

**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 virtual meeting open to the public on **January 5, 2023, at 6:00 p.m.**

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 hearing minutes of September 1, 2022. |
| Approved | 1b. For Approval or Correction of the Planning Commission hearing minutes of October 6, 2022. |

CONTINUANCES

- | | |
|---|---|
| Continued to
February 2, 2023,
without fee | 2. 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 |
| | Proposal: Minor General Plan Amendment for Mixed
Use (Commercial/Commerce/Business
Park). |
| | Applicant: Alex Stedman, RVi Planning and
Landscape Architecture |
| | Owner: Dairy 51.8, LLC and Dairy 51.8 Trust |
| | Representative: Alex Stedman, RVi Planning and
Landscape Architecture |

**Continued to
February 2, 2023,
without fee**

3. 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

**Continued to
February 2, 2023,
without fee**

4. 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
Owner: P8 Phoenix Foothills, LLC
Representative: Manjula M. Vaz

GENERAL PLAN AMENDMENTS

**Approved, per the
Laveen VPC
recommendation**

5. Application #: **GPA-LV-2-22-8 (Companion Case Z-55-22-8)**
Request: Map Amendment
From: Future Parks/Open Space or 1 dwelling unit per acre, Residential 0 to 1 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre
To: Residential 1 to 2 dwelling units per acre
Acreage: 58.99
Location: Northwest corner of 35th Avenue and Carver Road

Proposal: Single-family residential
Applicant: Paul Gilbert, Beus Gilbert McGroder, PLLC
Owner: Adrian Betts, Virtua 35th, LLC
Representative: Paul Gilbert, Beus Gilbert McGroder, PLLC

**Approved, per the
Laveen VPC
recommendation**

6. Application #: **Z-55-22-8 (Companion Case GPA-LV-2-22-8)**
From: R1-8 and R1-18
To: R1-18 Hillside Density Waiver
Acreage: 58.99
Location: Northwest corner of 35th Avenue and Carver Road
Proposal: Single-family residential with a Hillside Density Waiver.
Applicant: Felipe Zubia, Virtua 35th, LLC
Owner: Felipe Zubia, Virtua 35th, LLC
Representative: Kurt Waldier, Beus Gilbert McGrider, PLLC

REZONING

**Remanded back to
the Camelback East
VPC for
reconsideration**

7. Application #: **Z-SP-8-22-8**
From: C-2
To: C-2 SP
Acreage: 0.97
Location: Approximately 170 feet west of the northwest corner of 43rd Street and McDowell Road
Proposal: Special Permit to allow used automobile sales and underlying C-2 commercial uses.
Applicant: Kevin Zenk, Z Associates, LLC
Owner: Elio Gegea
Representative: Kevin Zenk, Z Associates, LLC

**Approved, per the
Laveen VPC
recommendation**

8. Application #: **Z-SP-9-22-7**
From: C-2
To: C-2 SP
Acreage: 5.43
Location: Southwest corner of 35th Avenue and Broadway Road
Proposal: Self-service storage warehouse and underlying C-2 uses.
Applicant: Stack Storage, LLC
Owner: Yee Holdings
Representative: Nathan Frame
9. Application #: **Z-SP-10-22-5**

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

From: C-2 and C-2 (Approved C-2 SP)
To: C-2 SP

Acreage: 2.05
Location: Approximately 470 feet west of the
northwest corner of 27th Avenue and
Northern Avenue

Proposal: Self-service storage facility with underlying
C-2 commercial uses.

Applicant: Evergreen Phoenix Investors II, LLC
Owner: Evergreen Phoenix Investors II, LLC
Representative: William Allison, Withey Morris, PLC

**Approved, per the
staff memo dated
January 5, 2023,
with a modification**

10. Application #: **Z-40-22-2 (Scottsdale Town Square
Thunderbird Phase PUD)**

From: C-2, C-2 SP, and PSC
To: PUD

Acreage: 8.54
Location: Approximately 800 feet north of the
northwest corner of Scottsdale Road and
Thunderbird Road

Proposal: Planned Unit Development to allow
multifamily residential and commercial
uses.

Applicant: George Pasquel, III
Owner: Scottsdale Towne Square, LLC
Representative: George Pasquel, III

**Approved, per the
Alhambra VPC
recommendation**

11. Application #: **Z-50-22-4**

From: C-2 TOD-1
To: WU Code T5:5 UT

Acreage: 4.79
Location: Approximately 180 feet north of the
northeast corner of 7th Avenue and
Camelback Road

Proposal: Multifamily residential
Applicant: Brian Greathouse, Burch & Cracchiolo, PA
Owner: Larkspur Lane Investment Properties, LLC
Representative: Brian Greathouse, Burch & Cracchiolo, PA

**Approved, per the
staff
recommendation**

12. Application #: **Z-60-22-8**

From: C-1 BAOD
To: C-2 BAOD

Acreage: 0.96
Location: Northwest corner of 25th Street and
Baseline Road

Proposal: Automotive service facility
Applicant: Cassandra Ayres, Berry Riddell, LLC
Owner: Baseline, LLC
Representative: Cassandra Ayres, Berry Riddell, LLC

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

13. Application #: **Z-66-22-8**
From: C-1
To: C-1 DNS/WVR
Acreage: 1.43
Location: Northwest corner of 37th Street and McDowell Road
Proposal: Multifamily residential with a density waiver.
Applicant: 3644 Atrium Lofts, LLC
Owner: 3644 Atrium Lofts, LLC
Representative: Ashley Marsh, Gammage & Burnham, PLC

**Approved, per the
Maryvale VPC
recommendation**

14. Application #: **Z-71-22-4**
From: A-2
To: A-2 HGT/WVR
Acreage: 6.26
Location: Southeast corner of 35th Avenue and Grand Avenue
Proposal: Height waiver up to 110 feet for a silo.
Applicant: Drake Switching Company, LLC
Owner: Drake Switching Company, LLC
Representative: Ashley Marsh, Gammage & Burnham, PLC

OTHER BUSINESS

**Information
requested**

15. 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-2-22-8** and **Z-55-22-8** will be held on February 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 February 1, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on February 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.