

**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 meeting open to the public on **August 3, 2023, at 6:00 p.m. located in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona** and virtually via Webex.

VPC – Village Planning Committee

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

- | | | |
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| Approved | 1. | For Approval or Correction of the Planning Commission meeting minutes of May 4, 2023. |
| Approved | 2. | For Approval or Correction of the Planning Commission meeting minutes of June 1, 2023. |

CONTINUANCES

- | | | |
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| Continued to
September 7, 2023
without fee | 3. | Application #: GPA-DSTV-1-23-2 (Companion Case Z-4-23-2) (Continued from June 1, 2023) |
| | | Request: Specific Plan Amendment |
| | | Location: Generally located south of the 101 Freeway, east of 56th Street, west of 64th Street, and north of the Reach 11 |
| | | Proposal: Amend the Desert Ridge Special Permit text for Development Parcels 3.CP/BP.1 and 3.CP/BP.2 to facilitate the Mayo Clinic expansion including integrated clinical practice, education and research, as well as the creation of a new “Discovery Oasis” biotech and healthcare corridor. |
| | | Applicant: Nick Wood, Snell & Wilmer, LLP |
| | | Owner: Arizona State Land Department |
| | | Representative: Nick Wood, Snell & Wilmer, LLP |

**Continued to
September 7, 2023
without fee**

4. **Application #:** **Z-4-23-2 (Mayo Clinic Discovery Oasis – Paradise Ridge Area PUD)**
(Companion Case GPA-DSTV-1-23-2)
(Continued from June 1, 2023)
From: R1-18 (Approved CP/BP PCD)
To: PUD
Acreage: 76.76
Location: Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard
Proposal: Planned Unit Development to allow commercial/ commerce-business park uses.
Applicant: Nick Wood, Snell & Wilmer, LLP
Owner: Mayo Clinic Arizona
Representative: Nick Wood, Snell & Wilmer, LLP

**Continued to
September 7, 2023
without fee**

5. **Application #:** **Z-24-23-1**
From: County RU-43 (Pending S-1)
To: CP/GCP DVAO
Acreage: 5.17
Location: Approximately 310 feet south of the southeast corner of 19th Avenue and Park View Lane
Proposal: Light Industrial/Commerce Park
Applicant: Hawkeye Development, LLC
Owner: The Julie Newcomb Living Trust
Representative: Clark Diepholz

**Continued to
September 7, 2023
without fee**

6. **Application #:** **Z-26-23-1**
From: County RU-43 (Pending S-1)
To: CP/GCP DVAO
Acreage: 2.56
Location: Approximately 1,500 feet east of the northeast corner of 19th Avenue and the Alameda Road alignment
Proposal: Commerce/Business Park
Applicant: Hawkeye Development, LLC
Owner: DVHAWK15, LLC
Representative: Clark Diepholz

GENERAL PLAN AMENDMENT AND COMPANION REZONING CASES

**Approved, per the
Ahwatukee Foothills
VPC recommendation**

7. **Application #:** **GPA-AF-1-23-6 (Companion Case Z-16-23-6)**
Request: Map Amendment

From: Public/Quasi-Public and
Commerce/Business Park
To: Residential 15+ dwelling units per acre
Acreage: 4.60
Location: Approximately 790 feet north of the
northeast corner of 48th Street and Frye
Road
Proposal: Minor General Plan Amendment to allow
multifamily residential.
Applicant: Bart Shea, Shea Connelly Development,
LLC
Owner: St. Benedict Catholic Parish
Representative: Bart Shea, Shea Connelly Development,
LLC

**Approved, per the
Ahwatukee Foothills
VPC recommendation**

8. **Application #: Z-16-23-6 (Companion Case GPA-AF-1-23-6)**
From: RE-35 and CP/GCP
To: R-3A
Acreage: 4.60
Location: Approximately 790 feet north of the
northeast corner of 48th Street and Frye
Road
Proposal: Senior Housing, Assisted Living, and
Memory Care
Applicant: Shea Connelly Development, LLC
Owner: St. Benedict Catholic Church
Representative: Adam Trenk, Rose Law Group

