

**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 **January 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**

|                                          |          |                                                                                           |
|------------------------------------------|----------|-------------------------------------------------------------------------------------------|
| <b>Continued to<br/>February 1, 2024</b> | <b>1</b> | For Approval or Correction of the Planning Commission hearing minutes of October 5, 2023. |
|------------------------------------------|----------|-------------------------------------------------------------------------------------------|

**CONTINUANCES AND WITHDRAWALS**

|                                                                                                                              |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Continued to a date<br/>uncertain without fee,<br/>and remanded back<br/>to Desert View VPC<br/>for reconsideration</b>   | <b>2.</b> | <b>Application #:</b> <b>GPA-DSTV-2-23-2<br/>(Companion Cases GPA-DSTV-3-23-2<br/>and Z-39-23-2)</b><br><br><b>Request:</b> Map Amendment<br><b>From:</b> Residential 2 to 5 dwelling units per acre<br><b>To:</b> Commercial<br><b>Acreage:</b> 20.52<br><b>Location:</b> Southwest corner of Black Mountain<br>Boulevard and Deer Valley Drive<br><br><b>Proposal:</b> Minor General Plan Amendment for<br>commercial use.<br><br><b>Applicant:</b> Ryan Ash, Vestar<br><b>Owner:</b> Arizona State Land Department<br><b>Representative:</b> Stephen Anderson, Gammage &<br>Burnham, PLC |
| <b>Continued with a date<br/>uncertain without fee,<br/>and remanded back<br/>to Desert View VPC<br/>for reconsideration</b> | <b>3.</b> | <b>Application #:</b> <b>GPA-DSTV-3-23-2<br/>(Companion Cases GPA-DSTV-2-23-2<br/>and Z-39-23-2)</b><br><br><b>Request:</b> Specific Plan Amendment<br><b>Location:</b> Southwest corner of Black Mountain<br>Boulevard and Deer Valley Drive                                                                                                                                                                                                                                                                                                                                               |

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|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                            | Proposal:                | Amendment to the Desert Ridge Specific Plan Section 6.C.5.12.L-Superblock 12 to facilitate commercial development |
|                                                                                                                                            | Applicant:               | Ryan Ash, Vestar                                                                                                  |
|                                                                                                                                            | Owner:                   | Arizona State Land Department                                                                                     |
|                                                                                                                                            | Representative:          | Stephen Anderson, Gammage & Burnham, PLC                                                                          |
| <b>Continued to a date uncertain without fee, and remanded back to Desert View VPC for reconsideration with notification to opposition</b> | <b>4. Application #:</b> | <b>Z-39-23-2 (Companion Cases GPA-DSTV-2-23-2 and GPA-DSTV-3-23-2)</b>                                            |
|                                                                                                                                            | From:                    | S-1 DRSP (Approved R1-6 DRSP) and S-1 DRSP (Approved R-2 DRSP)                                                    |
|                                                                                                                                            | To:                      | C-2 DRSP                                                                                                          |
|                                                                                                                                            | Acreage:                 | 20.52                                                                                                             |
|                                                                                                                                            | Location:                | Southwest corner of Black Mountain Boulevard and Deer Valley Drive                                                |
|                                                                                                                                            | Proposal:                | Commercial shopping center                                                                                        |
|                                                                                                                                            | Applicant:               | Ryan Ash, Vestar                                                                                                  |
|                                                                                                                                            | Owner:                   | Arizona State Land Department                                                                                     |
|                                                                                                                                            | Representative:          | Stephen Anderson, Gammage & Burnham, PLC                                                                          |

#### **GENERAL PLAN AMENDMENT AND RELATED/COMPANION CASES**

|                                                                 |                          |                                                                                            |
|-----------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------|
| <b>Approved, per the Laveen VPC recommendation</b>              | <b>5. Application #:</b> | <b>GPA-LV-3-23-7 (Companion Case Z-56-23-7)</b>                                            |
|                                                                 | Request:                 | Map Amendment                                                                              |
|                                                                 | From:                    | Parks/Open Space, Commerce/Business Park, and Residential 3.5 to 5 dwelling units per acre |
|                                                                 | To:                      | Residential 3.5 to 5 dwelling units per acre                                               |
|                                                                 | Acreage:                 | 18.96                                                                                      |
|                                                                 | Location:                | Southwest corner of the 78th Avenue and Alta Vista Road alignments                         |
|                                                                 | Proposal:                | Minor General Plan Amendment for a single-family residential community                     |
|                                                                 | Applicant:               | Jennifer Hall, Rose Law Group, PC                                                          |
|                                                                 | Owner:                   | Laveen Land Holdings, LLC                                                                  |
|                                                                 | Representative:          | Jennifer Hall, Rose Law Group, PC                                                          |
| <b>Approved, per the Addendum A Staff Report, with modified</b> | <b>6. Application #:</b> | <b>Z-56-23-7 (Companion Case GPA-LV-3-23-7)</b>                                            |
|                                                                 | From:                    | County RU-43 (Pending S-1)                                                                 |
|                                                                 | To:                      | R1-6                                                                                       |

