

**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 **April 4, 2024, 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.a. For Approval or Correction of the Planning Commission Hearing minutes of December 7, 2023.

**Continued**      1.b. For Approval or Correction of the Planning Commission Hearing minutes of January 4, 2024.

**CONTINUANCES AND WITHDRAWAL CASES**

|                                                                              |                                                                    |
|------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>Continued to the May 2, 2024 Planning Commission Hearing, without fee</b> | <b>2. Application #: Z-9-24-7 (Continued from March 7, 2024)</b>   |
|                                                                              | From: S-1                                                          |
|                                                                              | To: C-2 and C-2 HGT/WVR DNS/WVR                                    |
|                                                                              | Acreage: 18.80                                                     |
|                                                                              | Location: Northwest corner of 83rd Avenue and Broadway Road        |
|                                                                              | Proposal: Commercial and multifamily residential                   |
|                                                                              | Applicant: Stephanie Watney, Withey Morris Baugh, PLC              |
|                                                                              | Owner: New World Properties, Inc., Manager of New Era Phoenix, LLC |
|                                                                              | Representative: Jason Morris, Withey Morris Baugh, PLC             |

**GENERAL PLAN AMENDMENT AND COMPANION CASES**

|                                                            |                                                                   |
|------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Approved, per the Camelback East VPC recommendation</b> | <b>3. Application #: GPA-CE-2-23-6 (Companion Case Z-54-23-6)</b> |
|                                                            | Request: Map Amendment                                            |

From: Residential 5 to 10 dwelling units per acre and Commerce/Business Park  
 To: Mixed Use (Industrial/Commerce/Business Park/ Commercial)  
 Acreage: 66.38  
 Location: Southwest corner of 52nd Street and McDowell Road  
 Proposal: Minor General Plan Amendment for general commercial, commerce park, and industrial  
 Applicant: Wendy Riddell, Berry Riddell, LLC  
 Owner: BDC Park 52, LLC and Melrose Park WHB, LLC  
 Representative Wendy Riddell, Berry Riddell, LLC

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

4. **Application #: Z-54-23-6  
(Companion Case GPA-CE-2-23-6)  
(52nd Street & McDowell PUD)**
- From: R-3A, IND PK, P-1, and C-2  
 To: PUD  
 Acreage: 66.38  
 Location: Southwest corner of 52nd Street and McDowell Road  
 Proposal: PUD (Planned Unit Development to allow general commercial, commerce park, and industrial  
 Applicant: Baker Development, BDC 44, LLC  
 Owner: BDC Park 52, LLC and Melrose Park WHB, LLC  
 Representative: Wendy Riddell, Berry Riddell, LLC

**Approved, per the  
Laveen VPC  
recommendation**

5. **Application #: GPA-LV-3-22-8  
(Companion Case Z-53-22-8)  
(Continued from March 7, 2024)**
- Request: Map Amendment  
 From: Public/Quasi-Public, Commercial, Residential 15+ dwelling units per acre, Residential 5 to 10 dwelling units per acre, Residential 3.5 to 5 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, Residential 1 to 2 dwelling units per acre, and Resort  
 To: Residential 10 to 15 dwelling units per acre/Residential 15+ dwelling units per acre, Commercial/Commerce/Business Park/ Residential 10 to 15 dwelling units per acre/Residential 15+ dwelling units per acre,

Commercial/Residential 10 to 15 dwelling units per acre/Residential 15+ dwelling units per acre, Commercial/Commerce/Business Park, and Resort

Acreage: 284.19

Location: Approximately 860 feet south of the southwest corner of 51st Avenue and Carver Road

Proposal: A minor general plan amendment for Commercial, Commerce/Business Park, various residential designations, and resort

Applicant: Alex Stedman, RVi Planning and Landscape Architecture

Owner: Lines Ruskin R. JR., et al.

Representative: Wendy Riddell, Berry Riddell, LLC

**Approved, per the Staff Memo dated April 4, 2024, with a modified stipulation and a deletion**

**6. Application #: Z-53-22-8 (Companion Case GPA-LV-3-22-8) (Gila Foothills PUD) (Continued from March 7, 2024)**

From: S-1, S-1 (Approved C-2 PCD), S-1 (Approved R-2 PCD), S-1 (Approved R-3 PCD), S-1 (Approved R-3A PCD), S-1 (Approved R1-10 PCD), S-1 (Approved R1-18 PCD), S-1 (Approved R1-8 PCD), and S-1 (Approved RH/ R1-10 PCD)

To: PUD

Acreage: 288.63

Location: Approximately 860 feet south of the southwest corner of 51st Avenue and Carver Road

Proposal: PUD (Planned Unit Development) to allow single and multifamily residential, commercial uses, and some commerce park

Applicant: RVi Planning and Landscape Architecture

Owner: Lines Ruskin R. JR., et al.

