

**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 **February 1, 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	For Approval or Correction of the Planning Commission hearing minutes of October 5, 2023.
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GENERAL PLAN AMENDMENT AND RELATED/COMPANION CASES

Approved, per the Camelback East VPC recommendation	2.	Application #: GPA-CE-1-23-8 (Companion Case Z-25-23-8) Request: Map Amendment From: Residential 5 to 10 dwelling units per acre To: Mixed Use Acreage: 6.70 Location: Northwest corner of 46th Street and Belleview Street Proposal: Minor General Plan Amendment to allow mixed use (multifamily/retail) Applicant: Endres Belleview, LLC Owner: Endres Belleview, LLC Representative: Michael Maerowitz, Esq., Snell & Wilmer, LLP
Approved, per the Camelback East VPC recommendation	3.	Application #: Z-25-23-8 (Endres Belleview PUD) (Companion Case GPA-CE-1-23-8) From: R-3 and R-5 To: PUD Acreage: 6.70 Location: Northwest corner of 46th Street and Belleview Street

Proposal: PUD (Planned Unit Development) to allow multifamily and retail
 Applicant: Endres Belleview, LLC
 Owner: Endres Belleview, LLC
 Representative: Michael Maerowitz, Esq., Snell & Wilmer, LLP

REZONING CASES

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

4. **Application #:** **Z-87-22-6 (Broadstone 56 PUD)**
From: C-3
To: PUD
Acreage: 4.48
Location: Approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street
Proposal: PUD (Planned Unit Development) to allow multifamily residential and commercial uses per the Walkable Urban Code T5:6
Applicant: George Pasquel, Withey Morris Baugh, PLC
Owner: Randum Properties, LLC
Representative: George Pasquel, Withey Morris Baugh, PLC

**Approved, per the
staff memo dated
January 31, 2024**

5. **Application #:** **Z-45-23-1
(The Shops at Norterra PUD)**
From: C-2 M-R PCD
To: PUD PCD
Acreage: 46.45
Location: Northwest corner of Norterra Parkway and Happy Valley Road
Proposal: PUD (Planned Unit Development) to allow shopping center (existing) with temporary/promotional events
Applicant: Yam Norterra, LLC
Owner: Yam Norterra, LLC
Representative: Jason Morris, Withey Morris Baugh, PLC

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

6. **Application #:** **Z-110-23-5**
From: C-2
To: WU Code T5:5
Acreage: 0.82

Location: Approximately 310 feet north and 280 feet west of the northwest corner of 19th Drive and Northern Avenue

Proposal: Multifamily residential

Applicant: Reid Butler, Butler Housing Company, Inc.

Owner: West Royal Development, LLC

Representative: Reid Butler, Butler Housing Company, Inc.

PLANNING HEARING OFFICER CASES

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| Approved, per the Planning Hearing Officer recommendation, with a deleted stipulation and additional stipulations | 7. | Application #: | PHO-1-23--Z-73-01-6(8) |
| | | Existing Zoning: | MUA BAOD |
| | | Acreage: | 3.64 |
| | | Location: | Southwest corner of 32nd Street and Baseline Road |
| | | Proposal: | <ol style="list-style-type: none"> 1. Request to modify Stipulation 1.a regarding general conformance with the site plan dated August 27, 2001. 2. Request to delete Stipulation 1.b regarding landscape strips. 3. Request to delete Stipulation 1.d regarding creation of a Homeowners Association. 4. Request to delete Stipulation 1.e regarding Planning Hearing Officer review of gated entry design. 5. Request to delete Stipulation 1.g regarding alternative paving materials for parking stalls. |
| | | Applicant: | Tim Rasnake, Archicon LC |
| | | Owner: | Zanbour, LLC |
| | | Representative: | Tim Rasnake, Archicon LC |
| Approved, per the Planning Hearing Officer recommendation, with modified and additional stipulations | 8. | Application #: | PHO-2-23--Z-73-01-6(8) |
| | | Existing Zoning: | MUA BAOD |
| | | Acreage: | 4.60 |
| | | Location: | Approximately 275 feet south of the southwest corner of 32nd Street and Baseline Road |
| | | Proposal: | <ol style="list-style-type: none"> 1. Request to modify Stipulation 1.a regarding general conformance |

with the site plan dated August 27, 2001.

2. Request to modify Stipulation 1.b regarding a detached sidewalk.
3. Request to delete Stipulation 1.c regarding commercial building height.
4. Request to modify Stipulation 1.d regarding a Homeowners Association.
5. Request to modify Stipulation 1.f regarding interior perimeter walls.
6. Request to delete Stipulation 1.g regarding parking stalls.
7. Request to delete Stipulation 2.1a regarding commercial building elevations.
8. Request to modify Stipulation 2.2a regarding one-story houses.
9. Request to modify Stipulation 2.2b regarding floor plans.
10. Request to delete Stipulation 3 regarding streets and rights-of-way.
11. Request to modify Stipulation 4.a regarding a 25-foot easement on the west side of 32nd Street.
12. Technical corrections to Stipulation 4.b.
13. Request to modify Stipulation 5.a regarding South Mountain Village Planning Committee notification.
14. Request to delete Stipulation 5.b regarding construction commencement.

Applicant:	Brian Stillman, Baseline & 32nd, LLC/CG6, LLC
Owner:	Brian Stillman, Baseline & 32nd, LLC/CG6, LLC
Representative:	William F. Allison, Withey Morris Baugh, PLC

OTHER BUSINESS

None

9. 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-1-23-8** and **Z-25-23-8** will be held on March 6, 2024 at 2:30 p.m. virtually and in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.
2. For other cases **if appealed**, the City Council public hearing will be held on March 6, 2024 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on March 6, 2024 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.

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.