REZONING CASES

**Approved, per the
Alhambra VPC
recommendation**

9. **Application #: Z-9-22-4 (Forty600 PUD)**
From: C-2 TOD-1
To: PUD
Acreage: 1.71
Location: Southwest corner of Central Avenue and
Coolidge Street
Proposal: Planned Unit Development to allow
mixed use multifamily.
Applicant: RAS Developments, Inc.
Owner: Forty600, LP
Representative: Benjamin Tate, Withey Morris Baugh,
PLC
10. **Application #: Z-65-22-6 (Chanen Camelback PUD)**
From: R-4

Approved, per the Addendum A Staff Report	To:	PUD
	Acreage:	0.93
	Location:	Northwest corner of 34th Street and Camelback Road
	Proposal:	Planned Unit Development to allow office use.
	Applicant:	Larry S. Lazarus, Lazarus & Silvyn, PC
	Owner:	Chanen Construction Company, et al.
	Representative:	Larry S. Lazarus, Lazarus & Silvyn, PC
Approved, per the staff recommendation	11.	Application #: Z-SP-2-23-2
		From: C-2 MR NBCOD
		To: C-2 SP NBCOD
		Acreage: 1.86
		Location: Approximately 375 feet south of the southwest corner of North Valley Parkway and Sonoran Desert Drive
		Proposal: Self-service storage warehouse, and all other underlying uses.
		Applicant: Beus Gilbert McGroder, LLC
		Owner: LDR-Sonoran Parkway, LLC
		Representative: Beus Gilbert McGroder, LLC
Approved, per the Maryvale VPC recommendation	12.	Application #: Z-19-23-5
		From: R1-6
		To: R-3A
		Acreage: 6.50
		Location: Approximately 500 feet south of the southeast corner of 75th Avenue and Camelback Road
		Proposal: Multifamily residential
		Applicant: Michael S. Buschbacher, Earl & Curley, PC
		Owner: Sheri Ranger
		Representative: Taylor Earl, Earl & Curley, PC
Approved, per the staff recommendation	13.	Application #: Z-21-23-1
		From: C-1 DVAO and C-2 HGT/WVR DVAO
		To: A-1 DVAO
		Acreage: 5.63
		Location: Approximately 325 feet north of the northwest corner of Black Canyon Highway and Deer Valley Road
		Proposal: Office and warehouse
		Applicant: Berry Riddell, LLC

Owner: Rockwell Baker Industrial Center, LLC
Representative: Berry Riddell, LLC

**Continued to
September 7, 2023,
without fee**

14. **Application #:** **Z-SP-5-23-7**
From: A-1 CMOD
To: A-1 SP CMOD
Acreage: 5.50
Location: Southwest corner of 15th Avenue and Jackson Street
Proposal: Special Permit to allow a safe outdoor space / structured campground (homeless shelter)
Applicant: City of Phoenix
Owner: State of Arizona
Representative: City of Phoenix, Office of Homeless Solutions

**Approved, per the
Encanto VPC
recommendation**

15. **Application #:** **Z-17-22-4**
From: R1-6 TOD-1 (Approved C-2 H-R HGT/WVR TOD-1)
R-3 TOD-1 (Approved C-2 H-R HGT/WVR TOD-1)
R-3 TOD-1 (Approved C-2 H-R TOD-1)
R-5 TOD-1 (Approved C-2 H-R HGT/WVR TOD-1)
C-2 TOD-1 (Approved C-2 H-R HGT/WVR TOD-1)
C-2 TOD-1 (Approved C-2 H-R TOD-1)
To: WU Code T4:3 UT
WU Code T5:5 UT
WU Code T6:22 UT
Acreage: 15.61
Location: Northwest corner of Central Avenue and Glenrosa Avenue
Proposal: Mixed use and multifamily residential
Applicant: Petree Development
Owner: Central & Turney Properties, Inc.
Representative: Wendy Riddell, Berry Riddell, LLC

