

**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 **November 2, 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	1. For Approval or Correction of the Planning Commission meeting minutes of August 3, 2023.
-----------------	---

CONTINUANCES AND WITHDRAWALS

Withdrawn	2.	Application #: PHO-1-23--Z-15-03-7 Existing Zoning: C-2 Acreage: 29.04 Location: Approximately 600 feet east of the southeast corner of 83rd Avenue and Thomas Road Proposal:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped May 20, 2003. 2) Request to delete Stipulation 2 regarding a walkway linking development areas. 3) Request to delete Stipulation 3 regarding a comprehensive design theme. 4) Request to modify Stipulation 4 regarding Planning Hearing Officer review of elevations. 5) Request to modify Stipulation 5 regarding sidewalks and landscaping along 79th Avenue and Virginia Avenue.
------------------	----	---	---

- 6) Request to delete Stipulation 7 regarding a comprehensive sign plan.
- 7) Request to modify Stipulation 8 regarding right-of-way dedications for 79th Avenue and Virginia Avenue.
- 8) Request to delete Stipulation 9 regarding a transit pad on Thomas Road.
- 9) Technical corrections for Stipulation 11.

Applicant: Max Friedman
 Owner: Marques Brothers Development Company
 Representative: Snell & Wilmer, LLP

**Continued to
 December 7, 2023,
 without fee**

5. **Application #:** **GPA-DV-1-23-3
 (Related Case Z-31-23-3)
 (Continued from September 7, 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
 December 7, 2023,
 without fee**

6. **Application #:** **Z-31-23-3
 (Related Case GPA-DV-1-23-3)
 (Continued from September 7, 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
Continued to January 4, 2024, without fee	7.	Application #:	GPA-DSTV-2-23-2 (Companion Cases GPA-DSTV-3-23-2 & Z-39-23-2)
		Request:	Map Amendment
		From:	Residential 2 to 5 dwelling unit per acre
		To:	Commercial
		Acreage:	20.52
		Location:	Southwest corner of Black Mountain Boulevard and Deer Valley Drive
		Proposal:	Minor General Plan Amendment for Commercial use.
		Applicant:	Ryan Ash, Vestar
		Owner:	Arizona State Land Department
		Representative:	Stephen Anderson, Gammage & Burnham
Continued to January 4, 2024, without fee	8.	Application #:	GPA-DSTV-3-23-2 (Companion Cases GPA-DSTV-2-23-2 & Z-39-23-2)
		Request:	Specific Plan Amendment
		Location:	Southwest corner of Black Mountain Boulevard and Deer Valley Drive
		Proposal:	Amendment to the Desert Ridge Specific Plan Section 6.C.5.12.L-Superblock 12 to facilitate commercial development.
		Applicant:	Ryan Ash, Vestar
		Owner:	Arizona State Land Department
		Representative:	Stephen Anderson, Gammage & Burnham
Continued to January 4, 2024, without fee	9.	Application #:	Z-39-23-2 (Companion Cases GPA-DSTV-2-23-2 & GPA-DSTV-2-23-3)
		From:	S-1 DRSP (Approved R1-6 DRSP) and S-1 DRSP (Approved R-2 DRSP)
		To:	C-2 DRSP
		Acreage:	20.52
		Location:	Southwest corner of Black Mountain Boulevard and Deer Valley Drive
		Proposal:	Commercial shopping center

Applicant: Ryan Ash, Vestar
Owner: Arizona State Land Department
Representative: Stephen Anderson, Gammage & Burnham

**Continued to
December 7, 2023,
without fee**

15. **Application #:** **Z-32-23-3**
(Continued from October 5, 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

GENERAL PLAN AMENDMENT AND RELATED/COMPANION CASES

**Approved, per the
staff recommendation**

3. **Application #:** **GPA-SM-1-23-8**
(Companion Case Z-3-23-8)
(Continued from October 5, 2023)
- Request: Map Amendment
From: Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre
To: Commerce/Business Park
Acreage: 28.32
Location: Northeast corner of 12th Street and Jones Avenue
- Proposal: Minor General Plan Amendment to allow office, industrial, and warehouse uses.
- Applicant: Trammell Crow Company
Owner: Brow USA Inc., et al.
Representative: Jason Morris, Withey Morris Baugh, PLC

