

**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 February 2, 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 | 1. For Approval or Correction of the Planning Commission hearing minutes of November 3, 2022. |
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CONTINUANCES

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| Continued to
March 2, 2023,
without fee | 2. | Application #: Z-61-22-7
From: C-3 CMOD, P-1, and R-5 RI
To: WU Code T5:5 CMOD and WU Code T5:5
Acreage: 3.24
Location: Southeast corner of 9th Avenue and Fillmore Street
Proposal: Multifamily residential
Applicant: Trumont Group Arizona
Owner: Mercy Hill Development, LLC
Representative: Alan Beaudoin, Norris Design |
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GENERAL PLAN AMENDMENT

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| Approved, per the
Laveen VPC
recommendation | 3. | Application #: GPA-LV-3-21-7 (Companion Case Z-35-21-7)
Request: Map Amendment
From: Mixed Use
(Commercial/Commerce/Business Park) and Commercial
To: Mixed Use
(Commercial/Commerce/Business Park)
Acreage: 66.10
Location: Northeast corner of 63rd Avenue and Dobbins Road |
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	Proposal:	Minor General Plan Amendment for Mixed Use (Commercial/Commerce/Business Park).
	Applicant:	Alex Stedman, RVi Planning & Landscape Architecture
	Owner:	Dairy 51.8, LLC and Dairy 51.8 Trust
	Representative:	Alex Stedman, RVi Planning & Landscape Architecture
Approved, per the Laveen VPC recommendation, with a deletion and modifications	4. Application #:	Z-35-21-7 (The Crossing at Dobbins PUD) (Companion Case GPA-LV-3-21-7)
	From:	C-2 H-R SP (Approved C-2 or CP/GCP), C-2 or CP/GCP SP (Approved C-2 or CP/GCP), C-2 H-R (Approved C-2 or CP/GCP), and S-1 (Approved C-2 or CP/GCP)
	To:	PUD
	Acreage:	66.10
	Location:	Northeast corner of 63rd Avenue and Dobbins Road
	Proposal:	Planned Unit Development to allow single-family, multifamily, retail, office, and commerce park uses.
	Applicant:	Alex Stedman, RVi Planning & Landscape Architecture
	Owner:	Dairy 51.8, LLC and Dairy 51.8 Trust
	Representative:	Alex Stedman, RVi Planning & Landscape Architecture
Approved, per the North Mountain VPC recommendation	5. Application #:	Z-83-22-3
	From:	R1-10 RPSPD
	To:	R1-10 HP RPSPD
	Acreage:	0.42
	Location:	Approximately 110 feet south of the southwest corner of 10th Avenue and Royal Palm Road
	Proposal:	Historic Preservation Overlay for Bertram Snyder Residence.
	Applicant:	City of Phoenix, Historic Preservation Commission
	Owner:	Courtney Perez
	Representative:	Helana Ruter, City of Phoenix, Historic Preservation
Approved, per the	6. Application #:	Z-237-K-85-2
	From:	C-2 PCD

**Desert View VPC
recommendation**

To: C-2 PCD SP
Acreage: 0.04
Location: Approximately 350 feet north and 430 feet west of the northwest corner of Tatum Boulevard and Dynamite Boulevard
Proposal: Massage establishment and all underlying C-2 uses.
Applicant: Ellie Brundige, Gammage and Burnham, PLC
Owner: Shops at Dynamite Creek, LLC
Representative: Manjula M. Vaz, Gammage and Burnham, PLC

**Approved, per the
Estrella VPC
recommendation**

7. **Application #:** **Z-72-21-7**
From: RE-35, R1-8, and C-2
To: R-2 and C-2
Acreage: 69.88
Location: Northwest corner of 67th Avenue and Lower Buckeye Road
Proposal: Single-family residential, multifamily residential, and commercial.
Applicant: Sean Lake, Pew & Lake, PLC
Owner: Property Reserve Arizona, LLC
Representative: Sean Lake, Pew & Lake, PLC

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

8. **Application #:** **Z-70-22-8**
From: C-3
To: WU Code T5:3 GW
Acreage: 1.61
Location: Approximately 360 feet west of the northwest corner of 30th Street and Van Buren Street
Proposal: Multifamily residential
Applicant: Mark Holleran
Owner: Arizona Housing, Inc., AHI 2900 East Van Buren, LLC
Representative: Kyle Bogasky

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

9. **Application #:** **Z-76-22-8**
From: R1-6 and R-3
To: R-3
Acreage: 5.82
Location: Southwest corner of 48th Street and Loop 202 Freeway
Proposal: Multifamily residential
Applicant: Northbridge Development, LLC

Owner: H&M Enterprises, Inc.
Representative: Larry Lazarus, Lazarus & Silvyn, P.C.

**Approved, per the
Encanto VPC
recommendation**

10. **Application #:** **Z-79-22-4**
From: R-3
To: R-4
Acreage: 1.62
Location: Approximately 200 feet northwest of the northwest corner of 12th Street and Turney Avenue
Proposal: Multifamily Residential
Applicant: Nicholas A. Sobraske, Gammage & Burnham, PLC
Owner: Turney Canals, LLC
Representative: Ashley Z. Marsh, Gammage & Burnham, PLC

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

11. **Application #:** **Z-68-22-6**
From: CP/GCP
To: C-2 HGT/WVR DNS/WVR
Acreage: 14.33
Location: Approximately 1,500 feet south of the southeast corner of 50th Street and Ray Road
Proposal: Multifamily residential with a height and density waiver.
Applicant: Dennis M. Newcombe, Gammage & Burnham, PLC
Owner: P8 Phoenix Foothills, LLC
Representative: Manjula M. Vaz, Gammage and Burnham, PLC

OTHER BUSINESS

**Information
Requested**

12. 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-LV-3-21-7 and Z-35-21-7** will be held on March 1, 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 March 1, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be

on March 1, 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 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.