TEXT AMENDMENTS

**Approved, per the
staff recommendation
(in the Addendum A
Staff Report)**

16. **Application #:** [Z-TA-5-23-Y \(Accessory Dwelling Units\)](#)
Proposal: Amend Section 202 (Definitions), Section 507 Tab A.II.C.8 (Single-Family Design Review), Section 603 (Suburban S-1

District—Ranch or Farm Residence), Section 604 (Suburban S-2 District—Ranch or Farm Commercial), Section 605 (Residential Estate RE-43 District—One-Family Residence), Section 606 (Residential Estate RE-24 District—One-Family Residence), Section 607 (Residential R1-14 District—One-Family Residence), Section 608 (Residence Districts), Section 609 (RE-35 Single-Family Residence District), Section 610 (R1-18 Single-Family Residence District), Section 611 (R1-10 Single-Family Residence District), Section 612 (R1-8 Single-Family Residence District), Section 613 (R1-6 Single-Family Residence District), Section 614 (R-2 Multifamily Residence District), Section 615 (R-3 Multifamily Residence District), Section 616 (R-3A Multifamily Residence District), Section 617 (R-4 Multifamily Residence District), Section 618 (R-5 Multifamily Residence District), Section 619 (Residential R-4A District—Multifamily Residence—General), Section 635 (Planned Area Development), Section 649 (Mixed Use Agricultural (MUA) District), Section 651 (Baseline Area Overlay District), Section 653 (Desert Character Overlay District), Section 658 (Deer Valley Airport Overlay (DVAO) District), Section 664 (North Central Avenue Special Planning District (SPD) Overlay District), Section 701.A.3 (Projections), Section 702.F (Special Parking Standards), Section 703.B (Landscaping and Open Areas In Multiple-Family Development), Section 706 (Accessory Uses and Structures), Section 708 (Temporary uses), Sections 1204.C and D (Land Use Matrix), Section 1303 (Transect lot standards), Section 1305.C (Fence Standards), Section 1306 (Land Use Matrix), and Section 1310 (Open Space Improvements) of the

		Phoenix Zoning Ordinance to address accessory dwelling units.
	Applicant:	City of Phoenix, Planning Commission
	Representative:	City of Phoenix, Planning and Development Department
Approved, per the staff recommendation, with modifications	17.	Application #: <u>Z-TA-8-23-Y (Parking Reductions for Affordable Housing)</u>
	Proposal:	Amend Chapter 2, Section 202 (Definitions) to add definitions for affordable housing, passenger loading space, passenger loading zone, and revise parking space, unreserved; amend Chapter 6, Section 608.J (Density Bonus For Low or Moderate Income Housing); amend Chapter 7, Sections 702.C (Parking Requirements) and Section 702.E (Modifications to Parking Requirements); and amend Chapter 13, Section 1307 (Parking Standards) to modify the parking requirements for multifamily, single-family attached, and affordable housing, and add requirements for passenger loading zones of the Phoenix Zoning Ordinance to modify parking standards for affordable housing developments.
	Applicant:	City of Phoenix, Planning Commission
	Representative:	City of Phoenix, Planning and Development Department

OTHER BUSINESS

- | | | |
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| Initiated | 18. | Presentation, discussion, and possible initiation of a rezoning application for city-owned property, approximately 4.80 gross acres at approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue from R1-6 to PUD zoning to allow an affordable senior housing development. |
| None | 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-AF-1-23-6, Z-16-23-6, Z-TA-5-23-Y, and Z-TA-8-23-Y** will be held on September 6, 2023 at 2:30 p.m. virtually and 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 September 6, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on September 6, 2023 at 2:30 p.m. Both will be held virtually and 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 a reasonable accommodation, please contact Angie Holdsworth at 602-329-5065, angie.holdsworth@phoenix.gov. TTY: Use 7-1-1.