

**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 **October 5, 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

- | | |
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| Continued to
November 2, 2023 | 1. For Approval or Correction of the Planning Commission meeting minutes of August 3, 2023. |
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GENERAL PLAN AMENDMENT AND RELATED/COMPANION CASES

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| Approved, per the
Addendum A
Staff Report | 2. | Application #: GPA-DSTV-1-23-2
(Related Case Z-4-23-2)
(Continued from September 7, 2023)

Request: Specific Plan
Acreage: 417.63
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 text 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: ASLD and Mayo Clinic Arizona
Representative: Nick Wood, Snell & Wilmer, LLP |
| Approved, per the
Addendum B Staff
Report | 3. | Application #: Z-4-23-2 (Mayo Clinic PUD)
(Related Case GPA-DSTV-1-23-2)
(Continued from September 7, 2023) |

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 (PUD) to allow commercial/commerce-business park uses.
Applicant: Nick Wood, Snell & Wilmer, LLP
Owner: Mayo Clinic Arizona
Representative: Nick Wood, Snell & Wilmer, LLP

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

4. **Application #:** **GPA-SM-1-23-8
(Companion Case Z-3-23-8)
(Continued from September 7, 2023)**
- Request: Map Amendment
From: Residential 10 to 15 dwelling units per acre
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

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

5. **Application #:** **Z-3-23-8
(Companion Case GPA-SM-1-23-8)
(Continued from September 7, 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

**Approved, per the
Laveen VPC
recommendation**

6. **Application #:** **GPA-LV-2-23-7
(Companion Case Z-29-23-7)**
Request: Map Amendment
From: Residential 3.5 to 5 dwelling units per acre
To: Commercial/Residential 0 to 1 dwelling units per acre
Acreage: 25.55
Location: Northeast corner of 43rd Avenue and Baseline Road
Proposal: Minor General Plan Amendment for commercial and residential (open space) uses.
Applicant: Manjula M. Vaz, Gammage & Burnham, PLC
Owner: 43rd Ave and Baseline Development, LLC
Representative: Manjula M. Vaz, Gammage & Burnham, PLC

**Approved, per the
Laveen VPC
recommendation**

7. **Application #:** **Z-29-23-7
(Companion Case GPA-LV-2-23-7)**
From: S-1 PCD
To: C-1
Acreage: 7.53
Location: Approximately 255 feet east of the northeast corner of 43rd Avenue and Baseline Road
Proposal: Commercial uses
Applicant: 43rd Ave and Baseline Development, LLC
Owner: 43rd Ave and Baseline Development, LLC
Representative: Manjula M Vaz, Gammage & Burnham, PLC

REZONING CASES

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

8. **Application #:** **Z-18-23-8 (34th + Thomas PUD)**
From: C-2, R1-6, and P-1
To: PUD
Acreage: 6.90
Location: Southeast corner of 34th Street and Thomas Road

		Proposal: Planned Unit Development (PUD) 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
Continued to November 2, 2023, without fee	9.	Application #: Z-32-23-3 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
Approved, per the Maryvale VPC recommendation	10.	Application #: Z-SP-4-23-4 (Companion Case Z-36-23-4) From: C-2 To: C-2 SP Acreage: 2.12 Location: Approximately 225 feet south and 465 feet west of the southwest corner of 43rd Avenue and McDowell Road Proposal: Self-service storage warehouse and underlying C-2 uses. Applicant: Matthew Sargent, RKAA Architects, Inc. Owner: 43rd Avenue Holdings, LLC Representative: Matthew Sargent, RKAA Architects, Inc.
Approved, per the Maryvale VPC recommendation	11.	Application #: Z-36-23-4 (Companion Case Z-SP-4-23-4) From: C-2 (Pending C-2 SP) To: C-2 SP HGT/WVR Acreage: 2.12 Location: Approximately 225 feet south and 465 feet west of the southwest corner of 43rd Avenue and McDowell Road

