

**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 **May 4, 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, with
modifications | 1. | For Approval or Correction of the Planning Commission briefing meeting minutes of April 13, 2023 |
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GENERAL PLAN AMENDMENT AND COMPANION REZONING CASES

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| Approved, per the
staff recommendation | 2. | Application #: GPA-DV-3-22-1 (Companion Case Z-59-22-1)

Request: Map Amendment
From: Residential 3.5 to 5 dwelling units per acre and Mixed Use (Commercial/Commerce/Business Park)

To: Residential 15+ dwelling units per acre
Acreage: 8.00
Location: Approximately 320 feet north of the northwest corner of 17th Avenue and Happy Valley Road

Proposal: Minor General Plan Amendment to allow multifamily residential.

Applicant: Benjamin Graff, Quarles & Brady, LLP
Owner: Red Hawk Partners, LLC, et.al.
Representative: Benjamin Graff, Quarles & Brady, LLP |
| Approved, per the
staff recommendation | 3. | Application #: Z-59-22-1 (Home at Happy Valley PUD) (Companion Case GPA-DV-3-22-1) |

From:	S-1 and C-2
To:	PUD
Acreage:	8.00
Location:	Approximately 320 feet north of the northwest corner of 17th Avenue and Happy Valley Road
Proposal:	Planned Unit Development to allow multifamily residential.
Applicant:	Shelter Asset Management
Owner:	Red Hawk Partners, LLC, et.al.
Representative:	Benjamin Graff, Quarles & Brady, LLP

REZONING CASES

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

4.	Application #:	Z-SP-1-23-1 (Companion Case Z-2-23-1)
	From:	C-1 (Approved C-1) and R1-6 (Approved P-1)
	To:	C-2 SP
	Acreage:	3.75
	Location:	Approximately 80 feet west of the southwest corner of 49th Drive and Cactus Road
	Proposal:	Self-service storage warehouse
	Applicant:	Alex Kunen, Lock Safe Storage
	Owner:	Parkwood Retail Investors, LLC
	Representative:	Jessica Sarkissian, UpFront Planning, LLC

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

5.	Application #:	Z-2-23-1 (Companion Case Z-SP-1-23-1)
	From:	C-1 (Approved C-1) (Pending C-2 SP) and R1-6 (Approved P-1) (Pending C-2 SP)
	To:	C-2 HGT/WVR SP
	Acreage:	3.75
	Location:	Approximately 80 feet west of the southwest corner of 49th Drive and Cactus Road
	Proposal:	Self-service storage warehouse with a height waiver.
	Applicant:	Alex Kunen, Lock Safe Storage
	Owner:	Parkwood Retail Investors, LLC
	Representative:	Jessica Sarkissian, UpFront Planning, LLC

Approved, per the Paradise Valley VPC recommendation	6.	Application #:	Z-5-23-2
		From:	R-3 (Approved R-3) and C-2 SP
		To:	C-2 HGT/WVR SP
		Acreage:	7.42
		Location:	Northwest corner of the 38th Street alignment and Bell Road
		Proposal:	Self-service storage warehouse with underlying C-2 uses and a height waiver.
		Applicant:	Extra Space Properties 121, LLC
		Owner:	Extra Space Properties 121, LLC
		Representative:	William F. Allison, Withey Morris, PLC
Approved, per the Alhambra VPC recommendation	7.	Application #:	Z-9-23-5
		From:	R-3
		To:	R-4
		Acreage:	0.80
		Location:	Approximately 400 feet east of the southeast corner of 27th Avenue and McLellan Boulevard
		Proposal:	Multifamily residential
		Applicant:	Derek Stana
		Owner:	Putting U First, LLC
		Representative:	Derek Stana
Approved, per the North Gateway VPC recommendation	8.	Application #:	Z-21-22-2 (Alta Dove Valley PUD)
		From:	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)
		To:	PUD NBCOD
		Acreage:	7.53
		Location:	Approximately 170 feet west of the southwest corner of North Valley Parkway and Dove Valley Road
		Proposal:	Planned Unit Development to allow multifamily residential
		Applicant:	Brian Greathouse, Burch & Cracchiolo
		Owner:	JD Real Estate Holding, LLC
		Representative:	Brian Greathouse, Burch & Cracchiolo
Approved, per the staff recommendation	9.	Application #:	Z-67-22-3
		From:	C-2
		To:	C-2 HGT/WVR DNS/WVR
		Acreage:	3.73

Location: Approximately 230 feet south of the southwest corner of 17th Avenue and Bell Road
Proposal: Multifamily residential with a height and density waiver.
Applicant: Leoh Sandoval
Owner: Rod Rosenstein, 1711 W Bell, LLC
Representative: Steven Valdez

OTHER BUSINESS

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| Withdrawn | 10. | Presentation, discussion, and possible initiation of a text amendment to modify Section 804 of the Zoning Ordinance to amend the residency requirement for the Historic Preservation Commission. |
| Initiated | 11. | Presentation, discussion, and possible initiation of a text amendment to add electric vehicle charging provisions. |
| Appointed member | 12. | Presentation, discussion, and possible action regarding the Planning Commission appointment to the Design Review Committee. |
| Requested | 13. | 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-DV-3-22-1** and **Z-59-22-1** will be held on May 31, 2023 at 2:30 p.m. virtually and in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.
2. The City Council public hearing for **Z-TA-2-23** and **Z-TA-3-23** 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 June 14, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on June 14, 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.