: PUD to allow multifamily residential
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP
Owner: Donald Valk
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

**Approved, per the
Central City VPC
recommendation**

14. **Application #:** **Z-13-22-8**
From: R-4 RI HP
To: WU Code T4:2 EG HP
Acreage: 1.36
Location: Approximately 150 feet west of the northwest corner of 9th Street and Portland Street
Proposal: Multifamily residential
Applicant: Rodney Sherrard, RS Architecture, LLC
Owner: Robert Severino, RS4, LLC
Representative: Rodney Sherrard, RS Architecture, LLC

**Approved, per the
Camelback East
VPC
recommendation**

15. **Application #:** **Z-24-22-8**
From: C-2 and R-5
To: R-5
Acreage: 8.12
Location: Approximately 370 feet west of the southwest corner of 48th Street and McDowell Road
Proposal: Multifamily residential
Applicant: Kairos Investments Management Company
Owner: MV McDowell Partners, LLC
Representative: Benjamin Graff, Quarles & Brady, LLP

**Approved, per the
Encanto VPC
recommendation**

16. **Application #:** **Z-26-22-4**
From: C-2 H-R TOD-1 and P-2 H-R TOD-1
To: WU Code T5:6 MT
Acreage: 4.10
Location: Approximately 430 feet east of the northeast corner of Central Avenue and Osborn Road
Proposal: Multifamily Residential

Applicant: Mill Creek Residential
Owner: 3443 North Central, LLC
Representative: Nick Wood, Snell & Wilmer, LLP

**Approved, per the
staff memo dated
September 1, 2022**

17. **Application #:** **Z-28-22-8**
From: S-1
To: R1-8
Acreage: 12.85
Location: Northwest corner of 23rd Avenue and
Baseline Road
Proposal: Single-family residential
Applicant: Lou Turner, Hillstone Homes
Owner: Seibert Revocable Living Survivor's Trust
Representative: David Maguire, Land Solutions, Inc.

**Approved, per the
Encanto VPC
recommendation**

18. **Application #:** **Z-29-22-4**
From: P-1, R-5, and C-2
To: WU Code T5:6 MT
Acreage: 4.06
Location: Northwest corner of 4th Avenue and
Osborn Road
Proposal: Multifamily residential
Applicant: Subtext Living
Owner: Masyno Osborn, LLC
Representative: Nick Wood, Esquire, Snell & Wilmer, LLP

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

19. **Application #:** **Z-33-22-2**
From: C-2 HGT/WVR NBCOD
To: C-2 HGT/WVR DNS/WVR NBCOD
Acreage: 15.86
Location: Southeast corner of North Valley Parkway
and Sonoran Desert Drive
Proposal: Multifamily Residential
Applicant: LGC
Owner: Hedgerow Land Holdings, LLC
Representative: Jason Morris, Withey Morris, PLC

**Approved, per the
Camelback East
VPC
recommendation**

20. **Application #:** **Z-38-22-6**
From: P-1
To: R-4
Acreage: 0.72
Location: Southeast corner of 10th Street and
Pasadena Avenue
Proposal: Single-family attached
Applicant: Andrew Nametz, Pasadena 1 Zero, LLC
Owner: Brian R. Puziss

Representative: William F. Allison, Withey Morris, PLC

**Approved, per the
Alhambra VPC
recommendation**

21. **Application #:** **Z-39-22-5**
From: R-5 SP
To: R-5
Acreage: 0.65
Location: Approximately 340 feet east of the southeast corner of 29th Avenue and Northern Avenue
Proposal: Removal of a Special Permit to allow multifamily residential.
Applicant: Matt Waltz
Owner: New Freedom Housing, LLC
Representative: Matt Waltz

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

22. **Application #:** **Z-49-22-2**
From: A-1 SP DVAO and A-1 DVAO
To: A-1 DVAO
Acreage: 7.36
Location: Southwest corner of 7th Street and Pinnacle Peak Road
Proposal: Removal of Special Permit to allow light industrial uses.
Applicant: Hawkeye Development, LLC
Owner: William Cox, Park View Lane 5, LLC
Representative: Clark Diepholz

**Approved, per the
PHO
recommendation,
with an added
stipulation**

23. **Application #:** **PHO-1-22--Z-58-04-1**
Existing Zoning: C-O (Approved C-1)
Acreage: 1.08
Location: Approximately 550 feet south of the southwest corner of 43rd Avenue and Cactus Road
Proposal: 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped May 24, 2004 and elevations date stamped July 7, 2004.
2) Deletion of Stipulation 4 regarding parking lot landscaping.
3) Technical corrections for Stipulations 2 and 3.
Applicant: Daniel Istrate, Kontexture LLC
Owner: Benjamin and Corina Covaciu
Representative: Daniel Istrate, Kontexture LLC

OTHER BUSINESS

Initiated 24. Presentation, discussion and possible action to initiate a text amendment to amend Chapter 5, Section 507 of the Zoning Ordinance to add provisions to establish the existing Subdivision Committee/Development Advisory Board process as an appeal route and address revisions to and eliminations of conflicts related to Chapter 12 of the Zoning Ordinance (Downtown Code) as well as adding provisions for frontage elements and vehicular and driveway access.

Initiated 25. Presentation, discussion and possible action to initiate a General Plan Amendment to the Street Classification Map that would remove or alter the Mayo Boulevard alignment between Tatum Boulevard and 40th Street along with other changes to the alignment and cross section changes of surrounding streets between Pinnacle Peak Road to the north, Union Hills Road to the south, Scottsdale Road to the east and Cave Creek Road to the west.

Information Requested 26. 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-2-22-1, Z-34-22-1, GPA-AF-1-22-6, GPA-EST-2-22-7, and Z-42-22-7** will be held on October 12, 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 October 12, 2022 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on October 12, 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.