

**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 April 13, 2023, at 6:00 p.m.**

VPC – Village Planning Committee

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

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| Approved | 1a. | For Approval or Correction of the Planning Commission briefing meeting minutes of February 3, 2022. |
| Approved | 1b. | For Approval or Correction of the Planning Commission hearing minutes of December 1, 2022. |
| Approved | 1c. | For Approval or Correction of the Planning Commission briefing meeting minutes of January 5, 2023. |
| Approved | 1d. | For Approval or Correction of the Planning Commission hearing minutes of January 5, 2023. |

GENERAL PLAN AMENDMENT AND COMPANION REZONING CASES

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| Approved, per the Estrella VPC recommendation | 2. | Application #: GPA-EST-3-22-7 (Companion Case Z-142-D-98-7)
Request: Map Amendment
From: Residential 15+ dwelling units per acre
To: Commercial
Acreage: 11.02
Location: Southeast corner of 99th Avenue and Lower Buckeye Road
Proposal: Minor General Plan Amendment for commercial uses.
Applicant: George Pasquel, III, Withey Morris, PLC
Owner: AT Properties, LLC, et al.
Representative: George Pasquel, III, Withey Morris, PLC |
| Approved, per the staff recommendation | 3. | Application #: Z-142-D-98-7 (Companion Case GPA-EST-3-22-7) |

From: C-1 PCD
To: C-2 SP PCD
Acreage: 1.59
Location: Approximately 260 feet south and 250 feet east of the southeast corner of 99th Avenue and Lower Buckeye Road
Proposal: Self-service storage warehouse and underlying C-2 commercial uses.
Applicant: Withey Morris, PLC
Owner: AT Properties, LLC, et al.
Representative: Withey Morris, PLC

**Approved, per the
Laveen VPC
recommendation**

4. Application #: GPA-LV-4-22-8 (Companion Case Z-72-22-8)

Request: Map Amendment
From: Residential 3.5 to 5 dwelling units per acre and
Residential 5 to 10 units per acre
To: Mixed Use
(Commercial/Commerce/Business Park) and Residential 15+ dwelling units per acre
Acreage: 65.85
Location: Southeast corner of 59th Avenue and Elliot Road
Proposal: Minor General Plan Amendment to allow commercial/commerce/business park (northern portion) and residential 15+ dwelling units per acre (southern portion)
Applicant: IDM Companies
Owner: Clyde David and Marsha Lou Smith, The Smith Trust dated May 30, 2003
Representative: Jason Morris, Withey Morris, PLC

**Approved, per the
Laveen VPC
recommendation, with
an additional
stipulation**

**5. Application #: Z-72-22-8 (Elliot 202 PUD)
(Companion Case GPA-LV-4-22-8)**

From: S-1 (Approved R1-6 PCD) and S-1 (Approved R-2 PCD)
To: PUD
Acreage: 65.85
Location: Southeast corner of 59th Avenue and Elliot Road
Proposal: Planned Unit Development to allow commercial, commerce park, and multifamily residential.
Applicant: IDM Companies
Owner: Clyde David and Marsha Lou Smith, The Smith Trust dated May 30, 2003

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

Representative: Jason Morris, Withey Morris, PLC

6. **Application #:** **GPA-NM-1-22-5 (Companion Case Z-88-22-5)**

Request: Map Amendment

From: Industrial

To: Mixed Use

Acreage: 5.11

Location: Approximately 350 feet south of the southwest corner of 22nd Avenue and Dunlap Avenue

Proposal: Minor General Plan Amendment to allow proposed multifamily residential use.

Applicant: Jason Morris, Withey Morris, PLC

Owner: QOZ 22nd Avenue Property, LLC

Representative: Jason Morris, Withey Morris, PLC

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

7. **Application #:** **Z-88-22-5 (Companion Case GPA-NM-1-22-5)**

From: Ind. Pk.

To: R-5

Acreage: 5.11

Location: Approximately 350 feet south of the southwest corner of 22nd Avenue and Dunlap Avenue

Proposal: Multifamily residential

Applicant: Jason Morris, Withey Morris, PLC

Owner: QOZ 22nd Avenue Property, LLC

Representative: Jason Morris, Withey Morris, PLC

REZONING CASES

**Approved, per the
Alhambra VPC
recommendation, with
a modification**

8. **Application #:** **Z-80-22-5**

From: PSC TOD-1

To: WU Code T5:5 SL

Acreage: 12.15

Location: Northwest corner of 15th Avenue and Montebello Avenue

Proposal: Multifamily residential

Applicant: Taylor C. Earl, Earl and Curley, P.C.

Owner: Christown 1755, LLC

Representative: Taylor C. Earl, Earl and Curley, P.C.

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

9. **Application #:** **Z-86-22-8**

From: R-4 TOD-2 and A-1 TOD-2

To: WU Code T4:3 GW and WU Code T5:5 GW

Acreage: 2.39

		Location:	Approximately 250 feet east of the northeast corner of 25th Street and Washington Street
		Proposal:	Multifamily residential
		Applicant:	Micheal S. Buschbacher, Earl & Curley, P.C.
		Owner:	Walter Strazzara, et al.
		Representative:	Taylor C. Earl, Earl & Curley, P.C.
Approved, per the Paradise Valley VPC recommendation	10.	Application #:	Z-89-22-2
		From:	R1-14
		To:	R1-6
		Acreage:	3.92
		Location:	Approximately 140 feet north of the northeast corner of 34th Street and Tierra Buena Lane
		Proposal:	Single-Family Residential
		Applicant:	HG 100, LLC
		Owner:	Land N. 34th Street, LLC
		Representative:	Shelby Duplessis, Diversified Future
Approved, per the Alhambra VPC recommendation	11.	Application #:	Z-91-22-5
		From:	R1-6 and R-5
		To:	R-5
		Acreage:	4.97
		Location:	Approximately 1,000 feet west of the southwest corner of 39th Avenue and Camelback Road
		Proposal:	Multifamily residential
		Applicant:	Vida Architects
		Owner:	West Camelback Investment Group, LLC
		Representative:	Virginia Senior
Approved, per the Encanto VPC recommendation, with a modification and additional stipulations	12.	Application #:	Z-90-22-4
		From:	R1-6
		To:	R-4A
		Acreage:	1.63
		Location:	Approximately 420 feet north of the northwest corner of 18th Place and Thomas Road
		Proposal:	Multifamily residential
		Applicant:	Brinshore Development, LLC
		Owner:	East Phoenix Church of God, et al.
		Representative:	Sender Associates

OTHER BUSINESS

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| Information | 13. Commission member requests for information, follow-up |
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requested

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-EST-3-22-7, Z-142-D-98-7, GPA-LV-4-22-8, Z-72-22-8, GPA-NM-1-22-5, and Z-88-22-5** will be held on May 3, 2023 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 May 3, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on May 3, 2023 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 a reasonable accommodation, please contact Angie Holdsworth at 602-329-5065, angie.holdsworth@phoenix.gov. TTY: Use 7-1-1.