		Proposal:	Self-service storage warehouse with underlying C-2 commercial uses and a height waiver.
		Applicant:	Matthew Sargent, RCAA Architects, Inc.
		Owner:	43rd Avenue Holdings, LLC
		Representative:	Matthew Sargent, RCAA Architects, Inc.
Approved, per the Camelback East VPC recommendation	12.	Application #:	Z-38-23-6
		From:	R1-10
		To:	R1-10 HP
		Acreage:	0.75
		Location:	Approximately 200 feet north of the northeast corner of 9th Place and Orangewood Avenue
		Proposal:	Historic Preservation (HP) zoning overlay for the historic Walter Hubbard Sterling Residence (7519 North 9th Place).
		Applicant:	City of Phoenix, Historic Preservation Commission
		Owner:	Humphrey Family Trust
		Representative:	Kevin Weight, City of Phoenix, Planning and Development Department
Approved, per the Paradise Valley VPC recommendation	13.	Application #:	Z-40-23-2
		From:	C-O/G-O HGT/WVR
		To:	R-2
		Acreage:	1.59
		Location:	Approximately 430 feet east of the southeast corner of 32nd Street and Paradise Lane
		Proposal:	Multifamily residential
		Applicant:	Shaine T. Alleman
		Owner:	Brandon Nunn's for Nunn's Construction
		Representative:	Shaine T. Alleman
Approved, per the staff recommendation, with an additional stipulation	14.	Application #:	Z-14-23-4
		From:	R-5 SNSPD and C-1 SNSPD
		To:	C-1 SNSPD
		Acreage:	1.58
		Location:	Southwest corner of 15th Avenue and McDowell Road

		Proposal:	Retail convenience store with fuel sales.
		Applicant:	Circle K Stores, Inc.
		Owner:	Circle K Stores, Inc.
		Representative:	Land Development Consultants, LLC
Approved, per the Laveen VPC recommendation, with deleted and modified stipulations	15.	Application #:	Z-77-22-8 (Continued from September 7, 2023)
		From:	S-1
		To:	R1-8
		Acreage:	7.68
		Location:	Approximately 40 feet north of the northwest corner of 27th Avenue and Harvest Groves Lane
		Proposal:	Single-family residential
		Applicant:	Equity Connect Holdings, LLC
		Owner:	27 Southern, LLC
		Representative:	Wendy Riddell, Berry Riddell, LLC

PLANNING HEARING OFFICER CASES

Approved, per the Planning Hearing Officer recommendation	16.	Application #:	PHO-1-23--Z-27-15-4 (Omninet East PUD)
		Existing Zoning:	PUD
		Acreage:	2.10
		Location:	Northeast corner of Central Avenue and Pierson Street
		Proposal:	1) Modification of Stipulation 2 regarding a \$25,000 deposit into a Street Transportation Department escrow account. 2) Deletion of Stipulation 4 regarding a temporary path along 1st Street. 3) Modification of Stipulation 5 regarding conditional approval upon development commencing within seven years.
		Applicant:	Central Avenue Owner, LLC
		Owner:	Central Avenue Owner, LLC
		Representative:	Ed Bull, Burch and Cracchiolo, PA

OTHER BUSINESS

Comments provided	17.	Presentation, and possible review and comment on Stipulation No. 5 of Rezoning Case No. Z-87-03-2
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regarding the site plan and elevations for a multifamily, hotel, and restaurant development located on the northeast corner of 68th Street and Mayo Boulevard (Rob Orme, JLB Partners, LLC).

- Items requested** 18. 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-DSTV-1-23-2** and **Z-4-23-2** will be held on October 18, 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 **GPA-LV-2-23-7**, **Z-29-23-7**, **GPA-SM-1-23-8**, and **Z-3-23-8** will be held on November 1, 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 November 1, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on November 1, 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 Escobar at racelle.escobar@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>.

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