**stipulations and an  
additional stipulation**

Acreage: 18.96  
Location: Southwest corner of the 78th Avenue and  
Alta Vista Road alignments  
Proposal: Single-family residential  
Applicant: Laveen Land Holdings, LLC  
Owner: Laveen Land Holdings, LLC  
Representative: Jordan Rose, Rose Law Group, PC

**REZONING CASES**

**Approved, per the  
staff memo with a  
modification**

7. **Application #: Z-48-22-7**  
From: County RU-43 (Pending S-1) and S-1  
To: R-2  
Acreage: 5.40  
Location: Approximately 300 feet north of the  
northwest corner of 35th Avenue and  
Minton Street  
Proposal: Multifamily residential  
Applicant: Pew and Lake, PLC  
Owner: Ridgeway Investments, LLC  
Representative: Pew and Lake, PLC

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

8. **Application #: Z-26-23-1**  
From: S-1 DVAO  
To: A-1 DVAO  
Acreage: 2.56  
Location: Approximately 1,500 feet east of the  
northeast corner of 19th Avenue and the  
Alameda Road alignment  
Proposal: Light Industrial  
Applicant: Hawkeye Development, LLC  
Owner: DVHAWK15, LLC  
Representative: Clark Diepholz

**Approved, per the  
Alhambra VPC  
recommendation**

9. **Application #: Z-34-23-5 (Plaza on 32nd PUD)**  
From: R1-6  
To: PUD  
Acreage: 0.49  
Location: Northeast corner of 32nd Avenue and  
Glendale Avenue  
Proposal: Planned Unit Development (PUD) to allow  
retail and office.  
Applicant: Taylor Earl, Earl & Curley, PC  
Owner: KE Investment, LLC  
Representative: Taylor Earl, Earl & Curley, PC

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

10. **Application #: Z-57-23-7**  
From: R-5 SPVTABDO and C-3 SPVTABDO  
To: WU Code T5:2 SPVTABDO  
Acreage: 2.66  
Location: Approximately 520 feet south of the southwest corner of Central Avenue and Tamarisk Avenue  
  
Proposal: Automobile parts and supplies retail  
Applicant: Ed Bull, Burch & Cracchiolo, P.A.  
Owner: AutoZone Parts Inc. (c/o Michael Caylor)  
Representative: Ed Bull, Burch & Cracchiolo, P.A.

**Approved, per the  
staff recommendation**

11. **Application #: Z-59-23-4**  
From: Ind. Pk.  
To: A-1  
Acreage: 0.60  
Location: Approximately 125 feet west of the northwest corner of 31st Avenue and Virginia Avenue  
  
Proposal: Industrial (Meat processing, packaging, and sales)  
Applicant: Shaine T. Alleman, Tiffany & Bosco, P.A.  
Owner: Gabriel Amavizca  
Representative: Shaine T. Alleman, Tiffany & Bosco, P.A.

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

12. **Application #: Z-62-23-2**  
From: R1-8  
To: R-2  
Acreage: 3.88  
Location: Northeast corner of 14th Street and Wahalla Lane  
  
Proposal: Multifamily residential townhomes  
Applicant: Keith Nichter, Kimley-Horn  
Owner: Waseem Hamadeh, HOC Land, LLC  
Representative: Keith Nichter, Kimley-Horn

**Approved, per the  
staff recommendation**

13. **Application #: Z-60-23-2**  
From: PUD  
To: A-1  
Acreage: 5.02  
Location: Approximately 375 feet east of the southeast corner of 25th Place and Rose Garden Lane  
  
Proposal: Warehousing and office building  
Applicant: Carlos Elias, LGE Design/Build  
Owner: Horses Help Inc.

Representative: Stephen Anderson, Gammage and Burnham, PLC

Approved, per the staff memo

14. **Application #: Z-55-23-8**  
**(Continued from December 7, 2023)**

From: R1-10  
To: R-2  
Acreage: 7.18  
Location: Approximately 1,170 feet west of the southwest corner of 35th Glen and Dobbins Road  
  
Proposal: Multifamily residential  
Applicant: Brennan Ray, Burch and Cracchiolo, PA  
Owner: RG LIV Laveen, LLC (c/o Mark Singerman)  
Representative: Brennan Ray, Burch and Cracchiolo, PA

Approved, per the staff recommendation

15. **Application #: Z-61-23-2**  
**(The Villas of Cave Creek Senior Living PUD)**

From: R1-10  
To: PUD  
Acreage: 4.35  
Location: Northwest corner of 53rd Street and Dynamite Boulevard  
  
Proposal: Planned Unit Development (PUD) to allow senior housing.  
Applicant: Lears Capital Group, LLC  
Owner: George F. Rivera Trust  
Representative: Heather Personne, Evolve Ventures, LLC

**OTHER BUSINESS**

None

16. 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-DSTV-2-23-2, GPA-DSTV-3-23-2, Z-39-23-2, GPA-LV-3-23-7, and Z-56-23-7** will be held on February 7, 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 February 7, 2024 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will

be on February 7, 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 Escolar at [racelle.escolar@phoenix.gov](mailto:racelle.escolar@phoenix.gov) or (602) 534-2864.

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