

**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 **December 5, 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

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| Approved | 1. For Approval or Correction of the Planning Commission Hearing minutes of November 7, 2024. |
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GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

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| Approved, per the Maryvale VPC recommendation | 2. | Application #: GPA-MV-1-24-7
(Companion Case Z-53-24-7) |
| | | Request: Minor General Plan Amendment to allow multifamily residential |
| | | From: Residential 3.5 to 5 dwelling units per acre |
| | | To: Residential 15+ dwelling units per acre |
| | | Acreage: 10.75 |
| | | Location: Southwest corner of 69th Avenue and Thomas Road |
| | | Applicant: The NRP Group |
| | | Owner: Leslie Tennen |
| | | Representative: Benjamin Tate, Withey Morris Baugh, PLC |
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| Approved, per the staff memo dated December 5, 2024 | 3. | Application #: Z-53-24-7
(Companion Case GPA-MV-1-24-7) |
| | | From: S-1 and R1-6 |
| | | To: R-4 |
| | | Acreage: 10.75 |
| | | Location: Southwest corner of 69th Avenue and Thomas Road |
| | | Proposal: Multifamily residential |
| | | Applicant: The NRP Group |
| | | Owner: Leslie Tennen |

Representative: Benjamin Tate, Withey Morris Baugh, PLC

REZONING CASES

**Approved, per
the staff
recommendation**

4. **Application #:** **Z-69-24-7**
From: County RU-43 (Pending S-1)
To: A-1
Acreage: 3.66
Location: Approximately 1,440 feet west of the southwest corner of 51st Avenue and Broadway Road
Proposal: Retention for adjacent A-1 and CP/GCP uses
Applicant: Fisher Sand and Gravel Company
Owner: Fisher Sand and Gravel Company
Representative: Adam Baugh, Withey Morris Baugh, PLC

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

5. **Application #:** **Z-131-24-8**
From: WU Code T4:3 EG
To: WU Code T5:5 EG
Acreage: 1.57
Location: Northeast corner of 18th Street and Villa Street
Proposal: Community commercial uses
Applicant: City of Phoenix, Planning Commission
Owner: City of Phoenix, Housing Department
Representative: Manjula Vaz, Gammage & Burnham, PLC

**Approved, per the
staff memo dated
December 4, 2024**

6. **Application #:** **Z-22-24-8 (40th Street PUD)**
From: R1-6
To: PUD
Acreage: 2.25
Location: Southeast corner of 40th Street and McDowell Road
Proposal: Planned Unit Development to allow multifamily residential
Applicant: 40 McDowell, LLC
Owner: 40 McDowell, LLC c/o Yasser Elshair
Representative: Benjamin Graff, Quarles & Brady, LLP

OTHER BUSINESS

None

7. Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda.

- Not held**
8. The Planning Commission may vote to go into Executive Session pursuant to A.R.S Section 38-431.03.A.3. for the purpose of receiving legal advice regarding any of the above items.

NEXT STEPS/FUTURE MEETINGS

1. The City Council public hearing for **GPA-MV-1-24-7 and Z-53-24-7** will be held on January 15, 2025 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 January 15, 2025 at 2:30 p.m. For cases not appealed, the ordinance adoption will be on January 15, 2025 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 Escobar at racelle.escobar@phoenix.gov or (602) 534-2864.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov. TTY: Use 7-1-1.