

**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 **June 1, 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 briefing meeting minutes of March 2, 2023 |
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CONTINUANCES AND WITHDRAWALS

- | | | | |
|---|----|-----------------------|---|
| Withdrawn | 2. | Application #: | Z-SP-8-22-8 (Continued from March 2, 2023) |
| | | 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 Geagea |
| | | Representative: | Wendy Riddell, Berry Riddell, LLC |
| Continued to August 3, 2023, without fee | 3. | Application #: | GPA-DSTV-1-23-2 (Companion Case Z-4-23-2) |
| | | 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 Specific Plan 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 Land Department
	Representative:	Nick Wood, Snell & Wilmer, LLP
Continued to August 3, 2023, without fee	4. Application #:	Z-4-23-2 (Mayo Clinic Discovery Oasis – Paradise Ridge Area PUD) (Companion Case GPA-DSTV-1-23-2)
	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

GENERAL PLAN AMENDMENT AND COMPANION REZONING CASES

Approved, per the staff recommendation	5. Application #:	GPA-EST-1-23-7 (Companion Case Z-13-23-7)
	Request:	Map Amendment
	From:	Residential 10 to 15 dwelling units per acre
	To:	Mixed Use (Commerce/Business Park/ Industrial)
	Acreage:	26.08
	Location:	Southwest corner of 51st Avenue and Broadway Road
	Proposal:	Minor General Plan Amendment to allow commerce park and industrial uses.
	Applicant:	Fisher Sand and Gravel
	Owner:	FPE51, LLC
	Representative:	Adam Baugh, Withey Morris Baugh, PLC

**Approved, per the
staff recommendation**

6. **Application #:** **Z-13-23-7 (Companion Case GPA-EST-1-23-7)**
From: S-1 and R-2
To: CP/GCP and A-1
Acreage: 26.08
Location: Southwest corner of 51st Avenue and Broadway Road
Proposal: Office, fabrication, and vehicle maintenance.
Applicant: Fisher Sand and Gravel
Owner: FPE51, LLC
Representative: Adam Baugh, Withey Morris Baugh, PLC

**Approved, per the Rio
Vista VPC
recommendation**

7. **Application #:** **GPA-RV-1-22-1 (Companion Case Z-8-22-1)**
Request: Map Amendment
From: Residential 3.5 to 5 and Commercial
To: Residential 5 to 10 dwelling units per acre,
Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Remove
Infrastructure Phasing Overlay
Acreage: 114.58
Location: Northeast corner of I-17 and Circle Mountain Road
Proposal: Minor General Plan Amendment to allow single-family and multifamily, and an update to the infrastructure limit line.
Applicant: Adam Baugh, Withey Morris Baugh, PLC
Owner: Circle Mountain Holdings, LLC
Representative: Adam Baugh, Withey Morris Baugh, PLC

**Approved, per the
staff memo dated
June 1, 2023 with an
additional stipulation**

8. **Application #:** **Z-8-22-1 (Companion Case GPA-RV-1-22-1)**
From: C-2, C-3, S-1, County RU-43
(Pending annexation), and Pending S-1
To: R-2, R-3, and R-3A
Acreage: 79.29

Location:	Northeast corner of I-17 and Circle Mountain Road and the southeast corner of I-17 and Jenny Lin Road
Proposal:	Single-family and multifamily residential
Applicant:	Adam Baugh, Withey Morris Baugh, PLC
Owner:	Circle Mountain Holdings, LLC
Representative:	Adam Baugh, Withey Morris Baugh, PLC

REZONING CASES

Approved, per the staff recommendation

9.	Application #:	Z-8-23-8
	From:	C-1
	To:	WU Code T5:2 GW
	Acreage:	0.53
	Location:	Southwest corner of 32nd Street and Roosevelt Street
	Proposal:	Tobacco Oriented Retailer
	Applicant:	Ayzen Al JaJou
	Owner:	Jose Armijo and Virginia Provencio
	Representative:	Kathleen Shaffer

Approved, per the Camelback East VPC recommendation with a deleted stipulation

10.	Application #:	Z-11-23-6
	From:	C-3 and A-1
	To:	R-5
	Acreage:	5.69
	Location:	Approximately 1,070 feet west of the southwest corner of 55th Street and Van Buren Street
	Proposal:	Multifamily residential
	Applicant:	Wendy Riddell, Berry Riddell, LLC
	Owner:	Clear Sky Capital Van Buren, LP, et al.
	Representative:	Wendy Riddell, Berry Riddell, LLC

Approved, per the staff recommendation

11.	Application #:	Z-15-23-3
	From:	S-1
	To:	R1-8
	Acreage:	0.47
	Location:	Approximately 400 feet north of the northeast corner of 12th Street and Roberts Road
	Proposal:	Single-family residential
	Applicant:	Taylor Fracasse Architecture, Inc.
	Owner:	13839 North 12 St, LLC

Representative: Brian Fracasse

**Approved, per the
staff recommendation**

12. **Application #:** **Z-SP-12-22-8**
From: A-2 RSIOD
To: A-2 SP RSIOD
Acreage: 3.77
Location: Approximately 260 feet north of the northeast corner of 24th Street and University Drive
Proposal: Homeless Shelter
Applicant: Dan Hines, Community Bridges, Inc.
Owner: South 24th, LLC
Representative: Wendy Riddell, Berry Riddell, LLC

TEXT AMENDMENTS

**Approved, per the
staff recommendation**

13. **Application #:** **Z-TA-2-23-Y**
Location: Mobile Home Developments
Proposal: Amend Chapter 6, Section 647.A.2.k of the Phoenix Zoning Ordinance regarding mobile home developments.
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

**Approved, per the
staff recommendation**

14. **Application #:** **Z-TA-3-23-Y**
Location: Nonconforming Mobile Home Developments
Proposal: Amend Chapter 9 of the Phoenix Zoning Ordinance to address nonconforming mobile home developments.
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

OTHER BUSINESS

**Information
provided**

15. **INFORMATION ONLY: Z-TA-5-23-Y:** Presentation and discussion regarding a request to amend Chapters 2, 5, 6, 7, 12 and 13 of the Phoenix Zoning Ordinance to add accessory dwellings units.

**Information
provided**

16. **INFORMATION ONLY: Z-TA-8-23-Y:** Presentation and discussion regarding a request to amend Chapters 2, 6, 7 and 13 of the Phoenix Zoning Ordinance to reduce parking requirements for multifamily and affordable housing.

**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-RV-1-22-1, Z-8-22-1, GPA-DSTV-1-23-2, Z-4-23-2, GPA-EST-1-23-7**, and **Z-13-23-7** will be held on July 3, 2023 at 10:00 a.m. virtually and in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.
2. The City Council public hearing for **Z-SP-12-22-8, Z-TA-2-23-Y** and **Z-TA-3-23-Y** will be held on June 28, 2023 at 2:30 p.m. virtually and in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.
3. For other cases if appealed, the City Council public hearing will be held on July 3, 2023 at 10:00 a.m. For cases not appealed, the ordinance/resolution adoption will be on July 3, 2023 at 10:00 a.m. Both will either 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.