

**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 **September 7, 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

CONTINUANCES

**Continued to
October 5, 2023,
without fee**

1. **Application #:** **Z-77-22-8**
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

**Continued to
October 5, 2023,
without fee**

2. **Application #:** **GPA-SM-1-23-8 (Companion Case Z-3-23-8)**
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.

**Continued to
October 5, 2023,
without fee**

Representative: Jason Morris, Withey Morris Baugh,
PLC

3. **Application #:** **Z-3-23-8 (Companion Case GPA-SM-1-23-8)**
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

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

4. **Application #:** **GPA-DV-1-23-3 (Z-31-23-3 Companion Case)**
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: James Watson, CT Investors
Owner: Jerry Simms, TP Racing, LLLP
Representative: Paul E. Gilbert, Beus Gilbert McGroder, PLLC

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

5. **Application #:** **Z-31-23-3 (GPA-DV-1-23-3 Companion Case)**
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: James Watson, CT Investors

Owner: Jerry Simms, TP Racing, LLLP
Representative: Paul E. Gilbert, Beus Gilbert
McGroder, PLLC

**Continued to a
future date,
without fee**

14. **Application #:** **Z-26-23-1 (Continued from August 3, 2023)**
From: County RU-43 (Pending S-1)
To: CP/GCP DVAO
Acreage: 2.56
Location: Approximately 1,500 feet east of the northeast corner of 19th Avenue and the Alameda Road alignment
Proposal: Commerce/Business Park
Applicant: Hawkeye Development, LLC
Owner: DVHAWK15, LLC
Representative: Clark Diepholz

GENERAL PLAN AMENDMENT AND COMPANION/RELATED REZONING CASES

**Approved, per the
Ahwatukee Foothills
VPC recommendation**

6. **Application #:** **GPA-AF-2-22-6 (Companion Case Z-69-22-6)**
Request: Map Amendment
From: Commerce/Business Park
To: Mixed Use
(Industrial/Commerce/Business Park)
Acreage: 29.74
Location: Approximately 1,300 feet north of the northeast corner of 50th Street and Chandler Boulevard
Proposal: Minor General Plan Amendment to allow for a hybrid of uses to combine commerce park with industrial.
Applicant: Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer
Owner: Kyrene Elementary School, District 28
Representative: Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer

**Approved, per the
Ahwatukee Foothills
VPC recommendation**

7. **Application #:** **Z-69-22-6 (Converge Logistics Center PUD) (Companion Case GPA-AF-2-22-6)**
From: CP/GCP

		To:	PUD
		Acreage:	29.74
		Location:	Approximately 1,300 feet north of the northeast corner of 50th Street and Chandler Boulevard
		Proposal:	Planned Unit Development (PUD) to allow commerce park uses and select light industrial uses.
		Applicant:	Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer
		Owner:	Kyrene Elementary School, District No. 28
		Representative:	Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer
Continued to October 5, 2023, without fee	8.	Application #:	GPA-DSTV-1-23-2 (Continued from August 3, 2023) (Related Case Z-4-23-2)
		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 DRSP 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:	Arizona State Land Department and Mayo Clinic Arizona
		Representative:	Nick Wood, Snell & Wilmer, LLP
Continued to October 5, 2023, without fee	9.	Application #:	Z-4-23-2 (Mayo Clinic PUD) (Continued from August 3, 2023) (Related 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 (PUD) to allow commercial/commerce-business park uses.
Applicant:	Nick Wood, Snell & Wilmer, LLP
Owner:	Mayo Clinic Arizona
Representative:	Nick Wood, Snell & Wilmer, LLP

