

NOTICE OF RESULTS CENTRAL CITY VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **CENTRAL CITY VILLAGE PLANNING COMMITTEE** and to the general public, that the **CENTRAL CITY VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Monday, August 12, 2024**, at **6:00 p.m.** located in the **Emerson Court, Phoenix Elementary School District**, at **1817 North 7th Street** (southeast corner of 7th Street and Palm Lane) Phoenix, Arizona.

Note:

- Agenda items may be taken out of order.
- Any individual wishing to address an agenda item must complete a Speaker Card, mark the appropriate boxes, and submit the card to the Chair.
- In the event a large number of public comments are anticipated, consolidation of public comments by topic and reported by key representatives is encouraged.
- **Staff Reports** for conventional rezoning cases:
<https://www.phoenix.gov/pdd/planning-zoning/pzservices/pzstaff-reports>
- **Staff Reports** for Planned Units Developments:
<https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>

The results of the meeting were as follows:

RESULTS

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|------------------------|---|
| Called to order | 1. Call to order, introductions, and announcements by the Chair. |
| Approved | 2. Review and approval of the May 13, 2024 meeting minutes. |
| None | 3. Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| Approved | 4. <u>Z-66-24-8</u> : Presentation, discussion, and possible recommendation regarding a request to rezone 3.98 acres located at the northeast corner of 19th Avenue and the Lower Buckeye Road alignment from A-2 RSIOD (Industrial District, Rio Salado Interim Overlay District) to A-2 HGT/WVR RSIOD (Industrial District, Height Waiver, Rio Salado Interim Overlay District) to allow a height waiver for additional silos.
<i>Presentation by representative Stephen Anderson with Gammage & Burnham, PLC.</i>
<i>The Planning Commission will consider this request on September 5, 2024.</i> |

Item will be heard in the following sequence:

- Staff Presentation;
- Applicant Presentation;
- Questions from Committee;
- Public Comments;
- Applicant Response;
- Floor/Public Discussion Closed: Motion, Discussion, and Vote.

Approved

5. **Z-71-24-7**: Presentation, discussion, and possible recommendation regarding a request to rezone 0.87 acres located at the northeast corner of 9th Avenue and Fillmore Street **from** P-1 (Passenger Automobile Parking, Limited) and R-5 RI (Multifamily Residence District, Residential Infill District) **to** WU Code T5:3 (Walkable Urban Code, Transect 5:3 District) to allow a church.
*Presentation by representative Martha Baker with MoD a+p.
The Planning Commission will consider this request on September 5, 2024.*

Item will be heard in the following sequence:

- Staff Presentation;
- Applicant Presentation;
- Questions from Committee;
- Public Comments;
- Applicant Response;
- Floor/Public Discussion Closed: Motion, Discussion, and Vote.

Approved

6. **GPA-CC-1-24-8 (Companion Case Z-23-24-8)**: Presentation, discussion, and possible recommendation regarding a request to amend the General Plan Land Use Map Designation on approximately 10.42 acres located at the northwest corner of 24th Street and Portland Street **from** Commercial and Residential 10 to 15 dwelling units per acre **to** Commercial / Commerce/Business Park.
*Presentation by representative Wendy Riddell with Berry Riddell, LLC.
The Planning Commission will consider this request on September 5, 2024.*

Item will be heard in the following sequence:

- Staff Presentation;
- Applicant Presentation;
- Questions from Committee;

- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Discussion Closed: Motion, Discussion, and Vote.*

Approved

7. **Z-23-24-8 (Companion Case GPA-CC-1-24-8)**: Presentation, discussion, and possible recommendation regarding a request to rezone 11.46 acres located at the northwest corner of 24th Street and Portland Street **from** WU Code T4:3 GW (Walkable Urban Code, Transect 4:3 District, Transit Gateway Character Area) **to** PUD (Planned Unit Development) for the Phoenix Airpark Gateway PUD to allow flex-industrial, employment center, and showroom/retail.
Presentation by representative Wendy Riddell with Berry Riddell, LLC.
The Planning Commission will consider this request on September 5, 2024.
Item will be heard in the following sequence:
- *Staff Presentation;*
 - *Applicant Presentation;*
 - *Questions from Committee;*
 - *Public Comments;*
 - *Applicant Response;*
 - *Floor/Public Discussion Closed: Motion, Discussion, and Vote.*

Presented and discussed

8. **INFORMATION ONLY - Z-TA-5-22-Y**: Presentation and discussion regarding a request to add a new Section 312 and amend the following sections of the Phoenix Zoning Ordinance to revise and clarify definitions, and variance and Design Review appeal processes and to clarify how other sections interact with Chapter 12 (Downtown Code).

Section 201 (Rules of Construction), Section 202 (Definitions), Section 307.A (Authority and duties of the Zoning Administrator), Section 507 (Development Review Approval), Section 669 (Arts, Culture, and Small Business Overlay District), Section 702 (Off-Street Parking and Loading), and Section 703 (Landscaping, Fences and Walls), Chapter 12 (Downtown Code).

Presentation by Planning and Development Department staff.

Item will be heard in the following sequence:

- *Staff Presentation;*
- *Questions from Committee;*

- *Public Comments;*
- *Staff Response;*
- *Floor/Public Discussion Closed: Committee Discussion.*

Presented and discussed 9. **INFORMATION ONLY:** Presentation and discussion regarding the RIO PHX Initiative.
Presentation by Enrique Bojórquez-Gaxiola with the Planning and Development Department.

Announcements made 10. Committee member announcements, requests for information, follow up or future agenda items.
Not for Committee discussion or action.

Updates provided 11. Staff announcements and updates on cases recently reviewed by the Committee.
Not for Committee discussion or action.

None 12. Upcoming agenda items.
Not for Committee discussion or action.

The next Central City Village Planning Committee meeting is scheduled for September 9, 2024.

Adjourned 13. Adjournment.

For further information, please call **Anthony Grande**, Village Planner, in the Planning & Development Department at **602-256-5648**, or visit our website for public meeting notices and agendas at: <https://phoenix.gov/cityclerk/publicmeetings/notices>.

Central City Village information: <https://www.phoenix.gov/villages/Central-City>.

To request a reasonable accommodation, please contact **Teleia Galaviz** at **602-291-2559**. TTY: Use 7-1-1.