**Approved, per the
staff recommendation**

4. **Application #:** **Z-3-23-8**
(Companion Case GPA-SM-1-23-8)
(Continued from October 5, 2023)
- From: R-4 RSIOD
To: CP/GCP RSIOD
Acreage: 28.32

Location: Northeast corner of 12th Street and Jones Avenue
 Proposal: Office, industrial, and warehouse
 Applicant: Trammell Crow Company
 Owner: Brow USA Inc., et al.
 Representative: Jason Morris, Withey Morris Baugh, PLC

REZONING CASES

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

10. **Application #:** **Z-66-D-96-1**
From: C-2 PCD
To: C-2 HGT/WVR PCD
Acreage: 2.70
Location: Approximately 500 feet south of the southeast corner of 41st Drive and Anthem Way
Proposal: C-2 with a height waiver to allow a 4-story hotel.
Applicant: Wendy Riddell, Berry Riddell, LLC
Owner: ZAC NC Asset Investors, LLC
Representative: Wendy Riddell, Berry Riddell, LLC

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

11. **Application #:** **Z-33-23-8**
From: C-3
To: WU Code T5:7 EG
Acreage: 2.21
Location: Southwest corner of 11th Street and Van Buren Street
Proposal: Hotel
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP
Owner: Day & Sam, Inc. and Copper Square, LLC
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

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

12. **Application #:** **Z-47-23-2**
From: FH NBCOD and R1-8 NBCOD
To: R-3 NBCOD
Acreage: 9.78
Location: Approximately 670 feet south and 1,270 feet east of the southeast corner of North Valley Parkway and Sonoran Desert Drive
Proposal: Multifamily residential townhomes
Applicant: Kurt Waldier, Beus Gilbert McGroder, PLLC

		Owner:	Sonoran Reems Holding, LLC
		Representative:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Approved, per the staff memo, dated October 26, 2023	13.	Application #:	Z-104-J-75-3
		From:	PCD (Approved A-1 PCD) and PCD (Approved CP/GCP PCD)
		To:	C-2 HGT/WVR DNS/WVR PCD
		Acreage:	21.57
		Location:	Northwest corner of 19th Avenue and Grandview Road
		Proposal:	Multifamily residential
		Applicant:	Andy Jochums, Beus Gilbert McGroder, PLLC
		Owner:	Sunbelt Land Holdings, LP
		Representative:	Jeffrey Blilie, Beus Gilbert McGroder, PLLC
Approved, per the Addendum A Staff Report, with a modified stipulation	14.	Application #:	Z-42-23-7
		From:	CP/GCP
		To:	C-2 HGT/WVR DNS/WVR and C-2
		Acreage:	36.85
		Location:	Approximately 1,700 feet south of the southeast corner of 63rd Avenue and Baseline Road
		Proposal:	North portion: Multifamily residential community; South portion: Public school
		Applicant:	Wendy Riddell, Berry Riddell, LLC
		Owner:	Laveen Baseline, LLC
		Representative:	Wendy Riddell, Berry Riddell, LLC
Approved, per the Camelback East VPC recommendation, with a deleted stipulation	16.	Application #:	Z-18-23-8 (34th + Thomas PUD) (Continued from October 5, 2023)
		From:	C-2, R1-6, and P-1
		To:	PUD
		Acreage:	6.90
		Location:	Southeast corner of 34th Street and Thomas Road
		Proposal:	PUD (Planned Unit Development) to allow multifamily residential with ground-floor commercial.
		Applicant:	Geoff Jacobs, Aspirant Development
		Owner:	Pruitt's Resale, LLC/Sensing Holdings
		Representative:	Nicholas Wood, Snell & Wilmer, LLP

OTHER BUSINESS

- No items 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-SM-1-23-8 and Z-3-23-8** will be held on December 6, 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 December 6, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on December 6, 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-council-meetings>

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 Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov. TTY: Use 7-1-1.