

**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 **December 7, 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

Approved 1a. For Approval or Correction of the Planning Commission Briefing Meeting minutes of September 7, 2023.

Approved 1b. For Approval or Correction of the Planning Commission meeting minutes of September 7, 2023.

CONTINUANCES AND WITHDRAWALS

**Continued to
January 4, 2024,
without fee**

2. Application #: Z-55-23-8

From: R1-10
To: R-2
Acreage: 7.18
Location: Approximately 1,170 feet west of the southwest corner of 35th Glen and Dobbins Road

Proposal: Multifamily residential
Applicant: Brennan Ray, Burch and Cracchiolo, PA
Owner: Mark Singerman, RG LIV Laveen, LLC
Representative: Brennan Ray, Burch and Cracchiolo, PA

GENERAL PLAN AMENDMENT AND RELATED/COMPANION CASES

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

**3. Application #: GPA-PV-1-22-2
(Companion Case Z-14-A-20-2)**

Request: Map Amendment
From: Industrial

To: Mixed Use (Commercial/Residential 15+ dwelling units per acre)
Acreage: 7.81
Location: Southeast corner of Kierland Boulevard and Marilyn Road
Proposal: Minor General Plan Amendment to allow mixed use commercial and multifamily residential
Applicant: Larry S. Lazarus, Lazarus & Silvyn, P.C.
Owner: Kierland Sky, LLC
Representative: Larry S. Lazarus, Lazarus & Silvyn, P.C.

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

4. **Application #: Z-14-A-20-2 (Kierland Sky PUD)
(Companion Case GPA-PV-1-22-2)**
From: PUD
To: PUD
Acreage: 7.81
Location: Southeast corner of Kierland Boulevard and Marilyn Road
Proposal: Major Planned Unit Development (PUD) Amendment to allow commercial and multifamily residential uses
Applicant: Larry Lazarus, Lazarus & Silvyn, P.C.
Owner: Ted Akiba, Kierland Sky, LLC
Representative: Larry Lazarus, Lazarus & Silvyn, P.C.

**Continued to
March 7, 2024,
without fee**

5. **Application #: GPA-DV-1-23-3
(Companion Case Z-31-23-3)
(Continued from November 2, 2023)**
Request: Map Amendment
From: Residential 2 to 5 dwelling units per acre
To: Mixed Use
(Commercial/Commerce/Business Park)
Acreage: 18.97
Location: Approximately 1,200 feet east and 360 feet north of the northeast corner of 19th Avenue and Tierra Buena Lane
Proposal: Minor General Plan Amendment to allow office/commerce park
Applicant: Jerry Simms, TP Racing, LLLP
Owner: Jerry Simms, TP Racing, LLLP
Representative: Paul E. Gilbert, Beus Gilbert McGroder, PLLC

**Continued to
March 7, 2024,
without fee**

6. **Application #:** **Z-31-23-3**
(Companion Case GPA-DV-1-23-3)
(Continued from November 2, 2023)
- From: S-1 SP and C-2 SP
To: CP/GCP
Acreage: 28.92
Location: Approximately 500 feet east of the
northeast corner of 19th Avenue and Tierra
Buena Lane
- Proposal: Commerce park
Applicant: Jerry Simms, TP Racing, LLLP
Owner: Jerry Simms, TP Racing, LLLP
Representative: Paul E. Gilbert, Beus Gilbert McGroder,
PLLC

REZONING

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

7. **Application #:** **Z-48-23-6**
- From: R1-6
To: R-O
Acreage: 0.42
Location: Northwest corner of 44th Street and Earll
Drive
- Proposal: Chiropractic office
Applicant: Keiko Finnegan and Sera Sheppard
Owner: Keiko Finnegan and Sera Sheppard
Representative: Keiko Finnegan and Sera Sheppard

**Approved, per
the staff
recommendation**

8. **Application #:** **Z-50-23-4**
- From: R-5 and R1-6
To: WU Code T4:3 MT
Acreage: 1.35
Location: Northeast corner of 3rd Street and
Cheery Lynn Road
- Proposal: Townhomes
Applicant: Kristjan Sigurdsson
Owner: Kris Rigsby, Rigsby, LLC
Representative: Kristjan Sigurdsson

