

**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 **August 1, 2024, at 6:00 p.m. located at Phoenix City Hall, in Assembly Room B, 200 West Washington Street, First Floor, 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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| Approved | 1. | For Approval or Correction of the Planning Commission Special Hearing minutes of February 22, 2024. |
| Approved | 2. | For Approval or Correction of the Planning Commission Hearing minutes of May 2, 2024. |
| Continued | 3. | For Approval or Correction of the Planning Commission Hearing minutes of June 6, 2024. |

CONTINUANCES AND WITHDRAWAL CASES

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| Continued to
September 5, 2024,
without fee | 4. | Application #: Z-39-24-2 (Companion Case Z-SP-1-24-2)
(Continued from June 6, 2024)
From: C-2
To: C-2 HGT/WVR
Acreage: 2.48
Location: Northwest corner of 34th Street and Phelps Road
Proposal: Commercial use with a height waiver
Applicant: Michael S. Buschbacher, II AICP, Earl & Curley, PC
Owner: Marni Retail Partners, LLC c/o Stewart Ferber
Representative: Taylor C. Earl, Earl & Curley, PC |
| | 5. | Application #: Z-SP-1-24-2 (Companion Case Z-39-24-2)
(Continued from June 6, 2024) |

**Continued to
September 5, 2024,
without fee**

From: C-2 (Pending C-2 HGT/WVR)
To: C-2 HGT/WVR SP
Acreage: 2.48
Location: Northwest corner of 34th Street and Phelps Road
Proposal: Self-service storage warehouse and all underlying C-2 uses
Applicant: Michael S. Buschbacher, II AICP, Earl & Curley, PC
Owner: Marni Retail Partners, LLC c/o Stewart Ferber
Representative: Taylor C. Earl, Earl & Curley, PC

**Continued to
September 5, 2024,
without fee**

6. **Application #: Z-58-24-8**
From: S-1
To: R1-10
Acreage: 4.54
Location: Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
Proposal: Single-family residential
Applicant: John Fox
Owner: Dorothy M. Hallock
Representative: John Fox

GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

**Approved, per the
Deer Valley VPC
recommendation**

7. **Application #: GPA-DV-1-24-1 (Companion Case Z-28-24-1) (Continued from June 6, 2024)**
Request: Map Amendment
From: Parks/Open Space - Publicly owned
To: Residential 3.5 to 5 dwelling units per acre and commercial
Acreage: 80.31
Location: Southwest corner of 36th Avenue and Pinnacle Peak Road
Proposal: Minor General Plan Amendment to facilitate development of a new single-family residential community with a small, neighborhood-scale commercial element
Applicant: Lennar Arizona, LLC
Owner: Arizona State Land Department
Representative: Stephen Anderson, Gammage & Burnham, PLC

Approved, per the Deer Valley VPC recommendation, with a deleted and an additional stipulation	8.	Application #: Z-28-24-1 (Companion Case GPA-DV-1-24-1) (Continued from June 6, 2024) From: RE-43 and RE-43 SP To: R1-6 and C-2 Acreage: 80.31 Location: Southwest corner of 36th Avenue and Pinnacle Peak Road Proposal: Single-family residential and commercial Applicant: Lennar Arizona, LLC Owner: Arizona State Land Department Representative: Stephen Anderson, Gammage & Burnham, PLC
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REZONING CASES

Approved, per the Deer Vally VPC recommendation	9.	Application #: Z-51-24-2 From: County RU-43 (Pending S-1 DVAO) To: CP/GCP DVAO Acreage: 6.49 Location: Approximately 710 feet east of the northeast corner of 19th Avenue and Park View Lane Proposal: Commerce Park/Light Industrial Applicant: Clark Diepholz, Hawkeye Development, LLC Owner: Brown Family Trust Representative: Clark Diepholz, Hawkeye Development, LLC
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PLANNING HEARING OFFICER CASES

Approved, per the Applicant's request, with a modification	10.	Application #: PHO-1-24--Z-101-98-2 Existing Zoning: C-3 Acreage: 2.31 Location: Approximately 280 feet south of the southwest corner of 25th Street and Bell Road Request: 1) Request to modify Stipulation 7 regarding emergency vehicle access on 25th Street. Applicant: Randy Gilliam Owner: Scott Feuer, Orsett Cave Creek Bell, LLC Representative: Randy Gilliam
Denied as filed, and approved with modifications and an	11.	Application #: PHO-1-24--Z-37-07-2 Existing Zoning: R-O Acreage: 1.17

**additional
stipulation, per the
Planning Hearing
Officer
recommendation,
with deleted
stipulations**

Location: Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue

Request: 1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped February 9, 2009.

2) Request to delete Stipulation 4 regarding cross access and parking agreements.

3) Request to delete Stipulation 5 regarding Scottsdale Road improvements.

4) Request to modify Stipulation 7 regarding building height.

5) Request to modify Stipulation 8 regarding rear building setbacks.

6) Request to delete Stipulation 10 regarding street improvements.

7) Request to delete Stipulation 11 regarding archaeological assessment.

8) Request to modify Stipulation 12 regarding a requirement to obtain final site plan approval.

9) Request to delete Stipulation 13 regarding walls along the rear property line.

10) Technical corrections to Stipulations 2, 3, 6, 9, and 15.

Applicant: David E. Richert

Owner: Linda Cohn, Beldar Properties Arizona, LLC and Steven R. Bund

Representative: David E. Richert

OTHER BUSINESS

**Information
requested**

12. 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-1-24-1** and **Z-28-24-1** will be held on September 4, 2024 at 2:30 p.m. either virtually or in the City Council Chambers, 200 West Jefferson Street.

2. For other cases if appealed, the City Council public hearing will be held on September 4, 2024 at 2:30 p.m. For cases not appealed, the formal action or ordinance/resolution adoption will be on September 4, 2024 at 2:30 p.m. Both will either be held virtually or 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.

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