Representative: Wendy Riddell, Berry Riddell, LLC

## **REZONING CASES**

**Approved, per the Historic Preservation Commission and the Central City VPC recommendations**

**7. Application #: Z-116-23-8**

From: R-4 CCSIOD

To: R-4 HP CCSIOD

Acreage: 0.32

Location: Southwest corner of 4th Avenue and Tonto Street

Proposal: Historic Preservation Zoning Overlay for  
Yaun Ah Gim Groceries/ Concrete Block  
Duplex & Fourplex  
Applicant: City of Phoenix, Historic Preservation  
Commission  
Owner: Omar Fabian  
Representative: Kevin Weight, City of Phoenix, Historic  
Preservation Office

**Denied**

8. **Application #: Z-117-23-7**  
From: Downtown Code-Van Buren  
To: Downtown Code-Van Buren HP  
Acreage: 1.31  
Location: Approximately 450 feet north of the  
northeast corner of 7th Avenue and Van  
Buren Street  
Proposal: Historic Preservation Zoning Overlay for  
Phoenix Laundry & Dry Cleaning Company  
Applicant: City of Phoenix, Historic Preservation  
Commission  
Owner: Milum Textile Services Co.  
Representative: Kevin Weight, City of Phoenix, Historic  
Preservation Office

**Approved, per the  
Desert View VPC  
recommendation**

9. **Application #: Z-237-L-85-2**  
From: C-1 PCD  
To: C-2 PCD  
Acreage: 0.98  
Location: Southeast corner of Cave Creek Road and  
Desert Willow Parkway  
Proposal: Wine Bar  
Applicant: Ellie Brundige, Gammage & Burnham, PLC  
Owner: Tuscany Village Center, LLC c/o Randall  
Raskin  
Representative: Chloe Plaisance, Gammage & Burnham,  
PLC

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

10. **Application #: Z-SP-8-23-6**  
From: C-2 CEPCSP  
To: C-2 SP CEPCSP  
Acreage: 0.09  
Location: Southeast corner of 20th Street and  
Camelback Road  
Proposal: Massage Therapy and all underlying C-2  
commercial uses  
Applicant: Nicholas and Tricia Karabas

Owner: Town & Country Camelback, LLC, et al.  
Representative: Dennis Colwell

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

11. **Application #:** **Z-103-23-8**  
**From:** R-4 CCSIO  
**To:** C-3 CCSIO  
**Acreage:** 1.01  
**Location:** Approximately 355 feet east and 340 feet south of the southeast corner of 19th Avenue and Buckeye Road  
**Proposal:** Parking ancillary to office and mechanic shop  
**Applicant:** Michelle Green, Lazarus & Silvyn, P.C.  
**Owner:** Del Norte, LLC and Dealers Auto Auction of the Southwest, LLC  
**Representative:** Larry Lazarus, Lazarus & Silvyn, P.C.

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

12. **Application #:** **Z-5-24-1**  
**From:** C-O  
**To:** C-2  
**Acreage:** 1.69  
**Location:** Northeast corner of 43rd Avenue and Thunderbird Road  
**Proposal:** Restaurant with drive-through  
**Applicant:** Wendy Riddell, Berry Riddell, LLC  
**Owner:** 43rd Thunderbird, LLC  
**Representative:** Wendy Riddell, Berry Riddell, LLC

**OTHER BUSINESS**

**None**

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-CE-2-23-6, Z-54-23-6, GPA-LV-3-22-8, and Z-53-22-8** will be held on May 1, 2024 at 2:30 p.m. virtually and in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona (unless continued).
2. For other cases if appealed, the City Council public hearing will be held on May 1, 2024, at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on May 1, 2024, at 2:30 p.m. Both will be held virtually and in the City Council Chambers, 200 West Jefferson Street (unless continued).

**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](mailto:racelle.escolar@phoenix.gov) or (602) 534-2864.

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