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

9. **Application #:** **Z-53-23-8**
- From: R1-6
To: R-4
Acreage: 0.76
Location: Approximately 235 feet north of the
northeast corner of 36th Street and
McDowell Road

	Proposal:	Multifamily residential
	Applicant:	Jason Morris, Withey Morris Baugh, PLC
	Owner:	Edge Development, LLC
	Representative:	Jason Morris, Withey Morris Baugh, PLC
Approved, per the Alhambra VPC recommendation, with a modified and additional stipulation	10. Application #:	Z-70-23-5 (Helen Drake Village PUD)
	From:	R1-6
	To:	PUD
	Acreage:	4.73
	Location:	Approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue
	Proposal:	Planned Unit Development to allow a senior housing development
	Applicant:	Samantha Keating, City of Phoenix, Housing Department
	Owner:	City of Phoenix, Human Services Department
	Representative:	Nick Wood, Snell & Wilmer, LLP
Approved, per the North Mountain VPC recommendation	11. Application #:	Z-51-23-3 (Resilient Living at Sunnyslope PUD)
	From:	R-3
	To:	PUD
	Acreage:	1.08
	Location:	Approximately 275 feet east of the southeast corner of 19th Avenue and Sahuaro Drive
	Proposal:	Planned Unit Development to allow multifamily residential
	Applicant:	Resilient Health
	Owner:	Northern Office Properties, LLC
	Representative:	Benjamin Graff, Quarles & Brady, LLP
Approved, per the Staff Memo dated December 6, 2023	12. Application #:	Z-52-23-8
	From:	R-5 RI TOD-1 and C-3 TOD-1
	To:	WU Code T5:7 EG and WU Code T5:7 EG HP
	Acreage:	4.72
	Location:	Southeast and southwest corners of 13th Street and Washington Street
	Proposal:	Mixed use including multifamily residential, hotel, and general retail; and a Historic Preservation (HP) zoning overlay

for the Greenlee-Hammond House/Virgil J. Berry Real Estate & Insurance Agency (1321 East Washington Street).

Applicant: Virgil J. Berry Jr.
Owner: 1301 East Washington LLC, et. al.
Representative: Virgil J. Berry Jr.

Denied

13. **Application #:** **Z-32-23-3**
(Continued from November 2, 2023)
- From: R1-10
To: C-3
Acreage: 1.20
Location: Approximately 360 feet east of the southeast corner of Cave Creek Road and Mescal Street
- Proposal: C-3 commercial use (self-service storage warehouse).
- Applicant: Terrance A. & Paige S. Maglio
Owner: Terrance A. & Paige S. Maglio
Representative: Marty Hall

PLANNING HEARING OFFICER

**Approved, per the
Planning Hearing
Officer
recommendation**

14. **Application #:** **PHO-1-23--Z-9-19-4**
Existing Zoning: WU Code T6:HWR UT
Acreage: 17.82
- Location: Northeast corner of Central Avenue and Indian School Road
- Proposal:
- 1) Request to modify Stipulation 2 regarding public pedestrian plaza.
 - 2) Request to modify Stipulation 3 regarding a linear view corridor.
 - 3) Request to delete Stipulation 4 regarding public pedestrian accessways.
 - 4) Request to modify Stipulation 5 regarding public primary pedestrian accessway.
 - 5) Request to modify Stipulation 6 regarding public open space.
 - 6) Request to modify Stipulation 7 regarding three public open space areas.
 - 7) Request to delete Stipulation 14 regarding alignment of ingress and

egress points with the existing street network.

Applicant: Jason Morris, Withey Morris Baugh, PLC
Owner: Julia Najafi, Central Park I, LLC
Representative: Jason Morris, Withey Morris Baugh, PLC

OTHER BUSINESS

Information provided and discussion held

15. Presentation and discussion regarding the General Plan Update.

Discussion held

16. Discussion regarding prioritizing Planning Commission requested informational items.

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-PV-1-22-2, Z-14-A-20-2, GPA-DV-1-23-3, and Z-31-23-3** will be held on January 3, 2024, 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 January 3, 2024 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on January 3, 2024 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-council-meetings>

For further information, please contact Racelle Escobar at racelle.escobar@phoenix.gov or (602) 534-2864.

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