TEXT AMENDMENT

**Approved, per the
Encanto VPC
recommendation**

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| 10. | Application #: | <u>Z-TA-1-23-4</u> |
| | Proposal: | Amend the Phoenix Zoning Ordinance to amend Chapter 13, Section 1306 (Land Use Matrix), Table 1306.1 Land Use Matrix, to add Self-Service Storage Facility, to add new section F immediately following the prior table to add land use conditions for Services, and to renumber sections 1306.F, 1306.G, and 1306.H. Amend Section 1307.B (Required Vehicular Parking), Table 1307.1 Minimum Required Vehicular Parking, to allow self-service storage in the Midtown Character Area of the Walkable Urban Code. |
| | Applicant: | Stan Shafer, HPPC LLC, and HPPC II, LLC |
| | Owner: | Stan Shafer, HPPC LLC, and HPPC II, LLC |
| | Representative: | William F. Allison, Withey Morris Baugh, PLC |

REZONING

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

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| 11. | Application #: | <u>Z-22-23-4</u> |
| | From: | R-3 |
| | To: | C-2 and P-1 |
| | Acreage: | 0.68 |
| | Location: | Southwest corner of 8th Street and Minnezona Avenue |
| | Proposal: | Parking lot and outdoor recreation patio to service restaurant/bar. |

		Applicant:	Owens Design Consultants
		Owner:	Rosemary McKenzie, DHM Trading, LLC
		Representative:	Thomas Owens
Approved, per the Laveen VPC recommendation, with modifications	12.	Application #:	Z-23-23-7
		From:	S-1 and S-1 (Approved C-2 or CP/GCP)
		To:	C-2 HGT/WVR DNS/WVR
		Acreage:	22.37
		Location:	Approximately 70 feet north of the northwest corner of 59th Avenue and Elliot Road
		Proposal:	Commercial and multifamily residential
		Applicant:	VP Elliott 202, LLC
		Owner:	VP Elliot 202, LLC
		Representative:	Manjula Vaz, Gammage & Burnham, PLC
Approved, per the Deer Valley VPC recommendation	13.	Application #:	Z-24-23-1 (Continued from August 3, 2023)
		From:	County RU-43 (Pending S-1)
		To:	CP/GCP DVAO
		Acreage:	5.17
		Location:	Approximately 310 feet south of the southeast corner of 19th Avenue and Park View Lane
		Proposal:	Light Industrial/Commerce Park
		Applicant:	Hawkeye Development, LLC
		Owner:	The Julie Newcomb Living Trust
		Representative:	Clark Diepholz
Approved, per the Deer Valley VPC recommendation	15.	Application #:	Z-27-23-1
		From:	Ind. Pk. DVAO
		To:	C-3 DVAO
		Acreage:	7.91
		Location:	Southwest corner of 19th Avenue and Quail Avenue
		Proposal:	Electric vehicle sales and repair
		Applicant:	Aztec 19th Ave., LLC
		Owner:	Aztec 19th Ave., LLC
		Representative:	William E. Lally, Tiffany & Bosco, PA

Approved, per the staff recommendation, with a modification and additional stipulations

16. **Application #:** **Z-SP-5-23-7 (Continued from August 3, 2023)**
From: A-1 CMOD
To: A-1 SP CMOD
Acreage: 5.50
Location: Southwest corner of 15th Avenue and Jackson Street
Proposal: Special Permit to allow a homeless shelter (structured campground)
Applicant: City of Phoenix, Office of Homeless Solutions
Owner: State of Arizona
Representative: City of Phoenix, Office of Homeless Solutions

Approved, per the South Mountain VPC recommendation, with modifications

17. **Application #:** **Z-35-23-8**
From: C-1, S-1, R1-6, and R-4
To: C-1
Acreage: 2.98
Location: Northeast corner of 27th Avenue and Southern Avenue
Proposal: Convenience store, gas station, and retail
Applicant: Jason Morris, Withey Morris Baugh, PLC
Owner: AD Alliance II, LP, et al.
Representative: Jason Morris, Withey Morris Baugh, PLC

OTHER BUSINESS

None

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**, **Z-4-23-2**, and **Z-SP-5-23-7** will be held on September 20, 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-AF-2-22-6**, **Z-69-22-6**, and **Z-TA-1-23-4** will be held on October 4, 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 October 4, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on October 4, 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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